PP APPROVAL RECORD

# Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

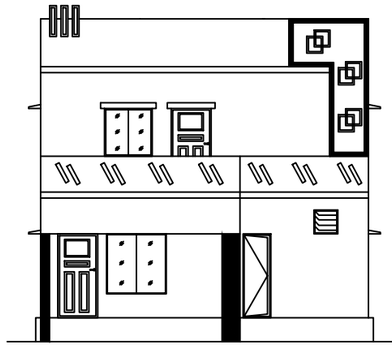
ISSUING AUTHORITY
**Rural Panchayat**

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

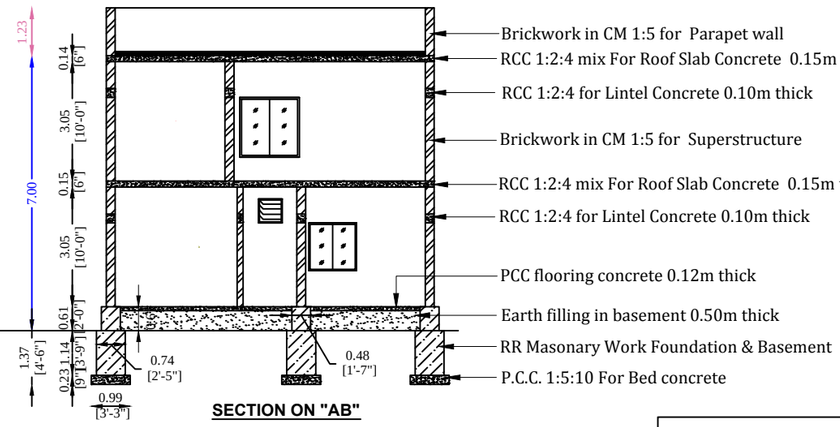
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

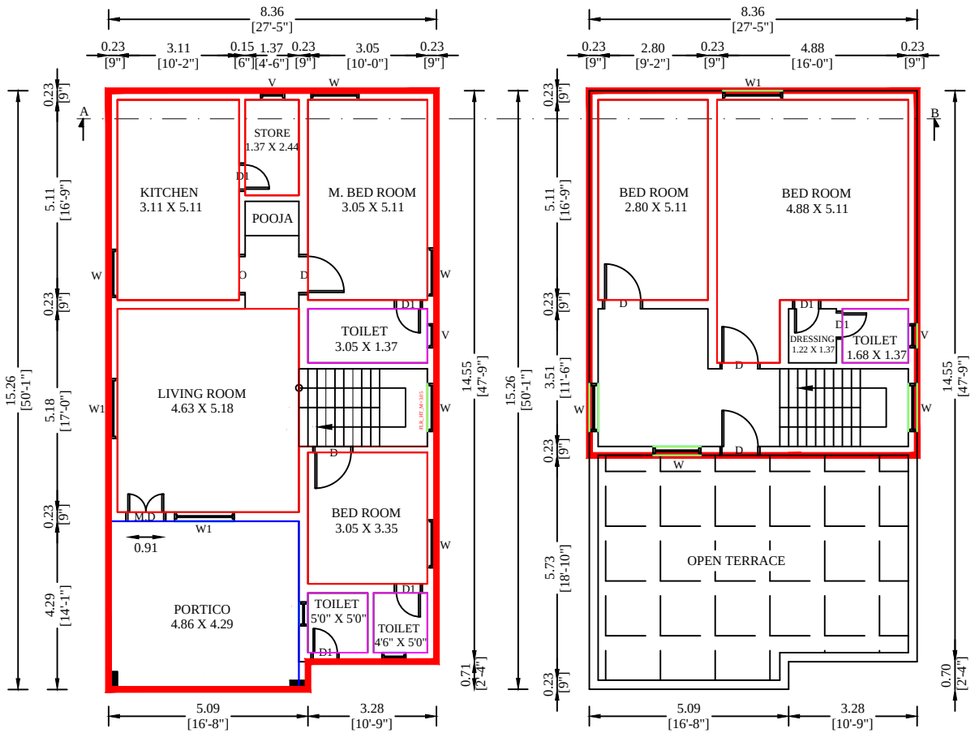
hello@verified.realestate
+91 9996 12 9996
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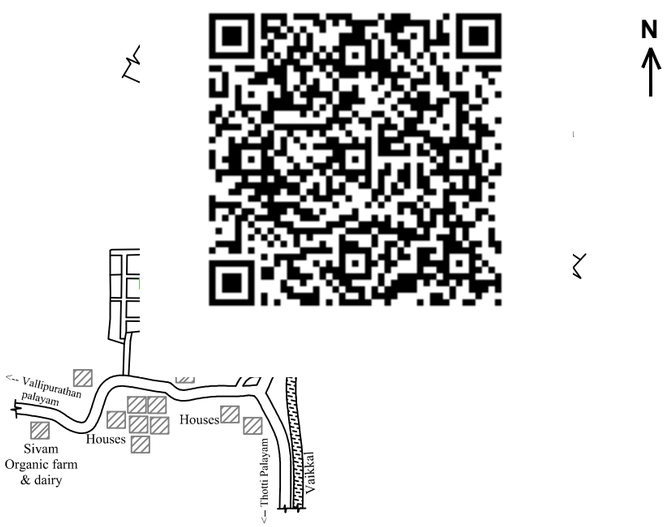
**FRONT ELEVATION**

