PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

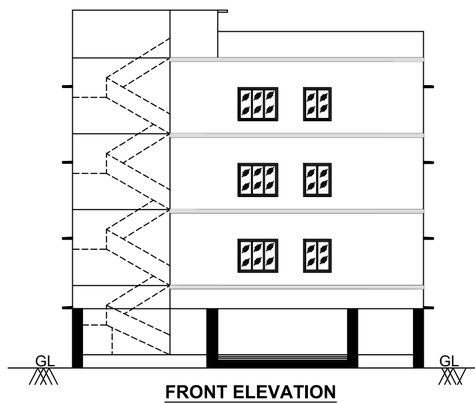
ISSUING AUTHORITY
DTCP

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

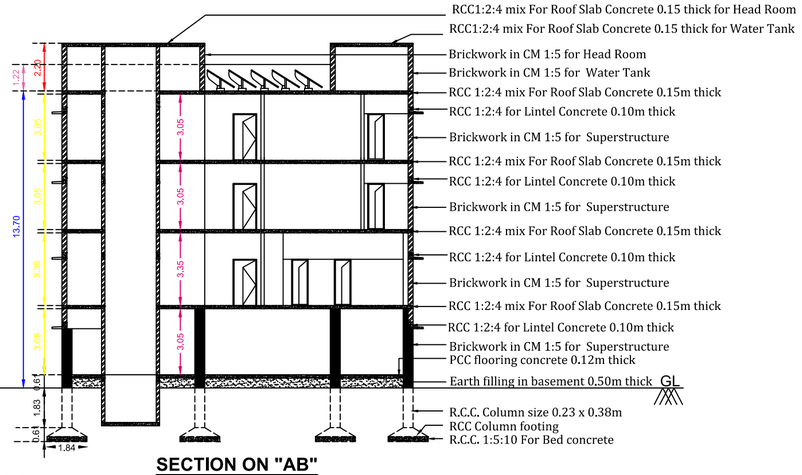
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

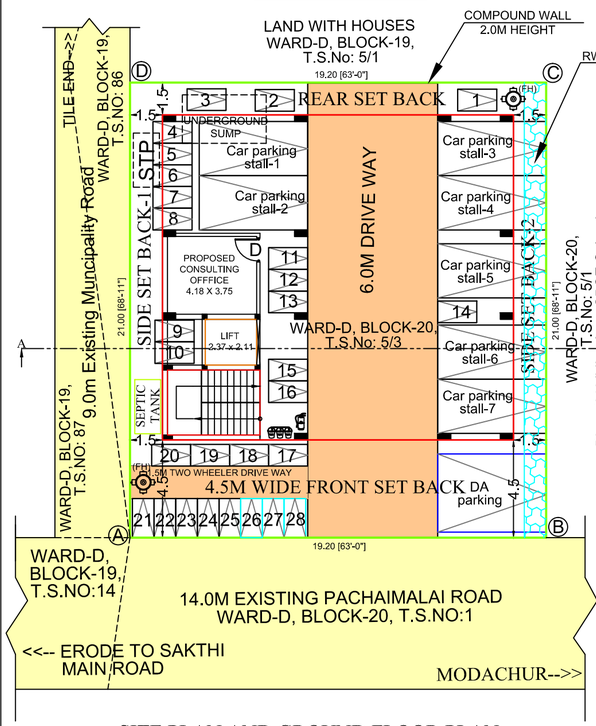
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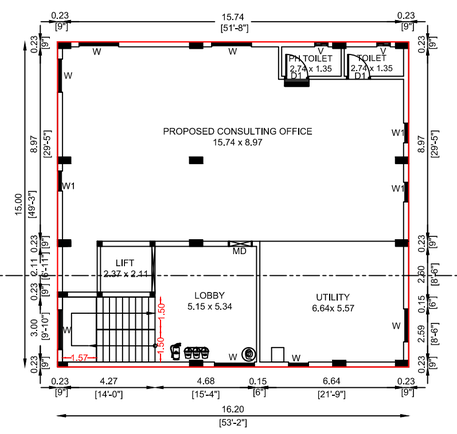
FRONT ELEVATION



