PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

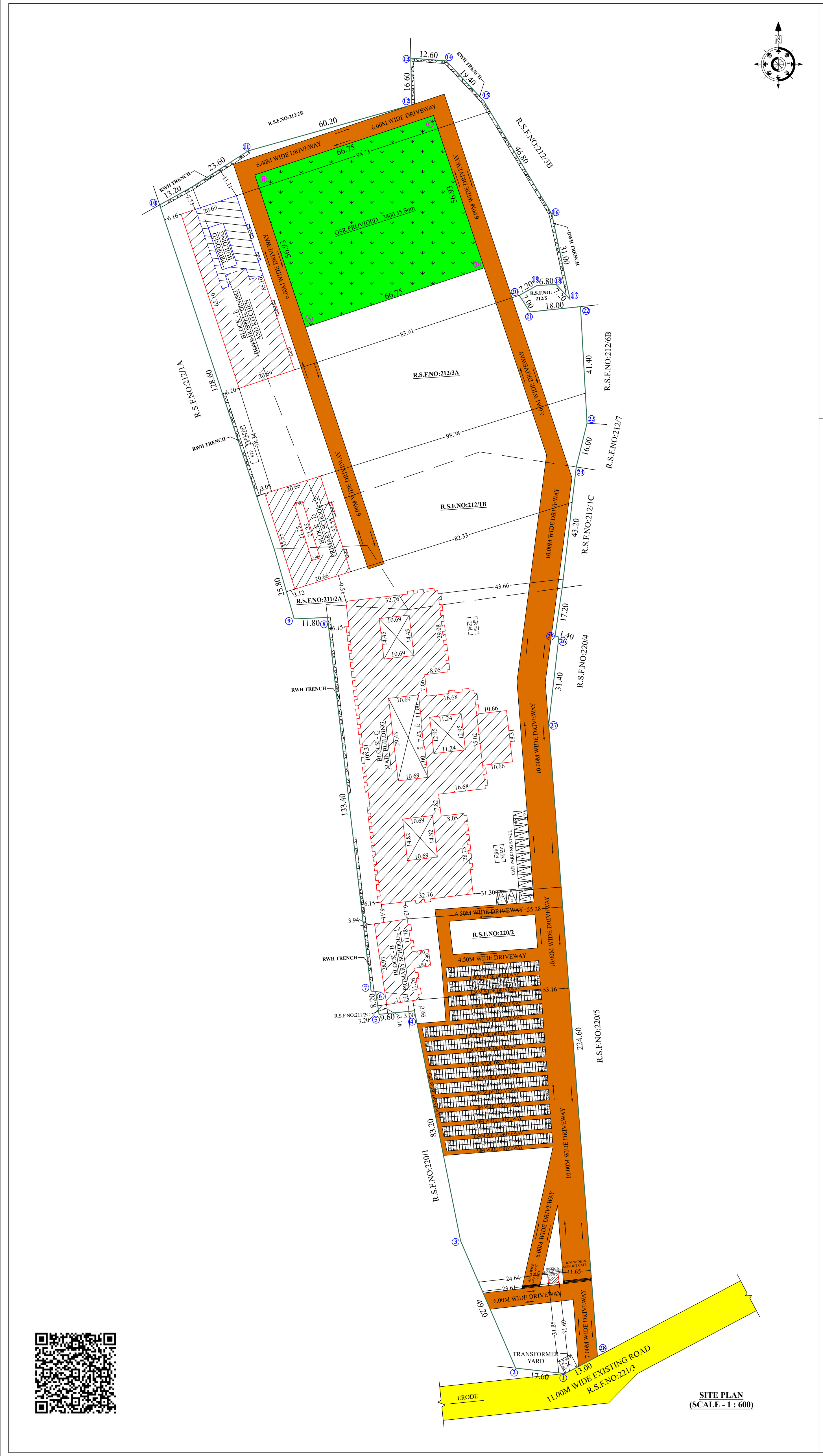
ISSUING AUTHORITY
Rural Panchayat

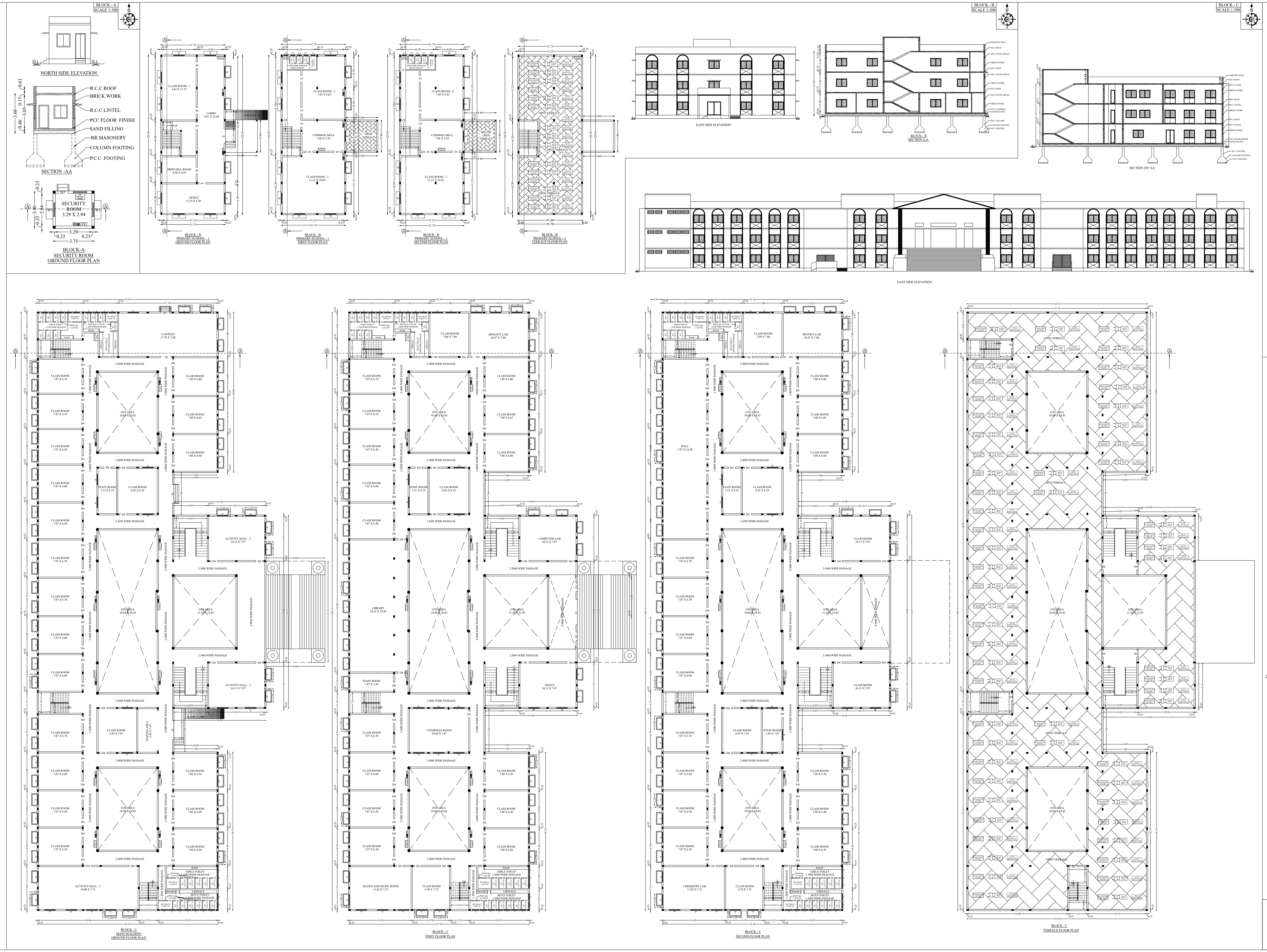
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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SITE AND DETAILED PLAN SHOWING THE CONSTRUCTION OF R.C.C ROOF OF BLOCK-A HAVING GROUND FLOOR, R.C.C ROOF OF BLOCK-B HAVING GROUND + 2 FLOORS, R.C.C ROOF OF BLOCK-C HAVING GROUND + 2 FLOORS, R.C.C ROOF OF BLOCK-D HAVING GROUND + 1 FLOORS, R.C.C ROOF AND GALVALUME SHEET ROOF OF BLOCK-E HAVING GROUND + 2 FLOORS AND IN R.S.F.NO.211/2A, 211/2C, 212/1B, 212/3A AND 220/2 AT NANJAI UTHUKULI VILLAGE, MODAKKURICHI TALUK, ERODE DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO: SWP/BPA/0641447/2025

