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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

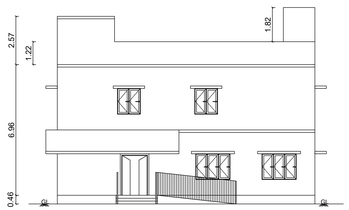
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BLOCK-2 GROUND AND FIRST FLOOR RCC ROOF "TOWN PANCHAYAT OFFICE BUILDING" AT R.S. NO.63/4, WARD.10, NASIYANUR VILLAGE, NASIYANUR FIRST GRADE TOWN PANCHAYAT, ERODE DISTRICT.

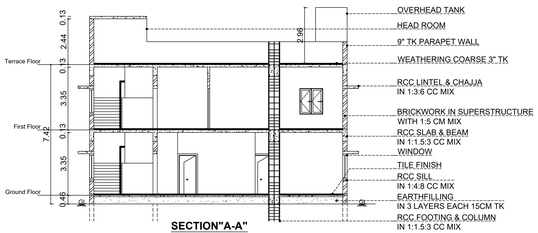
APPLICANT

EXECUTIVE OFFICER, NASIYANUR TOWN PANCHAYAT

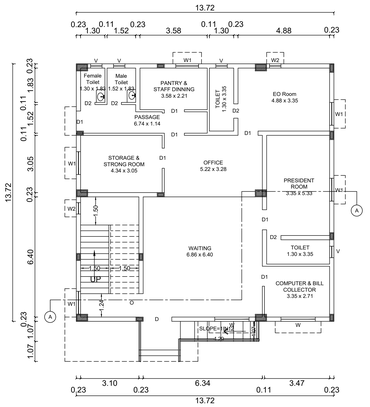
ONLINE APPLICATION NO : SWP/BPA/448957/ Dt 28/1/2025
SWP/DTCP/ERODE/SITE APPROVAL NO : 34/2025
SWP/DTCP/ERODE/BUILDING PERMISSION NO : 17/2025



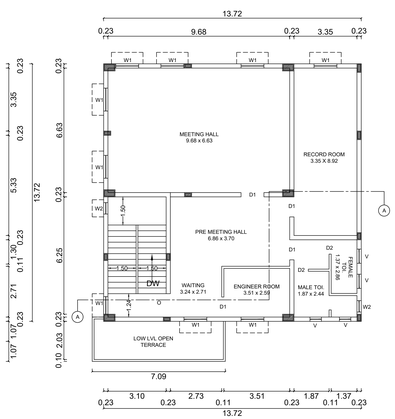
FRONT ELEVATION



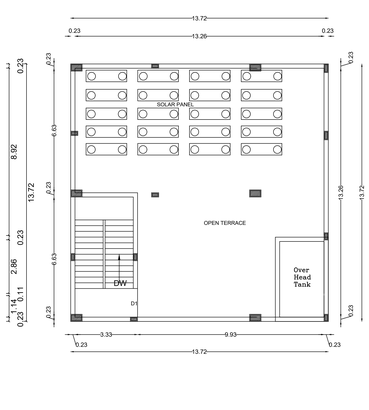
SECTION"A-A"



