Verified RealEstate™

REFERENCE
08/2024-25

ISSUED
08 July 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

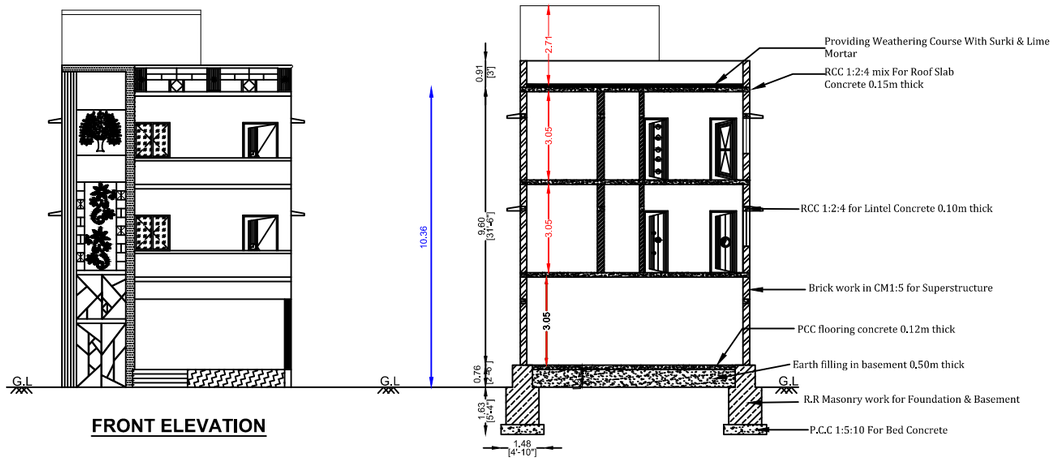
The approval as the planning authority issued it, reproduced in full behind this page.

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

hello@verified.realestate
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DIGITALLY VERIFIED RECORD



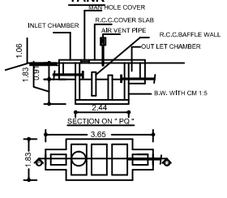
FRONT ELEVATION

SECTION ON "AB"

