PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

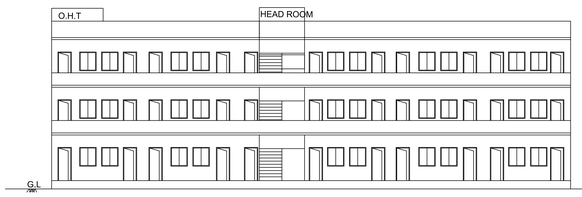
The approval as the planning authority issued it, reproduced in full behind this page.

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

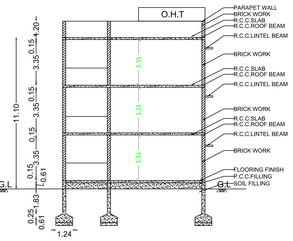
SITE AND FLOOR PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND & FIRST & SECOND FLOOR BUILDING FOR INSTITUTION PURPOSE (SCHOOL) IN WARD - A, BLOCK No - 05, T.S.No : 14 / 18, AT KOTTUVEERAMPALAYAM VILLAGE, SATHYAMANAGALAM MUNICIPALITY, SATHYAMANAGALAM TALUK AND ERODE DISTRICT.

APPLICANT:

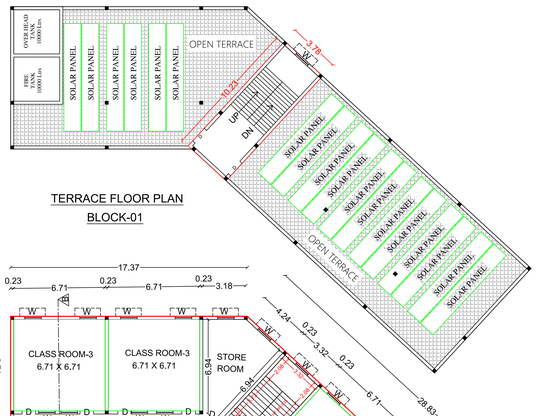
Mrs.S.INDIRAPRIYADARSHINI
W/o Mr.S.PRAVEENKUMAR



FRONT ELEVATION
BLOCK-01



SECTION A - B
BLOCK-01



TERRACE FLOOR PLAN
BLOCK-01

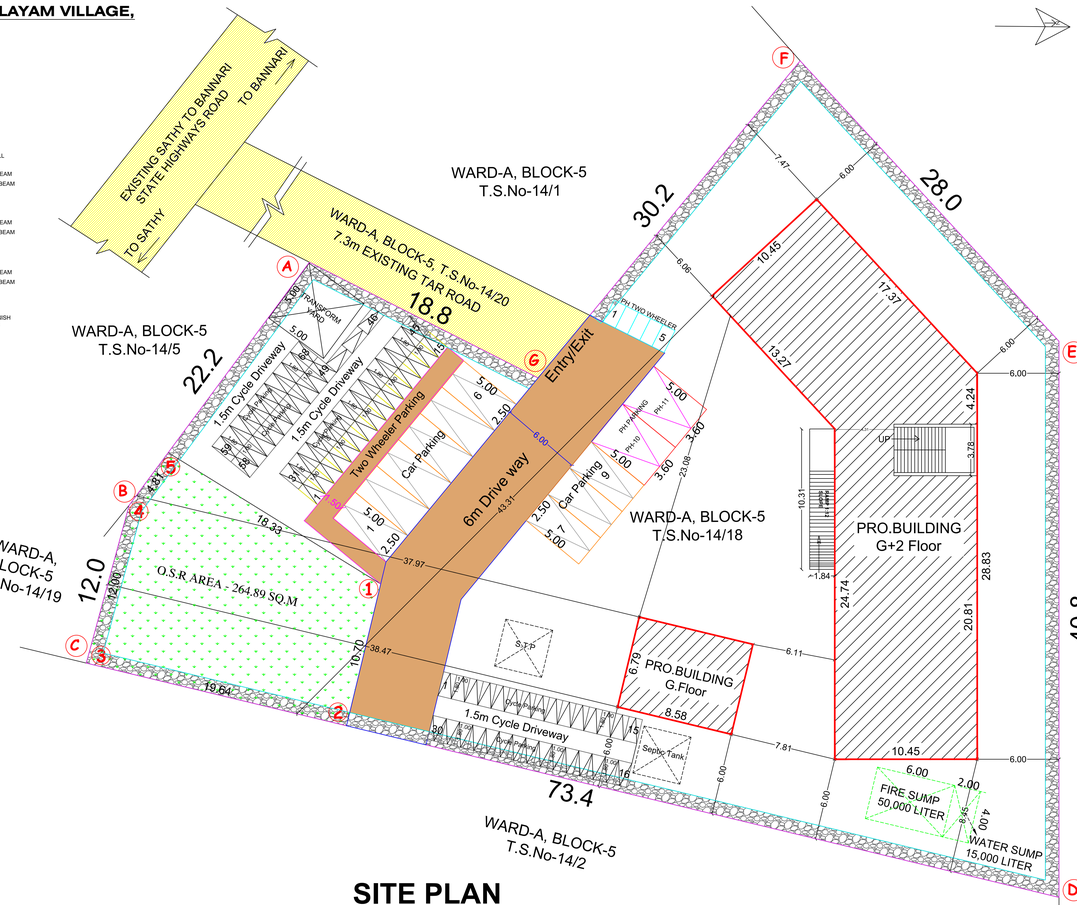
TYPICAL FLOOR - FLOOR01,FLOOR02
BLOCK-01

