

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

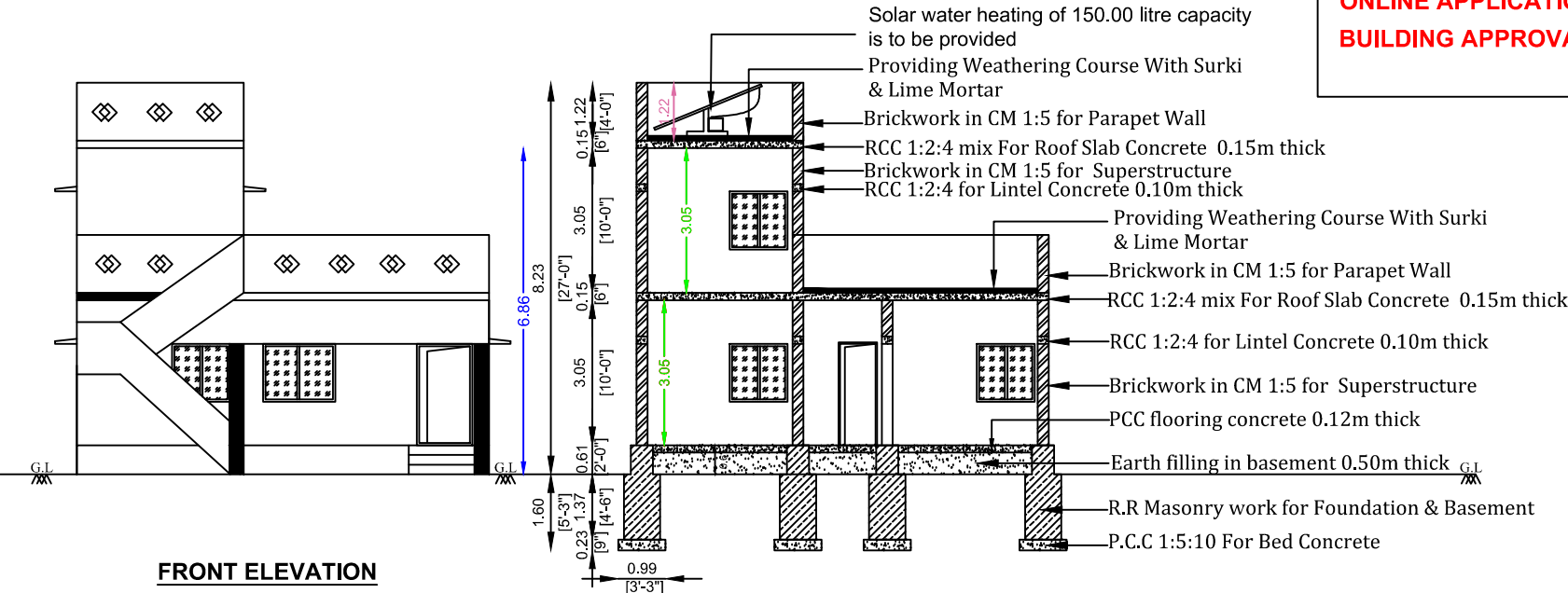
ISSUING AUTHORITY
Rural Panchayat

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

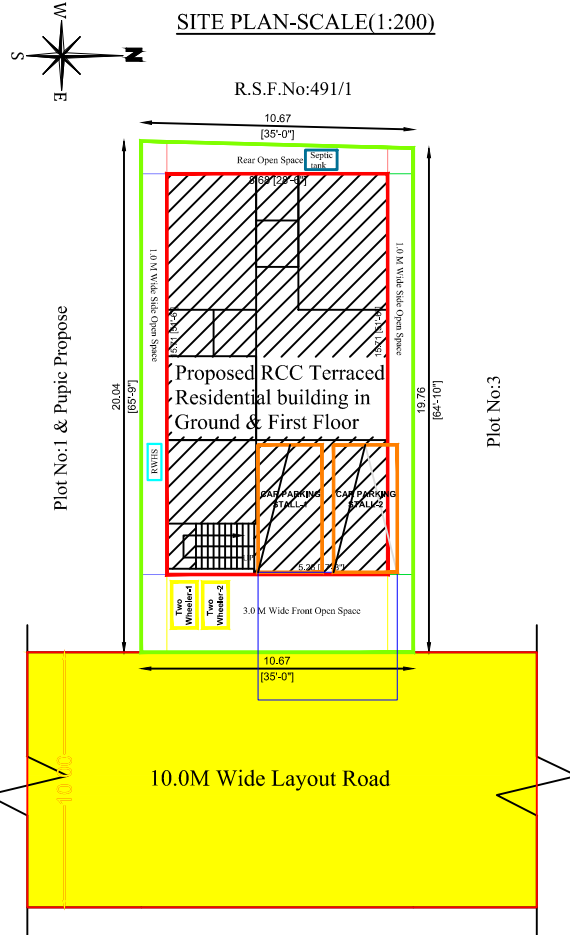
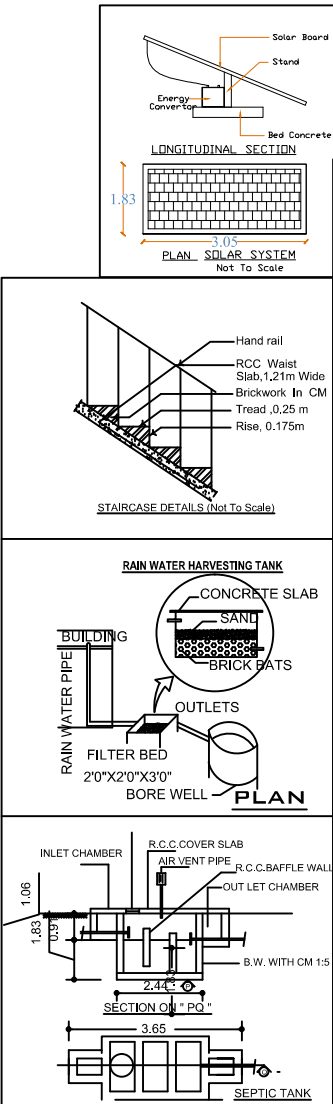