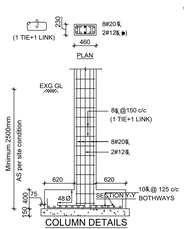
GROUND FLOOR PLAN



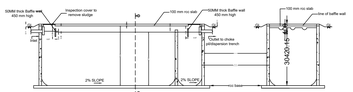
FIRST FLOOR PALN



TERRACE FLOOR PALN

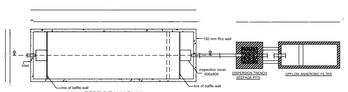


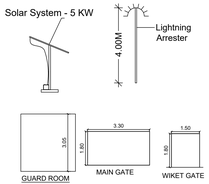
COLUMN DETAILS

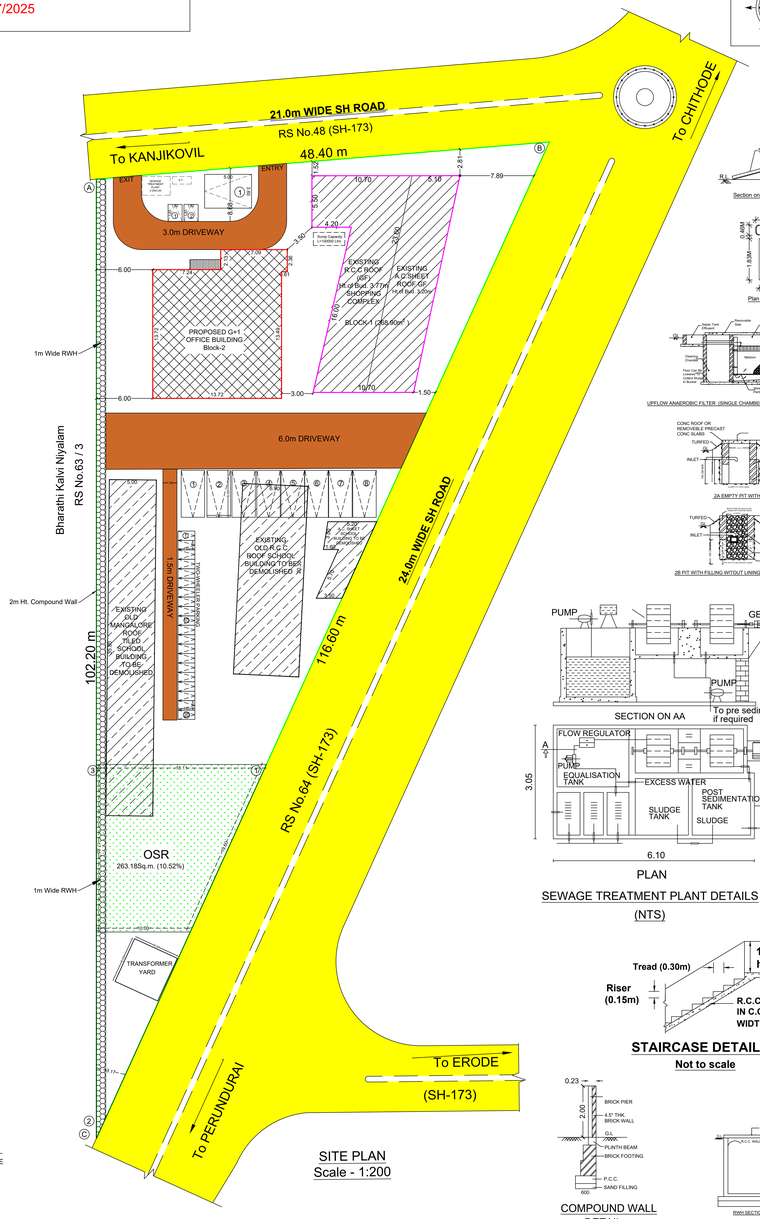


SECTION ELEVATION -AA

SECTION ELEVATION -BB







SITE PLAN
Scale - 1:200

PLAN

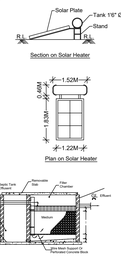
SEWAGE TREATMENT PLANT DETAILS

(NTS)

STAIRCASE DETAILS

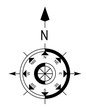
Not to scale

COMPOUND WALL DETAIL



UPFLOW ANAEROBIC FILTER (SINGLE CHAMBERED RECTANGULAR TYPE)

NORTH POINT



I.LAND AREA DETAILS:

SHEET NO : 01/01

SL. NO	AREA DETAILS	SQ MT
1	AREA OF THE LAND AS PER DOCUMENT	2500.00
2	AREA OF THE LAND AS PER PATTA	2500.00

II.PROPOSED BUILDING AREA DETAILS:

EXISTING COMMERCIAL BUILDING AREA DETAILS:

BLOCK	STATEMENT	FSI Area in Sq.m	Non-FSI Area - Sq.m	Built-up Area - Sq.m	Built-up Area - Sq.ft
Block - 01	GROUND FLOOR (RCC+AC SHEET)	268.90	-	268.90	2894.41

PROPOSED OFFICE BUILDING AREA DETAILS:

