PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

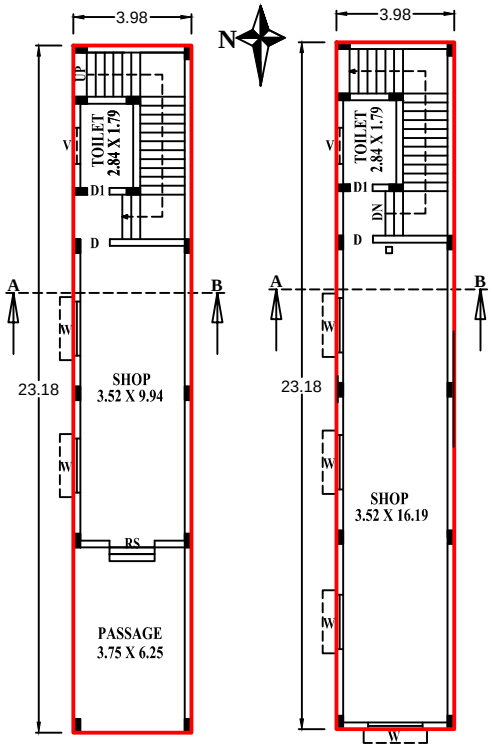
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED RE-CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR AND FIRST FLOOR BUILDING (AFTER DEMOLISHING THE EXISTING BUILDING) FOR COMMERCIAL PURPOSE. IN R.S. NO: 357/7, (NATHAM R.S. NO: 357/13, 357/16 & 357/17) OF 46 PUDHUR VILLAGE, DOOR NO: 166, 166/1, 166/2, TAX ASSESEMENT NO: 1338, 1339 & 1340, AT AMMAN NAGAR Ist STREET, WARD NO: 1, 46 PUDHUR VILLAGE PANCHAYAT, MODAKURICHI TALUK AND DISTRICT.

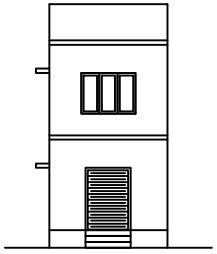
APPLICANT: Mr. E.R. SAMPATHKUMARAN. S/O. Mr. RAMASAMY.

SCALE= 1:100

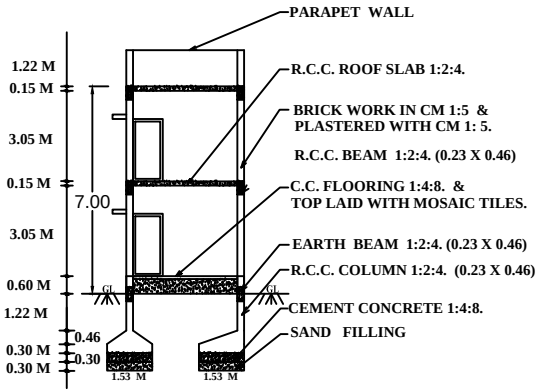


GROUND FLOOR

FIRST FLOOR



FRONT ELEVATION



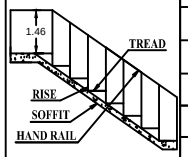
SECTION ON 'A-B'

PLAN INFO
PLOT_AREA_M2=149.25
FMB_OR_PLR=149.25
AS_PER_DOCUMENT=149.25
AS_AT_SITE=149.25
DOOR_NO=166, 166/1 AND 166/2
PATTA_NO=855
SURVEY_NO=357/13, 357/16 AND 357/17
VILLAGE=46 PUDHUR
TALUK=MODAKURICHI
DISTRICT=ERODE
JURISDICTION_TYPE=PANCHAYAT
ROAD_WIDTH=30.50
ROAD_LENGTH=500
AVG_PLOT_DEPTH=30.03
AVG_PLOT_WIDTH=16.31
ACCESS_WIDTH_M=9.15
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=3

