Verified RealEstate™

REFERENCE
5/2023-2024

ISSUED
19 February 2024

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

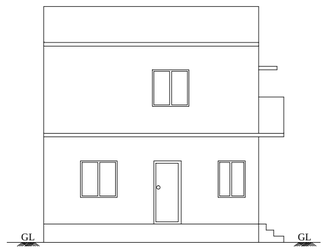
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR AT R.S.F.No : 74/5AA & 74/5L , SITE No: 8, "GOLDEN AVENUE -III " , NANJANAPURAM , KATHIRAMPATTI VILLAGE AND PANCHAYAT , ERODE TALUK, ERODE DISTRICT.

Applicant :

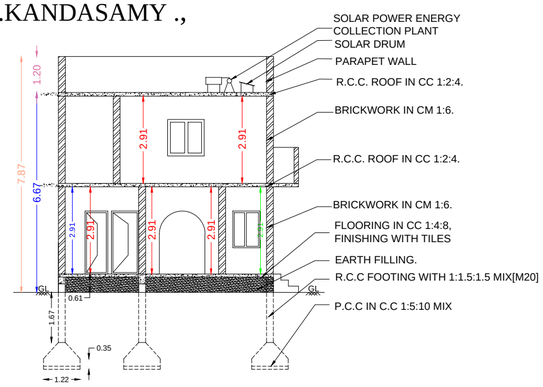
1.Mr.T.KANDASAMY., S/o.Mr.THANGAMUTHU .,

