

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

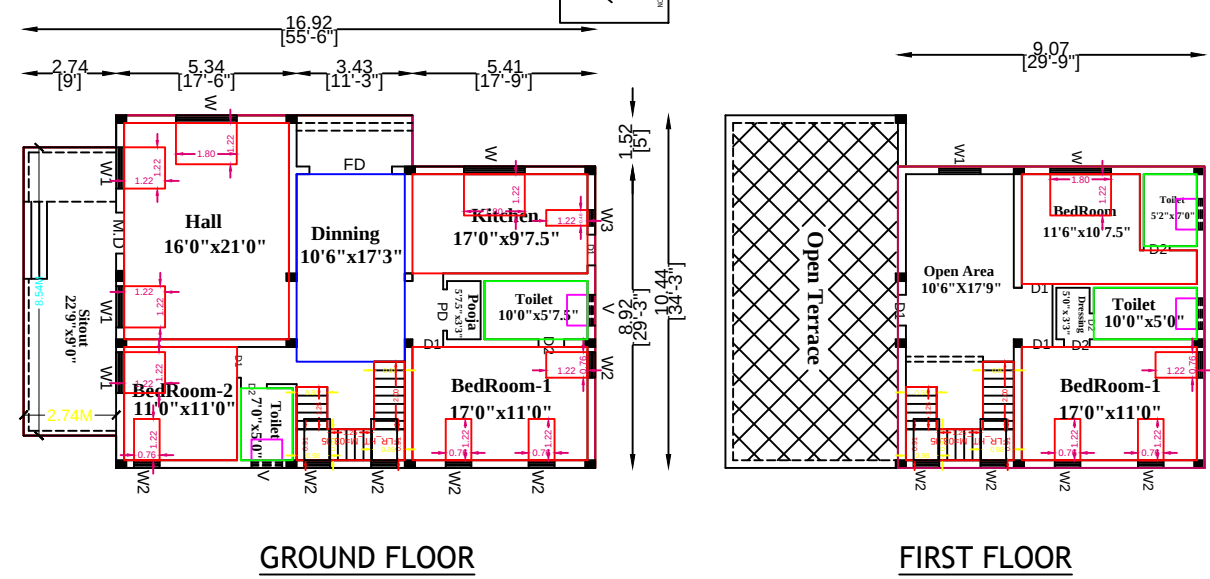
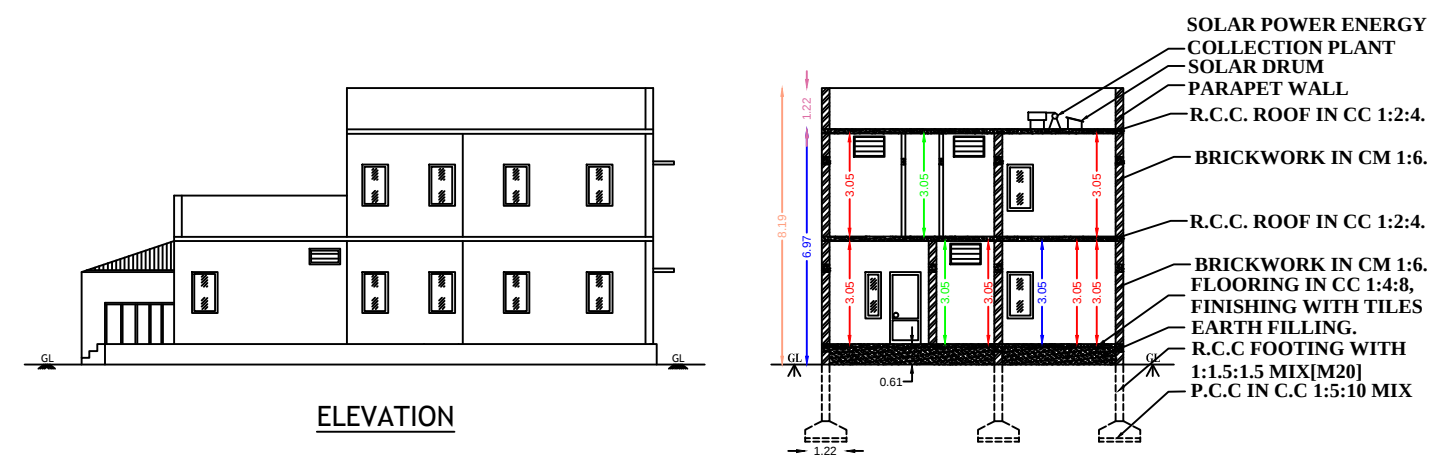
The approval as the planning authority issued it, reproduced in full behind this page.

