Verified RealEstate™

REFERENCE
23/2023-2024

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

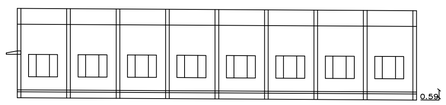
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

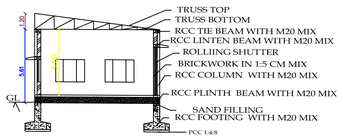
PLAN SHOWING THE PROPOSED CONSTRUCTION OF ASBESTOS SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING IN S.F.NO. 29/1A PULAVAPALAYAM VILLAGE AND PANCHAYAT NAMBIYUR TALUK ERODE DISTRICT

APPLICANT : Mr.MARAPPAN S/Mrs.GIRIJA M

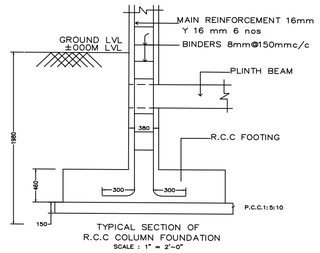
PLAN INFO
SURVEY_NO=29/1A
PATTA_NO=888
FMB_OR_PLR=2046.28
AS_AT_SITE=2046.28
AS_PER_DOCUMENT=2046.28
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
PLOT_NO=NA
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=NO
BLOCK_1_G-GWFC_MEMBER_COUNT=04
BLOCK_1_G-GWFC_NON_RESIDENTIAL_MEMBER_COUNT=02
BLOCK_1_G-GWFC_STAFF_MEMBER_COUNT=01
BLOCK_1_G-GWFC_PUBLIC_MEMBER_COUNT=01
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=2046.28
AVG_PLOT_DEPTH= 40.00
AVG_PLOT_WIDTH= 40.00
AREA_TYPE=OTHERS
ROAD_WIDTH=7.00
ROAD_LENGTH=500
LAND_USE_ZONE =COMMERCIAL
RWH_REQ_AREA=185
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= RURAL_PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



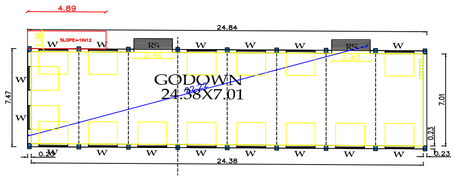
ELEVATION



SECTION-AA



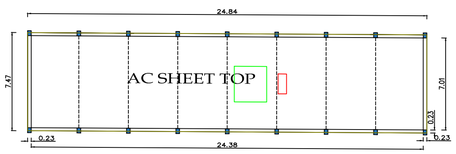
TYPICAL SECTION OF
R.C.C COLUMN FOUNDATION
SCALE : 1" = 2'-0"