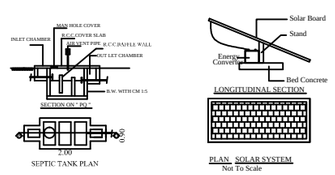



**SECTION ON "AB"**



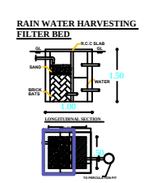

**FIRST FLOOR PLAN**

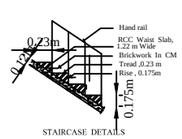









PLAN INFO
PLOT_AREA_M2=173.72
AS_PER_DOCUMENT = 173.72
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=PERUNDURAI
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= 30/2A1A1H
PATTA_NO=6163
PLOT_NO=11
ACCESS_WIDTH_M=7.2
ROAD_WIDTH=7.2
ROAD_LENGTH=15.78
AVG_PLOT_WIDTH= 10.36
AVG_PLOT_DEPTH= 16.76
LAND_USE_ZONE =INDIVIDUAL RESIDENCE
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=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 173.72
AS_AT_SITE = 173.73

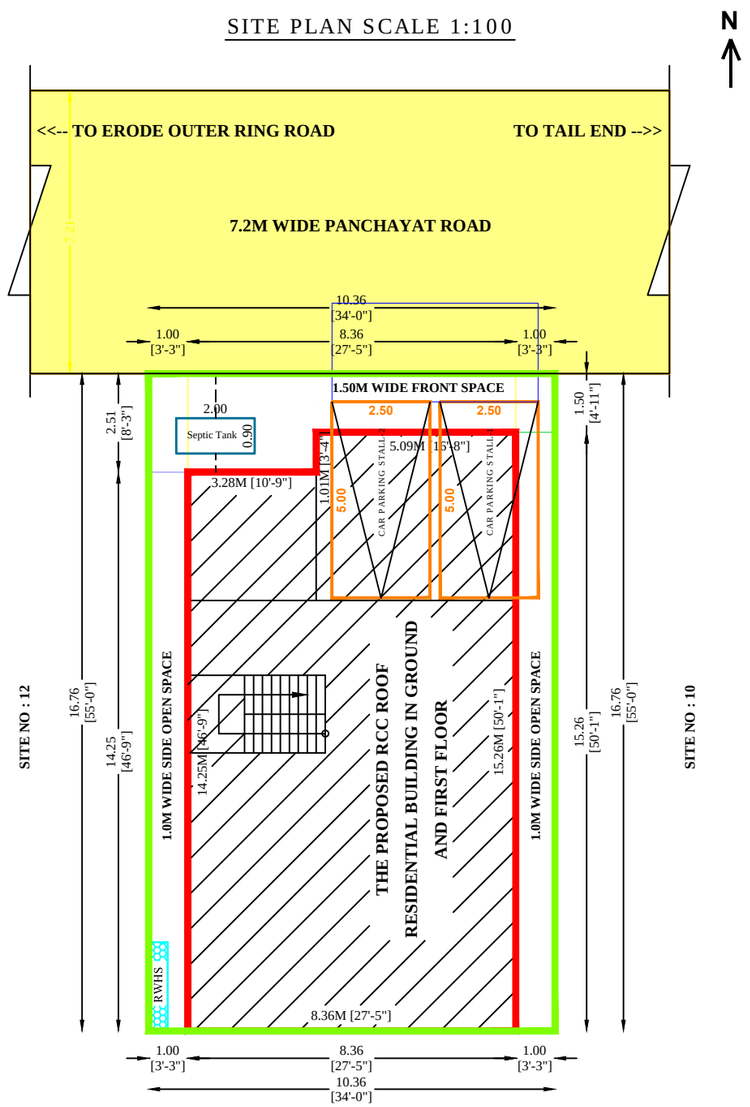
NOTE:-

ONLINE APPLICATION NO : SWP/BPA/241649/2024

BUILDING APPROVAL NO : ERDCMLI/V.VELLODE/23-2024-25

DATE : 18-07-2024

SITE PLAN SCALE 1:100




SITE NO : 15, 16

**SWP/ DTCP/ ERODE/ LAYOUT APPROVAL NO: 106/2022**

ந.க.எண்: **91/2022-2023** நாள்: **13.01.2023**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN GROUND FLOOR, AT PLOT NO: 11, **"SRI KRISHNA AVENUE",** IN R.S.F.NO: 1000/2B5A2, VADAMUGAM VELLODE VILLAGE AND PANCHAYAT, CHENNIMALAI PANCHAYAT UNION, PERUNDURAI TALUK, ERODE DISTRICT.

**APPLICANT:**

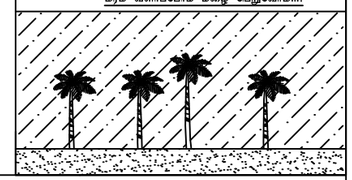
Mr.A.N.SAKTHIVEL, S/o.Mr.N.NACHIMUHTU

| S.No: | DESCRIPTION | Sq.Mt | Sq.Ft |
|---|---|---|---|
| 1. | AREA OF THE SITE | 173.72 | 1870.00 |
| 2. | PLINTH AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR | 125.33 | 1349.05 |
| 3. | PLINTH AREA OF THE PROPOSED RCC BUILDING IN FIRST FLOOR | 77.75 | 836.90 |
| 4. | TOTAL PLINTH AREA OF THE PROPOSED RCC BUILDING IN GROUND AND FIRST FLOOR | 203.08 | 2185.95 |
