

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE

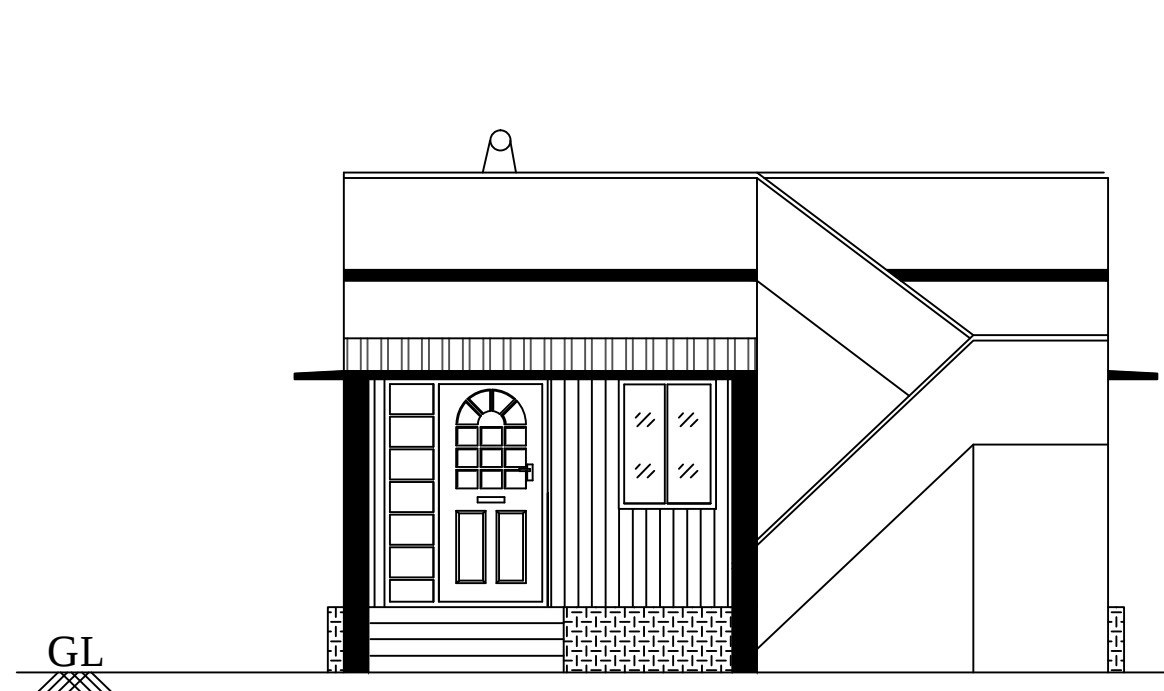
Building Plan

ISSUING AUTHORITY

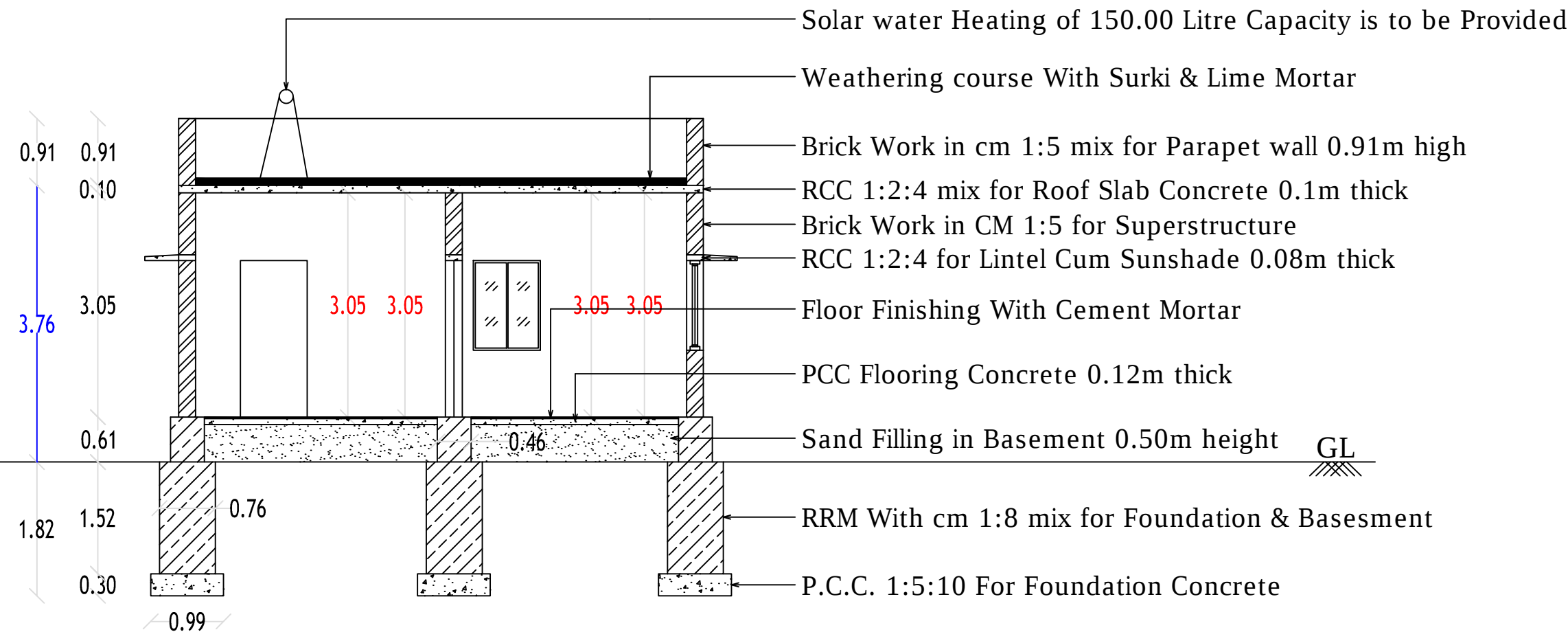
