

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.

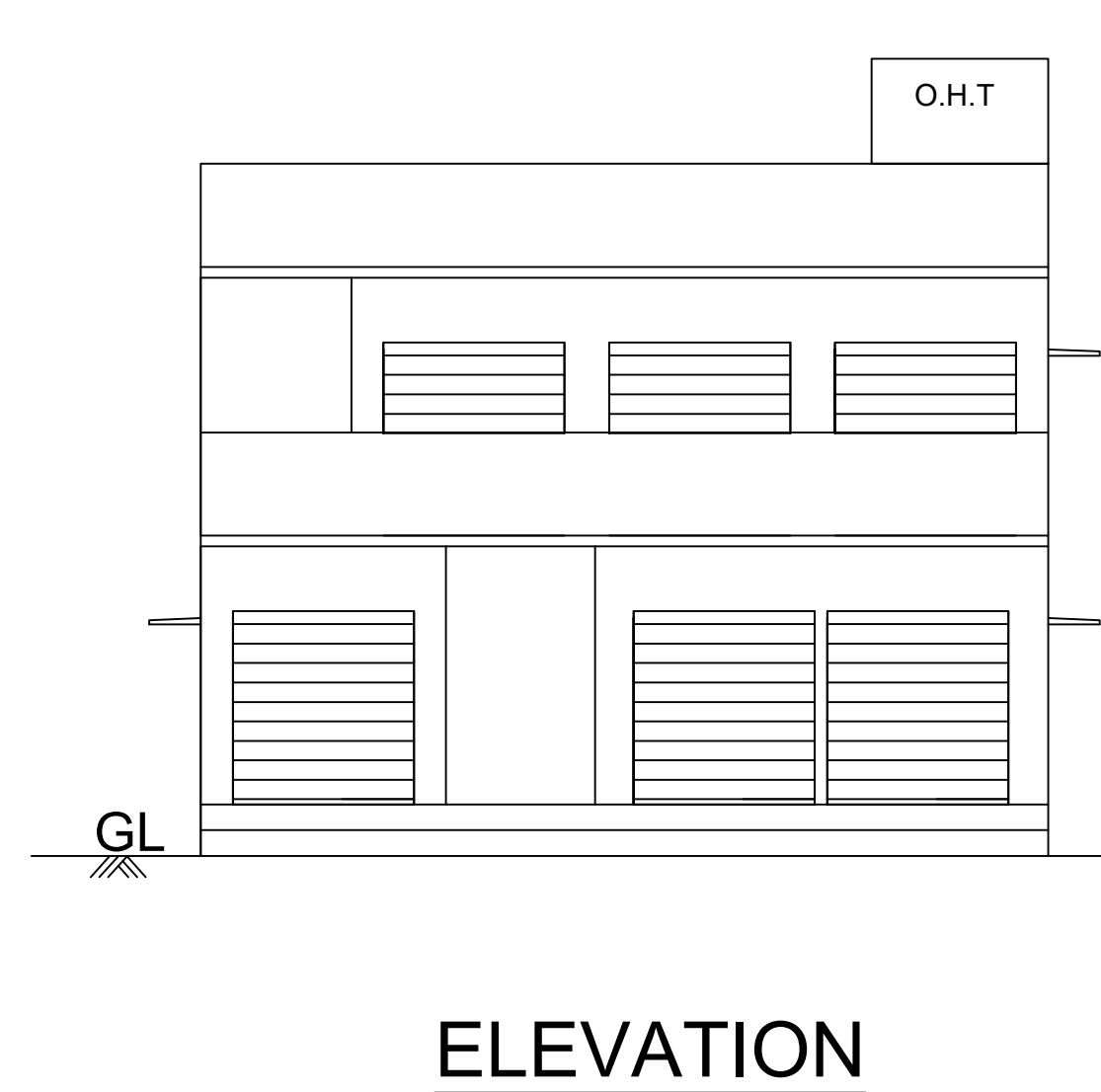
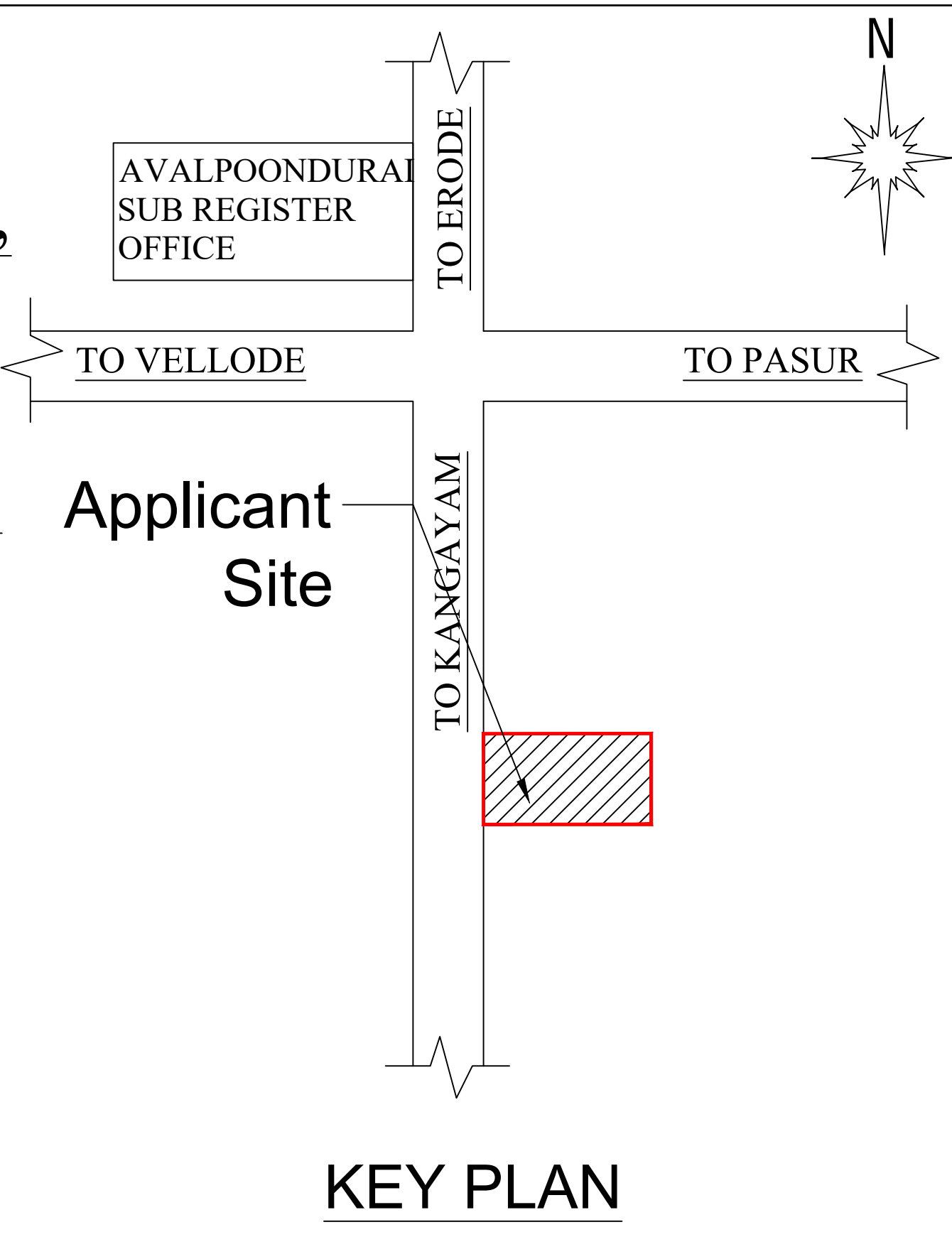
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND AND FIRST FLOOR COMMERCIAL BUILDING IN WARD NO:07, BAHARATHI STREET, OLD S.F.NO-66A1, R.SF.NO:498/1A(AFTER SUBDIVISION NEW R.SF.NO:498/1A2) OF PATTA NO:8008 IN AVALPOONDURAI "A" VILLAGE AND AVALPOONDURAI TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

