Verified RealEstate™

REFERENCE
22/2024

ISSUED
12 February 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

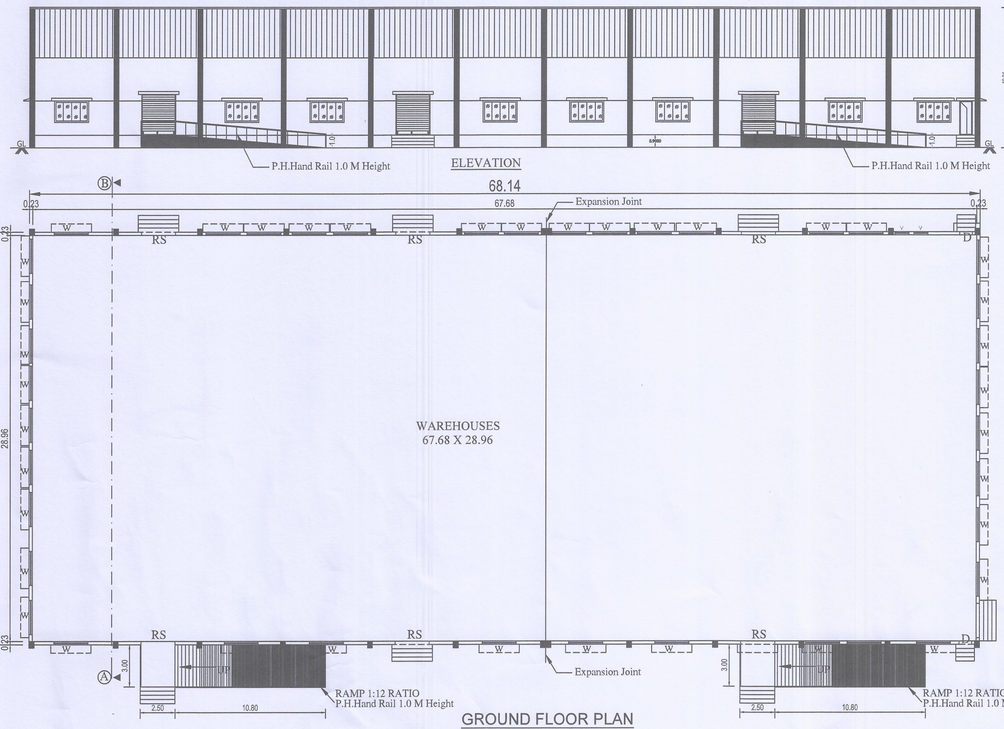
hello@verified.realestate
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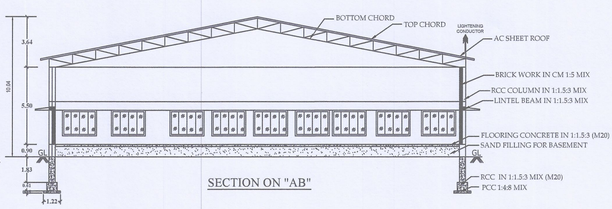
DIGITALLY VERIFIED RECORD

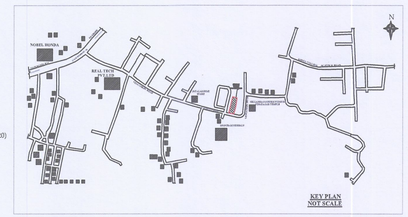
SITE PLAN AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AC SHEET ROOF COMMERCIAL WARE HOUSE BUILDING IN R.S.F.NO: 783/5A1, 784/1B,2B,3B,4A1B AT

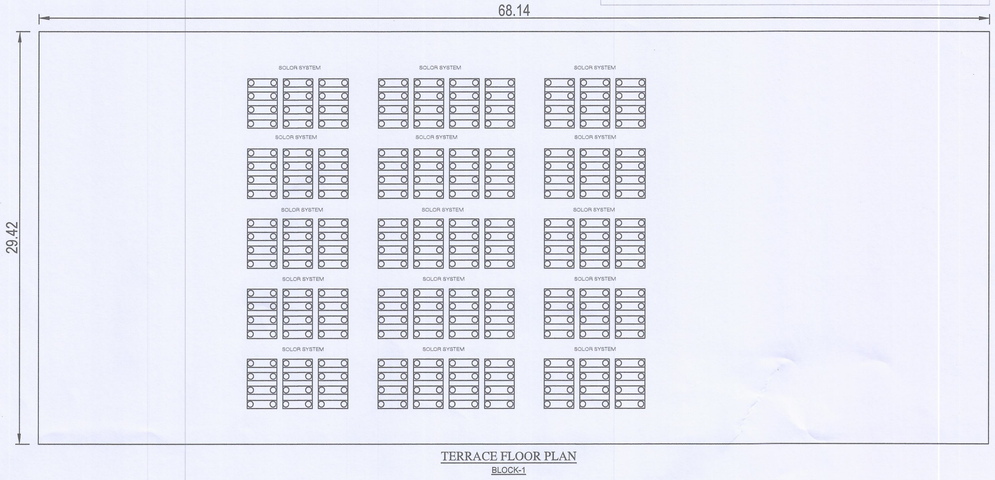
KARUMANDICHELLIPALAYAM VILLAGE AND TOWN PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

