

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town 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.

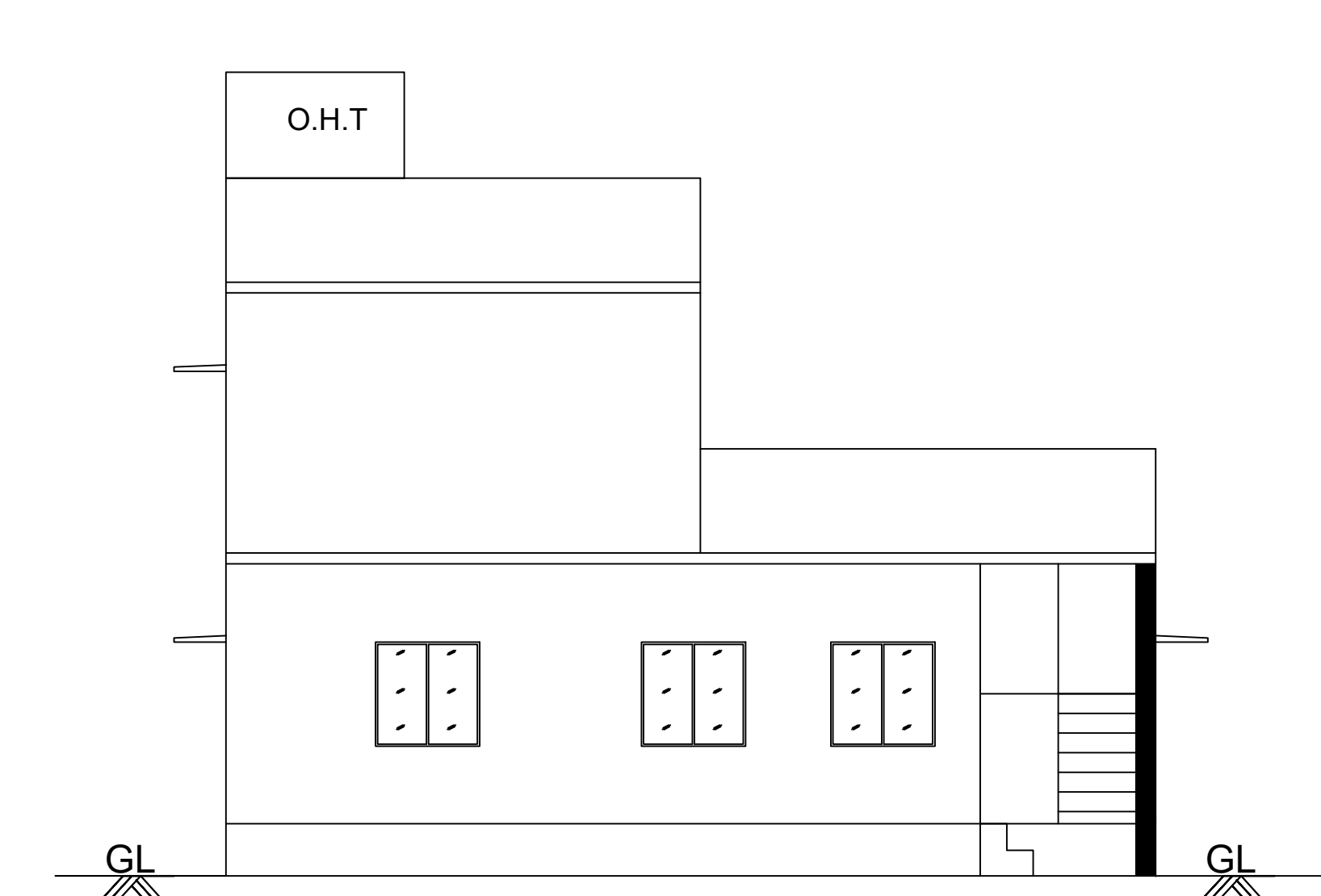
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN WARD NO:14, PALLIYUTHU, OLD S.F.NO-905/1,NEW R.S.F.NO-989/2C (AFTER SUBDIVISION NEW R.SF.NO:989/2C1B) OF PATTA NO:3373 IN AVALPOONDURAI VILLAGE AND TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