| 5. | AREA OF THE OPEN SPACE | 48.39 | 520.95 |
| 6. | CARPET AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR | 68.96 | 742.28 |

**JOINERIES:**

| | | |
|---|---|---|
| DOOR | MD | - 1.21 X 2.13 |
| DOOR | D | - 0.91 X 2.13 |
| DOOR | D1 | - 0.76 X 2.13 |
| WINDOW | W | - 1.22 X 1.22 |
| WINDOW | W1 | - 2.62 X 1.32 |
| OPENING | AO | - 1.00 X 2.13 |

மழை வளப்போம் மழை பெறுவோம்...!



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


Er. R.KUMARIANANDAN, B.E., M.E.,

CONSULTING CIVIL ENGINEER, LICENSED BUILDING SURVEYOR, CONTRACTOR & VALUER,
REGISTERED ENGINEER FOR DTCP: RDD SALEM/RE-II/003/2021,
REGISTERED ENGINEER FOR ERODE CORPORATION: 056/LS/2019/00026,
E.-mail ID : r.kumarianandan @ gmail.com Cell: 96988 - 28102
OFFICE : H40/120, First Floor, Periyar Nagar main road, Near IOB & BOB, Periyar Nagar, Erode - 638 001.
RESIDENCE: D.No.: 53 B, Bharathi Nagar, Puthu valasu, Kavudichipalayam, Vellode via, Perundurai Taluk, Erode Dt. - 638 112.


**INDEX:**

1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED RCC BUILDING SHOWN IN -
3. EXISTING ROAD SHOWN IN -
4. RAINWATER HARVESTING SYSTEM -

| APPLICANT | REGISTERED ENGINEER |
|---|---|
| | Er.R. KUMARIANANDAN, B.E.,M.E.,R.E (Dtcp & Corp), Registered Engineer & Consulting Civil Engineer DTCP Reg. No : DTCP/NAMAKKAL/RE-II/003/2021 Erode Corp Reg.No : 056/LS/2019/00026 D.No: H40/120, First Floor, Near IOB & BOB Bank, Opp. Green Park Apartments, Periyar Nagar Erode - 638 009. Ph : 96988 28102 |

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
**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.