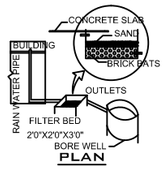


GROUND FLOOR PLAN | **FIRST FLOOR PLAN** | **SECOND FLOOR PLAN** | **TERRACE FLOOR PLAN**

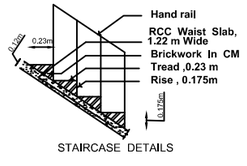
SEPTIC TANK



RAIN WATER HARVESTING TANK

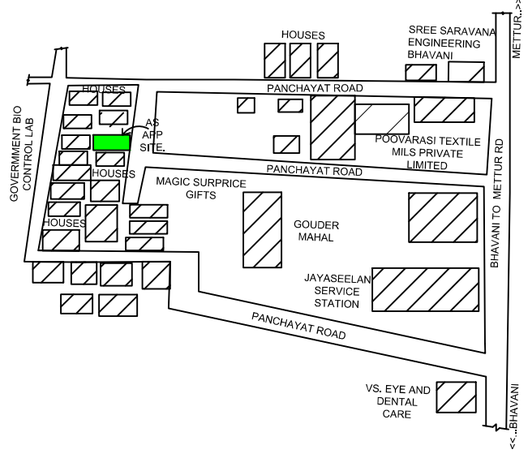


STAIRCASE

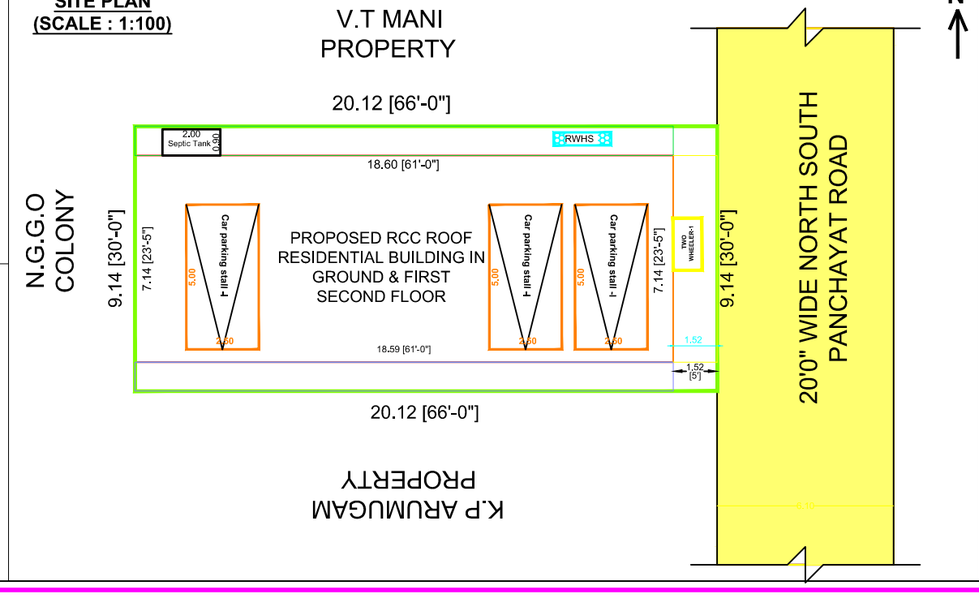


PLAN INFO
PLOT_AREA_M2=184.01
AS_PER_DOCUMENT =184.01
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=BHAVANI
JURISDICTION_TYPE=URACHIKOTTAI
SURVEY_NO= 46/3A1
PATTA_NO=103
PLOT_NO= NIL
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
ACCESS_WIDTH_M=13.72
ROAD_WIDTH=4.50
ROAD_LENGTH=4.50
AVG_PLOT_WIDTH=4.50
AVG_PLOT_DEPTH= 4.50
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_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
FMB_OR_PLR =184.01
AS_AT_SITE =183.95

KEY PLAN
(NOT TO SCALE)



SITE PLAN
(SCALE : 1:100)



நக.எண் : ஆ2 /2487 /2024 நாள் : 13.06.2024

SPFW / SRDD NO : 272/2024

PLAN SHOWING THE PROPOSED CONSTRUCTIION OF RCC ROOF RESIDENTIAL BUILDING IN GROUND,FIRST, AND SECOND FLOOR AT NGGO COLONY, KURUPPANAICKENPALAYAM IN R.S.F.NO : 46/3A1, PATTA NO : 103, URACHIKOTTAI VILLAGE, KURUPPANAICKENPALAYAM PANCHAYAT,BHAVANI PANCHAYAT UNION AND TALUK, ERODE DISTRICT.

NAME OF THE APPLICANT :-

S.S.GOKUL NATHAN, C/0.(LATE).SUBRAMANIAN

S.NO	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE	184.01	1980.00
2.	PLINTH AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR (OR) STILT FLOOR (NON-FSI AREA)	132.70	1428.38
3.	PLINTH AREA OF THE PROPOSED RCC BUILDING IN FIRST FLOOR	132.70	1428.38
4.	PLINTH AREA OF THE PROPOSED RCC BUILDING IN SECOND FLOOR	132.70	1428.38
5.	PLINTH AREA OF THE PROPOSED RCC HEAD ROOM IN TERRACE FLOOR	19.02	204.75
6.	TOTAL PLINTH AREA OF THE PROPOSED RCC BUILDING IN GROUND,FIRST & SECOND FLOOR	417.12	4489.89
7.	TOTAL FSI AREA OF THE PROPOSED RCC BUILDING IN GROUND,FIRST & SECOND FLOOR	284.44	3061.71
8	AREA OF THE OPEN SPACE	32.22	346.87
9.	CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN GROUND,FIRST & SECOND FLOOR	206.60	2223.92

JOINERIES:

MAIN DOOR	MD	- 1.06 X 2.14
DOOR	D	- 0.91 X 2.14
DOOR	D1	- 0.77 X 2.14
WINDOW	W	- 1.22 X1.22
VENTILATOR	V	- 0.61 X 0.61
OPEN SPACE	O	- 0.91 X 2.14

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

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

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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.