PP APPROVAL RECORD

# Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

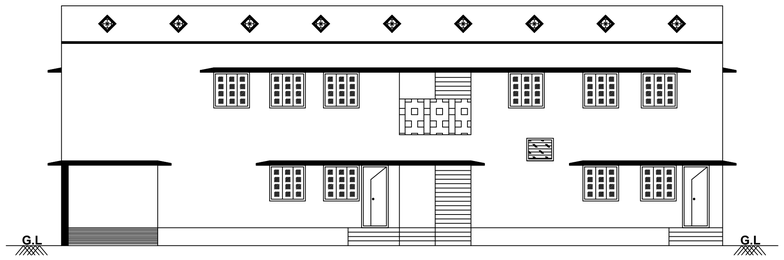
The approval as the planning authority issued it, reproduced in full behind this page.

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

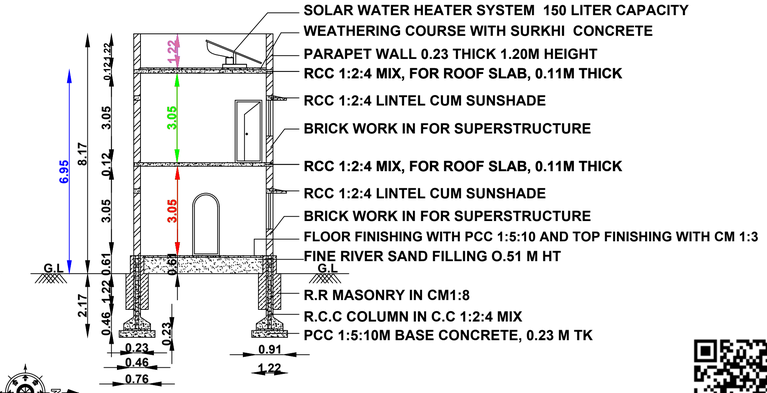
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

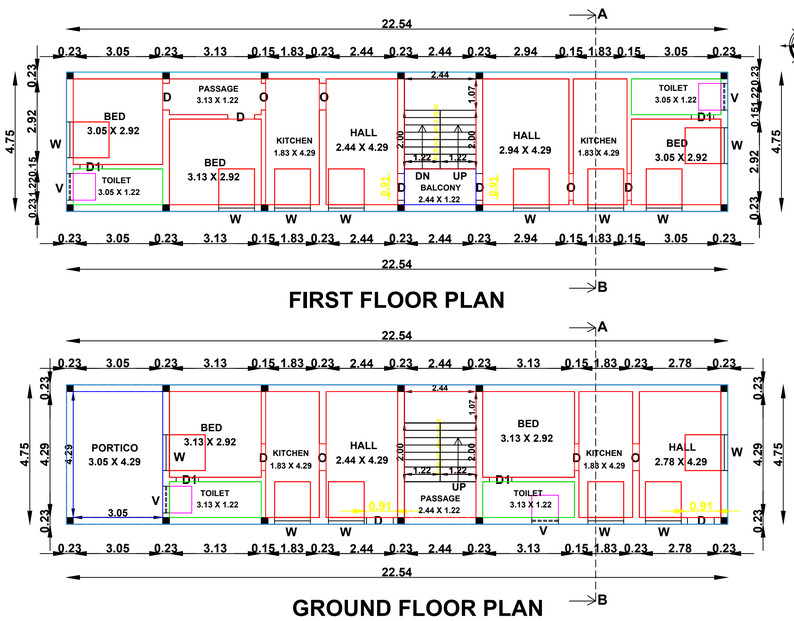
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR, AT R.S.F.NO:32/6, AS PER PATTA SUBDIVISION R.S.F.NO:32/6A, PATTA NO:222, KOTTAI NAGAR, SENKADU, URACHIKOTTAI VILLAGE, KURUPPANAICKENPALAYAM PANCHAYAT, BHAVANI TALUK, ERODE DISTRICT.




