

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

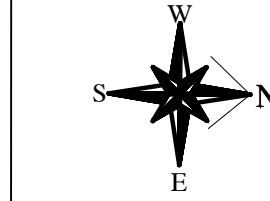
The approval as the planning authority issued it, reproduced in full behind this page.

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



SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING ADDITIONAL CONSTRUCTION OF R.C.C ROOF FIRST FLOOR RESIDENTIAL BUILDING IN R.S.No :287 / 2F2, AT TAMIL NAGAR ,SITE No: 24 ,PATTA No: 2676 , IN MATHAM PALAYAM VILLAGE PANCHAY AT , SATHYA MANGALAM TALUK , BHAVANISAKAR PANCHAYAT UNION , SATHYAMANGALAM TALUK , ERODE DISTRICT .

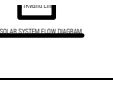
APPLICANT:- Mr. S. SIVASARAN . S/o. SELVAN.



Do Rain Water Harvest At

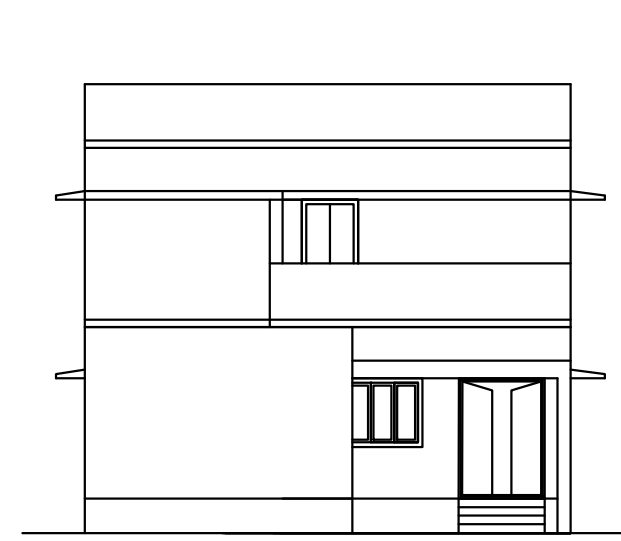
Save The Planet:
Plant A Tree !
Get Rain Water !!

COLUMN FOOTING DETAILS

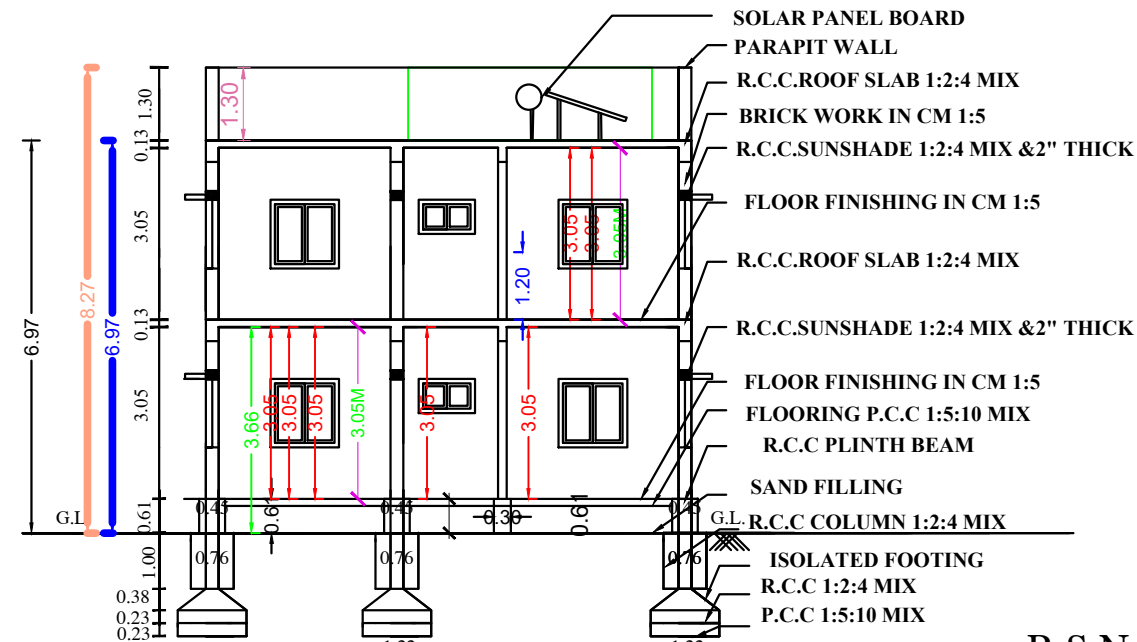


AREA DETAILS	SQ.M
AREA OF THE SITE	185.80
PLINTH AREA OF THE BUILDING (PROPOSED)	
PLINTH AREA OF G F PRO.BUILDING	109.36
PLINTH AREA OF THE BUILDING (PROPOSED)	
PLINTH AREA OF F F PRO.BUILDING	54.31
TOTAL AREA OF G.F & F F PRO.BUILDING	163.61
AREA OF OPEN SPACE	76.50