APPLICANT:

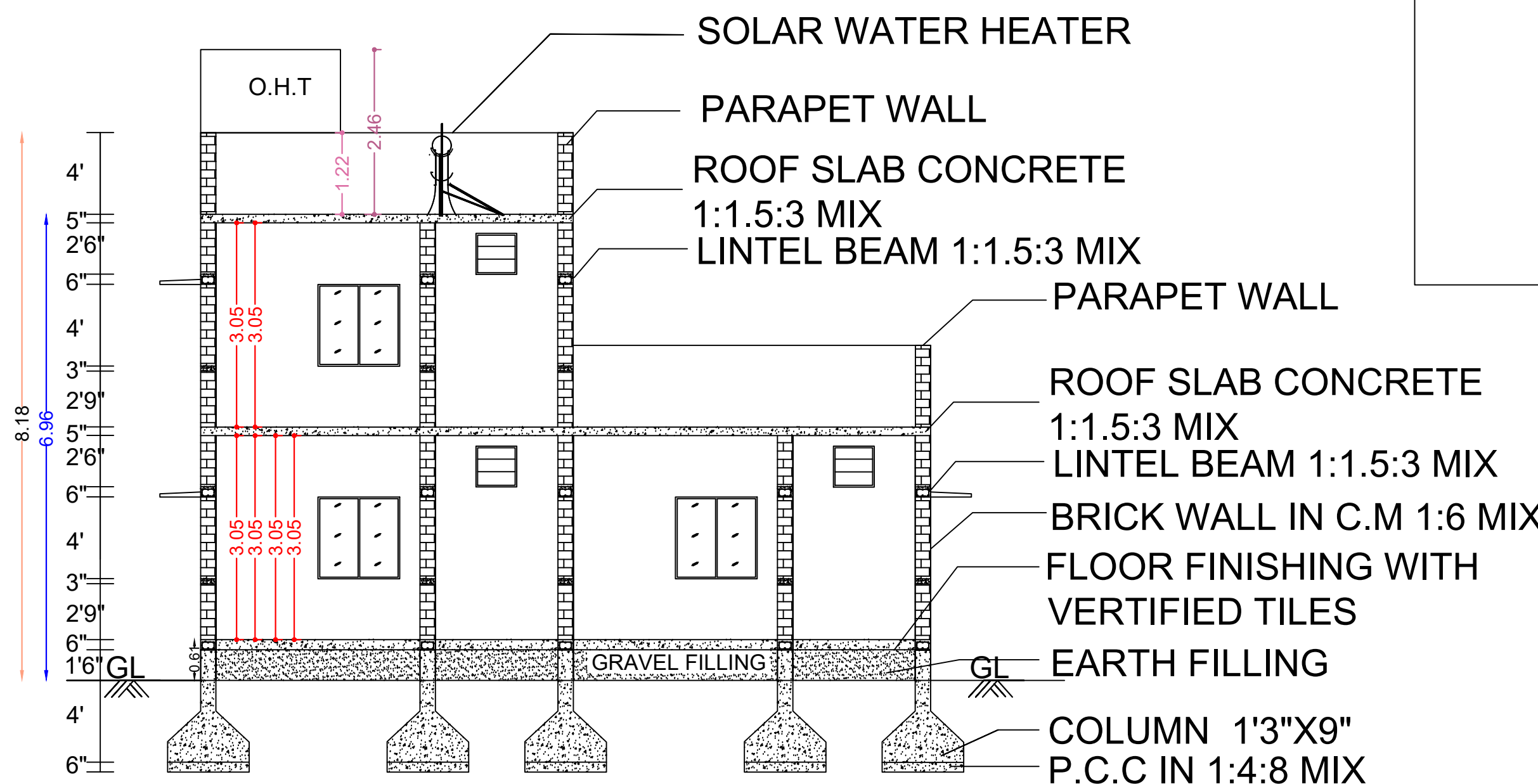
Mr.N.ESWARAN

S/o.Mr.NATCHIMUTHU

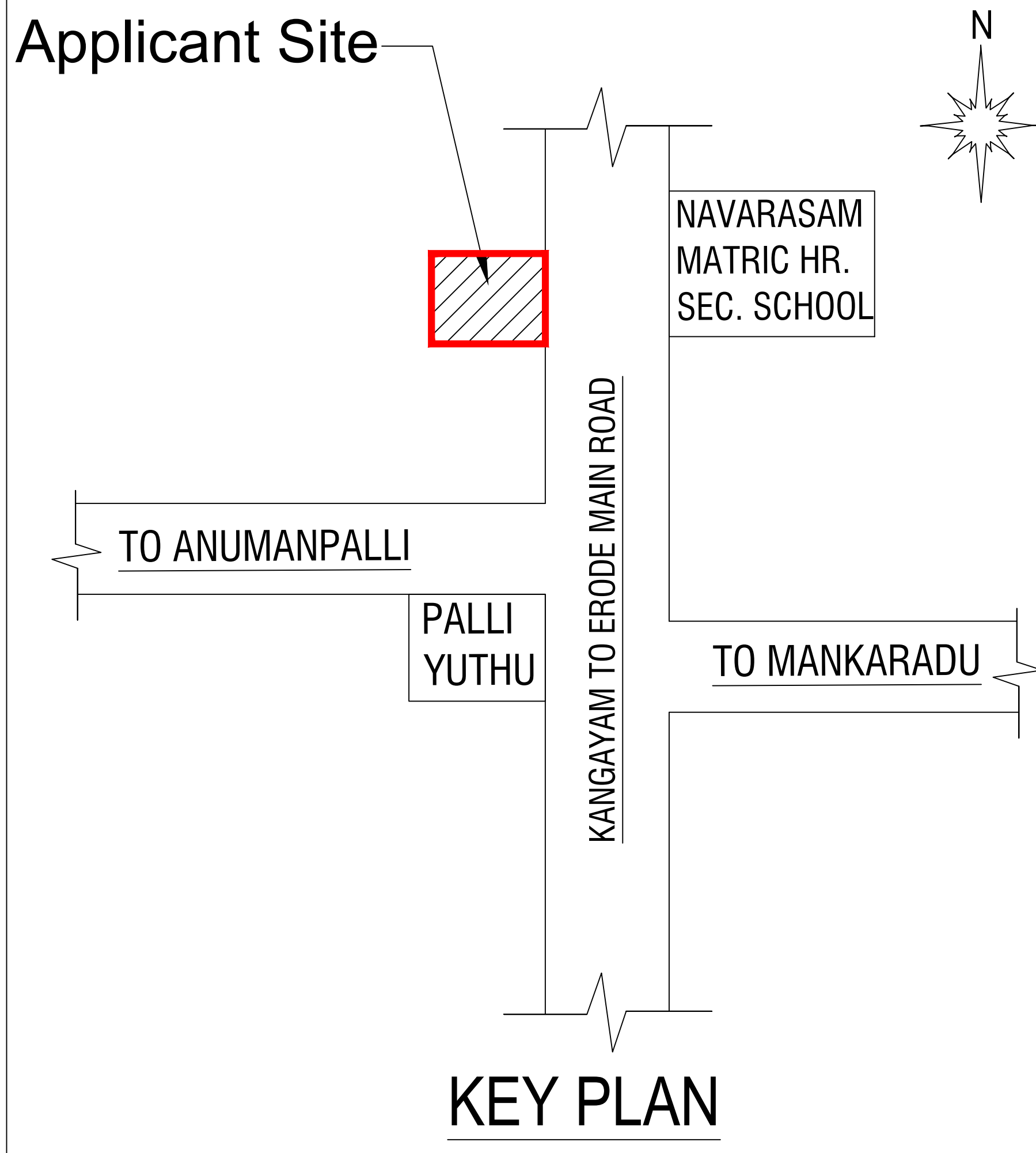
ந.க.எண்:308/2002/ஆ.நாள்:2.08.2002



