

PP

APPROVAL RECORD

Planning Permission

Ottaparai

Erode district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Residential

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

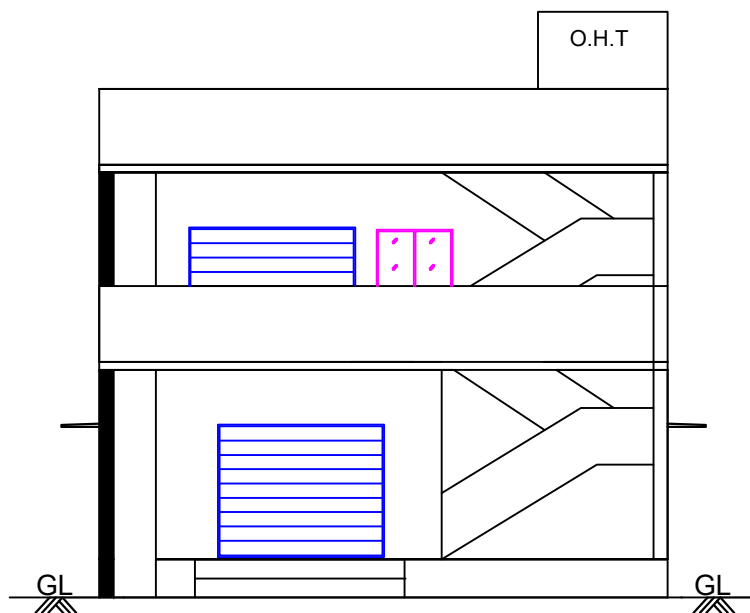
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF FIRST FLOOR R.C.C ROOF COMMERCIAL BUILDING ON EXISTING GROUND & FIRST FLOOR BUILDING IN OLD SF.NO:175/1, NEW R.S.F.NO-258/3 OF PATTA NO:1705 IN ATTAVANAI PIDRIYUR VILLAGE, OTTAPPARAI PANCHAYAT, CHENNIMALAI UNION, PERUNDURAI TALUK, ERODE DISTRICT.

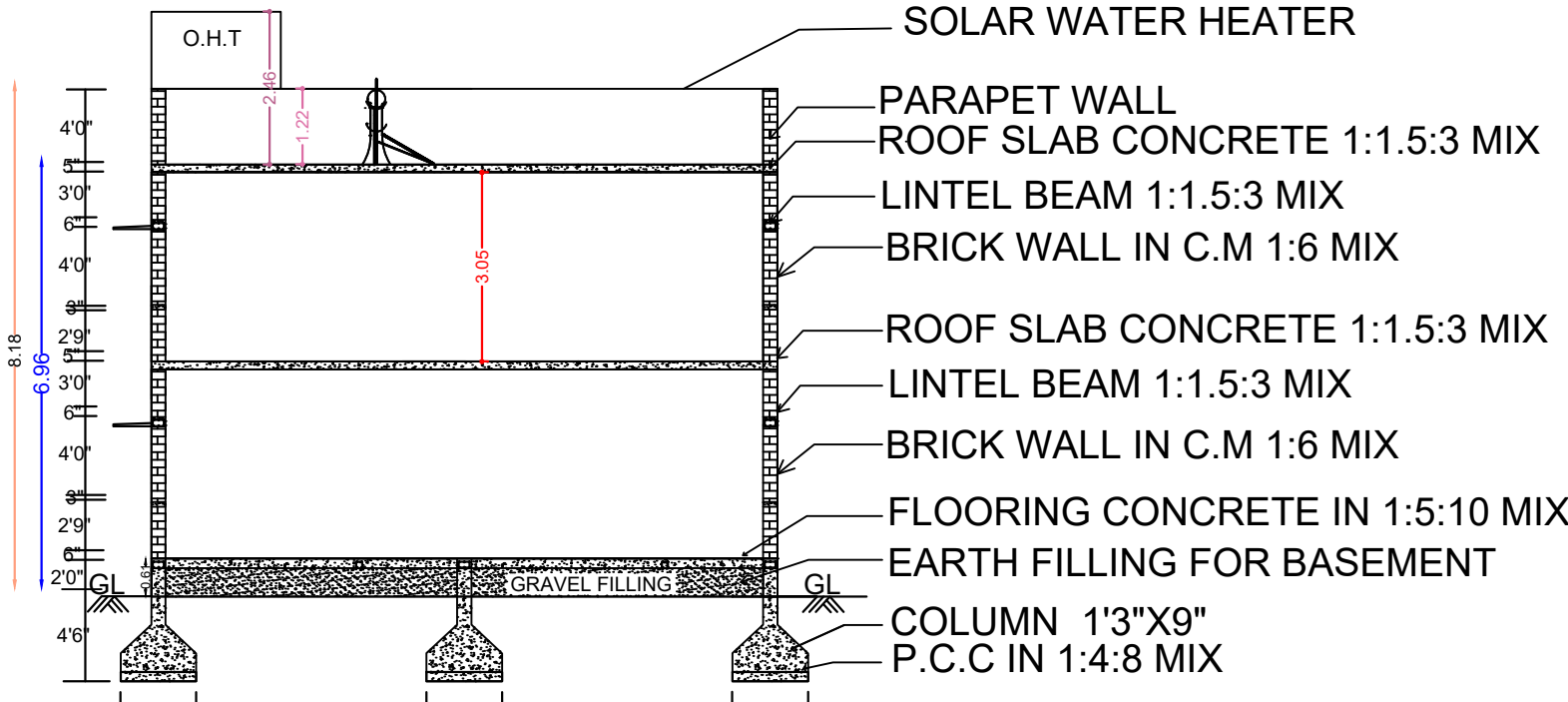
APPLICANT:

Mr.T.K.GURUSAMY,

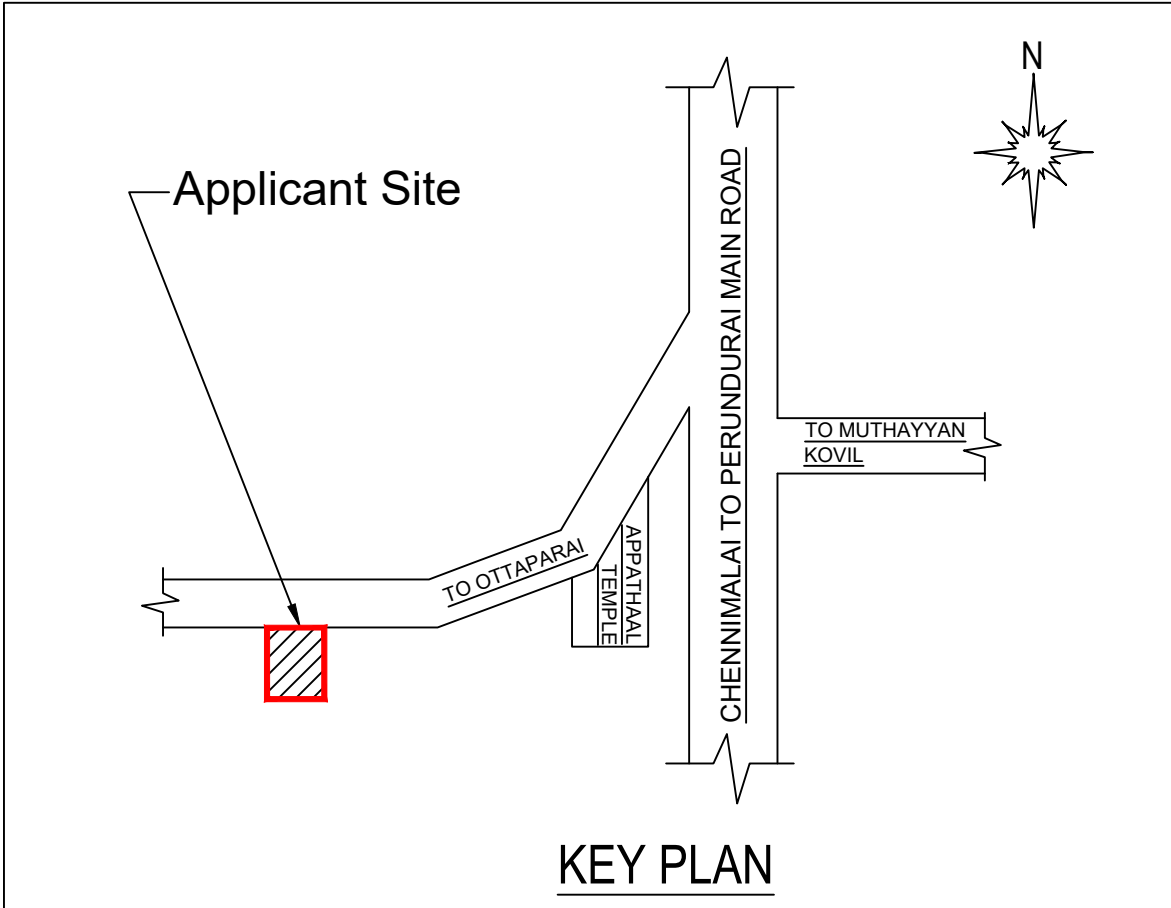
S/O.Mr.KITTUSAMY



