

PP

APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

Commercial

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.

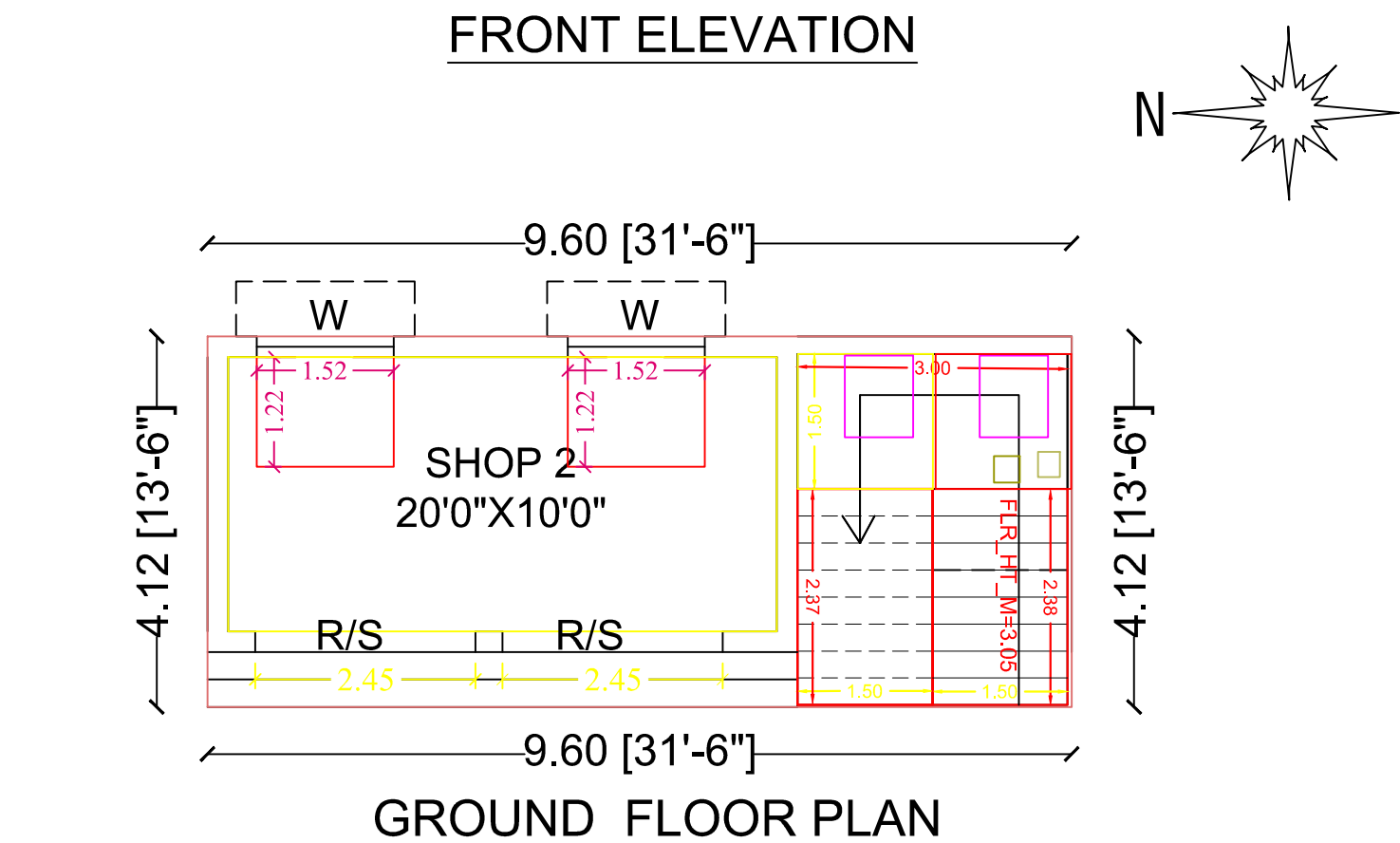
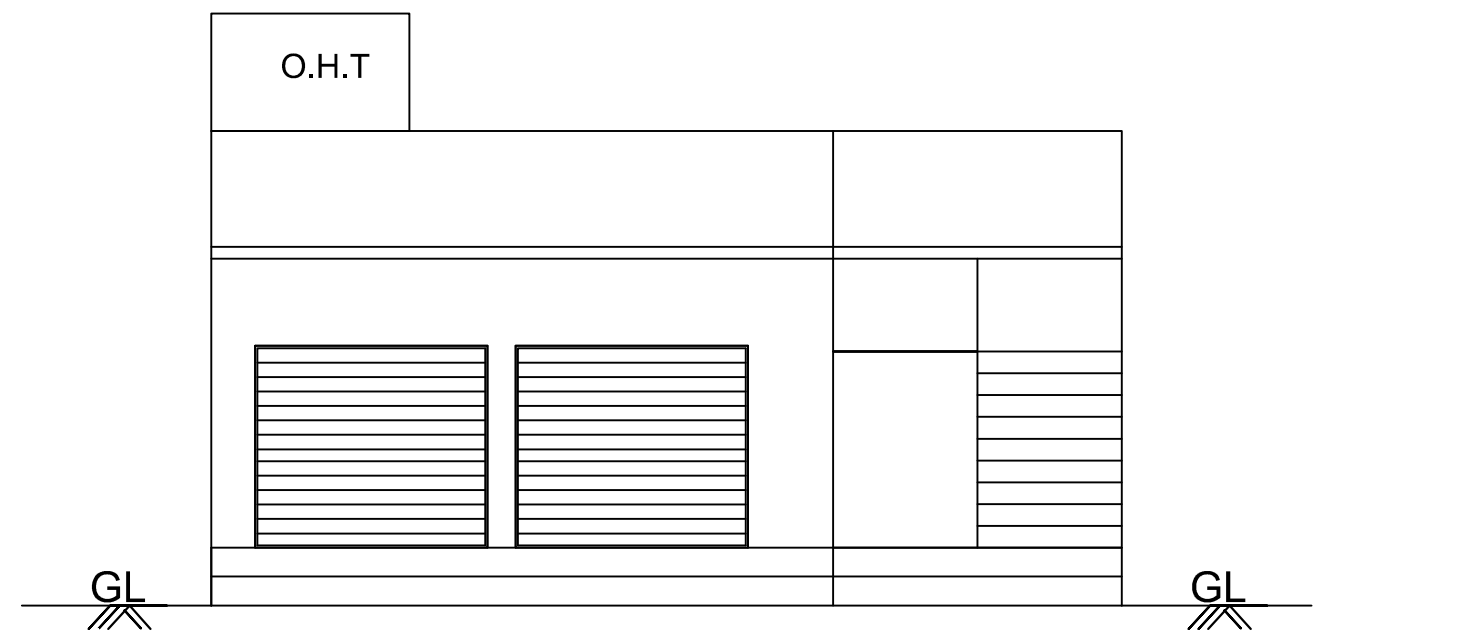
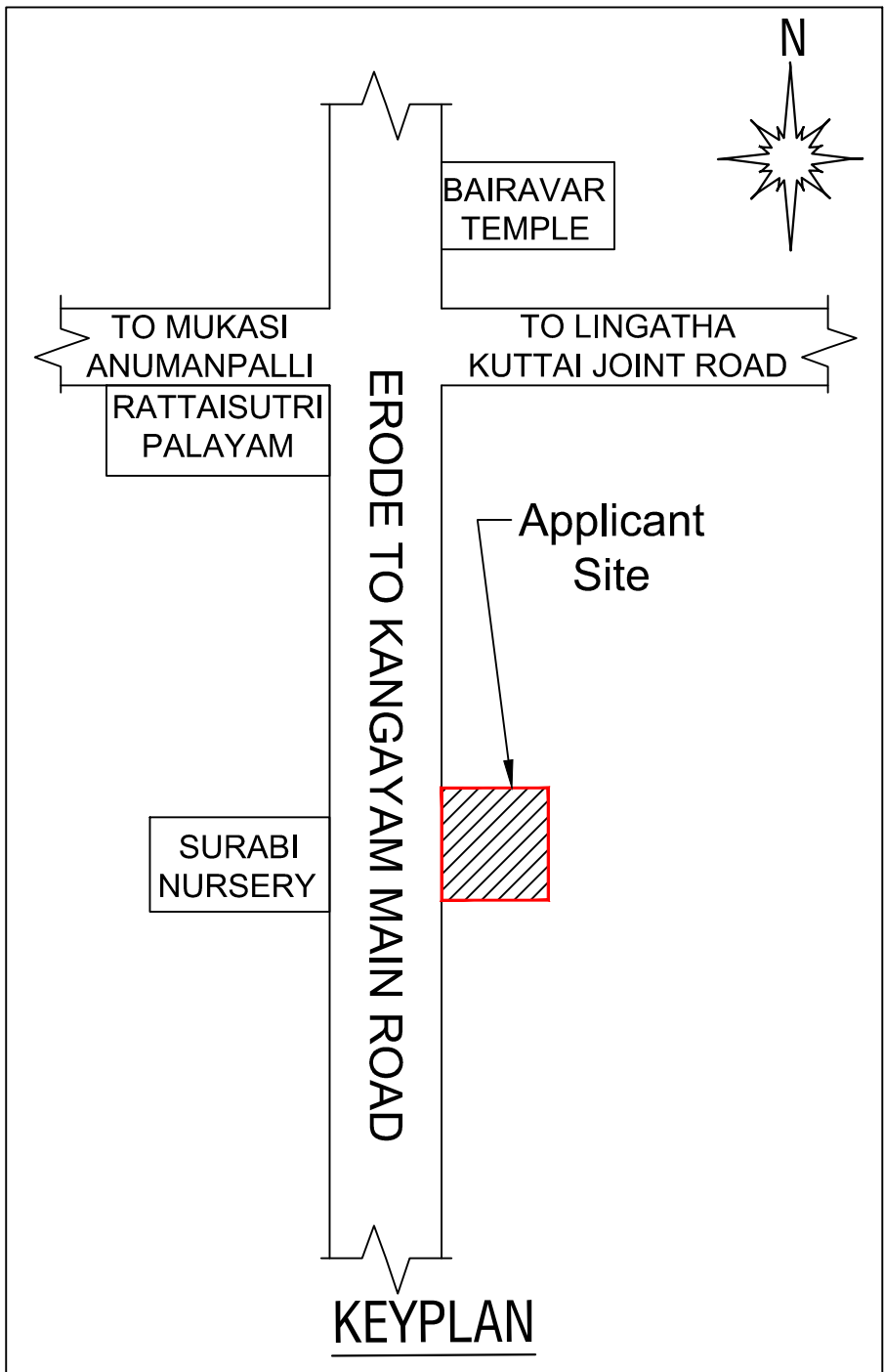
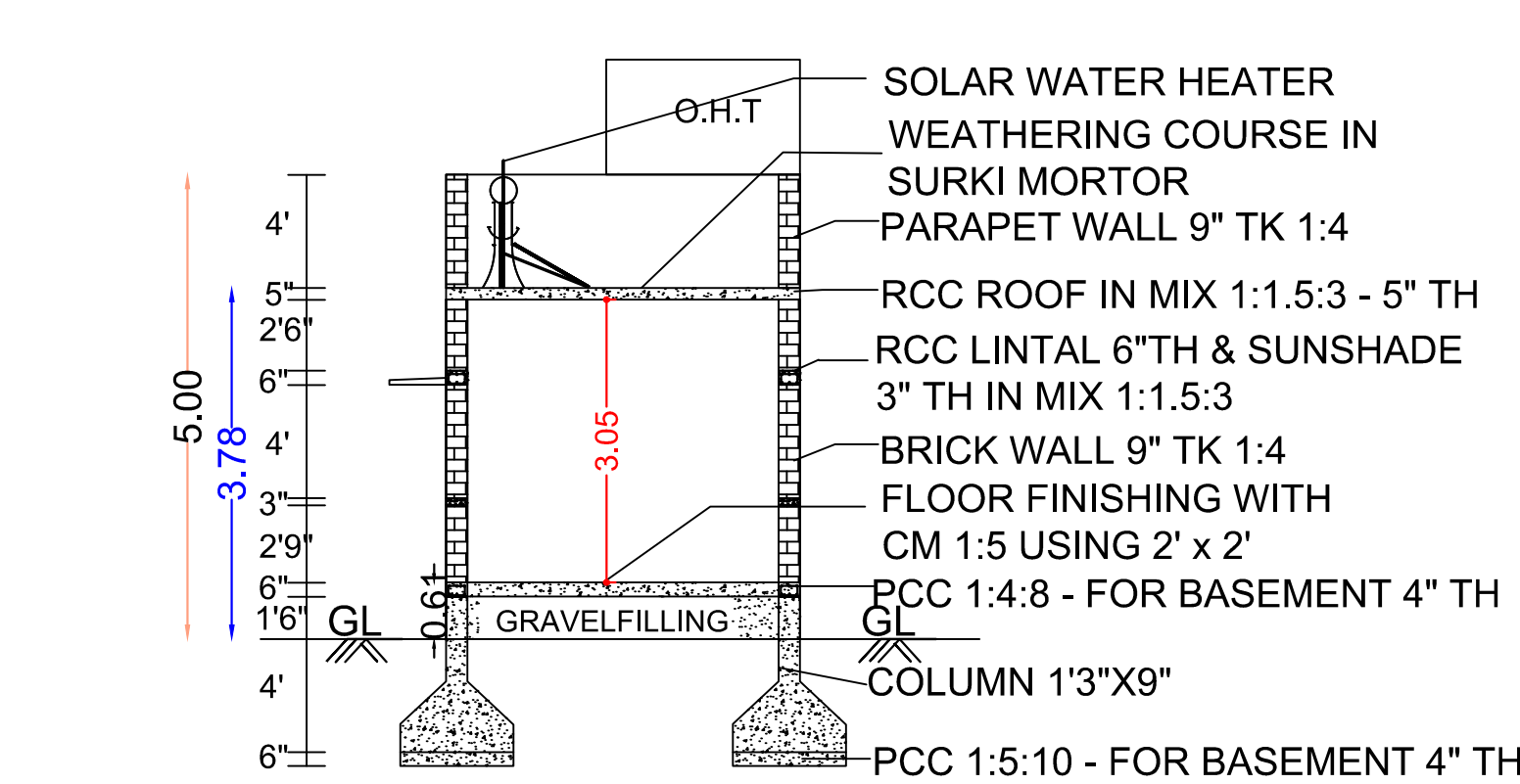
PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR COMMERCIAL BUILDING IN WARD NO:12, RATTASUTRIPALAYAM MAIN STREET, OLD S.F.NO:736,737, NEW R.S.F.NO-1049/14D, PATTA NO:1685, AVALPOONDURAI"B" VILLAGE AND AVALPOONDURAI TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