ELEVATION

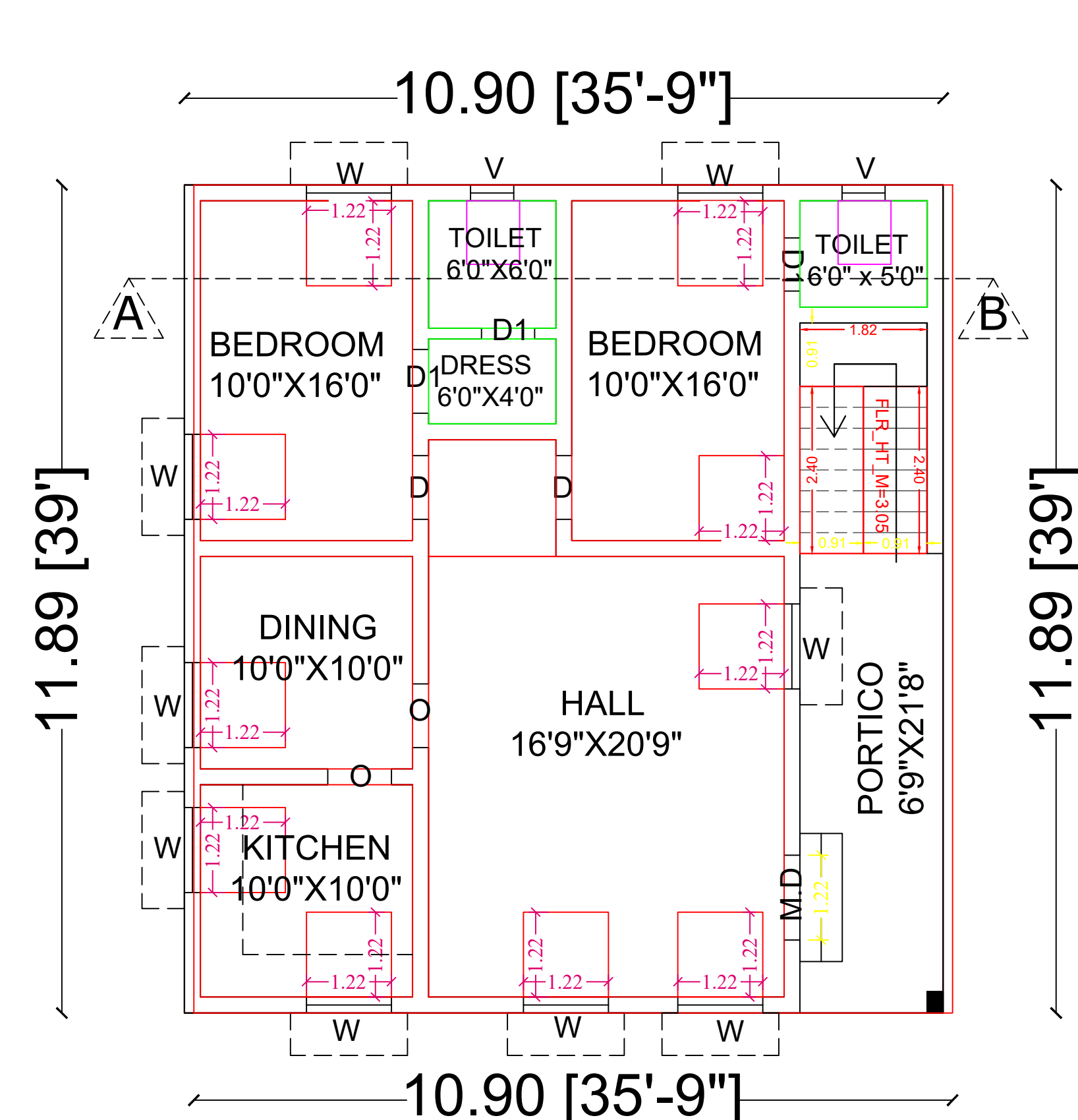


SECTION AB

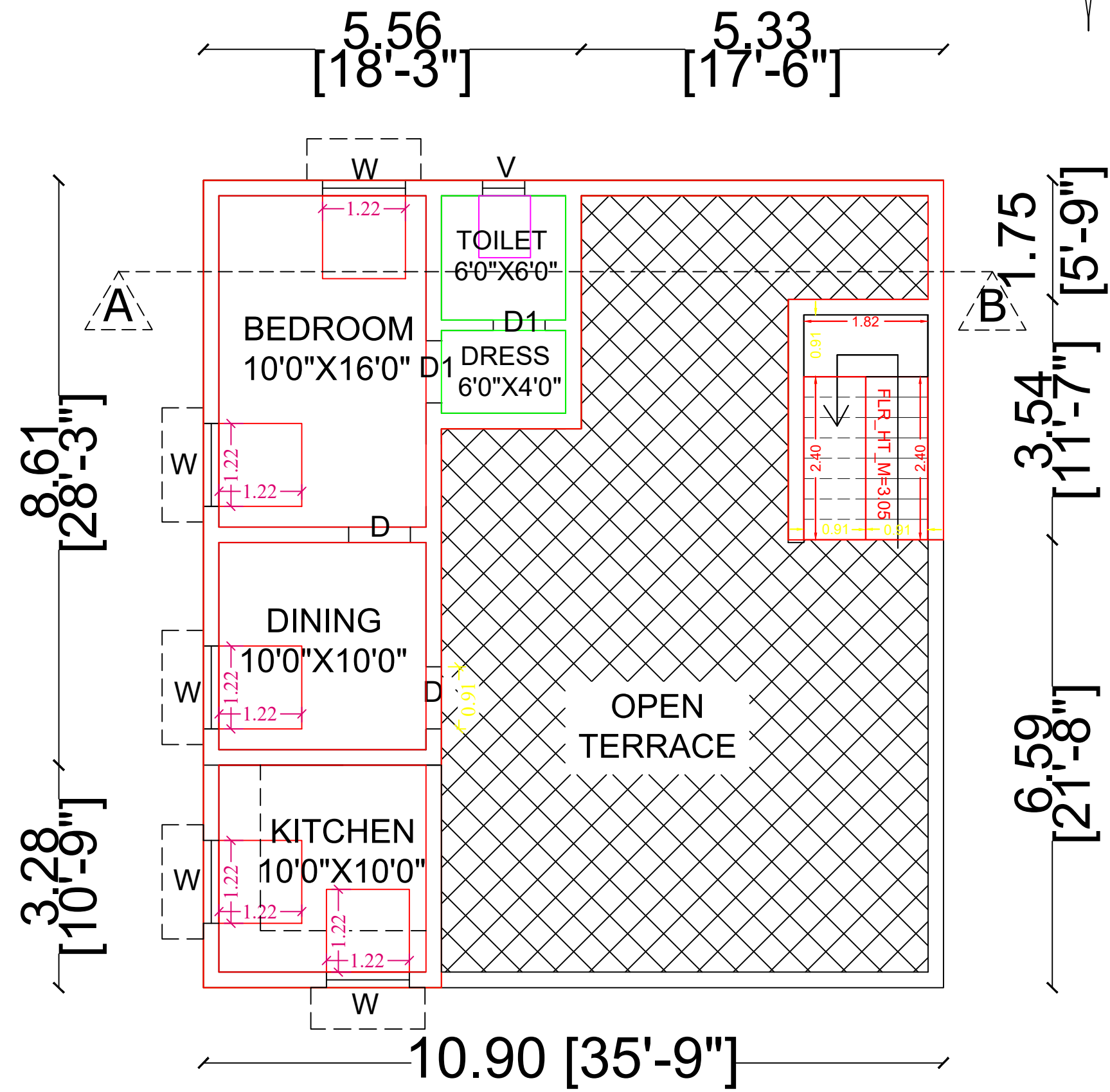


KEY PLAN

