

PP

APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

Residential

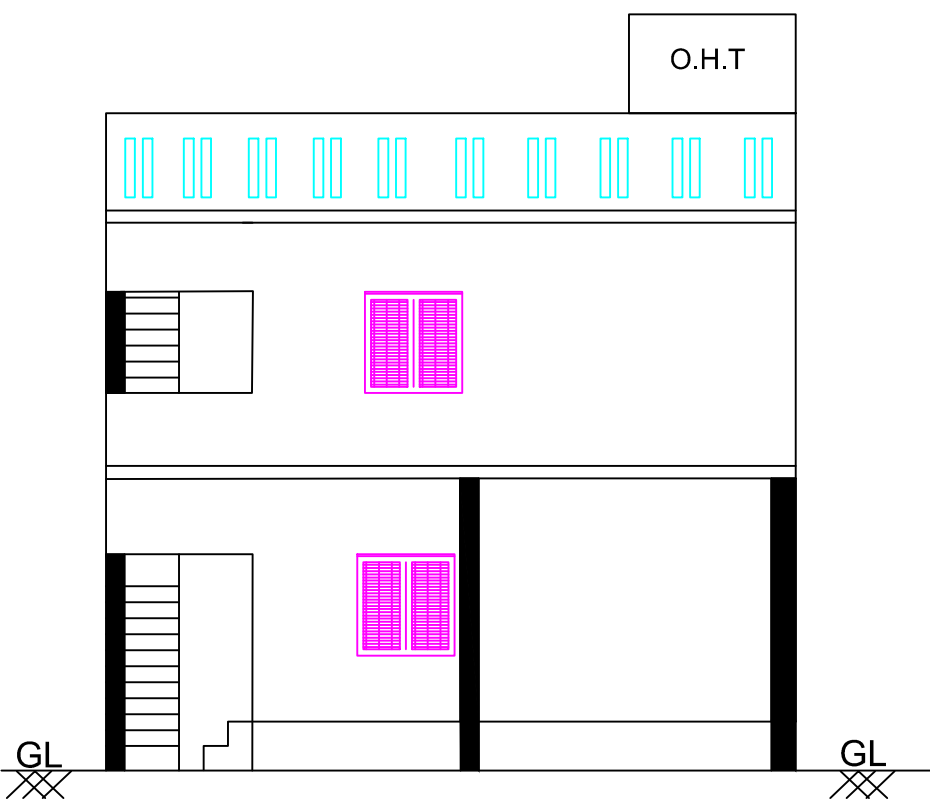
The approval as the planning authority issued it, reproduced in full behind this page.

