Verified RealEstate™

REFERENCE
01/2024-25

ISSUED
14 June 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.

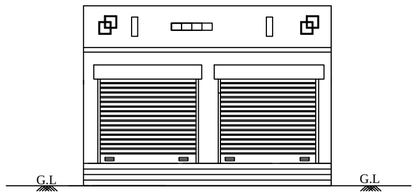
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

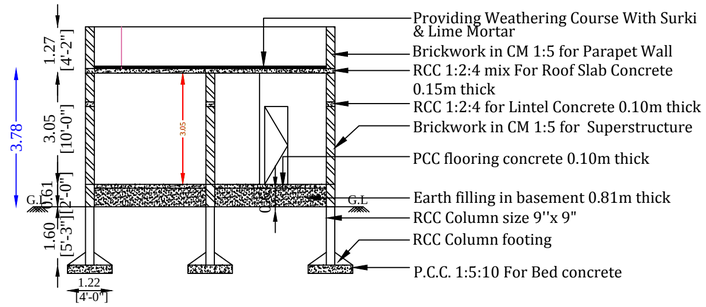
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF SHOP BUILDING FOR COMMERCIAL PURPOSE IN GROUND FLOOR AT THAMARAIPALAYAM IN NEW S.F.No:62/2H1A, (OLD S.F.No:62/2H) PATTA NO: 1954, ICHIPALAYAM "A"VILLAGE & PANCHAYAT, KODUMUDI PANCHAYAT UNION, KODUMUDI TALUK, ERODE DISTRICT.

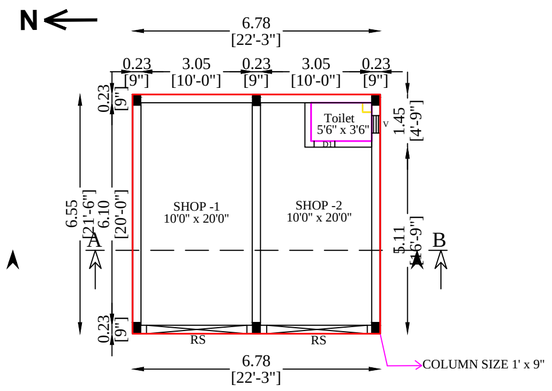


FRONT ELEVATION



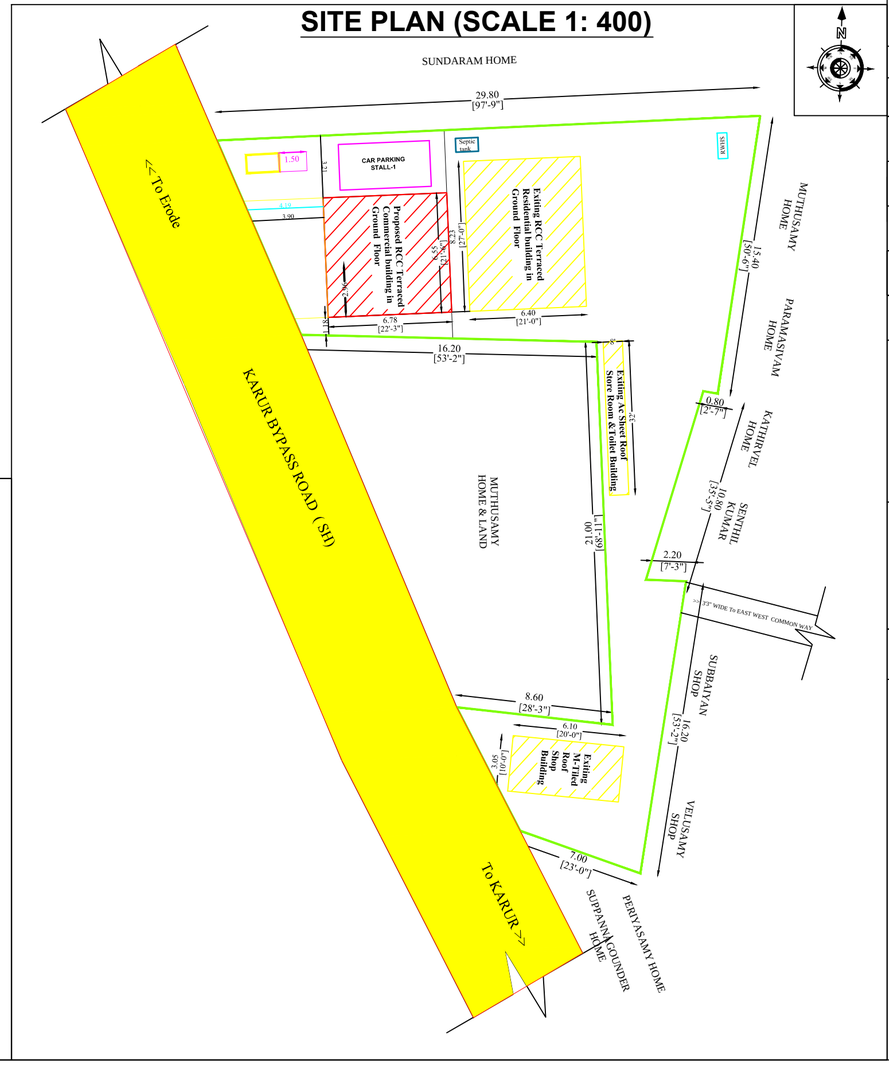
SECTION ON "AB"