NAME OF THE APPLICANT :
R.D.EDUCATIONAL AND CHARRITABLE TRUST,
BY ITS SECRETARY, Mrs.S.RADHA W/o Mr.D.SENTHIL KUMAR
Mr.D.SENTHIL KUMAR S/o Mr.DURAISAMY

AREA DETAILS :
AS PER PATTA - 36300.00 Sqm
AS PER SUPER IMPOSED - 37272.44 Sqm

AREA DETAILS :

S.NO	DESCRIPTION	BUILDING AREA IN Sqm			
		FSI AREA	NON FSI AREA	DEDUCTION	TOTAL AREA
BLOCK - A (SECURITY ROOM)					
1	GROUND FLOOR	12.75	-	-	12.75
BLOCK - B (PRIMARY SCHOOL - 1)					
1	GROUND FLOOR	382.35	-	-	382.35
2	FIRST FLOOR	348.15	-	-	348.15
3	SECOND FLOOR	348.15	-	-	348.15
4	HEAD ROOM	-	25.63	-	25.63
BLOCK - C (MAIN BUILDING)					
1	GROUND FLOOR	3264.10	-	771.21	3264.10
2	FIRST FLOOR	3071.14	-	771.21	3071.14
3	SECOND FLOOR	3003.93	-	838.42	3003.93
4	HEAD ROOM	-	241.43	-	241.43
BLOCK - D (PRIMARY SCHOOL - 2)					
1	GROUND FLOOR	673.32	-	69.55	673.32
2	FIRST FLOOR	673.32	-	69.55	673.32
3	HEAD ROOM	-	27.79	-	27.79
BLOCK - E (BOYS HOSTEL, DINING HALL AND KITCHEN)					
1	GROUND FLOOR	1350.50	-	13.62	1350.50
2	FIRST FLOOR	1263.16	-	100.95	1263.16
3	SECOND FLOOR	633.37	-	140.36	633.37
4	HEAD ROOM	-	37.64	-	37.64
	TOTAL :	15024.24	332.49	2774.87	15356.73

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{15024.24}{36300.00} = 0.41 < 2.0$$

OSR REQUIRED	3727.24 Sq.m(10.00%)
OSR PROVIDED	3800.35 Sq.m(10.20%)

HEIGHT OF THE BUILDING - 11.74M

Vehicle	Parking Area Description	Area	Required	Provided
Car	1 Car space for every 300 Sq.m of class room area	4224.73	14	15 (Including 2 PH)
	Total		14	15
Two Wheeler	1 Two Wheeler space for every 50 Sq.m of class room area	4224.73	84	90
	1 Two Wheeler for every 10 rooms		4	6
	Total		88	96
Cycle	1 Cycle space for every 5 Sq.m of class room area	4224.73	845	874

JOINERY DETAILS

1	DOOR - D	3.35 X 2.44
2	DOOR - D1	2.44 X 2.44
3	DOOR - D2	1.83 X 2.44
4	DOOR - D3	1.52 X 2.13
5	DOOR - D4	1.22 X 2.44
6	DOOR - D5	1.22 X 2.13
7	DOOR - D6	1.07 X 2.13
8	DOOR - D7	0.91 X 2.13
9	DOOR - D8	0.76 X 2.13
10	WINDOW - W	1.95 X 1.44
11	WINDOW - W1	1.22 X 1.22
12	VENTILATOR - V	1.22 X 0.61
13	VENTILATOR - V1	0.76 X 0.61
14	OPEN - O	4.57 X 3.45
15	OPEN - O1	1.52 X 3.45
16	OPEN - O2	1.52 X 2.13
16	OPEN - O3	1.22 X 2.44

REFERENCE
- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- DW DRINKING WATER

COLOR INDEX:
- SITE BOUNDARY
- EXISTING ROAD
- EXISTING BUILDING
- PROPOSED BUILDING
- DRIVE WAY
- OSR

Er.T.THILAK RANJITH,
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REGISTERED STRUCTURAL ENGINEER

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REGISTERED ENGINEER

For RD Educational & Charritable Trust
S. Radha
Secretary

APPLICANT

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.