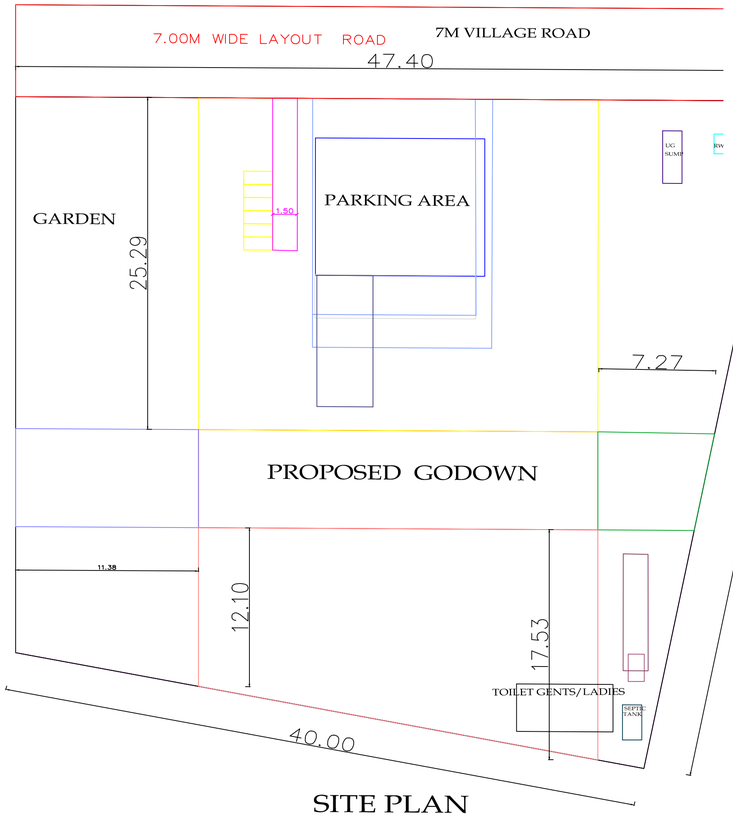
GROUND FLOOR



TOILET

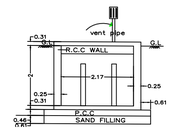


TERRACE FLOOR

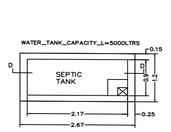


SITE PLAN

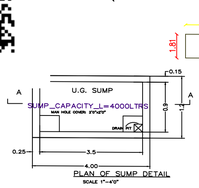




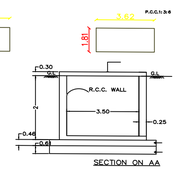
SECTION ON D-D



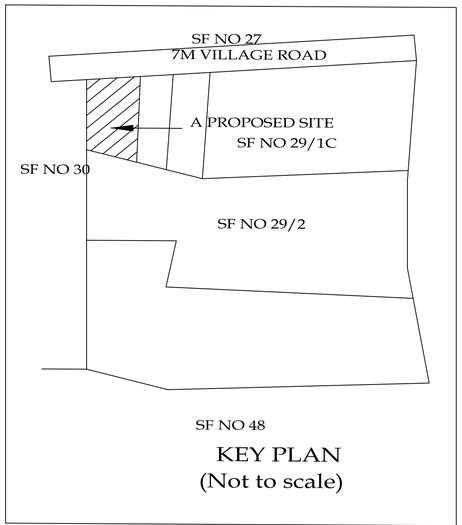
PLAN OF SEPTIC TANK
SCALE 1"-2'0"



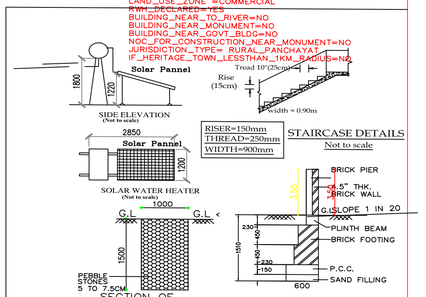
PLAN OF SUMP DETAIL
SCALE 1"=1'0"



SECTION ON AA



KEY PLAN
(Not to scale)



STAIRCASE DETAILS	Not to scale
RISER=150mm	
THREAD=250mm	
WIDTH=900mm	

SECTION OF
PEBBLE TRENCH
SCALE : 1: = 100

COMPOUND WALL
DETAIL

AREA DETAILS

S.No.	DESCRIPTION	SQ FT	SQ MT
1	AREA OF THE SITE AS PER DOCUMENT	22025.97	2046.28
2	AREA OF THE SITE AS PER SITE	22025.97	2046.28
3	AREA OF MAIN BLOCK	1997.88	185.61
4	AREA OF TOILET BLOCK	236.37	21.96
	TOATAL AREA OF ALL BLOCK	1997.88	185.61
	AREA OF OPEN SPACE	20028.08	1860.67

JOINERY DETAILS

REF	JOINERY SCHEDULE	METRE
RS	ROLLING SHUTTER	2.80 X2.40
W	WINDOW	1.80x1.70

ALL DIMENSION ARE IN METRES

APPLICANT

APPLICANT : Mr.MARAPPAN S/Mrs.GIRIJA M

REGISTERED ENGINEER

Er. T.NANDHAKUMAR B.E,M.E(Struc)
CBE/LPA/RE/GR-II/19/07/027
REGISTERED ENGINEER
BHAVANISAGAR PU,SATHYAMANGALAM
MOBILE : 9171176166

APP NO: 258440-2024-IV
DWG SCR NO: KNM8EHSJ
edcr No: DCR32024T5SG0

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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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.