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

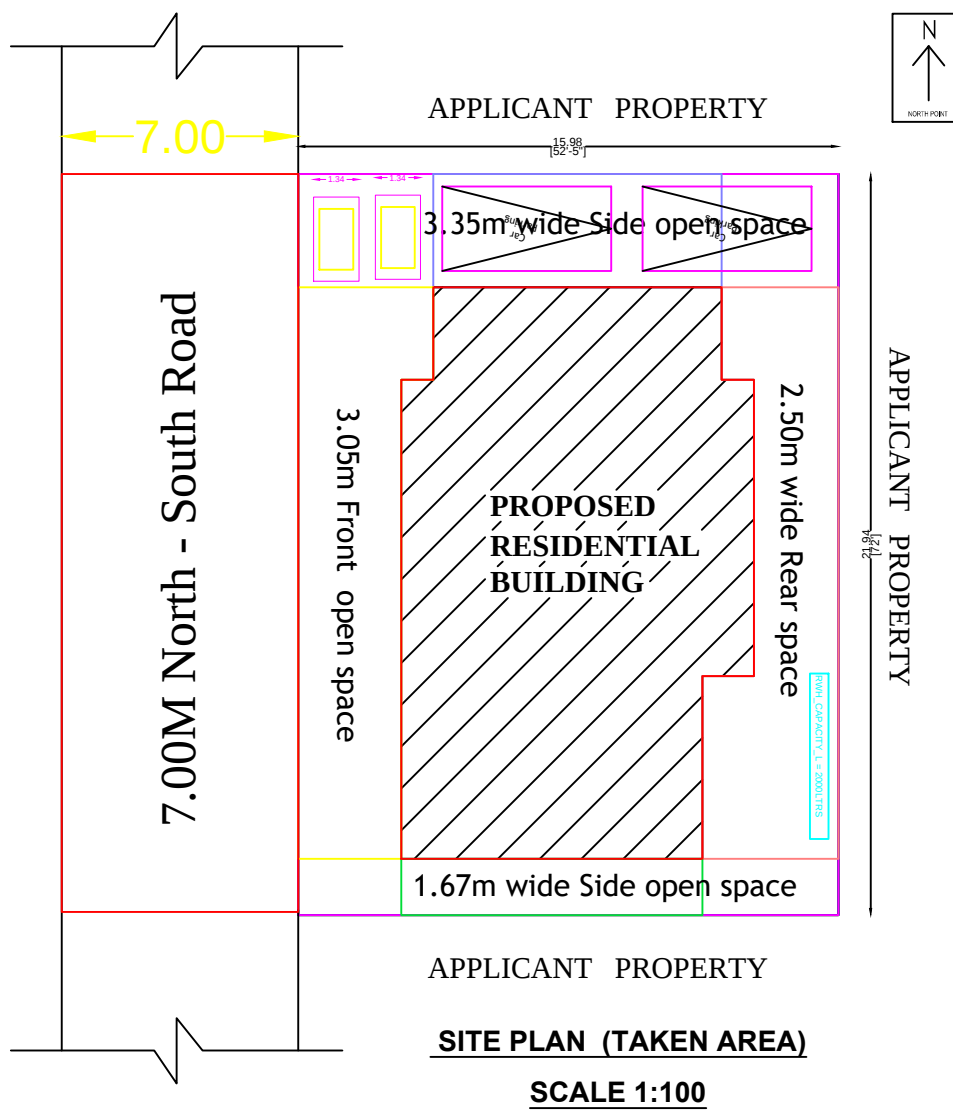
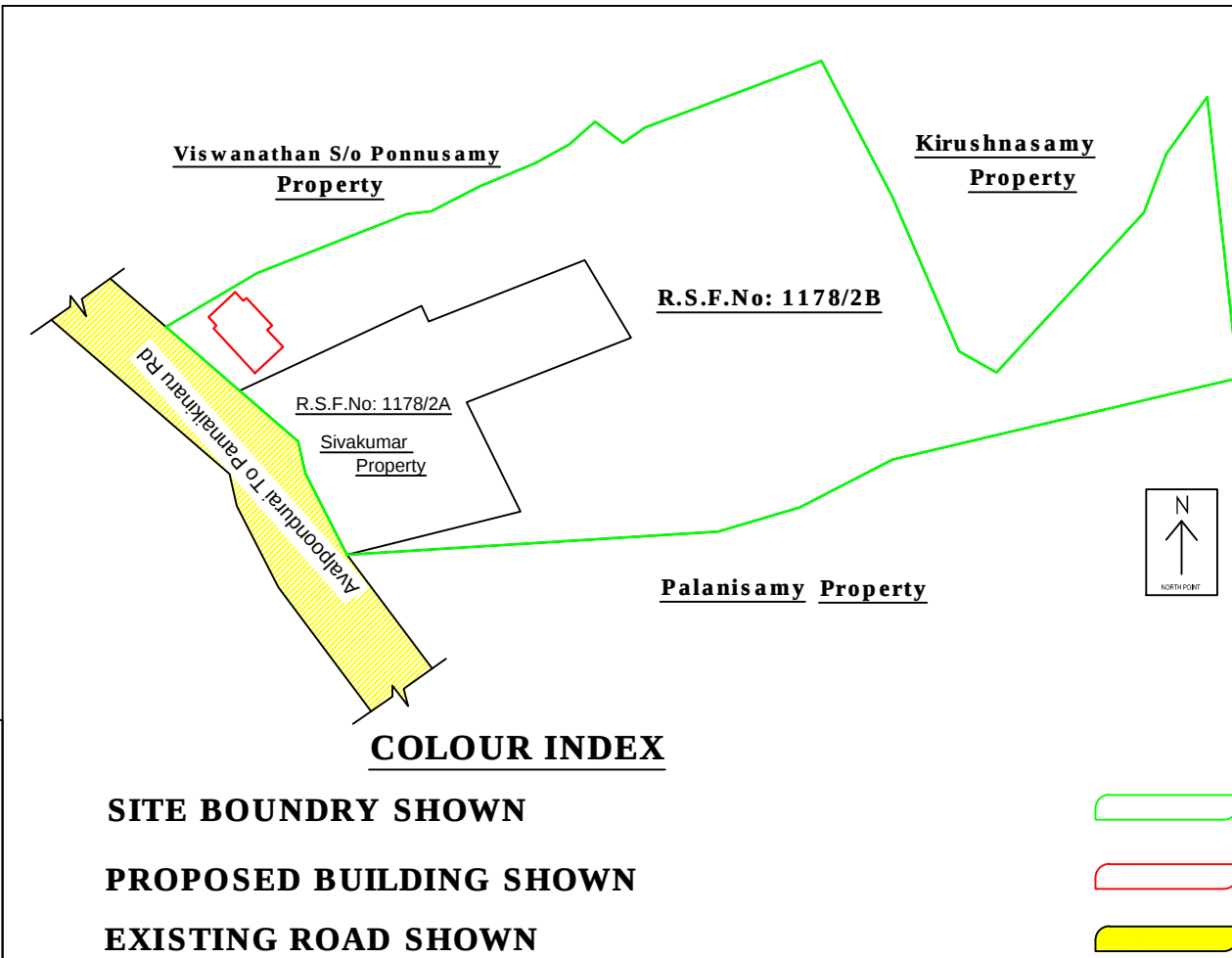
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR AT R.S.F No:1178/2B, PATTA No: 4120 , WARD NO:12 , KARUTHUPALAYAM MAIN STREET, AVAL POONDURAI "C" VILLAGE, AND AVAL POONDURAI TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

