Verified RealEstate™

REFERENCE
19/2023-2024

ISSUED
28 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™
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING IN OLD S.F.NO-301,302, NEW R.S.F.NO-310/4, AFTER SUB DIVISION NEW R.S.F.No: 310/4A1A, PATTA NO:519 OF SITE No:21, SAKTHI GARDEN IN 46 PUTHUR VILLAGE AND PANCHAYAT, MODAKURICHI UNION & TALUK, ERODE DISTRICT.

APPLICANT:

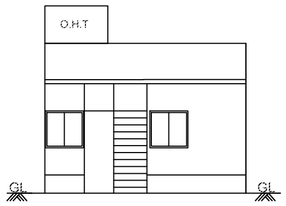
Mr. V.S.KARTHIC RAJA. S/o.Mr.SHANMUGA SUNDARAM

APP NO: 19/2023-2024 @ DATE -28.03.2024

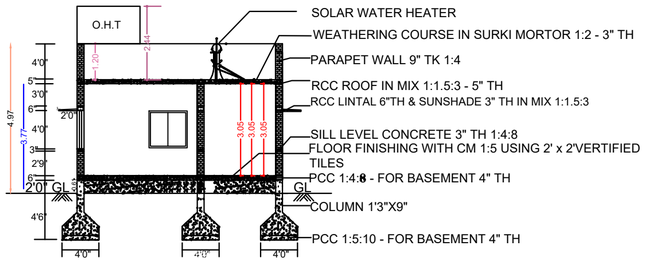
THIS PERMISSION VALID FOR FIVE YEARS

FROM 28/03/2024 TO 28/03/2029

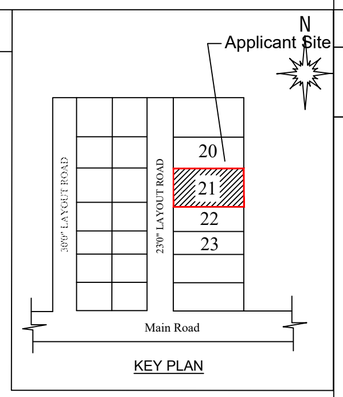
SPFW/SRDD NO:14/2018, e.f.vz; :1736/ 2018/M−2,ehs; :17.10.2018



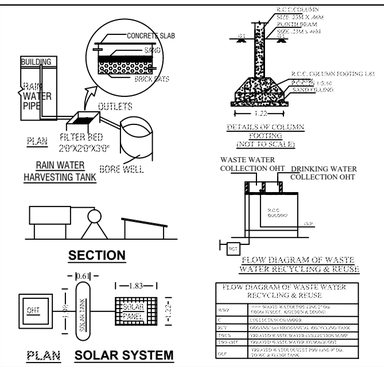
ELEVATION



SECTION ON "AB"



KEY PLAN



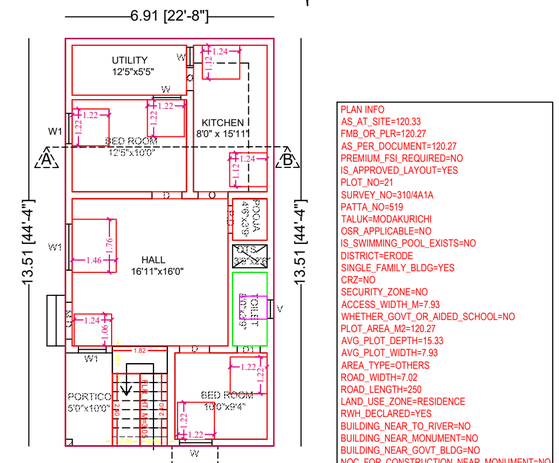
I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sqm
Area of the site as per document	1294.00	120.27
Plinth Area Of G.Floor Building	1005.24	93.39
Floor Area Of G.Floor Building	810.00	75.25
Area Of Open Space	288.76	26.82

JOINERY DETAILS		FEET	METRE
D	DOOR	3'3" X 7'0"	1.00 X 2.14
D1	DOOR	2'6" X 7'0"	0.76 X 2.14
W	WINDOW	4'0" X 4'0"	1.22 X 1.22
V	VENTILATOR	3'3" X 1'9"	1.00 X 0.50

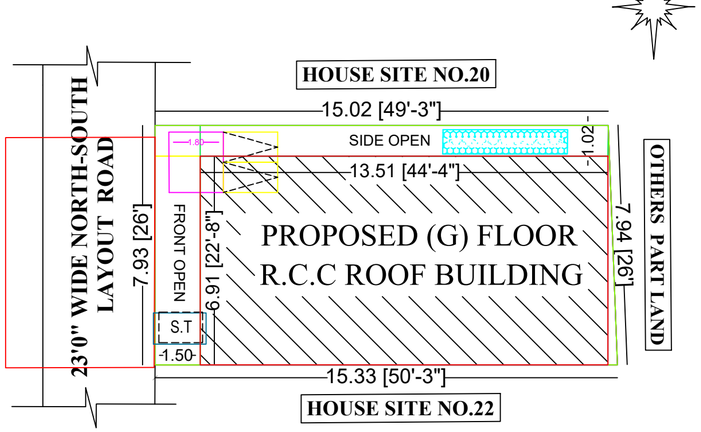
SEPTIC TANK 1 No	BORE WELL 1 No
R.W.H 1 No	SUMP 1 No

Floor Space Index (F.S.I.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{93.39}{120.27} = 0.7 < 2$

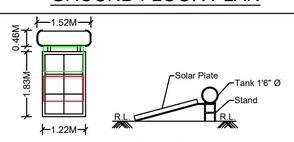


GROUND FLOOR PLAN

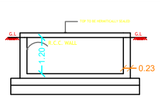
PLAN INFO
AS_AT_SITE=120.33
FMB_OR_PLR=120.27
AS_PER_DOCUMENT=120.27
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=21
SURVEY_NO=310/4A1A
PATTA_NO=519
TALUK=MODAKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.93
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=120.27
AVG_PLOT_DEPTH=15.33
AVG_PLOT_WIDTH=7.93
AREA_TYPE=OTHERS
ROAD_WIDTH=7.02
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO



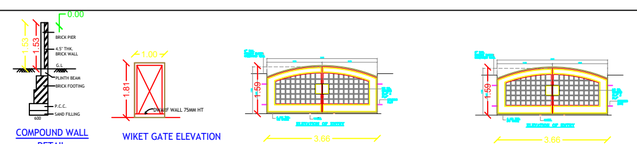
SITE PLAN



Plan on Solar Heater Section on Solar Heater



RWH SECTION (SAMPLE)



COMPOUND WALL DETAIL

WIKET GATE ELEVATION

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

COLOR INTEX :-

ROAD SHOWN IN -

SITE BOUNDARY SHOWN IN -

PROPOSED BUILDING SHOWN IN -

GATE	MEASUREMENT IN METER
ENTRY /EXIT	6.00 X 1.81

ALL DIMENSIONS ARE IN METER
SCALE 1:100

NAVAKI BUILDERS

Er.C.NAVANEETHA KRISHNAN,D.C.E.,
(LICENCE BUILDING SURVEYOR)
---------- PLANNERS & CONSTRUCTION ---------
Cell 9842750760,9629513760
email :navakibuilders@gmail.com

APPLICANT	REGISTERED ENGINEER
	NAVAKI BUILDERS-9842750760

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.