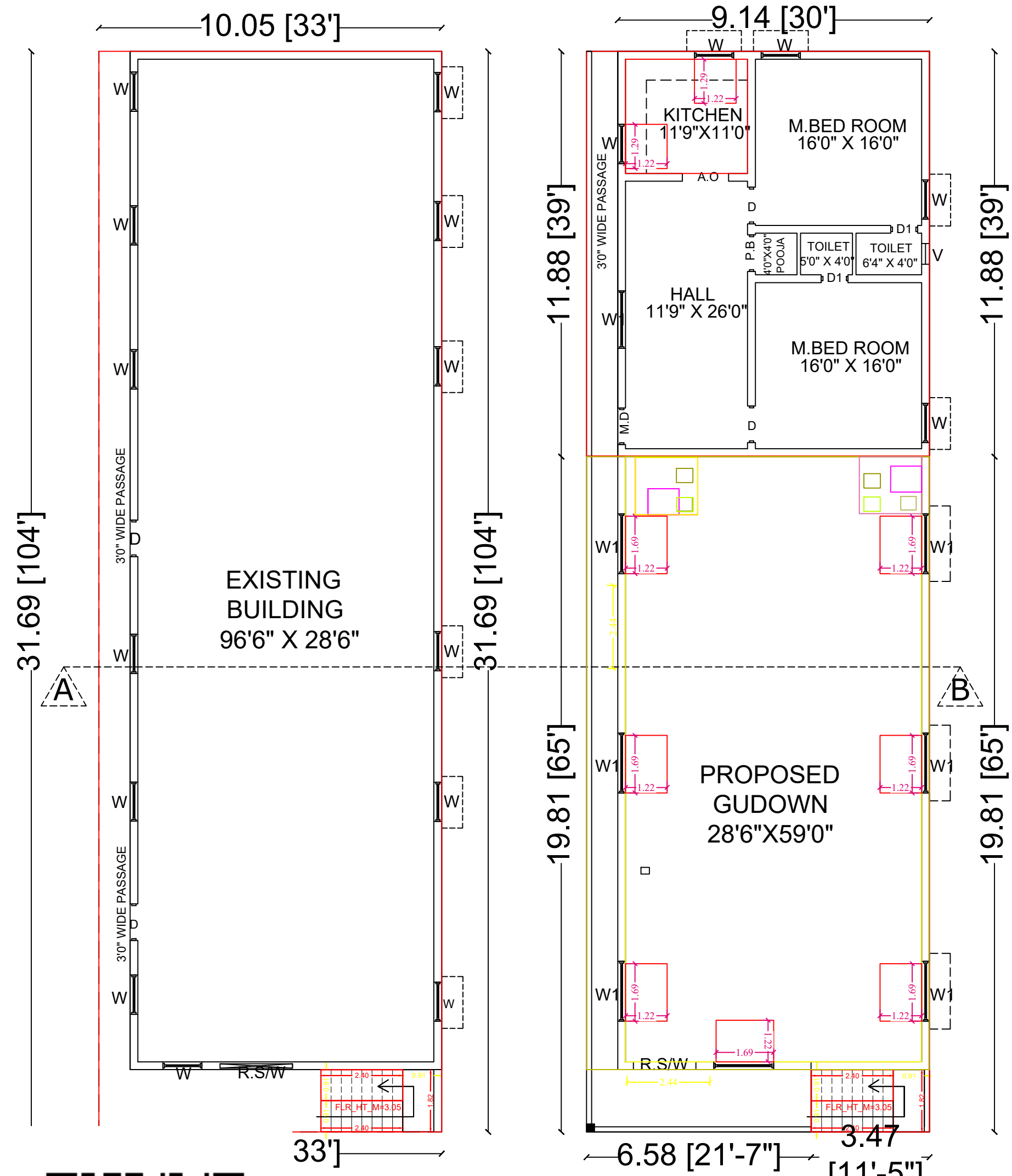
FRONT ELEVATION



SECTION ON "AB"

