Verified RealEstate™

REFERENCE
17/2023-2024

ISSUED
06 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.

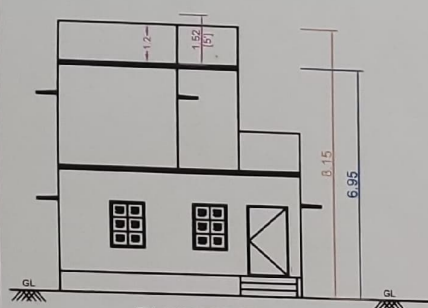
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

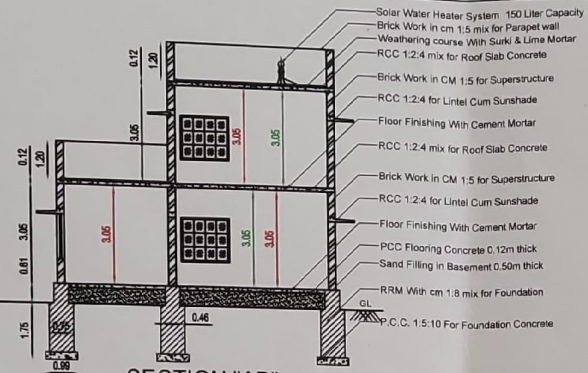
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PLAN SHOWING THE PROPOSED R.C.C TERRACED DWELLING HOUSE GROUND & FIRST FLOOR CONSTRUCTION IN R.S.F.No : 65/ 1E1 Part, PLOT No. 30 SOUTH PART, MODACHUR VILLAGE & VILLAGE PANCHAYAT, SRI LAKSHMI GARDEN, MODACHUR, GOBICHETTIPALAYAM, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.

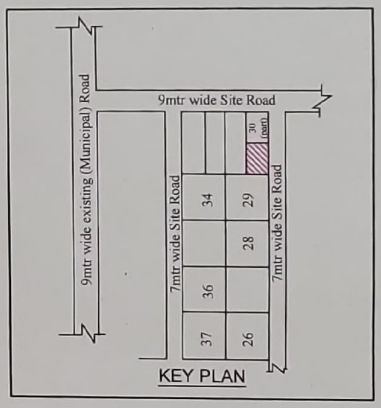
APPLICANT:
Tmt.R.MAHESHWARI, W/o.Thiru.RAVICHANDRAN.



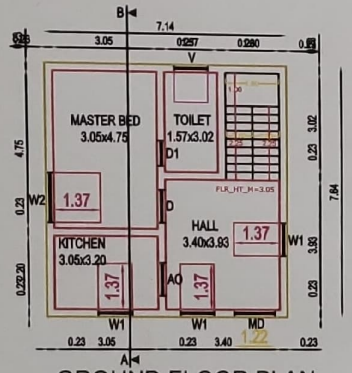
ELEVATION



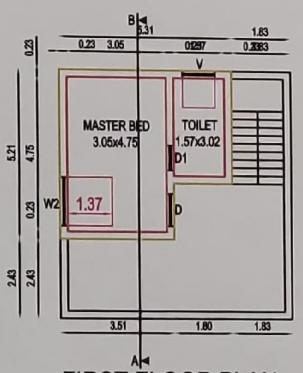
SECTION "AB"



