Verified RealEstate™

REFERENCE
1/2024-2025

ISSUED
09 April 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

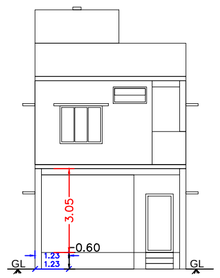
The approval as the planning authority issued it, reproduced in full behind this page.

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

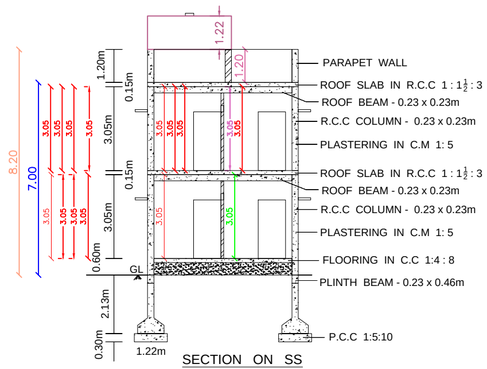
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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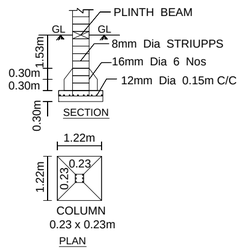
DIGITALLY VERIFIED RECORD



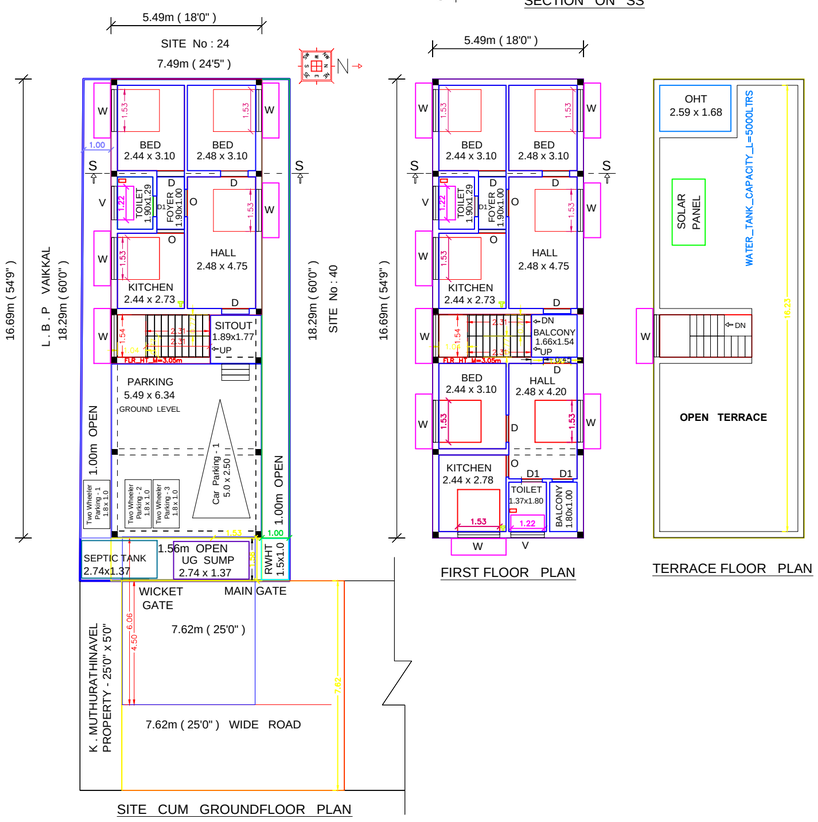
ELEVATION



SECTION ON SS



COLUMN FOUNDATION DETAILS



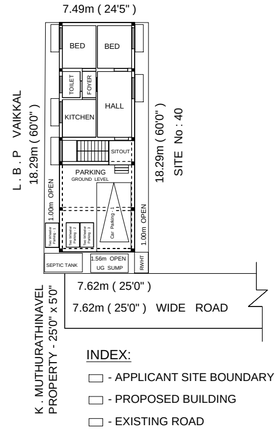
SITE CUM GROUNDFLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

SITE PLAN

SCALE =1:200

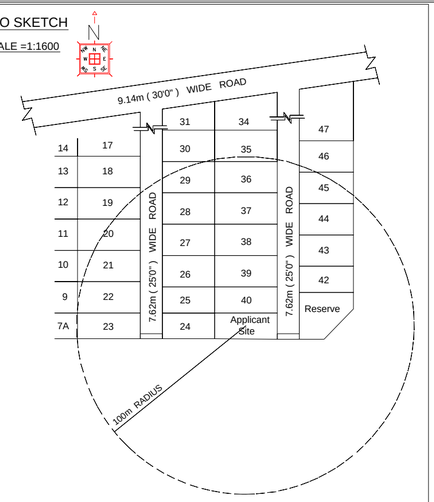


INDEX:

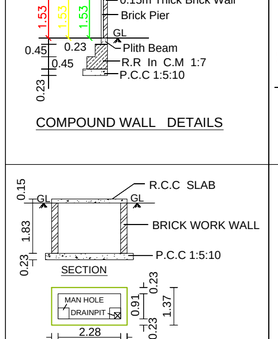
- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

