Verified RealEstate™

REFERENCE
178/2024

ISSUED
11 June 2024

PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

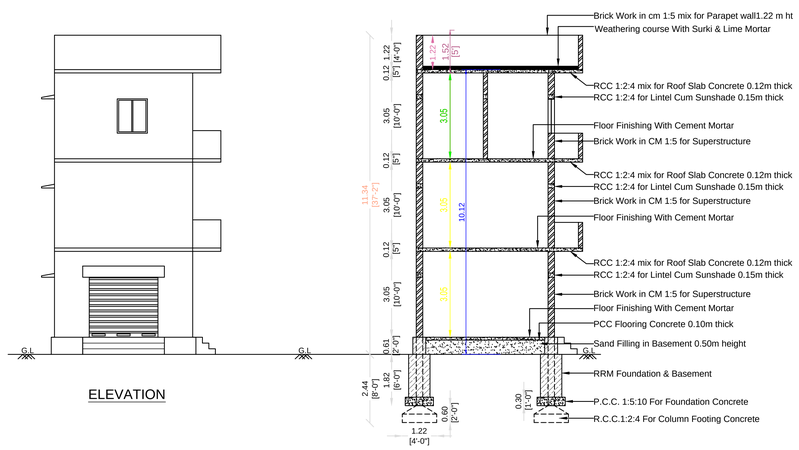
The approval as the planning authority issued it, reproduced in full behind this page.

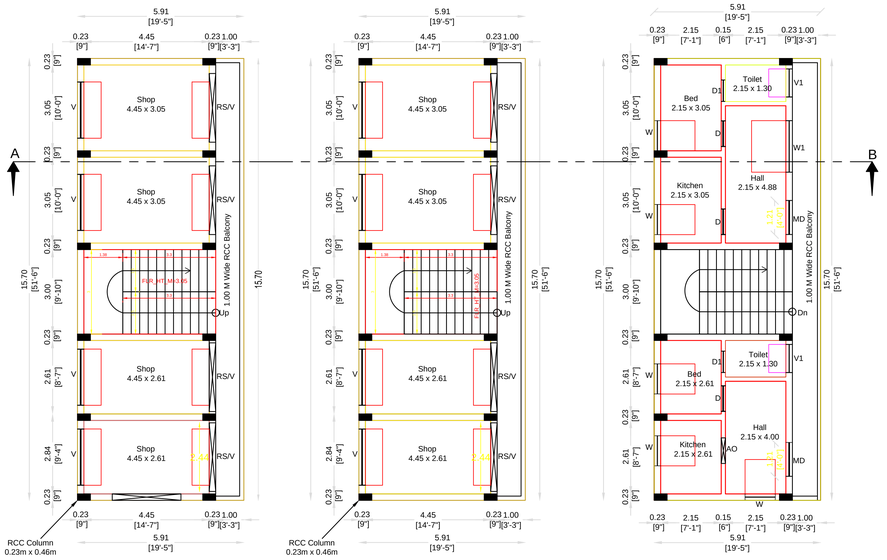
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

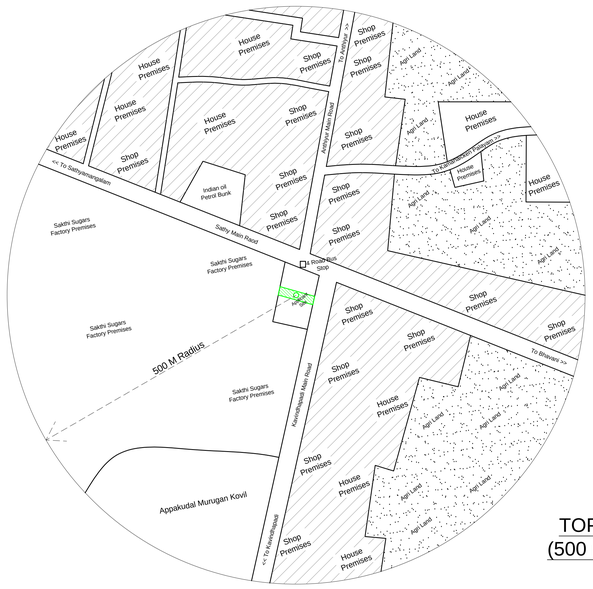
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

