Verified RealEstate™

REFERENCE
48/2023-24

ISSUED
20 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.

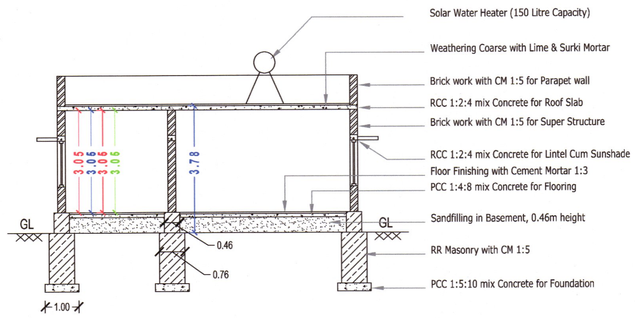
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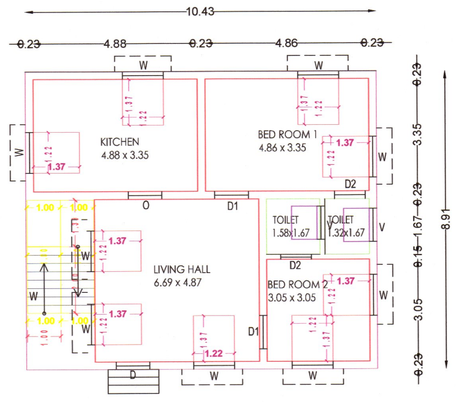
DIGITALLY VERIFIED RECORD



ELEVATION - WEST FACING



SECTION ON "AA"



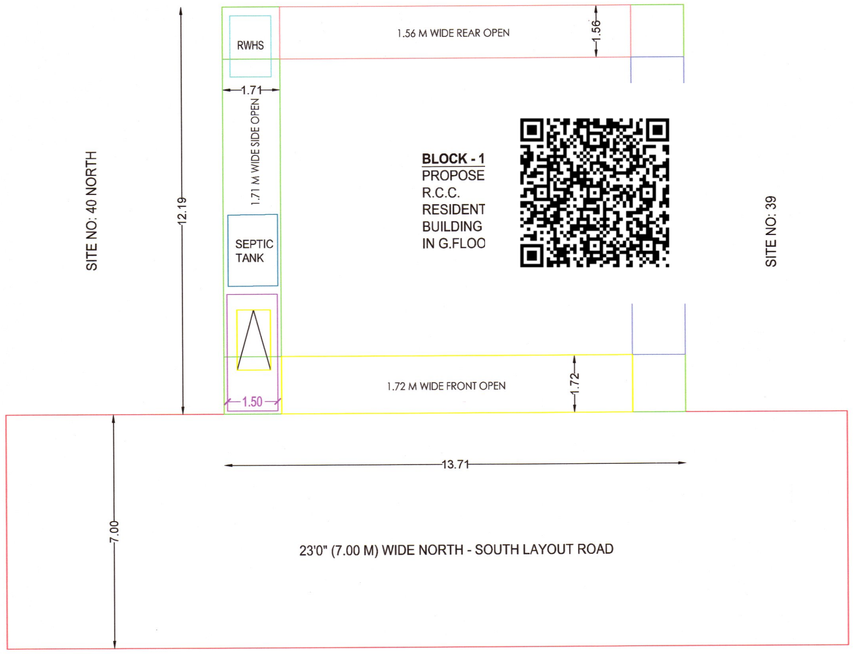
GROUND FLOOR PLAN
(BLOCK - 1 - PROPOSED RESIDENTIAL BUILDING)

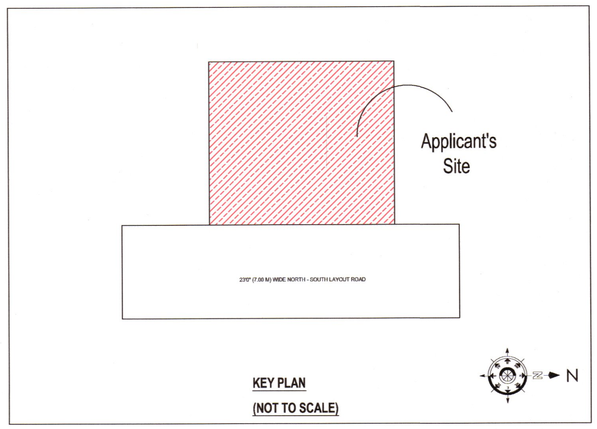
PLAN INFO
PLOT_AREA_M2=167.23
AS_AT_SITE=167.12
FMB_OR_PLR=167.23
AS_PER_DOCUMENT=167.23
SURVEY_NO=88/1B18
PATTA_NO=294
PREMIUM_FSI_REQUIRED=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NOT APPICABLE
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=13.71
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
CROSS_ROAD_WIDTH=7.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=12.19
AVG_PLOT_WIDTH=13.71
LAND_USE_ZONE=EUZ
PLOT_NO=39 NORTH PART & 40 SOUTH PART
DISTRICT=ERODE
TALUK=PERUNDURAI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
ORGANIZATION_TYPE=PRIVATE
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NOT APPLICABLE
NOC_FIRE_DEPT=NOT APPLICABLE
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SITE PLAN
(SCALE 1:100)



