

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

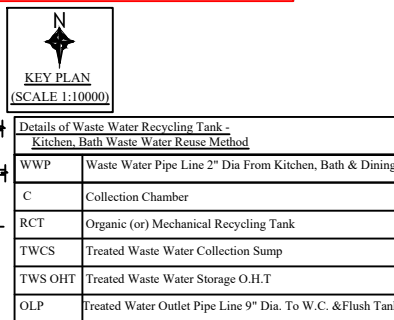
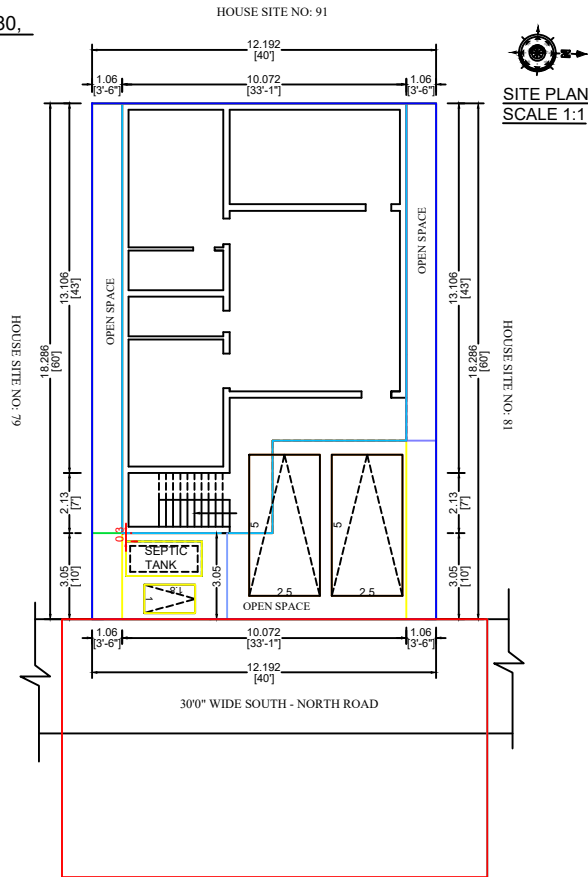
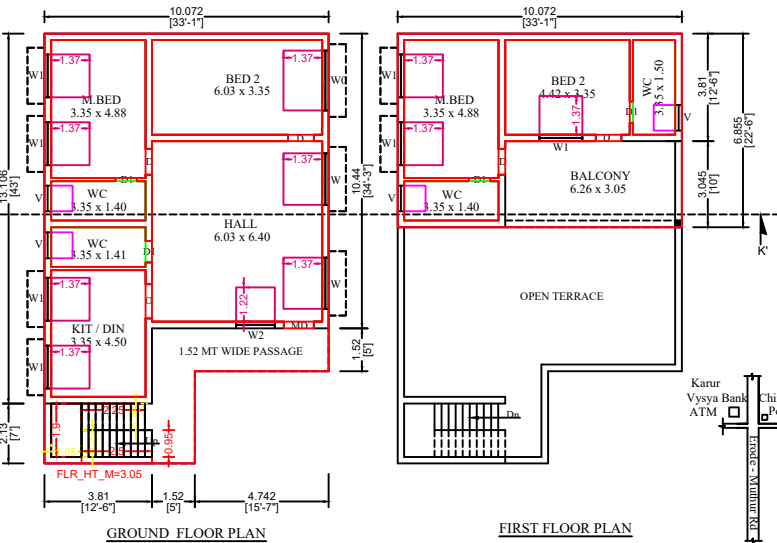
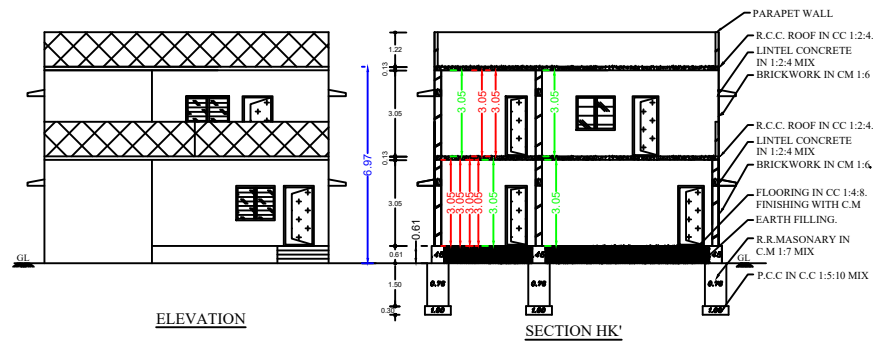
ISSUING AUTHORITY
Rural Panchayat

