

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.

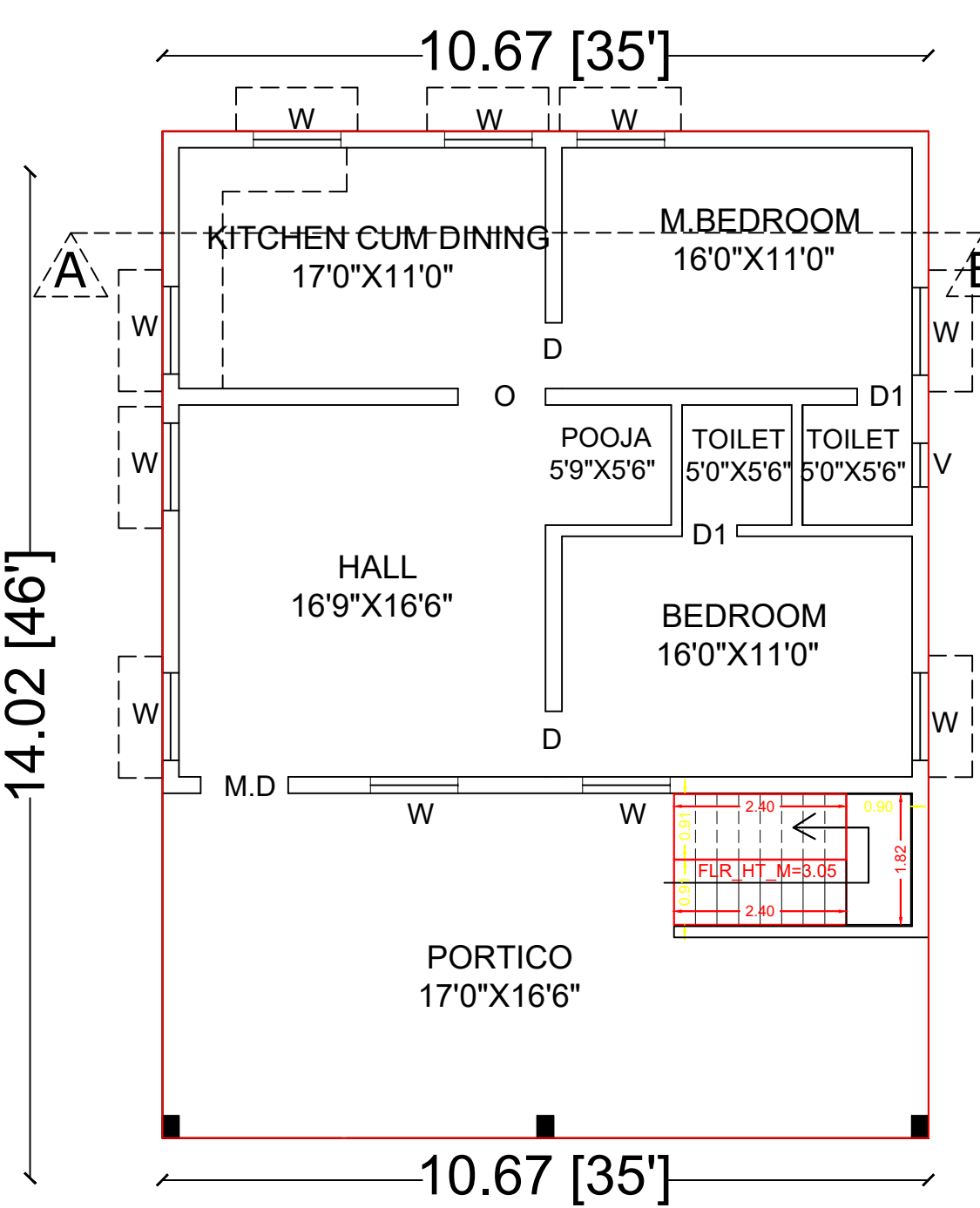
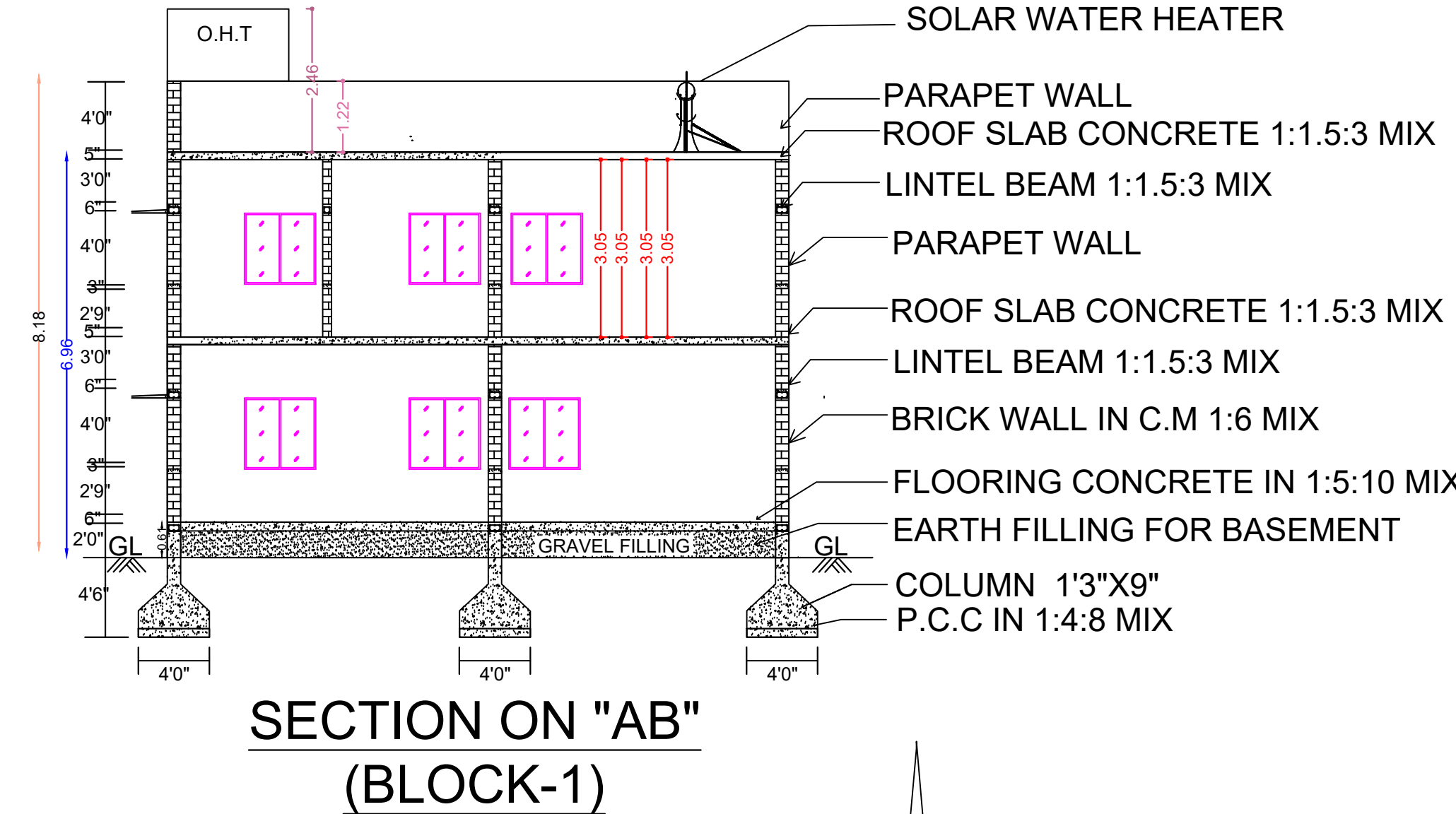
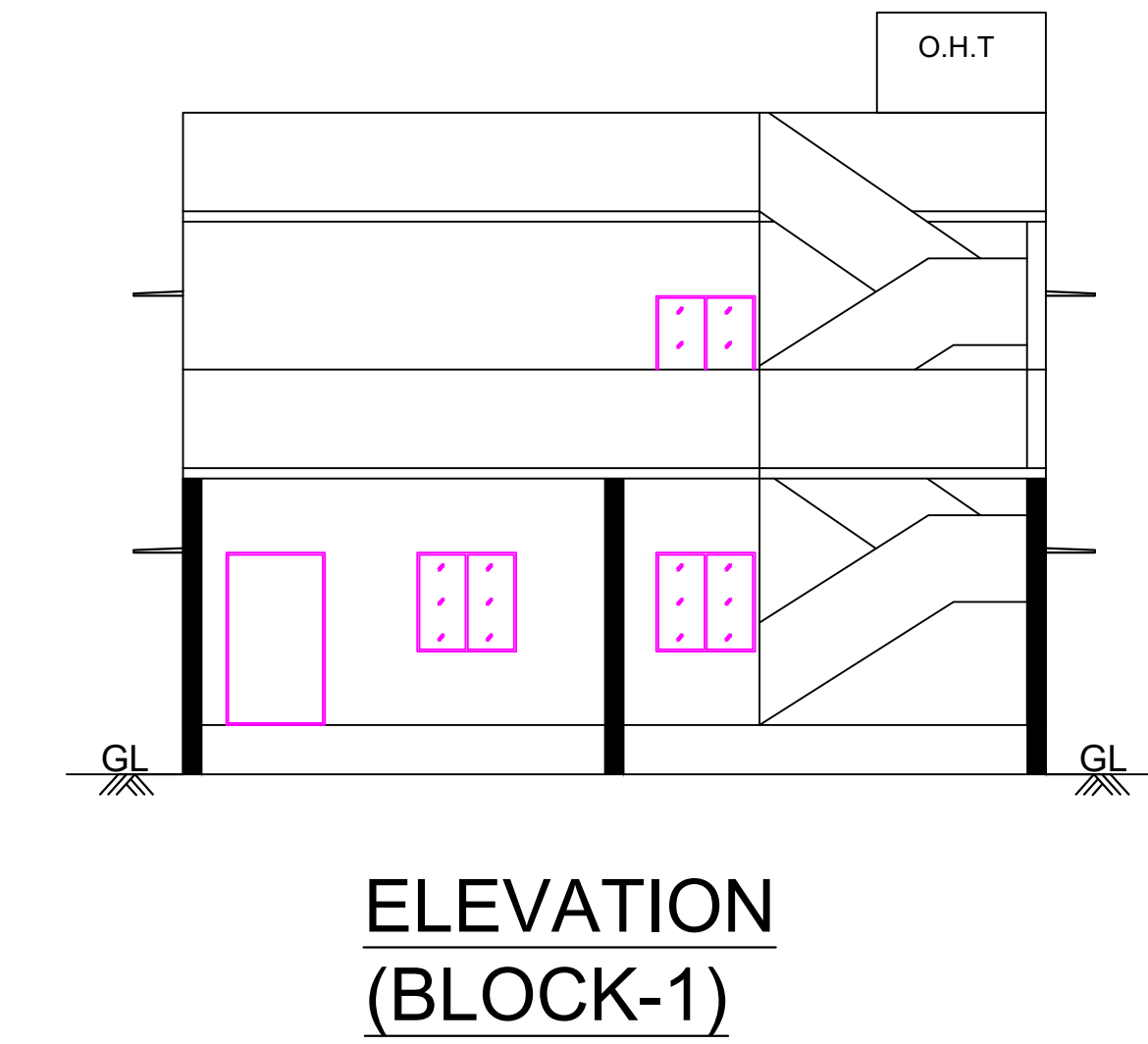
