Verified RealEstate™

REFERENCE
20/2023-2024

ISSUED
22 March 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.

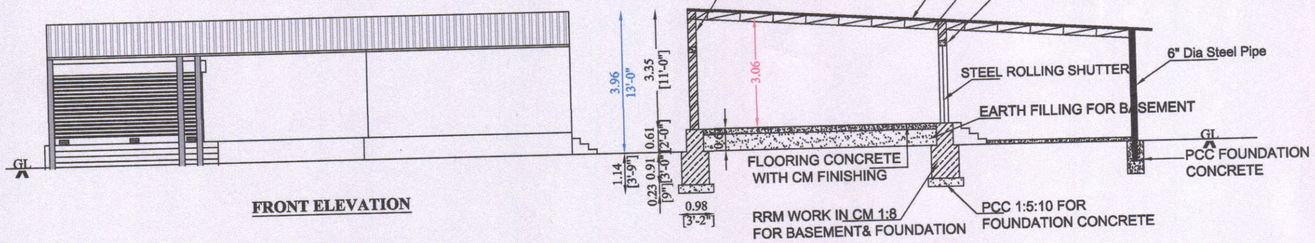
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DIGITALLY VERIFIED RECORD

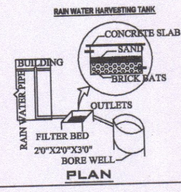
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF COMMERCIAL SHOP BUILDING IN GROUND FLOOR

AT PLOT NO:3 & 4 **"GUBERAAN'S BRINDHAVAN GARDEN"**, KARATTUPALAYAM, IN R.S.F NO:78/10C & 82/3, KARATTUPALAYAM "B" VILLAGE & PANCHAYAT, NAMBIYUR TALUK, ERODE DISTRICT.

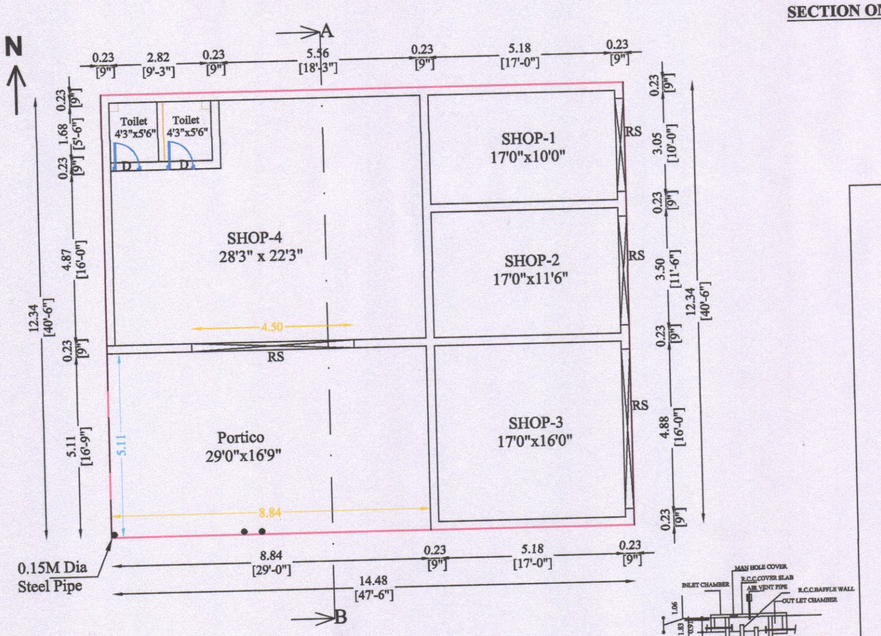


FRONT ELEVATION

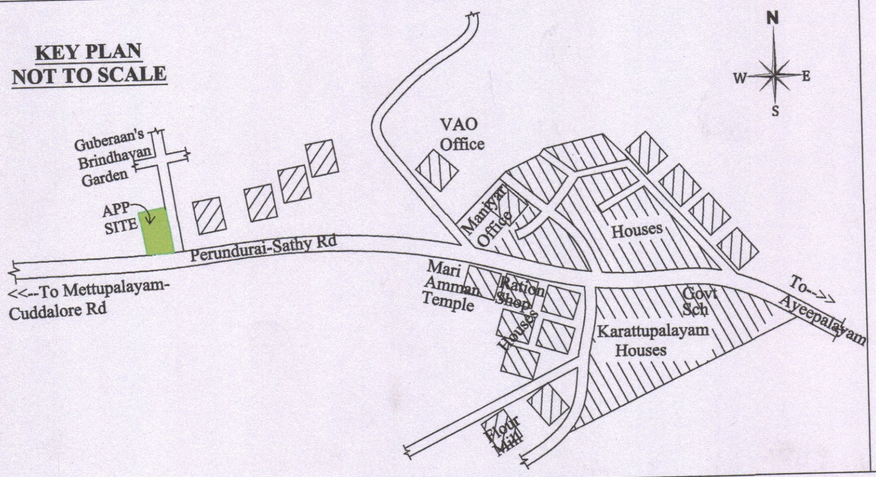
SECTION ON "AB"

