PP APPROVAL RECORD

Planning Permission

Erode 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.

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AUTOMATED BUILDING PERMIT APPROVAL SYSTEM

PLAN DOCUMENT SCRUTINY REPORT

STATUS : Verified

APPLICATION DETAILS					
1	APPLICANT NAME	M Devaraj	2	APPLICATION DATE	24/01/2024
3	APPLICATION NUMBER	76904-2024-MJ	4	APPLICATION TYPE	Permit
5	OCCUPANCY TYPE	Residential	6	DCR NUMBER	DCR12024Q3AAM
7	REGISTERED ARCHITECT/ENGINEER	-	8	DEVELOPMENT TYPE	New Construction
PLOT DETAILS					
1	SURVEY NO	37/78			
2	PLOT NO	NO	3	PATTA NO	268
4	TALUK	Bhavani	5	DISTRICT	Erode
6	PLOT AREA (As per declaration) in m²	86.66	7	PLOT AREA (As per measurement) in m²	86.59
8	AVERAGE WIDTH OF PLOT in m	9.6	9	AVERAGE DEPTH OF PLOT in m	9.02
10	ROAD WIDTH in m	4.57	11	SURRENDER ROAD WIDTH AREA in m²	0.00
12	AREA TYPE (Continuous/Economically Weaker Section/Others)	OTHERS	13	DEMOLITION AREA in m²	0
14	OSR APPLICABLE	NO	15	OSR SURRENDER/ BUYBACK/ RETAIN	

Overall Summary

Total Area

Built Up Area in m²	Carpet Area in m²	Covered Area in m²	FSI Area in m²	Non FSI Area in m²
112.80	58.48	112.80	112.80	0.00

Plot Area Details

Description	Area in m²
As At Site	86.59
FMB or PLR	86.66
As Per Document	86.66

Block Wise Summary

Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Floor Area in m²	Deduction Area in m²	FSI Area in m²	Non FSI Area in m²	Carpet Area in m²
0	Individual residence	56.40	0	56.40	0	29.14
1	Individual residence	56.40	0	56.40	0	29.34
Total		112.80	0.00	112.80	0.00	58.48

1. Covered Area is 112.80 m²
2. Height of building is 6.95 m
3. Head Room Area (Non FSI Area) is 0 m²
4. Total Non FSI Area is 0.00 m²

Common - Scrutiny Details

1.No. of Blocks

Description	Provided	Status
Total Number Of Blocks	1	Verified

2.FSI

As per TNCDBR	Occupancy	Area Type	Road Width	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Residential	OTHERS	4.57	<= 2	1.302	Verified

3.Floor Units

Block	Floor	Unit Number	Unit Area
Block 1	Floor 0	1	112.80 Sq.m

4.Parking

As per TNCDBR	Description	Required	Provided	Status
Annexure iv - part I-13,17,b,part II-A,C	Parking Slots Area	5 M x 2.5 M Minimum Area of Each parking	No violation of area in 1 parking	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two wheeler parking dimension	1 M x 1.8 M	Out of 2 parking 0 parking violated dimension.	Verified
Annexure iv - part I-13,17,b,part II-A,C	Car Parking	1	1	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two Wheeler Parking	0	2	Verified

5.Septic Tank/drainage

As per TNCDBR	Description	Status
Part VII , 54-3(b)	Septic Tank/drainage Provided	Verified

6.Bathroom Water Closets

As per TNCDBR	Description	Required	Provided	Status
Part vii-pt52-7	Bathroom Water Closets	Height >= 2.1, Area >= 2.4, Width >= 1.2	Height >= 3.05, Area >= 2.40, Width >= 1.20	Verified
Part vii-pt52-7	Bathroom Water Closets	Height >= 2.1, Area >= 2.4, Width >= 1.2	Height >= 3.05, Area >= 2.40, Width >= 1.20	Verified