GROUND FLOOR PLAN
BLOCK-01

FRONT ELEVATION
BLOCK-02

SECTION B - B
BLOCK-02

GROUND FLOOR PLAN
BLOCK-02-TOILET PLAN



SITE PLAN
SCALE 1:100

GROUND FLOOR PLAN
BLOCK-01

PERCOLATION PIT
(N.T.S)

நிபந்தனைகள்:-

* இடவரைபடத்தில் 1 முதல் 5 வரை எல்லையிடப்பட்ட மொத்த நிறமில் 264.89 சதி பரப்பளவு இடத்தினை முழுவதும் நிறமிடமாக நிலைநிறுத்தப்பட வேண்டும். மாறாக கட்டிடங்கள் கட்டப்படவோ வேறு எந்த உபயோகத்திற்கோ பயன்படுத்த கூடாது.

ALL DIMENSIONS ARE IN METRE

SITE AREA DETAILS

T.S.NO	AS PER DOCUMENT		AS PER PATTA
	DOCUMENT NO	SQ.MT	SQ.MT
14 / 18	1603/ 2025 & 11.03.2025	2835.00	2550.00

FSI - AREA STATEMENT

PARTICULAR	SQ.MT	SQ.FT
GROUND FLOOR	434.76	4679.75
FIRST FLOOR	434.76	4679.75
SECOND FLOOR	434.76	4679.75
TOTAL FSI AREA	1304.28	14039.25

FSI AREA CALCULATION

Block Name	Floor Name	INSTITUTIONAL Net FSI Area	Non FSI Area Deduction	Total Builup Area
BLOCK-01	Ground Floor	434.76	--	434.76
	First Floor	434.76	--	434.76
	Second Floor	434.76	--	434.76
	Terrace Floor	--	39.52	39.52
BLOCK-02	Ground Floor - Toilet	58.26	--	58.26
	TOTAL	1,362.54	39.52	1,402.06

SCHEDULE OF JOINERY

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
MD	MAIN DOOR	2.00 X 2.44
D	DOOR	1.22 X 2.44
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.52
SW	STAIR WINDOW	1.83 X 1.22
V	VENTILATOR	0.90 X 0.61

NOTE:
* Joinerys Should be in High Fire Resistance Material
* Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

FLOOR SPACE INDEX = TOTAL FSI AREA / SITE AREA
= 1362.54 / 2550.0
F.S.I = 0.53 < 2.00

Index:
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVE WAY
OSR

OSR CALCULATION
Site Area =2550.00 sq.mt (As per patta)
10% of the OSR to be Provided in site Area
OSR = 2550.00 X 10 / 100 = 255.00 Sq.mt
Provided OSR Area = 264.89 Sq.mt (10.38%)