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 R.C.C. ROOF RESIDENTIAL BUILDING IN
GROUND FLOOR & FIRST FLOOR AT R.S.F.NO: 279/1A1, OLD S.F.NO: 289 & 290, HOUSE SITE NO: 80,
NANJAI UTHUKKULI "A" VILLAGE & MUTHUGOUNDENPALAYAM PANCHAYAT, MODAKKURICHI
PANCHAYAT UNION, MODAKKURICHI TALUK & ERODE DISTRICT.
[Layout Approval No: SPFW/SRDD No: 870/2018]

Applicant : - Mr. M. P. Thyagarajan, S/o. Mr. Ponnusamy.



ONLINE APPLICATION NO:
SWP/BPA/143641/2024
BUILDING PERMISSION NO:
ERD/MDK/MGP/106/2023-2024
THIS PERMISSION WILL BE VALID FOR A
PERIOD OF FIVE YEARS FROM
11/03/2024 TO 11/03/2029.

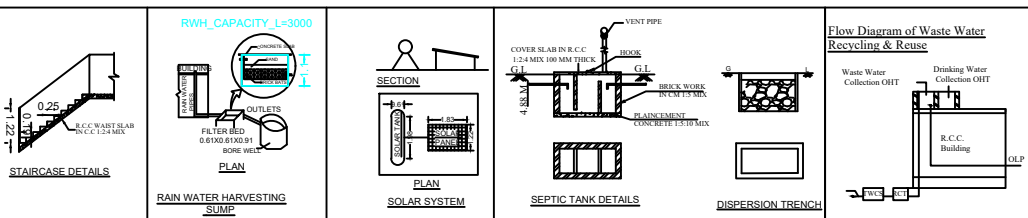
AREA DETAILS	SQ.M.	SQ.FT.
AREA OF THE SITE	222.97	2400.00
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN GROUND FLOOR	137.92	1484.55
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN FIRST FLOOR	69.04	743.14
TOTAL PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING (GROUND FLOOR + FIRST FLOOR)	206.96	2227.69
FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING (GROUND FLOOR + FIRST FLOOR)	142.29	1531.59
AREA OF OPEN SPACE	85.05	915.45
PROPOSED SEPTIC TANK - 1 NO & SOAK PIT	1 NO.	
PROPOSED RAINWATER HARVESTING TANK & SUMP	1 NO.	

REF	JOINERY SCHEDULE	METER
MD	Main Door	1.06 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
O	Open	1.22 x 2.13
W0	Window	2.13 x 1.37
W	Window	1.82 x 1.37
W1	Window	1.52 x 1.37
W2	Window	1.37 x 1.22
V	Ventilator	1.00 x 0.76

PLAN INFO
AS PER DOCUMENT=222.97
FMB_OR_PLR=222.97
SURVEY_NO= 279/1A1
PATTA_NO= 708
ROAD_WIDTH=9.14
ROAD_LENGTH=250
AREA_TYPE=RESIDENTIAL
OSR_APPLICABLE=NO
AVG_PLOT_DEPTH=18.29
AVG_PLOT_WIDTH=12.19
LAND_USE_ZONE=RESIDENTIAL
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
AS_AT_SITE=222.94
PLOT_AREA_M2=222.94
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
IS_APPROVED_LAYOUT=YES
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

ALL DIMENSIONS ARE IN 'METRE' & 'FEET' — SCALE - 1 : 100

APPLICANT	ENGINEER
M.P. Thyagarajan	R. Harshaprabhu, B.E. (CIVIL), M.E., REGISTERED ENGINEER, Chartered Engineer & Approved Valuer Corporation Reg. No. 055/15/19201 / 00006, 95/5, Kariyapallam Nagar Phase - 2, Near Annam Nagar, Sivaniyampalayam, Erode-638 104. Mobile No : 94873 89173



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.

