PP APPROVAL RECORD

Planning Permission

Survey 657/2

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
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.

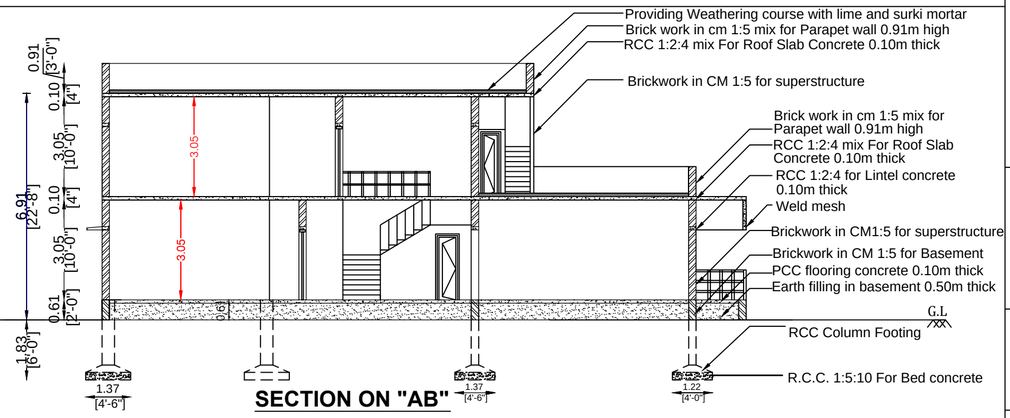
Verified RealEstate™
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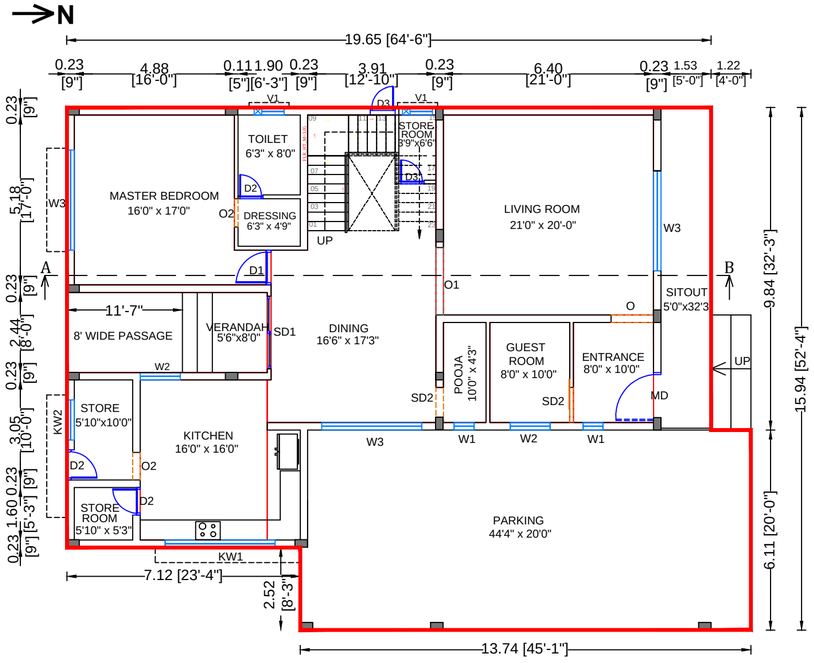
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF RESIDETIAL BUILDING IN GROUND & FIRST FLOOR AT ''ANJANEYA NAGAR'', M.UNJAPPALAYAM, IN PLOT NOS: 55,56 & 57, NEW R.S.F. NO: 657/2B4 & 657/2B5, (OLD R.S.F. NO: 657/2B PART & 657/2BB PART), PATTA NOS: 2399 & 2405, MODAKURICHI ''B'' VILLAGE AND TOWN PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.



