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.

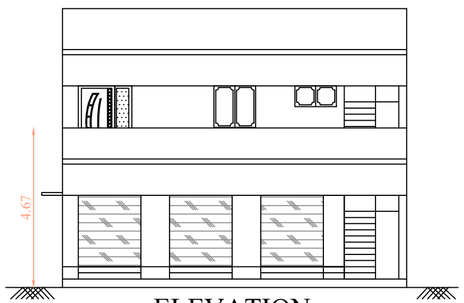
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

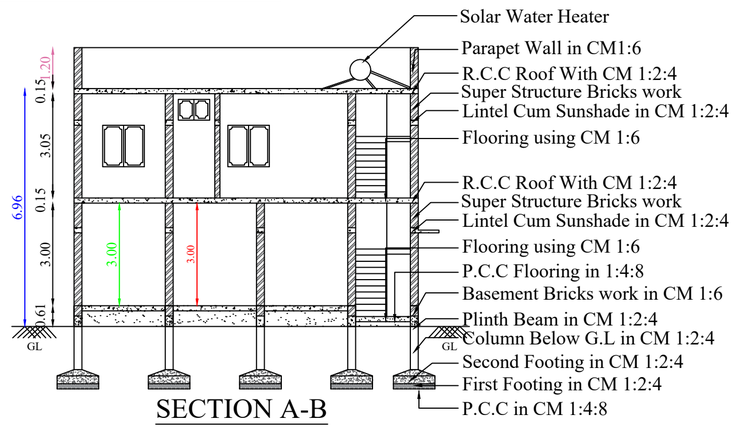
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR R.C.C ROOF COMMERCIAL SHOP BUILDING & FIRST FLOOR R.C.C ROOF RESIDENTIAL BUILDING IN R.S.F NO: 70/1, NATHAM R.S.F NO: 295/5, MANAIVARI PATTA NO: 80 AT THAYIRPALAYAM, ERODE TO SAKTHI ROAD, PERODE VILLAGE & PANCHAYAT, ERODE TALUK, ERODE PANCHAYAT UNION, ERODE DISTRICT.

APPLICANT NAME: 1.S.VELLINGIRI S/o M.SHANMUGAM
2.S.MALATHI W/o S.VELLINGIRI

(OLD BUILDING TO BE DEMOLISHED - OLD TAX ASSESSMENT NO : 214)

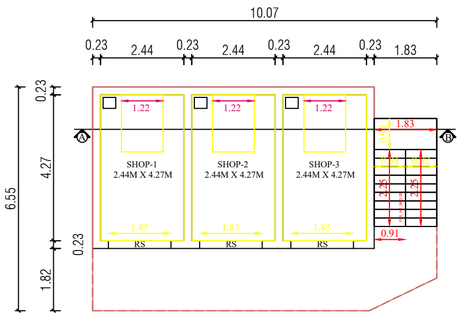


ELEVATION

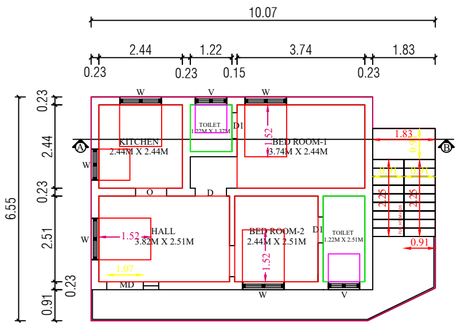


SECTION A-B

PLAN INFO
AS_AT_SITE=107.73
FMB_OR_PLR= 95.13
AS_PER_DOCUMENT=95.13
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_EXISTING BUILDING_EXCEPTION=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=47.56
PLOT_NO= -
DOOR_NO= -
SURVEY_NO= 295/5 (NATHAM)
PATTA_NO= 3776
TALUK= ERODE
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT= ERODE
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 14.80
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2= 107.73
AVG_PLOT_DEPTH= 8.95
AVG_PLOT_WIDTH= 12.04
AREA_TYPE=EWS
ROAD_WIDTH= 12.19
ROAD_LENGTH=150.00
LAND_USE_ZONE=RESIDENCE
BLOCK_1_B-SHOP_MEMBER_COUNT=6
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_LESSTHAN_1KM_RADIUS=10KM