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

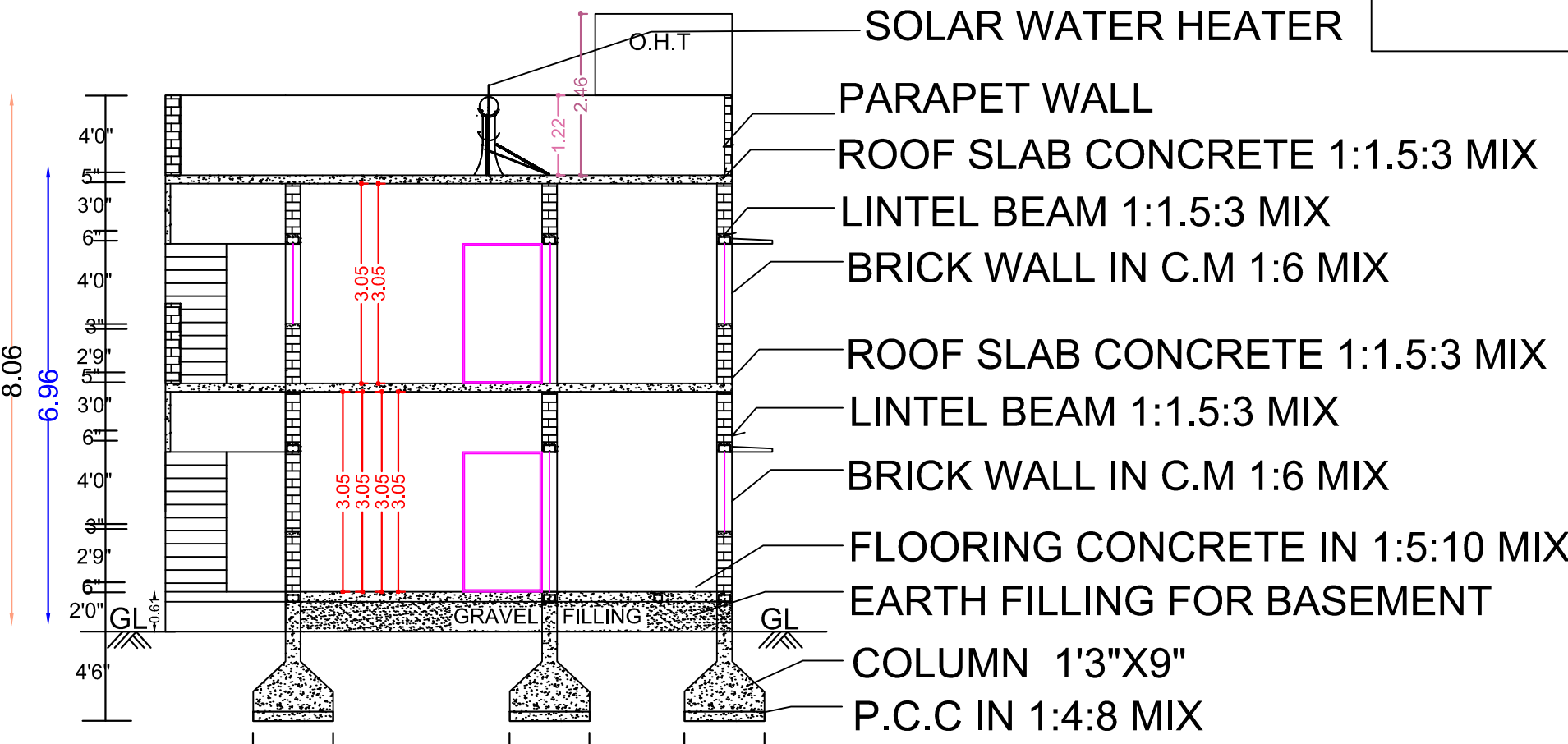
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN WARD NO:09, PUDHUPALAYAM MAIN STREET, LOTUS AVENUE EXTENSION, HOUSING SITE NO:53, NEW R.SF.NO:1297/3B2 (AFTER SUBDIVISION NEW R.SF.NO:1297/40) OF PATTA NO:5043 IN AVALPOONDURAI "C" VILLAGE AND AVALPOONDURAI TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

APPLICANT:

