Verified RealEstate™

REFERENCE
ELA/018/2024-2025

ISSUED
28 June 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

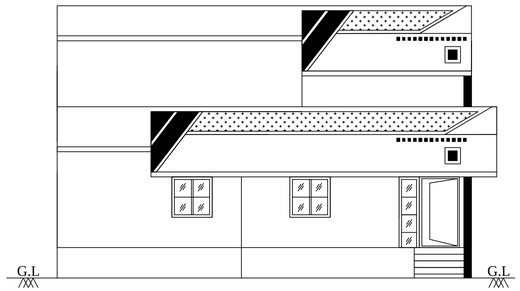
ISSUING AUTHORITY
Rural Panchayat

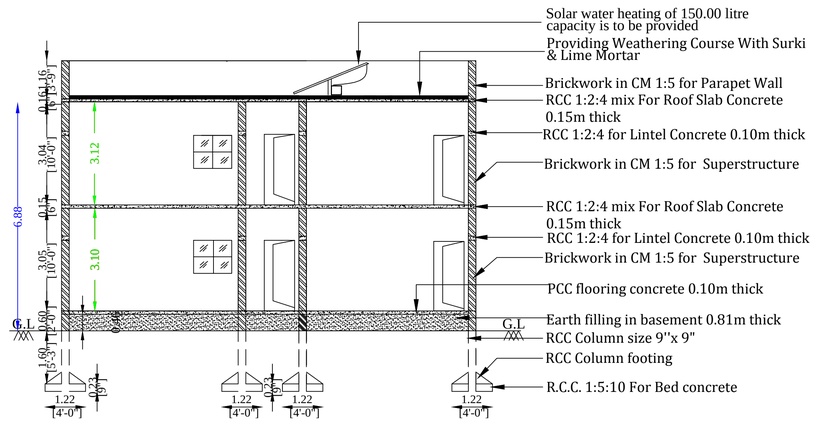
The approval as the planning authority issued it, reproduced in full behind this page.

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

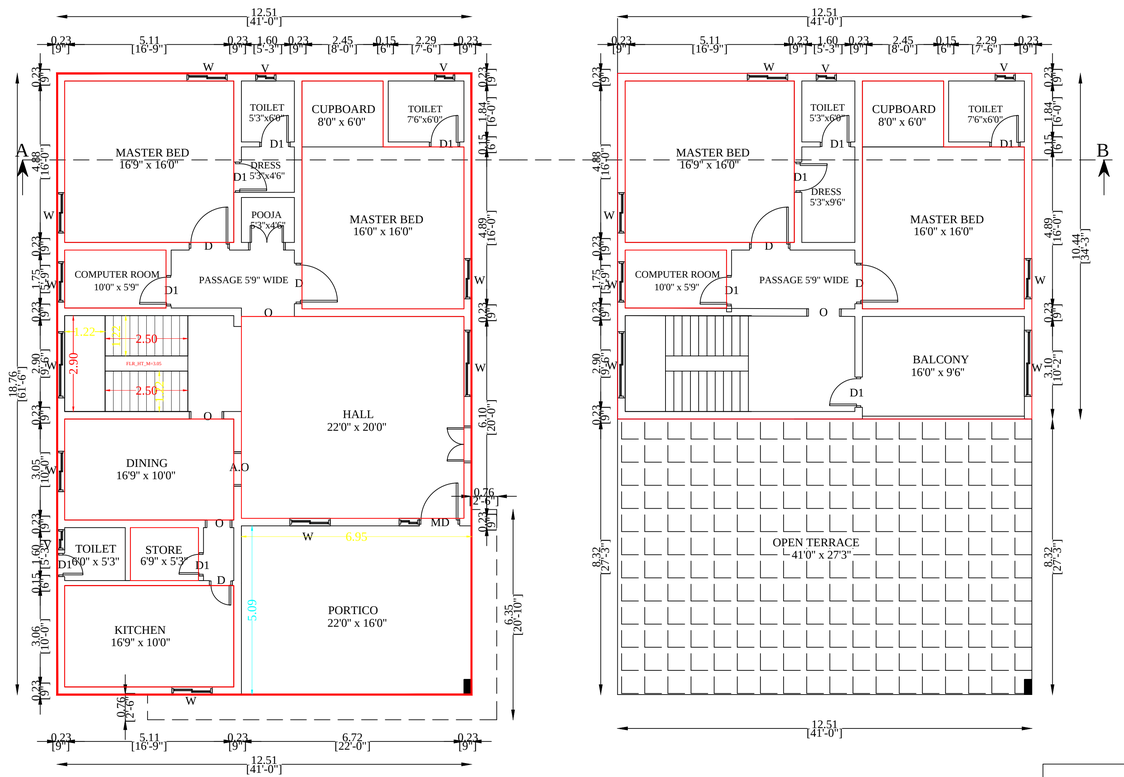
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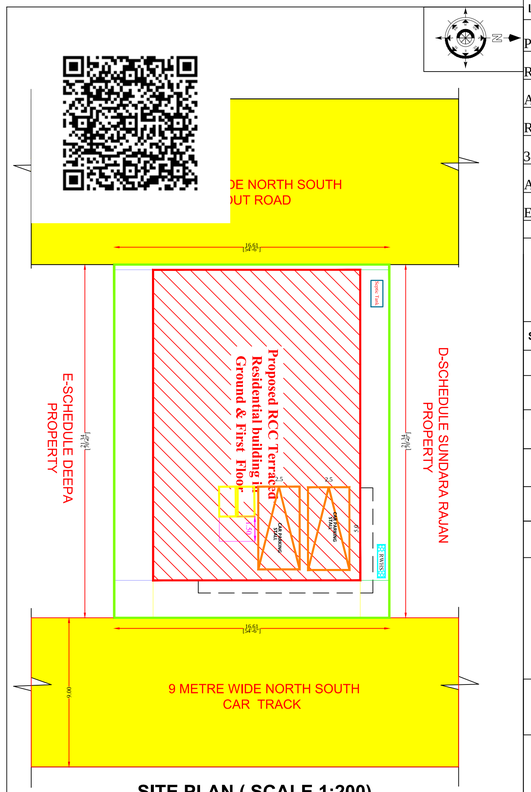
FRONT ELEVATION