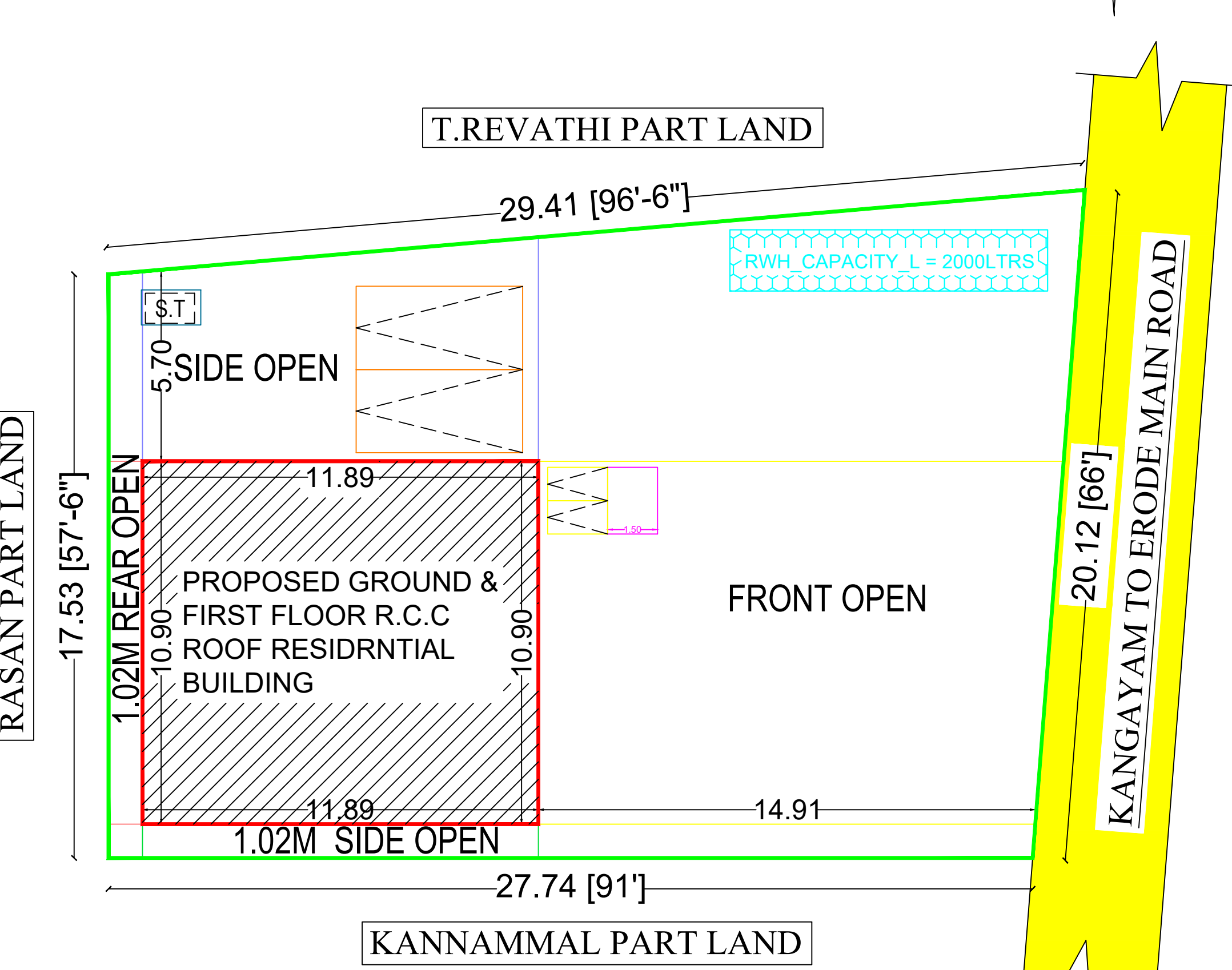
PLAN INFO
AS_AT_SITE=534.93
FMB_OR_PLR=351.00
AS_PER_DOCUMENT=351.17
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NIL
SURVEY_NO=989/2C1B
PATTA_NO=3373
TALUK=MODAKKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=20.12
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=351.17
AVG_PLOT_DEPTH=28.58
AVG_PLOT_WIDTH=18.82
AREA_TYPE=OTHERS
ROAD_WIDTH=15.00
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