TOPO SKETCH

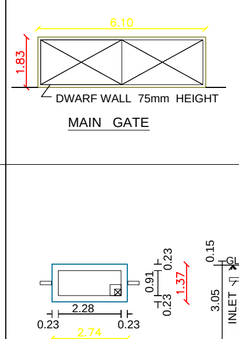
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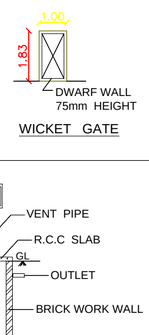
PLAN INFO
PLOT_AREA_M2=137.77
AS_PER_DOCUMENT=137.77
FMB_OR_PLR=137.77
AS_AT_SITE=137.77
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.62
ROAD_LENGTH=30.00
AVG_PLOT_DEPTH= 18.29
AVG_PLOT_WIDTH= 7.49
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=41
SURVEY_NO= 226 / 2A1A1
PATTA_NO=1205
DISTRICT=ERODE
TALUK = PERUNDURAI
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= KAVUNDACHIPALAYAM PANCHAYAT
ORGANIZATION_TYPE= PRIVATE
OSR_APPLICABLE = NO
OSR_BUYBACK =NO
OSR_SURR_BUYBACK_RETAIN =BUY BACK
PREMIUM_FSI_REQUIRED = NO
IS_APPROVED_LAYOUT =NO



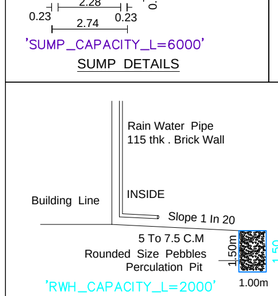
COMPOUND WALL DETAILS



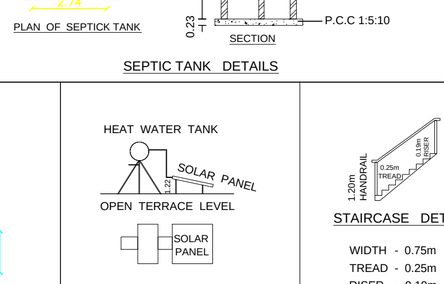
MAIN GATE



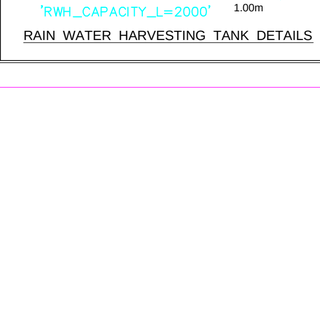
WICKET GATE



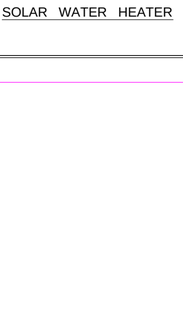
SUMP DETAILS



SEPTIC TANK DETAILS



RAIN WATER HARVESTING TANK DETAILS



SOLAR WATER HEATER



STAIRCASE DETAILS

WIDTH - 0.75m
TREAD - 0.25m
RISER - 0.19m
HANDRAIL - 1.20m

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUNDFLOOR AND FIRSTFLOOR BUILDING FOR RESIDENTIAL PURPOSE IN OLD S.F. No : 200 / 1 , Re . S . F . No : 226 / 2 , SUB DIVISION Re . S . F . No : 226 / 2 A 1 A 1 , SITE No : 41 (SOLD PLOT FRAME WORK - SPFW No : 586 / 2019 , DATE : 20 . 02 . 2019) AT CHENDUR GARDEN , KAVUNDACHIPALAYAM VILLAGE AND PANCHAYAT , CHENNIMALAI UNION , PERUNDURAI TALUK , ERODE DISTRICT .

APPLICANT :

Mr . S . RAMASAMY , S/o . SITHAN .

JOINERY DETAILS:

D - DOOR - 1.00m x 2.13m
D1 - DOOR - 0.76m x 2.13m
W - WINDOW - 1.53m x 1.53m
V - VENTILATOR - 1.22m x 0.61m
O - OPEN - 1.00m x 2.13m

RAIN WATER HARVESTING TANK - 1No
SEPTIC TANK - 1No
BOREWELL - 1No
SUMP - 1No
OVER HEAD TANK - 1No

AREA DETAILS	SQM	SQFT
Total Area Of The Applicant Site	137 . 77	1483 . 00
Plinth Area Of The Proposed R.C.C Roof Building In G.F	91 . 55	985 . 50
Plinth Area Of The Proposed R.C.C Roof Building In F.F	91 . 55	985 . 50
Total Plinth Area Of The Proposed Building In G.F & F.F	183 . 10	1971 . 00
Carpet Area Of The Proposed R.C.C Roof Building In G.F	39 . 20	422 . 00
Carpet Area Of The Proposed R.C.C Roof Building In F.F	66 . 97	721 . 00
Total Carpet Area Of The Proposed Building In G.F & F.F	106 . 17	1143 . 00
Area Of The Open Space	46 . 22	497 . 50

SITE , PLAN , ELEVATION
SECTION : SCALE = 1:100
ALL MEASUREMENTS ARE IN METER

APPLICANT

ENGINEER

Cell: 98427-75484.
R. MUTHUKUMAR, D.C.E.,
Licensed Building Surveyor,
SIRAJ PLANNERS,
1st Floor, Opp Kamachi Sound Service
72/586 Nethaji Road, ERODE-1

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.