Rural Panchayat

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

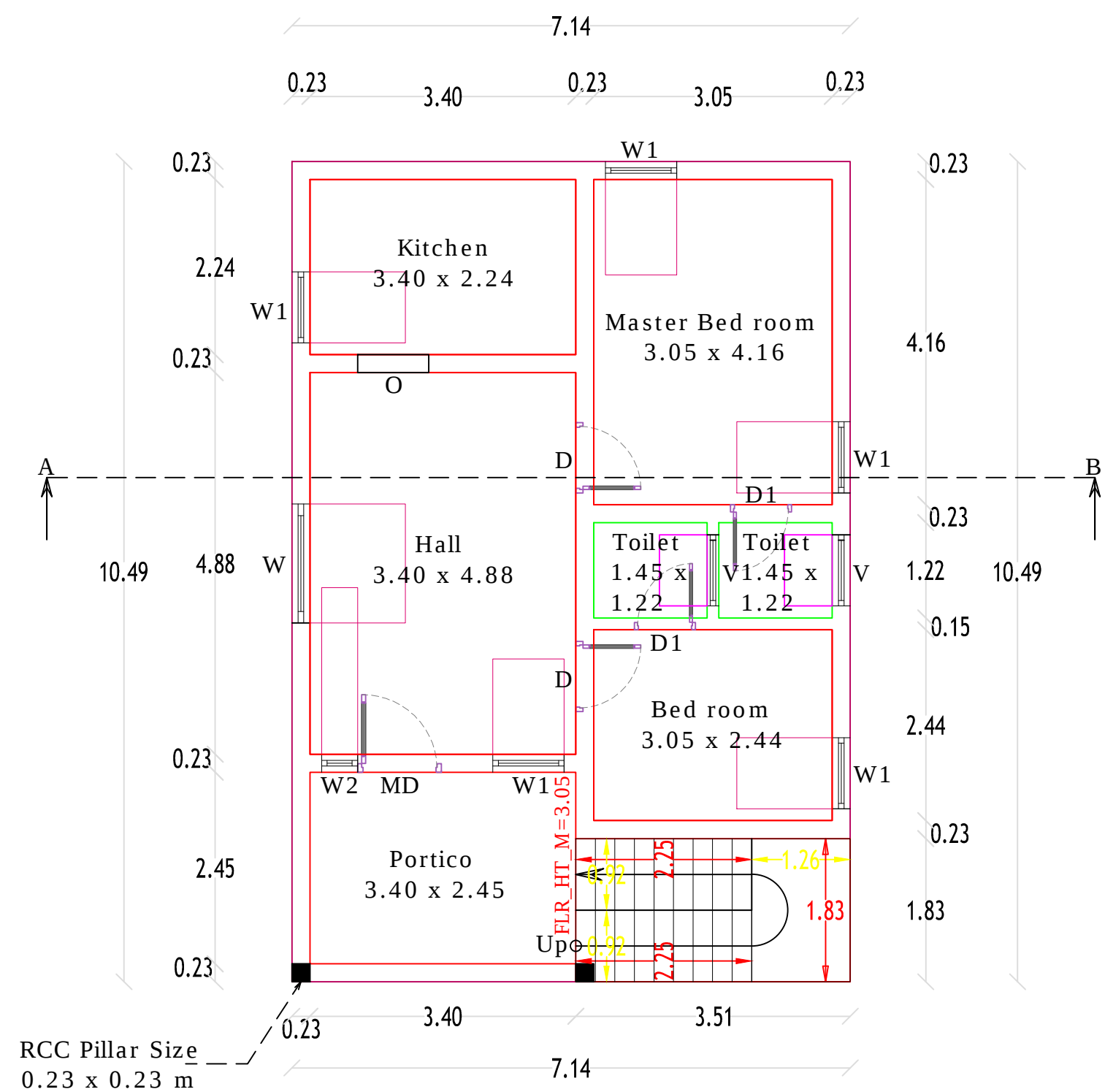
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