PROPOSED GROUND FLOOR PLAN

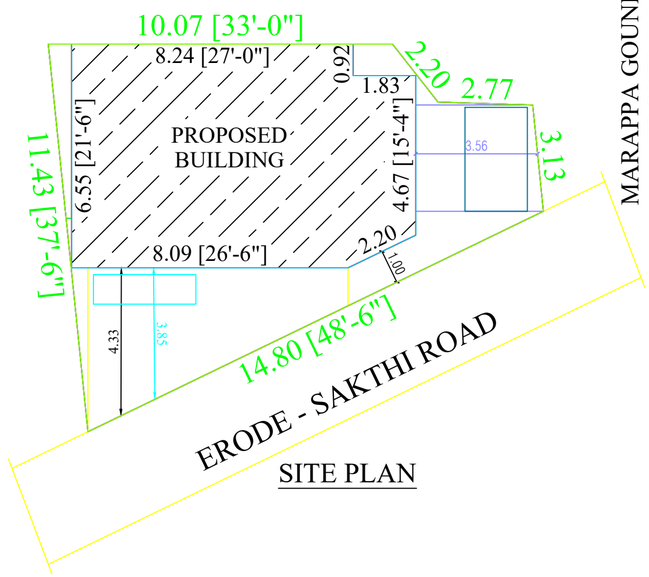


PROPOSED FIRST FLOOR PLAN

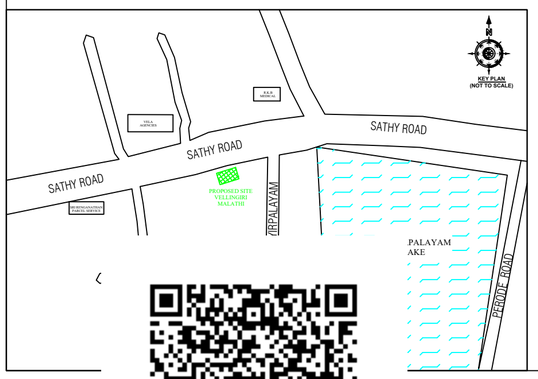
PALANISAMY GOUNDER PROPERTY

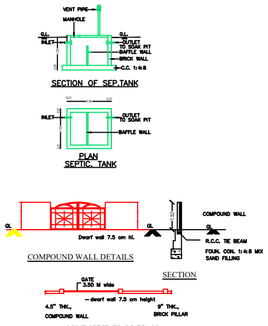
NORTH SOUTH PANCHAYAT ROAD & CO-OPERATIVE SOCIETY

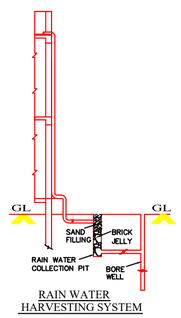
MARAPPA GOUNDER PROPERTY



SITE PLAN







RAIN WATER HARVESTING SYSTEM

1.ROC . NO:ERD/BPA/PERODE/01-2026-2027

2.APPROVAL NO :(ERD/BPA/PERODE/01-2026-2027)

3.THIS PERMISSION WILL BE VAILD FOR A PERIOD OF FIVE YEARS FROM 11/05/2026 to 11/05/2031

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE TOTAL DOCUMENT	95.13	1024.00
2.	AREA OF THE SITE (AS AT SITE)	107.73	1159.60
3.	AREA OF THE PATTA	95.13	1024.00
4.	AREA OF THE SUPER IMPOSED POLT BOUNDARY	107.73	1159.60
	FSI AREA		
5.	TOTAL PLINTH AREA OF THE PROPOSED GROUND FLOOR	63.29	681.25
6.	TOTAL PLINTH AREA OF THE PROPOSED FIRST FLOOR	63.29	681.25
	NON - FSI AREA		
7.	TOTAL CARPET AREA OF THE PROPOSED RCC BUILDING	62.02	667.58
8.	AREA OF THE OPEN SPACE	44.38	477.70

JOINERY DETAILS	FEET	METER
MD - Door	5'0" x 7'0"	1.52 x 2.13
D - Door	3'0" x 7'0"	0.91 x 2.13
D1 - Door	2'6" x 7'0"	0.76 x 2.13
O - Open	3'0" x 4'6"	0.91 x 1.37
W - Window	6'0" x 4'6"	1.83 x 1.37
W1 - Window	4'0" x 4'6"	1.22 x 1.37
V - Ventilator	3'0" x 2'0"	0.91 x 0.60

SCALE = 1:100
ALL DIMENSIONS ARE METRE & FEET
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

INDEX :
1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED R.C.C BUILDING SHOWN IN -
3. EXISTING ROAD SHOWN IN -
4. RAIN WATER HAVESTING SYSTEM -

Er.M. VEERAPERIYASAMY. M.E., M.I.E, A.I.V.,
CHARTERED ENGINEER, REGISTERED CIVIL ENGINEER,

BEST PLANNERS
#924,Mettu-Palani andaver Kovil & V.A.O Office Opposite,
KALINGARAYANPALAYAM, BHAVANI-01
e-mail : bestplanners99@gmail.com
www.bestplanners.in
Er : 98427- 55502
Off: 98427- 55542

APPLICANT

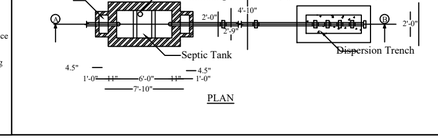
S. Vellingiri
S. Malathi

REGISTERED ENGINEER

Er.M. VEERAPERIYASAMY,
M.E. (Struct)., A.I.V., M.I.E.,
Registered Engineer : 55/15/2019/10
CHARTERED ENGINEER, M - 1770068
Structural Engineer
BEST PLANNERS
739, Kalingarayanpalayam,
Bhavani - 638 301. 98427 55502

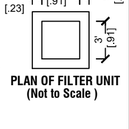
SEPTIC T



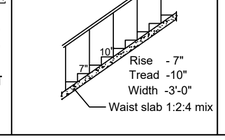


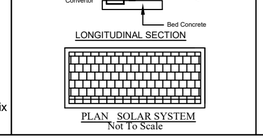


SECTION OF FILTER UNIT

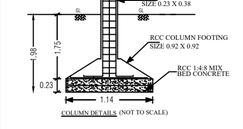


PLAN OF FILTER UNIT (Not to Scale)





PLAN SOLAR SYSTEM
Not To Scale



COLUMN DETAILS (NOT TO SCALE)

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

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.