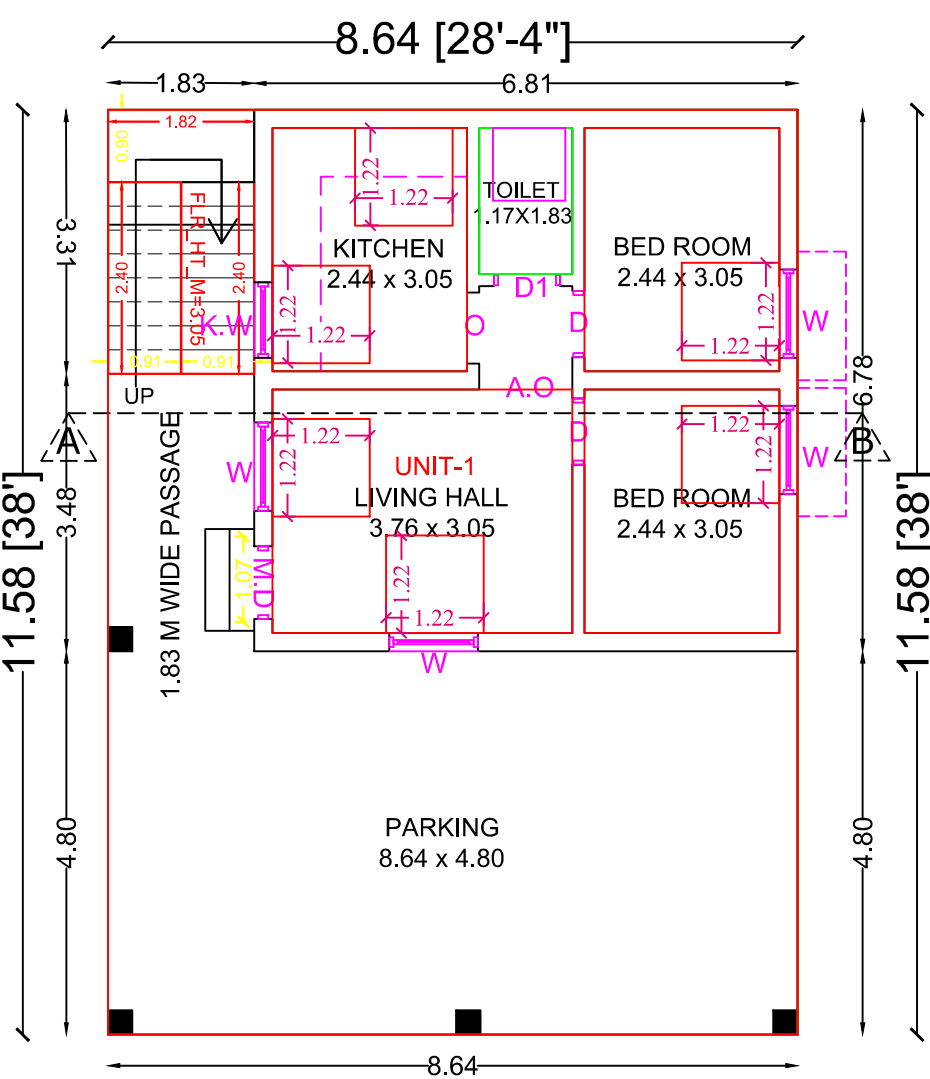
- 1) Mrs.V.K.SAKTHI PRIYA, W/O.Dr.D.DHEENA DAYAL
- 2) Mrs.V.K.SHRIJANA, W/O.Mr.R.PRAVEEN KUMAR