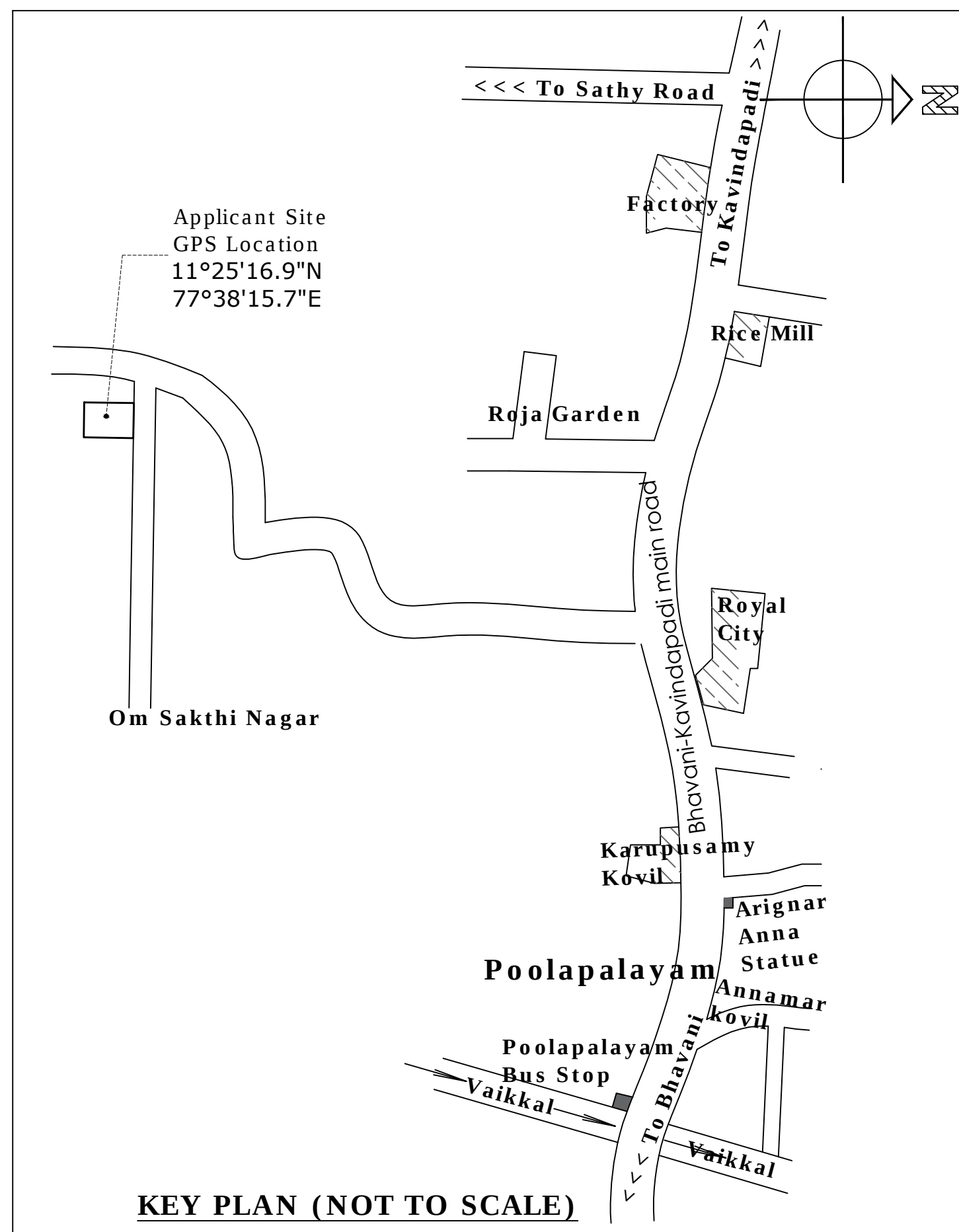
FRONT ELEVATION



SECTION ON "AB"

