PP APPROVAL RECORD

Planning Permission

Pachampalayam

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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™

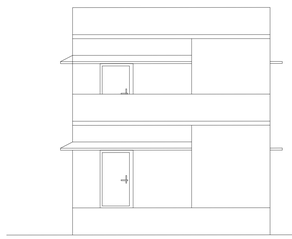
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

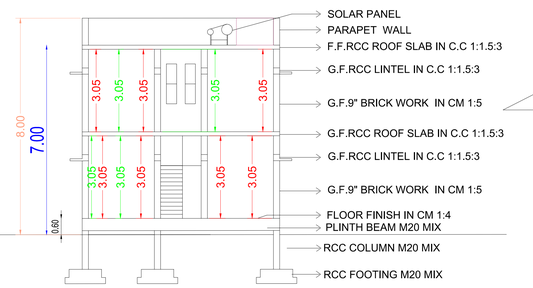
+91 9996 12 9996

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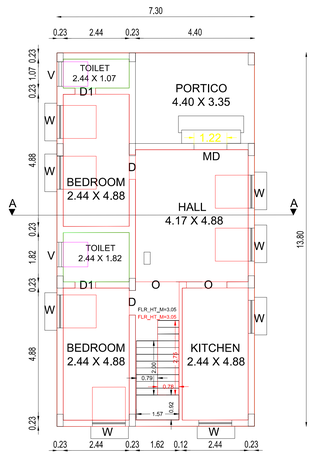
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR AND FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE IN RSF NO: 10/42, SITE NO:35, BHAGAVAN GARDENS, PACHAMPALAYAM VILLAGE PANCHAYAT, ANTHIYUR TALUK, ERODE DISTRICT.



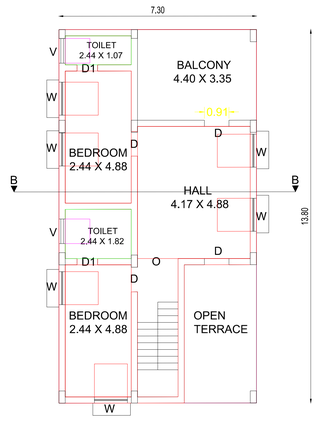
ELEVATION



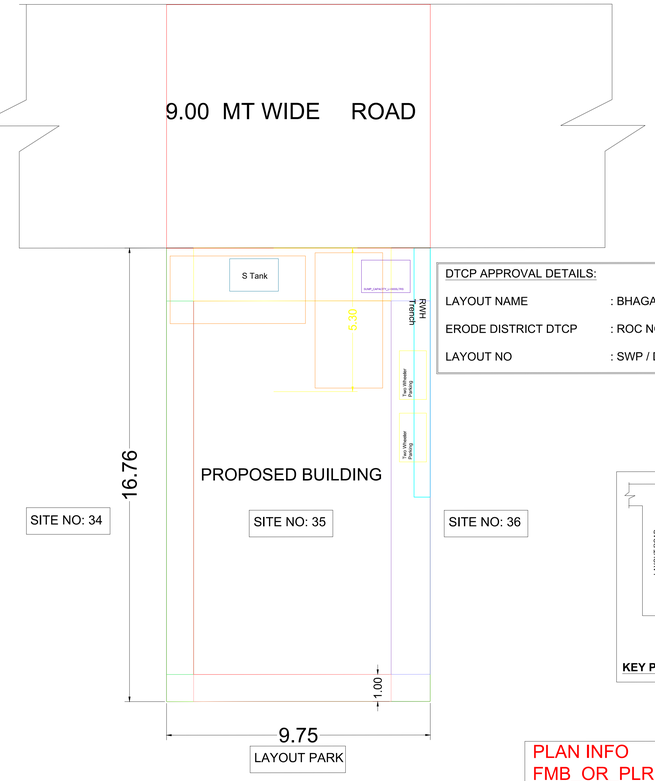
SECTION AA-BB



GROUND FLOOR PLAN



FIRST FLOOR PLAN



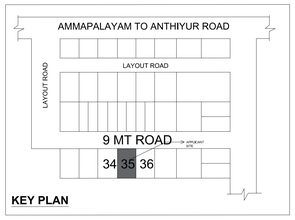
SITE PLAN



ALL DIMENSIONS ARE IN METER

DTCP APPROVAL DETAILS:

LAYOUT NAME	: BHAGAVAN GARDENS
ERODE DISTRICT DTCP	: ROC NO: ERD / R7PVP2V6 / 2023 / 2022 / TCP, DATED: 11.05.2023 AND
LAYOUT NO	: SWP / DTCP / ERODE / LAYOUT APPROVAL NO: 196/2023



KEY PLAN

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	4'-0" X 7'-0"
D	DOOR	3'-0" X 7'-0"
D1	DOOR	2'-6" X 7'-0"
O	OPEN	5'-0" X 7'-0"
W	WINDOW	4'-0" X 4'-0"
V	VENTILATOR	3'-0" X 3'-0"