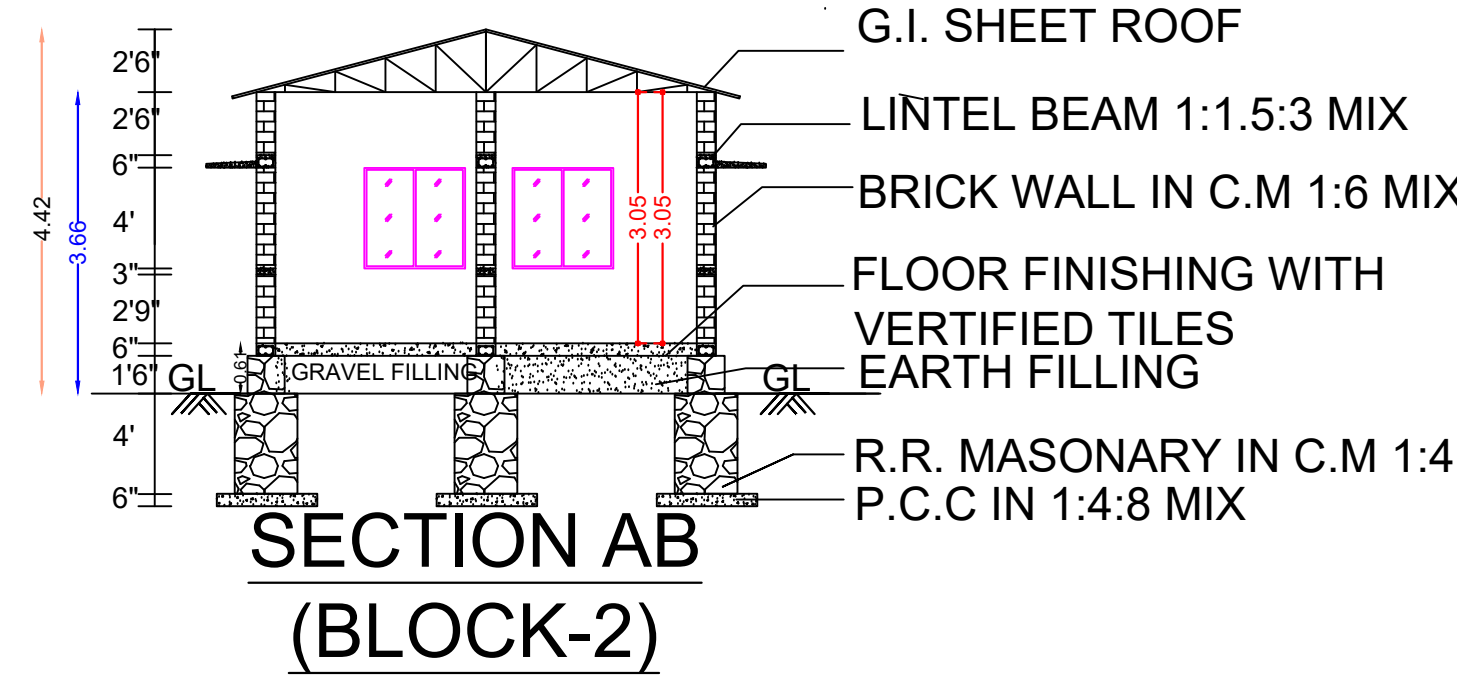
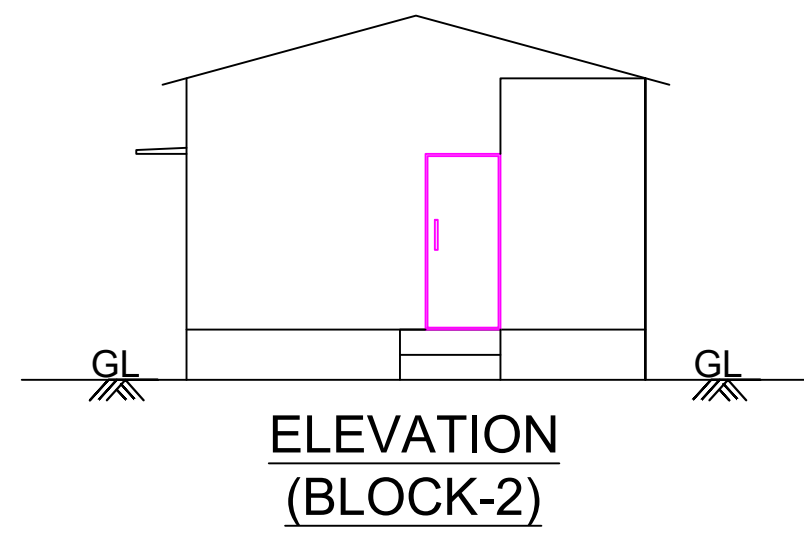
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF R.C.C ROOF  
FIRST FLOOR ON EXISTING GROUND FLOOR AND PROPOSED GALVANIZED  
IRON SHEET ROOF GROUND FLOOR RESIDENTIAL BUILDING IN HOUSING SITE  
NO:110, VIP GARDEN CITY, R.SF.NO:397/2(AFTER SUBDIVISION NEW  
R.SF.NO:397/2B) OF PATTI NO:2091 IN PUNGAMPADI VILLAGE AND  
PANCHAYAT, CHENNIMALAI UNION, PERUNDURAI TALUK, ERODE DISTRICT.