SCHEDULE OF JOINERIES

RS.ROLLING SHUTTER.....	1.52M X 2.10M
D....DOOR.	1.00M X 2.10M
D1..DOOR.	0.76M X 2.10M
W...WINDOW	1.83M X 1.37M
V...VENTILATOR.....	1.22M X 0.61M

STAIRCASE DETAILS (NTS)



RISE : 15.0 CM
TREAD : 30.0 CM
WIDTH : 150.0 CM

AREA DETAILS.	SQ.MT.	SQ.FT.
SITE AREA AS PER DOCUMENT	149.45	1608.65
SITE AREA AS PER EXCEPT SPLAY	147.09	1583.25
PROPOSED GROUND FLOOR BUILDING AREA.	92.26	993.00
PROPOSED FIRST FLOOR BUILDING AREA.	92.26	993.00
TOTAL BUILDING AREA	184.52	1986.00
NET OPEN SPACE AREA.	54.86	590.25
EXG. BUILDING AREA TO BE DEMOLISH	110.00	1184.00

SOLAR SYSTEM... 1.NO,
SEPTIC TANK...1.NO,
BORE WELL..1.NO,
RWHT.1No, OHT.1No.

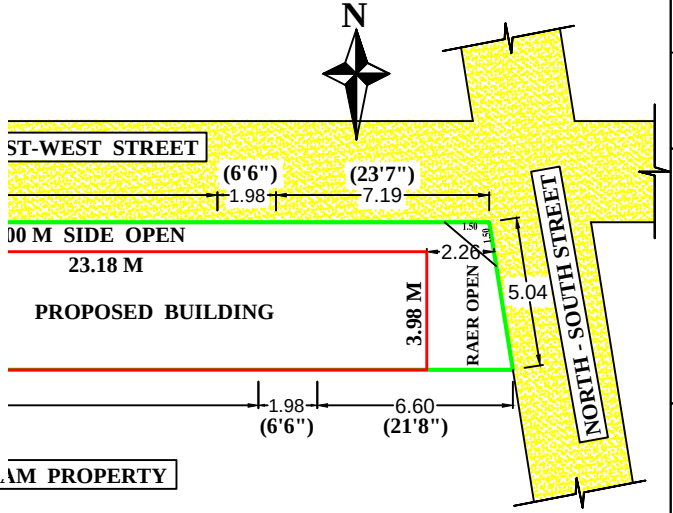
FSI AREA = 184.52 SQ.MT., FSI = 184.52 / 149.45 = 1.235 > 2

ALL DIAMENSIONS ARE IN METRE

WALL THICKNESS: MAIN WALL=0.23M, PARTITION WALL = 0.12M







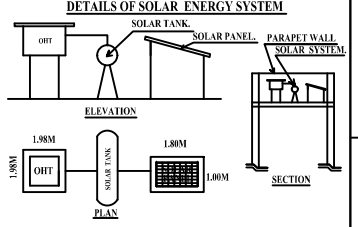
RIBBAYA, AYTHOPA BEGAM PROPERTY

SITE PLAN

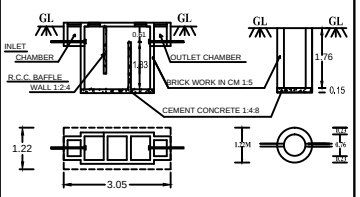
SCALE= 1 : 100

INDEX:- SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

DETAILS OF SOLAR ENERGY SYSTEM



DETAILS OF SEPTIC TANK & SOAK PIT.



APPLICANT

REGISTERED ENGINEER

K.H MOHAMED YAGIYA, DCE, LBS,
Licensed Building Surveyor
Erode Local Planning Authority
Regd.No: 03/2024/RE-Gr-III/EDTCP (Renewal)
J.M.R. TAJ Construction
51, Udhumansha Street, B.P. Agraharam, Erode-5.
Cell: 95786 60205, 90474 60205

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.