BLOCK	STATEMENT	FSI Area in Sq.m	Non-FSI Area - Sq.m	Built-up Area - Sq.m	Built-up Area - Sq.ft
Block - 02	GROUND FLOOR	203.39	-	203.39	2189.27
	FIRST FLOOR	188.13	-	188.13	2025.03
	TERRACE	-	20.92	20.92	225.18
	TOTAL AREA	391.52	20.92	412.44	4439.48
GRAND TOTAL AREA = Block-1 + Block-2 =		660.42	20.92	681.34	7333.89

Floor Space Index - TOTAL BUILDING AREA / TOTAL LAND AREA = 660.42 / 2500.00 = 0.264 < 2

Plot Coverage - TOTAL G.F BUILDING AREA / TOTAL LAND AREA x100 = 472.90 / 2500.00 x100 = 18.89 %

OSR Required : 2500.00 x 10% = 250.00Sq.m | OSR Provided : 263.18 (10.52%)

DESCRIPTION	Required	Provided
Car Parking Stalls	08	08
Two Wheeler Parking Stalls	20	20
Disabled Car Parking Stalls	01	01
Disabled Two Wheeler Parking Stalls	02	02

SPECIAL CONDITION:

1) Existing School Building - Shown in the Site Plan (Mangalore Roof Building, R.C.C Roof Building, A.C.Sheet Building) have to be Demolished.
2) This Approval is issued as Per G.O(Ms) No.167, Housing and Urban Development (UD5(1)) Department, Dated:12.09.2022.
Rule V(ii). "If the site comprises many blocks for which no approval has been obtained earlier, the departments shall show all the existing blocks in a line sketch and a table in the site plan mentioning the name of the blocks, number of floors, usage and floor area shall be mentioned so that FSI could be computed. The proposed block shall be shown legibly in the site plan. In such cases approval will be considered only for the proposed blocks and not for regularizing the existing blocks".
Proposed Block-2 is only Considered for the Approval.

JOINERY DETAILS:		In Sq.ft	In Sq.m
01	D - DOOR	5'0"x7'3"	1.52x2.21
02	D1 - DOOR1	3'6"x7'3"	1.06x2.21
03	D2 - DOOR2	2'6"x7'3"	0.76x2.21
04	W - WINDOW	5'0"x4'6"	1.52x1.37
05	W1 - WINDOW1	4'0"x4'6"	1.22x1.37
06	W2 - WINDOW2	2'0"x4'6"	0.61x1.37
07	V - VENTILATOR	2'6"x2'6"	0.76x0.76
08	O - OPEN	5'0"x7'3"	1.52x2.21

COLOR INTEX :-
ROAD SHOWN IN -
SITE BOUNDARY SHOWN IN -
PROPOSED BUILDING SHOWN IN -
EXISTING BUILDING SHOWN IN -
BUILDING TO BE DEMOLISHED SHOWN IN -

GATE	MEASUREMENT IN METER
ENTRY / EXIT	9.00 X 1.81

ALL DIMENSIONS ARE IN METER | SCALE 1:100

FIRE FIGHTING ARRANGEMENTS

△	F.E - FIRE EXTINGUISHER
□	A.D.A.S - AUTOMATIC DETECTION & ALARM
▭	P.A.S - PUBLIC ADDRESS SYSTEM
Y	LIGHTNING ARRESTOR

REGISTERED ENGINEER

Er. P.K.NAVEEN B.E.,
REGISTERED ENGINEER
R.No: 04/2022/RE-Gr-II/EDT/CP
on 25.05.2022 Valid upto 23-5-2027
1st Floor, New Complex,
Opp.Anna Statue Perundurai 638 052.
Cell: 78451 90700.

STRUCTURAL ENGINEER

B.S.V. GURUNATHAN M.E., PGDIM(IT)
REGISTERED STRUCTURAL ENGINEER
Reg.No.Tr / 001/ 2002 dated 23/5/2022
GURU PLANNERS AND DESIGNERS
No. 5, S.S.I Nagar, Sathampalayam,
Erode - 638 002. Ph : 97150 94449.

APPLICANT

EXECUTIVE OFFICER,
Nasiyanur Town Panchayat.

Deputy Director (I/c)
District Town and Country Planning Office,
Erode District.

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
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.