

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

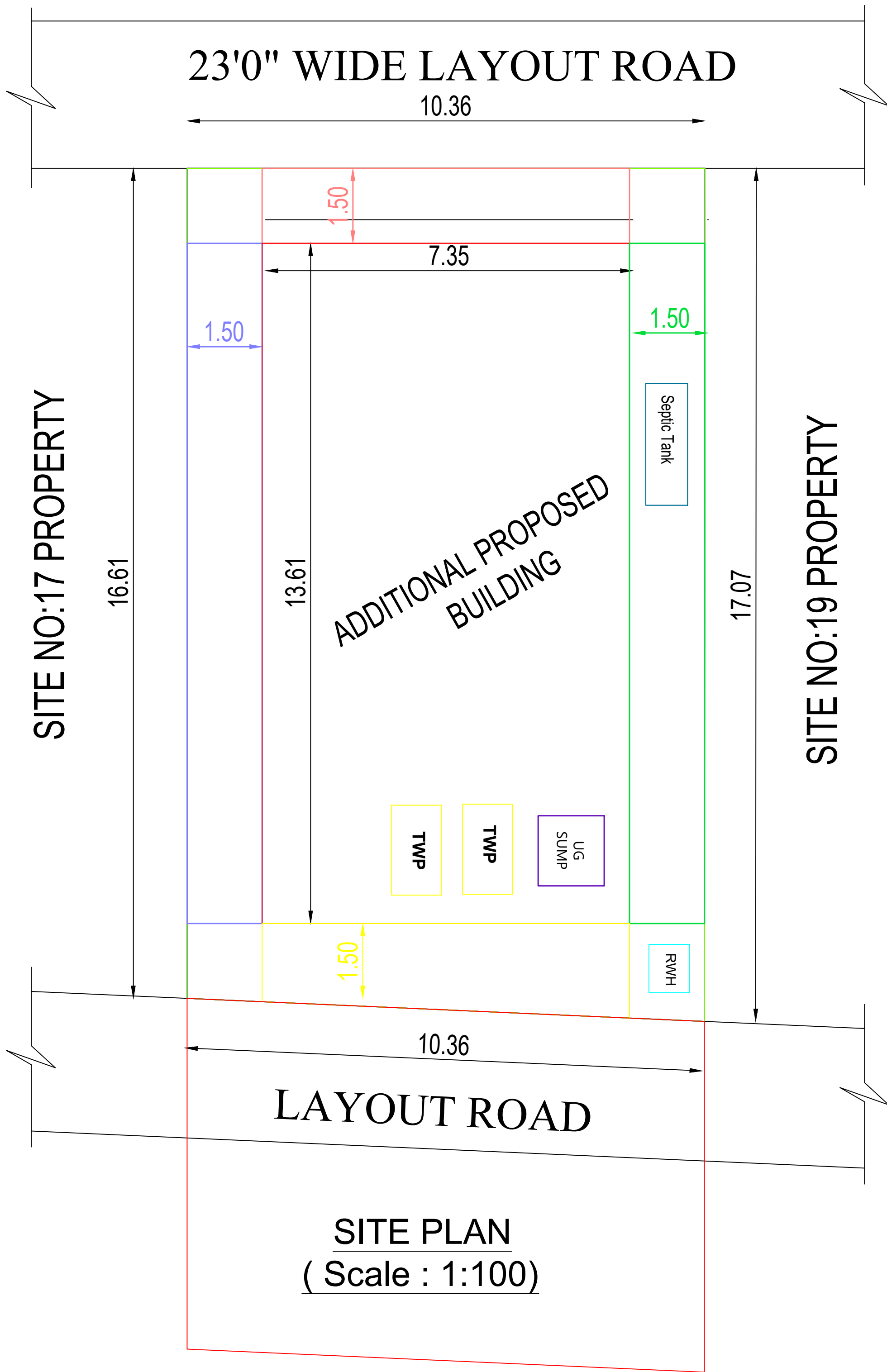
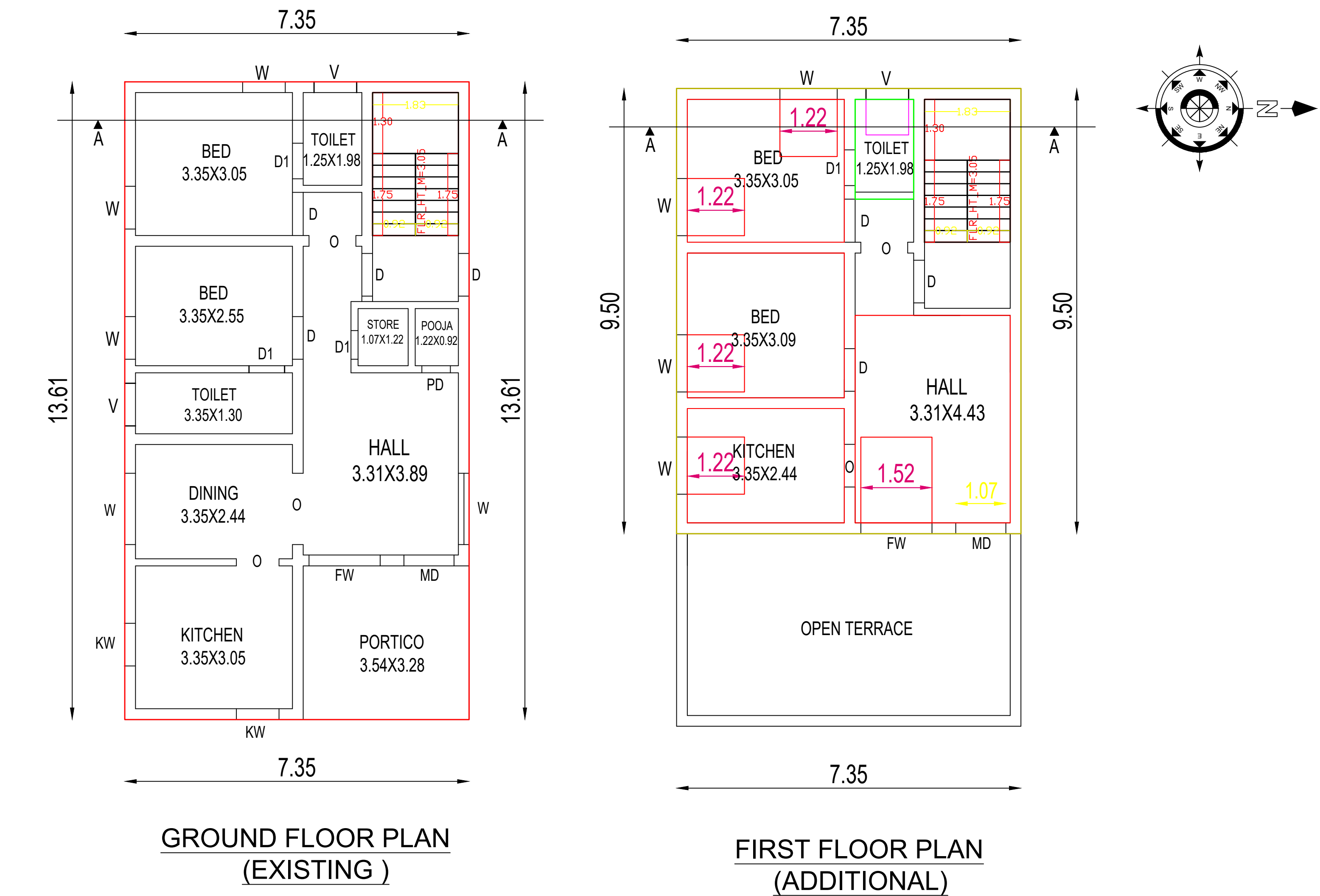
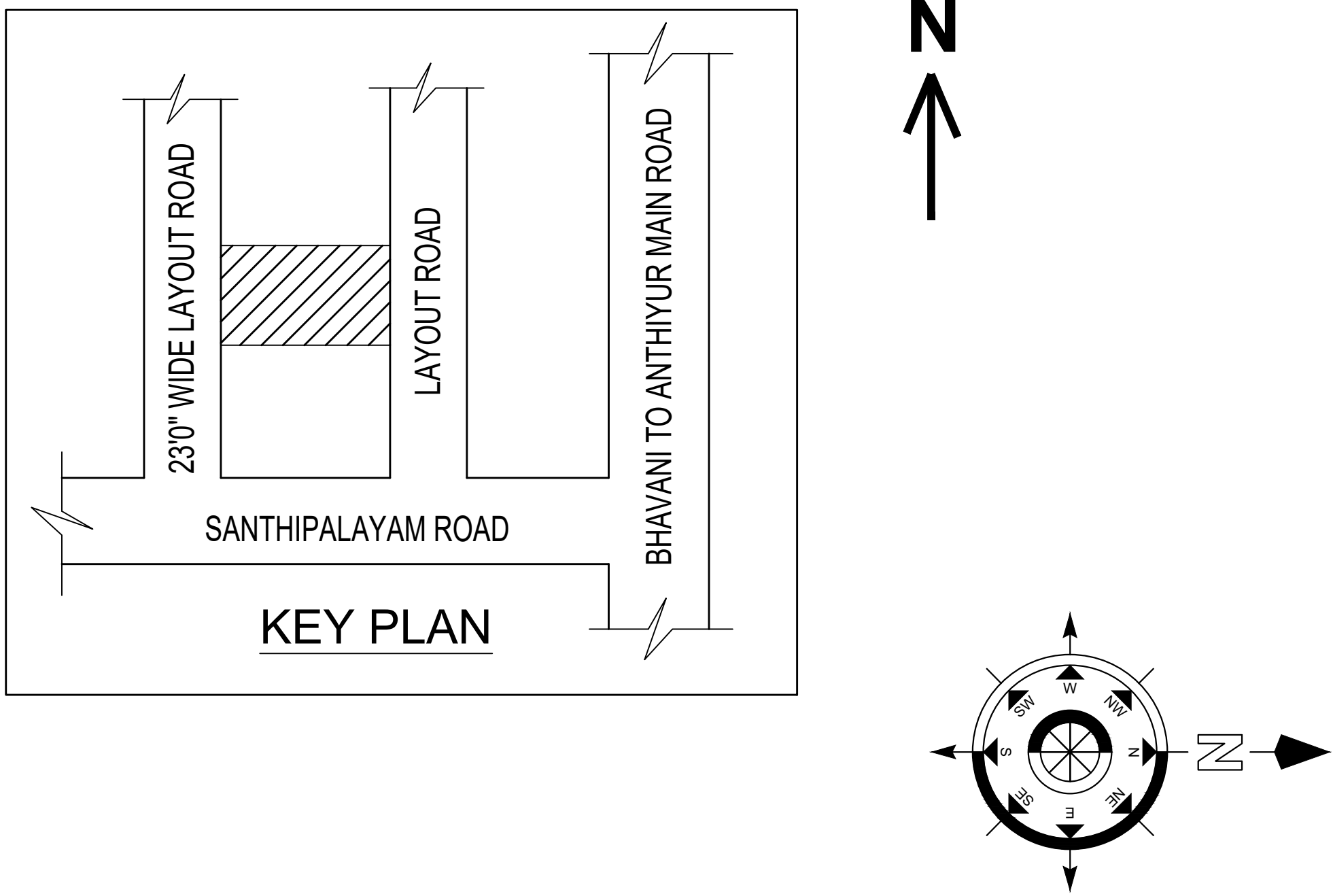
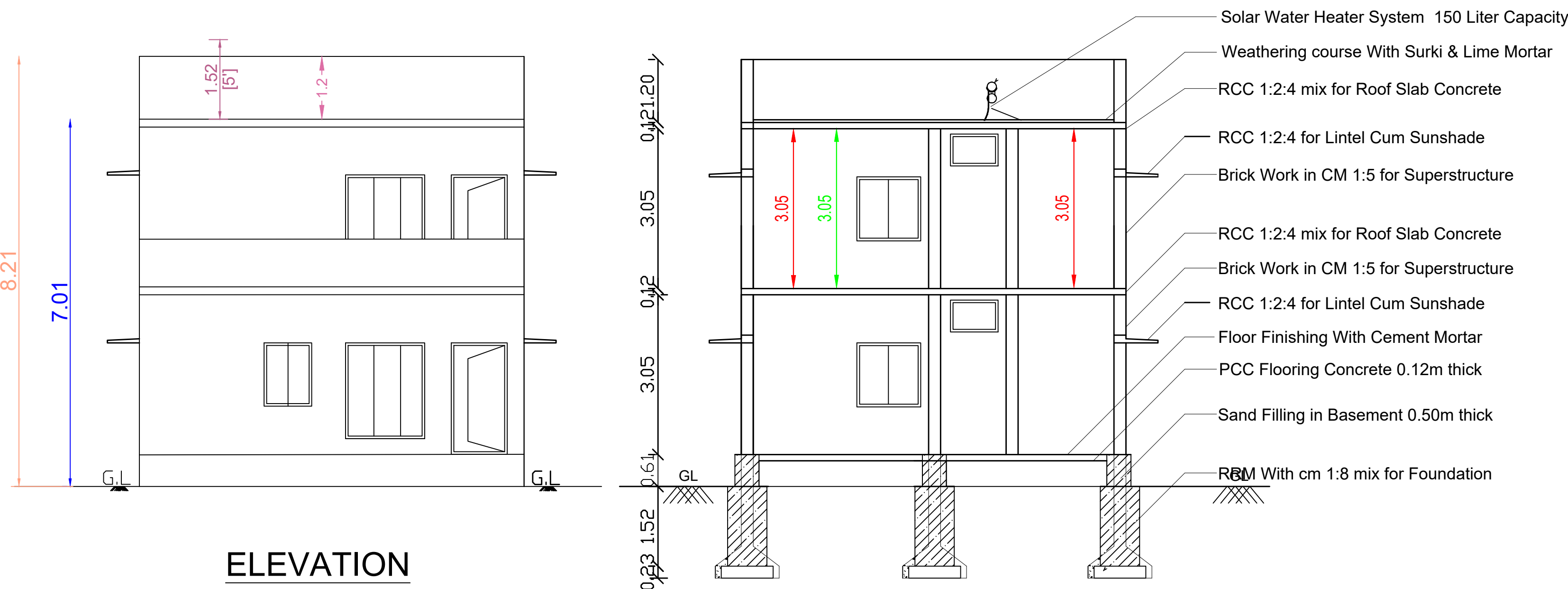
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF FIRST FLOOR R.C.C ROOF BUILDING FOR RESIDENTIAL PURPOSED IN R.S.F.NO: 353/ 4A, NOW NEW SUB DIVISION R.S.F.NO: 353/ 4A4, PATTA NO: 16076, SITE NO: 18, " VELAVAN NAGAR ", AT GANAPATHI KATTUR,ANTHIYUR, PACHAMPALAYAM VILLAGE & PANCHAYAT, ANTHIYUR PANCHAYAT UNION, ANTHIYUR TALUK, ERODE DISTRICT.
(NOTE: EXISITING GROUND FLOOR BUILDING APPROVAL NO: 39/ 2022- 2023, DATED: 15.03.2023)