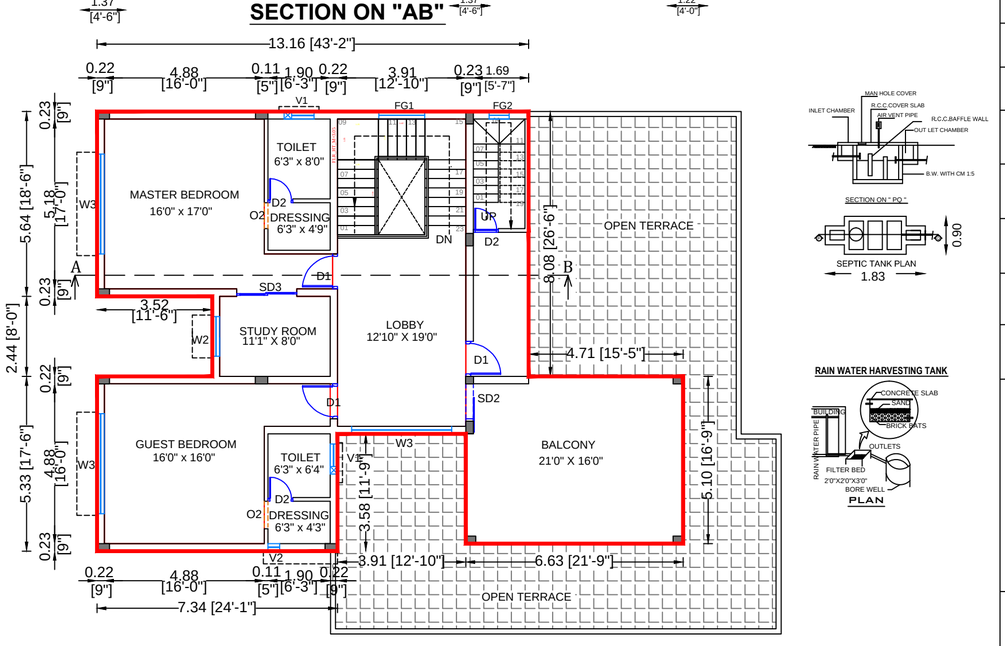
FRONT ELEVATION



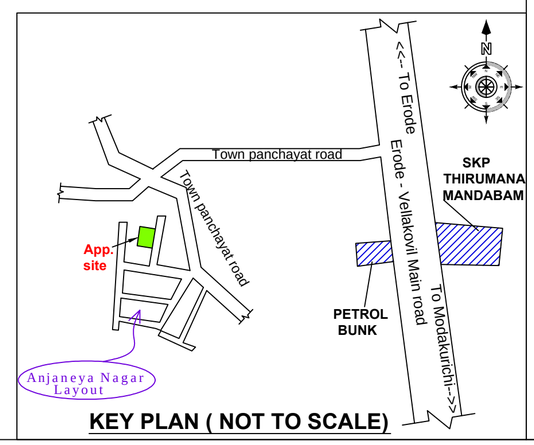
SECTION ON "AB"



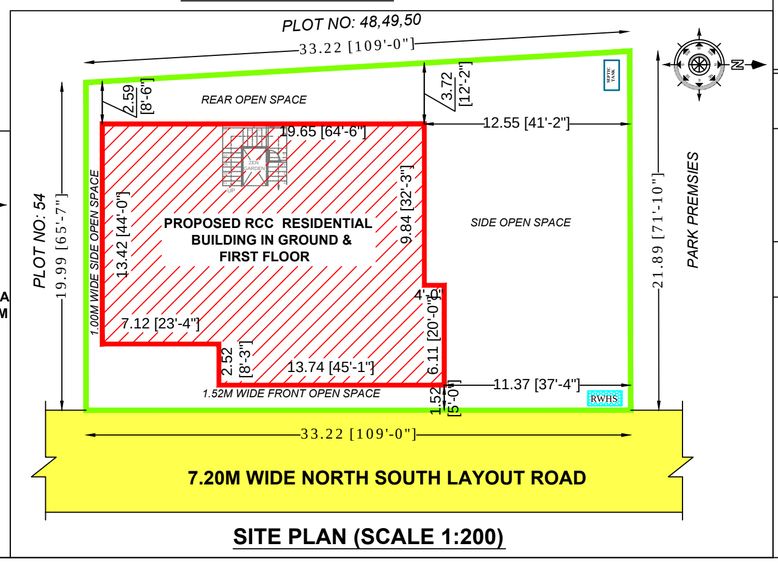
GROUND FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN (NOT TO SCALE)



SITE PLAN (SCALE 1:200)