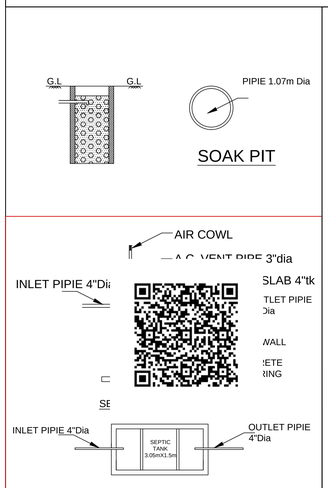
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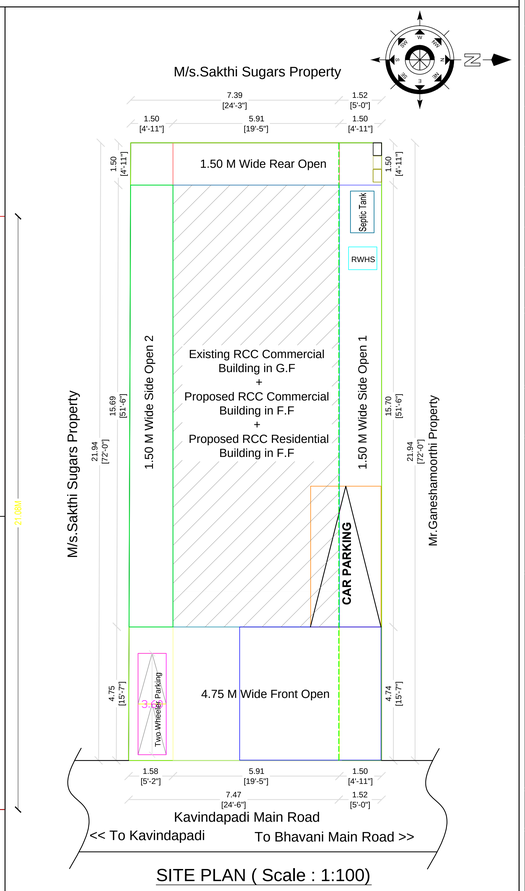
DIGITALLY VERIFIED RECORD











Plan Showing the Proposed Additional Construction of RCC Terraced First Floor Commericial Building and Second Floor Residential Building (Existing Commericail Building in G.F in D.No: 67, 68, 71, 72, Assessment No:1814, 1816,1821, 1822) at R.S.F.No: 277/ 1-pt, Appakudal Village & Town Panchayat, Kavindapadi Main Road, Appakudal, Bhavani Taluk, Erode District.

Applicant : Thiru.A.R.Murugesan, S/o.Thiru.A.S.Ramasamygounder.

AREA DETAILS	SQM	SFT
Area of the Applicant Site (As on Document- Item No:18 -1755.00 Sft + Item No: 19 - 360.00 Sft = 2115.00 Sft	196.48	2115.00
Area of the Applicant Site (As on Patta)	196.48	2115.00
Area of the Applicant Site (As on Site)	196.48	2115.00
Area of the Applicant Site (As on Super Imposed Plot Boundary)	196.38	2113.81
Plinth Area of the Existing RCC Commercial Building in G.F	92.80	998.89
Plinth Area of the Proposed RCC Commercial Building in F.F	92.80	998.89
Plinth Area of the Proposed RCC Residential Building in S.F	92.80	998.89
Carpet Area of the Existing RCC Commercial Building in G.F	50.40	542.50
Carpet Area of the Proposed RCC Residential Building in F.F	50.40	542.50
Carpet Area of the Proposed RCC Residential Building in S.F	43.43	467.48
Area of the Open Space	103.69	1116.11
Proposed Septic Tank & Soak Pit - Each	01 No	
Proposed Stair case	01 No	
Proposed Rain Water Harvesting Sump	01 No	

Plot Coverage = 92.80 / 196.38 x 100 = 47.26 %

F.S.I = 278.40 / 196.38 = 1.418 < 2.00

Existing Ground Floor Plan Approval No: 30/2009 - 2010, Dated : 05/01/2010, Issued by The Executive Officer Appakudal Town Panchayat.

