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 ADDITIONAL CONSTRUCTION R.C.C TERRACED ROOF BUILSDING IN FIRST FLOOR FOR RESIDENTIAL PURPOSE , OVER THE EXISTING GROUND FLOOR BUILDING OF D.NO:- 3/317 , IN RE. S.F NO:- 223/ 3A , NEW RE. S.F NO:- 223/ 3A1A, PATTA NO:- 1762 , AND PLOT NO:- 453, BLOCK NO:- II , S.P.K NAGAR , VAVIKADAI , AT THIRUVACHI VILLAGE PANCHAYAT , PERUNDURAI PANCHAYAT UNION , PERUNDURAI TALUK, ERODE DISTRICT .

APPLICANT : 1. THIRU. S. PRITHIVIRAJ S/O THIRU. N. SOMASUNDARAM .

2. THIRUMATHI. S. KALAIVANI W/O THIRU. S. PRITHIVIRAJ .

NOTE :- D.T.C.P APPROVEL

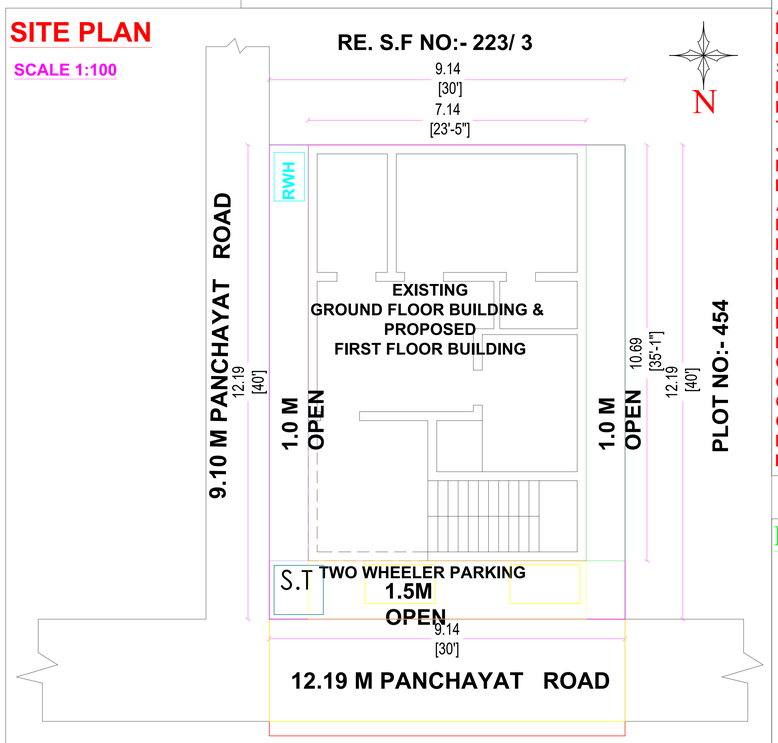
R.O.C NO:- 963/ 2020/ அ2 DATE:- 11.06.2020.

SPFW/ SRDD NO:-9431/ 2018.

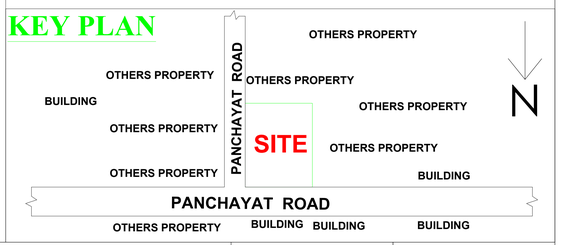
PLAN INFO
PLOT_AREA_M2 = 111.49
AS_PER_DOCUMENT = 111.49
FMB_OR_PLR = 111.49
AS_AT_SITE = 111.48
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M = 10.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH = 3.00
ROAD_LENGTH = 20.00
AVG_PLOT_DEPTH = 9.14
AVG_PLOT_WIDTH = 12.19
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO = 453
SURVEY_NO = 223/ 3A1A
PATTA_NO = 1762
DISTRICT = ERODE
TALUK = PERUNDURAI
JURISDICTION_TYPE = THIRUVACHI VILLAGE PANCHAYAT
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
ORGANIZATION_TYPE= PRIVATE
OSR_APPLICABLE = NO
OSR_BUYBACK =NO
OSR_SURR_BUYBACK_RETAIN =BUY BACK
PREMIUM_FSI_REQUIRED = NO
IS_APPROVED_LAYOUT =NO