SOLD PLOT FRAME WORK NO: 4587/ 2018, DATED: 21.06.2018

APPLICANT: Mr.V. SANTHANAM, S/O VENKATRAMAN.



PLAN INFO
PLOT_AREA_M2=174.44
AS_PER_DOCUMENT =174.44
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
DISTRICT= ERODE
TALUK=ANTHIYUR
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=353/ 4A4
PATTA_NO=16076
PLOT_NO=18
ACCESS_WIDTH_M=7.01
ROAD_WIDTH=7.01
ROAD_LENGTH=300.00
AVG_PLOT_WIDTH=10.36
AVG_PLOT_DEPTH=16.61
LAND_USE_ZONE =INDIVIDUAL RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURRENDER_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
FMB_OR_PLR =174.00
AS_AT_SITE =174.38

AREA DETAILS	SQ.FT	SQ.MT
APPLICANT SITE AREA AS ON DOCUMENT (4.30 CENT)	1877.00	174.44
APPLICANT SITE AREA AS ON FMB PATTA	1872.24	174.00
APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY	1877.00	174.44
PLINTH AREA OF ADD. PROPOSED RCC ROOF RESI. BUILDING IN F.F	751.26	69.82
CARPET AREA OF ADD. PROPOSED RCC ROOF RESI. BUILDING IN F.F	495.60	46.06
PLINTH AREA OF EXISTING RCC ROOF RESI. BUILDING IN G.F	1076.32	100.03
CARPET AREA OF EXISTING RCC ROOF RESI.BUILDING IN G.F.	762.61	70.87
OPEN SPACE AREA	800.68	74.41
PRO. SEPTIC TANK & SOAK PIT - EACH	1 NO	
PRO. STAIR CASE	1 NO	
PRO. RAIN WATER HARVESTING SUMP	1 NO	

PLOT COVERAGE	=	$\frac{100.03}{174.44}$	X 100	=	57.34%
F.S.I	=	$\frac{169.85}{174.44}$		=	0.973

SCALE - 1:100	
JOINERY DETAILS:-	
Main Door MD 1.22 x 2.13	Ventilator V 1.22 x 0.76
Door D 0.91 x 2.13	Window W 1.22 x 1.37
Door D1 0.76 x 2.13	Arch Open AO 1.22 x 2.13
Window W2 1.22 x 1.22	Window W1 1.83 x 1.37
ALL DIMENSIONS ARE IN "METER" ALL ROOMS ARE HAVING SUFFICIENT "VENTILATION" U DROP WILL BE PROVIDED IN THE OUTLET COLLECTION TANK WATER WILL BE REUSE TOILET & BATH ROOM OUTLET SOLAR WATER HEATER SYSTEM OF 180LIT CAPACITY IS TO BE PROVIDED (1 NOS)	
APPLICANT	

ENGINEER
 Er.G.RAJA, M.E., AMIE., C.Eng., Registered Structural Engineer Grade-II, LOGU AND CO., 22/2, Gandhi Street Cross - 4, Thavittupalayam, Anthiyur-638501, Erode (DT). Cell: 9943344254 07/2019/RSE-GR-IJELPA



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.

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.

