PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

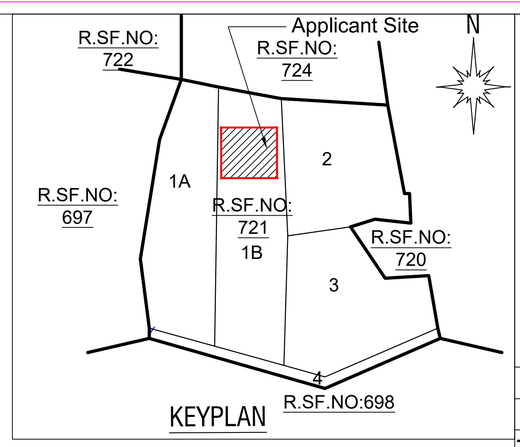
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF ABESTOS SHEET ROOF GROUND FLOOR RESIDENTIAL BUILDING IN EXISTING ASBESTOS SHEET ROOF & R.C.C ROOF GROUND FLOOR COMMERCIAL BUILDING IN OLD S.F.NO-317, R.S.F.NO-721/1B (AFTER SUBDIVISION NEW R.SF.NO:721/1B1), PATTA NO:4603 IN INGUR VILLAGE AND PANCHAYAT, CHENNIMALAI UNION, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT:

Mr.K.DHANASEKARAN S/O.Mr.KUMARASAMY



KEYPLAN

ONLINE APPLICATION NO :SWP/BPA/0411092/2024
BUILDING PERMISSION NO :ERD/CHML/ING/48/2024-2025
DATE:6/12/2024

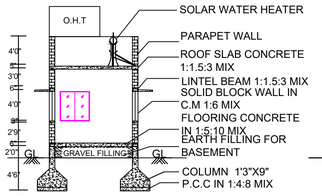
I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m
Taken Area Of The Applicant Land	6390.00	593.65
Plinth Area Of Pro. G.F Block-1	536.05	49.80
Floor Area Of Pro. G.F Block-1	430.00	39.95
Plinth Area Of Exs. G.F Block-2	924.00	85.84
Plinth Area Of Exs. G.F Block-3	924.00	85.84
Plinth Area Of Exs. G.F Block-4	144.00	13.38
Area Of Open Space	3861.95	358.79
Area Of Applicant Land As per Document - 1.11 Acres		

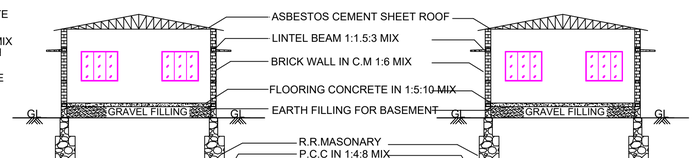
JOINERY DETAILS		FEET	METRE
D	DOOR	3'3" X 7'0"	1.00 X 2.14
D1	DOOR	2'6" X 7'0"	0.76 X 2.14
W	WINDOW	4'0" X 4'0"	1.22 X 1.22
V	VENTILATOR	3'3" X 1'9"	1.00 X 0.50

SEPTIC TANK 1 No	BORE WELL 1 No
R.W.H 1 No	SUMP 1 No

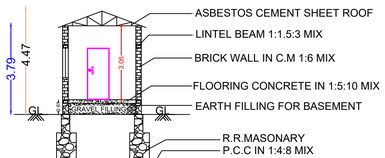
Floor Space Index (F.S.I.) - Total Building Area / Total Land Area = 234.86 / 593.65 = 0.4 < 2