SITE PLAN

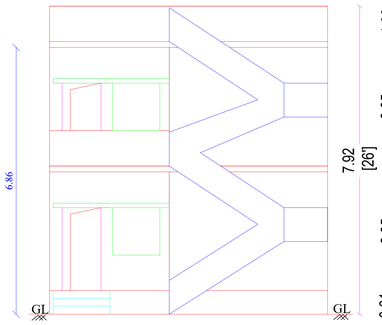
SCALE 1:100



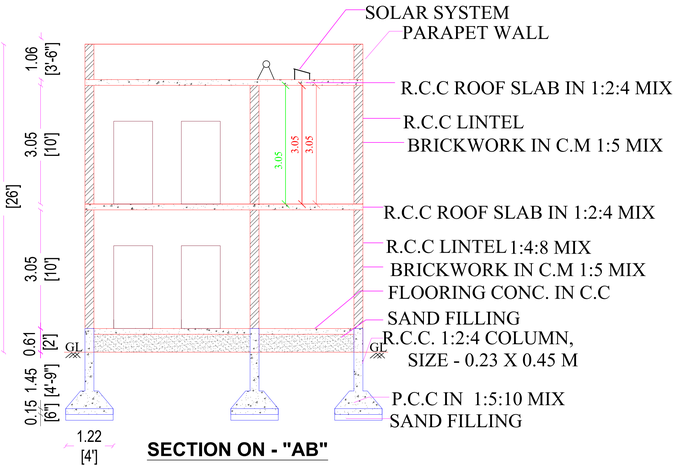
KEY PLAN



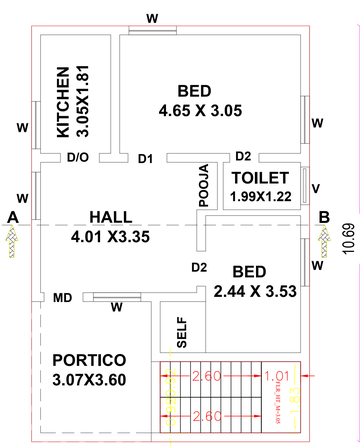
ELEVATION



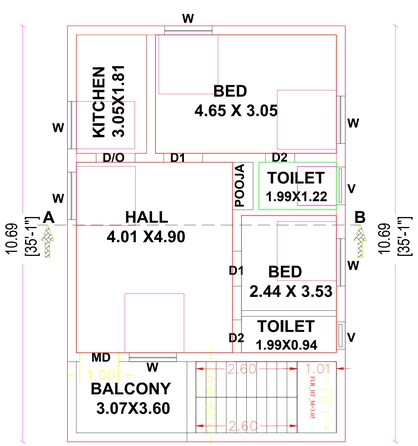
SECTION ON - "AB"



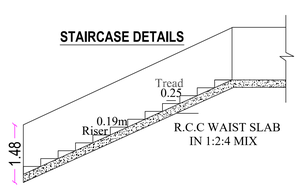
EXISTING GROUND FLOOR PLAN



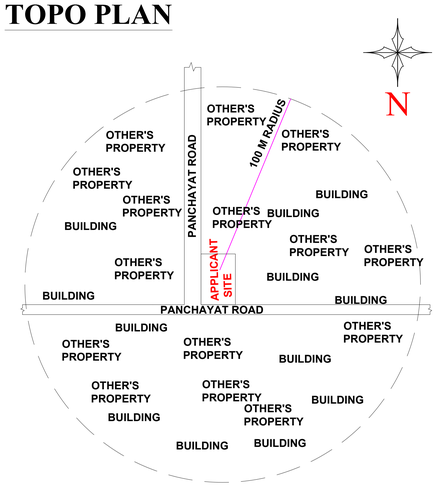
PROPOSED FIRST FLOOR PLAN



STAIRCASE DETAILS



TOPO PLAN

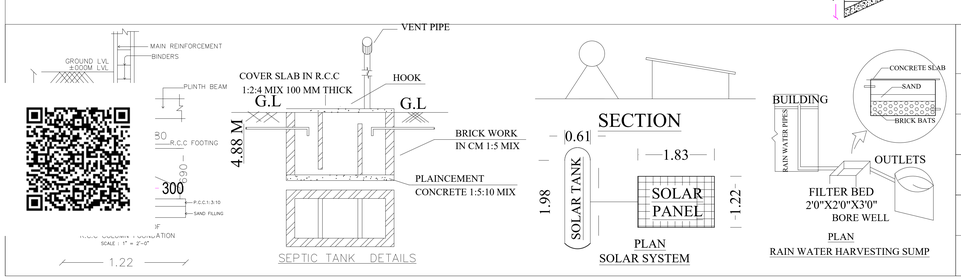


AREA DETAILS	SQ.FT	SQ.MT
TOTAL LAND AREA	1200.00	111.49
EXISTING GROUND FLOOR BUILDING AREA	821.84	76.38
PROPOSED FIRST FLOOR PLINTH AREA	821.84	76.38
EXISTING GROUND FLOOR CARPET AREA	698.57	64.92
PROPOSED FIRST FLOOR CARPET AREA	698.57	64.92
OPEN AREA	378.16	35.14

APPLICANT

ENGINEER

Er. S.SYED RIYAZ, D.C.E., L.B.S.,
Registered Engineers-Grade III-RE,
Registration No:052/LS/2019/00004,
Government of Tamil Nadu in Part V,
Registration of Professionals,
58-B, G.P.N. Complex, Bridge Road,
PALLIPALAYAM, ERODE - 638 006.
Cell: 94431 77891



JOINERY DETAILS	METRE	FEET
MD - MAIN DOOR	1.10 X 2.13	3'6" X 7'0"
D1 - DOOR	0.91 X 2.13	3'0" X 7'0"
W - WINDOW	1.22 X 1.22	4'0" X 4'0"
OA - OPEN ARCH	0.91 X 2.13	3'0" X 7'0"
V - VENTILLATION	1.00 X 0.61	3'3" X 2'0"

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.