GROUND FLOOR PLAN



FIRST FLOOR PLAN

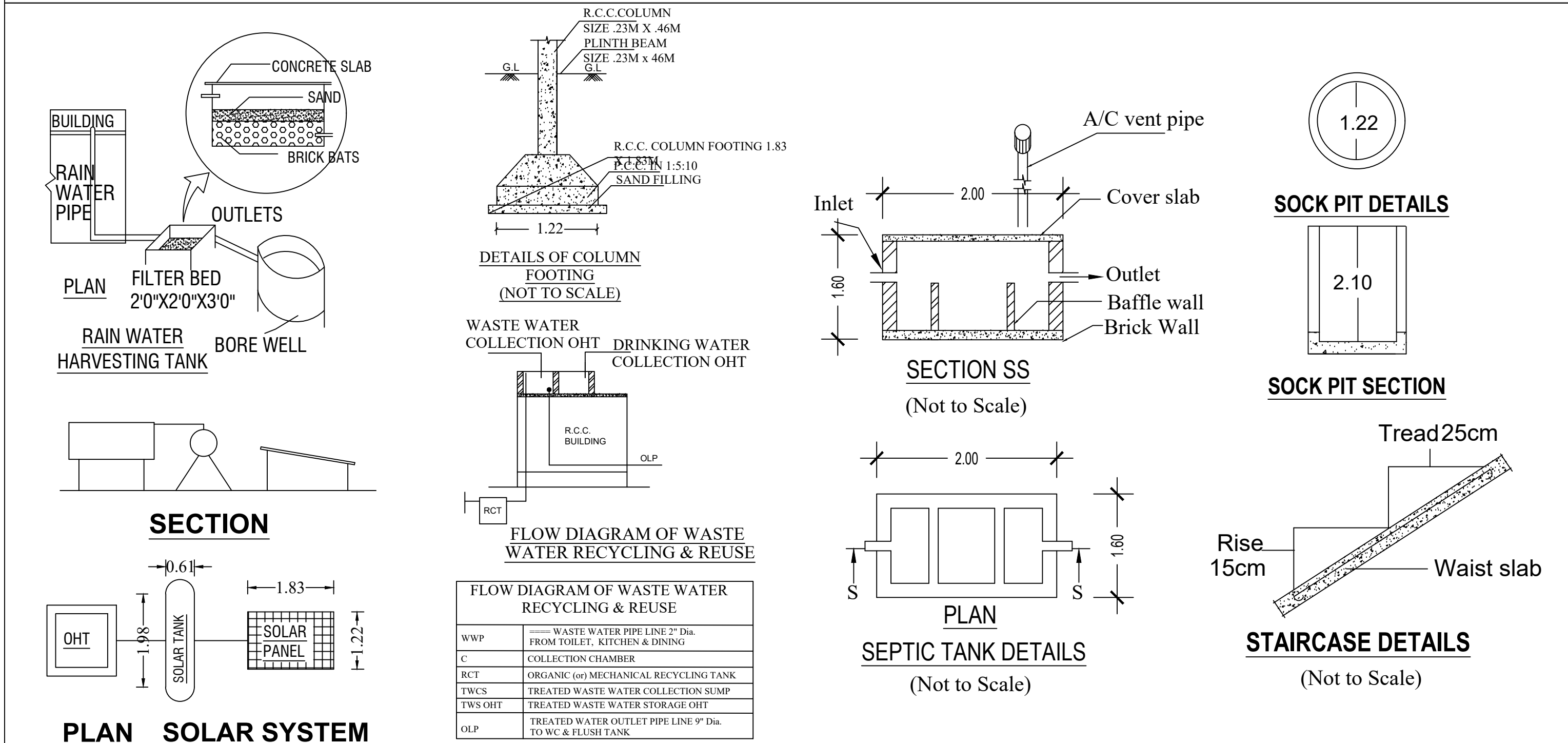


SITE PLAN

I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m	JOINERY DETAILS	FEET	METRE
Area Of the Applicant Site	3780.00	351.17	D DOOR	3'3" X 7'0"	1.00 X 2.14
Plinth Area Of Pro.G.Floor Building	1394.26	129.53	D1 DOOR	2'6" X 7'0"	0.76 X 2.14
Plinth Area Of Pro.F.Floor Building	633.56	58.86	W WINDOW	4'0" X 4'0"	1.22 X 1.22
Total Plinth Area Of All Floors	2027.82	188.39	V VENTILATOR	3'3" X 1'9"	1.00 X 0.50
Floor Area Of Pro. Building	1600.00	148.64	SEPTIC TANK 1 No	BORE WELL 1 No	
Area Of Open Space	2385.74	221.64	R.W.H 1 No	SUMP 1 No	

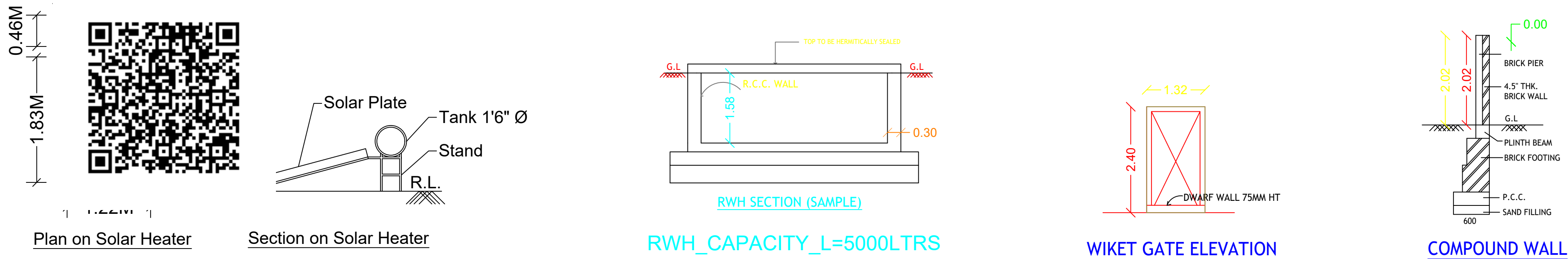
Floor Space Index (F.S.I.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{188.39}{351.17} = 0.5 < 2$



DESCRIPTION	Required	Provided
Car Parking Stalls	2	2
Two Wheeler Parking Stalls	2	2
Cycle Parking Stalls	-	-
COLOR INDEX :-	GATE ENTRY /EXIT	
ROAD SHOWN IN	-	MEASUREMENT IN METER
SITE BOUNDARY SHOWN IN	-	6.00 X 1.81
PROPOSED BUILDING SHOWN IN	-	ALL DIMENSIONS ARE IN METER
		SCALE 1:100

DR Er.G.DHARANIDHARAN, BE.,
(Registered Engineer)
PLANNERS & PROMOTORS
Cell 8675557972
email :ksgdharani@gmail.com

APPLICANT	REGISTERED ENGINEER
	Er.G.DHARANIDHARAN, BE., REGISTERED ENGINEER, L.NO: 05/2022/RE-GR-II/EDTCP DR PLANNERS AND PROMOTERS Ingur to Chennimalai Main Road, Near Chennimalai Register Office, CHENNIMALAI-638 051. CELL:86755 57972
	DR PLANNERS-8675557972



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

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



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.