AREA STATEMENT	SQ.FT	SQ.M
PLOT EXTENT AS PER SITE	1760.00	163.41
PLOT EXTENT AS PER PATTA/FMB	1760.00	163.41
SUPER IMPOSED PLOT EXTENT	1760.00	163.41
BUILD UP AREA OF PRO- GROUND FLOOR	1084.36	100.74
BUILD UP AREA OF PRO- FIRST FLOOR	937.54	87.10
CARPET AREA OF ALL FLOORS	1422.35	132.14
OPEN SPACE AREA	675.64	62.76

NO.OF CAR PARKING : 2 NOS

NO.OF TWO WHELLER PARKING : 2 NOS

FLOOR SPACE INDEX:

= TOTAL COVERED AREA ON ALL FLOORS / PLOT AREA

= 187.84 / 163.41

= 1.14 ≤ 2

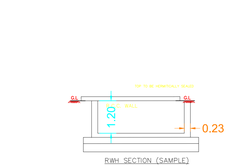
PLOT COVERAGE:

= MAXIMUM FLOOR AREA AT ANY FLOOR / PLOT AREA

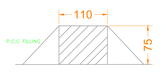
= 100.74 / 163.41 X 100

= 61.64%

NON F.S.I AREA = 0.00

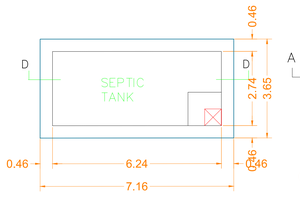


RWH_CAPACITY_L = 2000LTRS



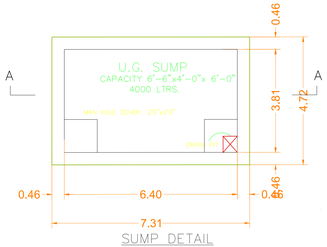
DWARF WALL SECTION

NOT TO SCALE



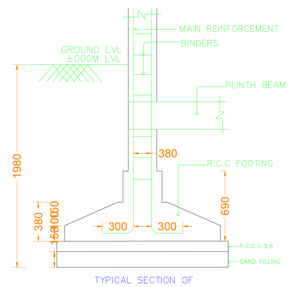
PLAN OF SEPTIC TANK

SCALE 1"=2'0"



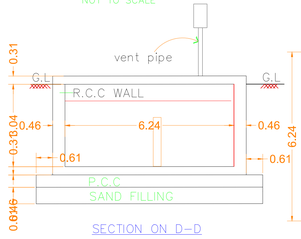
SUMP DETAIL

SCALE 1"=4'0"

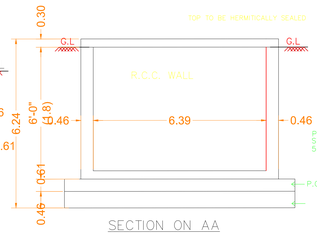


TYPICAL SECTION OF R.C.C COLUMN FOUNDATION

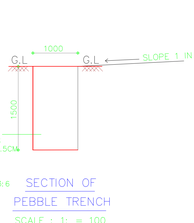
SCALE : 1" = 2'-0"



SECTION ON D-D

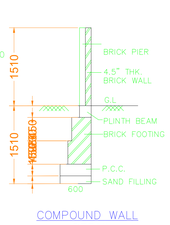


SECTION ON AA

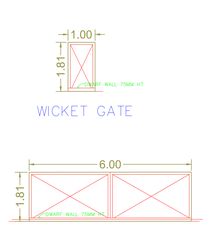


SECTION OF PEBBLE TRENCH

SCALE : 1: = 100



COMPOUND WALL DETAIL



WICKET GATE

MAIN GATE

PLAN INFO
FMB_OR_PLR= 163.41 SqMT
AS_PER_DOCUMENT= 163.41 SqMT
AS_AT_SITE = 163.41 SqMT
SURVEY_NO= 10/42
PATTA_NO= 17348
PLOT_NO= 35
DISTRICT= ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00M
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2= 163.41 SqMT
AVG_PLOT_DEPTH= 16.76 M
AVG_PLOT_WIDTH= 9.75 M
AREA_TYPE=OTHERS
ROAD_WIDTH= 9.00 M
ROAD_LENGTH= 100 M
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
IS_APPROVED_LAYOUT= YES
PREMIUM_FSI_REQUIRED=NO
OSR_APPLICABLE=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IS_SWIMMING_POOL_EXISTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE= PANCHAYAT

APPLICANT NAME :

Mr. A. IMRANKHAN S/O ABIP BASHA.

APPLICANT SIGNATURE

REGESTERED ENGINEER

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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Chennai 600 097, India
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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.