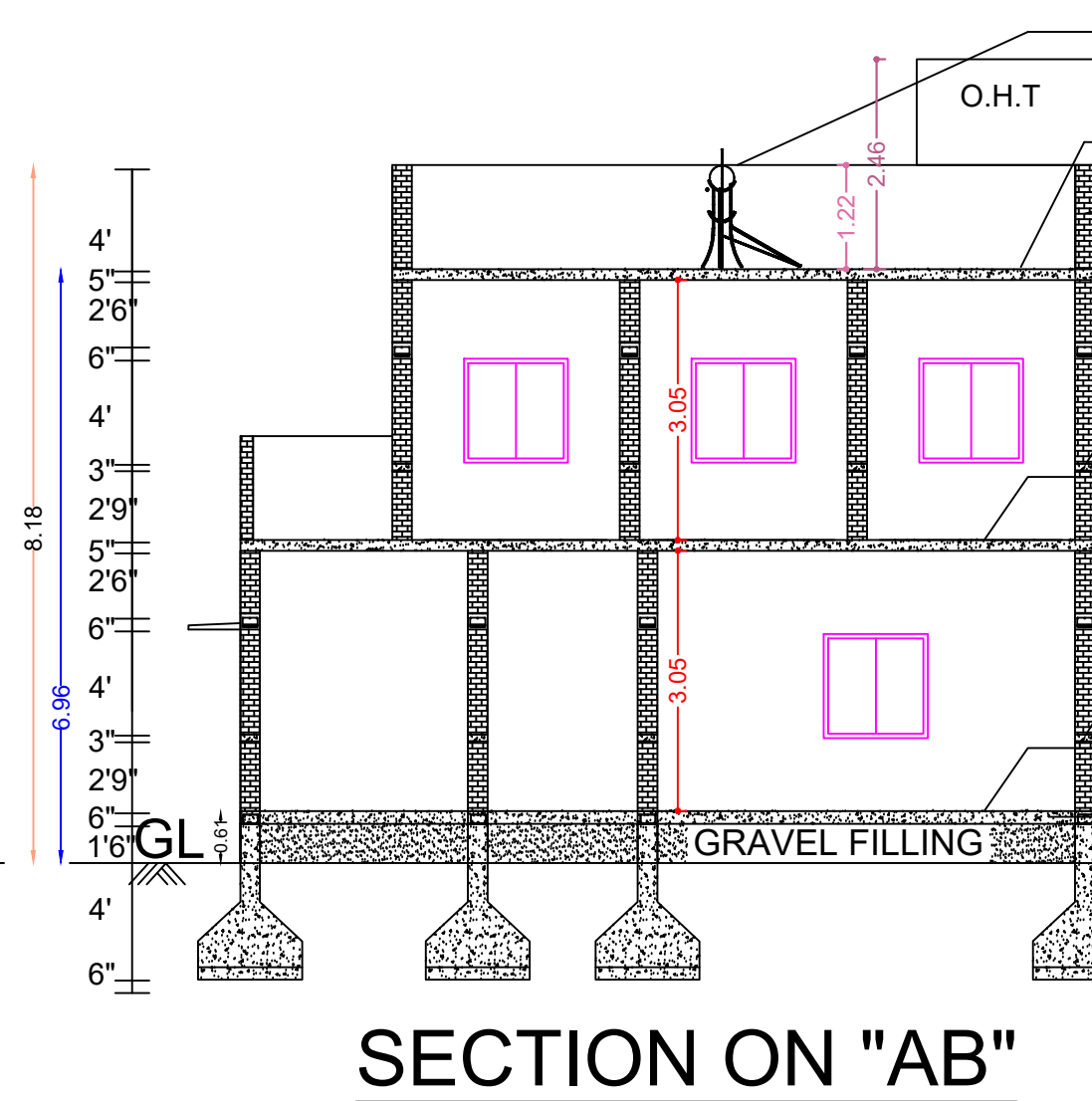
APPLICANT:

Mr.K.KARTHIK

S/o.Mr.P.KRISHNAN



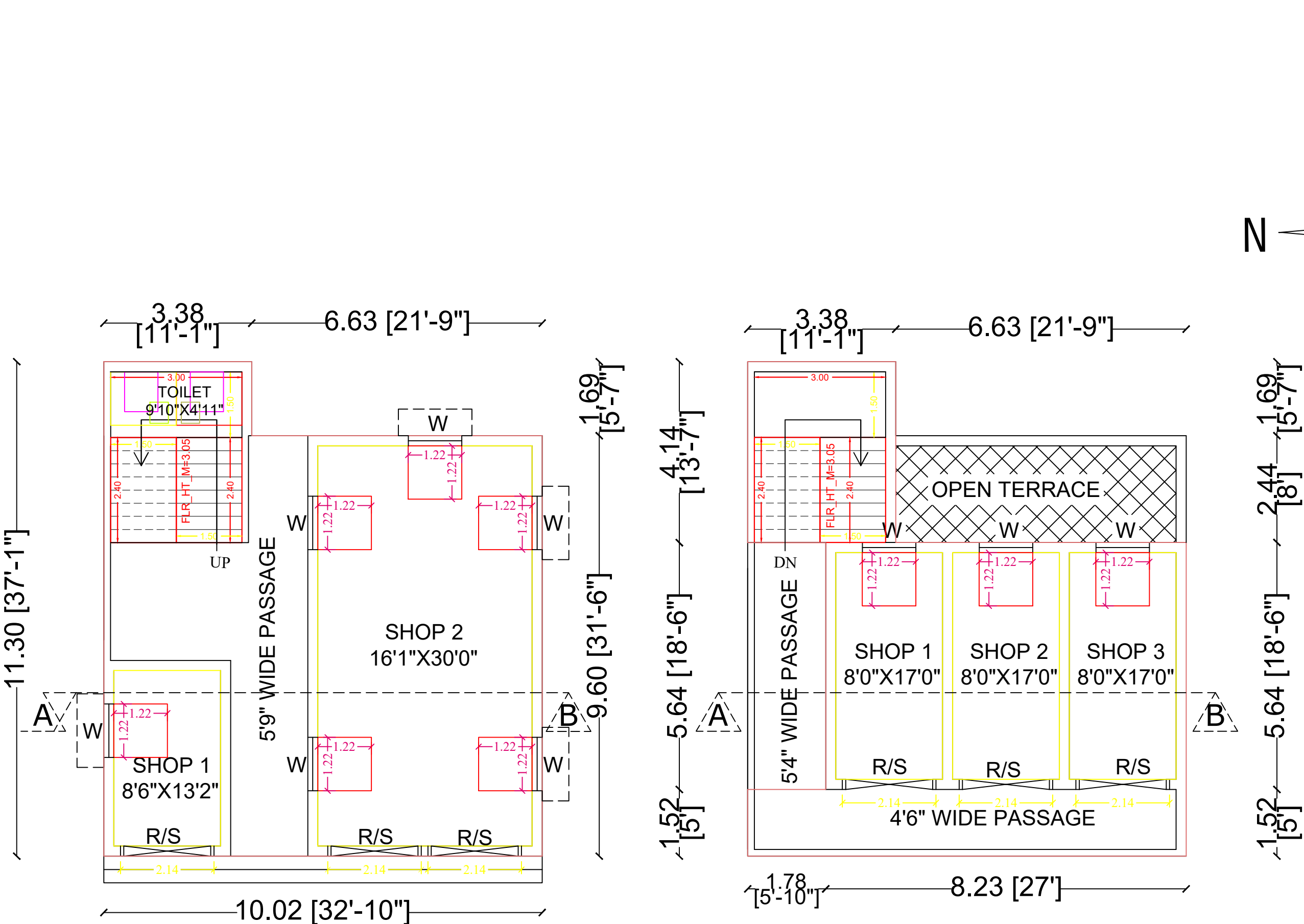
ELEVATION



SECTION ON "AB"