PARKING CALCULATION:-
REQUIRED PARKING:-
EVERY 100Sq.Mt = 1 CAR SPACE (2.50 X 5.00)
EVERY 50Sq.Mt = 1 TWO WHEELER SPACE (1.00 X 1.80)
CLASS ROOM AREA = 680.00 Sq.Mt
REQUIRED CAR PARKING AREA
= 680.00 / 100 =6.80 = 8 CAR SPACE
REQUIRED TWO WHEELER PARKING AREA
= 680.00 / 50 =13.60 = 14 TWO WHEELER
REQUIRED CYCLE PARKING AREA
EVERY 10 Sq.Mt = 1 CYCLE SPACE (0.56 X 1.80)
= 680.00 / 10 =68.0= (68 NOS)

PROVIDED PARKING :-
PROVIDED CAR PARKING = 11 Nos
PROVIDED TWO WHEELER PARKING = 15 Nos
PROVIDED CYCLE PARKING = 68 Nos
(INCLUDING 2 NOS CAR AND TWO WHEELER PARKING SPACE PROVIDED FOR PHYSICALLY CHALLENGED PERSON)

SANITARY DETAIL 54 (2)
CLASS ROOM AREA = 680.00 Sq.Mt
TOTAL NUMBER OF STUDENTS - 80 Nos
TOTAL NUMBER OF CLASS ROOM - 12 Nos
Boys - 50 Nos Girls - 40Nos

S.L. NO.	SANITARY DETAILS	REQUIRED		PROVIDED		TOTAL	
		Boys	Girls	Boys	Girls	REQ.	PRO.
1.	WATER CLOSET & ABLUTION TAPS	4	5	5	5	9	10
2.	URINALS	4	-	5	-	4	5
3.	WASH BASINS	4	4	5	5	8	10
4.	DRINKING WATER FOUNTAIN	1	1	2	2	2	4
5.	CLEANER'S SINK	2	2	2	2	4	4

NOTE:
* Exhaust Fan to be provided
* Storm Water drainage system to be provided
* Rain Water Harvesting / Conservation of Rain Water Structures to be provided
* Bath and wash basin water should be treated and Reused for toilet and gardening purpose
* Rain Water Recycling System to be provided
* Fire protecting and fire Extinguisher System to be provided as per TNCBDR-2019 Annexure -XV
* Emergency Alarm to be provided
* Solar Photovoltaic Panels provided
* Lightening protection to be provided
* Solar Assisted Water heating system to be provided
* Solid waste tub to be provided
* Drinking water Facilities to be provided
* Acoustics, Sound insulation and noise control system to be provided
* Building to be designed for handicapped people

SULLAGE TREATEMENT PLANT

APPLICANT

REGISTERED STRUCTURAL ENGINEER

Er R.MOHAN B.E M.B.A.
REGISTERED STRUCTURAL ENGINEER-DTCP
L.No: 04 /2022/RSE-Gr.II /EDTCP
CPR PLANNERS AND BUILDERS,
C-114, Sampath Nagar Housing Unit,
Opp.Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500

REGISTERED ENGINEER

Er. G. Tinesh Kumar
M.E.,P.G.D. (Env), C.Engg., A.M.I.E., M.I.S.T.E.,
CIVIL ENGINEER & A.E.
Reg.No.14 / 2025 / RE-Gr- I / EDTCP
Govt. of Tamil nadu.
#71, Thongam Complex, Attani Main Road,
Sathyamangalam, Erode (DT)., 638 401.
Cell: 9842614130

ONLINE APPLICATIOIN No - SWP/BPA/737400/2026
SWP/DTCP/ERODE/Site Approval No : 76/ 2026
SWP/DTCP/ERODE/ Building Permission No : 23/ 2026

(SWP - ONLINE APPROVAL)
ESIGNED BY
DEPUTY DIRECTOR,
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.