

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 PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND AND FIRST FLOOR
RESIDENTIAL BUILDING IN NOCHIKATTUVALASU,SRI SAKTHI GARDEN,SITE NO-50,51,52SOUTH
OF WESTSIDE PART.,OLD S.F.NO-320,NEW R.SF.NO:39/1A1(AFTER SUBDIVISION NEW R.SF.NO:39/6)
OF PATTI NO:3616, IN 46 PUDUR VILLAGE "A" AND PANCHAYAT, MODAKKURICHI UNION &
TALUK, ERODE DISTRICT.

APPLICANT:

Mr.K.P.JAGANATHAN

S/o.Mr.PALANIAPPAN

Mrs.K.J.PUNITHA

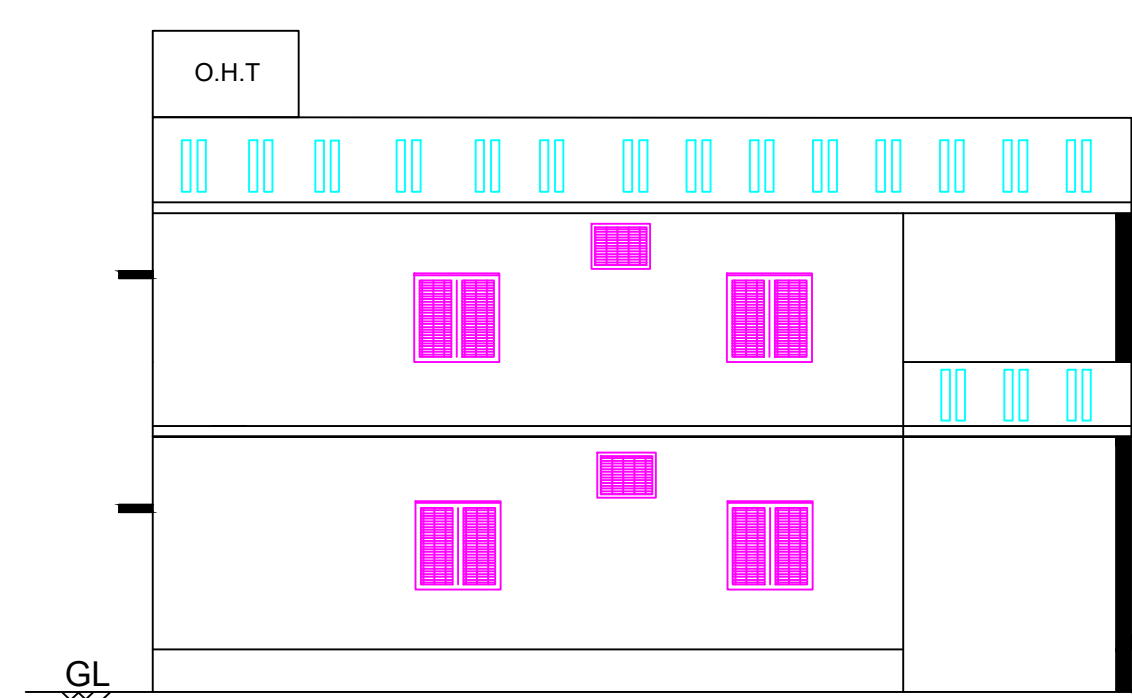