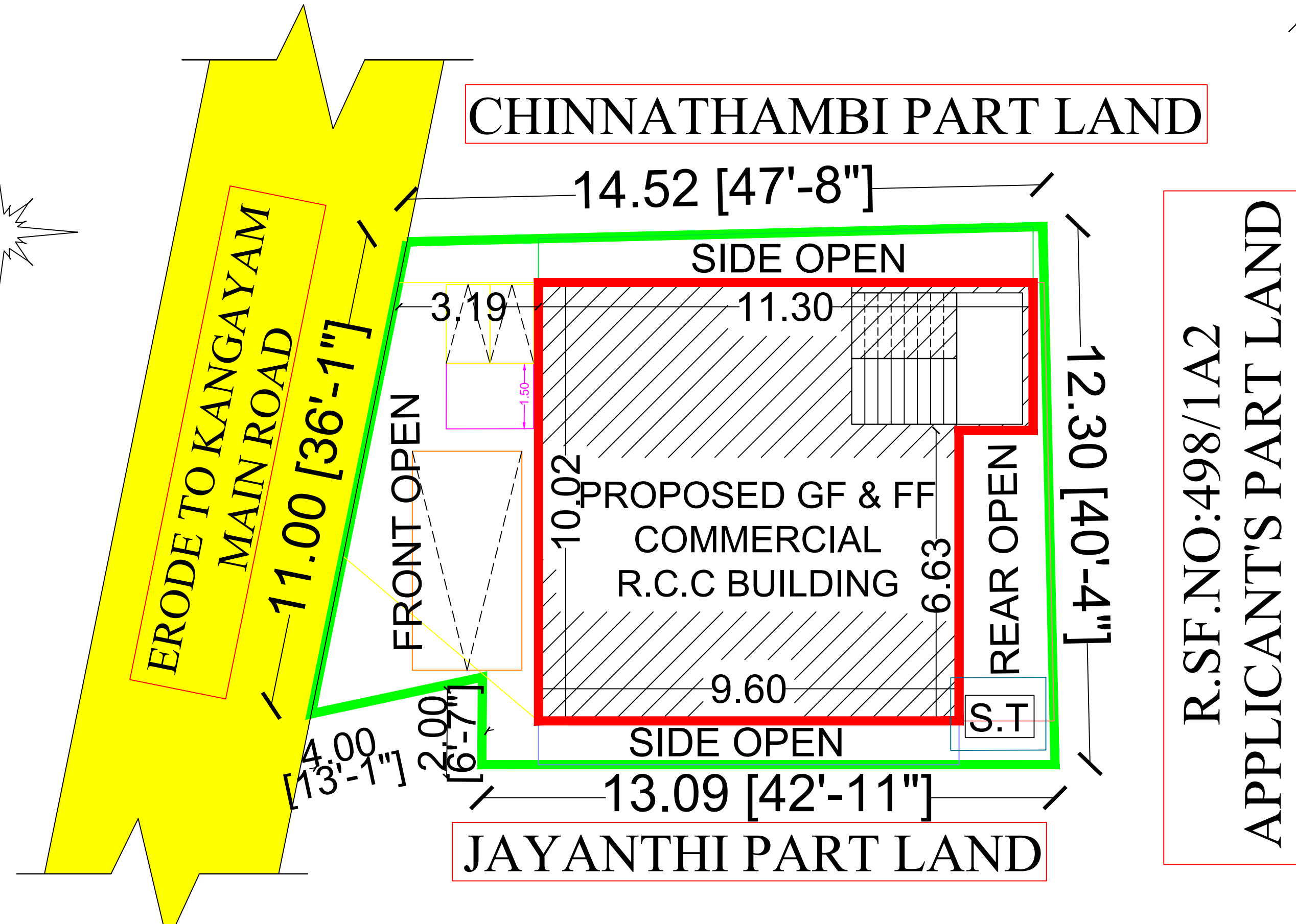
SOLAR WATER HEATER
WEATHERING COURSE IN SURKI MORTOR
PARAPET WALL 9" TK 1:4
RCC ROOF IN MIX 1:1.5:3 - 5" TH
RCC LINTAL 6"TH & SUNSHADE 3" TH
SILL LEVEL CONCRETE 3" TH 1:4:8
FLOOR FINISHING WITH CM 1:5 USING 2' x 2'
RCC ROOF IN MIX 1:1.5:3 - 5" TH
RCC LINTAL 6"TH & SUNSHADE 3" TH
SILL LEVEL CONCRETE 3" TH 1:4:8
FLOOR FINISHING WITH CM 1:5 USING 2' x 2'
PCC 1:4:8 - FOR BASEMENT 4" TH
RCC FOOTING IN 1:1.5:3
PCC 1:5:10 - FOR BASEMENT 4" TH

