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 ADDTIONAL PROPOSED CONSTRUCTION OF FIRST FLOOR RCC ROOF BUILDING FOR RESIDENTIAL PURPOSE

IN NATHAM R.S.F.NO: 1321/ 2, NOW NEW SUB DIVISION NATHAM R.S.F NO: 1864/ 15, 16, PATTA NO: 1704, 1777,

WARD NO: 14, AT ANNASALAI, THAVITTUPALAYAM, ANTHIYUR VILLAGE & TOWN PANCHAYAT,

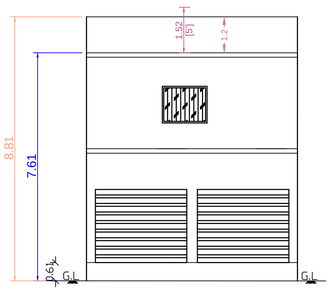
ANTHIYUR TALUK, ERODE DISTRICT. (NOTE: EXISTING GROUND FLOOR BUILDING APPROVAL NO:13/ 2024-2025 ,DATE : 03.06.2024)

APPLICANT: 1. Mr. K. SUBRAMANIAN, S/O KUNJUPPAIYAN.

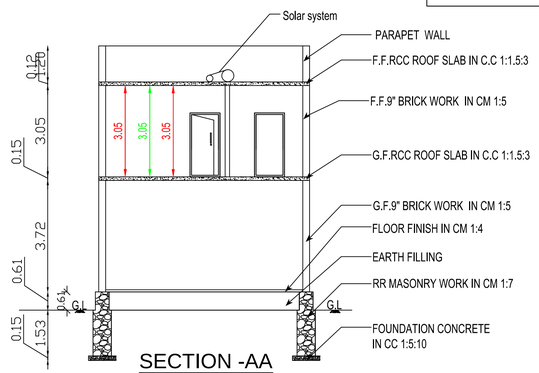
2. Mrs. M. MAHESWARI, W/O SUBRAMANIAN.

Building License Approval No.15/2024-2025
Date.08.06.2024

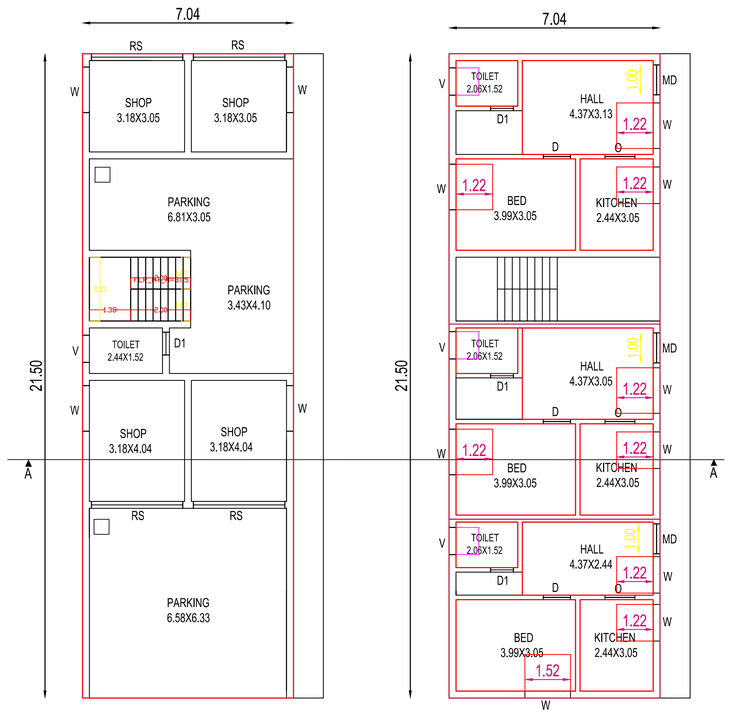
PLAN INFO
PLOT_AREA_M2= 265.66
AS_PER_DOCUMENT = 265.66
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= ERODE
TALUK= ANTHIYUR
JURISDICTION_TYPE=TOWN PANCHAYAT
SURVEY_NO= 1864/ 15, 16
PATTA_NO= 1704, 1777
ACCESS_WIDTH_M=6.10
ROAD_WIDTH=6.10
ROAD_LENGTH=200.00
AVG_PLOT_WIDTH= 11.40
AVG_PLOT_DEPTH=30.00
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 265.66
AS_AT_SITE = 265.66