OFFICE USE :-

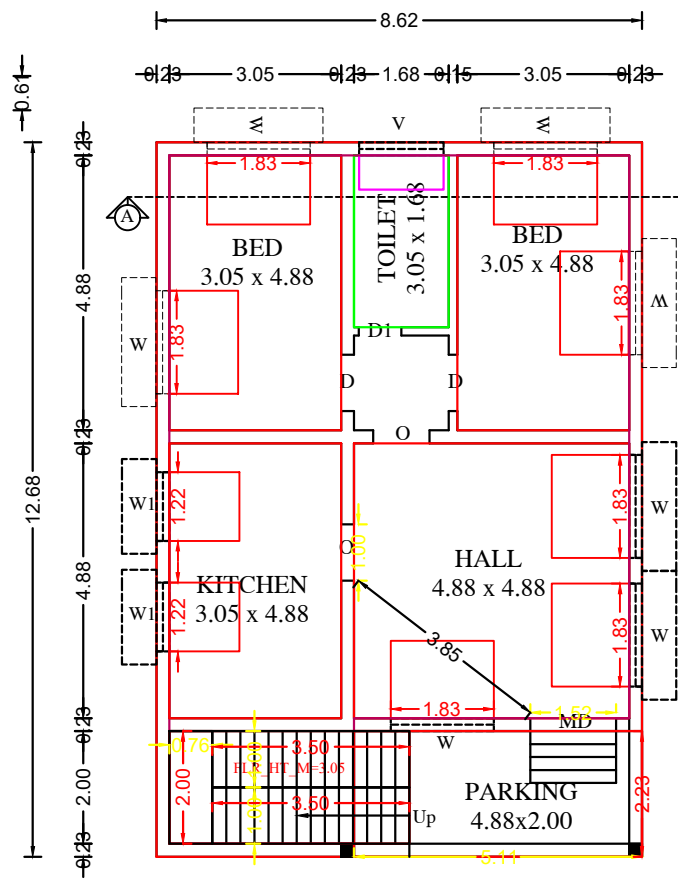


ELEVATION

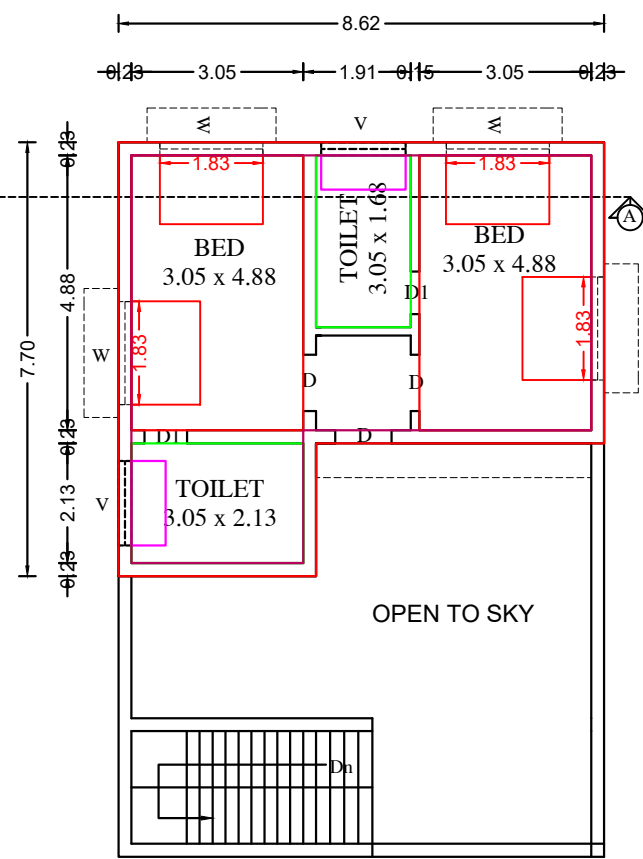


SECTION ON AA

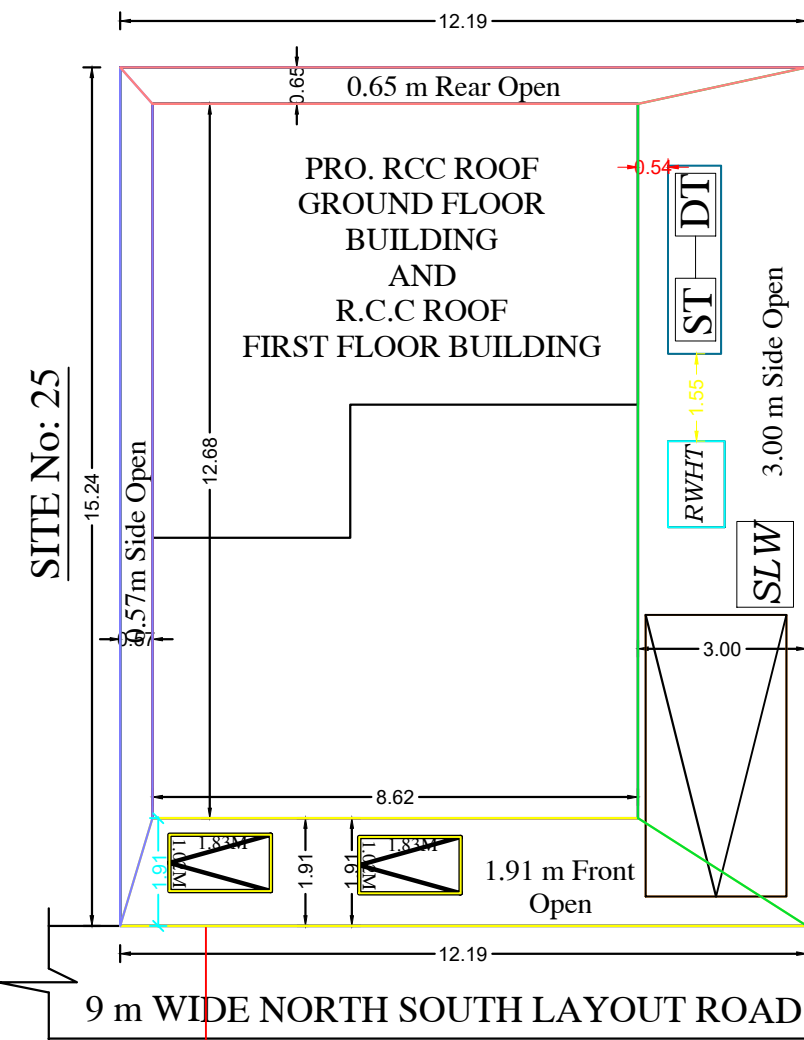
R.S.No : 287 / 1



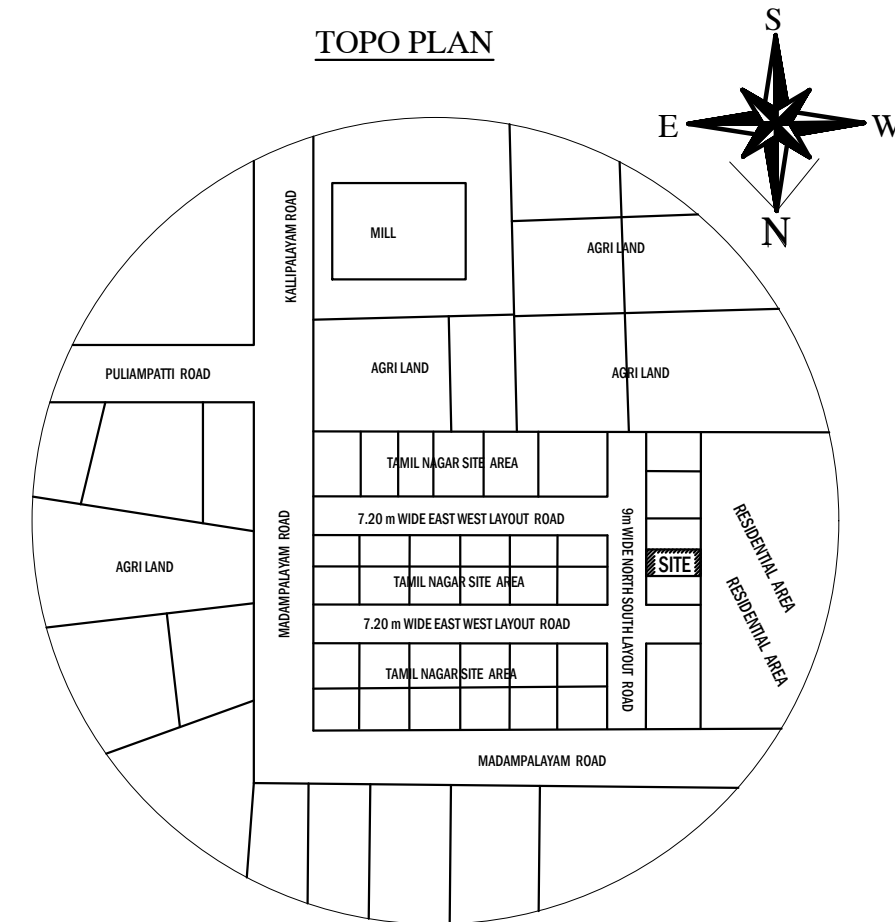
PROPOSED GROUND FLOOR PLAN



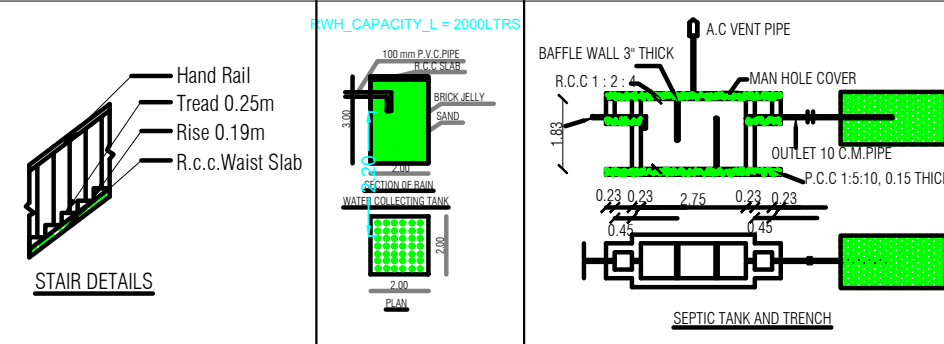
FIRST FLOOR PLAN



SITE PLAN (SCALE 1:100)



SCALE: 1:1000



Parking Calculation For House Building

Floor Area Bet'n 50 & 75 Required 1 Car Space & 1 Two Wheeler, Above 75 Sq.m 1 Car Space

CAR SPACE	REQUIRED	PROVIDED
	NIL	NIL
TWO WHEELER SPACE	1	1

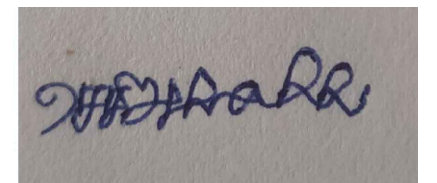