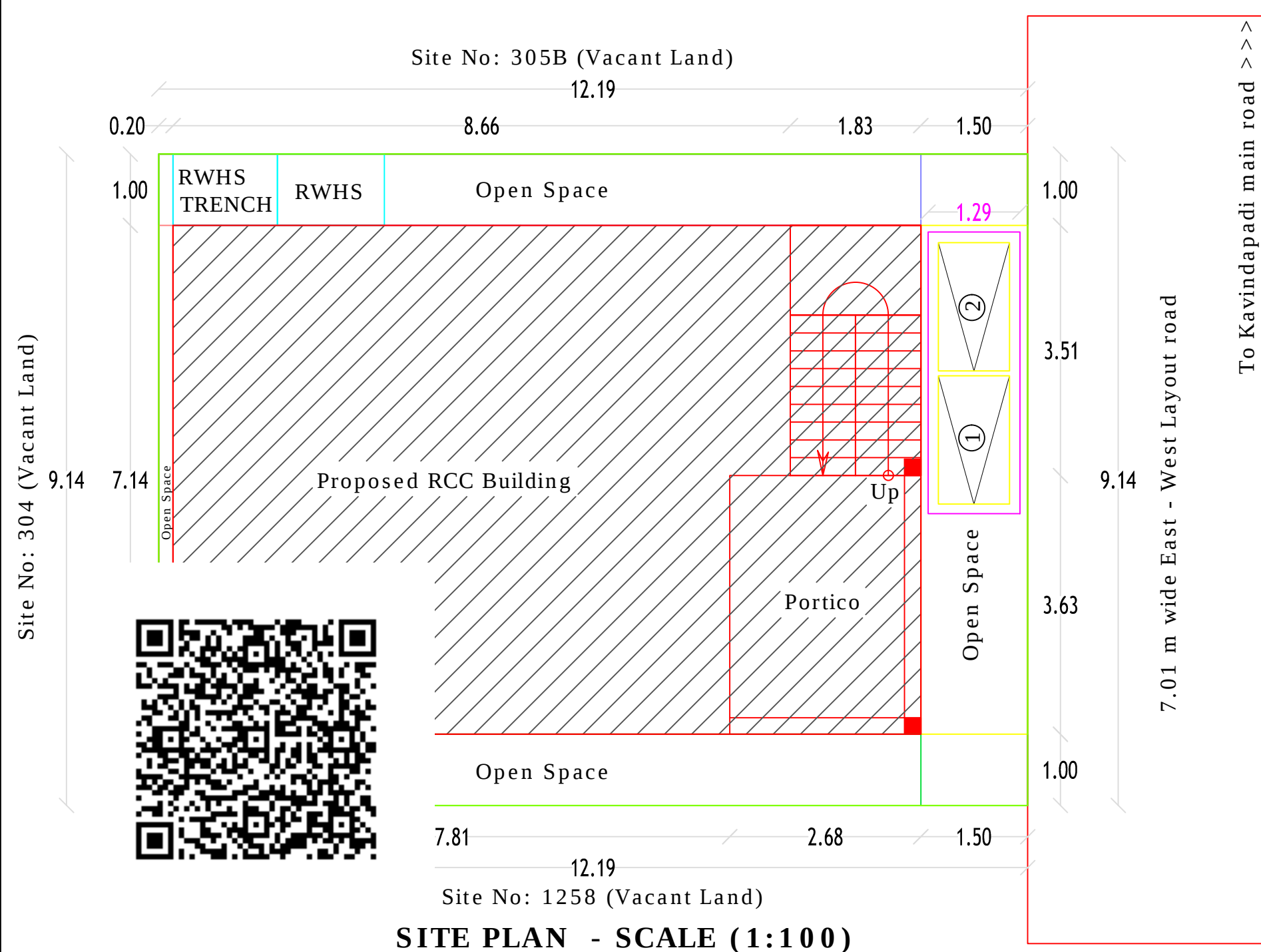


GROUND FLOOR PLAN



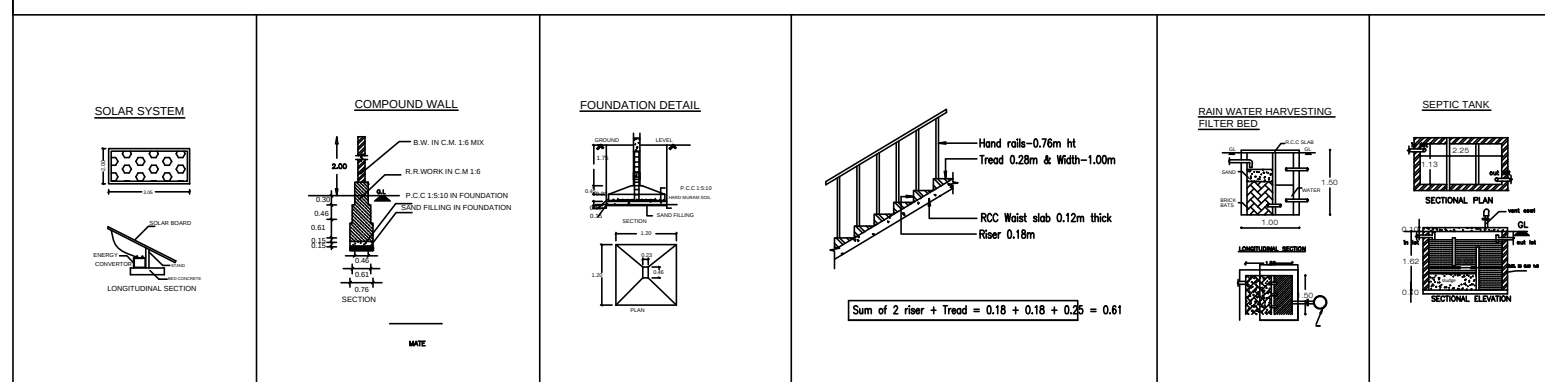
KEY PLAN (NOT TO SCALE)

PLAN INFO
AS_PER_DOCUMENT = 111.52
AS_AT_SITE = 111.42
FMB_OR_PLR = 110.99
PLOT_AREA_M2= 111.52
PLOT_NO= 305
AVG_PLOT_WIDTH= 9.14
AVG_PLOT_DEPTH= 12.19
IS_APPROVED_LAYOUT= NO
PREMIUM_FSI_REQUIRED= NO
SURVEY_NO= 253/8
PATTA_NO= 4531
JURISDICTION_TYPE= VILLAGE PANCHAYAT
TALUK= BHAVANI
DISTRICT= ERODE
SINGLE_FAMILY_BLDG= YES
CRZ=NO
SECURITY_ZONE= NO
AREA_TYPE= OTHERS
ACCESS_WIDTH_M= 9.14
ROAD_WIDTH= 7.01
ROAD_LENGTH= 500.00
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_LESS THAN 1KM_RADIUS= NO
OSR_APPLICABLE= NO
OSR_SURRENDER= NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS= NO



SITE PLAN - SCALE (1:100)

PLOT COVERAGE	=	$\frac{74.90}{111.52}$	X 100	=	67.16%
F.S.I	=	$\frac{74.90}{111.52}$		=	0.6716



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

Office use

SHEET NO : 01/ 01

Plan Showing the Proposed RCC Terraced Dwelling House
Construction at New R.S.F.No: 253/8, (Old R.S.F.No: 253/3A1A -