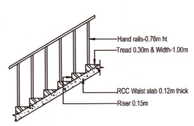
SITE NO: 14



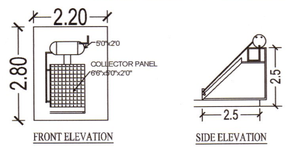


KEY PLAN
(NOT TO SCALE)

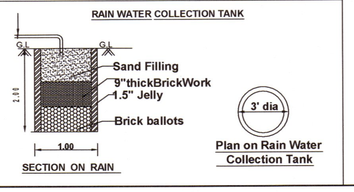
STAIRCASE DETAILS



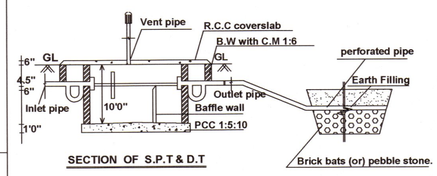
SOLAR WATER HEATING SYSTEM PLAN

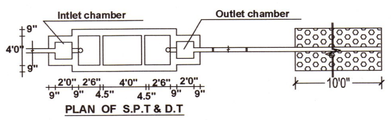


RAIN WATER COLLECTION TANK



SEPTIC TANK DETAILS





PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AT PLOT NO : 39 NORTH PART,40 SOUTH PART, R.S.F.NO: 88/1B18,DTCP APPROVED NO:369/2018,BDO APPROVED NO:3364/2021,PALAKKARAI VILLAGE ,THUDUPPATHI VILLAGE & PANCHAYAT,PERUNDURAI PANCHAYAT UNION, THUDUPPATHI,PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANT : Mr.S.M.VISWANATHAN, S/o.Mr.MARIMUTHU GOUNDER.

AREA DETAILS	in SQ.MTR	in SQ.FT
AREA OF THE SITE (AS PER DOCUMENT)	167.23	1800.00
AREA OF THE SITE (AS ON SITE)	167.23	1800.00
SUPER IMPOSED PLOT AREA	167.23	1800.00
BLOCK - 1 (PROPOSED RESIDENTIAL BUILDING)		
PLINTH AREA OF THE RCC RESIDENTIAL BUILDING IN GF	92.93	1000.29
CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN GF	65.70	707.19
AREA OF THE OPEN SPACE	75.00	807.30

FSI DETAILS :
FSI ALLOWABLE = 2.00
FSI PROVIDED = 92.93 / 167.23 = 0.55

PARKING DETAILS :
TWO WHEELER PARKING SLOTS PROVIDED = 1 Nos
CAR PARKING SLOTS PROVIDED = 1 No

JOINERIES DETAILS			in METRE		in FEET
DOOR	D	-	1.00 x 2.13	-	3'3" x 7'0"
DOOR	D1	-	0.91 x 2.13	-	3'0" x 7'0"
DOOR	D2	-	0.76 x 2.13	-	2'6" x 7'0"
WINDOW	W	-	1.22 x 1.37	-	4'0" x 4'6"
WINDOW	W1	-	1.52 x 1.37	-	5'0" x 4'6"
VENTILATOR	V	-	1.00 x 0.76	-	3'3" x 2'6"
OPENING	O	-	1.00 x 2.13	-	3'3" x 7'0"

NOTE :
- SCALE 1:100
- ALL DIMENSIONS ARE IN METRE ONLY
- ALL ROOMS ARE HAVING SUFFICIENT VENTILATION
- SOLAR WATER HEATING SYSTEM (150 LITRES CAPACITY) IS TO BE PROVIDED

APPLICANT

S.M.Viswanathan

ENGINEER

+8658 14707 82486 49063
M.E., B.TECH.,DCE.,DCA.,AMIE.,
DHANAUSHIYA PLANNERS & BUILDERS
Licensed Building Surveyor
Uthukuli Road, Vijayamangalam- 638056.

APPROVING AUTHORITY (FOR OFFICE USE ONLY)

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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Chennai 600 097, India
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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.