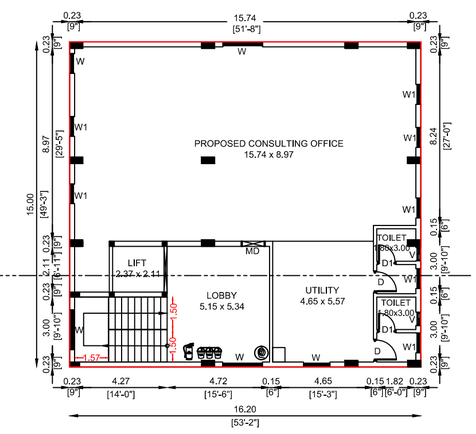
SECTION ON "AB"



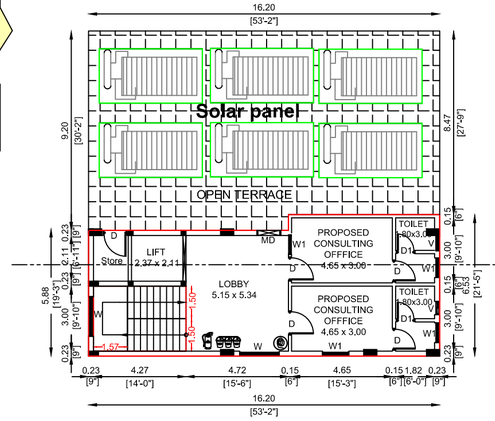
SITE PLAN AND GROUND FLOOR PLAN



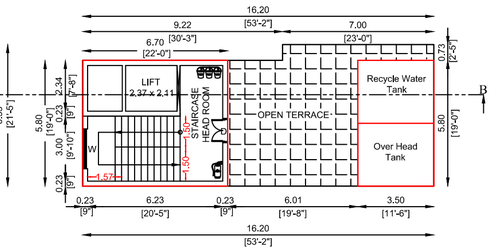
FIRST FLOOR PLAN



SECOND FLOOR PLAN



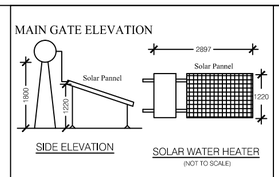
THIRD FLOOR PLAN

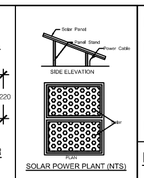


TEERACE FLOOR PLAN

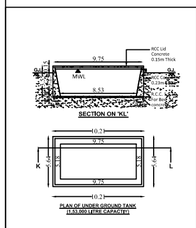
JOINERIES:

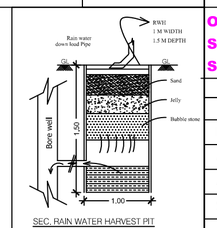
MAIN DOOR	MD	- 1.06 X 2.13
DOOR	D	- 0.91 X 2.13
DOOR	D1	- 0.75 X 2.13
WINDOW	W	- 1.82 X 1.22
WINDOW	W1	- 0.91 X 1.22
VENTILATOR	V	- 0.61 X 0.30





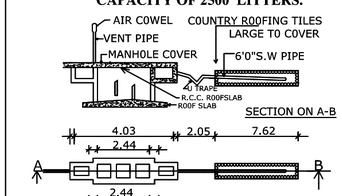
SOLAR POWER PLANT (NTS)

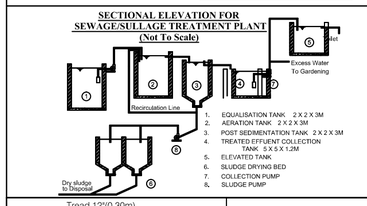


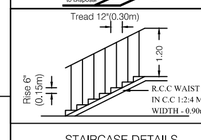


SEC. RAIN WATER HARVEST PIT
(NOT TO SCALE)

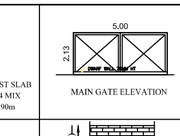
PLAN OF SEPTIC TANK & DISPERSION TRENCH CAPACITY OF 2500 LITTERS.

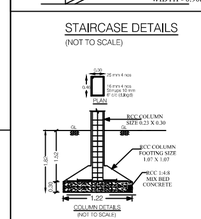


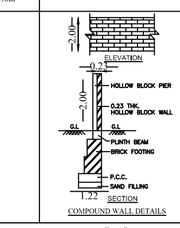


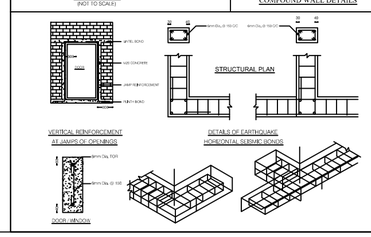


STAIRCASE DETAILS
(NOT TO SCALE)









PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND, FIRST, SECOND, THIRD AND TERRACE FLOOR BUILDING FOR PROPOSED COMMERCIAL CONSULTING OFFICE IN WARD-D, BLOCK-20, NEW TOWN SURVEY T.S.NO: 5/3, AT VEERAPANDI VILLAGE, GOBICHETTIPALAYAM MUNCIPALITY, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.