APPLICANT:

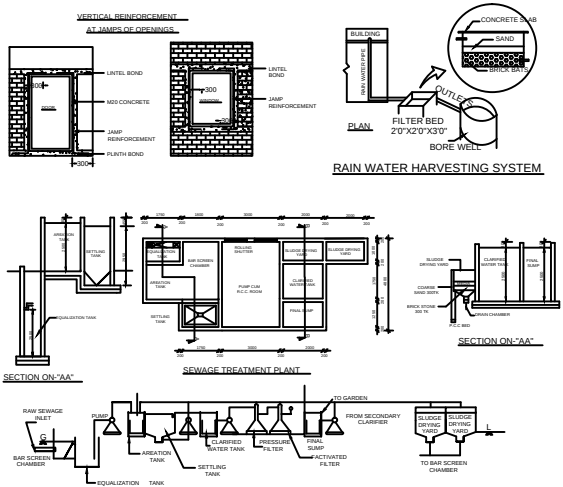
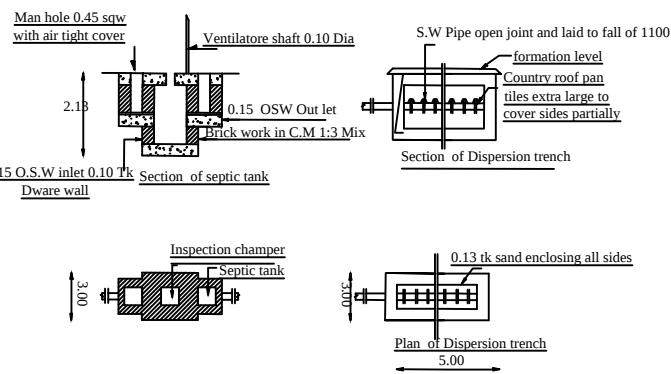
Mr.C.THANGAMUTHU., S/o. (Late) Mr.CHINNAPA GOUNDER .



