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REFERENCE
34/2024 25

ISSUED
11 December 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

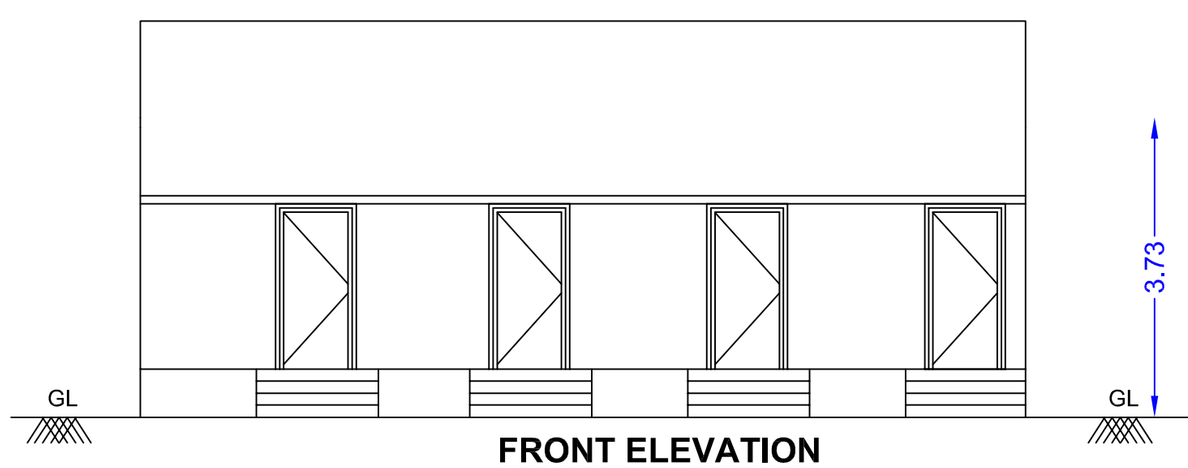
The approval as the planning authority issued it, reproduced in full behind this page.

