PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

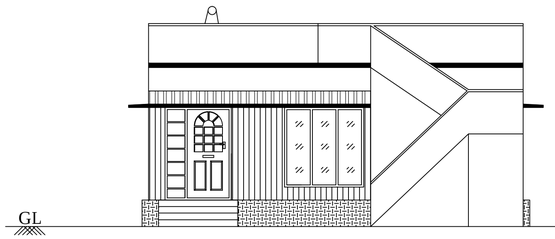
ISSUING AUTHORITY
Rural Panchayat

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

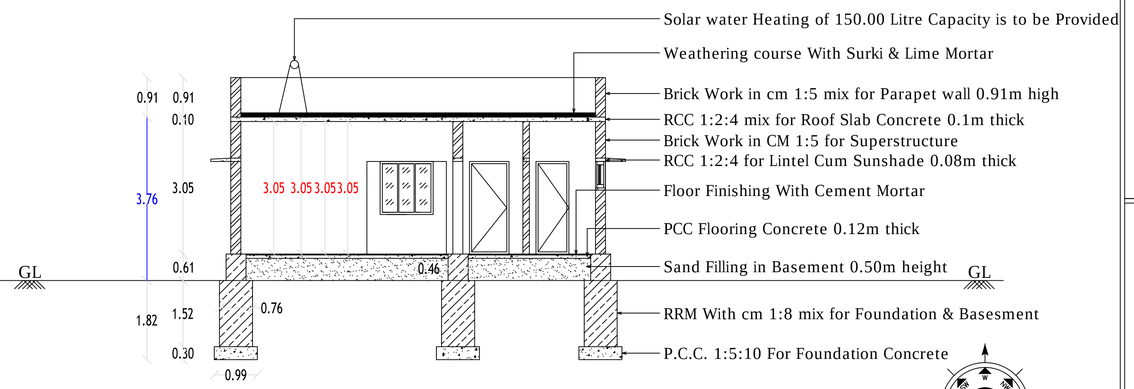
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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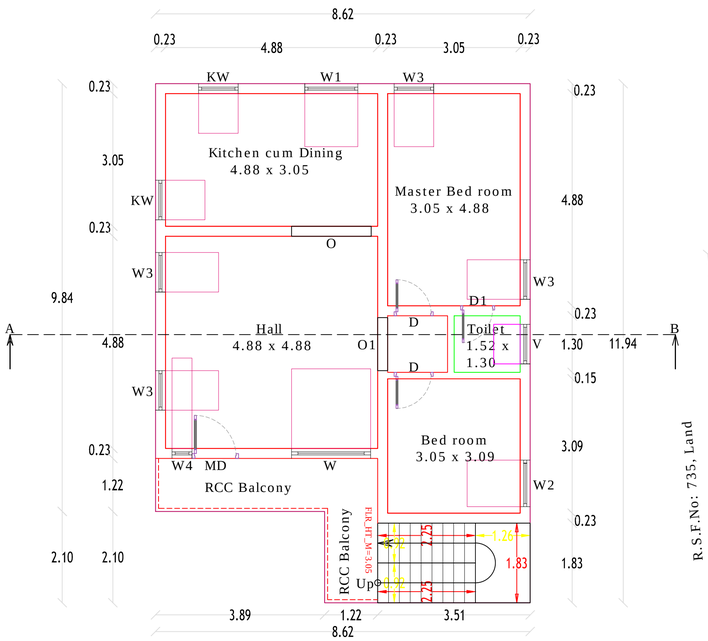
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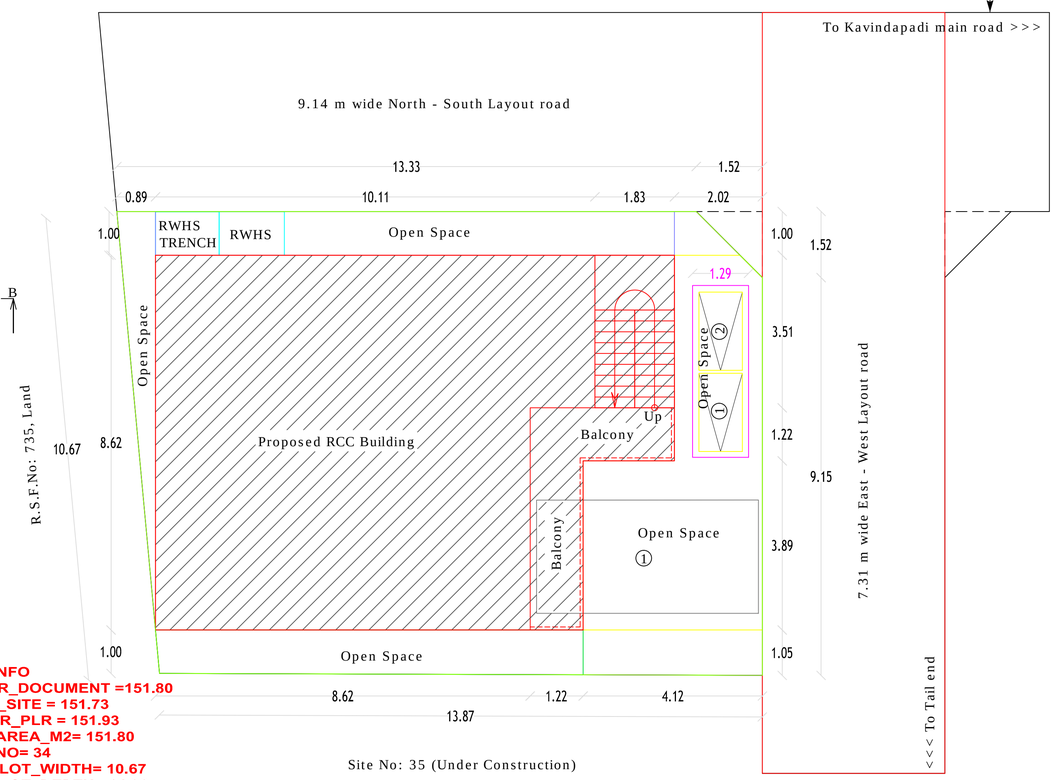
FRONT ELEVATION



