Verified RealEstate™

REFERENCE
62/2024

ISSUED
28 March 2024

PP APPROVAL RECORD

Planning Permission

Survey 1568

Porasamettupudhur Anna Colony of Sivagiri

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.

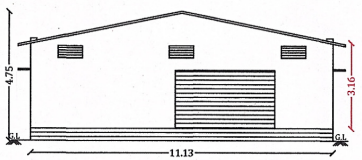
Verified RealEstate™
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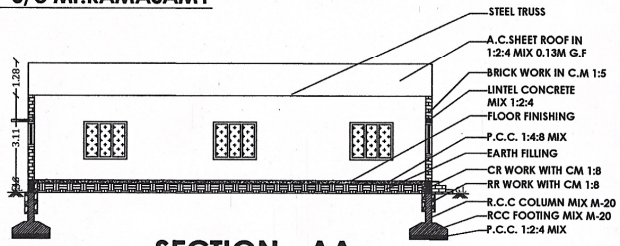
DIGITALLY VERIFIED RECORD

THE PLAN SHOWING PROPOSED CONSTRUCTION OF GROUND FLOOR ASBESTOS SHEET ROOF COMMERCIAL BUILDING FOR SHOP PURPOSE SITUATED IN NATHAM R.S.F NO: 1568/1B, MANAIVARI PATTA NO: 242, SUB DIVISION LAND, ZONE - C, WARD NO:16, PORASAMETTUPUDHUR ANNA COLONY, SIVAGIRI B VILLAGE, SIVAGIRI TOWN PANCHAYAT, KODUMUDI TALUK, ERODE DISTRICT.

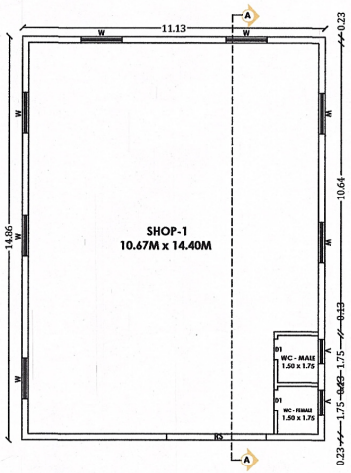
APPLICANT NAME: Mr.K.R.SENTHILKUMAR S/o Mr.RAMASAMY



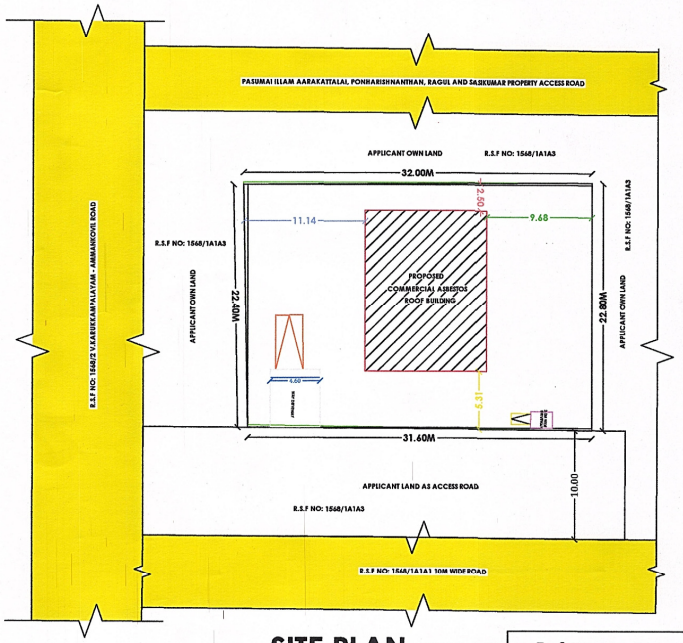
FRONT ELEVATION



SECTION - AA

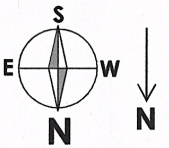


GROUNDFLOOR PLAN



SITE PLAN SCALE 1: 250

Note :
Scale 1:100
All Dimensions are in meters



Area Details:

Site Area (As Per Document) - 719.00 Sq.M

SCALE :- 1:100

AREA DETAILS	SQ.FT.	SQ.M.
PLOT AREA	7739.25	719.00
PROPOSED GROUND FLOOR AREA	1780.24	165.39
PROPOSED G.FLOOR CARPET AREA	1587.89	147.52
OPEN SPACE AREA	5959.01	553.61

Symbol	Joinery Details	Metre
RS	Rolling Shutter	3.04 X 2.13
RS-1	Rolling Shutter 1	2.00 x 2.13
D1	Door	0.76 X 2.13
D2	Door	0.99 X 2.13
O	Opening	1.00 x 2.13
W	Window	1.22 X 1.22
W1	Window1	1.52 X 1.22
KW	Kitchen Window	1.22 x 0.91
V	Ventilator	1.22 X 0.61

PC and FSI Calculation:

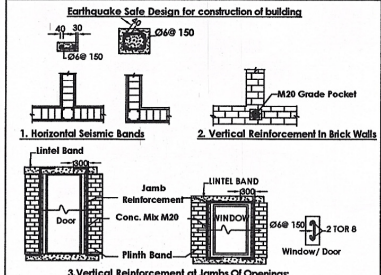
Plot Coverage = (165.39/ 719.00) x 100
= 23.00%

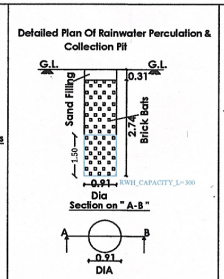
Floor Space Index = 165.39 / 719.00
= 0.2300 < 2.0

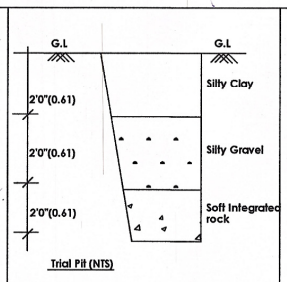
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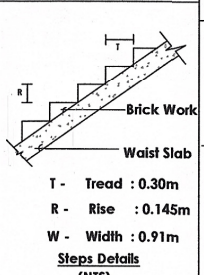
Plot Boundary
Proposed Building
Access Road

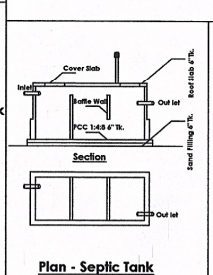
Applicant

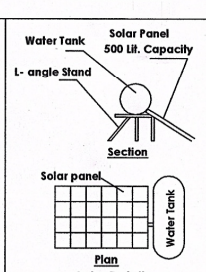












Er. S. KRISHNAN M.E., M.Sc (Val) L.B.S
Chartered Engineer & Licensed Building Surveyor
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Patel Street, New Bus Stand (opp), SIVAGIRI
Cell : 94452 68525.
Registered Engineer

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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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.