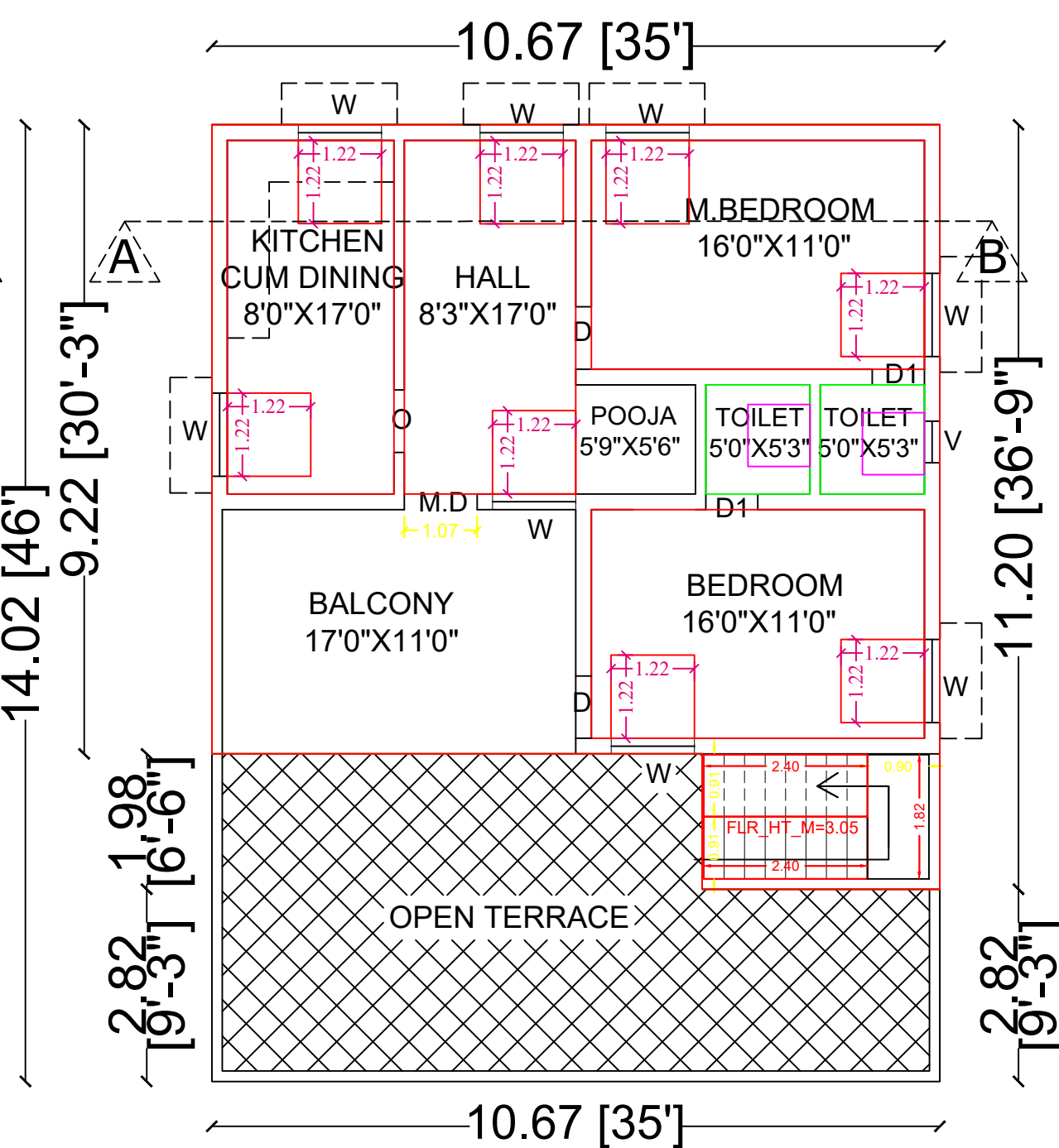
APPLICANT:

Mr.P.SASIKUMAR

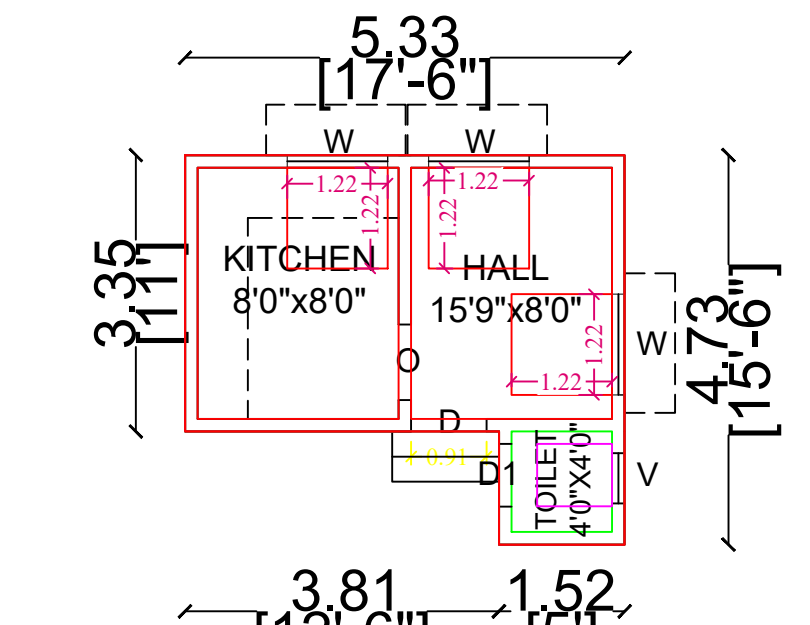
S/o.Mr.C.PEIRYASAMY



ACTUAL GROUND FLOOR  
PLAN BLOCK-1



ADDITIONAL PROPOSED  
FIRST FLOOR PLAN  
BLOCK-1



GROUND FLOOR PLAN  
BLOCK-2

Applicant Site

PUNGAMBADI  
PERUNDURAI R.S TO  
NASIYANUR ROAD

VIP GARDEN CITY

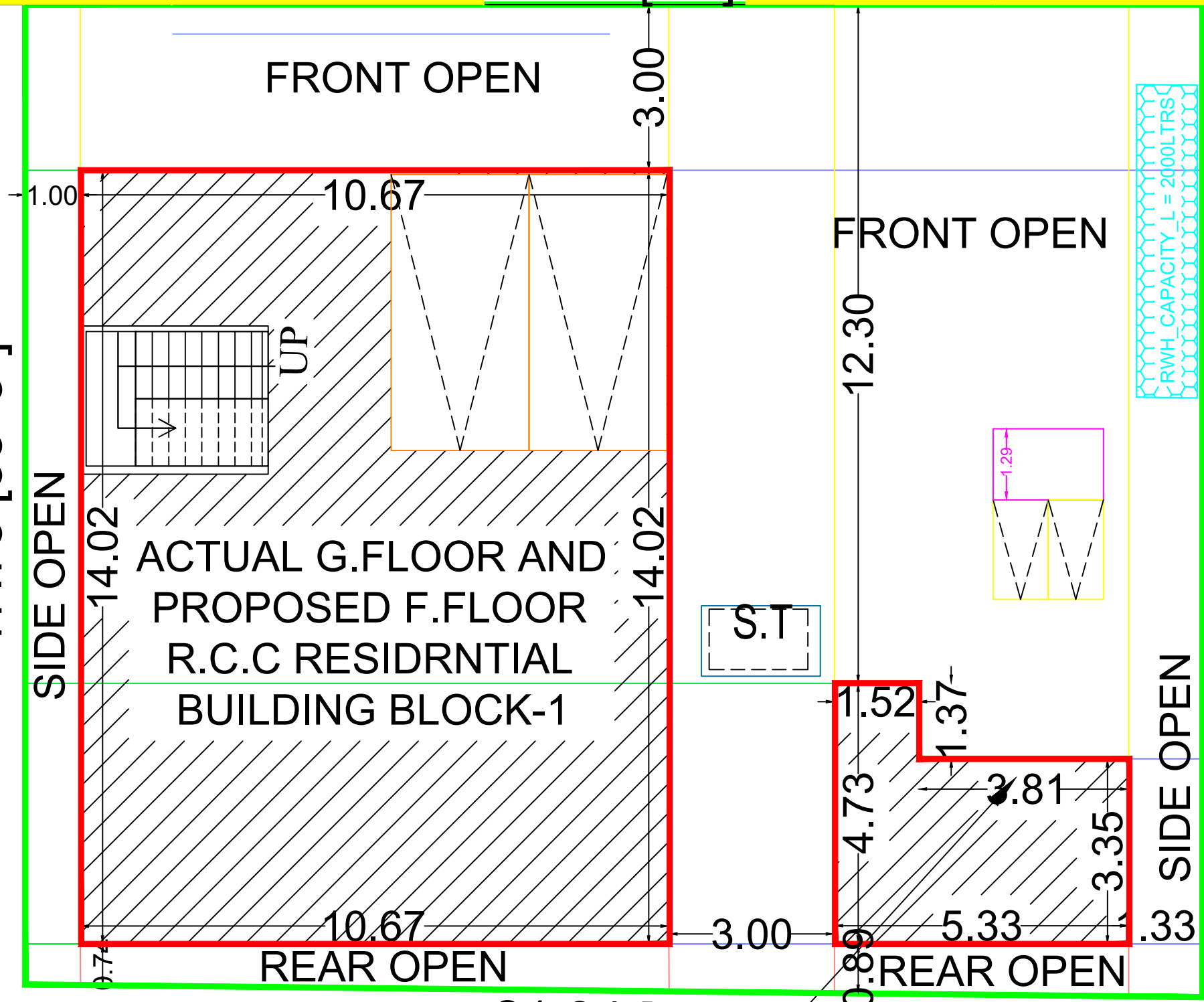
KEY PLAN

PLAN INFO  
AS AT SITE=381.25  
FMS OR PLR=381.00  
AS PER DOCUMENT=381.25  
PREMIUM FSI REQUIRED=NO  
IS APPROVED LAYOUT=YES  
PLOT NO=HL  
SURVEY NO=397/2B  
PATTI NO=2091  
TALUK=PERUNDURAI  
OR APPLICABLE=NO  
IS SWIMMING POOL EXISTS=NO  
DISTRICT=ERODE  
SINGLE FAMILY BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS WIDTH M=21.34  
WHETHER GOVT OR AIDED SCHOOL=NO  
PLOT AREA M=381.25  
AVG PLOT DEPTH=17.87  
AVG PLOT WIDTH=14.34  
AREA TYPE=OTHERS  
ROAD WIDTH=10.00  
ROAD LENGTH=250  
LAND USE\_ZONE=RESIDENCE  
RWH DECLARED=YES  
BUILDING NEAR TO RIVER=NO  
BUILDING NEAR MONUMENT=NO  
BUILDING NEAR GOVT BLDG=NO  
NOG FOR CONSTRUCTION NEAR MONUMENT=NO  
JURISDICTION TYPE=PANCHAYAT  
IF HERITAGE TOWN LESS THAN 1KM RADIUS = NO

