PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

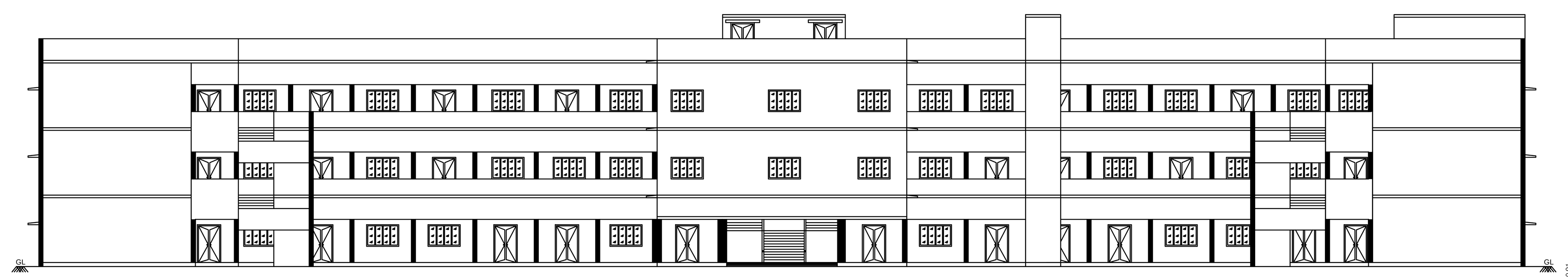
ISSUING AUTHORITY
DTCP

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

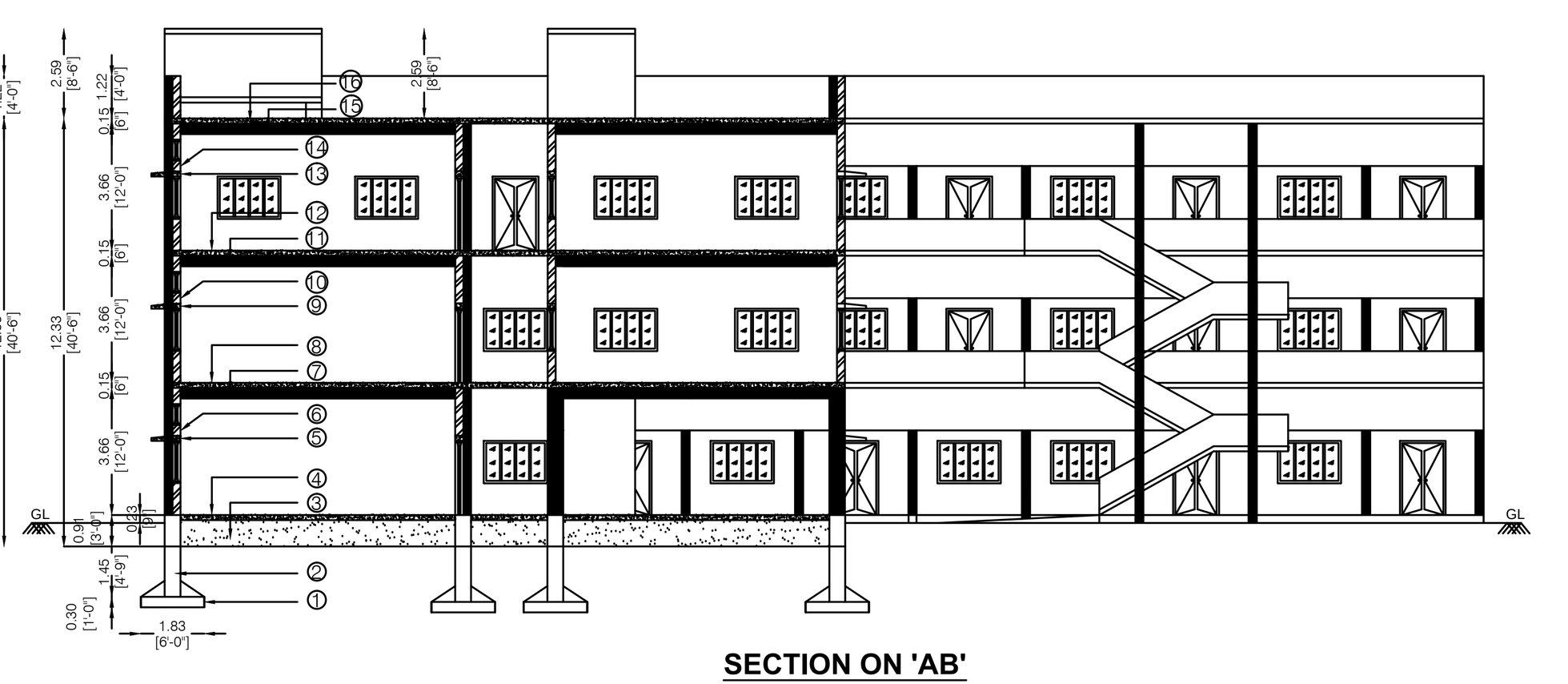
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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OMR Thoraipakkam,
Chennai 600 097, India