ELEVATION

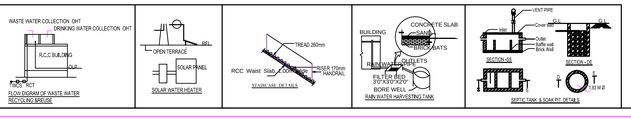


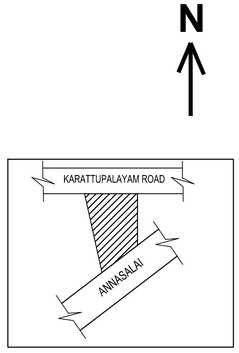
SECTION -AA



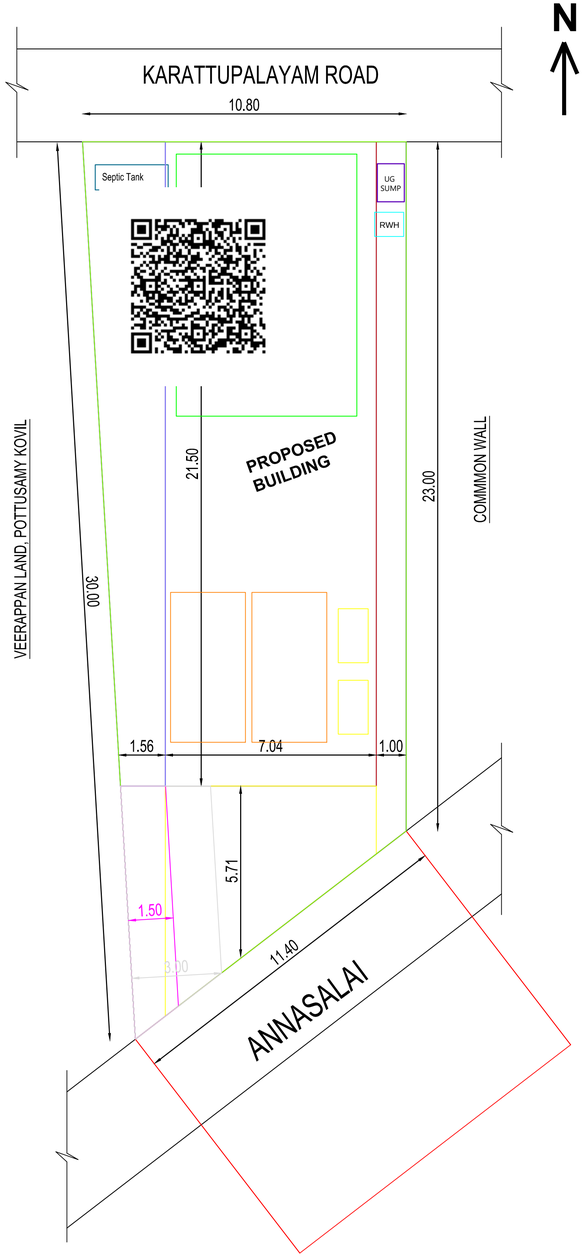
GROUND FLOOR PLAN
(Scale 1:100)

FIRST FLOOR PLAN
(Scale 1:100)





KEY PLAN



SITE PLAN
(Scale : 1:100)

AREA DETAILS	SQ.FT	SQ.MT
APPLICANT SITE AREA AS ON DOCUMENT	3068.00	285.00
APPLICANT SITE AREA AS ON FMB PATTA	3068.00	285.00
APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY	3068.00	285.00
PLINTH AREA OF ADD.PROPOSED RCC ROOF RESI. BUILDING IN F.F.	1628.63	151.36
CARPET AREA RESIDENTIAL BUILDING IN FIRST FLOOR	1215.02	112.92
EXISTING PLINTH AREA OF RCC ROOF COMM. BUILDING IN G.F.	1628.63	151.36
OPEN SPACE AREA	1439.37	133.77
PRO. SEPTIC TANK & SOAK PIT - EACH	1 NO	
PRO. STAIR CASE	1 NO	
PRO. RAIN WATER HARVESTING SUMP	1 NO	

PLOT COVERAGE = 151.36 / 285.00 X 100 = 53.10%

F.S.I = 302.72 / 285.00 = 1.062

JOINERY DETAILS	FEET	METRE	JOINERY DETAILS	FEET	METRE
D - DOOR	4'0" X 7'0"	1.22 X 2.13	V - VENTILATOR	2'6" X 4'0"	0.76 X 1.22
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13	V1 - VENTILATOR	2'6" X 2'6"	0.76 X 0.76
W - WINDOW	4'0" X 4'0"	1.22 X 1.22	RS - ROLLING SHUTTER	8'0" X 7'0"	2.43 X 2.13

Er.K.VIJIKRISHNAN M.E,AMIE.,AIV.,
Architect & Structural Consultant,
Chartered Engineer & Approved Valuer,
Licensed Building Surveyor,
Vijay Architects and Constructions,
300/4,Vijay Plaza, Annasalai,
Thavittupalayam, Anthiyur,
Erode District-638501.
Mob: 98425-29800

APPLICANT	ENGINEER
K. Subramaniam	Er.K.VIJIKRISHNAN M.E.,AMIE.,AIV., Architectural & Structural Consultant I Contractor Chartered Engineer : AM1671998 Approved Valuer : A-27632 300/4, Vijay Plaza, Anna Salai, Thavittupalayam, Anthiyur - 638501. Mob : 98425 29800

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

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.