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,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF BASEMENT, GROUND, FIRST AND SECOND FLOOR COMMERCIAL BUILDING "OFFICE PURPOSE" IN R.S.No-167/2D, THINDAL VILLAGE AND ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK AND DISTRICT.

APPLICANT:

Mr.S.D.DHEEPAK S/o S.M. DURAISAMY

SITE AREA DETAILS

TOTAL AREA OF APPLICANT SITE (AS PER DOC) - 607.58 SQ.M

TOTAL AREA OF APPLICANT SITE (AS PER PATTA) - 600.00 SQ.M

SUPER IMPOSED AREA - 589.09 SQ.M

DESCRIPTION	COMMERCIAL TOTAL FSI AREA	NON - FSI		TOTAL BUILTP AREA
		COVERED PARKING	DEDUCTION	
Area of the Proposed R.C.C Building in Basement	-	293.65	-	293.65
Area of the Proposed R.C.C Building in Ground Floor	283.43	-	10.22	293.65
Area of the Proposed R.C.C Building in Floor 01	290.86	-	2.79	293.65
Area of the Proposed R.C.C Building in Floor 02	290.86	-	2.79	293.65
Area of Head Room	-	-	36.60	36.60
Total Area	865.15	293.65	52.40	1211.20

$$FSI = \frac{865.15\ SQM}{600.00\ SQM} = 1.44 < 2.0$$

ONLINE APPLICATIOIN No - SWP/BPA/720570/2025

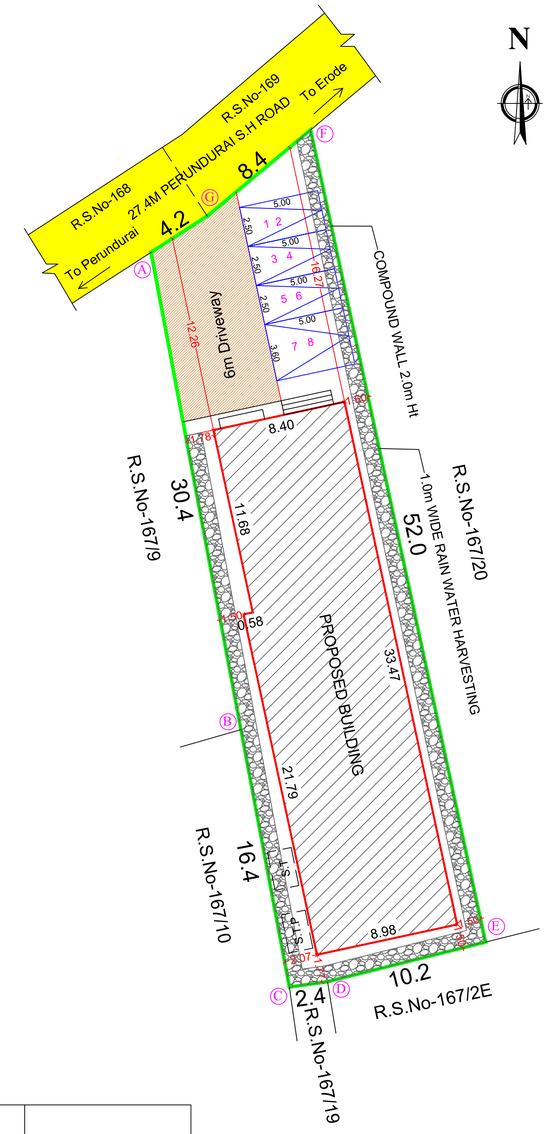
SWP/DTCP/ERODE/Site Approval No : 04/ 2026

