Verified RealEstate™

REFERENCE
22/2024-2025

ISSUED
01 August 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,
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Chennai 600 097, India

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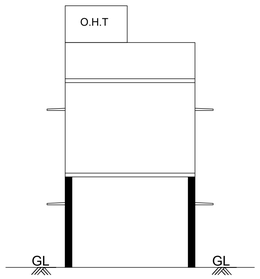
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT, GROUND AND FIRST FLOOR R.C.C ROOF RESIDENTIAL BUILDING IN(EXISTING BUILDING DEMOLISHED) , SITE NO:07 EAST PART, OLD R.S.F.NO-340, NEW R.S.F.NO-16/4(AFTER SUBDIVISION NEW R.SF.NO:16/4A1B), PATTA NO:810 AT 46 PUDUR VILLAGE AND PANCHAYAT, MODAKKURICHI UNION AND TALUK , ERODE DISTRICT.

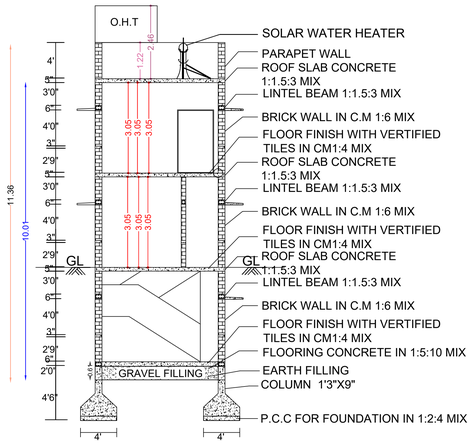
(EXISTING DOOR NO-66E)

APPLICANT:

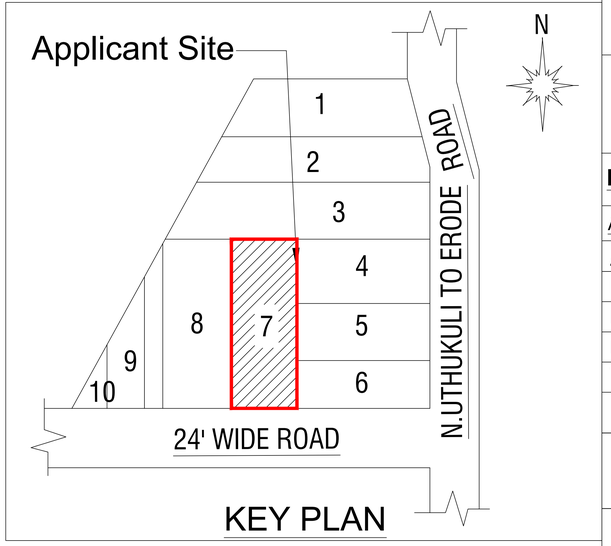
Mr.K.JAGDEESH S/O (LATE) Mr.K.M.KUPUSAMY