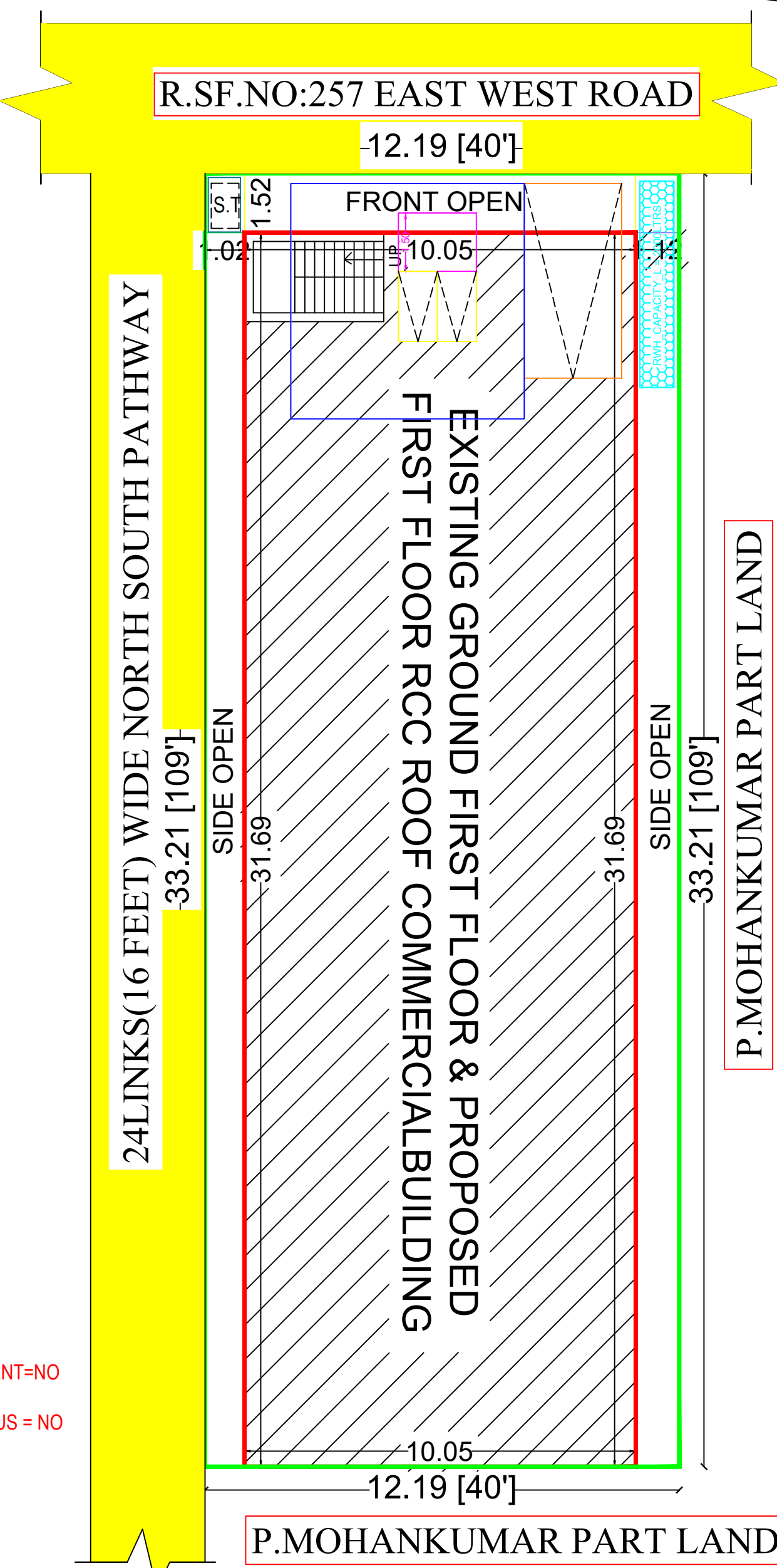


KEY PLAN



EXISTING & ADDITIONAL PROPOSED FIRST FLOOR PLAN

PLAN INFO
AS_AT_SITE=404.72
FMB_OR_PLR=405.05
AS_PER_DOCUMENT=405.05
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NIL
SURVEY_NO=258/3
PATTA_NO=1705
TALUK=PERUNDURAI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=405.05
AVG_PLOT_DEPTH=32.21
AVG_PLOT_WIDTH=12.19
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=250
LAND_USE_ZONE=COMMERCIAL
RWL_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=1