NAME OF THE APPLICANT:-

Mrs. K.T.NITHYA , W/o, SATHISHKUMAR.

ONLINE APPLICATION No :SWP/BPA/706391/2025
SWP/ DTCP/ ERODE/ Site Approval No :08/2026
SWP/ DTCP/ ERODE/ BUILDING PERMISSION No :03/2026

SITE BOUNDARY : "ABCD"

SITE AREA DETAILS

DESCRIPTION	Sq.Meter
AS PER DOCUMENT AREA	403.84
AS PER PLR/FMB AREA	404.00
SUPER IMPOSED PLOT AREA	403.20

BUILDING AREA DETAILS

BLOCK NAME	FLOOR NAME	FSI AREA (in Sq.m)	NON FSI AREA (in Sq.m)	BUILT UP AREA (in Sq.m)
1	ROOM AND PARKING GROUND FLOOR (RCC)	238.00	5.00	243.00
	COMMERCIAL OFFICE FIRST FLOOR (RCC)	238.00	5.00	243.00
	COMMERCIAL OFFICE SECOND FLOOR (RCC)	238.00	5.00	243.00
	COMMERCIAL OFFICE THIRD FLOOR (RCC)	94.05	5.00	99.05
	LIFT AND HEAD ROOM (RCC)	-	38.86	38.86
	TOTAL FLOOR AREA	808.05	58.81	866.91

TOTAL FSI AREA = 808.05 SQ.M

TOTAL BUILT UP AREA = 866.91 SQ.M

- SCALE- 1:100
- ALL DIMENSIONS ARE IN METRE
- ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

- BLOCK-1
  HEIGHT OF THE BUILDING: 13.70 M

FLOOR SPACE INDEX (FSI):

FSI: Total plinth Area / Land Area : 808.05 / 403.20 = 2.00 < 2.00

PLOT COVERAGE (P.C.)

P.C: Ground Floor area / Land Area x100 : 243.00 / 403.20 x100 = 60.26%

FLOOR SPACE INDEX (FSI) = 2.0

PERMIUM FLOOR SPACE INDEX = 0.00

COLOUR INDEX:

- SITE BOUNDARY SHOWN IN -
- PROPOSED BUILDING SHOWN IN -
- DRIVEWAY SHOWN IN -
- EXISTING ROAD SHOWN IN -

Parking details:
1.Car parking stalls
Required - 8 Nos
Provided - 8 Nos
2.Two Wheeler parking stalls
Required - 28 Nos
Provided - 28 Nos

	FIRE EXTINGUISHER
	FIRE BUCKET
	FIRE ALARM SYSTEM
	FIRE HYDRENT (FH)
	HOSE REEL

APPLICANT

REGISTERED ENGINEER

Er.V.MANOJ M.E.,R.E (DTCP)
Registered Engineer & Consulting Civil Engineer
DTCP Reg.No. : 04/2025/RE.Gr.II/EDTCP
58/7, Mariamman Kovil Street,
Chennimalai, Erode - 638 051.
Ph: 70941 57595

STRUCTURAL ENGINEER

R. LOGANATHAN M.E.,(Str.) M.I.E.,
Chartered Engineer (M 163362-1)
Coimbatore LPA/SE/GR-I/014/2024
No. 4, K.R. Garden Ext, Luna Nagar,
Edayarpalayam (Post), Coimbatore - 641 025.
Tamilnadu - India.

GEOTECHNNICAL ENGINEER

Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil)
Registered Geotechnical Engineer (RGTE)
Reg. No : 04 / 2025 / RGTE / EDTCP
Chartered Engineer, Reg.No : AM1686057
Licensed Building Surveyor
Ph.No : +91 95249 57886

Surveyor / Assistant Draughtsman	Draughtsman-III	Architectural/Planning Assistant
D.Bhuvaneswari	S.Siva Shankar	C.Arangarasu

DEPUTY DIRECTOR (I/C)
DISTRICT TOWN AND COUNTRY PLANNING
ERODE

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

Verified RealEstate
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OMR Thoraipakkam,
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.