Verified RealEstate™

REFERENCE
ERD/BVN/VRM.
01/2024-2025

ISSUED
02 May 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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN GROUND FLOOR, R.S.F.NO: 219/5, CHETTI THOPPU, VAIRAMANGALAM TO SEVAGOUNDANUR ROAD, VAIRAMANGALAM VILLAGE AND PANCHAYAT, BHAVANI PANCHAYAT UNION, BHAVANI TALUK, ERODE DISTRICT.

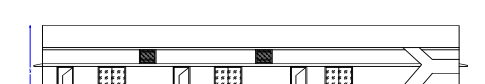
## APPLICANT : 1.A.YUVARAJ S/O.ARUMUGAM
## 2.A.MOHAN S/O.ARUMUGAM

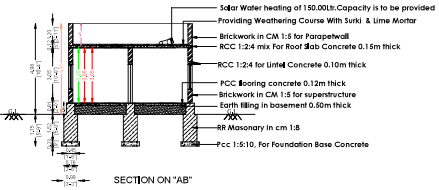
PLOT_AREA_M2=308.05
AS_AT_SITE=308.05
FMB_OR_PLR=308.05
AS_PER_DOCUMENT=308.05
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.79
ROAD_WIDTH=7.20
ROAD_LENGTH=200
AREA_TYPE=OTHERS
MIN_PLOT_DEPTH=6.79
MIN_PLOT_WIDTH=22.91
AVG_PLOT_DEPTH=6.79
AVG_PLOT_WIDTH= 22.91
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
LAND_USE_ZONE=RESIDENTIAL
LEASEHOLD_LAND=NO
BUILDING_NEAR_TO_RIVER=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
SURVEY_NO=219/5
PATTA_NO=205
PLOT_NO=0
DISTRICT=ERODE
JURISDICTION_TYPE=(PANCHAYAT)
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=NO

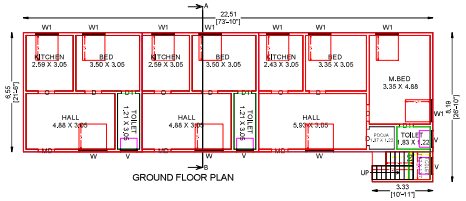
| S.NO | DESCRIPTION | Sq.M | Sq.Ft |
|---|---|---|---|
| 1. | AREA OF THE DOCUMENT (21 CENT) | 850.14 | 9147.60 |
| 2. | AREA OF THE TAKEN AREA | 308.05 | 3315.82 |
| 3. | AREA OF THE SUPER IMPOSED POLT BOUNDARY | 308.05 | 3315.82 |
| | **FSI AREA** | | |
| 4. | PLINTH AREA OF THE PROPOSED RCC BUILDING IN G.FLOOR | 152.91 | 1645.91 |
| | **NON - FSI AREA** | | |
| 5. | CARPET AREA OF THE PROPOSED RCC BUILDING IN G.FLOOR | 120.35 | 1295.44 |
| 6. | AREA OF THE OPEN SPACE | 155.14 | 1669.91 |
| 7. | PLOT COVERAGE - 49.64 % | 8. | FLOOR SPACE INDEX(F.S.I) - 0.49 |

**INDEX:**

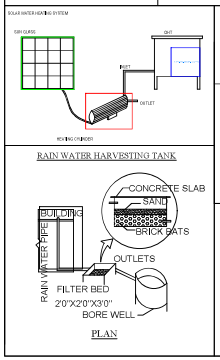
1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED RCC BUILDING SHOWN IN -
3. EXISTING ROAD SHOWN IN -

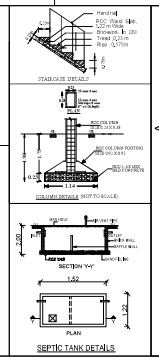


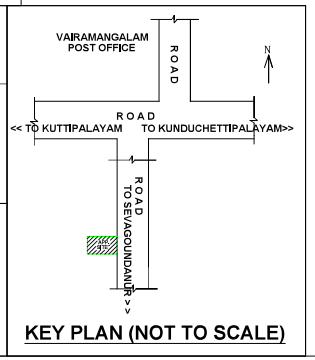



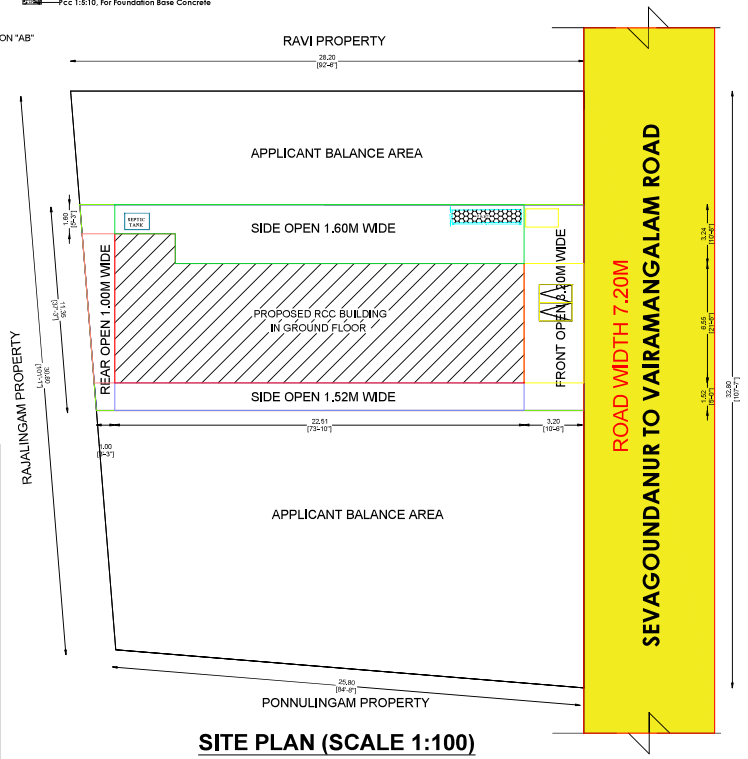




| JOINERY DETAILS | FEET | METER |
|---|---|---|
| MD - Door | 4'0" x 7'0" | 1.22 x 2.13 |
| D - Door | 3'0" x 7'0" | 0.91 x 2.13 |
| D1 - Door | 2'6" x 7'0" | 0.76 x 2.13 |
| O - Open | 3'0" x 7'0" | 0.91 x 2.13 |
| W - Window | 5'0" x 4'6" | 1.52 x 1.37 |
| W1 - Window | 4'0" x 4'6" | 0.91 x 1.22 |
| V - Ventilator | 3'0" x 2'0" | 0.91 x 0.60 |





**VINAYAGA PLANNERS**

Er.CHINNUSAMY DCE.,B.E., CIVIL ENGINEER & L.B.S
KALINGARAYANPALAYAM, BHAVANI 638 301
Cell: 80722 90373
Off: 94865 41526


| APPLICANT | REGISTERED ENGINEER |
|---|---|
| A. Yuvaraj<br>A. Mohan | Er.R.CHINNUSAMY,DCE.,BE.,<br>Civil Engineer L.B.S.<br>VINAYAGA PLANNERS,<br>Mariyamman Kovil (opp.)<br>Kalingarayanpalayam,<br>BHAVANI-638 301<br>Cell:80722 90373 |

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.