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

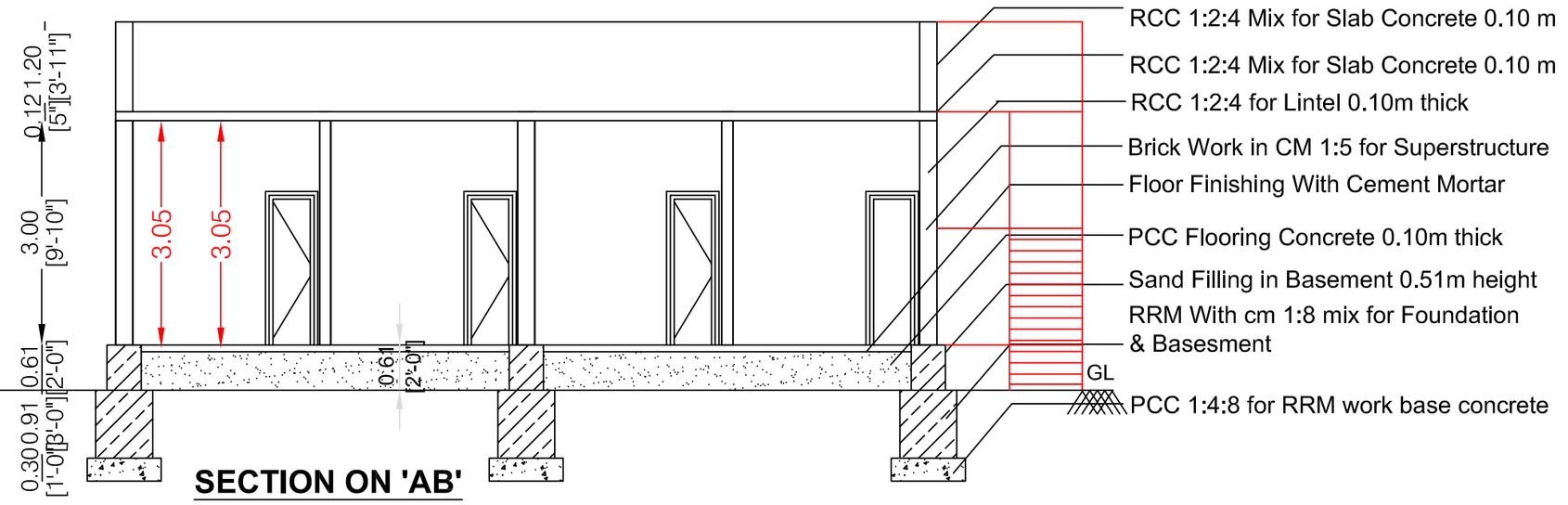
Verified RealEstate™
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OMR Thoraipakkam,
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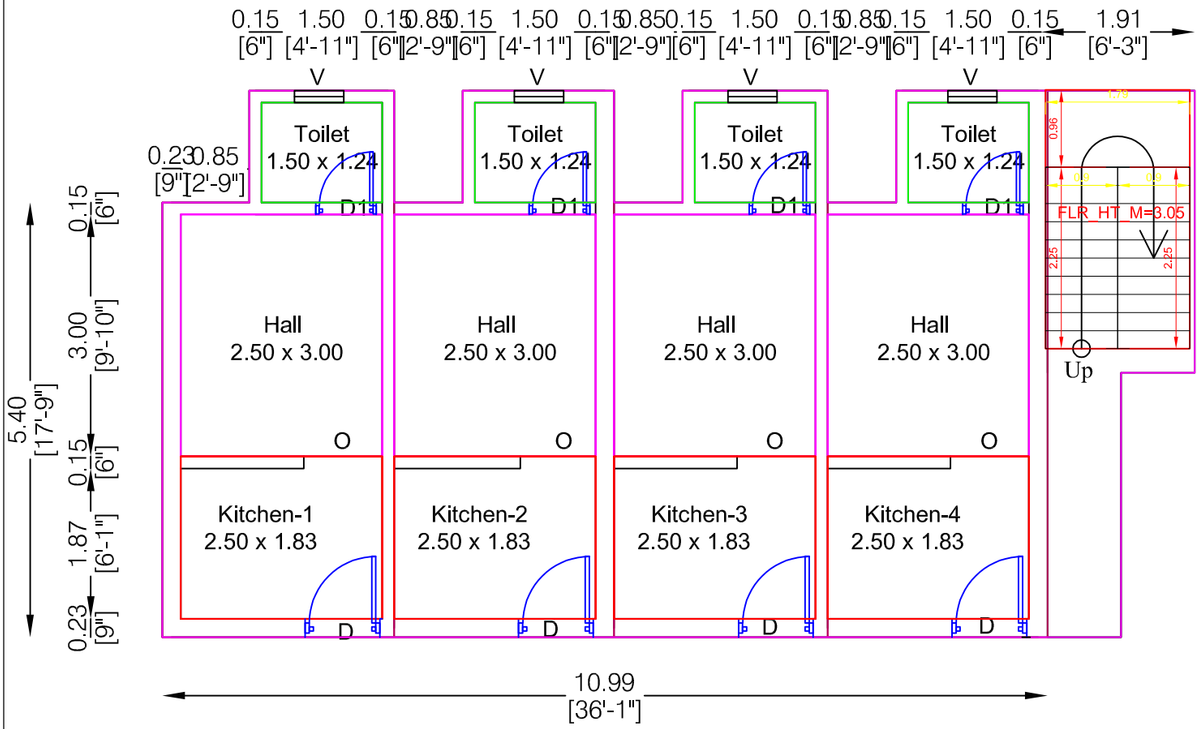
DIGITALLY VERIFIED RECORD



FRONT ELEVATION



SECTION ON 'AB'



GROUND FLOOR PLAN

PLAN INFO	
PLOT_AREA_M2=302.482	ROAD_WIDTH=4.88
AS_PER_DOCUMENT = 302.482	ROAD_LENGTH=60.0
SINGLE_FAMILY_BLDG=NO	AVG_PLOT_WIDTH= 17.90
CRZ=NO	AVG_PLOT_DEPTH= 16.91
SECURITY_ZONE=NO	RWH_DECLARED=YES
WHETHER_GOVT_OR_AIDED_SCHOOL=NO	BUILDING_NEAR_TO_RIVER=NO
DISTRICT=ERODE	AREA_TYPE=OTHERS
TALUK= BHAVANI	BUILDING_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT	BUILDING_NEAR_GOVT_BLDG=NO
LAND_USE_ZONE = RESIDENTIAL	NOC_FIRE_DEPT=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO	OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO	OSR_SURRENDER=NO
SURVEY_NO= S.F. No: 51/22	PREMIUM_FSI_REQUIRED=NO
PATTA_NO= 1443	IS_APPROVED_LAYOUT=NO
PLOT_NO= -	IS_SWIMMING_POOL_EXISTS=NO
ACCESS_WIDTH_M= 18.59	FMB_OR_PLR = 302.482
	AS_AT_SITE = 302.48

Plan Showing the **Proposed** RCC Terraced dwelling house construction in G.Floor at RSF No:51/22A, Urachikottai village, Kuruppanaickenpalayam Panchayat, OHT Street, Vithaipannai road, Bhavani Taluk, Erode District.