7.Parapet

As per TNCDBR	Description	Required	Provided	Status

As per TNCDBR	Description	Required	Provided	Status
Part VII , 52(13)	Parapet	Height >= 1.2 and height <= 1.5	Height >= 1.22 and height <= 1.22	Verified

8.Solar

As per TNCDBR	Description	Required	Provided	Status
Part VI 44(2)	Solar Assisted Water Heating / Lighting system		Defined in the plan.	Verified

9.No. of Dwelling units

Description	Provided	Status
Total Dwelling units	1	Verified

10.Height of Building

As per TNCDBR	Description	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Height of Building for Block 1	12m / G+2 or Stilt +3 / up to 16 Dwelling Units	6.95m / 2 Floors / 1 Dwelling units	Verified

11.Collection and disposal of Solid and Liquid Waste

As per TNCDBR	Description	Field Verified	Status
part vi-pt 35-17	Collection and disposal of solid and liquid Waste	Defined in the Plan.	Verified

12.Rain Water Harvesting

As per TNCDBR	Description	Provided	Status
Annexure XXII-A	Rain Water Harvesting	Defined in the plan	Verified

13.North Direction

As per TNCDBR	Description	Provided	Status
part ii - 8 -iii-(l)	North Direction	North directions provided	Verified

14.Location Plan

As per TNCDBR	Description	Provided	Status
part ii - 8 -i	Location Plan	Location plans provided	Verified

15.Toilet Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Toilet Ventilation	Min 0.5 Sq.m	0.69 Sq.m	Verified

16.Road Width

As per TNCDBR	Description	Occupancy	Required	Provided	Status
Part VI	Road Width	Individual residence	>=3m	4.57m	Verified

Block 1 - Scrutiny Details

1.Setback

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Front	Individual residence	0	Minimum distance	1.5	1.50	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Rear	Individual residence	0	Minimum distance	0	0	Verified

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 1	Individual residence	0	Minimum distance	1	1.0	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 2	Individual residence	0	Minimum distance	1	1.0	Verified

2.Balcony

As per TNCDBR	Floor	Description	Required	Provided	Status
part vii-pt52-13	floor 1	Height of balcony 1	Height >=1.2 and <=1.5 m	1.22	Verified

3.General Stair - Mid landing

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 mid landing	0.75	1.70	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 mid landing	0.75	1.70	Verified

4.General Stair - Number of risers

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Maximum no of risers required per flight for general stair 1 flight 1	15	9	Verified
Part VII , 52(17)	floor 0	Maximum no of risers required per flight for general stair 1 flight 2	15	9	Verified
Part VII , 52(17)	floor 1	Maximum no of risers required per flight for general stair 1 flight 1	15	9	Verified
Part VII , 52(17)	floor 1	Maximum no of risers required per flight for general stair 1 flight 2	15	9	Verified

5.General Stair - Tread width

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 1	0.25	0.25	Verified
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 2	0.25	0.25	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 1	0.25	0.25	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 2	0.25	0.25	Verified

6.General Stair - Width

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 1	0.75	0.85	Verified

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 2	0.75	0.85	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 1	0.75	0.85	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 2	0.75	0.85	Verified

7.Kitchen

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-6	Minimum height of kitchen	floor 0	2.75m	3.05m	Verified
part vii-pt52-6	Total area of kitchen	floor 0	5.00Sq.m	7.44Sq.m	Verified
part vii-pt52-6	Minimum Width of kitchen	floor 0	1.80m	2.44m	Verified

8.Kitchen Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 1.49 of Kitchen Area 7.44 at floor 0	Verified

9.Plinth

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-1	Minimum plinth height	>= 0.45m	0.61m	Verified

10.Portico

As per TNCDBR	Description	Required	Provided	Status
PORTICO DEDUCTION AREA	Portico 1 deduction area	-	0 Sq.Mtr.	Verified

This report is generated based on the Applicant Declaration and a provided drawing. The drawing has been verified with TNCDBR rules and final decision on approval will be taken by Department officials. Completion Certificate will not be issued if any deviation from the submitted drawing more than tolerance Limits.

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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