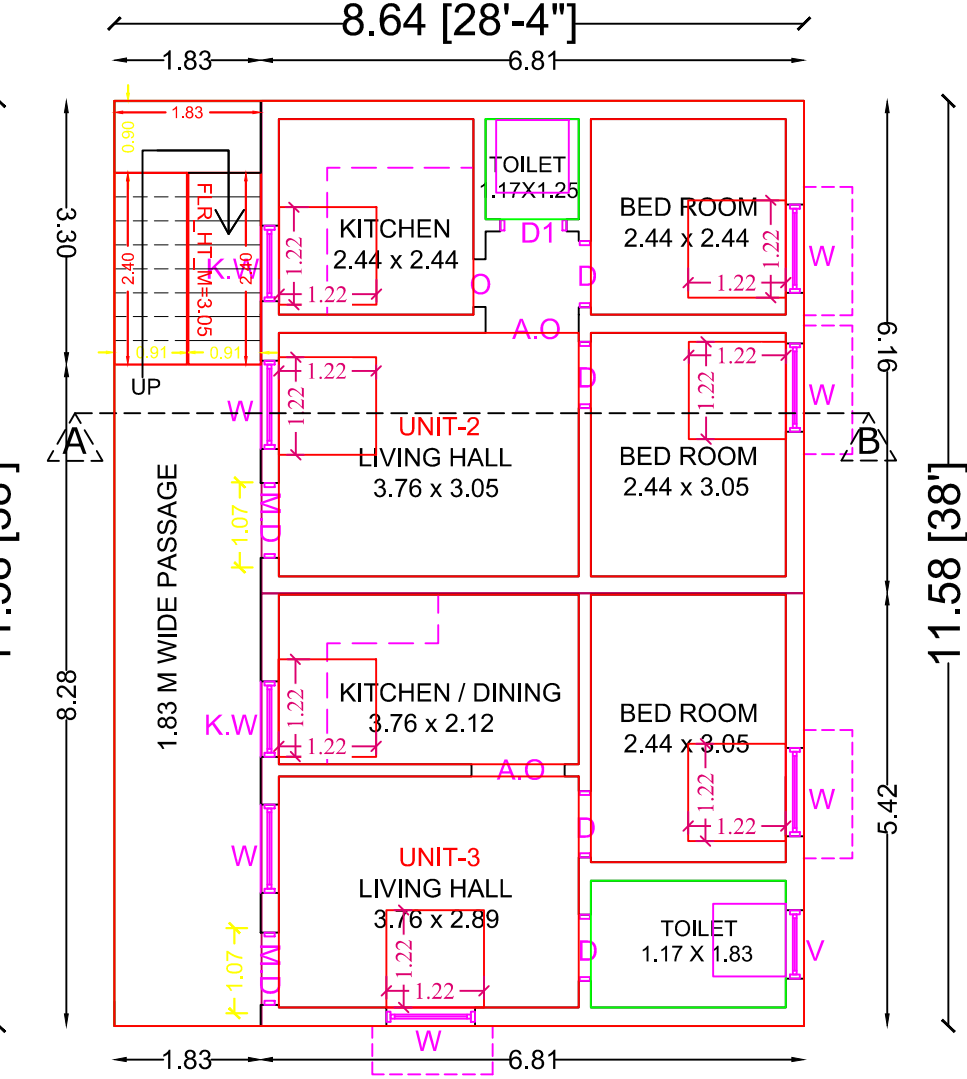
ELEVATION



SECTION ON "AB"

