

PP

APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
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.

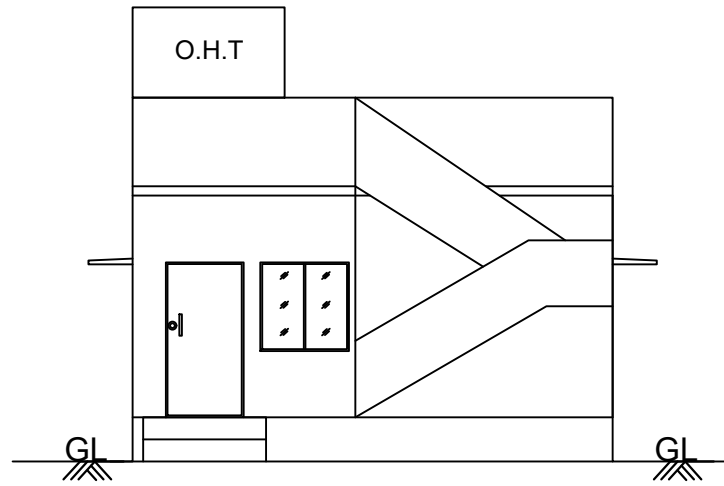
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING IN WARD NO:04, PALLAPALAYAM KILAKKU VEETHI, OLD S.F.NO-, R.S.F.NO-1373/1(AFTER SUBDIVISION NEW R.SF.NO:1373/1I), PATTA NO:4106 OF SITE No:35(WEST PART)&36(EAST PART) IN "MUTHU GARDEN" AT AVALPOONDURAI VILLAGE AND TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

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

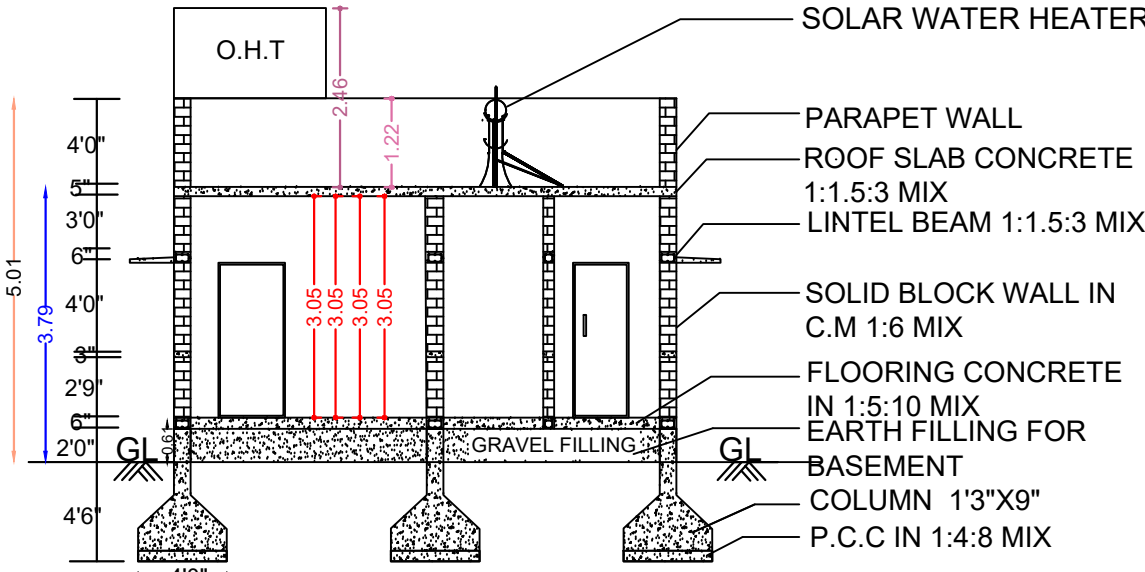
APPLICANT:

Mr.K.M.MURUGAN

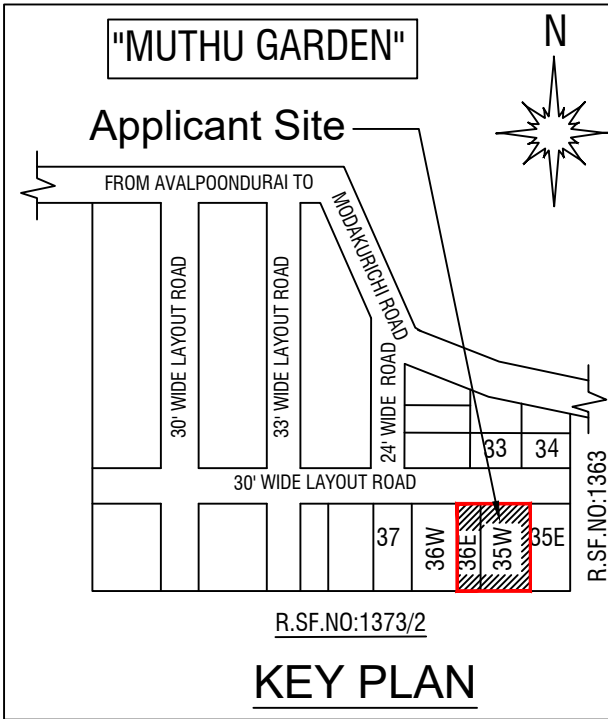
S/O. Mr.MARIMUTHU



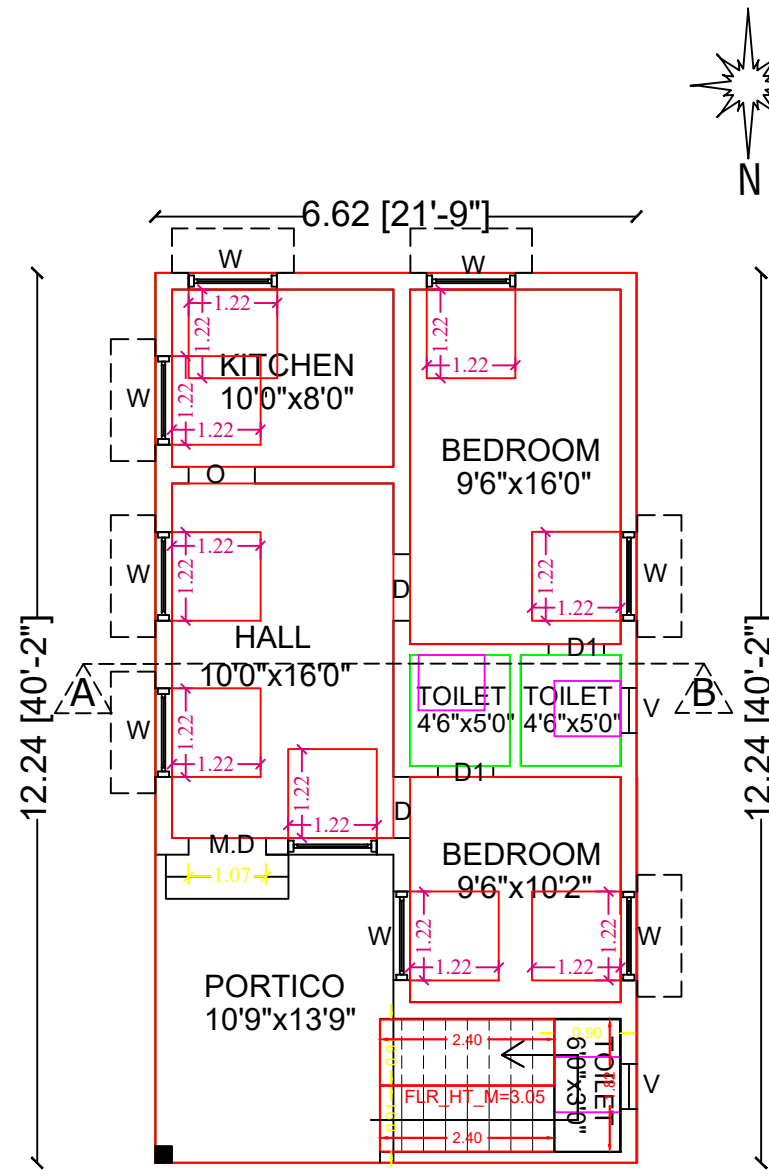
ELEVATION



SECTION ON "AB"

