PP APPROVAL RECORD

# Planning Permission

## Survey 179/2 and 1 more

Avalpoondurai

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town 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

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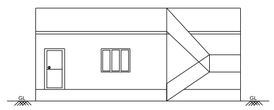
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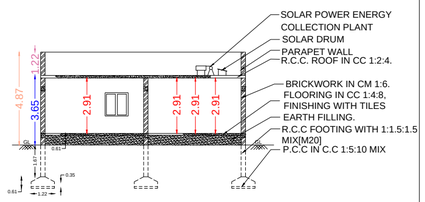
**PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AT R.S.F.No: 179/2 , NATHAM R.S.F.No : 179/2B, NATHAM PATTA No: 904, WARD No : 02 , KALIPALAYAM MAIN STREET, AVAL POONDURAI TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.**

# Applicant :

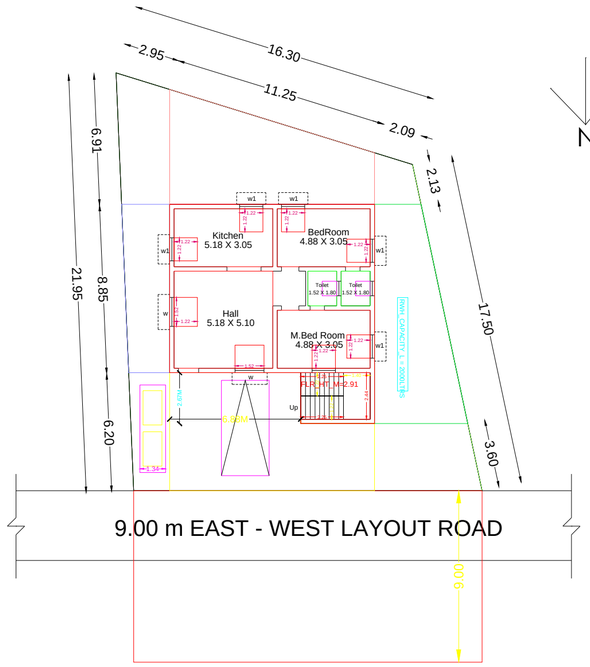
Mrs.C.JAYANTHI ., W/o.Mr.SURESH.



ELEVATION

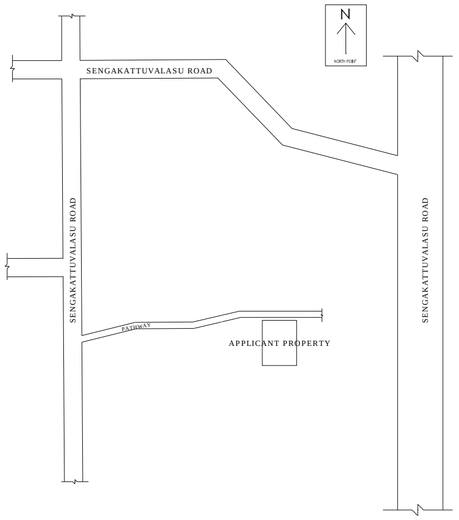



SECTION ON AB

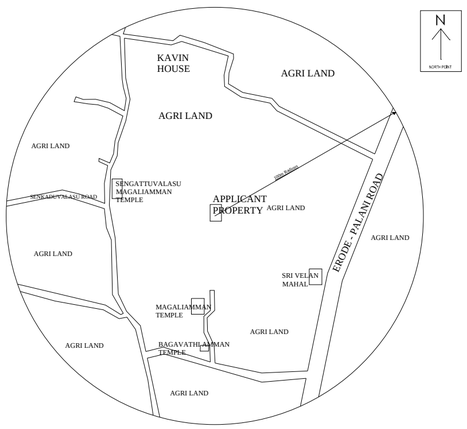



GROUND FLOOR PLAN




KEY PLAN : NTS SCALE




TOPO PLAN (Scale 1:5000)