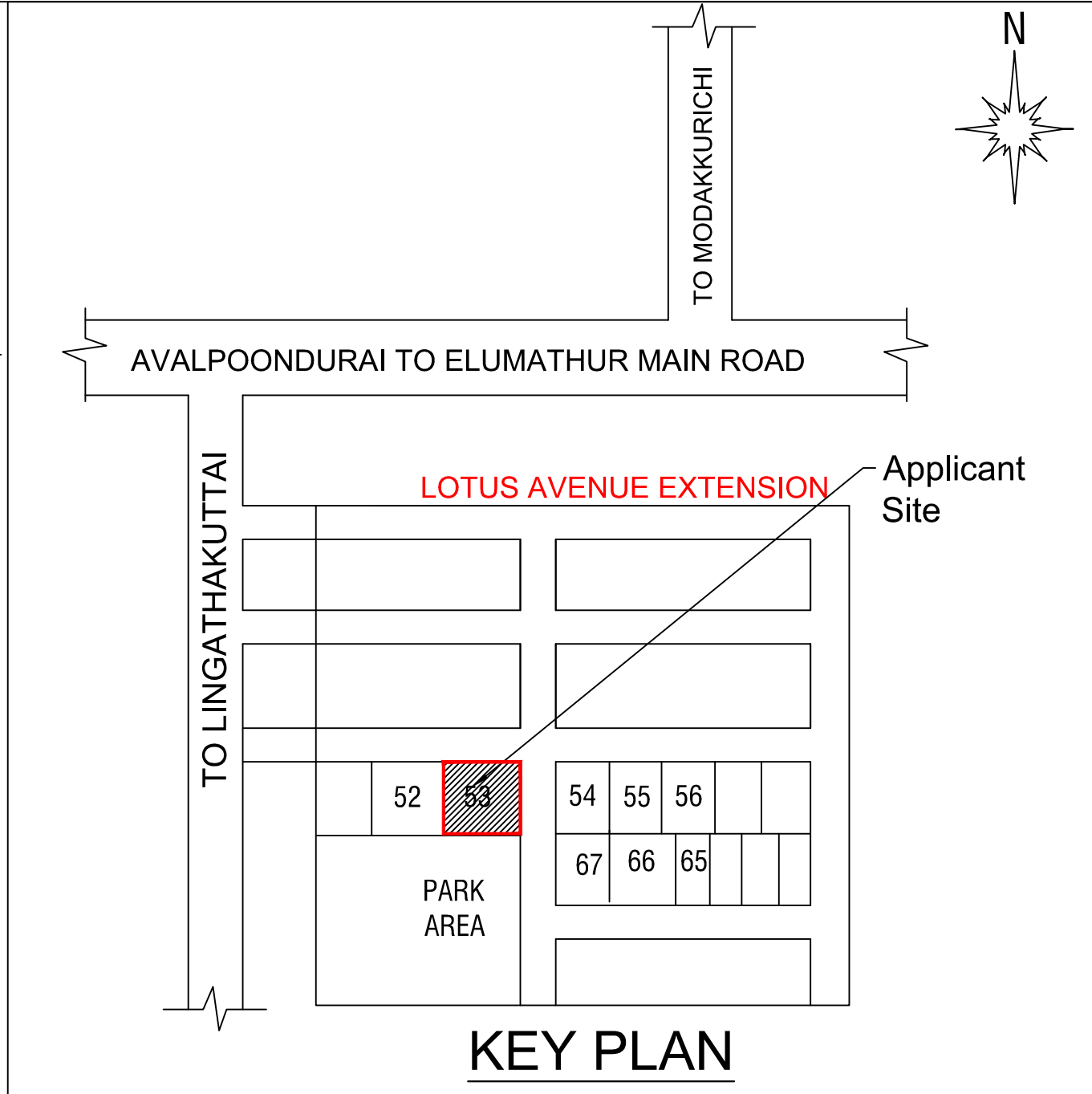


GROUND FLOOR PLAN

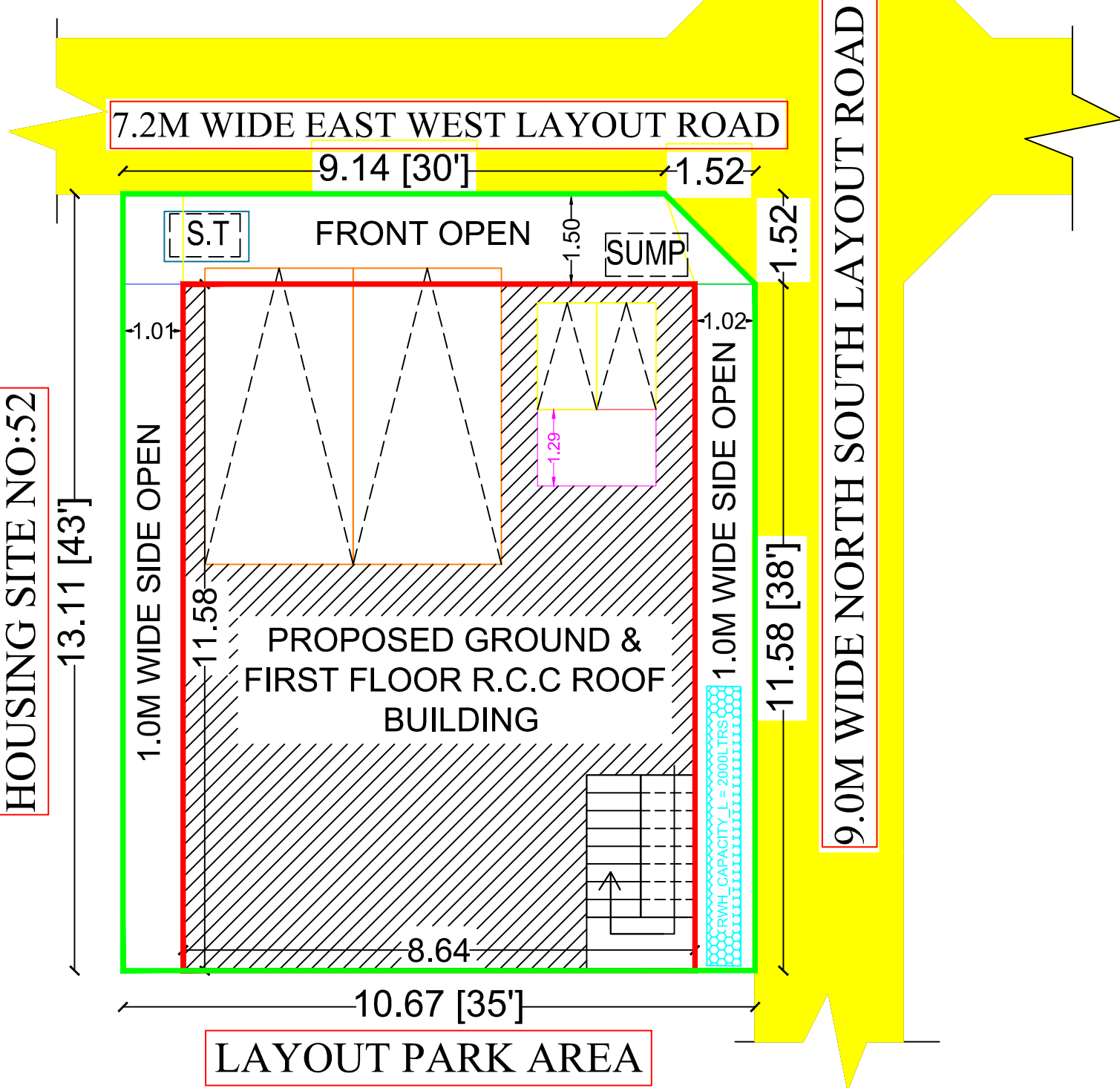


FIRST FLOOR PLAN

PLAN INFO
AS_AT_SITE=138.67
FMB_OR_PLR=138.66
AS_PER_DOCUMENT=138.66
PREMIUM_FSL_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=53
SURVEY_NO=1297/40
PATTA_NO=5043
TALUK=MODAKKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=138.66
AVG_PLOT_DEPTH=13.11
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENCE
RWHT_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