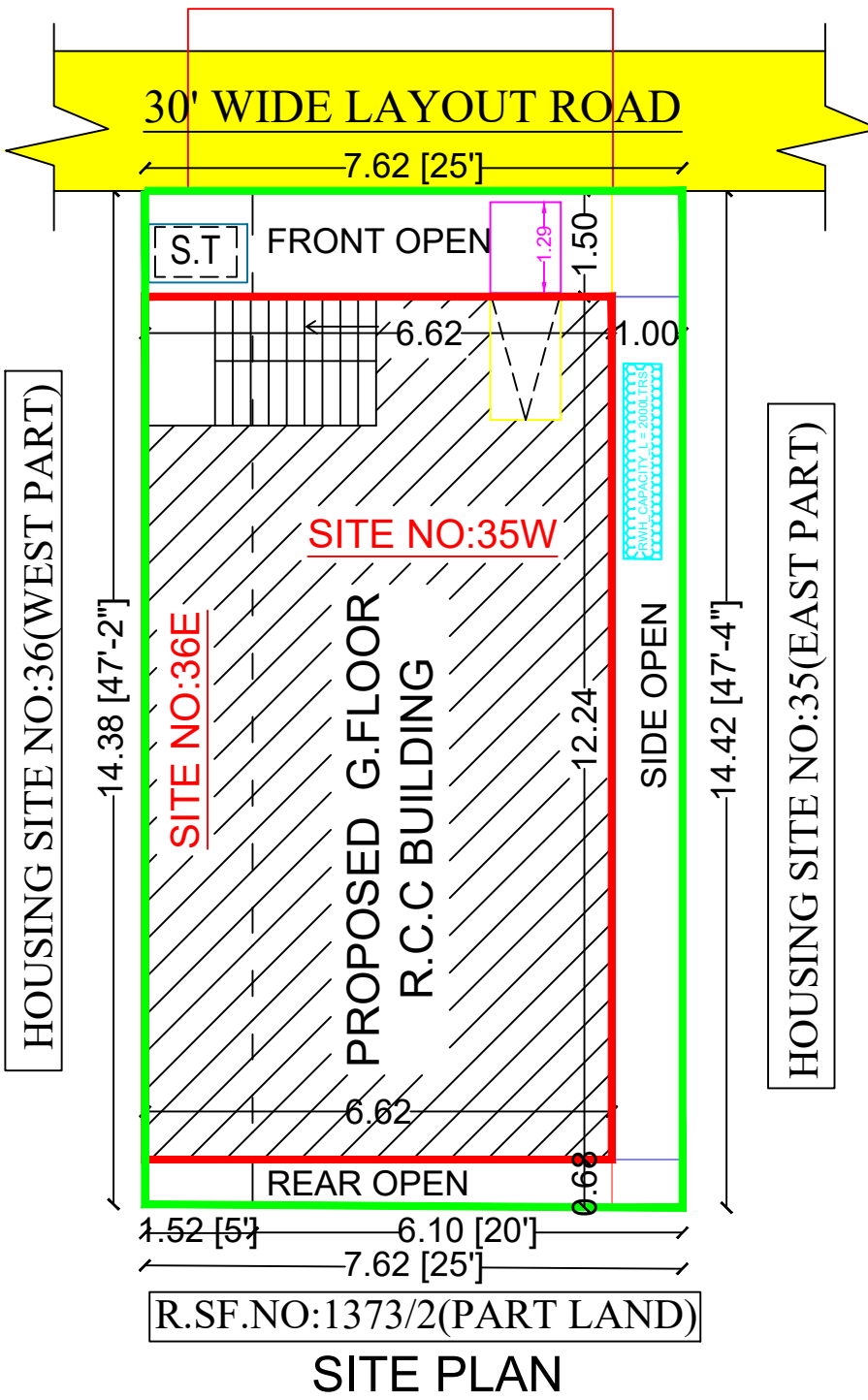


KEY PLAN

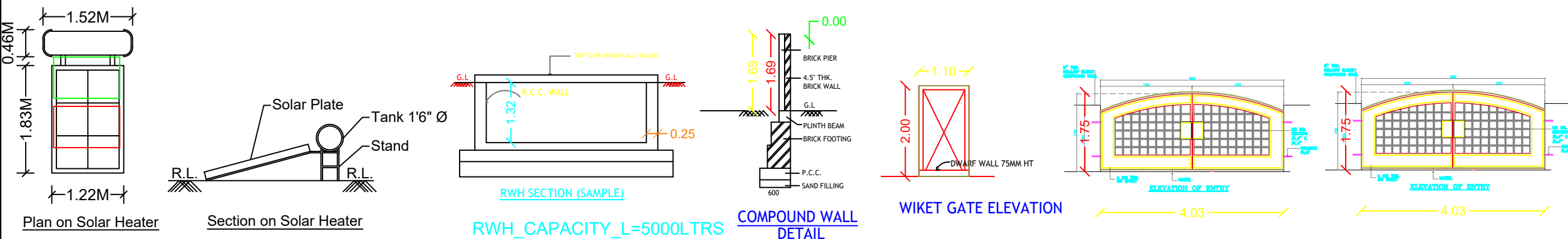


GROUND FLOOR PLAN

PLAN INFO
AS_AT_SITE=109.73
FMB_OR_PLR=109.72
AS_PER_DOCUMENT=109.72
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=35(WEST PART)&36(EAST 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_GOV'T_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=109.72
AVG_PLOT_DEPTH=14.40
AVG_PLOT_WIDTH=7.62
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENCE
RW_H_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