PLAN INFO		ROAD_WIDTH= 7.20	
PLOT_AREA_M2=695.24		ROAD_LENGTH=100.0	
AS_PER_DOCUMENT = 695.24		AVG_PLOT_WIDTH= 33.22	
SINGLE_FAMILY_BLDG=YES		AVG_PLOT_DEPTH= 20.94	
CRZ=NO		RWH_DECLARED=YES	
SECURITY_ZONE=NO		BUILDING_NEAR_TO_RIVER=NO	
WHETHER_GOVT_OR_AIDED_SCHOOL=NO		AREA_TYPE=OTHERS	
DISTRICT=ERODE		BUILDING_NEAR_MONUMENT=NO	
TALUK= MODAKURICHI		BUILDING_NEAR_GOVT_BLDG=NO	
JURISDICTION_TYPE= PANCHAYAT		NOC_FIRE_DEPT=NO	
LAND_USE_ZONE = RESIDENTIAL		OSR_APPLICABLE=NO	
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO		OSR_SURRENDER=NO	
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO		PREMIUM_FSI_REQUIRED=NO	
SURVEY_NO= 657/2B4 & 657/2B5		IS_APPROVED_LAYOUT=YES	
PATTA_NO= 2399,2405		IS_SWIMMING_POOL_EXISTS=NO	
PLOT_NO= 55,56,57		FMB_OR_PLR = 695.24	
ACCESS_WIDTH_M= 33.22		AS_AT_SITE = 695.22	

1) DTCP LAYOUT APPROVAL DETAILS:

ம.வ/ந.உள.இ. எண்- 31/2021, நாள்.25.02.2021

2) MODAKURICHI TOWN PANCHAYAT SITE APPROVAL.

ந.க. எண்-114/2020, நாள்.18.06.2021

NAME OF THE APPLICANT:

Mrs. K.LAKSHMIPRIYA, W/o Mr. KANNAN.

S. No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE	695.24	7480.76
2.	PLINTH AREA OF THE RCC ROOF BUILDING IN GROUND FLOOR	302.32	3253.00
3.	PLINTH AREA OF THE RCC ROOF BUILDING IN FIRST FLOOR	177.32	1908.00
4.	TOTAL PLINTH AREA OF THE RCC ROOF BUILDING IN GROUND & FIRST FLOOR	479.64	5161.00
5.	AREA OF THE OPEN SPACE	392.92	4227.76
6.	CARPET AREA OF THE RCC ROOF BUILDING IN GROUND & FIRST FLOOR	178.15	1917.00

JOINERIES:

MAIN DOOR	MD	- 5'0" X 7'0"	WINDOW	W1	- 2'0" X 4'0"
DOOR	D1	- 3'6" X 7'0"	WINDOW	W2	- 4'0" X 4'0"
DOOR	D2	- 2'6" X 7'0"	WINDOW	W3	-10'0"X 4'0"
DOOR	D3	- 2'3" X 6'6"	KITCHEN WINDOW	KW1	-11'0"X 3'6"
SLIDING DOOR	SD1	- 7'3" X 7'0"	KITCHEN WINDOW	KW2	- 4'0"X 3'6"
SLIDING DOOR	SD2	- 3'6" X 7'0"	VENTILATOR	V1	- 3'0" X 2'0"
SLIDING DOOR	SD3	- 6'0" X 7'0"	VENTILATOR	V2	- 1'3" X 2'0"
FIXED GLASS	FG1	- 4'6" X 5'0"	OPENING	O	- 4'3"X 7'0"
FIXED GLASS	FG2	- 2'0" X 5'0"	OPENING	O1	- 6'9"X 7'0"
			OPENING	O2	- 2'6"X 7'0"

SRI PRIYA PLANNERS

Er.M.SAKTHI PRIYA., D.C.E.,

REGISTERED ENGINEER

Arachalur main road, Modakurichi, Erode Dt -638104,

e mail : priyanew17@gmail.com

Cell : 83440 - 20197

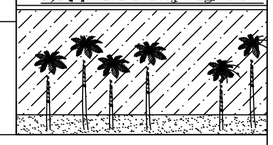
SCALE :- 1 : 100

ALL DIMENSIONS ARE IN METRE & FEET

ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

INDEX:-

1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED RCC BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN



APPLICANT

REGISTERED ENGINEER

K. Lakshmipriya

M. Sakthi Priya

Er. M. SAKTHI PRIYA., DCE., LBS..

LICENSED BUILDING SURVEYOR,

SRI PRIYA PLANNERS

MODAKURICHI,

Cell: 8344020197.

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

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Chennai 600 097, India
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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.