SWP/DTCP/ERODE/ Building Permission No : 01/ 2026

SCALE:-1:100

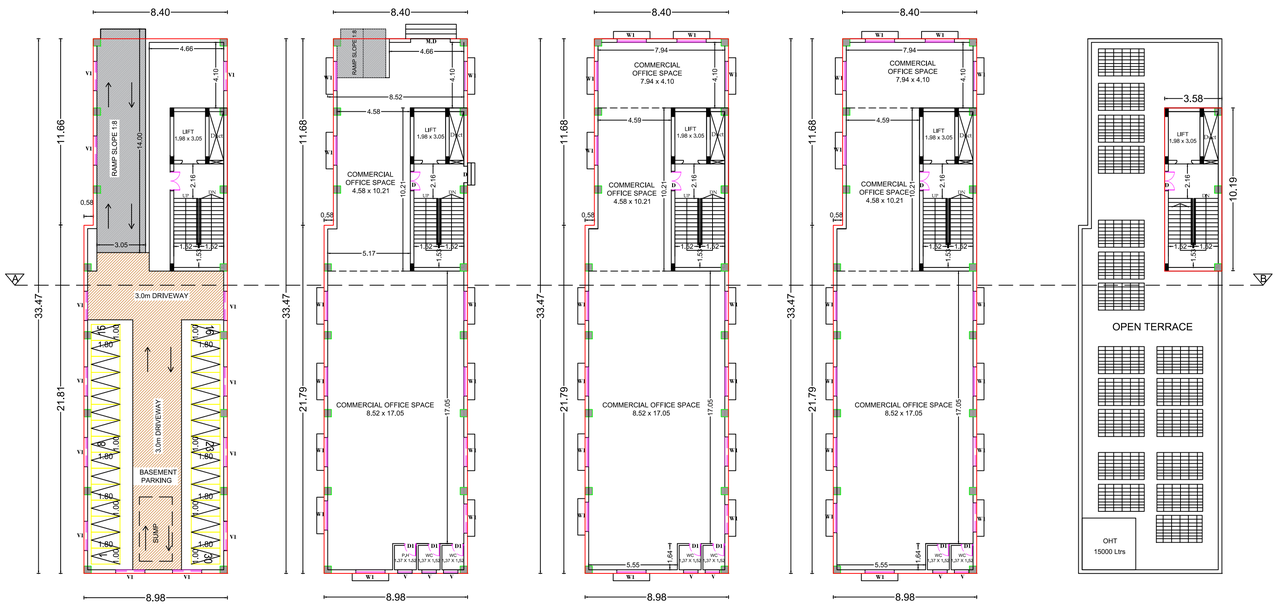
ALL DIMENSION ARE IN METER

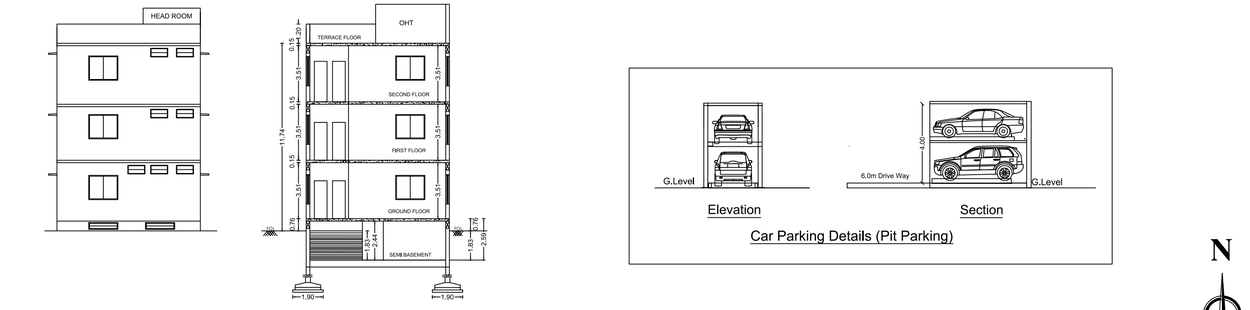
INDEX		PARKING DETAILS	REQ	PROVIDED
SITE BOUNDARY	-	TWO WHEELER	26 Nos	26 Nos
PROPOSED BUILDING	-	P.H TWO WHEELER	04 Nos	04 Nos
EXISTING ROAD	-	CAR PARKING	06 Nos	06 Nos
DRIVE WAY	-	P.H CAR PARKING	02 Nos	02 Nos
R.W.H	-			