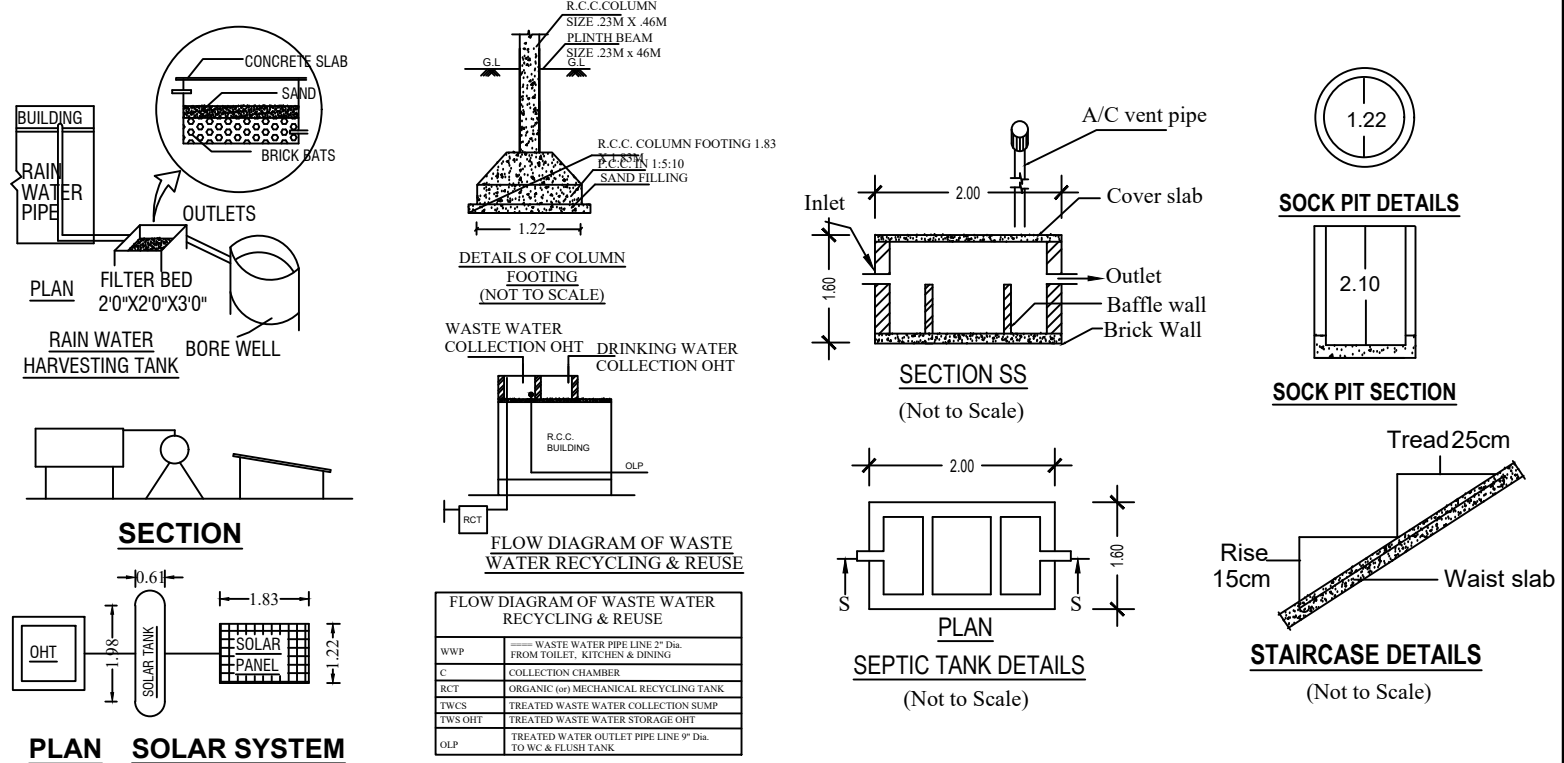
SITE PLAN



I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m	DT	DOOR	20' X 4'0"	0.76 X 2.14
Area of the site as per document	1181.00	109.72	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	308.69	28.68	R.W.H 1 No		SUMP 1 No	

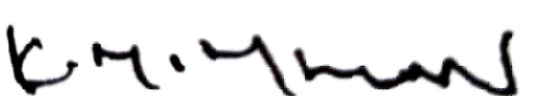
Floor Space Index (F.S.I.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{81.04}{109.72} = 0.7 < 2$



DESCRIPTION	Required	Provided
Car Parking Stalls	-	-
Two Wheeler Parking Stalls	1	1
Cycle Parking Stalls	-	-
COLOR INDEX :- 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	

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.

