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.

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

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

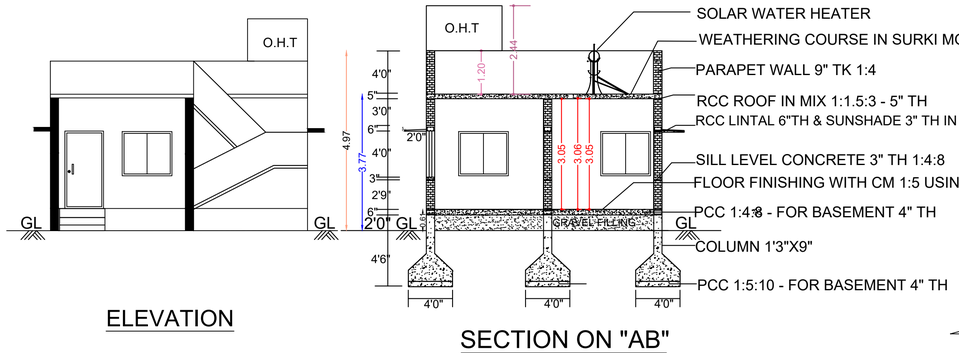
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING IN OLDR.S.F.NO-301/2,NEW R.S.F.NO-301/2C4,AFTER SUB DIVISION NEW R.S.F.No: 301/2C4H5 PATTA NUMBER-5619 OF DHARSHANA AVANUE-II, SITE No: 46 IN VADAMUGAM VELLODE VILLAGE AND PANCHAYAT, CHENNIMALAI UNION, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT:

Mr.K.SIVAMURUGAN, S/o.Mr.KAILASAM

SWP/DTCP APPROVAL NO:135/2023,ROC.NO:ERD/LF7QL8QM/2022/TCP, நாள்:21.04.2023

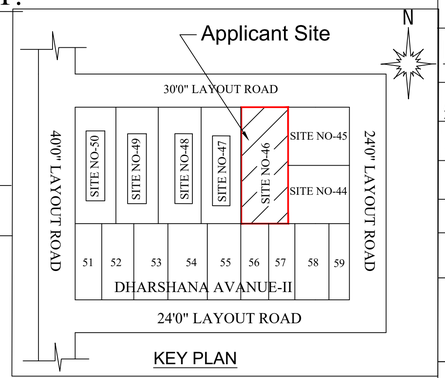
ONLINE APPLICATION NO :SWP/BPA/115073/2024
BUILDING PERMISSION NO :ERD/CHML/V.VELLODE/17/2023-2024
BUILDING APPROVAL NO :10-(2023-2024)(DATE:14/02/2024)



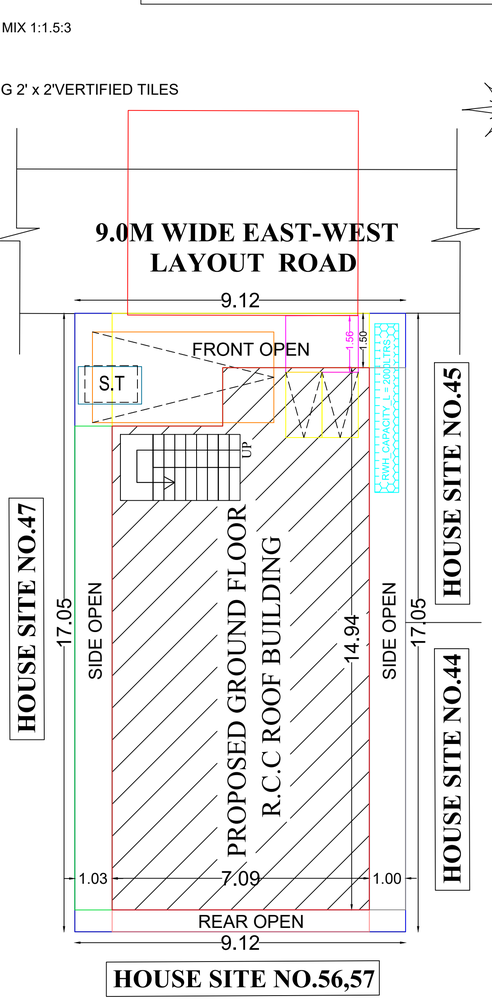

ELEVATION



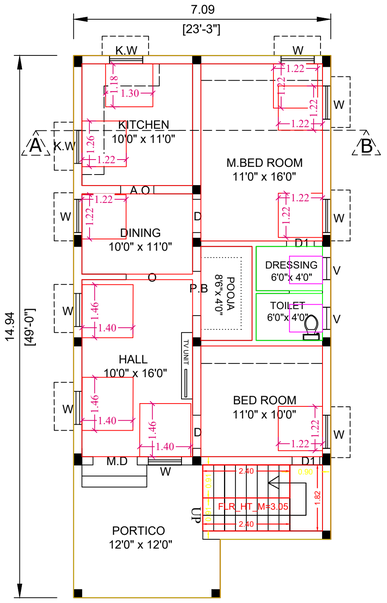

SECTION ON "AB"