Sheet No:01/01









N

APPLICANT NAME : Mrs.REVATHI
W/O,Mr.DEIVASIGAMANI,

PANCHAYAT APPROVAL NO.59/2023-24
DATE:12.02.2024 - 12.02.2029

SL. NO	AREA DETAILS	SQ M
1	AREA OF THE LAND AS PER DOCUMENT (0.65+0.46 cent) = 1.11 cent Acre	4527.24
2	AREA OF THE LAND AS PER PATTA (0.45.04 HECTARE)	4504.00

Block Name	Floor Name	FSI Area in Sq.m	Non FSI Area in sq.m	Total Built Area in Sq.m
PROPOSED AC SHEET BLOCK	FLOOR - GROUND	2004.68	–	2004.68
Grant Total		2004.68	–	2004.68

Floor Space Index (2004.68/4504 = 0.445)	–	0.445
Plot Coverage (2004.68/4504X100) = 44.50 %	–	44.50 %

DESCRIPTION	Required	Provided
Lorry Parking Stalls	6	8
PH Car Parking Stalls	2	2
PH Two Wheeler Parking Stalls	2	5
Car Parking Stalls	0	5
Two Wheeler Parking Stalls	0	10

Height Of The Building		COLOR INTEX :-
Block-1	10.04 M	ROAD SHOWN IN --
		SITE BOUNDARY SHOWN IN --
		PROPOSED BUILDING SHOWN IN --
		DRIVEWAY SHOWN IN --

Online Application No. SWP/BPA/060649/2023
SWP/DTCP/ERODE/Site Approval No. 22/2024
SWP/DTCP/ERODE/Building Permission No. 04/2024

DRAWING BY :
GK PLANNERS
237-6 SIVAM NAGAR,NEAR NALLAPPAS THEATRE,
PERUNDURAI, ERODE -638052
CONTACT: 99652-66826, 97509-66826,.

ALL DIMENSIONS ARE IN METER	SCALE 1:100
JOINERY DETAILS	IN METER
RS ROLLING SHUTTER	3.05X4.88
D DOOR	1.00X2.13
D1 DOOR1	0.75X2.13
W WINDOW	1.83X1.80

Er.S.GOPALAKRISHNAN, B.E.M.E.,(Stf)., AMIE.,(CE)., FIV.,MISTE., REGISTERED ENGINEER (RSE), REG.NO. R00 SALEM/E-1003019 (VALID UPTO 31.03.2024), GK PLANNERS, 206, KANJIKOVIL ROAD, PERUNDURAI - 638 052.

REGISTERED ENGINEER

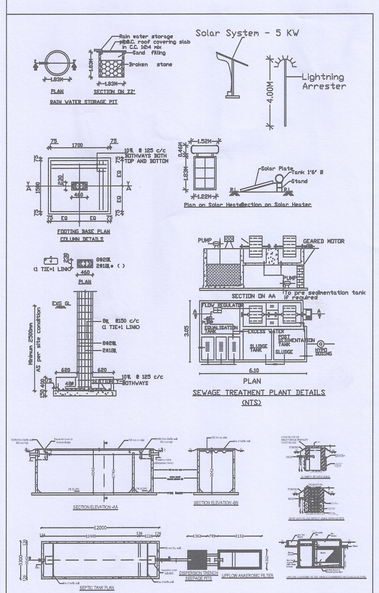
APPLICANT

Er. S. GOPALAKRISHNAN, B.E.M.E.,(Stf)., AMIE.,(CE)., FIV.,MISTE., REGISTERED STRUCTURAL ENGINEER (RSE) REG.No. R00 SALEM / RSE/1003019 (VALID UPTO 31-03-2024) GK PLANNERS 206, Kanjikovil Road, Perundurai, Erode-638 052.

REGISTERED STRUCTURAL ENGINEER

SURVEYOR

ARCHITECTURAL / PLANNING ASSISTANT





Signature valid
Signed by: Assistant
Location Erode
Date: 01.27

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

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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.