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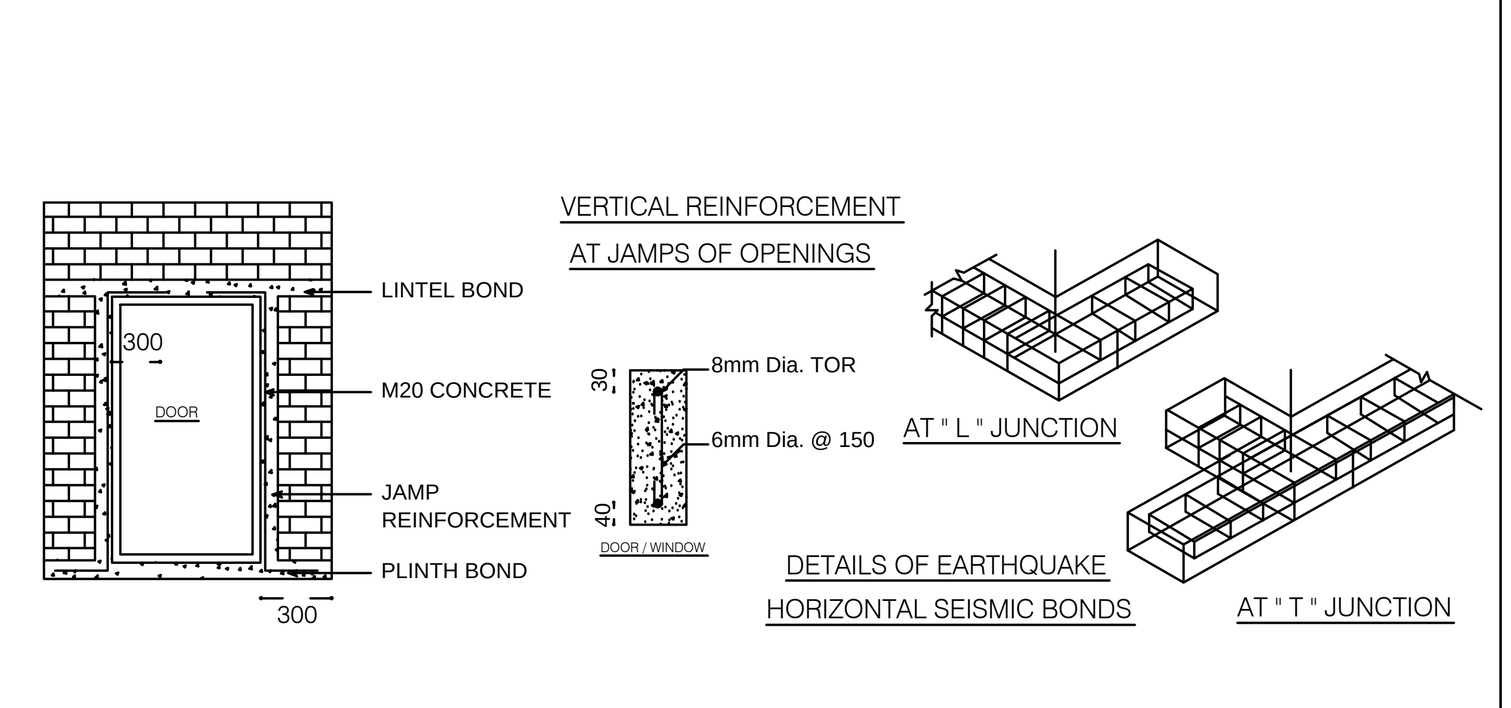


FRONT ELEVATION

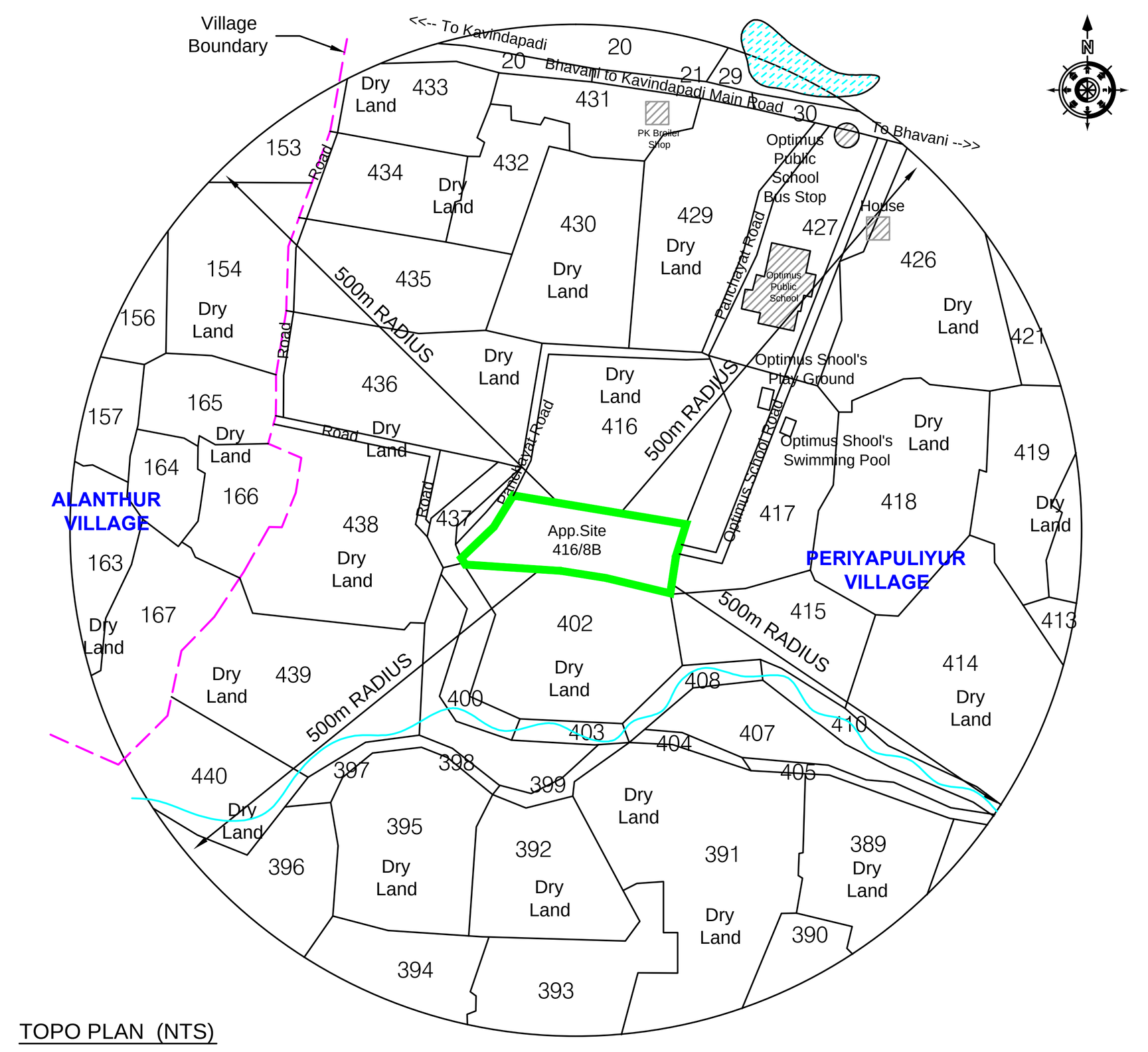


SECTION ON 'AB'

