Verified RealEstate™

REFERENCE
SWP/BPA/010649/2023

ISSUED
09 October 2023

PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

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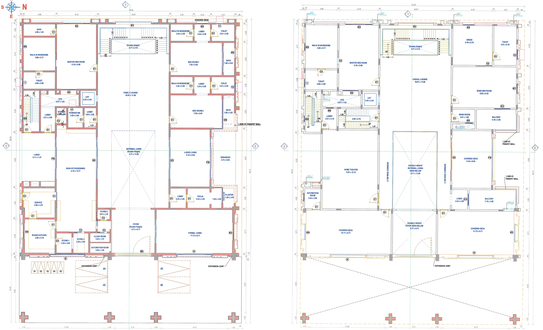
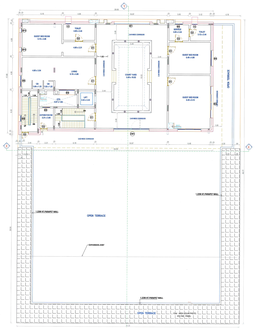
DIGITALLY VERIFIED RECORD

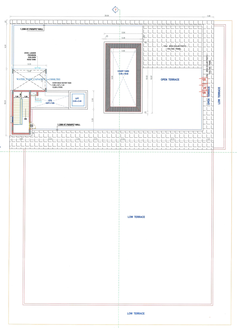


GROUND FLOOR PLAN BLOCK - A

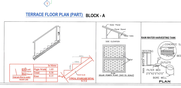
FIRST FLOOR PLAN BLOCK - A



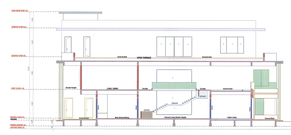
SECOND FLOOR PLAN (PART) BLOCK - A



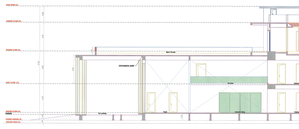
TERRACE FLOOR PLAN (PART) BLOCK - A



PLAN



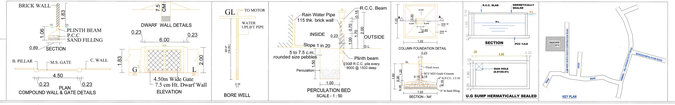
SECTION ON S-E BLOCK - A

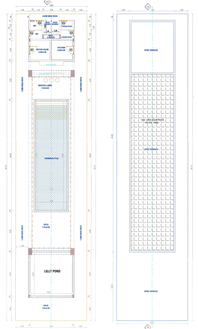


SECTION ON T-T BLOCK - A

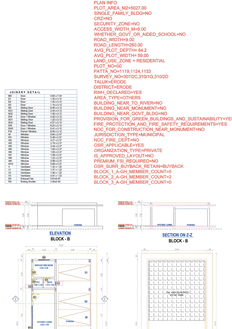
SECTION ON R-R BLOCK - C

FRONT ELEVATION BLOCK - A





GROUND FLOOR PLAN BLOCK - C



TERRACE FLOOR PLAN BLOCK - C

FRONT ELEVATION
BLOCK - C

PLAN INFO
PLOT_AREA_MD=5027.66
PLOT_USE=RESIDENTIAL
GRIDAXIS
SECURITY_ZONE=NO
AIODBD_WIDTH_M=8.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_TYPE=NH
ROAD_LENGTH=260.00
AVG. PLOT_DEPTH=84.2
AVG. PLOT_WIDTH=59.7
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=55
PATTA_NO=1115,1126,1133
SURVEY_NO=307C,310,310/2,310/2D
DISTRICT=RR
DISTRICT=RR/DOB
RWH_DECLARED=YES
RWH_PROVIDED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BUILDING=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
NOC_FOR_CONSTRUCTION_NEAR_GOVT_BUILDINGS=NOT APPLICABLE
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=MUNICIPAL
DOES_ANY_RIVER=NO
DSR_APPLICABLE=YES
ORGANIZATION_TYPE=PRIVATE
IS_APPROVED_LAYOUT=NO
PREMIUM_FSI_REQUIRED=NO
BLOCK_A_A-GH_MEMBER_COUNT=6
BLOCK_C_A-GH_MEMBER_COUNT=0
BLOCK_B_A-GH_MEMBER_COUNT=0