KEY PLAN

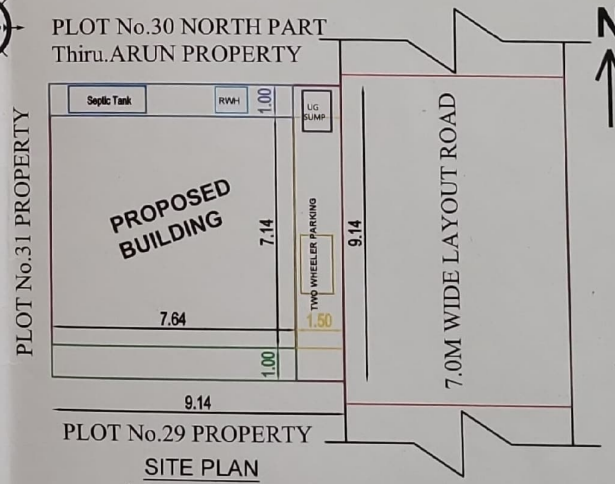


GROUND FLOOR PLAN

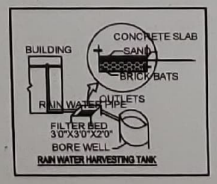


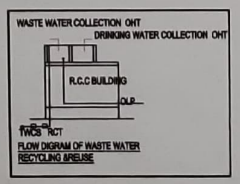
FIRST FLOOR PLAN

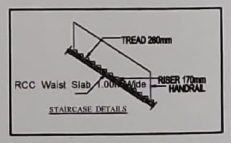


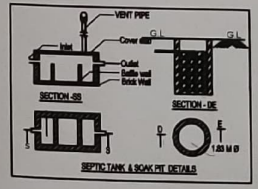


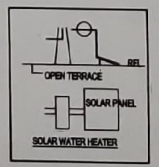
SITE PLAN
(Scale : 1:100)











PLAN INFO
PLOT_AREA_M2= 83.54
AS_PER_DOCUMENT = 83.61
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= ERODEL
TALUK= GOBICHETTIPALAYAM
JURISDICTION_TYPE=RURAL
PANCHAYAT
SURVEY_NO= 65/1E1 Part
PATTA_NO=560
ACCESS_WIDTH_M=7.00
ROAD_WIDTH=7.00
ROAD_LENGTH=300.00
AVG_PLOT_WIDTH= 9.14
AVG_PLOT_DEPTH= 9.14
LAND_USE_ZONE =INDIVIDUAL RESIDENCE
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=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 83.54
AS_AT_SITE = 83.54

AREA DETAILS	SQ.FT	SQ.MT
APPLICANT SITE AREA AS ON DOCUMENT	900.00	83.61
APPLICANT SITE AREA AS ON FMB PATTA	898.89	83.54
APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY	898.89	83.54
PLINTH AREA OF PROPOSED RCC ROOF BUILDING IN G.F.	586.96	54.55
PLINTH AREA OF PROPOSED RCC ROOF BUILDING IN F.F.	264.17	24.55
TOTAL CARPET AREA IN G.F.	383.96	35.68
OPEN SPACE AREA	311.93	28.99
PRO. SEPTIC TANK & SOAK PIT - EACH	1 NO	
PRO. STAIR CASE	1 NO	
PRO. RAIN WATER HARVESTING SUMP	1 NO	

PLOT COVERAGE = 54.55 / 83.54 X 100 = 65.30%

F.S.I = 79.10 / 83.54 = 0.947

JOINERY DETAILS :-

Main Door	MD	1.22 x 2.13	Ventilator	V	1.22 x 0.76
Door	D	0.91 x 2.13	Window	W1	1.22 x 1.37
Door	D1	0.76 x 2.13	Arch Open	AO	1.22 x 2.13
Window	W2	1.52 x 1.37	Window	W1	1.83 x 1.37

ALL DIMENSIONS ARE IN "METER"
ALL ROOMS ARE HAVING SUFFICIENT "VENTILATION"
U DROP WILL BE PROVIDED IN THE OUTLET
SOLUCTION TANK WATER WILL BE REUSE TOILET & BATH ROOM OUTLET
SOLAR WATER HEATER SYSTEM OF 150LIT CAPACITY IS TO BE PROVIDED (1 NOS)

SCALE - 1:100

APPLICANT

R. Maheswari

ENGINEER

Er. V. SOUNDARA RAJAN M.E (Struc.) (Ph.D)
Registered Structural Engineer Grade I (RSE-Gr.I)
Reg.No.05/2020/RSE-Gr.I/EDTCP
greensKy Construction,
1st Floor, Sendhur Complex, Karattur, Gobi.

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.