PP APPROVAL RECORD

# Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town Panchayat**

PURPOSE
**Residential**

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

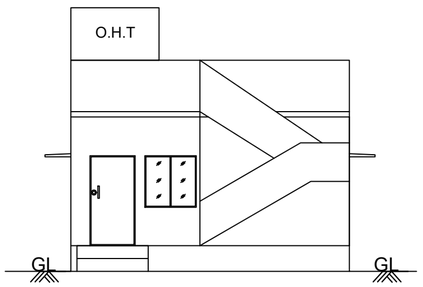
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING IN WARD NO:04, PALLAPALAYAM KIALAKKU VEETHI, R.S.F.NO-1373/1(AFTER SUBDIVISION NEW R.SF.NO:1373/1I), PATTA NO:4106 OF SITE No:36(WEST PART) IN "MUTHU GARDEN" AT AVALPOONDURAI VILLAGE AND TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

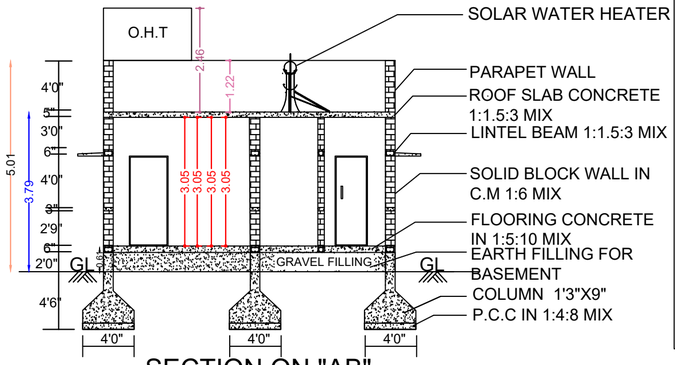
DTCP APPROVAL NO:32/2024,
ROC NO:FVL5MLK/2024/TCP, DATE:06.02.2024

## APPLICANT:

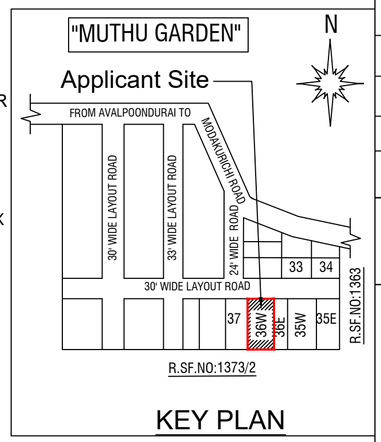
Mr.K.M.MURUGAN S/O. Mr.MARIMUTHU



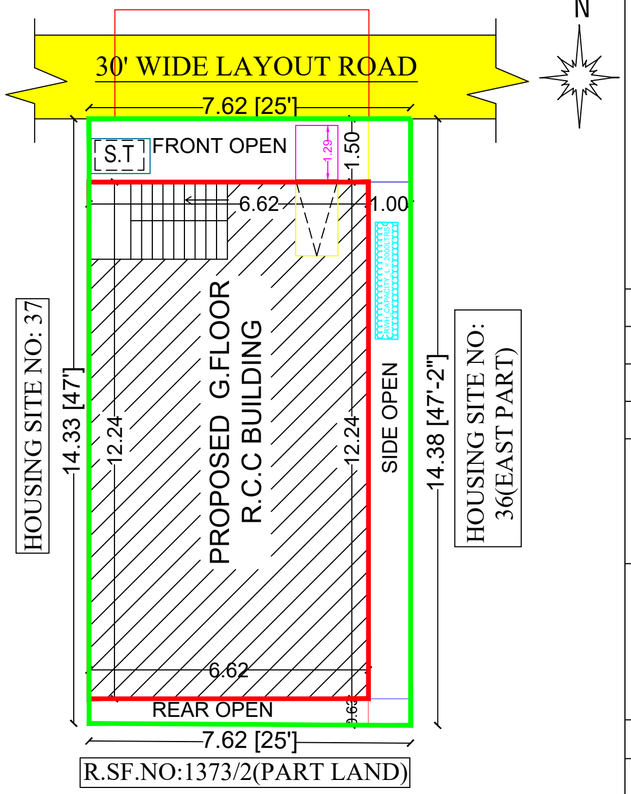

ELEVATION



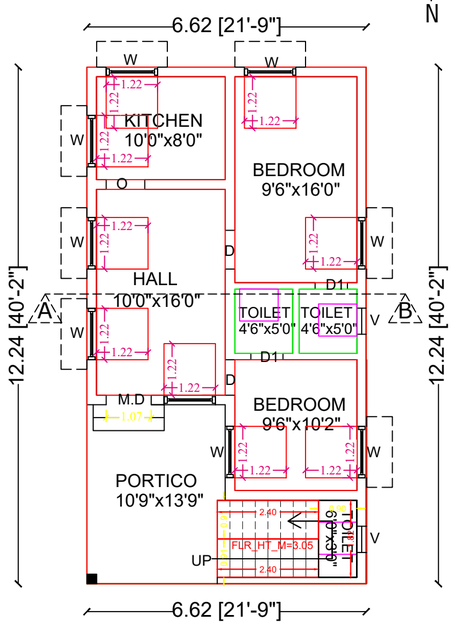

SECTION ON "AB"