APPLICANT:

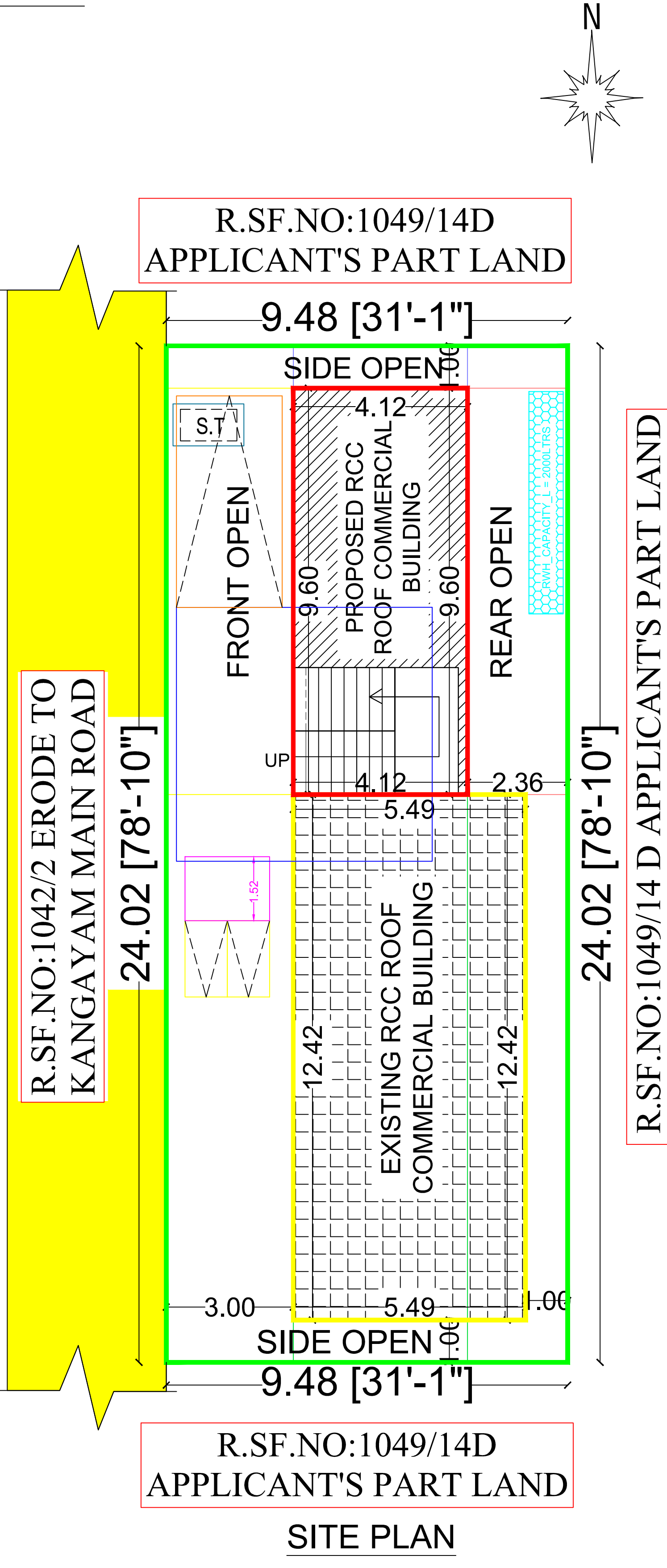