W/o.Mr.K.P.JAGANATHAN

Mr.P.J.YOKESSHAN

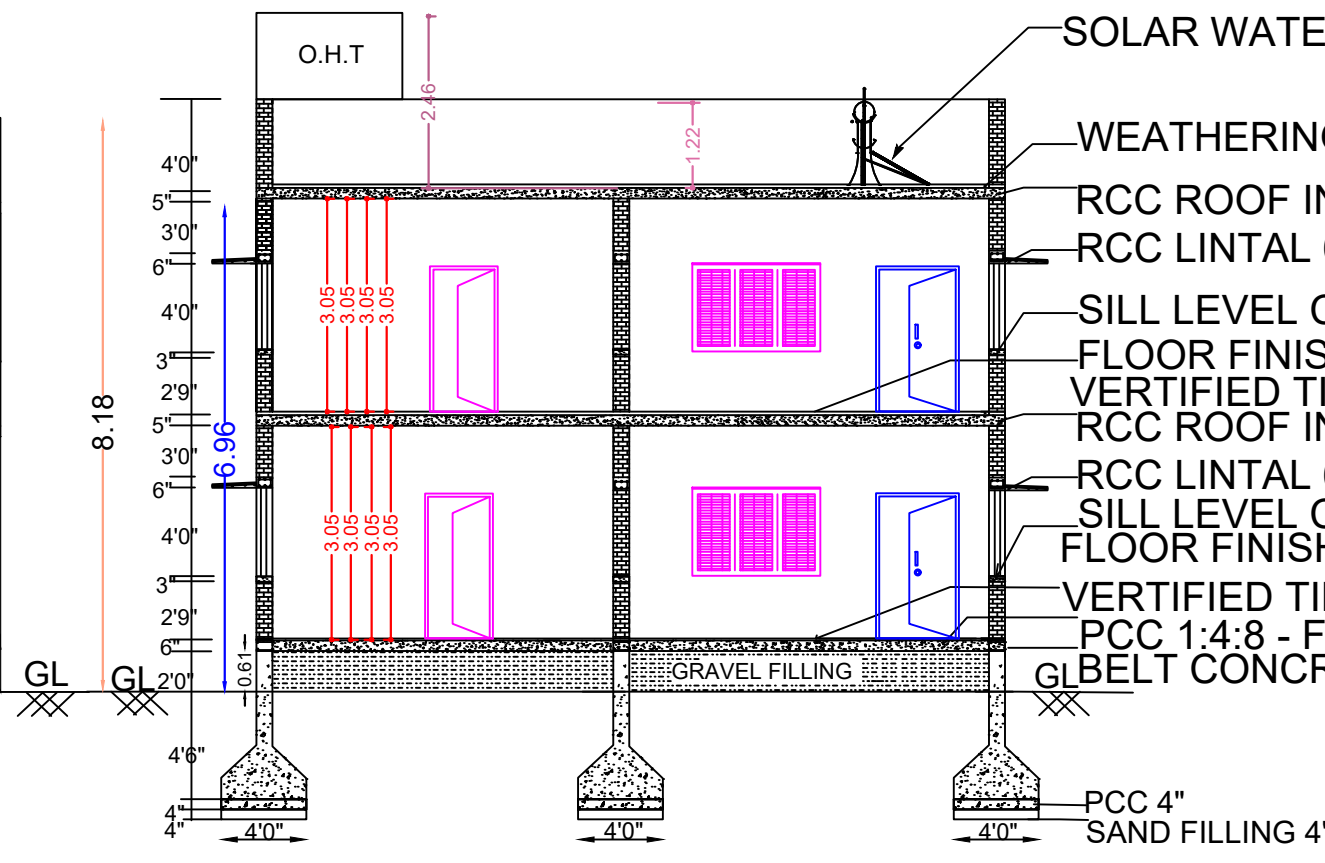
S/o.Mr.K.P.JAGANATHAN

Mrs.T.PRIYADHARSHINI