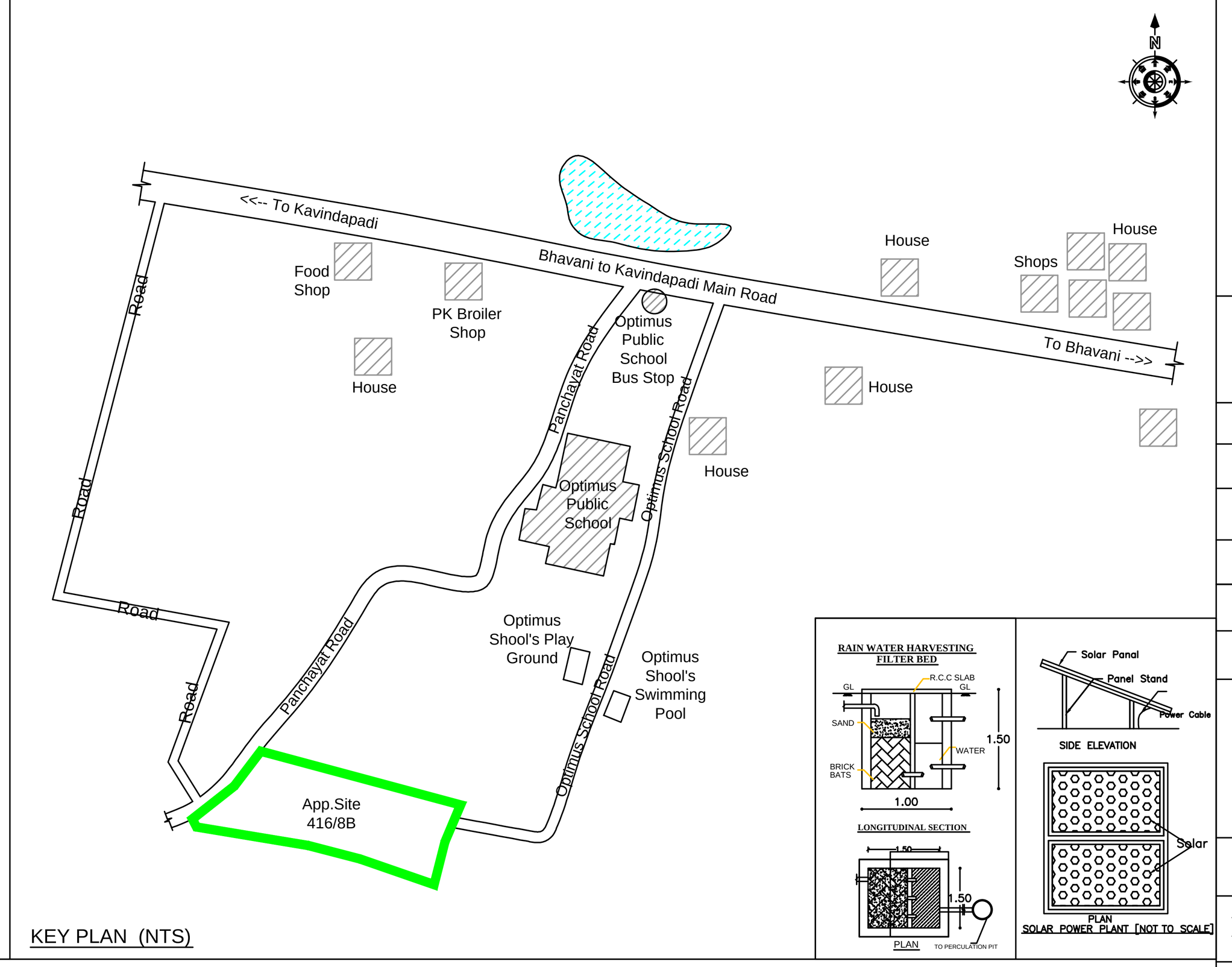
1	R.C.C.LINTEL CONCRETE 1:1.5:3 MIX
2	RCC COLUMN FOOTING
3	EARTH FILLING IN BASEMENT 0.45M THICK
4	PCC FLOORING CONCRETE 0.15M THICK
5	RCC 1:2:4 LINTEL CONCRETE 0.15M THICK
6	BRICK WORK IN C.M 1:5 MIX FOR BASEMENT
7	RCC 1:1.5:3 BEAM 0.30M THICK
8	RCC 1:1.5:3 ROOF SLAB CONCRETE 0.15M THICK
9	RCC 1:2:4 LINTEL CONCRETE 0.15M THICK
10	BRICK WORK IN C.M 1:5 MIX FOR BASEMENT
11	RCC 1:1.5:3 BEAM 0.30M THICK
12	RCC 1:1.5:3 ROOF SLAB CONCRETE 0.15M THICK
13	RCC 1:2:4 LINTEL CONCRETE 0.15M THICK
14	BRICK WORK IN C.M 1:5 MIX FOR BASEMENT
15	RCC 1:1.5:3 BEAM 0.30M THICK
16	RCC 1:1.5:3 ROOF SLAB CONCRETE 0.15M THICK



