

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE

Building Plan

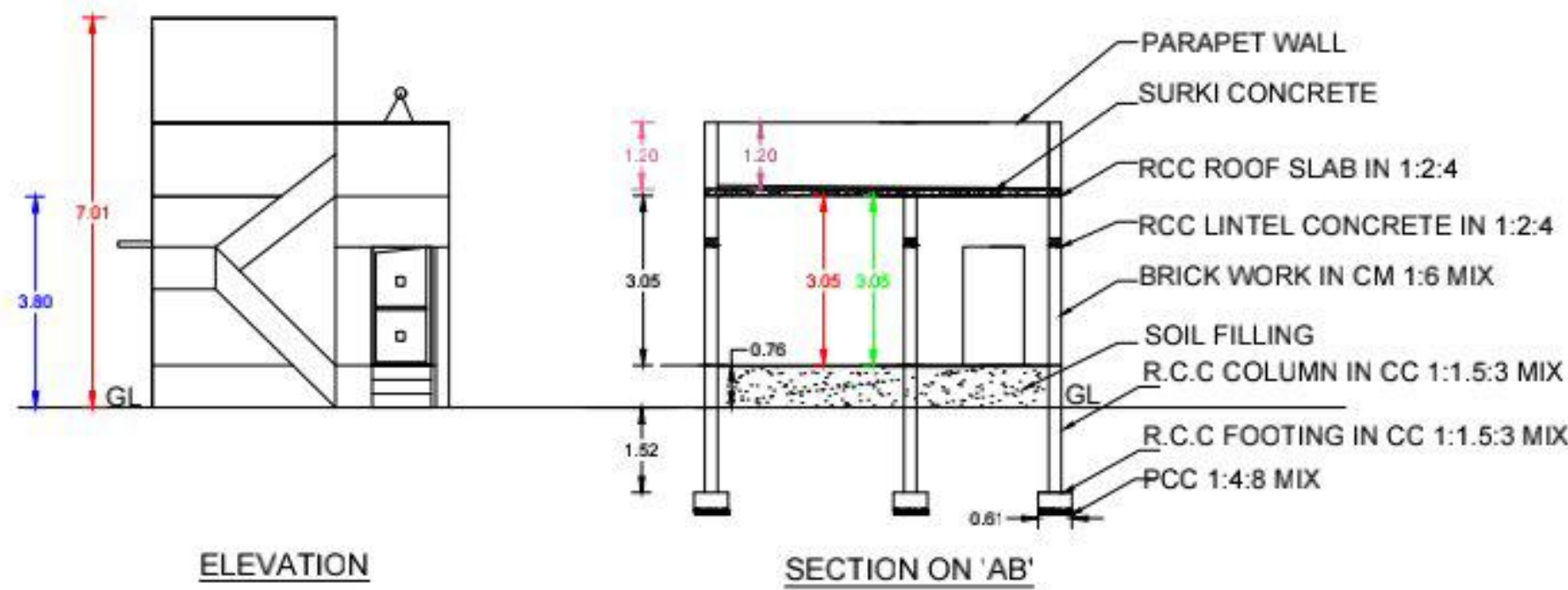
ISSUING AUTHORITY

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 RCC ROOF GROUND FLOOR RESIDENTIAL BUILDING IN
OLD S.F NO.716A, NEW SUB DIVISION S.F NO. 831/1A1B, PATTA NO.2059, DTCP APPROVAL NO. 15.06.2023 : 418/2023
SITE NO: 19, 'AYYAN NAGAR', ELATHUR AND TOWN PANCHAYAT, WARD NO.14, NAMBIYUR TALUK, ERODE DISTRICT.
NAME OF THE APPLICANT: Tmt T.HEBSIBAI W/O Thiru TAMIL SELVAN. (AADHAR NO.6832 7374 1129)



K.R VELUMANI PROPERTY

21'0"