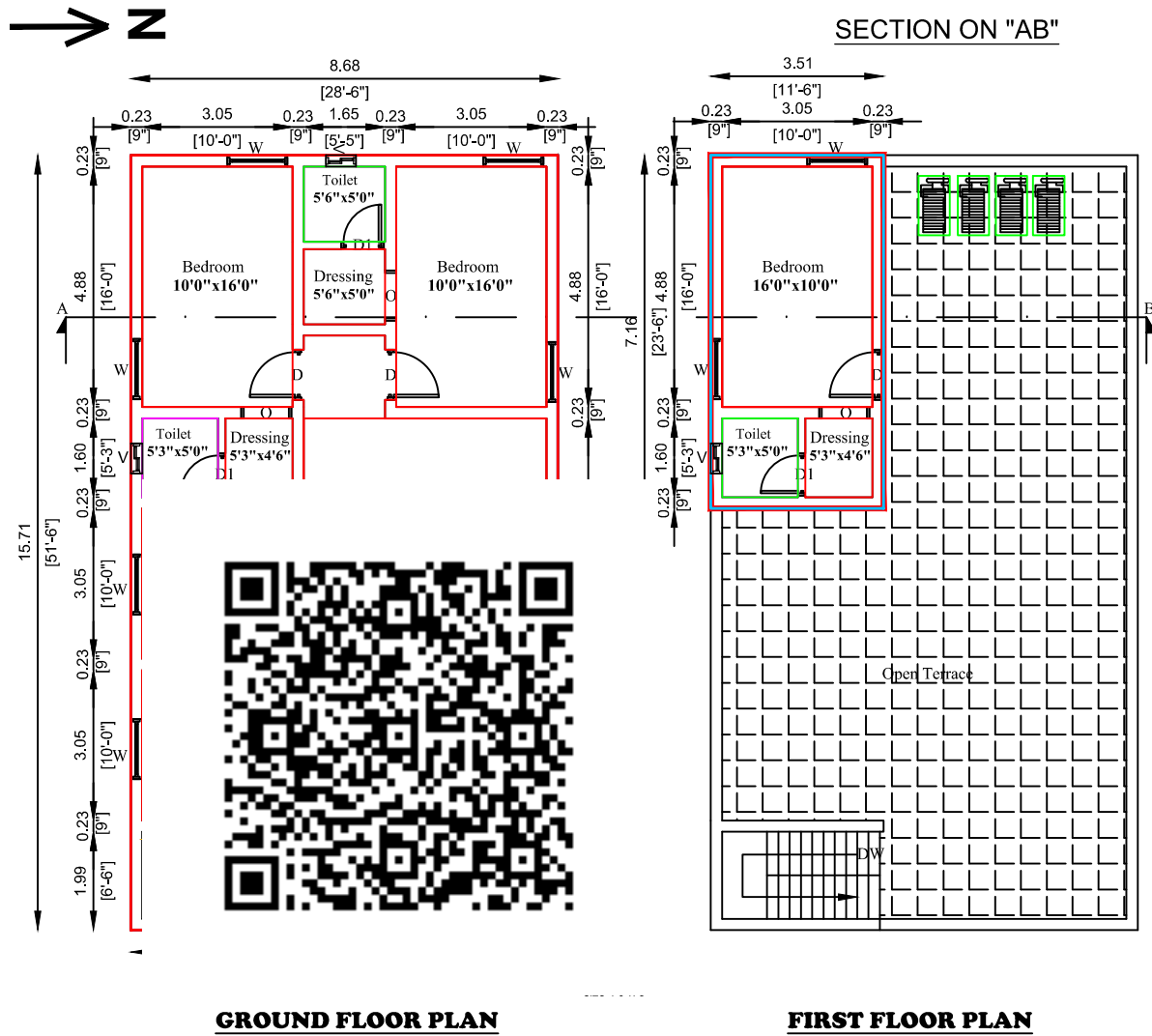
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR AT PLOT NO:2,"BALAJI AVENUE", NANJAI UTHUKULI, IN R.S.F.No:491/2A5D, NANJAI UTHUKULI VILLAGE & PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