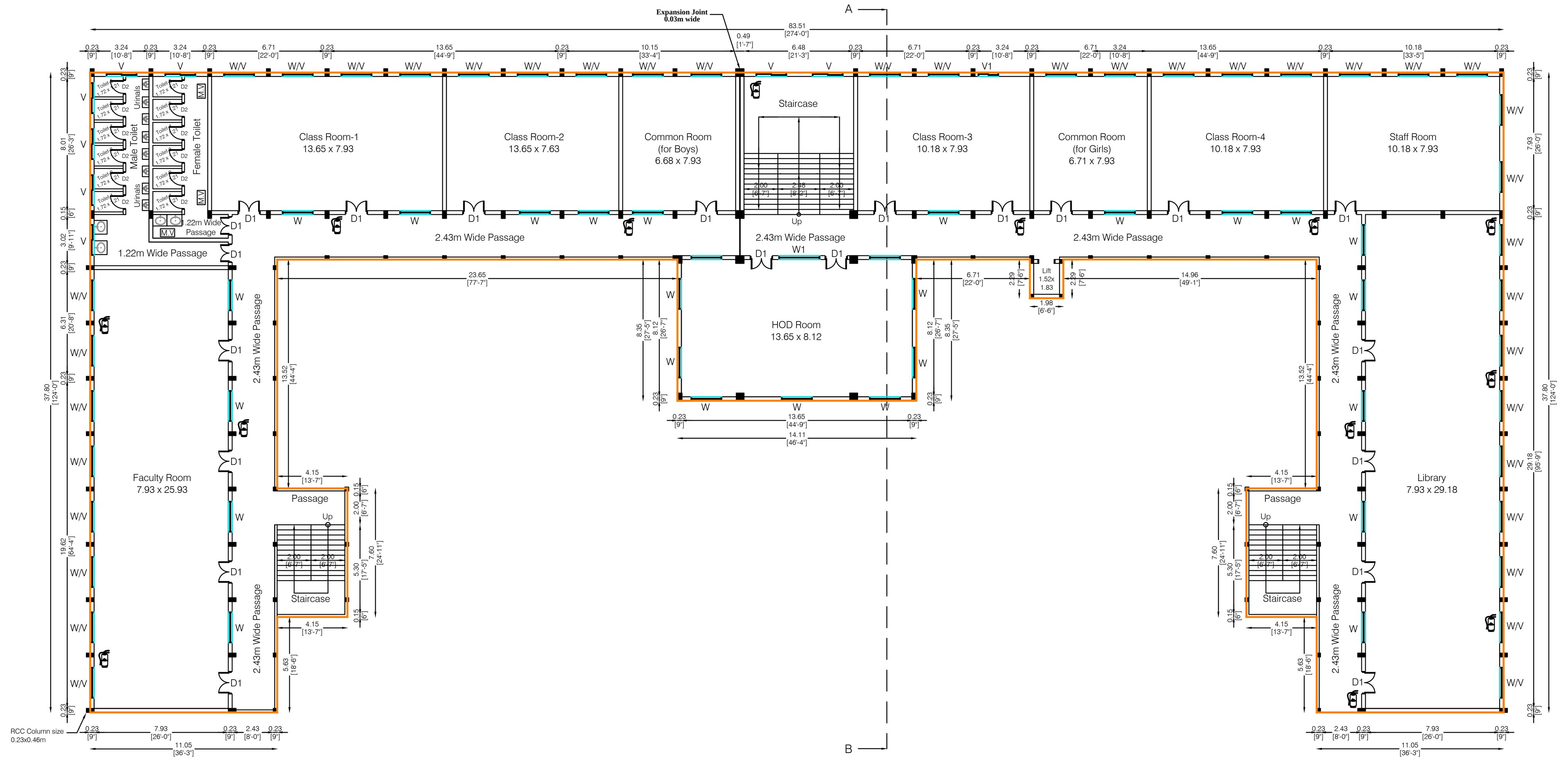
DETAILS OF EARTHQUAKE HORIZONTAL SEISMIC BONDS



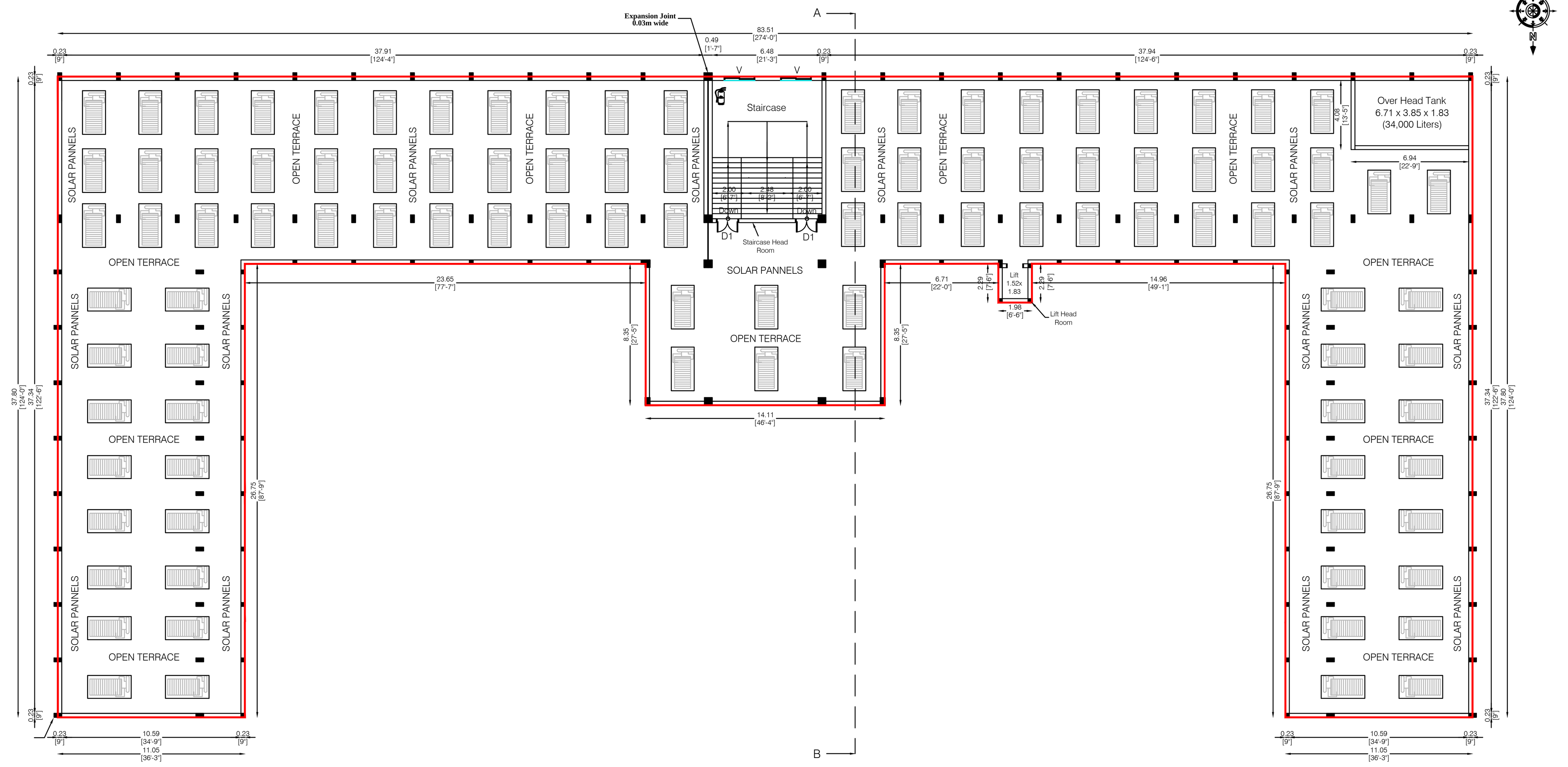
TOPO PLAN (NTS)