Applicant: Thiru.K.A.Ponnusamy S/o.Arumugam

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE LAND (AS per Document)	303.46	3266.50
2.	PLINTH AREA OF THE PROPOSED RCC BUILDINGIN GROUND FLOOR	78.99	850.24
3.	AREA OF THE OPEN SPACE	203.74	2416.26
4.	CARPET AREA OF THE RCC BUILDING	48.28	519.68

JOINERY DETAILS:-

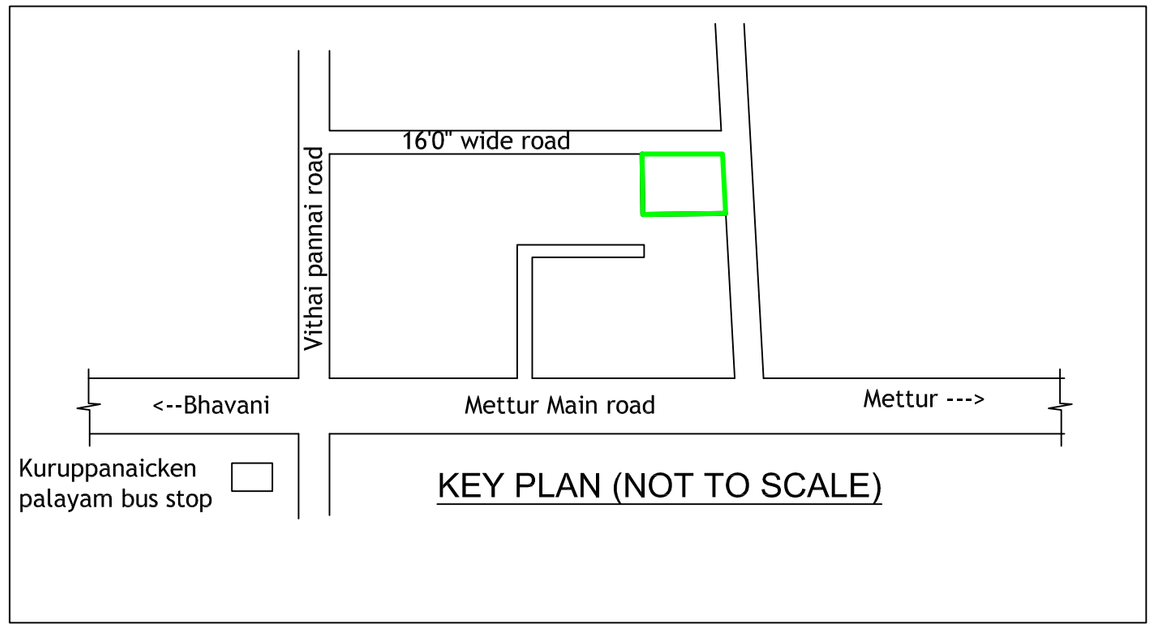
Door	D	1.00 x 2.13 (3'3" x 7'0")
Door	D1	0.76 x 2.13 (2'6" x 7'0")
Open	O	1.00 x 2.13 (3'3" x 7'0")
Window	W	1.00 x 1.27 (3'3"x 4'3")
Ventilator	V	0.61 x 0.46 (2'0" x 1'6")