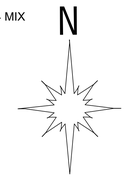
ELEVATION

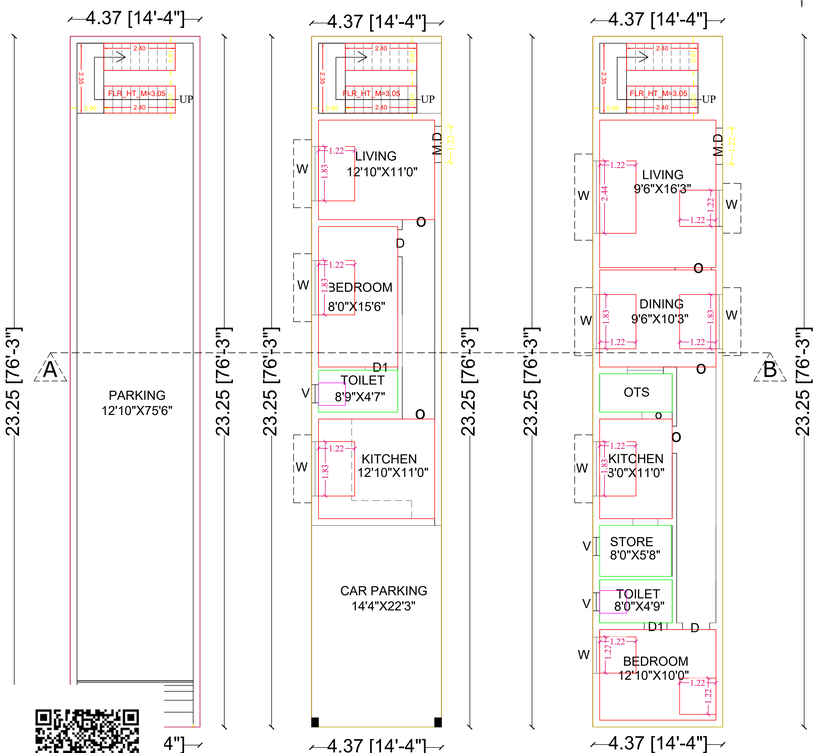


SECTION AB



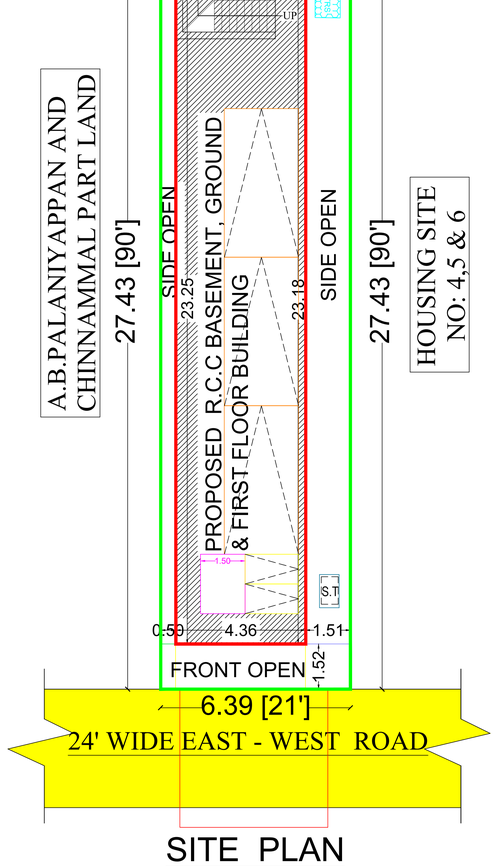
KEY PLAN





GROUND FLOOR PLAN

FIRST FLOOR PLAN



SITE PLAN

ONLINE APPLICATION NO :SWP/BPA/284883/2024

BUILDING PERMISSION NO :22/2024-2025

DATE:30/07/2024

SPFW/ELPA NO:258/2018,

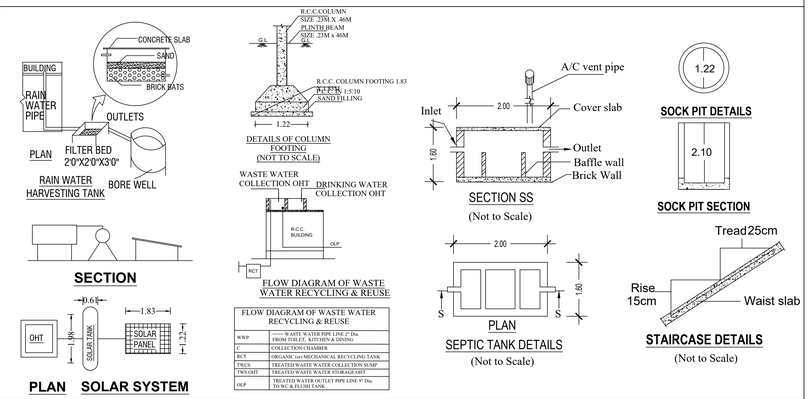
ழ.ஏ.எண்:1733/2024/அ3, -31.05.2024

I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m
Area of the Applicant site	1890.00	175.58
Plinth Area Of Basement Floor	1093.73	101.61
Plinth Area Of G.Floor Building	1093.73	101.61
Plinth Area Of F.Floor Building	1093.73	101.61
Total Plinth Area of Floors	3281.19	304.83
Area Of Open Space	796.27	73.97

JOINERY DETAILS	FEET	METRE
D DOOR	3'3" X 7'0"	1.00 X 2.14
D1 DOOR	2'6" X 7'0"	0.76 X 2.14
W WINDOW	4'0" X 4'0"	1.22 X 1.22
V VENTILATOR	3'3" X 1'9"	1.00 X 0.50
SEPTIC TANK 1 No		BORE WELL 1 No
R.W.H 1 No		SUMP 1 No

Floor Space Index (F.S.I.) - Total Building Area / Total Land Area = 304.83 / 175.58 =1.73 < 2



DESCRIPTION	Required	Provided
Car Parking Stalls	3	3
Two Wheeler Parking Stalls	2	2
Cycle Parking Stalls	-	-

COLOR INTEX :-

ROAD SHOWN IN -

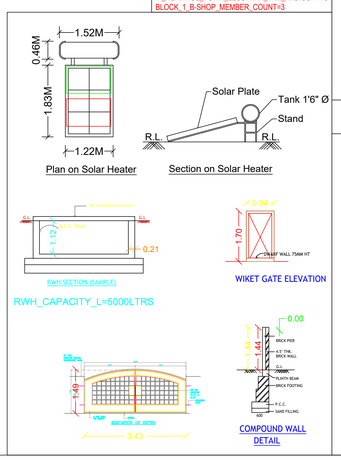
SITE BOUNDARY SHOWN IN -

PROPOSED BUILDING SHOWN IN -

GATE ENTRY /EXIT — MEASUREMENT IN METER 6.00 X 1.81

ALL DIMENSIONS ARE IN METER
SCALE 1:100

PLAN INFO
AS_AT_SITE=175.13
FMB_OR_PLR=175.00
AS_PER_DOCUMENT=175.58
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=07 EAST PART
SURVEY_NO=16/4A1B
PATTA_NO=810
TALUK=MODAKKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.39
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=175.58
AVG_PLOT_DEPTH=27.43
AVG_PLOT_WIDTH=6.39
AREA_TYPE=OTHERS
ROAD_WIDTH=7.32
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO
BLOCK_1_B-SHOP_MEMBER_COUNT=3



NAVAKI BUILDERS

Er.C.NAVANEETHA KRISHNAN,D.C.E..,
(LICENCED BUILDING SURVEYOR)
PLANNERS & CONSTRUCTION
Cell 9842750760,9629513760
email :navakibuilders@gmail.com

APPLICANT	REGISTERED ENGINEER
	Er.C.NAVANEETHA KRISHNAN,D.C.E. Licenced Building Surveyor, No: 212 / 2014 NAVAKI BUILDERS 92,Chennappanaiyakan Palayam, Erode-104 Cell: 98427 50760, 96295 13760
	NAVAKI BUILDERS-98427 50760

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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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.