PP APPROVAL RECORD

Planning Permission

Survey 247/1C4C and 1 more

Erthukaranpatti

Ariyalur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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™

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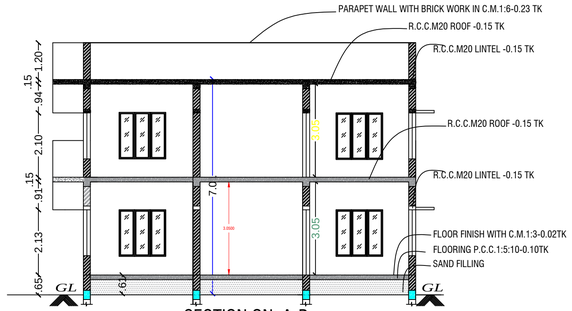
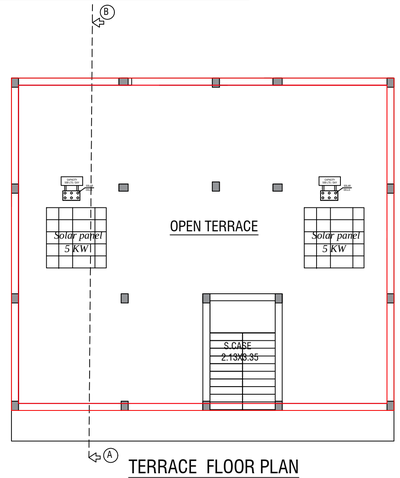
PLAN SHOWING THE PROPOSED CONSTRUCTION OF FIRST FLOOR R.C.C.ROOF RESIDENTIAL BUILDING OVER THE EXISTING APPROVED GROUND FLOOR IN PLOT NO.26,27 S.F.NO-247/ 1C4C, PATTA NO -3030, KURUBANCHAVADI VILLAGE,ERUTHUKARANPATTY PANCHAYAT,ARIYALUR NORTH , GROUP, ARIYALUR UNION, TALUK AND DISTRICT.



ELEVATION



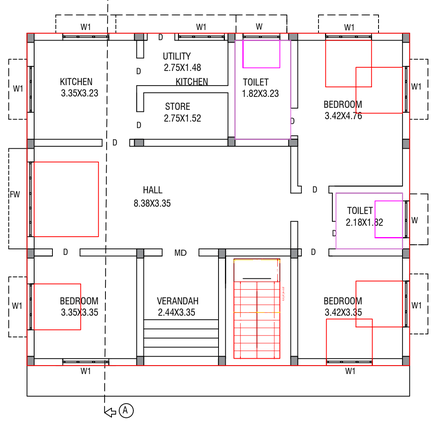
SECTION ON: A-B



TERRACE FLOOR PLAN

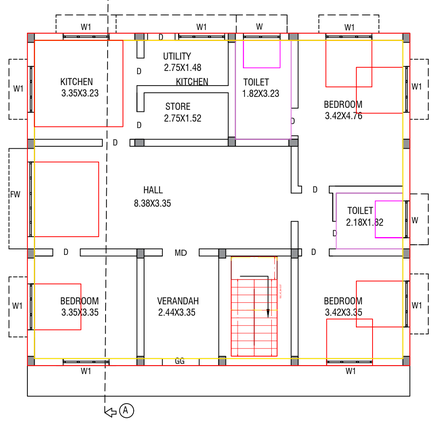


SCALE 1:150

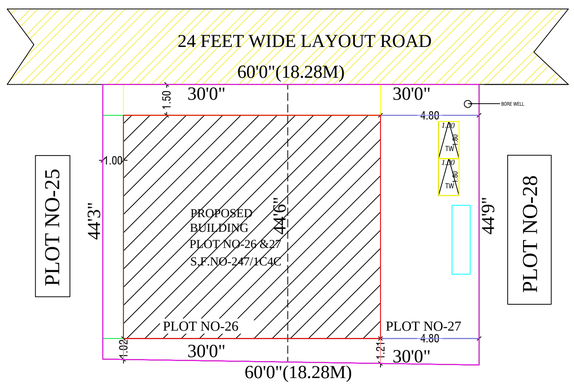


PROPOSED GROUND FLOOR PLAN

EXISTING GF APPROVAL NO.3/2026-2027



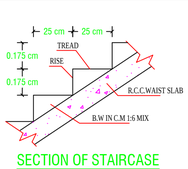
PROPOSED FIRST FLOOR PLAN



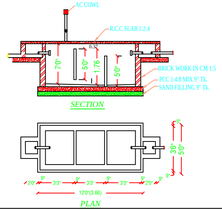
S.F.NO.247/3

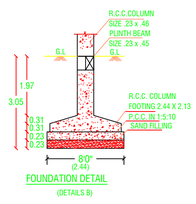
SITE PLAN DETAILS

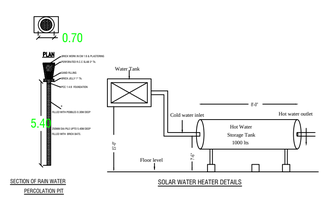
QR CODE



SECTION OF STAIRCASE







OFFICE USE

TECHNICAL APPROVAL
This Document is Digitally Data Signed by
"SPECIAL OFFICER OF ERUTHUKKARANPATTI PANCHAYAT,
So any Seal or sign is not necessary.

SITE AREA DETAILS

PARTICULARS	Sq.Mt.	Sq.Ft.
AS PER DOCUMENT AREA	248.10	2670.00
AS PER PATTA AREA	248.00	2669.47
SUPER IMPOSED AREA	246.79	2656.47
BUILT UP AREA DETAILS		
EXISTING GROUND FLOOR AREA	135.52	1458.74
PROPOSED FIRST FLOOR AREA	135.52	1458.74
TOTAL PLINTH AREA	271.04	2917.48
OPEN SPACE	112.58	1211.26
PLOT COVERAGE IN %	54.62	
FLOOR SPACE INDEX	1.09	

JOINERIES DETAILS

SCHEDULE OF JOINERIES		WIDTH	HEIGHT
M.D	MAIN DOOR	1.07	2.13
D	DOOR	0.91	2.13
W	WINDOW	1.22	1.22
W1	WINDOW	1.52	1.52
FW	FRENCH WINDOW	2.44	2.10
V	VENTILATOR	0.61	0.61

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR	1	1
TWO WHEELER	2	2

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	

APPLICANT

Mr.MARUTHAMUTHU., S/o. Mr.KARUPPANNAN

REGISTERED ENGINEER

Er.T.ARIVANANTHAM.M.Tech (Struct)., A.M.I.E., M.C.E.,
M.I.S.S.E.,M.I.C.I.,F.I.I.V., C.E.(INDIA).R.V.(AaRVF)
Chartered Engineer (India) & Approved Valuer (India)
D.T.C.P.Registered Engineer Grade 1 - 004 / 2024 /PBLR
Municipality Registered Engineer Grade 1 - 090/LS/0004/ALR
D.T.C.P.Registered Structural Engineer Grade-1
RSE Gr-1/AYR/001/2024
No.28,Pound street,Ariyalur-621704
MOBILE : +91 86081 23260
E-MAIL: velanbuilders23@gmail.com

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.