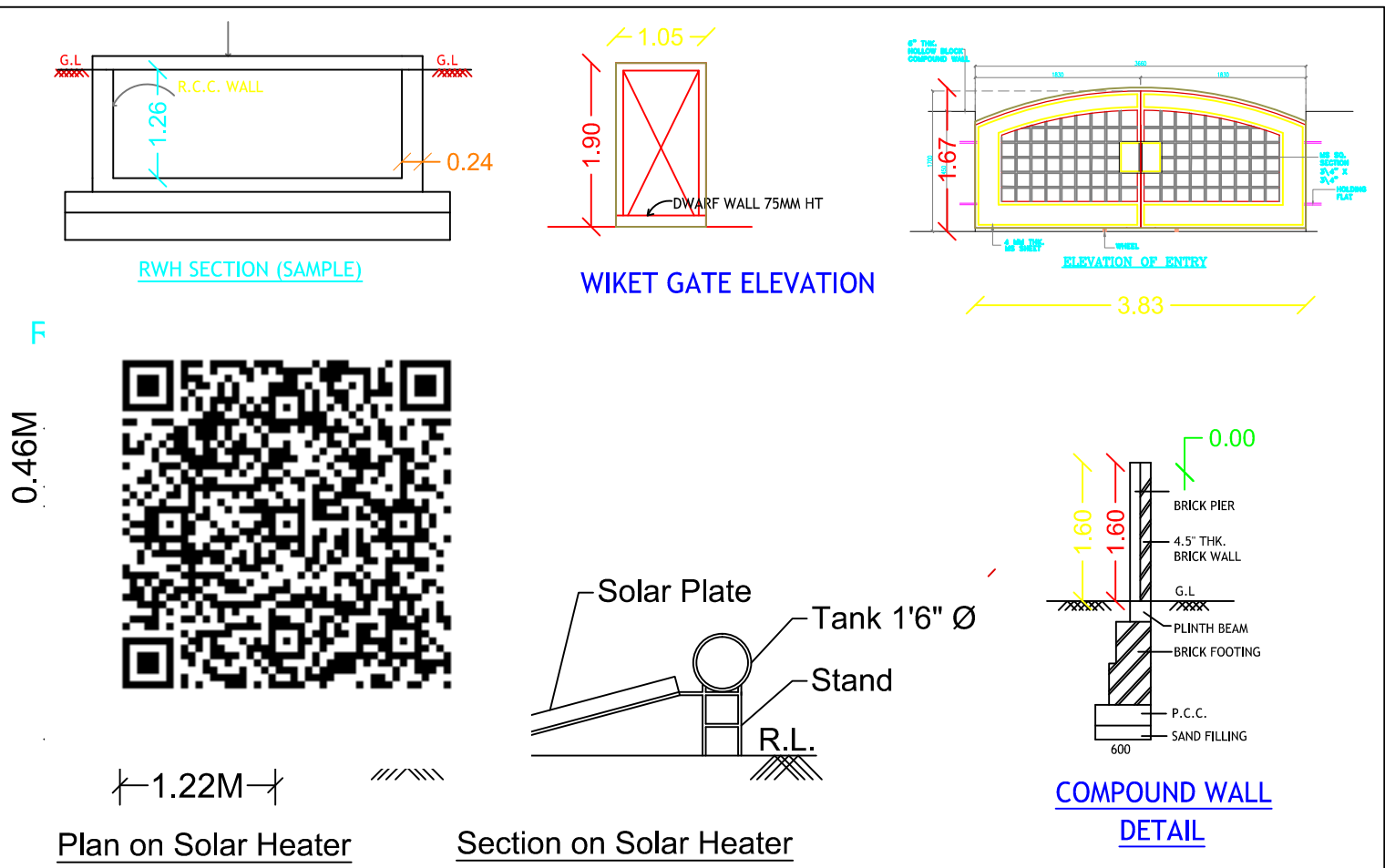
Mr.R.N.GOPAL,