PLAN INFO
AS AT SITE=185.81
FMB OR PLR=185.81
AS PER DOCUMENT=185.81
PREMIUM_FSL_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NIL
SURVEY_NO=498/1A2
PATTA_NO=8008
TALUK=MODAKKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=11.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=185.81
AVG_PLOT_DEPTH=51.20
AVG_PLOT_WIDTH=12.10
AREA_TYPE=OTHERS
ROAD_WIDTH=15.00
ROAD_LENGTH=250
LAND_USE_ZONE=COMMERCIAL
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
BLOCK_1_B_SHOP_MEMBER_COUNT=5



GROUND FLOOR PLAN

FIRST FLOOR PLAN

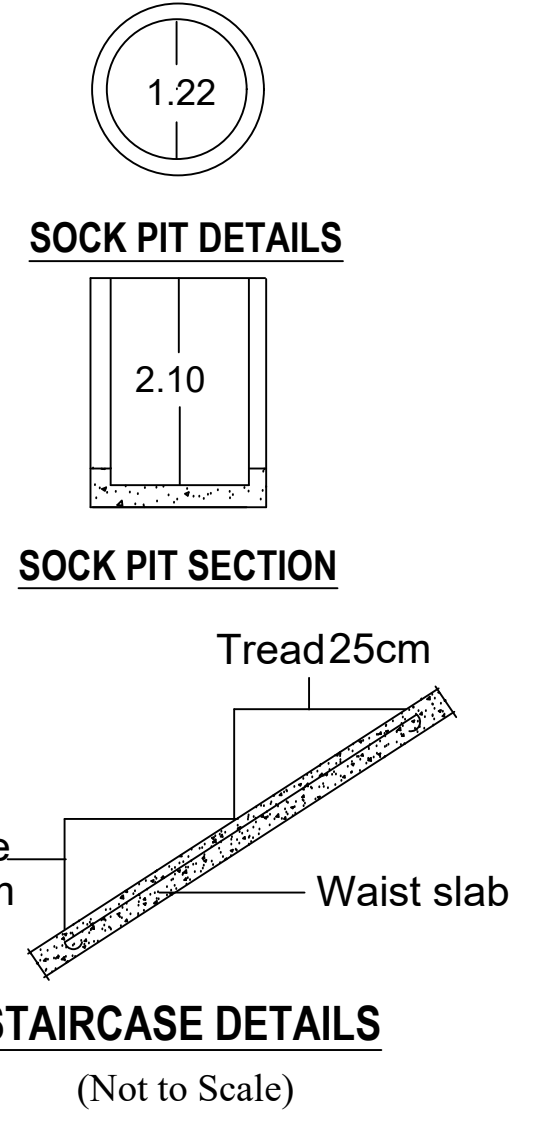
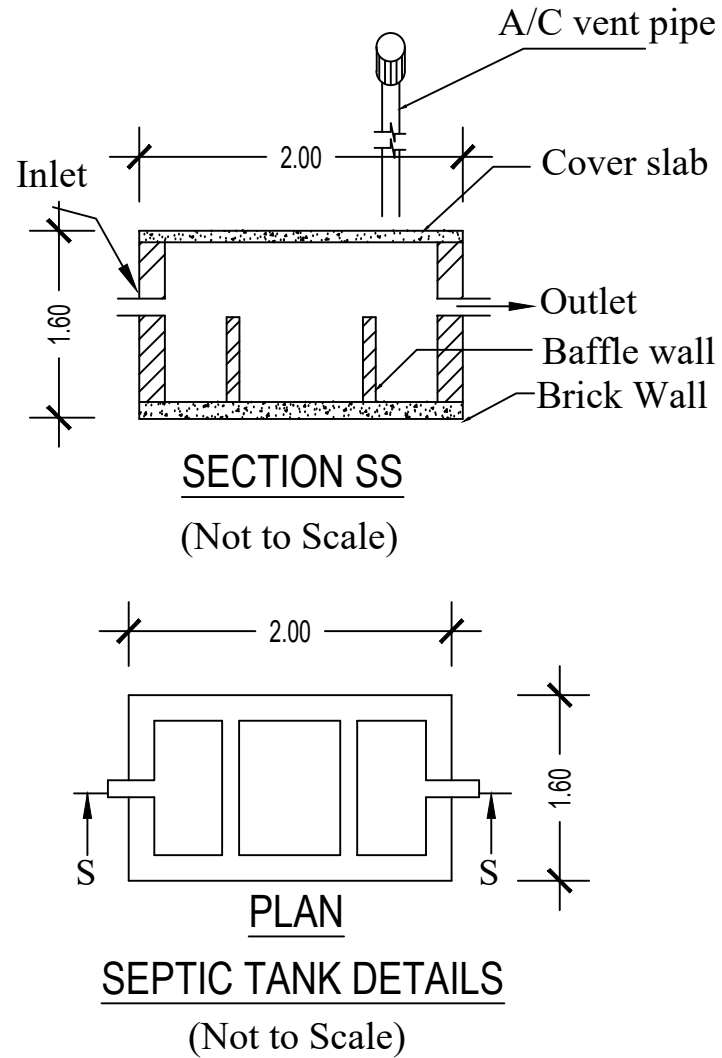
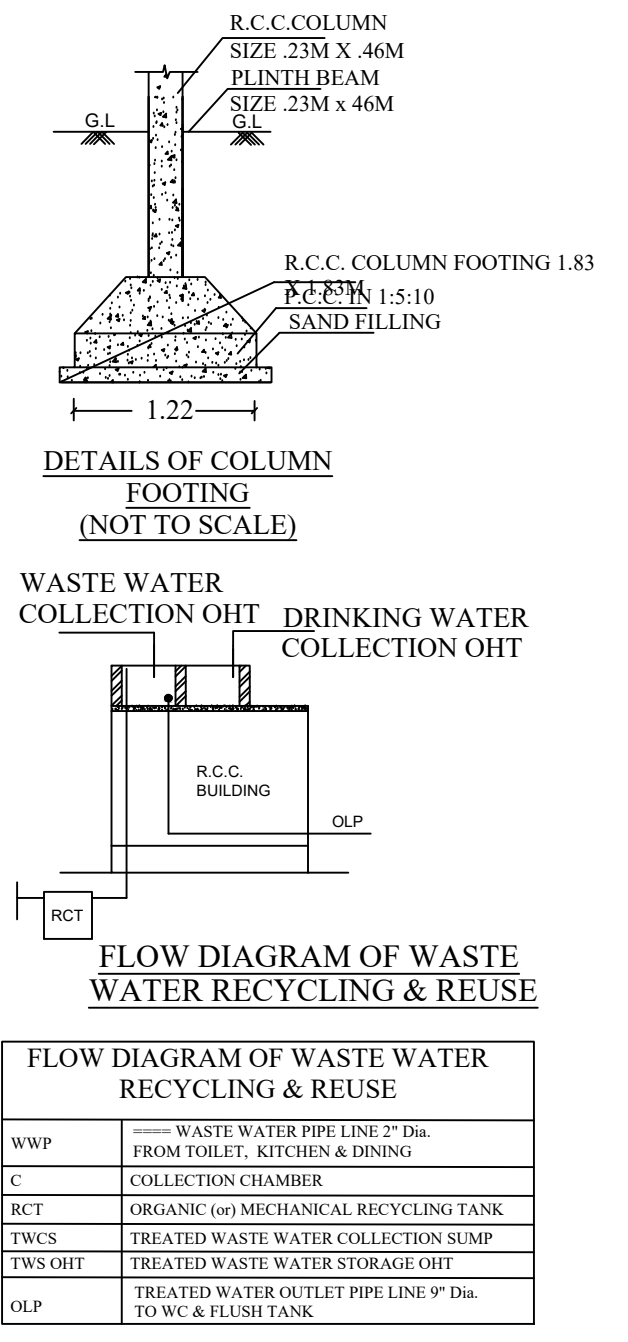
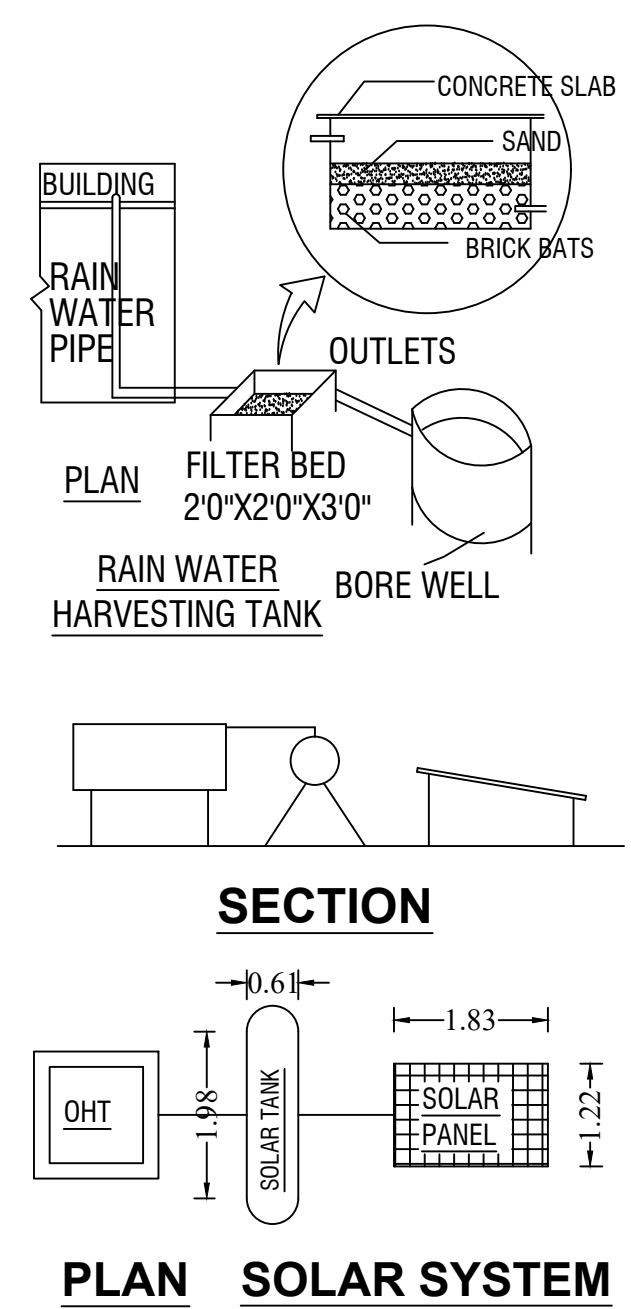


SITE PLAN

I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m	JOINERY DETAILS		
Taken Area of the Applicant Land	2000.00	185.81	D	DOOR	3'3" X 7'0"
Plinth Area Of Pro.G.Floor	1096.96	101.91	D1	DOOR	2'6" X 7'0"
Plinth Area Of Pro.F.Floor	814.73	75.69	W	WINDOW	4'0" X 4'0"
Total Area Of Pro. Building	1911.69	177.60	V	VENTILATOR	3'3" X 1'9"
Plinth Area Of Exs.G.Floor	2473.14	229.76	SEPTIC TANK 1 No		BORE WELL 1 No
Area Of Open Space	903.04	83.90	R.W.H 1 No		SUMP 1 No
Area of the Applicant Land	7071.95	657.00			

Floor Space Index (F.S.I.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{177.60}{185.81} = 1.00 < 2$



DESCRIPTION	Required	Provided
Car Parking Stalls	1	1
Two Wheeler Parking Stalls	3	3
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 :ksdgharani@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.