## AREA STATEMENT

| DESCRIPTIONS | Sq.METER |
|---|---|
| SITE AREA :- | |
| AS PER DEED AREA | 325.00 |
| AS PER PLR / FMB AREA | 325.00 |
| SUPER IMPOSED PLOT AREA | 325.00 |
| BUILDING AREA :- | |

| BLOCK NAME | FLOOR NAME | FSI AREA (IN Sq.m) | NON FSI AREA (IN Sq.m) | BUILTUP AREA (IN Sq.m) |
|---|---|---|---|---|
| 1 | GROUND FLOOR | 105.38 | --- | 105.38 |
| | | | | |
| GRAND TOTAL | | 105.38 | --- | 105.38 |

FLOOR SPACE INDEX (F.S.I) :- SCALE 1:100

$\frac{\text{F.S.I AREA}}{\text{PLOT AREA}} = \frac{105.38}{325.00} = 0.32 \leq 2$

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{105.38}{325.00} \times 100 = 32.42\%$

### PARKING DETAILS

| DESCRIPTIONS | REQUIRED | PROVIDED |
|---|---|---|
| CAR PARKING | 1 Nos. | 1 Nos. |
| TWO WHEELERS | 2 Nos. | 1 Nos. |

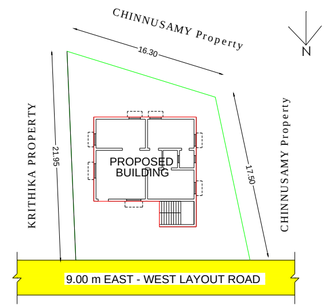
### COLOUR INDEX

SITE BOUNDRY SHOWN

PROPOSED BUILDING SHOWN

EXISTING ROAD SHOWN

PLAN INFO
AS_AT_SITE= 325.01
FMB_OR_PLR=325.01
AS_PER_DOCUMENT=325.01
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NO
SURVEY_NO=179/2,
PATTA_NO=904
TALUK=ERODE
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.92
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2= 325.01
AVG_PLOT_DEPTH=21.95
AVG_PLOT_WIDTH=18.92
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH= 250M
LAND_USE_ZONE=RESIDENTIAL
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=TOWN PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO




SITE PLAN 1:200

| JOINERY DETAILS | FEET | METER |
|---|---|---|
| M.D MAIN DOOR | 3'6" X 7'0" | 1.06 X 2.13 |
| D DOOR | 3'0" X 7'0" | 0.91 X 2.13 |
| D1 DOOR | 2'6" X 7'0" | 0.76 X 2.13 |
| W WINDOW | 5'0" X 4'0" | 1.52 X 1.22 |
| W1 WINDOW | 4'0" X 4'0" | 1.22 X 1.22 |
| V - VENTILATOR | 3'3" X 2'0" | 1.00 X 0.61 |

Applicant:-

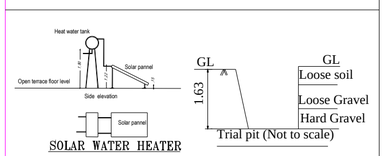
C. Jthi

Mrs.C.JAYANTHI

Registered Engineer:-

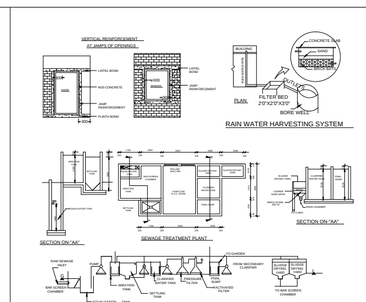
Reg.No. : 056/LS/2019/00010
Er. S. ARAVINTH B.E.,
Registered Engineer
SRI RAAGEVENDRA PLANNERS
26, Bharathipalayam, IInd Street,
NR Mahal (Back Side), Erode - 638 002.
Cell : 96599 47703, 72000 59343



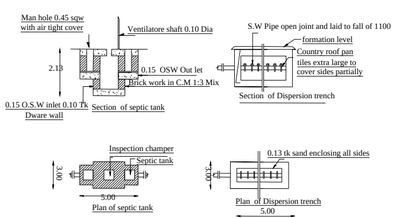










SEPTIC TANK DETAILS



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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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.