KEY PLAN

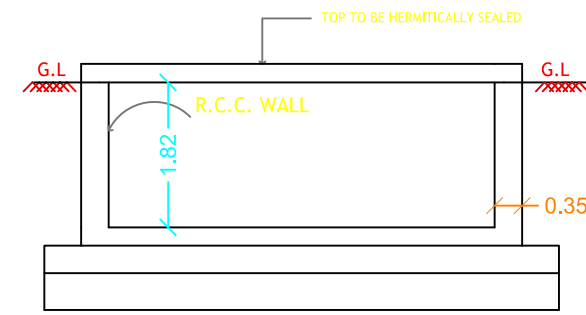


SITE PLAN

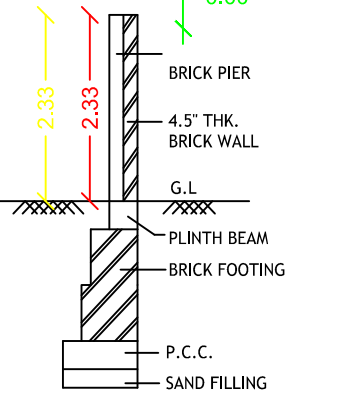


Plan on Solar Heater

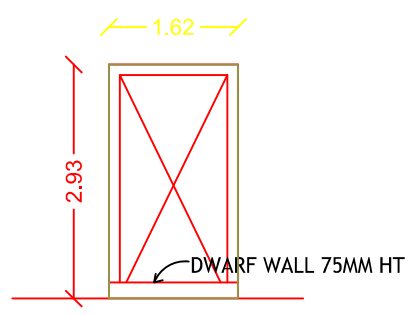
Section on Solar Heater



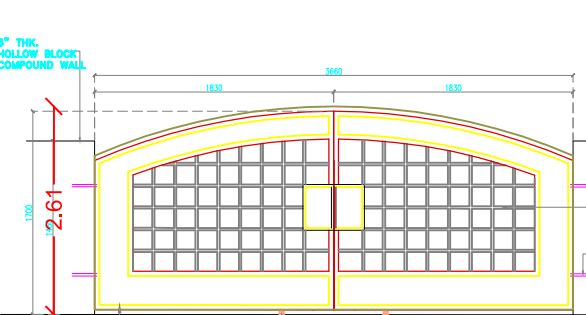
RWH_CAPACITY_L=5000LTRS



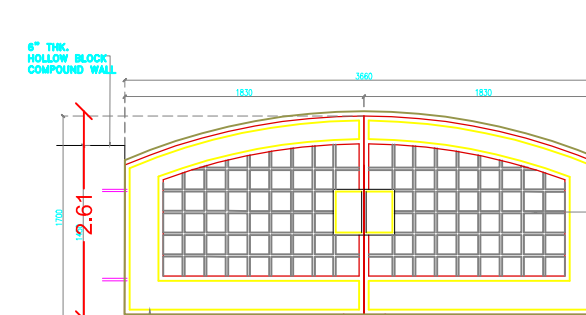
COMPOUND WALL DETAIL



WIKET GATE ELEVATION



ELEVATION OF ENTRY



ELEVATION OF ENTRY

DTCP APPROVAL NO:47/2021,
ந.க.எண்:200/2021/ஈமட, நாள்:25.03.2021

I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m
Area of the Applicant Site	1492.50	138.66
Plinth Area Of Pro.Ground Floor	1076.94	100.05
Plinth Area Of Pro.First Floor	1076.94	100.05
Total Plinth Area of Building	2153.88	200.10
Floor Area of Building	1720.00	159.79
Area Of Open Space	415.56	38.61

JOINERY DETAILS

	FEET	METRE
D DOOR	3'3" X 7'0"	1.00 X 2.14
D1 DOOR	2'6" X 7'0"	0.76 X 2.14
W WINDOW	4'0" X 4'0"	1.22 X 1.22
V VENTILATOR	3'3" X 1'9"	1.00 X 0.50

SEPTIC TANK 1 No

BORE WELL 1 No

R.W.H 1 No

SUMP 1 No

Floor Space Index (F.S.I.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{200.10}{138.66} = 1.5 < 2$

PLAN

RAIN WATER PIPE

OUTLETS

RAIN WATER HARVESTING TANK

BORE WELL

SECTION

SOLAR SYSTEM

DETAILS OF COLUMN FOOTING (NOT TO SCALE)

WASTE WATER COLLECTION OHT - DRINKING WATER COLLECTION OHT

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

PLAN

SEPTIC TANK DETAILS (Not to Scale)

SOCK PIT DETAILS

SOCK PIT SECTION

STAIRCASE DETAILS (Not to Scale)

DESCRIPTION

Car Parking Stalls

Two Wheeler Parking Stalls

Cycle Parking Stalls

COLOR INDEX :-

ROAD SHOWN IN

SITE BOUNDARY SHOWN IN

PROPOSED BUILDING SHOWN IN

Required

2

1

-

GATE ENTRY /EXIT

MEASUREMENT IN METER

6.00 X 1.81

ALL DIMENSIONS ARE IN METER

SCALE 1:100

DR

DR

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

APPLICANT

REGISTERED ENGINEER

V.K. Sakthi Priya

V.K. Shrijana

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,
CHENNAIMALAI-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.