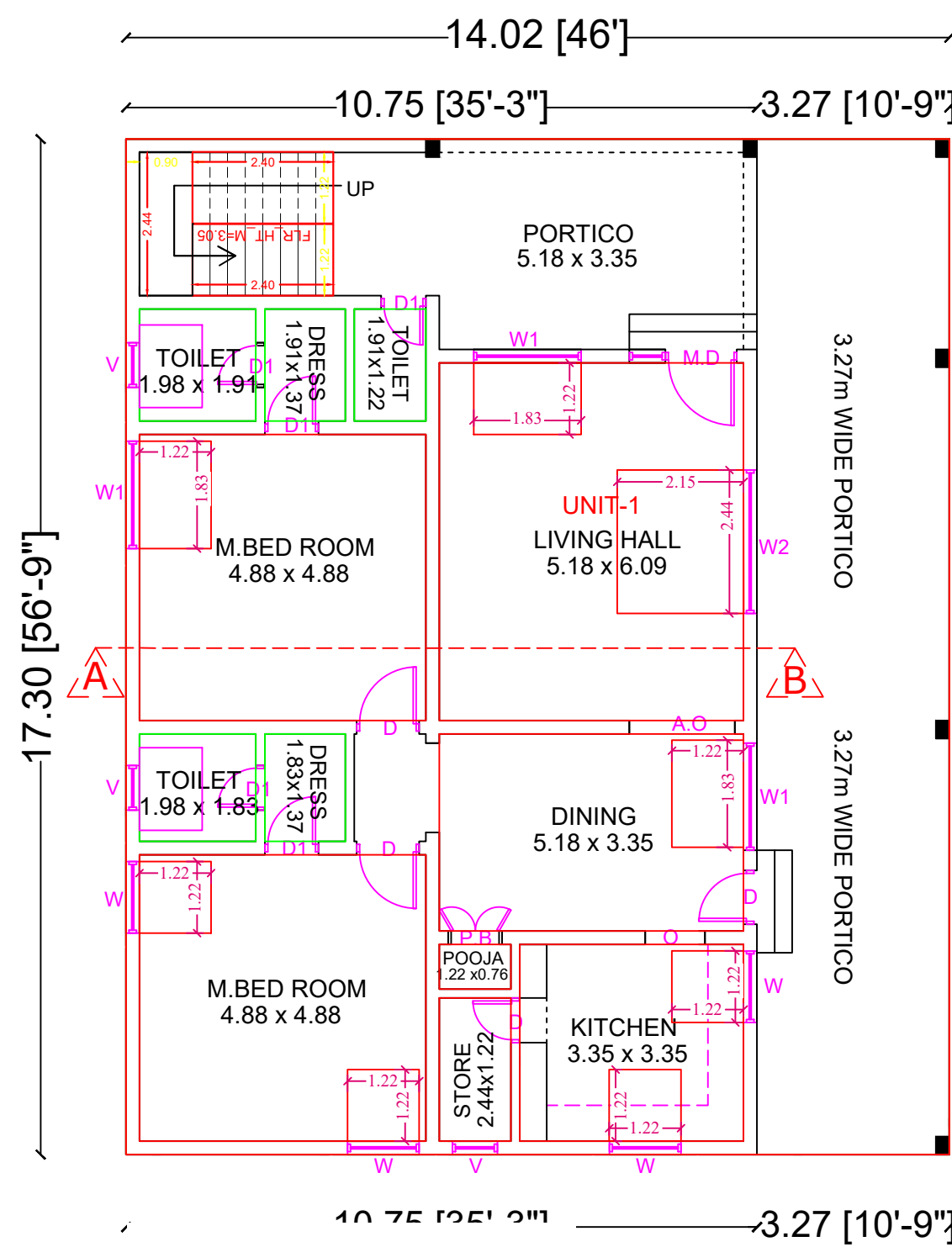
W/o.Mr.P.J.YOKESSHAN



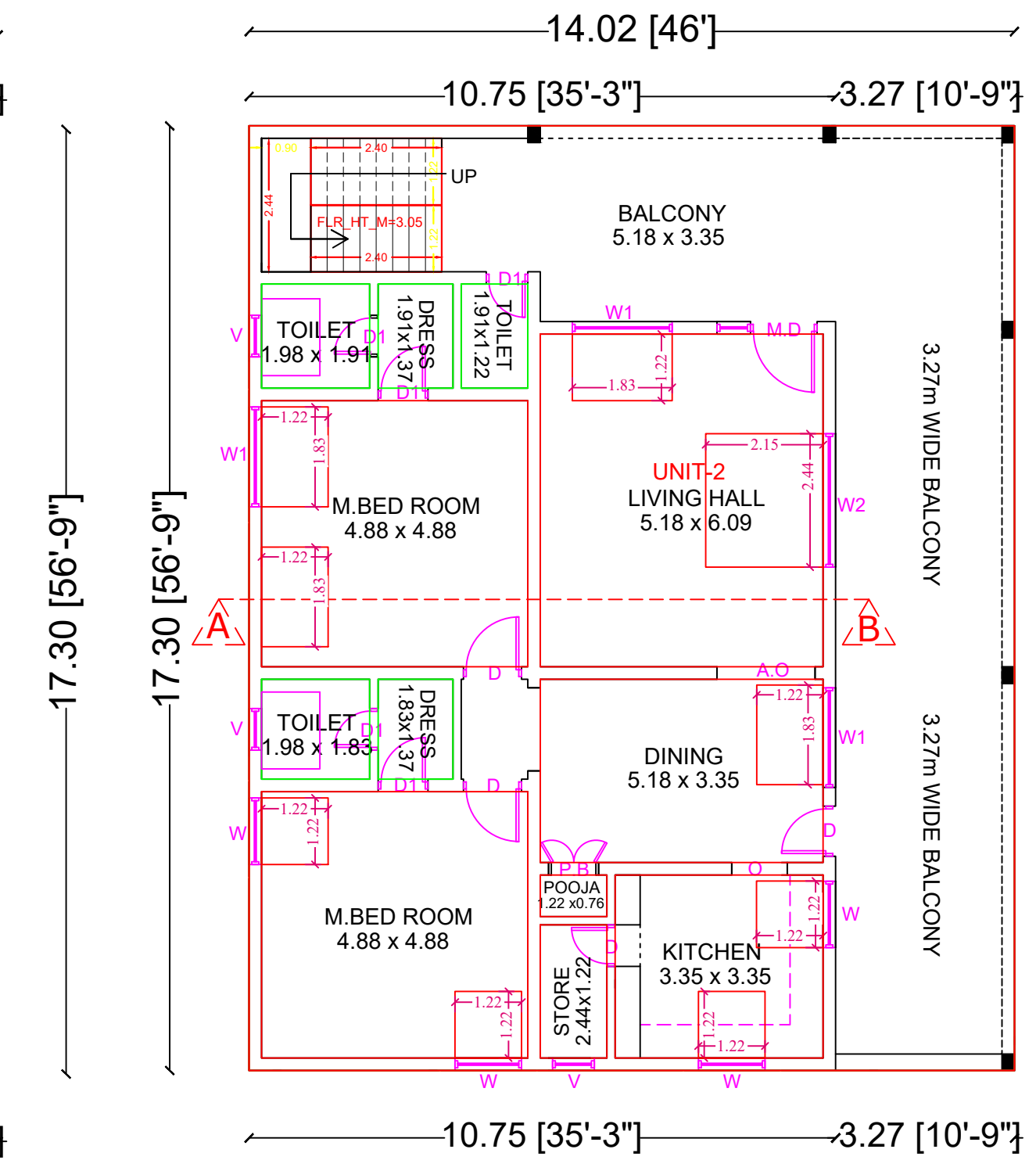
ELEVATION



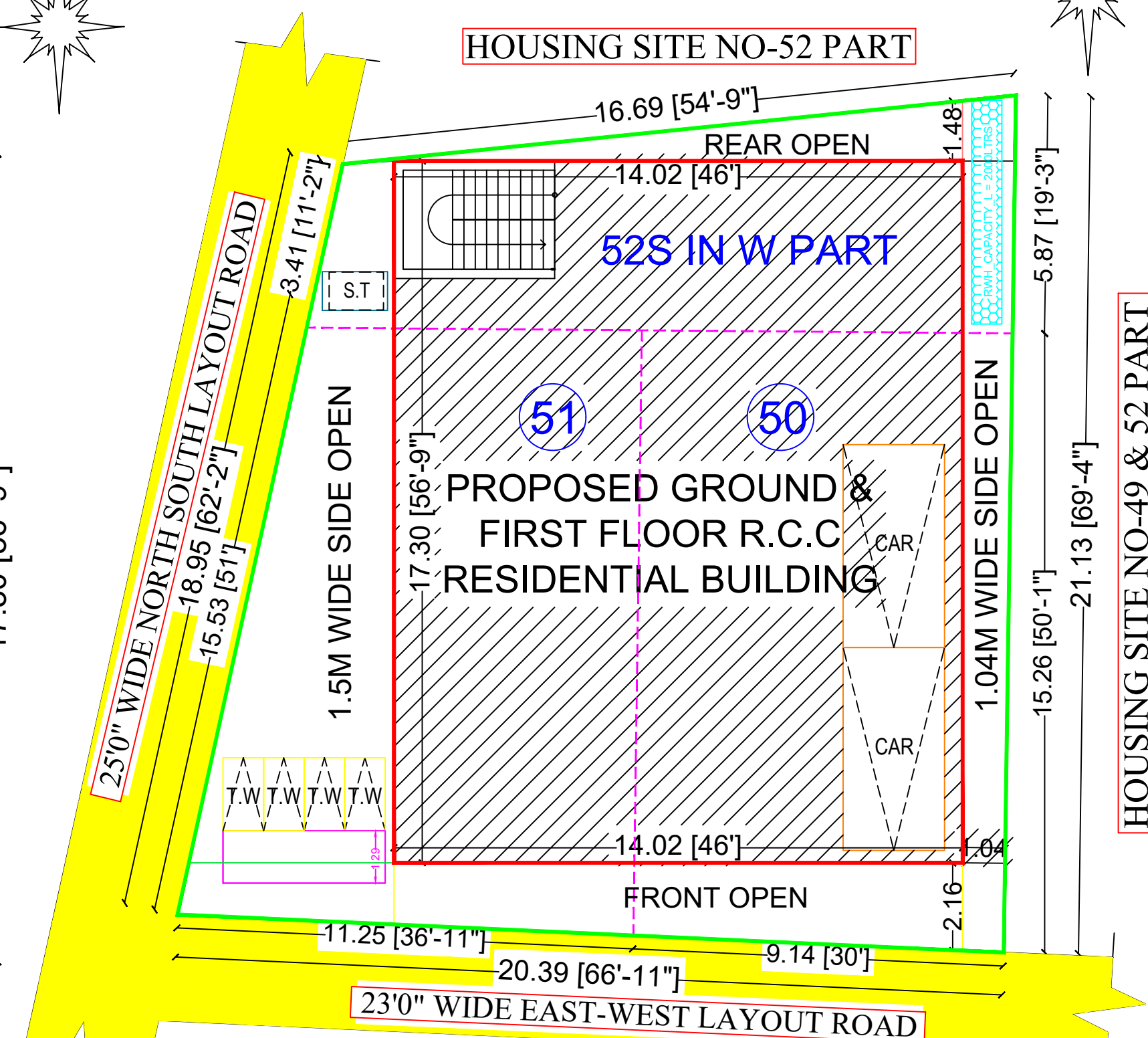
SECTION ON "AB"