SITE NO 18

SITE NO 20

ROAD WIDTH 7.92M

PLAN INFO
PLOT AREA M2=101.44
SINGLE FAMILY BLDG=NO
CR2=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.92
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=7.92
ROAD_LENGTH=25.48
AVG_PLOT_DEPTH=15.85
AVG_PLOT_WIDTH=6.40
LAND_USE_ZONE=RESIDENTIAL
DISTRICT=ERODE
TALUK=NAMBIYUR
RWV_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
JURISDICTION_TYPE=TOWN_PANCHAYAT
SURVEY_NO=831/1A1B
PATTA_NO=2059
AS_PER_DOCUMENT=101.45
AS_AT_SITE=101.44
FMB_OR_PLR=101.45
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
VILLAGE=ELATHUR

AREA DETAILS:	SQFT	SQM
SITE AREA	-- 1092.00	101.45
AREA OF BUILDING	-- 782.57	72.73
FLOOR AREA	-- 541.24	50.30
OPEN SPACE	-- 309.43	28.76

JOINERY DETAILS

MD - MAIN DOOR	1.07X2.13
AO - ARCH OPEN	0.91X2.13
D - DOOR	0.91X2.13
D1 - DOOR	0.76X1.83
W - WINDOW	1.22X1.22
V - VENTILATOR	0.76X0.76

COLOR INDEX

SITE BOUNDARY	○
PROPOSED BUILDING	○
ROAD	○

FSI = BUILTUP AREA/SITE AREA = 0.72

SCALE:

PLAN SECTION AND ELEVATION 1:100

SITE PLAN 1:100

ALL DIMENSIONS ARE IN METRE & FEET

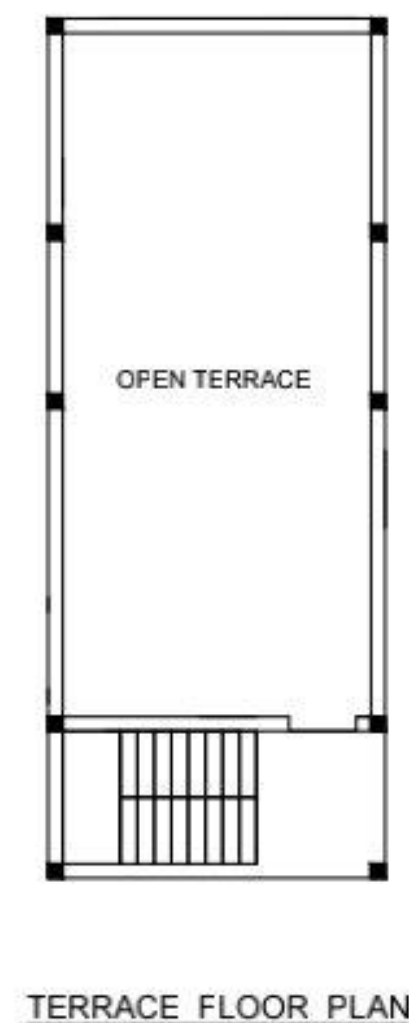
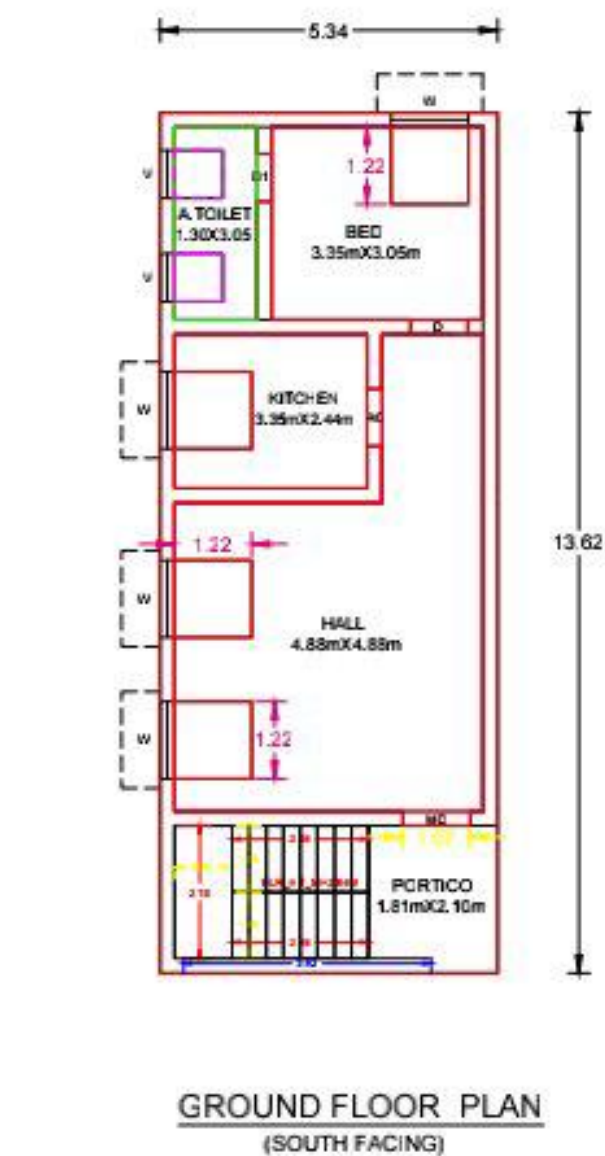
APPLICANT SIGN