SECTION ON "AB"

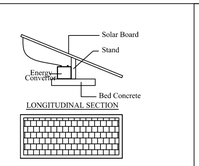


GROUND FLOOR PLAN

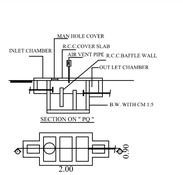
FIRST FLOOR PLAN



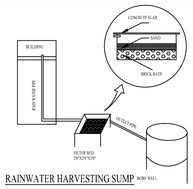
SITE PLAN (SCALE 1:200)



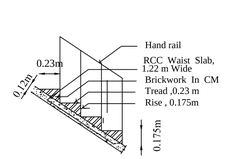
PLAN SOLAR SYSTEM
Not To Scale



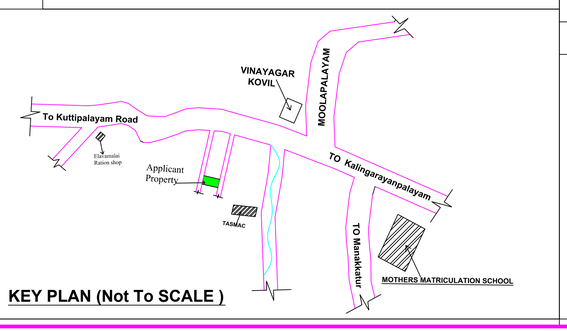
SEPTIC TANK PLAN



RAINWATER HARVESTING SUMP



STAIRCASE DETAILS



KEY PLAN (Not To SCALE)

PLAN INFO
PLOT_AREA_M2= 354.42
AS_PER_DOCUMENT =354.42
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
DISTRICT=ERODE
TALUK=ERODE
JURISDICTION_TYPE=VILLAGE PANCHAYAT
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE =INDIVIDUAL RESIDENCE
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO= 340/1A1A
PATTA_NO=1569
PLOT_NO= 6,9
ACCESS_WIDTH_M=9.00

ROAD_WIDTH= 9.00
ROAD_LENGTH=30.78
AVG_PLOT_WIDTH= 16.61
AVG_PLOT_DEPTH= 21.34
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
FMB_OR_PLR = 354.42
AS_AT_SITE = 354.43

Panchayat Approval No:
ந.க.எண் : **03/6T1/2021-22,** நாள்: 20.10.2021

DTCP Approval No:

ம.வ /சு.ம.ா எண். **NO: 226/2021**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR, AT SITE NO: 6,9 "KUTTIPALAYAM TO KALINGARAYANPALAYAM ROAD" ELAVAMALAI IN R.S.F. NO: 340/1A1A, (OLD S.F.NO: 340/1A),PATTA No: 1569, "KRISHNA GARDEN",ELAVAMALAI VILLAGE AND PANCHAYAT, ERODE PANCHAYAT UNION , ERODE TALUK, ERODE DISTRICT.

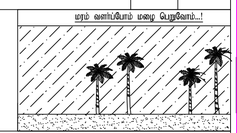
NAME OF APPLICANTS:

1. S.KARUNANITHI S/o.R.SHANMUGAM.

S.No	DESCRIPTION	Sq.M	Sq.Ft
1	AREA OF THE APPLICANTS SITE	354.42	3815.00
2	PLINTH AREA OF THE PROPOSED RCC RESIDENTIAL BUILDING IN GROUND FLOOR	234.25	2521.50
3	PLINTH AREA OF THE PROPOSED RCC RESIDENTIAL BUILDING IN FIRST FLOOR	130.46	1404.25
4	TOTAL PLINTH AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR & FIRST FLOOR	364.71	3925.75
5	CARPET AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR & FIRST FLOOR	291.77	3140.60
6	AREA OF THE OPEN SPACE	120.17	1293.50

JOINERIES:

DOOR	MD	- 1.22 X 2.13
DOOR	D	- 0.91 X 2.13
DOOR	D1	- 0.76 X 2.13
WINDOW	W	- 1.52 X 1.22
WINDOW	W1	- 1.22 X 1.22
WINDOW	W2	- 1.22 X 1.00
OPENING	O	- 0.91 X 2.13
VENTILATOR	V	- 0.91 X 0.76



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 BUILDING SHOWN IN -
3. EXISTING ROAD SHOWN IN -
4. RAINWATER HARVESTING SYSTEM -

APPLICANT	REGISTERED ENGINEER
	Er.M. VEERAPERIYASAMY, B.E., MIE., AIV., CHARTERED ENGINEER, M - 1770068 Approved Valuer : A-30696 Registered Engineer : 55/LS/2019/10 BEST PLANNERS 739, Kalingarayanpalayam, Bhavani - 638 301. 98427 55502

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.