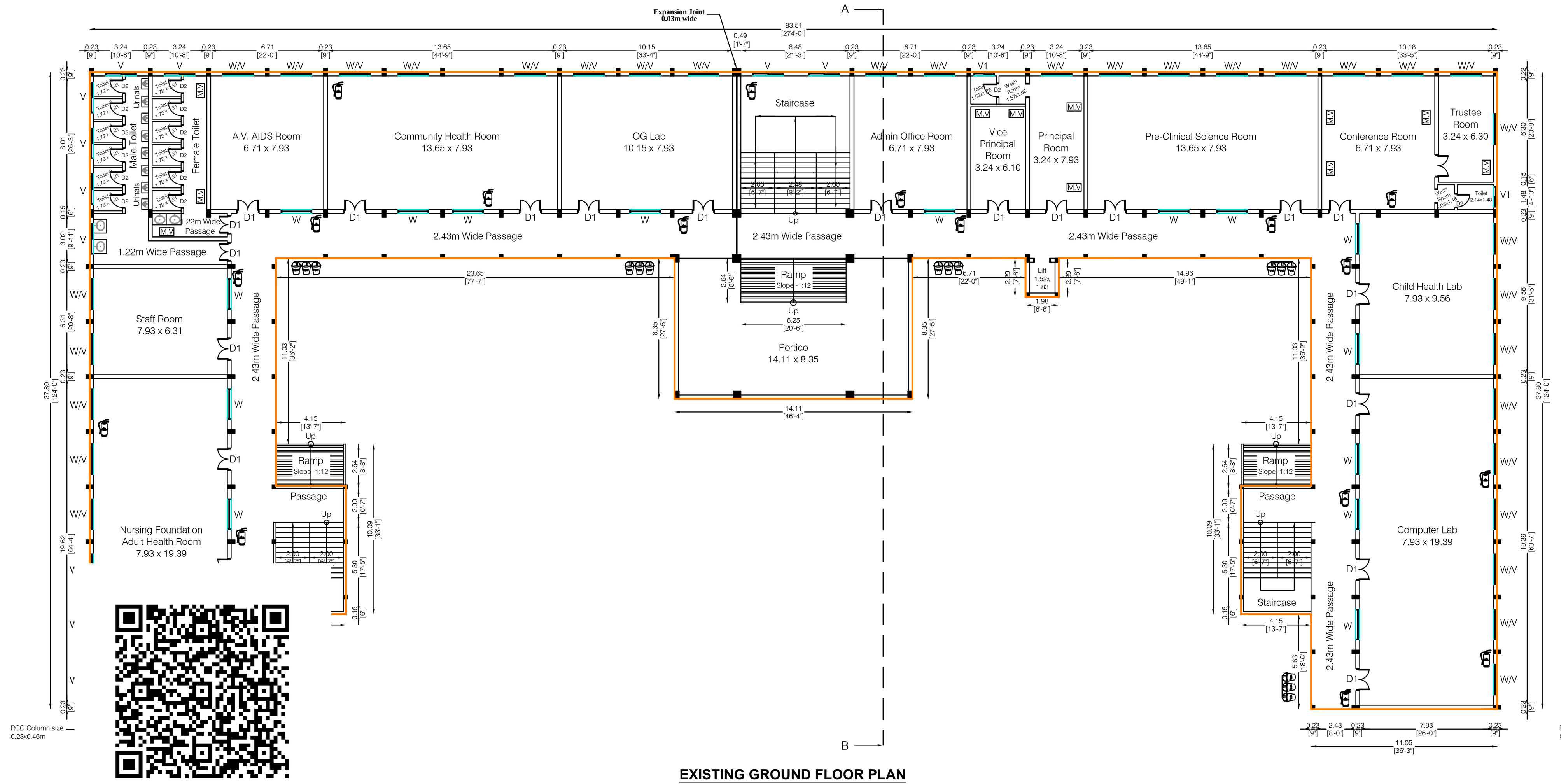
KEY PLAN (NTS)