R.S.F.NO-397/1 PART,10M WIDE  
EAST WEST PANCHAYAT ROAD

21.34 [70']

HOUSING SITE NO:111



SITE PLAN



DR

Er.G.DHARANIDHARAN, BE.,  
(Registered Engineer)

PLANNERS & PROMOTERS

Cell 8675557972

email : ksgdharani@gmail.com

APPLICANT

REGISTERED ENGINEER

P. Sam.

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

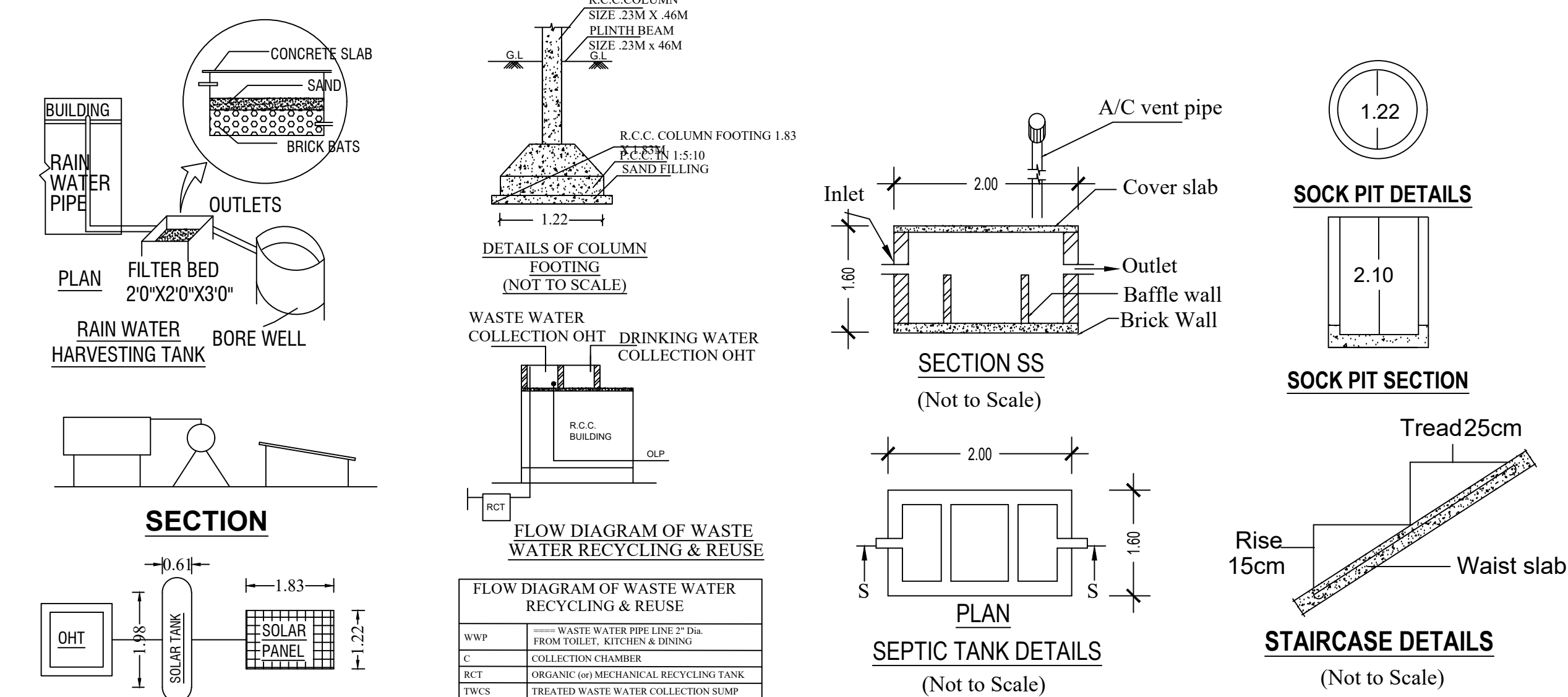
DTCP APPROVAL NO:75/2022,  
ந.க.எண்:5616/2021/ப.மர-2, DATE-09.03.2022

