PP APPROVAL RECORD

Planning Permission

Ramanathapuram
Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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.

Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

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REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF BASEMENT, GROUND, FIRST, SECOND & OPEN TERRACE FLOOR BUILDING FOR "COMMERCIAL OFFICE PURPOSE " IN OLD R.S.NO. 319/1PART, NATHAM R.S.NO. 1622/16,17A, AT SITE No-9,10,11, PAARI NAGAR, ERODE VILLAGE, WARD NO. 21, ZONE - II, ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK & DISTRICT.

APPLICANTS:-

1. Mr. R.DHANASEKAR, S/o. K.RAMAKRISHNAN. (Late)
2. Mrs. D.KAVITHA, W/o. R.DHANASEKAR.

EXISTING APPROVAL DETAILS:

SWP/BPA/ 009341/2023

SWP/DTCP/ERODE/Site Approval No :336/2023

SWP/DTCP/ERODE(LPA)/Planning Permission No :31/2023

EXISTING APPROVAL AREA DETAILS

Floor Name	Total Builtup Area (Sq.m)	Non FSI Area		Commercial
		Covered Parking	Deduction	Net FSI (Sq.m)
SEMI-BASEMENT	360.89	360.89	--	--
GROUND FLOOR	360.89	--	63.87	297.02
FIRST FLOOR	360.89	--	29.50	331.39
SECOND FLOOR	360.89	--	29.50	331.39
HEAD ROOM	32.09	--	--	--
TOTAL	1475.65	360.89	122.87	959.80

ONLINE APPLICATIOIN No : SWP/BPA/690861/2025

SWP/DTCP/ERODE/Site Approval No :375/2025

SWP/DTCP/ERODE(ELPA)Planning Permission No: 91/2025

AREA DETAILS

TOTAL AREA OF APPLICANT SITE (AS PER DOC-10999 SQ.FT) - 1,021.83 SQ.M

TOTAL AREA OF APPLICANT SITE (AS PER PATTA) - 952.00 SQ.M

REVISED APPROVAL AREA DETAILS FOR PROPOSED PLAN

Descriptions	TOTAL FSI AREA	NON - FSI		TOTAL BUILTP AREA
		COVERD PARKING	DEDUCTION	
Area of the Proposed R.C.C Building in Basement Floor	-	550.62	-	550.62
Area of the Proposed R.C.C Building in Ground Floor	520.15	-	30.47	550.62
Area of the Proposed R.C.C Building in Floor 01	550.62	-	-	550.62
Area of the Proposed R.C.C Building in Floor 02	550.62	-	-	550.62
Area of the Lift and Headroom in Terrace Floor	-	-	43.45	43.45
Total Area	1621.39	550.62	73.92	2245.93

$$FSI = \frac{1621.39\ SQM}{952.00\ SQM} = 1.703 < 2.0$$

SCALE 1 : 100

ALL DIMENSION ARE IN METER

(FE) FIRE EXTINGUISHER =

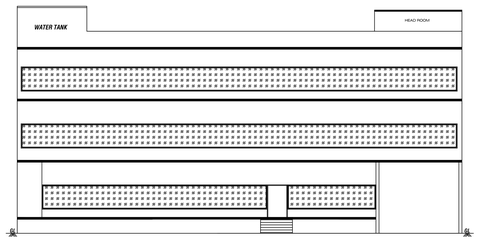
(FA) FIRE ALARAM =

REFERENCE:

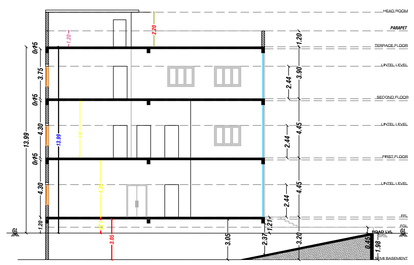
- SITE BOUNDARY -
- PROPOSED BUILDING -
- DRIVE WAY -
- EXISTING ROAD -

PARKING	REQ	PROVIDED
CAR PARKING	16	16
P.H CAR PARKING	02	02
TWO WHEELER	52	52
P.H TWO WHEELER	06	08

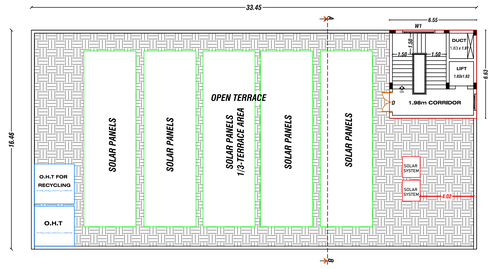
ELEVATION



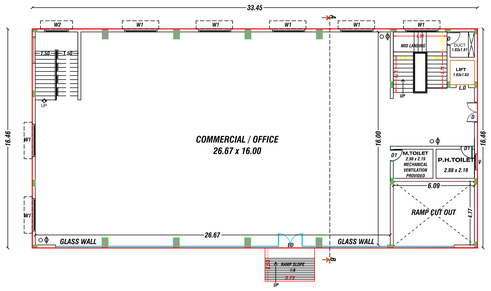
SECTION ON " AB "