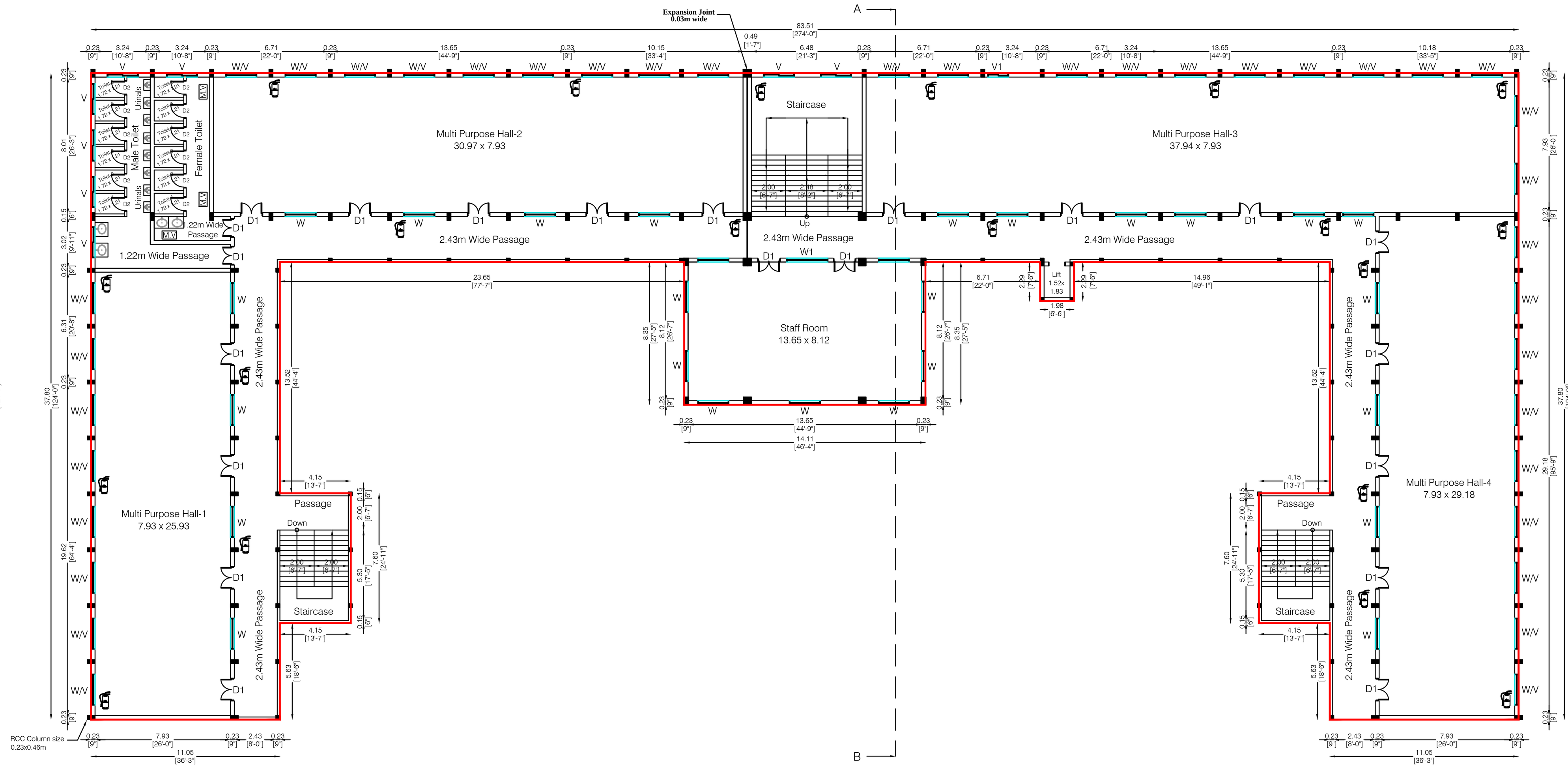
EXISTING FIRST FLOOR PLAN



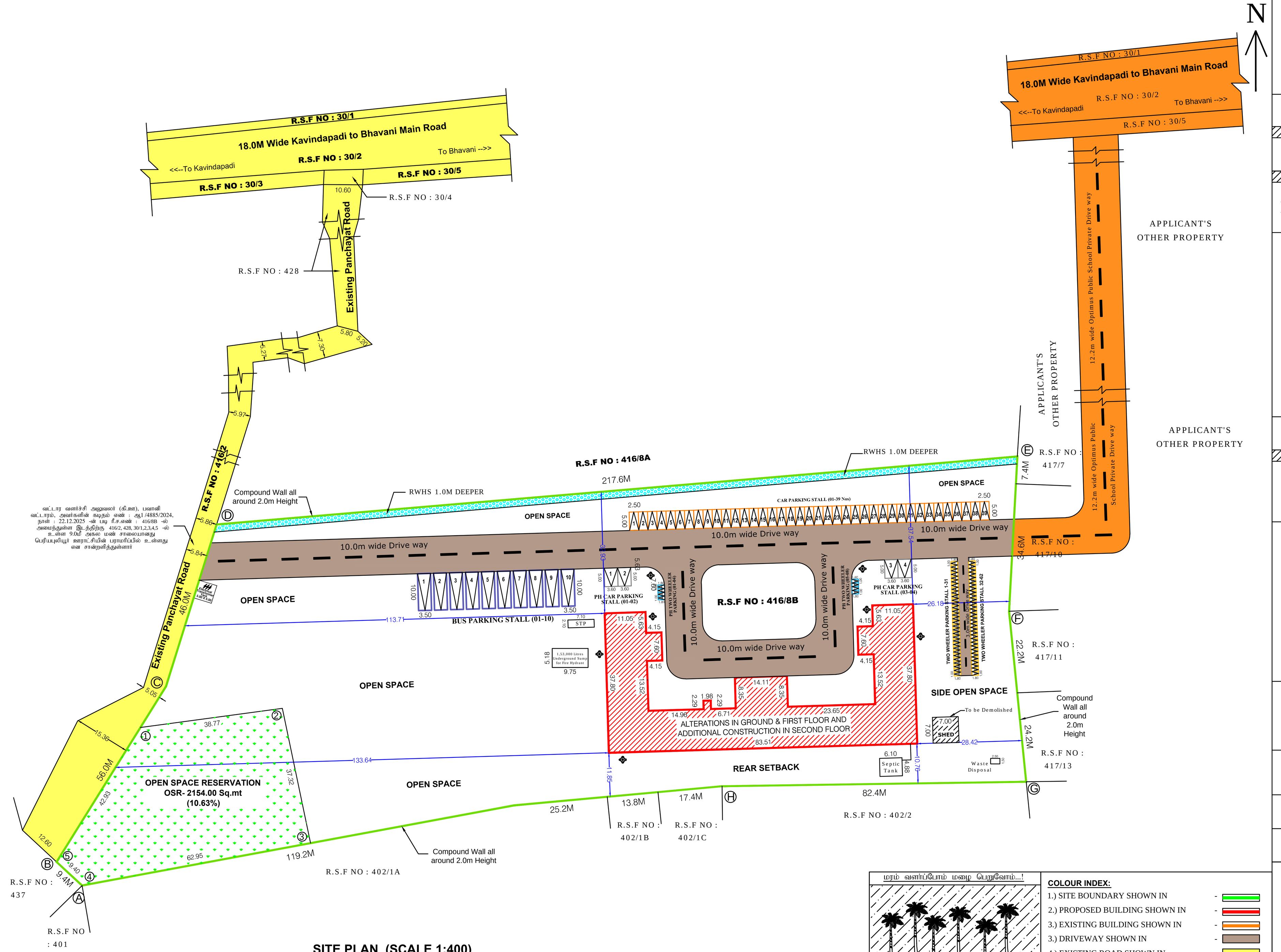
PROPOSED TERRACE FLOOR PLAN



EXISTING GROUND FLOOR PLAN

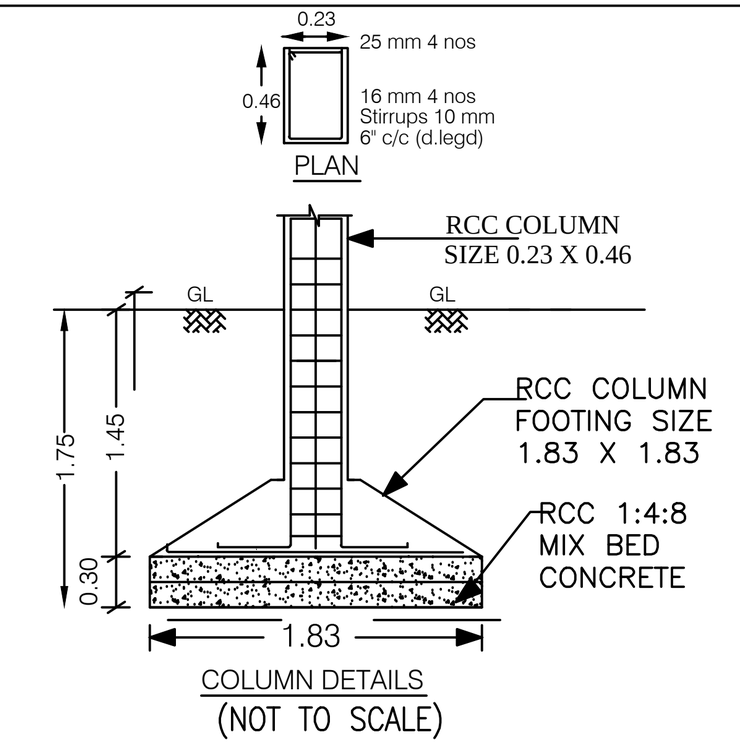


PROPOSED SECOND FLOOR PLAN

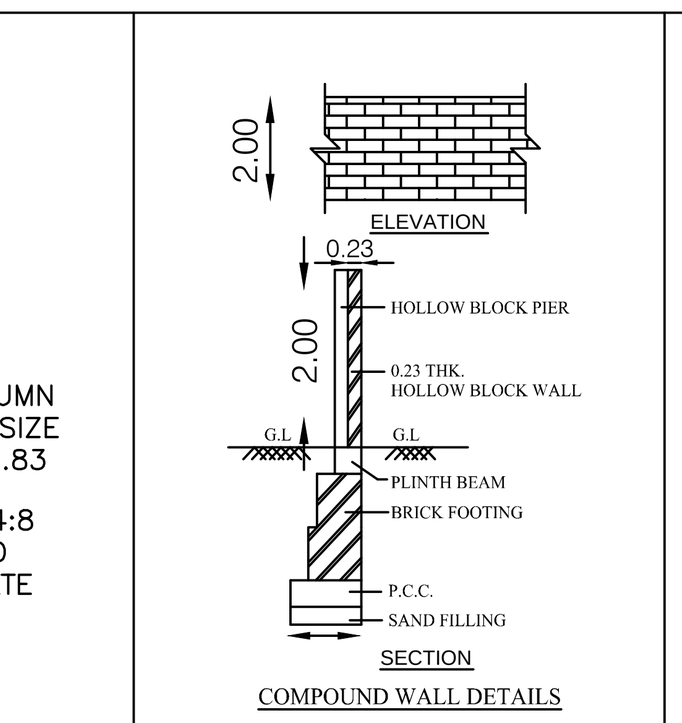


SITE PLAN (SCALE 1:400)