I.PROPOSED BUILDING AREA DETAILS:

| Area Details:                                    | Sq.ft   | Sq.m   |
|--------------------------------------------------|---------|--------|
| Area of the Applicant Land                       | 4103.75 | 381.25 |
| Plinth Area Of Proposed F.Floor Building Block-1 | 1133.13 | 105.27 |
| Plinth Area Of Proposed G.Floor Building Block-2 | 214.96  | 19.97  |
| Total Proposed Area of All Blocks                | 1348.09 | 125.24 |
| Plinth Area Of Actual G.Floor Building Block-1   | 1609.97 | 149.57 |
| Proposed Floor Area of All Buildings             | 1080.00 | 100.33 |
| Area Of Open Space                               | 2278.82 | 211.71 |

| JOINERY DETAILS  | FEET        | METRE          |
|------------------|-------------|----------------|
| D DOOR           | 3'3" X 7'0" | 1.00 X 2.14    |
| D1 DOOR          | 2'6" X 7'0" | 0.76 X 2.14    |
| W WINDOW         | 4'0" X 4'0" | 1.22 X 1.22    |
| V VENTILATOR     | 3'3" X 1'9" | 1.00 X 0.50    |
| SEPTIC TANK 1 No |             | BORE WELL 1 No |
| R.W.H 1 No       |             | SUMP 1 No      |

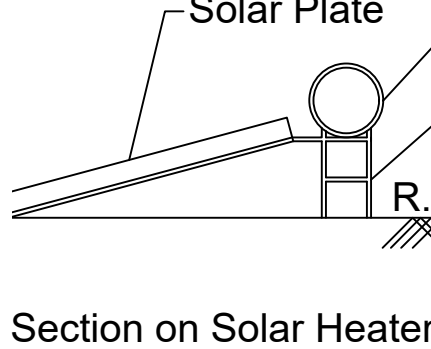
Floor Space Index (F.S.I.) -  $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{274.81}{381.25} = 0.9 < 2$



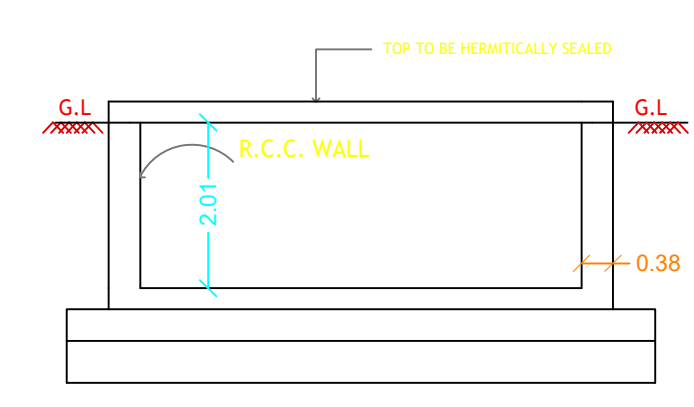
| DESCRIPTION                                | Required | Provided                            |
|--------------------------------------------|----------|-------------------------------------|
| Car Parking Stalls                         | 2        | 2                                   |
| Two Wheeler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



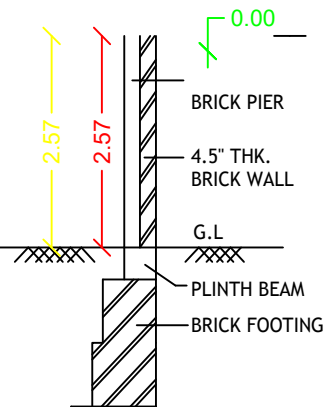
Plan on Solar Heater



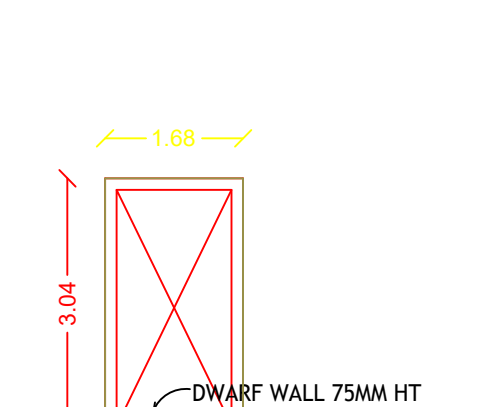
Section on Solar Heater



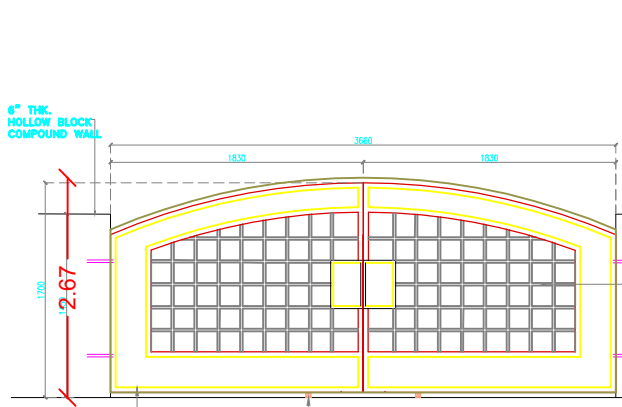
RWH\_CAPACITY\_L=5000LTRS



COMPOUND WALL  
DETAIL



WIKET GATE ELEVATION



ELEVATION OF ROOF

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