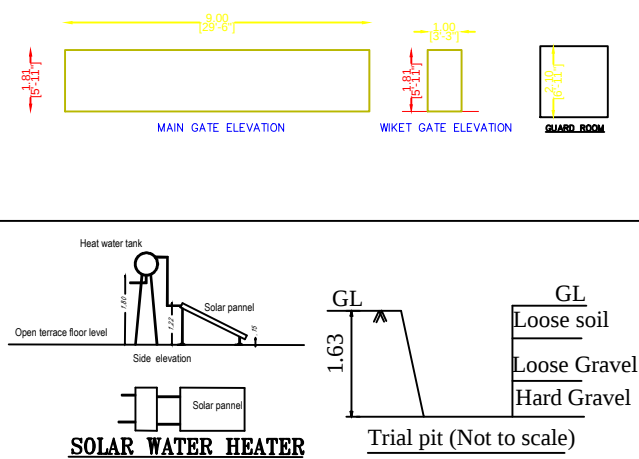
PLAN INFO
PLOT AREA M2=350.71
FMS OR PLR=350.71
AS PER DOCUMENT=350.71
AS AT SITE=350.71
SURVEY NO=1178/2B
SINGLE FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=21.94
WHETHER GOVT OR AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=550
AVG PLOT DEPTH=15.98
AVG PLOT WIDTH=21.94
LAND USE_ZONE=RESIDENTIAL
PLOT_NO=NO
PATTI_NO=4120
DISTRICT=ERODE
TALUK=MODAKKURICHI
VILLAGE=AVAL POONDURAI C VILLAGE
RWI 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=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_LESS THAN 1KM_RADIUS=NO



SEPTIC TANK DETAILS



KEY PLAN : NTS SCALE



TAG	DESCRIPTION	SIZE
M.D	MAIN DOOR	4'0"X7'0"
D1	DOOR - 1	3'0"X7'0"
D2	DOOR - 2	2'6"X7'0"
PD	POOJA DOOR	4'0"X7'0"
FD	FRENCH DOOR	8'0"X7'0"
W	WINDOW	6'0"X4'0"
W1	WINDOW - 1	4'0"X4'0"
W2	WINDOW - 2	2'6"X4'0"
W3	WINDOW - 3	1'6"X4'0"
V	VENTILATOR	3'0"X2'0"

SHEET No : 1 OF 1

AREA STATEMENT

AREA DETAILS	SQ.M.	SQ.FT.
SITE AREA AS PER DOCUMENT	5 Acre 44.2/3 Cent	
AREA OF THE TAKEN SITE	350.71	3775.01
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN GROUND FLOOR	139.79	1504.69
PLINTH AREA OF THE PROPOSED SLOPED ROOF BUILDING IN GROUND FLOOR	23.39	251.76
TOTAL PLINTH AREA OF THE PROPOSED R.C.C ROOF GROUND FLOOR BUILDING	163.18	1756.45
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN FIRST FLOOR	80.89	870.69
TOTAL PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING	244.07	2627.14
FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING	195.26	2101.76
AREA OF OPEN SPACE	187.53	2018.55

FLOOR SPACE INDEX (F.S.I) :-

$$\frac{\text{F.S.I AREA}}{\text{PLOT AREA}} = \frac{244.07}{350.71} = 0.69 \leq 2$$

SCALE 1 : 1 0 0

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

$$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{244.07}{350.71} \times 100 = 69.59 \%$$

PROPOSED SEPTIC TANK - 1 NO & SOAK PIT 1 Nos.,

PROPOSED RAINWATER HARVESTING TANK & SUMP 1 Nos.,

PARKING DETAILS

DESCRIPTIONS	REQUIRED	PROVIDED
CAR PARKING	2 Nos.	2 Nos.
TWO WHEELERS	0 Nos.	1 Nos.

Applicant:-

C.THANGAMUTHU

Registered 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

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.