KEY PLAN

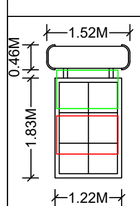



SITE PLAN

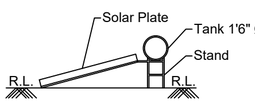



GROUND FLOOR PLAN

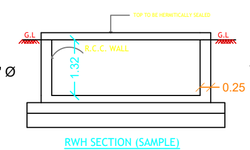
```
PLAN INFO
AS_AT_SITE=109.35
FMB_OR_PLR=109.35
AS_PER_DOCUMENT=109.35
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=36(WEST PART)
SURVEY_NO=1373/1I
PATTA_NO=4106
TALUK=MODAKKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.62
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=109.35
AVG_PLOT_DEPTH=14.36
AVG_PLOT_WIDTH=7.62
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
```




Plan on Solar Heater

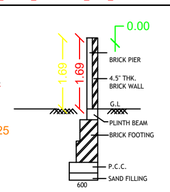



Section on Solar Heater

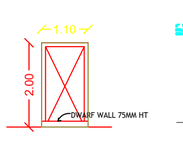



RWH SECTION (SAMPLE)

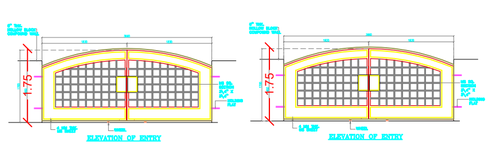
RWH_CAPACITY_L=5000LTRS




COMPOUND WALL DETAIL



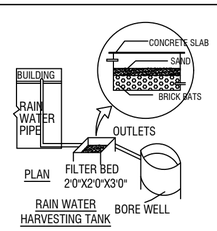

WIKET GATE ELEVATION



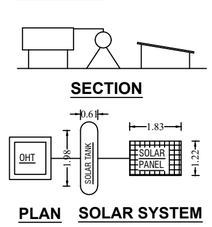

## I.PROPOSED BUILDING AREA DETAILS:

| Area Details: | Sq.ft | Sq.m | | | |
|---|---|---|---|---|---|
| Area of the site as per document | 1177.00 | 109.35 | W WINDOW | 4'0" X 4'0" | 1.22 X 1.22 |
| Plinth Area Of G.Floor Building | 872.31 | 81.04 | V VENTILATOR | 3'3" X 1'9" | 1.00 X 0.50 |
| Floor Area Of G.Floor Building | 700.00 | 65.03 | SEPTIC TANK 1 No | | BORE WELL 1 No |
| Area Of Open Space | 304.69 | 28.31 | R.W.H 1 No | | SUMP 1 No |

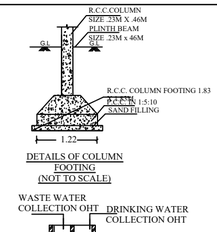
**Floor Space Index (F.S.I.)** - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{81.04}{109.35} = 0.7 < 2$



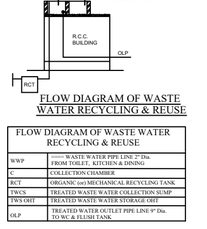

SECTION




PLAN SOLAR SYSTEM

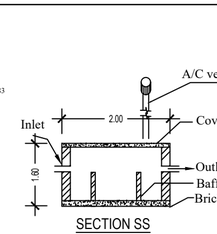



DETAILS OF COLUMN FOOTING (NOT TO SCALE)

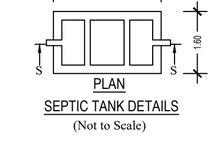



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

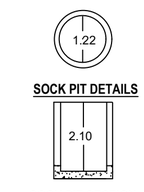
| FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE | |
|---|---|
| WWP | ===== WASTE WATER PIPE LINE 2" Dia. FROM TOILET, KITCHEN & DINING |
| C | COLLECTION CHAMBER |
| BCT | ORGANIC (or) MECHANICAL RECYCLING TANK |
| TWCS | TREATED WASTE WATER COLLECTION SUMP |
| TWS OHT | TREATED WASTE WATER STORAGE OHT |
| OLP | TREATED WATER OUTLET PIPE LINE 6" Dia. TO WC & FLUSH TANK |



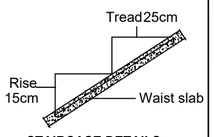

SECTION SS
(Not to Scale)




PLAN
SEPTIC TANK DETAILS
(Not to Scale)




SOCK PIT DETAILS
SOCK PIT SECTION




STAIRCASE DETAILS
(Not to Scale)

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

**COLOR INTEX :-**

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

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

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


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


| APPLICANT | REGISTERED ENGINEER |
|---|---|
| | Er.G.DHARANIDHARAN, BE., REGISTERED ENGINEER, L.NO: 05/2022/RE-GR-II/EDTCP DR PLANNERS AND PROMOTERS Ingur to Chennimalai Main Road, Near Chennimalai Register Office, CHENNIMALAI-638 051. CELL:86755 57972 |
| | 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

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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.