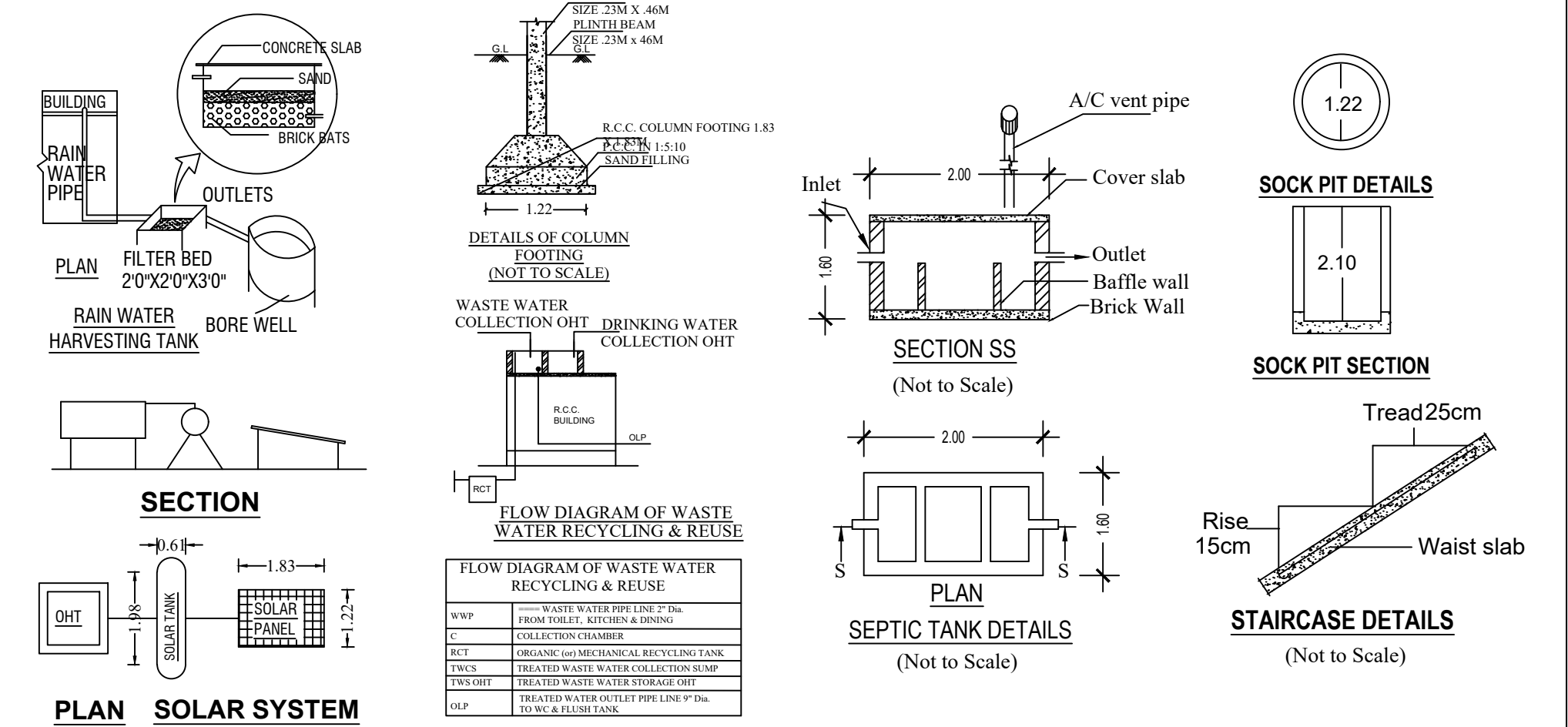


SITE PLAN

I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m			
Area Of the Applicant Site	4360.00	405.05	JOINERY DETAILS	FEET	METRE
Plinth Area Of Pro.F.Floor Building	1946.35	180.82	D DOOR	3'3" X 7'0"	1.00 X 2.14
Floor Area Of Pro.F.Floor Building	1560.00	144.93	D1 DOOR	2'6" X 7'0"	0.76 X 2.14
Plinth Area of Exs.G.Floor Building	3428.87	318.55	W WINDOW	4'0" X 4'0"	1.22 X 1.22
Plinth Area of Exs.F.Floor Building	1352.60	125.66	V VENTILATOR	3'3" X 1'9"	1.00 X 0.50
Area Of Open Space	931.13	86.50	SEPTIC TANK 1 No	BORE WELL 1 No	
			R.W.H 1 No	SUMP 1 No	

Floor Space Index (F.S.I.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{625.03}{405.05} = 1.6 < 2$



DESCRIPTION	Required	Provided
Car Parking Stalls	2	2
Two Wheeler Parking Stalls	2	2
Cycle Parking Stalls	-	-
COLOR INTEX :-		
ROAD SHOWN IN	-	6.00 X
SITE BOUNDARY SHOWN IN	-	1.81
PROPOSED BUILDING SHOWN IN	-	SCALE 1:100

Er.G.DHARANIDHARAN, BE.,
(Registered Engineer)
PLANNERS & PROMOTORS
Cell 8675557972
email:ksgdharani@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.