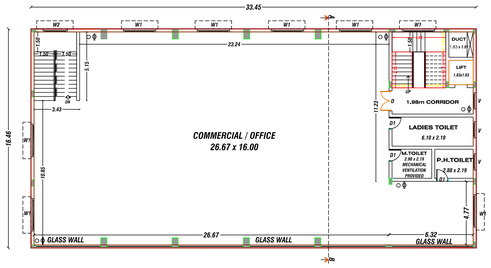
TERRACE FLOOR PLAN



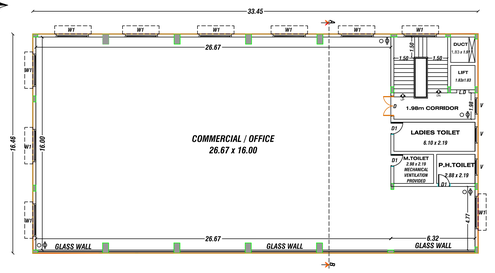
GROUND FLOOR PLAN



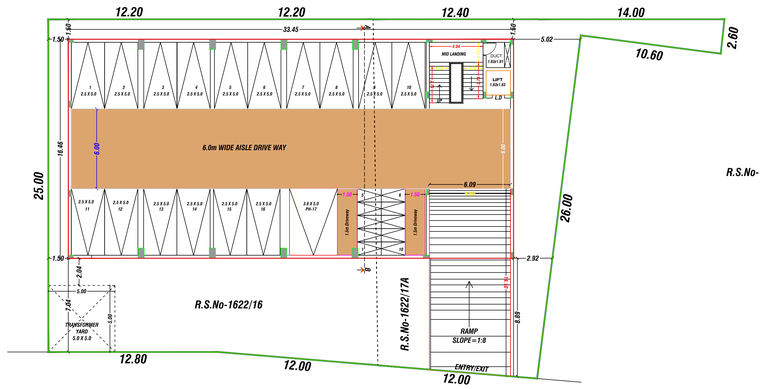
FIRST FLOOR PLAN



SECOND FLOOR PLAN

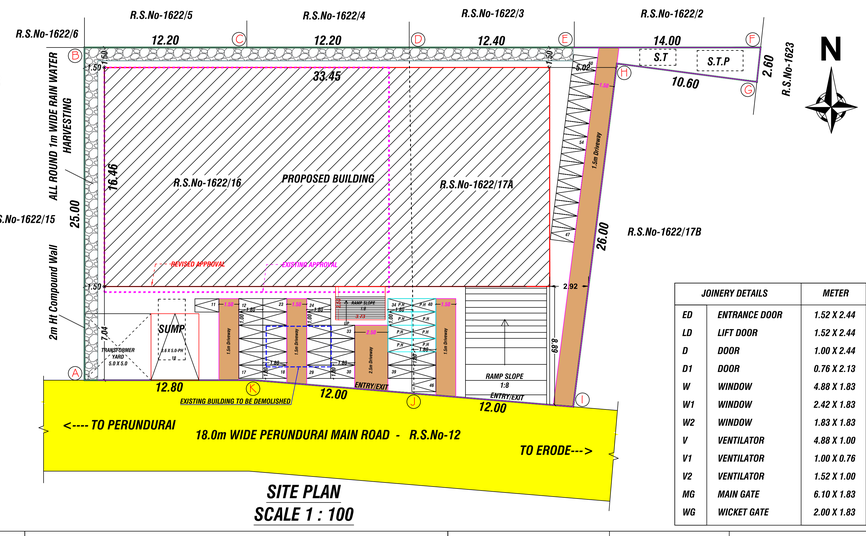


BASEMENT FLOOR PLAN



SITE PLAN

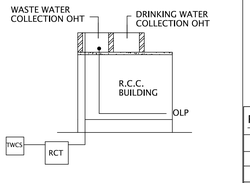
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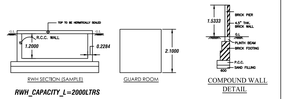