FRONT ELEVATION




SECTION "AB"

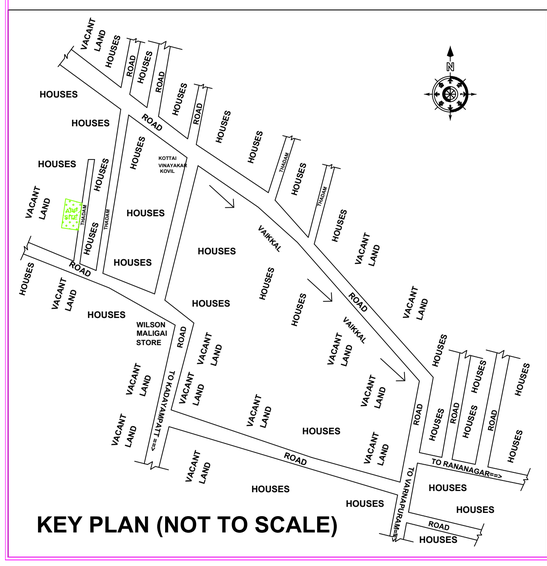



FIRST FLOOR PLAN




GROUND FLOOR PLAN

PLAN INFO
AS_PER_DOCUMENT = 192.22
AS_AT_SITE = 153.38
FMB_OR_PLR = 192.22
PLOT_AREA_M2 = 192.22
PLOT_NO = NO
AVG_PLOT_WIDTH = 24.54
AVG_PLOT_DEPTH = 6.25
IS_APPROVED_LAYOUT = NO
PREMIUM_FSI_REQUIRED = NO
SURVEY_NO = 32/6A
PATTA_NO= 222
JURISDICTION_TYPE = VILLAGE PANCHAYAT
VILLAGE = URACHIKOTTAI
TALUK = BHAVANI
DISTRICT = ERODE
SINGLE_FAMILY_BLDG = YES
CRZ = NO
SECURITY_ZONE = NO
AREA_TYPE = OTHERS
ACCESS_WIDTH_M = 24.54
ROAD_WIDTH = 3.05
ROAD_LENGTH = 40
LAND_USE_ZONE = RESIDENCE
RWH_DECLARED = YES
BUILDING_NEAR_TO_RIVER = NO
BUILDING_NEAR_MONUMENT = NO
BUILDING_NEAR_GOVT_BLDG = NO
WHETHER_GOVT_OR_AIDED_SCHOOL = NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT = NO
NOC_FIRE_DEPT = NO
IS_SWIMMING_POOL_EXISTS = NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO
OSR_APPLICABLE = NO
OSR_SURRENDER = NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS = NO




KEY PLAN (NOT TO SCALE)

மரம் வளர்ப்போம் !
மழை பெறுவோம் !

JOB NO : MMV/BVN/APR/100
DATE : 18.04.2024

| JOINERY DETAILS | | FEET | METER |
|---|---|---|---|
| DOOR | D | 0.91 X 2.13 | 3'0" X 7'0" |
| DOOR | D1 | 0.76 X 2.13 | 2'6" X 7'0" |
| OPEN | O | 1.07 X 2.13 | 3'6" X 7'0" |
| WINDOW | W | 1.22 X 1.22 | 4'0" X 4'0" |
| VENTILATOR | V | 0.91 X 0.76 | 3'0" X 2'6" |

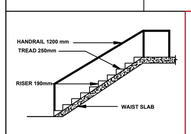
SCALE :- 1 : 1

ALL DIMENSIONS ARE IN METER

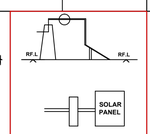
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

NOTE:
1. RWT-RAIN WATER TANK - 1NO
2. ST-SEPTIK TANK -1NO 'U' TRAP PROVIDED IN OUT LET PIPE
3. SOLAR WATER HEATING SYSTEM 1NO PROVIDED
4. COLLECTION TANK WATER WILL BE TOILET & BATH PURPOSE