A. Hepsibai

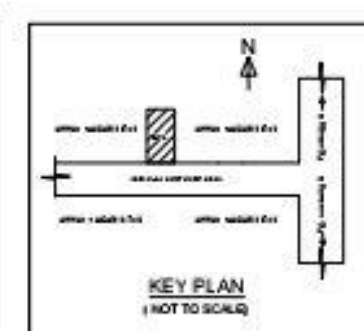
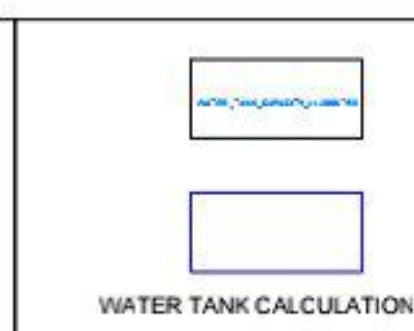
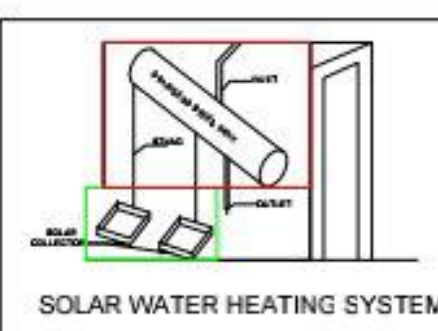
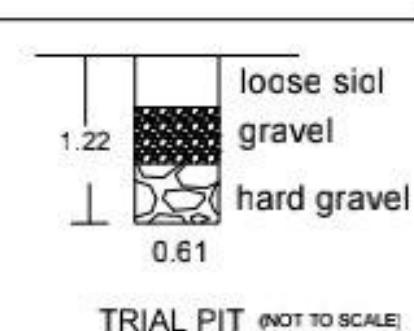
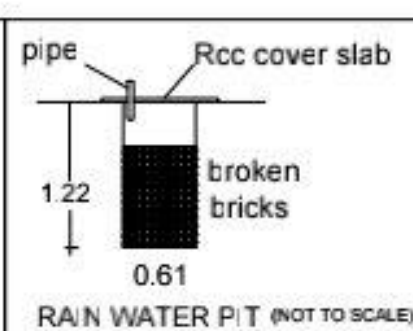
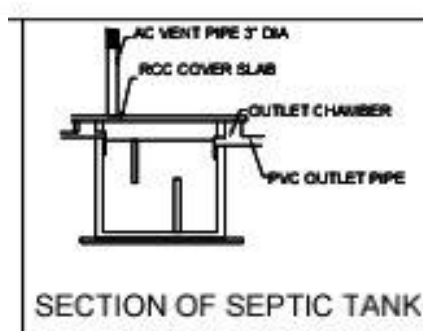
ENGINEER/LBS


E.K.SELVAKUMAR, B.E., M.E., (CEM)
REGISTERED ENGINEER (RE)
MATHI PLANNERS
82, Elathur, Nambiyur Taluk,
Erode District - 638 458.

MATHIVATHANI Planners
Er.K.SELVAKUMAR (cell: 9360712761)



SITE PLAN



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.

