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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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# PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN FIRST & SECOND FLOOR ( AND ADDITIONAL TO THE EXISTING R.C.C ROOF GROUND & FIRST FLOOR BUILDING) AT PLOT NO: 83, AYNGARAN AVENUE, R.S.F.No: 444/2B1A1A, (S.F.No: 444/9), NANJAI UTHUKULI VILLAGE AND PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

நக.எண்: 1855/2017/ஆ5 நாள்:22.02.2018

PANCHAYAT APPROVAL NUMBER: 23/25.02.2016

DTCP APPROVAL NUMBER:

கோப்பு எண்: 5791/2017-சே.ம.3

ம.வ/ம.(சே) எண்: 01(சு)/2017

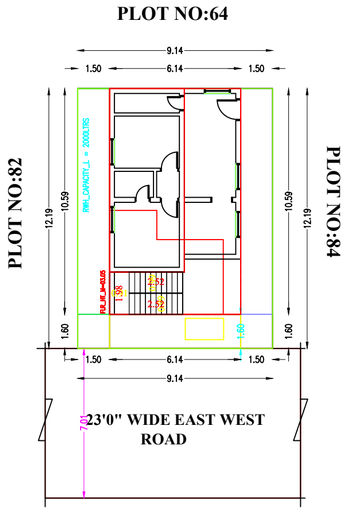
EXISTING APPROVAL NUMBER:

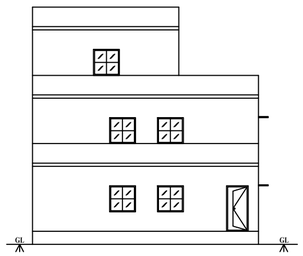
48/2021-2022, DATE: 11.10.2021

Applicant :

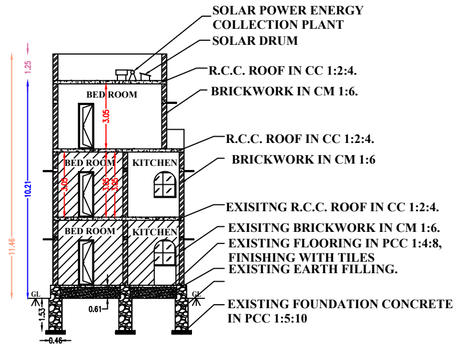
Mrs.A.TAMILSELVI., W/o.Mr.ANNADURAI.

## SITE PLAN SCALE 1:100

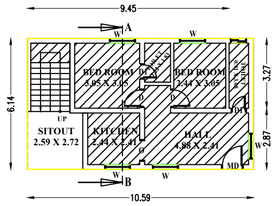


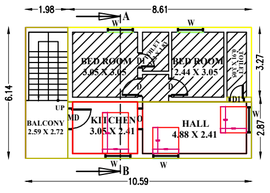

FRONT ELEVATION



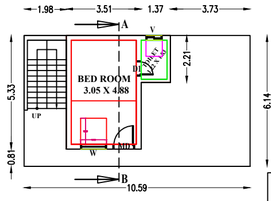

SECTION ON 'AB'



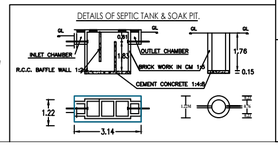

ACTUAL GROUND FLOOR PLAN

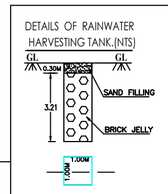



PROPOSED ADDITIONAL FIRST FLOOR PLAN




PROPOSED ADDITIONAL SECOND FLOOR PLAN



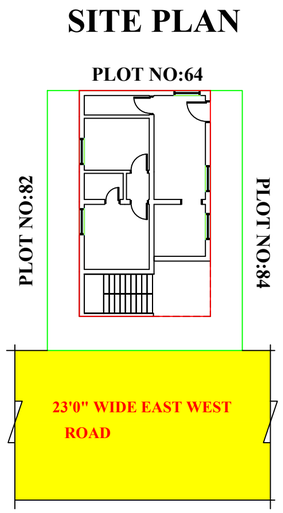



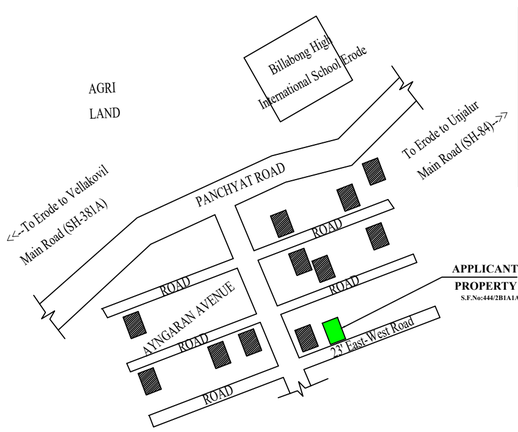

INDEX :-

- SITE BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING ROAD

| AREA DETAILS | SQ.MT. | SQ.FT. |
|---|---|---|
| SITE AREA AS PER DOCUMENT | 111.52 | 1200.00 |
| PLINTH AREA OF THE EXISTING R.C.C ROOF BUILDING IN GROUND FLOOR | 65.10 | 700.73 |
| PLINTH AREA OF THE EXISTING R.C.C ROOF BUILDING IN FIRST FLOOR | 30.20 | 325.07 |
| P I TIONAL R | 34.92 | 375.87 |
| P R TIONAL OR | 21.73 | 233.90 |
| T R D ADDITIONAL OND FLOOR | 56.65 | 609.78 |
| F B ROOF | 33.98 | 365.76 |
| C | 46.42 | 499.66 |

## SITE PLAN




## KEY PLAN : NTS SCALE

## OFFICE USE ONLY

ONLINE APPLICATION NO : SWP/BPA/309252/2024

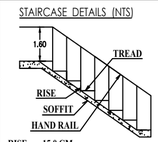
BUILDING PERMISSION NO : ERD/MDK/NU/26/2024-2025

DATE: 20.09.2024

PLAN INFO
PLOT_AREA_M2=111.52
FMB_OR_PLR=111.52
AS_PER_DOCUMENT=111.52
AS_AT_SITE=111.48
SURVEY_NO=444/2B1A1A
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=111.52
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.01
ROAD_LENGTH=500
AVG_PLOT_DEPTH=10.59
AVG_PLOT_WIDTH=6.14
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=83
PATTA_NO=2257
DISTRICT=ERODE
TALUK=MODAKKURICHI
VILLAGE=NANJAIUTHUKULI
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=RURAL_PANCHAYAT
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

| SCHEDULE OF JOINERIES | |
|---|---|
| M.D..DOOR. | 1.12M X 2.13M |
| D..DOOR. | 0.91M X 2.13M |
| D1.DOOR. | 0.76M X 2.10M |
| W1...WINDOW | 1.22M X 1.22M |
| W2...WINDOW | 0.91M X 1.22M |
| W...WINDOW | 1.83M X 1.22M |
| V..VENTILATOR | 0.76M X 0.76M |
| A..ARCH. | 0.91M X 2.10M |

STAIRCASE DETAILS (NTS)




## APPLICANT

A. தமிழ்செல்வி

## 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

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

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# 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.