JOINERY DETAILS		METER
ED	ENTRANCE DOOR	1.52 X 2.44
LD	LIFT DOOR	1.52 X 2.44
D	DOOR	1.00 X 2.44
D1	DOOR	0.76 X 2.13
W	WINDOW	4.88 X 1.83
W1	WINDOW	2.42 X 1.83
W2	WINDOW	1.83 X 1.83
V	VENTILATOR	4.88 X 1.00
V1	VENTILATOR	1.00 X 0.76
V2	VENTILATOR	1.52 X 1.00
MG	MAIN GATE	6.10 X 1.83
WG	WICKET GATE	2.00 X 1.83

PLAN INFO
PLOT_AREA_M2=952.00
AS_PER_DOCUMENT=1021.83
AS_AT_SITE=1008.45
FMB_OR_PLR=952.00
SINGLE_FAMILY_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=18.00
ROAD_LENGTH=300
AVG_PLOT_DEPTH= 25.00
AVG_PLOT_WIDTH= 36.00
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=0
SURVEY_NO=1622/16,17A
PATTA_NO=NATHAM PATTA
JURISDICTION_TYPE=CORPORATION
TALUK=ERODE
DISTRICT=ERODE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
PLE=YES
OSR_APPLICABLE=YES
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-PCO_MEMBER_COUNT=50
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE





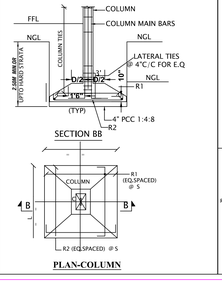
RWH_CAPACITY_L=2000LTRS

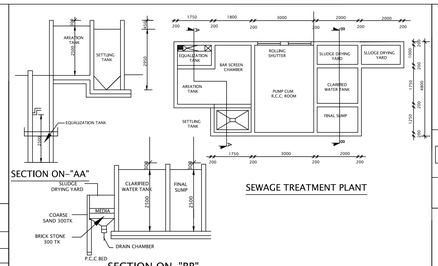


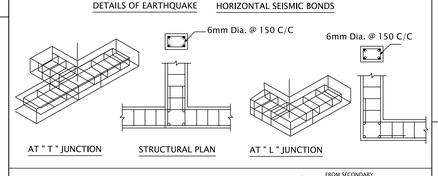


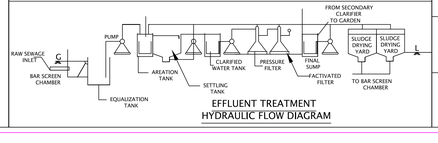
FIRE FIGHTING ARRANGEMENTS

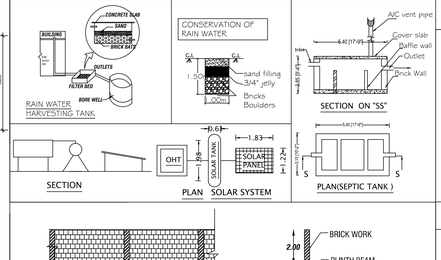
	F.E- FIRE EXTINGUISHER
	A.D.A.S – AUTOMATIC DETECTION & ALARM
	P.A.S – PUBLIC ADDRESS SYSTEM
	LIGHTNING ARRESTOR

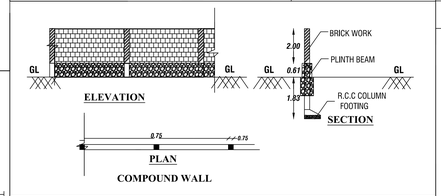












SURVEYOR / ASST. DRAUGHTSMAN — D.BHUVANESHWARI

DRAUGHTSMAN GRADE-III — S.SIVASHANKAR

PLANNING ASSISTANT / DRAUGHTSMAN GRADE-II — C.ARANGARASU

APPLICANT

ST.ENGINEER

M. P. SURESHKUMAR M.E
REGD.STRUCTURAL ENGR. GRADE-I
10/2020/RSE-GR.1/EDTCP -
18-A,CHENNIMALAI ROAD,
OPP. TO ITI,ERODE-638009.

REG.ENGINEER

Fr. S.DINESHKUMAR B.E.,
REGISTERED ENGINEER - DTCP,
L.No: 01/2024/RE-Gr.II/EDTCP.
GS DRAFTING,
C-134, Sampath Nagar Housing Unit,
Opp.Erode Dtcp Office, Erode-11.
Mobile.No: 98947 23664

(e-sign)

Deputy Director (I/C),
District Town and Country Planning Office
Erode District

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.