ONLINE APPLICATION NO:SWP/BPA/0126270/2024
BUILDING APPROVAL NO :ERD/MDK/NU/68/2023-2024
DATE:07-10-2024



PLAN INFO
PLOT_AREA_M2= 212.28
AS_PER_DOCUMENT = 212.28
SINGLE_FAMILY_BLDG= YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=MODAKURICHI
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 491/2A
PATTA_NO= -
PLOT_NO= 2
ACCESS_WIDTH_M=10.0
ROAD_WIDTH=10.0
ROAD_LENGTH=30
AVG_PLOT_WIDTH= 10.67
AVG_PLOT_DEPTH= 20.04
LAND_USE_ZONE = ROW HOUSE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO
FMB_OR_PLR = 212.28
AS_AT_SITE = 212.27



KEY PLAN
(NOT FOR SCALE)

MD.61/(FF.MD).எண்:266/2022

APPLICANT:
"M/S.BALAJI AVENUE" By its Partner,
Mr.T.Sathyaraj S/o.Mr.P.Thangaraju.

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE	212.28	2285.00
2.	PLINTH AREA OF THE PROPOSED RCC RESIDENTIAL BUILDING IN G.FLOOR	136.36	1467.75
3.	PLINTH AREA OF THE PROPOSED RCC RESIDENTIAL BUILDING IN F.FLOOR	25.10	270.17
4.	TOTAL PLINTH AREA OF THE PROPOSED RCC RESIDENTIAL BUILDING IN GROUND & F.FLOOR	161.46	1737.92
5.	AREA OF THE OPEN SPACE	76.28	817.25
6.	CARPET AREA OF THE PROPOSED RCC RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR	63.17	680.00

JOINERIES:

MAIN DOOR	MD	- 4'0" X 7'0"
DOOR	D	- 3'0" X 7'0"
DOOR	D1	- 2'6" X 7'0"
OPENING	O	- 3'0" X 7'0"
OPENING	O1	- 4'0" X 7'0"
WINDOW	W	- 4'0" X 4'0"
WINDOW	W1	- 5'0" X 4'0"
VENTILATOR	V	- 2'0" X 2'0"

INDEX:-

1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED RCC RESIDENTIAL BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN

APPLICANT

REGISTERED ENGINEER

For BALAJI AVENUE
T. Sathyaraj
PARTNER

R. KUMARIANANDAN, B.E., M.E., R.E (Dtp & Corp)
Registered Engineer & Consulting Civil Engineer
DTCP Reg. No : DTCP/NAMAKKAL/RE-11/003/2021
Erode Corp Reg.No : 056/L5/2019/00026
D.No: H40/120, First Floor, Near IOB & BOB Bank,
Opp. Green Park Apartments, Periyar Nagar
Erode - 638 009. Ph : 96988 26102.

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](#)



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

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

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

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



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.