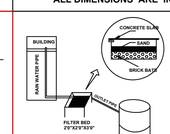
ALL DIMENSIONS ARE IN FEET & METER



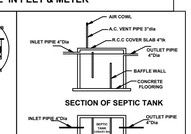

STAIRCASE DETAIL




SOLAR WATER HEATER




RAINWATER HARVESTING SUMP

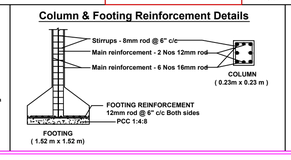


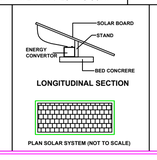

SECTION OF SEPTIC TANK

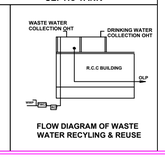
SEPTIC TANK



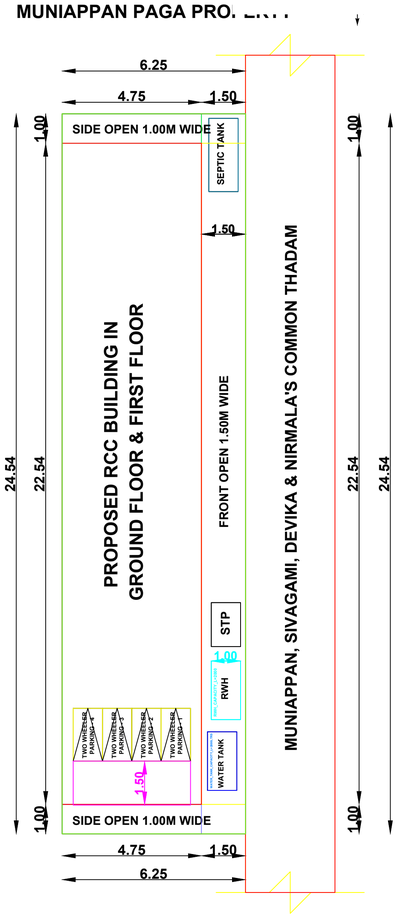

SOAK PIT




MUNIAPPAN PAGA PRO. LAND




PERUMAL S/O.SENGODAGOUNDER LAND

MUNIAPPAN, SIVAGAMI, DEVIKA & NIRMALA'S COMMON THADAM

NIRMALA BALANCE AREA - 218 SFT LAND

SITE PLAN SCALE 1:100

**APPLICANT : -**
**TMT.S.SIVAGAMI**
**W/O.(LATE).THIRU.SELVARAJ**

| AREA OF THE DETAILS :- | Sq.M | Sq.F |
|---|---|---|
| AREA OF THE APPLICANT SITE (AS ON DOCUMENT - 1300/2004, 6330/2022 & 7485/2022 = 2.5 + 2.0 + 0.25 = 4.75 CENTS) | 192.22 | 2069.10 |
| REA OF THE APPLICANT SITE (AS ON PATTA) | 192.22 | 2069.10 |
| REA OF THE APPLICANT SITE AS ON SUPER IMPOSED PLOT BOUNDARY) | 153.38 | 1650.97 |
| LINTH AREA OF THE PROPOSED RCC BUILDING IN G.F | 107.06 | 1152.39 |
| LINTH AREA OF THE PROPOSED RCC BUILDING IN F.F | 107.06 | 1152.39 |
| ARPET AREA OF THE PROPOSED RCC BUILDING IN G.F & F.F | 125.93 | 1355.50 |
| AREA OF THE OPEN SPACE | 46.32 | 498.58 |

FLOOR SPACE INDEX (F.S.I) :-

$$\frac{\text{F.S.I AREA (G.F + F.F)}}{\text{PLOT AREA}} = \frac{214.12}{192.22} = 1.11 \leq 2$$

PLOT COVERAGE (P.C) :-

$$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{107.06}{192.22} \times 100 = 55.70\ \%$$

INDEX:
1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED R.C.C BUILDING SHOWN IN -
3. PROPOSED RAIN WATER SOAKPIT SHOWN IN -
4. EXISTING ROAD SHOWN IN -

**APPLICANT**

S. சிவகாமி

**REGISTERED ENGINEER**

Er. M. MUTHUVEL D.C.E., B.Tech.,
Registered Engineer GR - III
No: 055 / LS /2019 / 00004
&Consulting Civil Engineer,
No: 17 M.S. Complex, First Floor,
Pavadi Street, Near Anthiyur Corner,
BHAVANI - 638 301.
Mobile : 94861 50609

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.