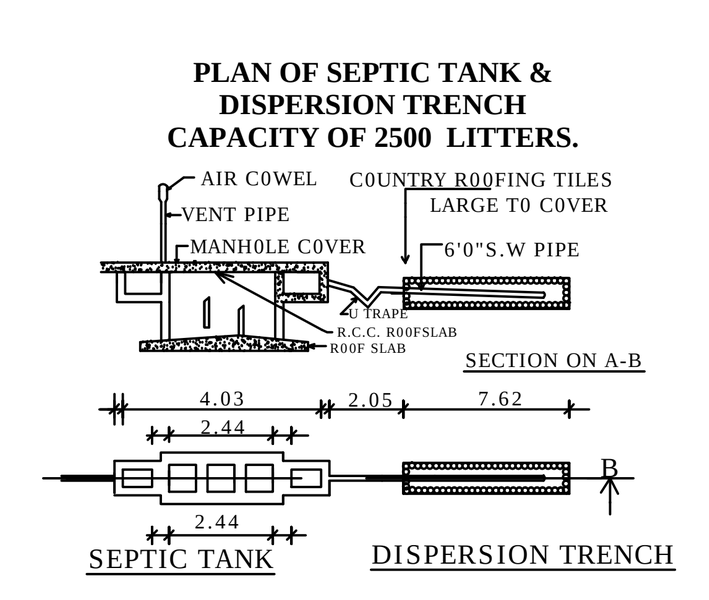
COLOUR INDEX:
1.) SITE BOUNDARY SHOWN IN
2.) PROPOSED BUILDING SHOWN IN
3.) EXISTING BUILDING SHOWN IN
3.) DRIVEWAY SHOWN IN
4.) EXISTING ROAD SHOWN IN
5.) RAINWATER HARVESTING SHOWN IN



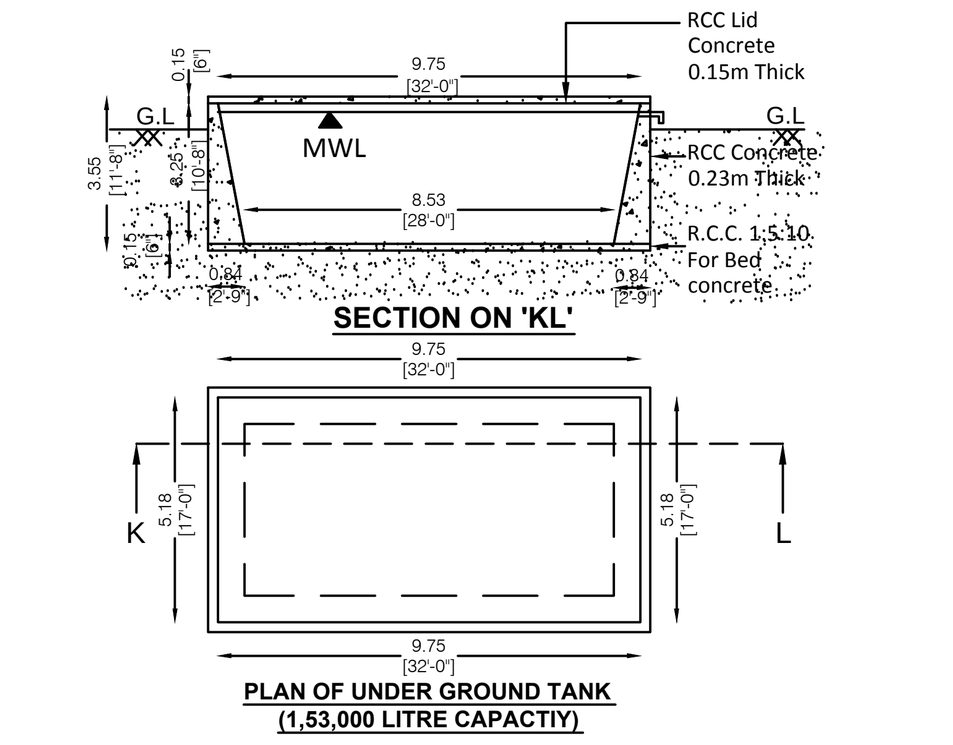
COLUMN DETAILS (NOT TO SCALE)