ELEVATION
BLOCK - B

SECTION ON Z-Z
BLOCK - B

GROUND FLOOR PLAN
BLOCK - B

TERRACE FLOOR PLAN
BLOCK - B

REVISED PLAN SHOWING THE DETAILS OF THE PROPOSED CONSTRUCTION OF BCC RSF RESIDENTIAL BUILDING IN BLOCK-A, GROUND FIRST,SECOND PART & TERRACE FLOOR, BLOCK-B GROUND,FIRST,SECOND & TERRACE FLOOR, BLOCK-C FLOOR (SWIMMING POOL) AT SRF NO.307/2C, 310/2D & 310/2E, 23-RELLAMARGAMPETA 'B' VILLAGE, UNDER CORPORATION LIMIT, KHAJA TAJAN, EDIGA DISTRICT.

NAME OF THE APPLICANT :
Mr.C.R.VENKATACHALAM, S/o.Mr.KUJA.KANDASAMY

ONLINE APPLICATION No: SRP0R0R0R0R0R0R25
DOCUMENT NUMBER: LP/R0R0R0R0R0R0R25
Date of Online Application: 07-05-2025 Date of Approval: 07-05-2025
Date of Online Site Approval Notice: 12-05-2025 to 12-05-2025 Date of Approval: 12-05-2025
Prior Revised Building Permission No. : 0 dt.0000 dt.01-01-0001
Prior Revised Building Permission Date :

BLOCK No. 1 - Existing Building

Floor	Occupancy Sub Occupancy	FB Area in sft	Non FB Area in sft	Built Up Area in sft
Ground Floor	Residential	1482.82	151.17	1633.99
Parking Floor	Residential		1633.99	1633.99
First Floor	Residential	1557.00	76.99	1633.99
Terrace Floor	Residential		28.32	28.32
Total			3847.47	3847.47

BLT UP AREA DETAILS :

	Area in sft
AREA OF THE APPLICANT LAND PER DOCUMENT	5027.66
AREA OF THE APPLICANT LAND PER PATTA	5027.66
TOTAL BUILT UP AREA	3847.47

PROPOSED BUILDING :

BLOCK No. 1 - (NEWLY BUILDING BRIEF)

Floor	Occupancy Sub Occupancy	FB Area in sft	Non FB Area in sft	Built Up Area in sft
Ground Floor	Residential	1481.84	1.00	1482.84
First Floor	Residential	1414.72	—	1414.72
Terrace Floor	Residential	555.45	—	555.45

BLOCK No.B Proposed Building

Floor	Occupancy Sub Occupancy	FB Area in sft	Non FB Area in sft	Built Up Area in sft
Ground Floor	Tenant Housing	75.46	161.88	237.34
Proposed Existing Building				
Ground Floor	Occupancy Sub Occupancy	Area in sft	Non FB Area in sft	Built Up Area in sft
Ground Floor	Swimming Pool	317.20	—	317.20
	TOTAL	3416.25	162.88	3579.13

BOATTA Area details

	Area in sft
Area Of Open Space	3906.25
Area Of Open Space Required	1257.17
HEIGHT OF THE BUILDING	15.00
FLOOR SPACE INDEX (FSI) Maximum	2.25
FLOOR SPACE INDEX (NH)	0.68
FLOOR SPACE INDEX (PRO)	TOTAL BUILT UP AREA / PLOT AREA = 3579.13/5027.66 = 0.71

PARKING DETAILS

REQUIRED CAR PARKING STALLS	= 54 Nos
REQUIRED CAR PARKING STALLS	= 0 Nos
REQUIRED TWO WHEELER PARKING STALLS	= 0 Nos
REQUIRED TWO WHEELER PARKING STALLS	= 0 Nos

APPLICANT — DEVELOPER — ARCHITECT — REGISTERED ENGINEER

Mr.C.R.VENKATACHALAM
Mr.C.R.VENKATACHALAM
Mr.C.R.VENKATACHALAM

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

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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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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.