BLOCK-4

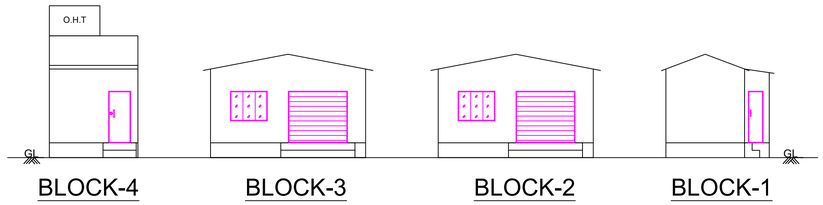


BLOCK-3 BLOCK-2



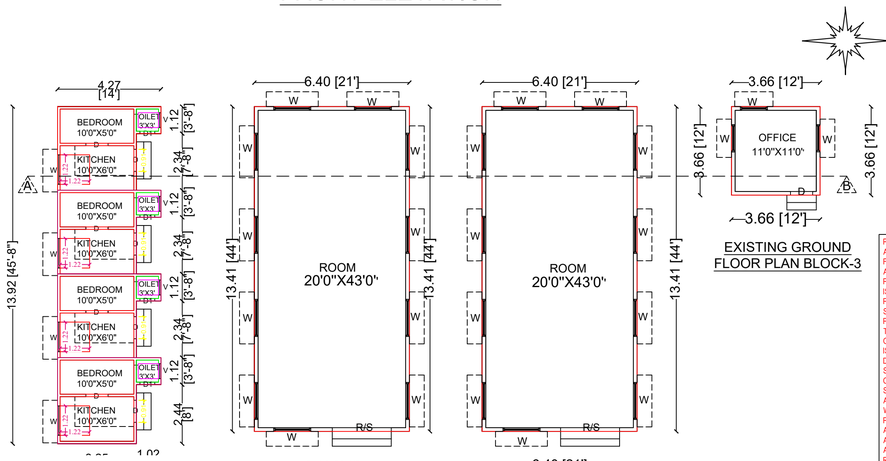
BLOCK-1

SECTION ON A-B



BLOCK-4 BLOCK-3 BLOCK-2 BLOCK-1

FRONT ELEVATION

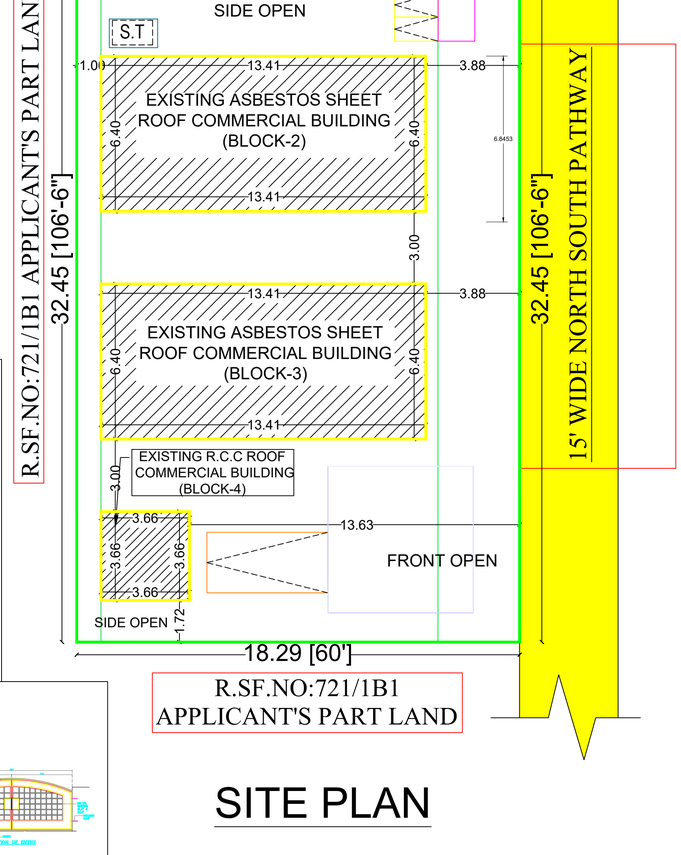


EXISTING GROUND FLOOR PLAN BLOCK-2

EXISTING GROUND FLOOR PLAN BLOCK-2

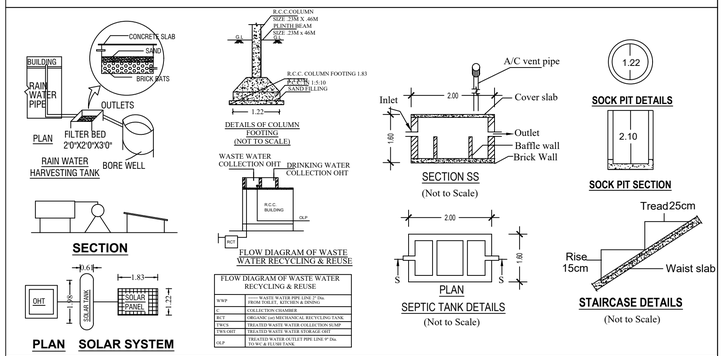
EXISTING GROUND FLOOR PLAN BLOCK-3

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PLAN INFO
AS_AT_SITE=593.65
FMB_OR_PLR=593.65
AS_PER_DOCUMENT=593.65
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NIL
SURVEY_NO=721/1B1
PATTA_NO=4603
TALUK=PERUNDURAI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=32.45
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=593.65
AVG_PLOT_DEPTH=18.29
AVG_PLOT_WIDTH=32.45
AREA_TYPE=OTHERS
ROAD_WIDTH=6.00
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENTIAL
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_LESSTHAN_1KM_RADIUS = NO
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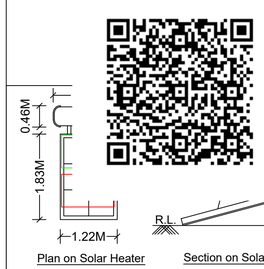
R.SF.NO:721/1B1
APPLICANT'S PART LAND

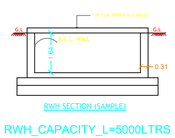
SITE PLAN

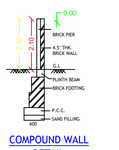


DESCRIPTION	Required	Provided
Car Parking Stalls	1	1
Two Wheeler Parking Stalls	2	2
Cycle Parking Stalls	-	-

COLOR INTEX :-		GATE	MEASUREMENT IN METER
ROAD SHOWN IN	-	ENTRY /EXIT	6.00 X 1.81
SITE BOUNDARY SHOWN IN	-		
PROPOSED BUILDING SHOWN IN	-	ALL DIMENSIONS ARE IN METER SCALE 1:100	



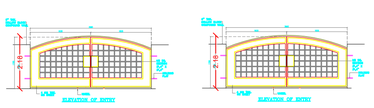




COMPOUND WALL DETAIL



WIKET GATE ELEVATION



DR PLANNERS & PROMOTERS	
Er.G.DHARANIDHARAN,BE.., (Registered Engineer)	
Cell 8675557972	
email :ksgdharani@gmail.com	
APPLICANT	**REGISTERED ENGINEER**
K.DHANASEKARAN	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

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

Verified RealEstate
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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.