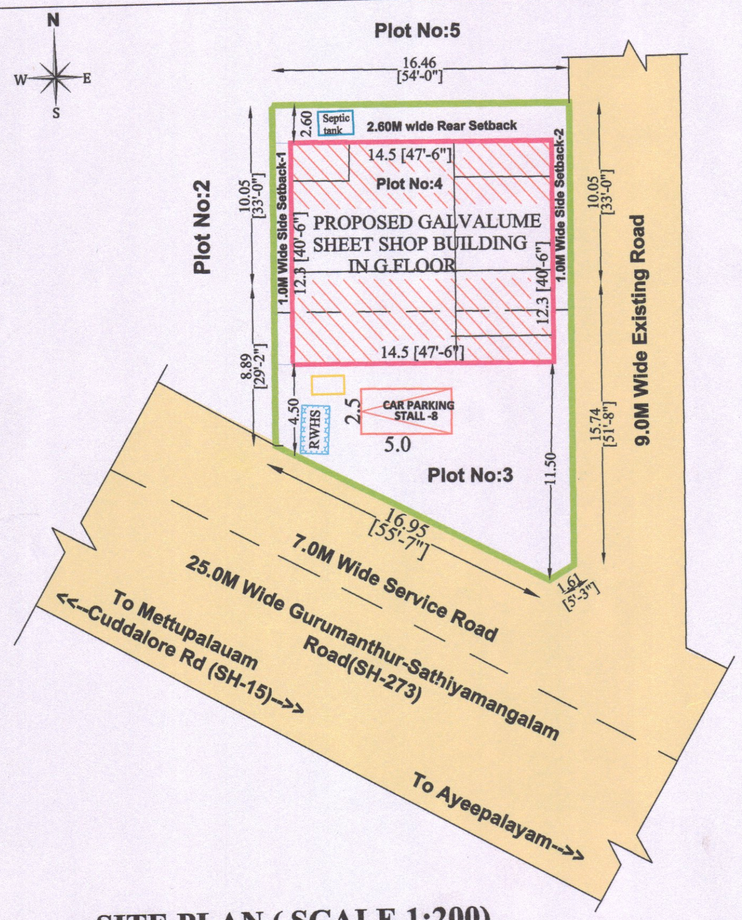


PLAN



GROUND FLOOR PLAN





SITE PLAN (SCALE 1:200)

PLAN INFO
PLOT_AREA_M2= 381.10
AS_PER_DOCUMENT = 381.10
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=NAMBIYUR
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= 78/10C,82/3
PATTA_NO=1481,1486
PLOT_NO= 3,4
ACCESS_WIDTH_M=16.95
ROAD_WIDTH=25.0
ROAD_LENGTH=30.00
AVG_PLOT_WIDTH= 16.95
AVG_PLOT_DEPTH= 22.36
LAND_USE_ZONE =COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_ MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_ RADIUS=NO
FMB_OR_PLR = 381.10
AS_AT_SITE =379.85
BLOCK_1_B-SHOP_MEMBER_COUNT=6
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=20
B-SHOP

OFFICE USE

SWP / DTCP / ERODE / LAYOUT APPROVAL NO : 511/2023

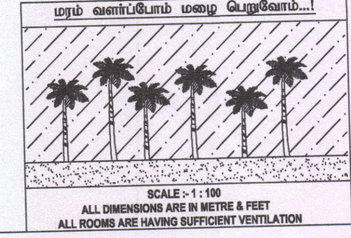
APPLICANT:-

Ms.SURUTHI GURUSAMY,
D/o.Mr.GURUSAMY.

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE	381.10	4102.12
2.	PLINTH AREA OF THE GALVALUME SHEET SHOP BUILDING IN G.FLOOR	178.68	1923.32
3.	AREA OF THE OPEN SPACE	202.42	2178.80

JOINERIES:

ROLLING SHUTTER	RS	- 12'0" x 7'0"
DOOR	D	- 2'6" x 7'0"
WINDOW	W	- 5'0" x 4'0"
VENTILATOR	V	- 2'0" x 2'0"



Er. R.KUMARIANANDAN, B.E., M.E.,

CONSULTING CIVIL ENGINEER, LICENSED BUILDING SURVEYOR, CONTRACTOR & VALUER,
REGISTERED ENGINEER FOR DTCP: RDD SALEM/RE-III/010/2019,
REGISTERED ENGINEER FOR ERODE CORPORATION: 056/LS/2019/00026,
E.-mail ID : r.kumarianandan @ gmail.com **Cell: 96988 - 28102**
OFFICE : D.No.: 292, Upstair (Opp.) LKM Hospital, EVN Road, Erode - 638 009.
RESIDENCE: D.No.: 53 B, Bharathi Nagar, Puthu valasu, Kavudichipalayam, Vellode via, Perundurai Taluk, Erode Dt. - 638 112.

APPLICANT	REGISTERED ENGINEER
S. Suruthi	R. Kumarian Er.R. KUMARIANANDAN, B.E.,M.E.,R.E (Dtcp & Corp), Registered Engineer & Consulting Civil Engineer DTCP Reg. No : DTCP/NAMAKKAL/RE-II/003/2021 Erode Corp Reg.No : 056/L5/2019/00026 D.No: H40/120, First Floor, Near IOB & BOB Bank, Opp. Green Park Apartments, Periyar Nagar Erode - 638 009. Ph : 96988 28102.

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.