S/o.Mr.NATARAJAN

EXISTING DOOR NO:39

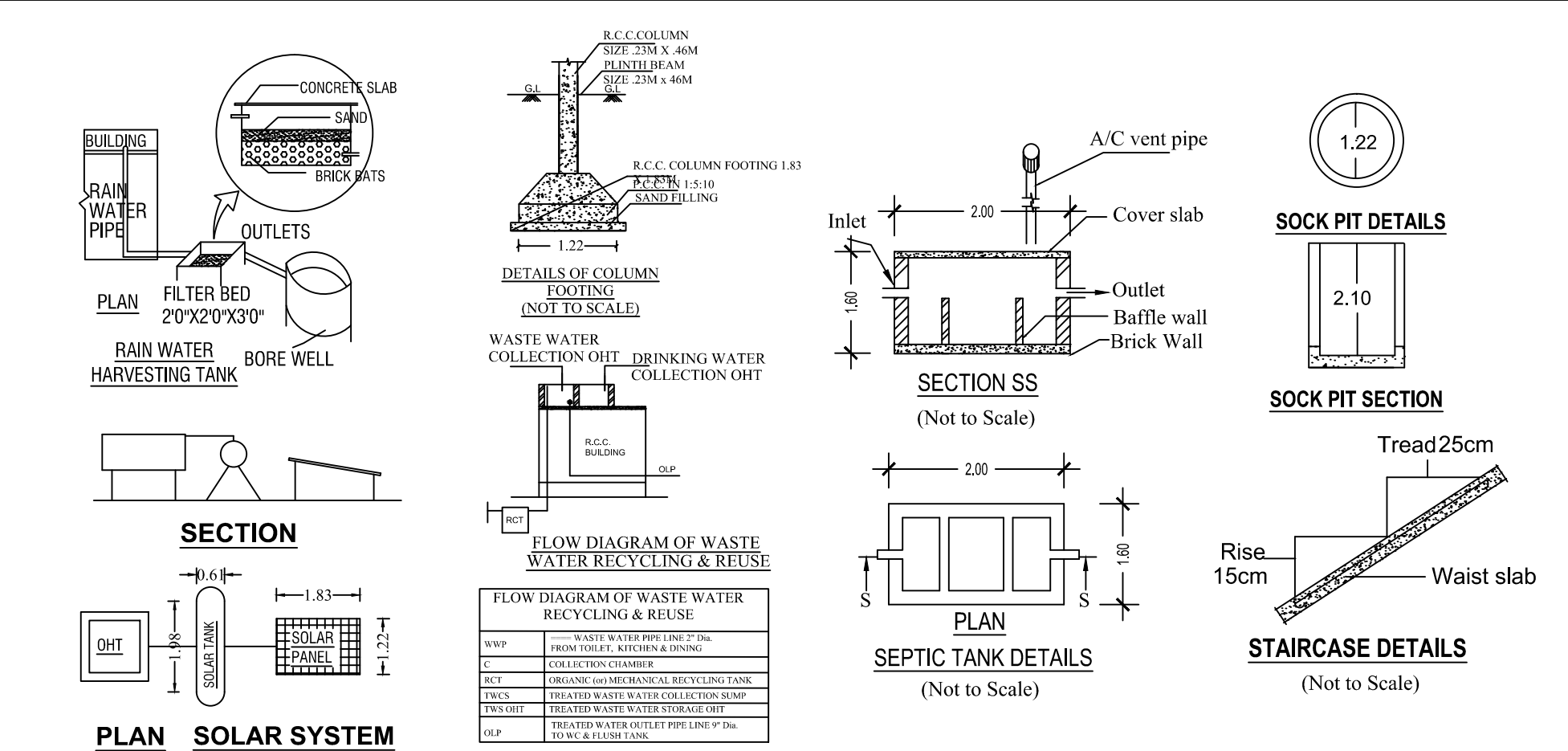


PLAN INFO
AS_AT_SITE=227.81
FMB_OR_PLR=227.81
AS_PER_DOCUMENT=227.81
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NIL
SURVEY_NO=1049/14D
PATTA_NO=1685
TALUK=MODAKKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=24.02
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=227.81
AVG_PLOT_DEPTH=9.48
AVG_PLOT_WIDTH=27.30
AREA_TYPE=OTHERS
ROAD_WIDTH=15.00
ROAD_LENGTH=250
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV_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=2



I.PROPOSED BUILDING AREA DETAILS:					
Area Details:	Sq.ft	Sq.m	JOINERY DETAILS		
Taken Area of the Applicant Land	2452.15	227.81	D DOOR	3'3" X 7'0"	1.00 X 2.14
Plinth Area Pro. G.Floor Building	425.72	39.55	D1 DOOR	2'6" X 7'0"	0.76 X 2.14
Floor Area Pro. G.Floor Building	340.00	31.58	W WINDOW	4'0" X 4'0"	1.22 X 1.22
Plinth Area Exs. G.Floor Building	733.50	68.14	V VENTILATOR	3'3" X 1'9"	1.00 X 0.50
Area Of Open Space	1292.93	120.12	SEPTIC TANK 1 No	SUMP 1 No	
Area Of Applicant Land As Per Document - 1.27 1/4 Acres			R.W.H 1 No	BORE WELL 1 No	

Floor Space Index (F.S.I.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{107.69}{227.81} = 0.5 < 2$



DESCRIPTION	Required	Provided
Car Parking Stalls	1	1
Two Wheeler Parking Stalls	2	2
Cycle Parking Stalls	-	-
COLOR INDEX :-	GATE ENTRY /EXIT	
ROAD SHOWN IN	-	MEASUREMENT IN METER
SITE BOUNDARY SHOWN IN	-	6.00 X 1.81
PROPOSED BUILDING SHOWN IN	-	ALL DIMENSIONS ARE IN METER
		SCALE 1:100



DR

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

APPLICANT	REGISTERED ENGINEER
R.N.GOPAL	Er.G.DHARANIDHARAN, BE., REGISTERED ENGINEER, L.NO: 05/2022/RE-GR-II/EDTCP DR PLANNERS AND PROMOTERS Ingur to Chennai Main Road, Near Chennai Register Office, CHENNAI-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

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.