Part), Periyapuliur Village & Panchayat, Site No: 305,
Om Sakthi Nagar, Near Kavindapadi main road, Poolapalayam,
Bhavani Taluk, Erode District.

Applicant:

Tmt.Manochitra, W/o.Thiru.A.S.Sibidevan.

AREA DETAILS	SQ.M	SQ.FT
Area of the Applicant Site	111.52	1200.00
Area of the Proposed RCC Building in G.F (Including Portico & Staircase)	74.90	805.92
Area of the Open Space	36.62	394.08
Carpet area of the Proposed RCC Building in G.F	44.34	477.10

JOINERY DETAILS:-

Door	MD	1.07 x 2.13 (3'6" x 7'0")
Door	D	0.91 x 2.13 (3'0" x 7'0")
Door	D1	0.76 x 2.13 (2'6" x 7'0")
Window	W	1.52 x 1.22 (5'0" x 4'0")
Window	W1	0.91 x 1.22 (3'0" x 4'0")
Window	W2	0.46 x 2.13 (1'6" x 7'0")
Ventilator	V	0.91 x 0.61 (3'0" x 2'0")
Opening	O	0.91 x 2.13 (3'0" x 7'0")

Document No : 3126/2023,
Dated : 10/05/2023

SCALE - 1:100

INDEX:-

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

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

Tmt.Manochitra

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

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.