Index: Applicant's site Shown in
Proposed Building Shown in
Road Show in

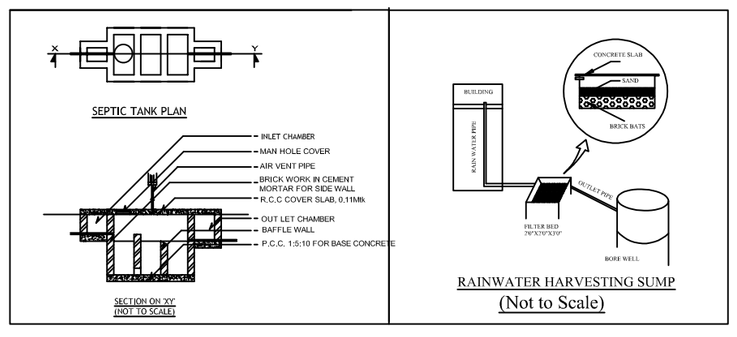
SCALE 1:100

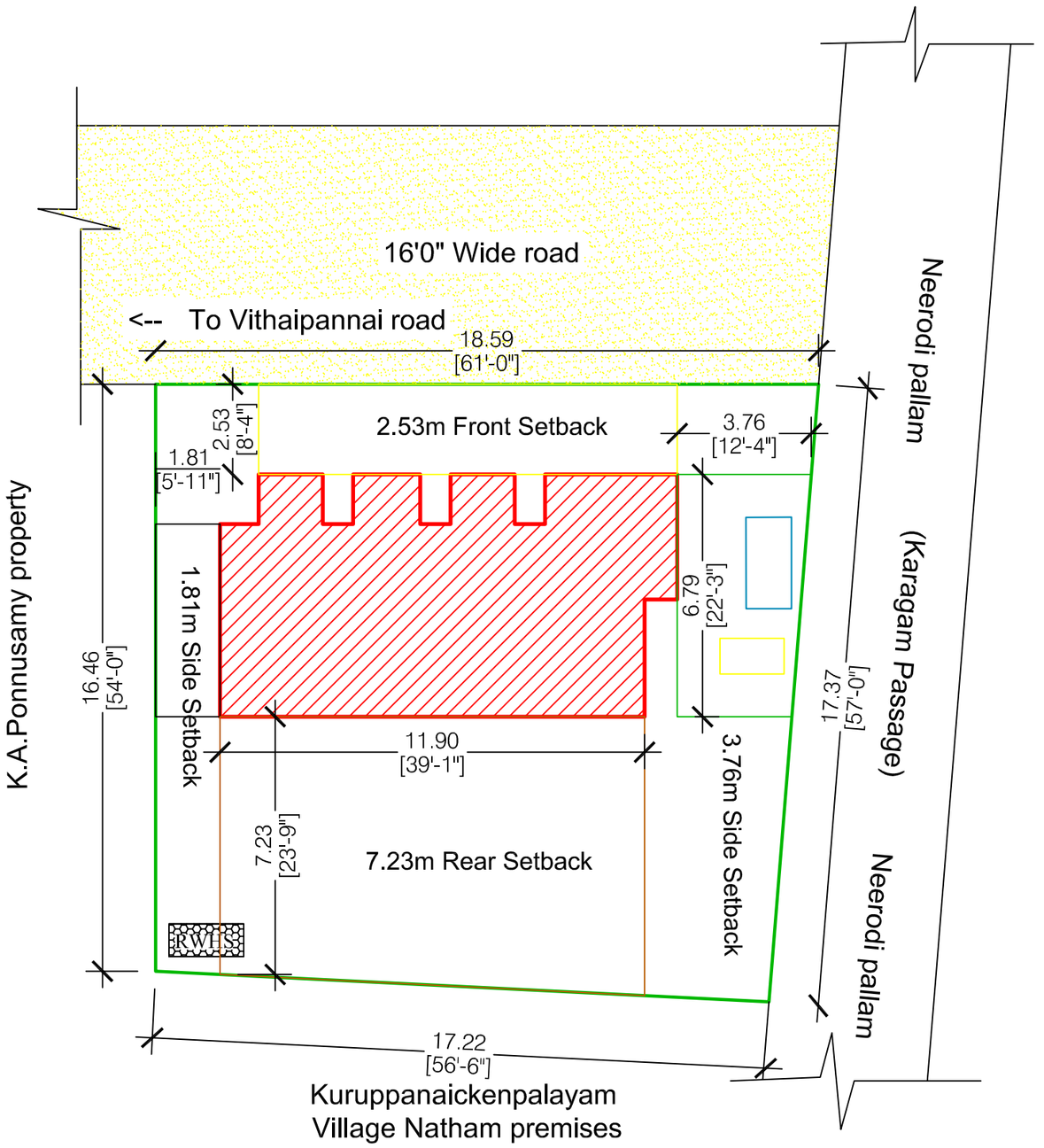
Plan is prepared on basis of Sub-Division method, hence it is valid only after getting the site approval as per DTCP norms else it is eligible for tax fixation purpose only

All rooms have sufficient ventilation,All dimensions are in metre and feet
Exhaust fan provided in the kitchen,All doors and windows opening are outside



KEY PLAN (NOT TO SCALE)





SITE PLAN (SCALE 1:200)

Erey Associates
Engineer for Every...
email:ereyassociates@gmail.com
1-681, Mettur Main road, Kuruppanaickenpalayam Post, Bhavani Taluk, Erode District-638301
Cell - 9842767123 - 9080440431

Er.M.PARANDHAMAN
B.E.,(Civil), D.E.E.E, D.D.M
Construction Valuation
Estimates DTCP Approvals
3D Modeling Structural Drawing
Public Building- Factory Stability

Drawn by:R.Sathya B.E.,

E:\ERey\Plans\DTCP-SWP\Panchayat\Ponnusamy\Ponnu02.dwg

APPLICANT

K.A. Ponnusamy

N, B.E.,
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024
ES
'ANI.
13427.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.