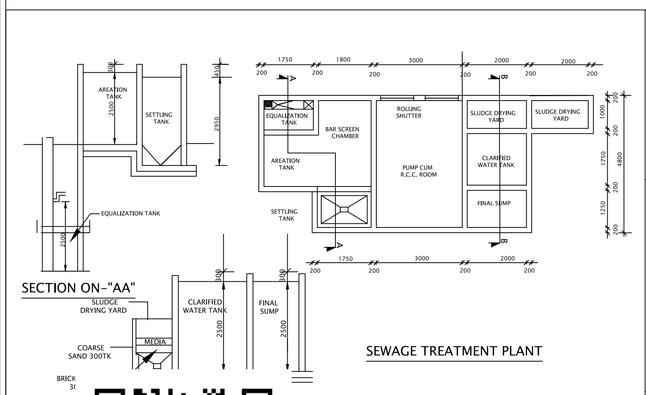


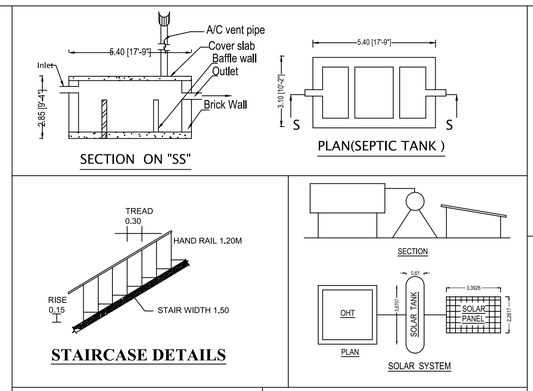
SITE PLAN

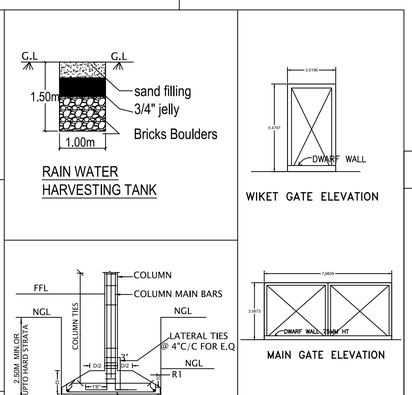
SCALE 1:100











JOINERY DETAILS:

M.D	-DOOR	2.44X2.44
D1	-DOOR	0.91X2.10
W1	-WINDOW	1.83X1.83
V1	-VENTILATOR	1.83X0.50
V	-VENTILATOR	0.76X0.60

SURVEYOR / ASSISTANT DRAUGHTSMAN	D.BHUVANESHWARI
DRAUGHTSMAN GRADE-III	S.SIVASHANKAR
PLANNING ASSISTANT / DRAUGHTSMAN GRADE-II	C.ARANGARASU

APPLICANT

REG.STRU.ENGINEER

Er. G. Tinesh Kumar
M.E.,P.G.D (Qs&V),C.Engg.,A.M.I.E.,M.I.S.T.E.,
CIVIL ENGINEER & RSE
Reg.No.12 / 2025 / RSE-Gr- I / EDTCP
Govt. of Tamil nadu
#71, Thangam Complex, Athani Main Road,
Sathyamangalam, Erode (Dt)., 638 401.
Cell: 98426 04136

REG.,ENGINEER

Er.R.MOHAN, B.E.,M.B.A.,
REGISTERED ENGINEER -DTCP,
L.No: 10/2022/RE-Gr.II/EDTCP,
CPR PLANNERS AND BUILDERS,
C-134, Sampath Nagar Housing Unit,
Opp. Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.