2.Mrs.K.PAVALAKKODI ., W/o.Mr.T.KANDASAMY .,

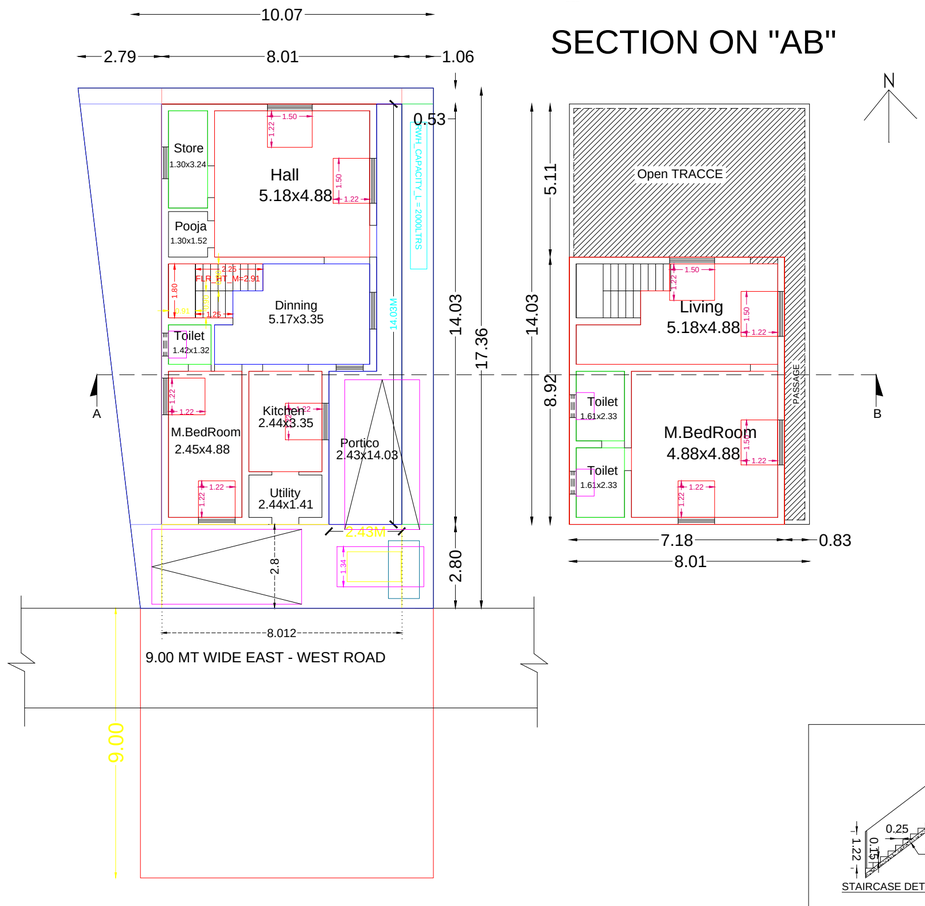
ம.வ/ ஈ.மா 91/2022 நாள் : 23.03.2022



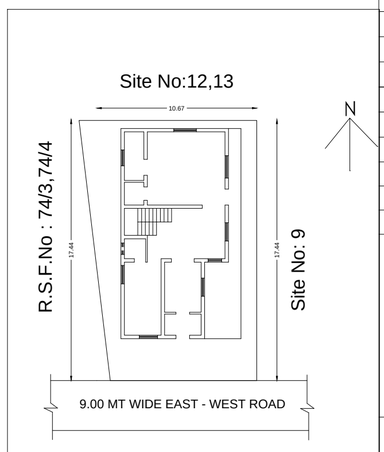
ELEVATION



SECTION ON "AB"



GROUND FLOOR PLAN

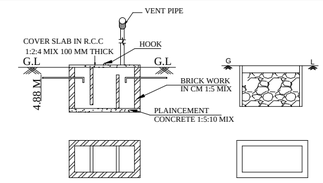


SITE PLAN SCALE 1:200

AREA DETAILS	
AREA OF THE SITE	
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN GROUND FLOOR	
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN FIRST FLOOR	
TOTAL PLINTH AREA OF R.C.C.ROOF BUILDING	
FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING	
AREA OF OPEN SPACE	
PROPOSED SEPTIC TANK - 1 NO & SOAK PIT	-
PROPOSED RAINWATER HARVESTING TANK & SUMP	-

ONLINE APPLICATION No : SWP/BPA/109971/2024

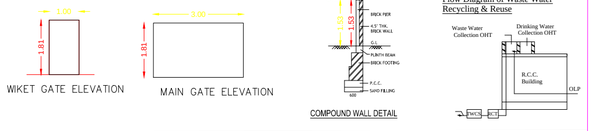
BUILDING PERMISSION No : 5/2023-2024



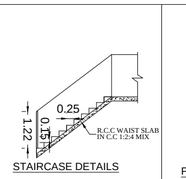
PLAN INFO
AS_AT_SITE=187.85
FMB_OR_PLR=187.85
AS_PER_DOCUMENT=187.85
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=8
SURVEY_NO=74/5AA,74/5L
PATTA_NO=611
TALUK=ERODE
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
ACCESS_WIDTH_M=9.78
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=187.85
AVG_PLOT_DEPTH=17.40
AVG_PLOT_WIDTH=9.78
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH= 250M
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO

REF	JOINERY SCHEDULE	METER	FEET
MD	Main Door	1.06 x 2.13	3'6" X 7'0"
D	Door	0.91 x 2.13	3'0" x 7'0"
D1	Door	0.76 x 2.13	2'6" x 7'0"
O	Open	0.91 x 2.13	4'0" x 7'0"
W	Window	1.52 x 1.37	5'0" x 4'0"
W1	Window	1.22 x 1.22	4'0" x 4'0"
W2	Window	1.07 x 1.07	3'6" x 4'0"
V	Ventilator	0.76 x 0.45	2'6" x 1'6"

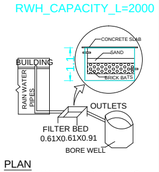
DESCRIPTION	Required	Provided
Car Parking Stalls	-	1
Two Wheeler Parking Stalls	-	2
Cycle Parking Stalls	-	-



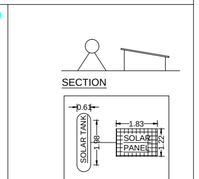
ALL DIMENSIONS ARE IN 'METRE' & 'FEET' — SCALE - 1 : 100



STAIRCASE DETAILS



PLAN
RAIN WATER HARVESTING SUMP



PLAN
SOLAR SYSTEM

APPLICANT	ENGINEER
K. Thangasamy K. Pavalakkodi	Reg.No. : 056/LS/2019/00010 Er. S. ARAVINTH B.E., Registered Engineer SRI RAAGEVENDRA PLANNERS 26, Bharathipalayam, IInd Street, NR Mahal (Back Side), Erode - 638 002. Cell : 96599 47703, 72000 59343

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.