DETAILS OF JOINARIES.

MD - MAIN DOOR	1.52X 2.13	W - WINDOW	1.83 X 1.22
D - DOOR	1.00X 2.13	W1 - WINDOW	1.22 X 1.22
D1 -DOOR	0.76 X 2.13	V - VENTILATOR	1.50 X 0.61

Rule 35 - Non - High Rise Building
Parking Annexure - IV , Rule 38 (4)
& 39 (6)

Tamilnadu Combined Development And Building Rules - 2019			COLOUR INDEX	
Height Of The Building Less Than 7m , Below 9 m Width	Set Back	Required	Available	
Front Open	1.5 M	1.91 M		☐ SITE BOUNDARY
Side Open - I		0.57 M		☐ G. FLOOR BUILDING
Side Open - II	2.0 M	3.0 M		☐ F. FLOOR BUILDING
Rear Open	NIL	0.65 M		☐ RCP & ST- DT
Abutting Road Width	Front Open			☐ EXL BLDG TO BE DEMOLISED
9.0 M Below	1.5 M			☐ ROAD
9.0 M To 18.0 M	3.0 M			
18.0 M To 30.5 M	4.5 M			
30.5 M Above	6.0 M			

APPLICANT :-



S. SIVASARAN .

ENGINEER /LBS:-



Er.A.JOTHIMANI.BE.,MBA.,M.Sc(VALUATION)
(PLANNER ,DESIGNER ,VALUER & CONTRACTOR)
REGD. CIVIL ENGINEER GRADE - I.
Municipality Licensed Number - 060 / LS / 2019/ 00005.,
Erode District DTCP Reg. Number - 05 / 2020 / RE-GR -I.,
Punjai Puliampatti

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

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



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.