COMPOUND WALL DETAILS

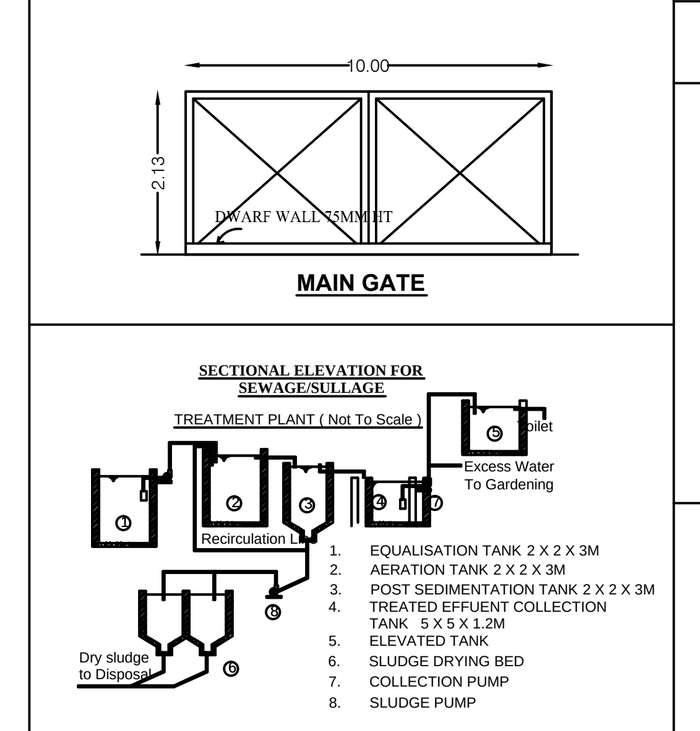


PLAN OF SEPTIC TANK & DISPERSION TRENCH CAPACITY OF 2500 LITTERS.



SECTION ON 'KL'

PLAN OF UNDER GROUND TANK (1,53,000 LITRE CAPACTIY)



MAIN GATE

SECTIONAL ELEVATION FOR SEWAGE/SULLAGE TREATMENT PLANT (Not To Scale)

THE REVISED PLAN SHOWING THE ALTERATION IN GROUND & FIRST FLOOR AND PROPOSED ADDTIONAL CONSTRUCTION OF SECOND FLOOR RCC ROOF BUILDING (EXISTING BUILDING APPROVAL NO : ம.வ/ம(சே) எண்.17/2014) AT "OPTIMUS COLLEGE OF NURSING" FOR INSTITUTION PURPOSE AT R.S.F.No : 416/8B, PERIYAPULIYUR VILLAGE AND PANCHAYAT, BHAVANI TALUK, ERODE DISTRICT.

NAME OF THE APPLICANT :-

THE CHAIRMAN, M/s. THE BHAVANI EDUCATIONAL SERVICES TRUST

SITE AREA DETAILS

DESCRIPTION	Sq.Meter
AS PER DOCUMENT AREA -**(5.00 Acre)**	20241.64
AS PER PATTA AREA	20250.00

SITE BOUNDARY : "ABCDEFGH"

ONLINE APPLICATION No : SWP/BPA/0703140/2025

(This Revises Site Approval and Building Permission No. : ம.வ/ம(சே) எண்.17/2014)

EXISTING APPROVED BUILDING AREA DETAILS

Block	AREA DETAILS	FSI AREA (in Sq.m)	NON FSI AREA (in Sq.m)	BUILTUP AREA (in Sq.m)
1	Plinth Area of the Ground Floor	1596.01	--	1596.01
	Plinth Area of the First Floor	1596.01	--	1596.01
	Plinth Area of the Head Room Area	--	78.53	78.53
	Total	3192.02	78.53	3270.55

REVISED PROPOSED BUILDING AREA DETAILS

Block	BLOCK NAME	FSI AREA (in Sq.m)	NON FSI AREA (in Sq.m)	BUILTUP AREA (in Sq.m)
1	Plinth Area of the Existing RCC Roof Institution building in Ground Floor	1694.33	4.53 (Lift)	1698.86
	Plinth Area of the Existing RCC Roof Institution building in First Floor	1694.33	--	1694.33
	Plinth Area of the Proposed Construction of RCC Roof Institution building in Second Floor	1694.33	--	1694.33
	Terrace Floor Staircase & Lift Head Room Area	--	64.89	64.89
	Total	5082.99	69.42	5152.41

TOTAL FSI AREA = 5082.99 SQ.M

TOTAL BUILT UP AREA = 5152.41 SQ.M

BLOCK-1 - HEIGHT OF THE BUILDING: 12.33 M

PARKING DETAILS	REQUIRED	PROVIDED
1. TWO WHELLAR PARKING	52 Nos	62 Nos
2. DA TWO WHEELAR PARKING	06 Nos	08 Nos
2. CAR PARKING	30 Nos	39 Nos
3. DA CAR PARKING	03 Nos	04 Nos
4. BUS PARKING	05 Nos	10 Nos

JOINERIES:

DOOR	D	- 1.22 X 2.13
DOOR	D1	- 0.76 X 2.13
WINDOW	W	- 1.83 X 1.22
WINDOW	W1	- 2.44 X 1.22
VENTILATOR	V	- 1.83 X 0.61
VENTILATOR	V1	- 1.22 X 0.61

PLOT COVERAGE (P.C.)

$$P.C: \frac{\text{Basement Floor area}}{\text{Land Area}} : \frac{1694.33}{20241.64} \times 100 = 8.37\%$$

FLOOR SPACE INDEX (FSI):

$$FSI: \frac{\text{Total plinth Area}}{\text{Land Area}} : \frac{5082.99}{20241.64} = 0.251 < 2.0$$

- FIRE EXTINGUISHER
- FIRE BUCKET
- FIRE HYDRENT (FH)

- SCALE- 1:200
- ALL DIMENSIONS ARE IN METRE
- ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

APPLICANT

For The Bhavani Educational Services Trust
Chairman
M. CHINNASAMY

STRUCTURAL ENGINEER

Er.V.SANTHOSHKUMAR, M.E.,M.B.A.,
Registered Structural Engineer
Reg. No: 02/2025/RSE-GR II/EDTCP
No.13, Rajaji Street-1, Surampatti,
Erode-638 009. Cell-7010747671

REGISTERED ENGINEER

Er. R. KUMARIANANDAN, B.E.,M.E.,P.R.E.,(Dtcp&Corp)
Registered Engineer & Consulting Civil Engineer
DTCP Reg. No.:DTCP/NAMAKKAL/RE-II/003/2021
Erode Corp Reg No : 056/L5/2025/00019
D.No.H40/120, First Floor, Near IOB & BOB Bank,
Opp. Green Park Apartments, Periyar Nagar,
Erode - 638 009. Ph: 9698828102

THE DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING
CHENNAI

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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Chennai 600 097, India
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+91 9996 12 9996

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.