KEY PLAN




SITE PLAN




GROUND FLOOR PLAN

N

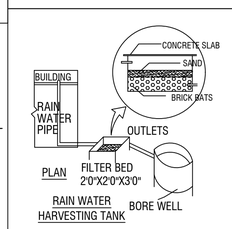
PLAN INFO
AS_AT_SITE=155.50
FMB_OR_PLR=157.00
AS_PER_DOCUMENT=156.07
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=46
SURVEY_NO=301/2C4H5
PATTA_NO=5619
TALUK=PERUNDURAI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=156.07
AVG_PLOT_DEPTH=17.08
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO

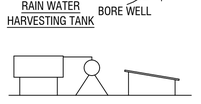
## I.PROPOSED BUILDING AREA DETAILS:

| Area Details: | Sq.ft | Sqm |
|---|---|---|
| Area of the site as per document | 1680.00 | 156.07 |
| Plinth Area Of G.Floor Building | 1087.91 | 101.07 |
| Floor Area Of G.Floor Building | 870.00 | 80.82 |
| Area Of Open Space | 592.09 | 55.00 |

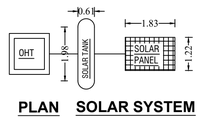
| JOINERY DETAILS | | FEET | METRE |
|---|---|---|---|
| D | DOOR | 3'3" X 7'0" | 1.00 X 2.14 |
| D1 | DOOR | 2'6" X 7'0" | 0.76 X 2.14 |
| W | WINDOW | 4'0" X 4'0" | 1.22 X 1.22 |
| V | VENTILATOR | 3'3" X 1'9" | 1.00 X 0.50 |
| SEPTIC TANK 1 No | | | BORE WELL 1 No |
| R.W.H 1 No | | | SUMP 1 No |

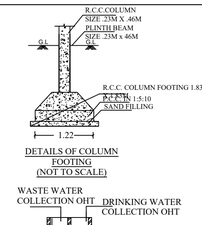
**Floor Space Index (F.S.I.)** - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{101.07}{156.07} = 0.64 < 2$

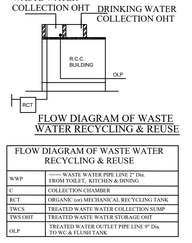


SECTION

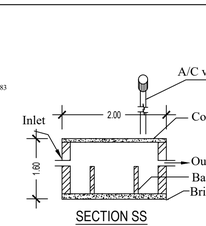


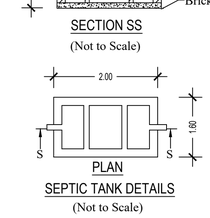



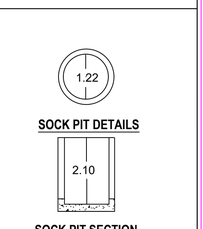



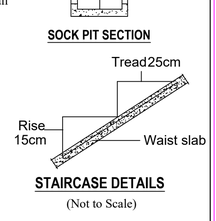

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

| FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE | |
|---|---|
| WWP | ------ WASTE WATER PIPE LINE 2" Dia. FROM TOILET, KITCHEN & DINING |
| C | COLLECTION CHAMBER |
| RCT | ORGANIC (or) MECHANICAL RECYCLING TANK |
| TWCS | TREATED WASTE WATER COLLECTION SUMP |
| TWS OHT | TREATED WASTE WATER STORAGE OHT |
| OLP | TREATED WATER OUTLET PIPE LINE 5" Dia. TO WC & FLUSH TANK |



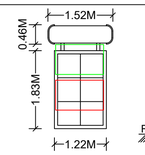

| DESCRIPTION | Required | Provided |
|---|---|---|
| Car Parking Stalls | 1 | 1 |
| Two Wheeler Parking Stalls | 2 | 2 |
| Cycle Parking Stalls | - | - |

**COLOR INTEX :-**

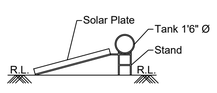
| | | |
|---|---|---|
| ROAD SHOWN IN | - | |
| SITE BOUNDARY SHOWN IN | - | |
| PROPOSED BUILDING SHOWN IN | - | |

| GATE | MEASUREMENT IN METER |
|---|---|
| ENTRY /EXIT | 6.00 X 1.81 |

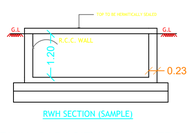
**ALL DIMENSIONS ARE IN METER**
**SCALE 1:100**



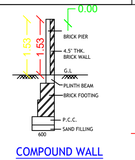

Plan on Solar Heater



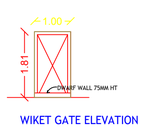

Section on Solar Heater



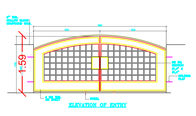

RWH_CAPACITY_L=5000LTRS

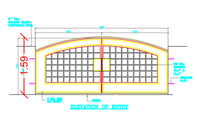



COMPOUND WALL DETAIL




WIKET GATE ELEVATION




DR Er.G.DHARANIDHARAN,BE..,
(Registered Engineer)
PLANNERS & PROMOTORS
Cell 8675557972
email :ksgdharani@gmail.com

| APPLICANT | REGISTERED ENGINEER |
|---|---|
| | Er.G. DHARANIDHARAN, BE.,<br>REGISTERED ENGINEER,<br>L.No 05/2022/RE-GR-II/EDTCP<br>DR PLANNERS AND PROMOTORS<br>Balaji Garden, Vellode to Chennimalai Main Road,<br>V.Vellode - 638 115. Erode<br>Cell : 86755 57972, 96290 72114 |
| | DR PLANNERS-8675557972 |

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.