Note :-

ALL DIMENSIONS ARE IN "METER"

ALL ROOMS ARE HAVING SUFFICIENT "VENTILATION"

"U" DROP WILL BE PROVIDED IN THE OUTLET

COLLECTION TANK WATER WILL BE REUSE TOILET & BATH ROOM OUTLET

A K S H A R A BUILDERS & PLANNERS
your happiness is our goal

CELL : 94892 - 47070
: 86673 - 79192

D.No: 161A, Salem Main Road, Near Komarapalayam Municipal Office,Gandhi Statue Left Side,Komarapalayam, Komarapalayam Taluk, Namakkal District- 638 183

Mail ID : aksharabuilders.planners@gmail.com

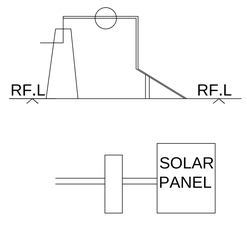
Drawn By : Er. S.CHANDRAHASAN D.C.E.,

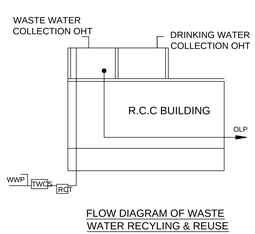
APPLICANT

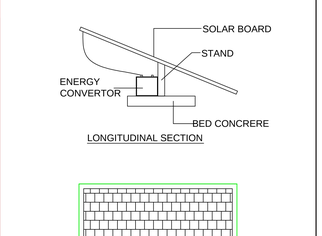
REGISTER ENGINEER

Er. S. CHANDRAHASAN DCE.,LBS.,
Reg. Civil Engineer, Cell: 94892 47070
AKSHARA BUILDERS & PLANNERS
Salem Main Road, Gandhi Statue Opp
Near Municipal Office, Komarapalayam
Namakkal District - 638 183.

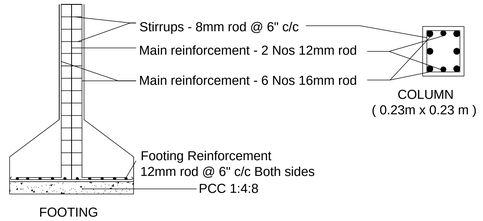
PLAN INFO
PLOT_AREA_M2= 196.38
AS_PER_DOCUMENT = 196.48
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= ERODE
TALUK= BHAVANI
JURISDICTION_TYPE= TOWN PANCHAYAT
SURVEY_NO= 277/1-Pt
PATTA_NO= 1557
ACCESS_WIDTH_M=8.99
ROAD_WIDTH=23.4
ROAD_LENGTH= 40
AVG_PLOT_WIDTH= 8.95
AVG_PLOT_DEPTH= 21.94
LAND_USE_ZONE =COMMERCIAL
IS_EXISTINGBUILDING_EXCEPTION=YES
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
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 196.38
AS_AT_SITE = 196.38
BLOCK_1_B-SHOP_MEMBER_COUNT = 08

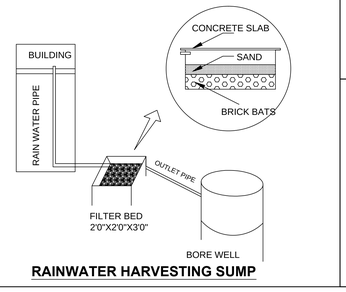






Column & Footing Reinforcement Details





JOINERY DETAILS :-

Rolling Shutter	RS	2.44 x 2.13
Main Door	MD	1.21 x 2.13
Door	D1	0.76 x 2.13
Window	W	1.07 x 1.22
Ventilator	V	2.00 x 0.61
Ventilator	V1	1.00 x 0.61

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
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OMR Thoraipakkam,
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.