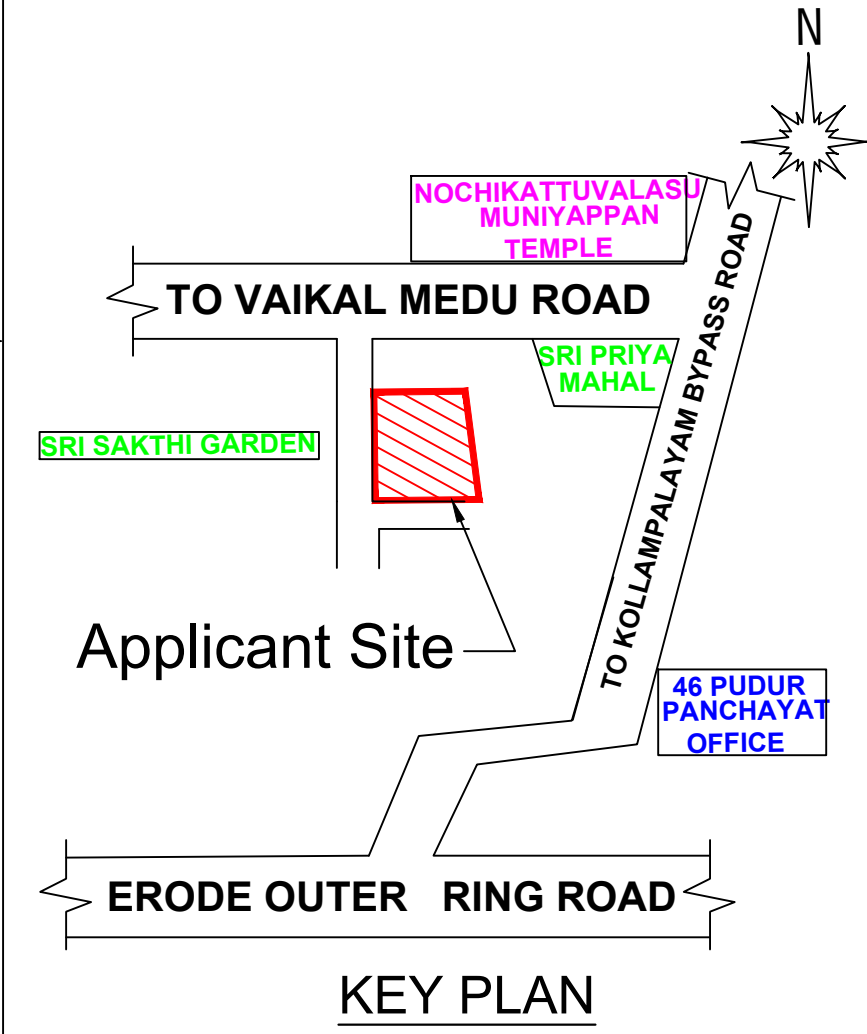
R PLAN



FIRST FLOOR PLAN



SITE PLAN



KEY PLAN

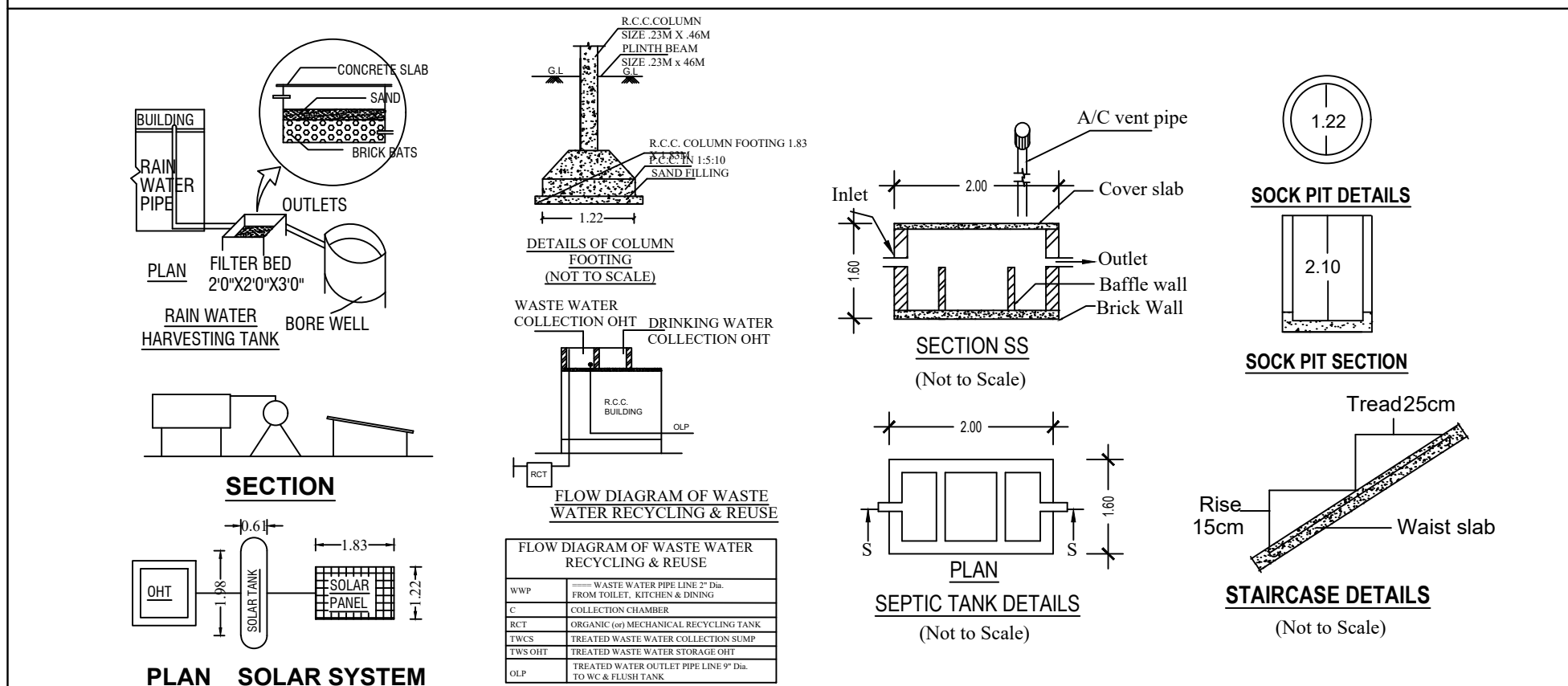
PLAN INFO
AS AT SITE=56.48
FMS OR PLR=93.00
AS PER DOCUMENT=363.43
PREMIUM FSI REQUIRED=NO
IS APPROVED LAYOUT=NO
PLOT NO=50,51,52 SOUTH OF WEST SIDE PART
SURVEY NO=39/6
PATTI NO=3616
TALUK=MODAKKURICHI
DISTRICT=ERODE
SINGLE FAMILY BLDG=YES
CRZ=NO
SECURITY ZONE=NO
ACCESS WIDTH=4.00 M
WHETHER GOVT OR AIDED SCHOOL=NO
PLOT AREA=363.43 SQ.M
AVG PLOT DEPTH=18.95 M
AVG PLOT WIDTH=20.39 M
AREA TYPE=OTHER
ROAD WIDTH=6.00 M
ROAD LENGTH=25.00 M
LAND USE ZONE=RESIDENCE
RWH 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

SPFW/SRDD APPROVAL NO:528/2018
ந.க.எண்:2451/2021/ஆ.3,நாள்:18.08.2021

I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m	JOINERY DETAILS	FEET	METRE
Area of the Applicant Site	3912.00	363.43	D DOOR	3'3" X 7'0"	1.00 X 2.14
Plinth Area Of Pro. Ground Floor	2610.70	242.54	D1 DOOR	2'6" X 7'0"	0.76 X 2.14
Plinth Area Of Pro. First Floor	2610.70	242.54	W1 DOOR	6'0" X 4'0"	1.83 X 1.22
Total Area Of Pro. G&F Floors	5221.40	485.08	W2 WINDOW	8'0" X 7'0"	2.44 X 2.10
Floor Area of Pro. G&F Floors	4200.00	390.18	W WINDOW	4'0" X 4'0"	1.22 X 1.22
Area Of Open Space	1301.30	120.89	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.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{485.08}{363.43} = 1.3 < 2$



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

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

APPLICANT	REGISTERED ENGINEER
1. K.P. Jaganathan 2. K.J. Punitha 3. P.J. Yokesshan 4. T. Priyadharshini	Er.C.NAVANEETHA KRISHNAN,D.C.E. Licenced Building Surveyor, No. 212 / 2014 NAVAKI BUILDERS 92.Chennappanaiyakan Palayam, Erode-104 Cell: 98427 50760, 96295 13760.
DR PLANNERS & PROMOTERS-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.