PLAN INFO
PLOT_AREA_M2=465.82
AS_PER_DOCUMENT = 465.82
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=KODUMUDI
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= 62/2H1A
PATTA_NO=1954
PLOT_NO= NO
ACCESS_WIDTH_M=11.6
ROAD_WIDTH=7.00
ROAD_LENGTH=19.26
AVG_PLOT_WIDTH= 11.6
AVG_PLOT_DEPTH= 29.8
LAND_USE_ZONE =INDIVIDUAL COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMILIM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 465.82
AS_AT_SITE = 458.79
BLOCK_1_BSHOP_MEMBER_COUNT=2

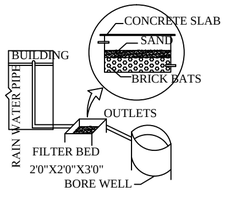


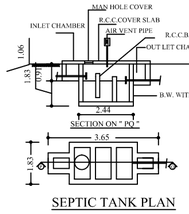
GROUND FLOOR PLAN

SITE PLAN (SCALE 1: 400)



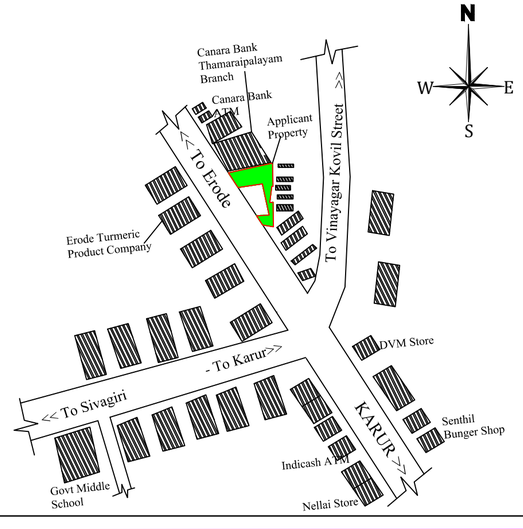
RAIN WATER HARVESTING TANK





SEPTIC TANK PLAN

KEY PLAN (NOT TO SCALE)



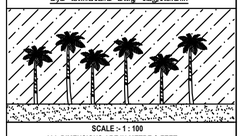
APPLICANT:-

Mr.M.MUTHUKUMAR, S/o.(Late) MURUGAIYAN.

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE (11.51 Cents)	465.81	5014.00
2.	PLINTH AREA OF THE PROPOSED RCC ROOF COMMERCIAL BUILDING IN GROUND FLOOR	44.44	478.37
3.	PLINTH AREA OF THE EXISTING RCC ROOF RESIDENTIALBUILDING IN GROUND FLOOR	52.67	567.00
4.	PLINTH AREA OF THE EXISTING M-TILED ROOF COMMERCIAL SHOP BUILDING IN GROUND FLOOR	18.58	200.00
5.	PLINTH AREA OF THE EXISTING AC SHEET ROOF STORE ROOM & TOILET BUILDING IN GROUND FLOOR	23.78	256.00
6.	AREA OF THE OPEN SPACE	326.34	3512.63

JOINERIES:

Rolling Shutter	RS	- 9'0" X 7'0"
Door	D1	- 2'6" X 7'0"



SCALE :- 1 : 100
ALL DIMENSIONS ARE IN METRE & FEET
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

INDEX:-

1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED RCC ROOF BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN

APPLICANT	REGISTERED ENGINEER
	A. RAJASUBRAMANIAN APPROVED BUILDING SURVEYOR, 314-E, Erode-Karur Main Road, CHINNAKANDANUR, KODUMUDI, Cell: 9003424975, 6382102070

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.