SECTION ON "AB"



GROUND FLOOR PLAN



Site No: 35 (Under Construction)

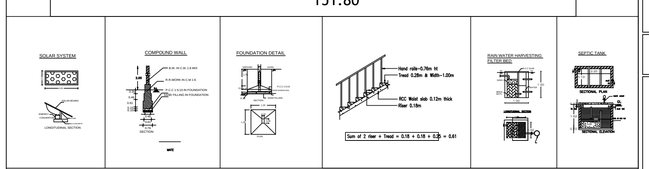
SITE PLAN - SCALE (1:100)



KEY PLAN (NOT TO SCALE)

PLAN INFO
AS_PER_DOCUMENT =151.80
AS_AT_SITE = 151.73
FMB_OR_PLR = 151.93
PLOT_AREA_M2= 151.80
PLOT_NO= 34
AVG_PLOT_WIDTH= 10.67
AVG_PLOT_DEPTH= 14.36
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED= NO
SURVEY_NO= 736/1A2C50
PATTA_NO= 4290
JURISDICTION_TYPE= VILLAGE PANCHAYAT
TALUK= BHAVANI
DISTRICT= ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
AREA_TYPE=OTHERS
ACCESS_WIDTH_M= 10.67
ROAD_WIDTH= 7.31
ROAD_LENGTH= 200.00
LAND_USE_ZONE = RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT= NO
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS= NO

PLOT COVERAGE	=	94.75 / 151.80	X 100	= 62.42%
F.S.I	=	94.75 / 151.80		= 0.6242



ALL DIMENSIONS ARE IN "METRE AND FEET"

ALL ROOMS ARE HAVING SUFFICIENT "VENTILATION"

SOLAR WATER HEATER SYSTEM OF 150 lit CAPACITY IS TO BE PROVIDED

1.Document No : 7363/2021, Dated : 06/12/2021
2.Document No : 3588/2022, Dated : 28/05/2022
3.Document No : 7212/2022, Dated : 03/11/2022
4.Document No : 4845/2023, Dated : 15/07/2023

SHEET NO : 01/ 01

Plan Showing the Proposed RCC Terraced Dwelling House Construction at New R.S.F.No: 736/1A2C50, Periyapuliyur Village & Panchayat, Site No: 34, Annanmaar Nagar, Near Government Hospital, Valayakaranpalayam, Periyapuliyur, Bhavani Taluk, Erode District.

Principal:

1.Thiru.S.Sekar, S/o.Thiru.Subramaniam.
2.Tmt.Kalaiselvi, W/o.Thiru.P.Durairaj.
3.Thiru.D.Rajkumar, S/o.Thiru.P.Durairaj.
4.Tmt.Kasthuri, W/o.Thiru.S.Sekar.
5.Thiru.Vikash, S/o.Thiru.S.Sekar.
6.Tmt.Sudha, W/o.Thiru.R.Muthusamy.
7.Thiru.P.Durairaj, S/o.(Late).Periyasamy.

Power Agent:

1.Thiru.D.Rajkumar, S/o.Thiru.P.Durairaj.
2.Thiru.Vikash, S/o.Thiru.S.Sekar.

AREA DETAILS	SQ.M	SQ.FT
Area of the Applicant Site (Site No: 34)	151.80	1634.00
Area of the Proposed RCC Building in G.F (Including Staircase & Balcony)	94.75	1019.89
Area of the Open Space	57.05	614.11
Carpet area of the Proposed RCC Building in G.F	63.01	678.24

JOINERY DETAILS:-

Door	MD	1.07 x 2.13 (3'6" x 7'0")	Window	W3	0.91 x 1.22 (3'0" x 4'0")
Door	D	0.91 x 2.13 (3'0" x 7'0")	Window	W4	0.46 x 2.13 (1'6" x 7'0")
Door	D1	0.76 x 2.13 (2'6" x 7'0")	Window	KW	0.91 x 0.91 (3'0" x 3'0")
Window	W	1.83 x 1.83 (6'0" x 6'0")	Ventilator	V	0.91 x 0.61 (3'0" x 2'0")
Window	W1	1.22 x 1.22 (4'0" x 4'0")	Opening	O	1.83 x 2.13 (6'0" x 7'0")
Window	W2	1.07 x 1.22 (3'6" x 4'0")	Opening	O1	1.22 x 2.13 (4'0" x 7'0")

INDEX:-

APPLICANT SITE BOUNDARY SHOWN IN
PROPOSED BUILDING SHOWN IN
RWHS SHOWN IN

SCALE - 1:100

Er.C.MAHENDIRAN D.C.E.,
Licensed Building Surveyor
Sigma Planners & Construction
No: 65/A-6, Pongiannagounder Complex,
First Floor, Pallipalayam main road,
(Opposite Union Bank of India),
B.Komarapalayam - 638 183.
CELL : 98429 62919 / 84387 58919
e.mail : kpmersigma@gmail.com

APPLICANT

ENGINEER

Er. C.MAHENDIRAN D.C.E
Licensed Building Surveyor
Sigma Associates
No.65/A-6, Pongiannan Grounder Complex,
First Floor, Pallipalayam Road,
(Opp. Andhra Bank),
Komarapalayam - 638 183,
Cell No : 98658 85289, 98429 62919.

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.