Verified RealEstate™

REFERENCE
256/2024-2025

ISSUED
12 September 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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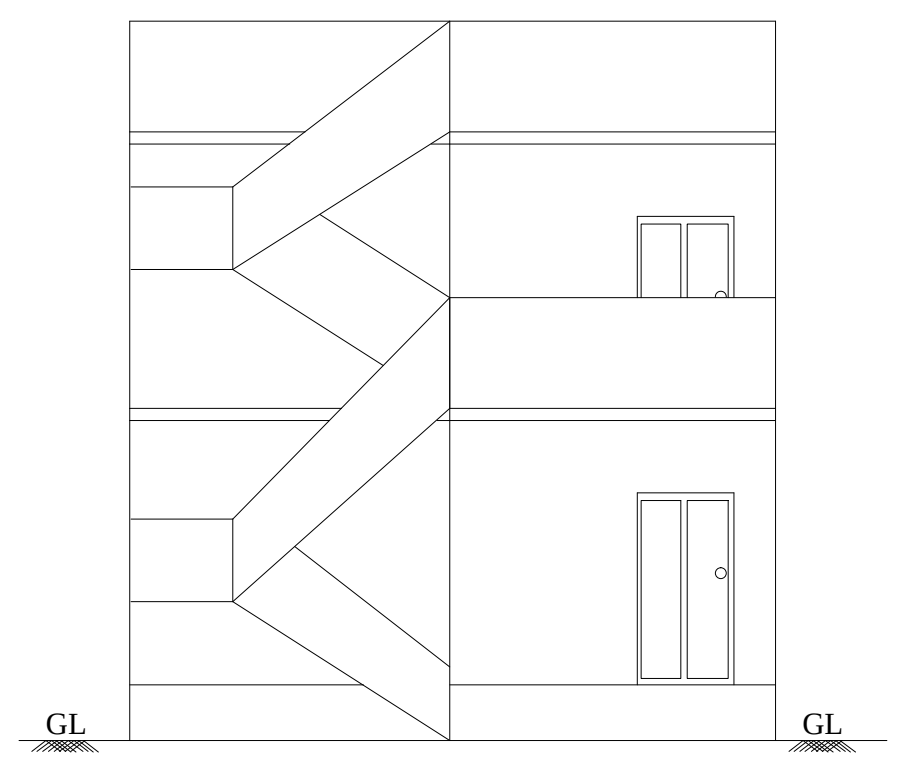
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR AT R.S.F.No : 111/ 2A1, SITE No: 5, "SIVASAKTHI NAGAR " , WARD NO :1 , UDUPPARAI , VELLIYAMPALAYAM MAIN STREET , AVALPOONDURAI 'A' VILLAGE AND AVALPOONDURAI TOWN PANCHAYAT , MODAKKURCHI TALUK, ERODE DISTRICT.

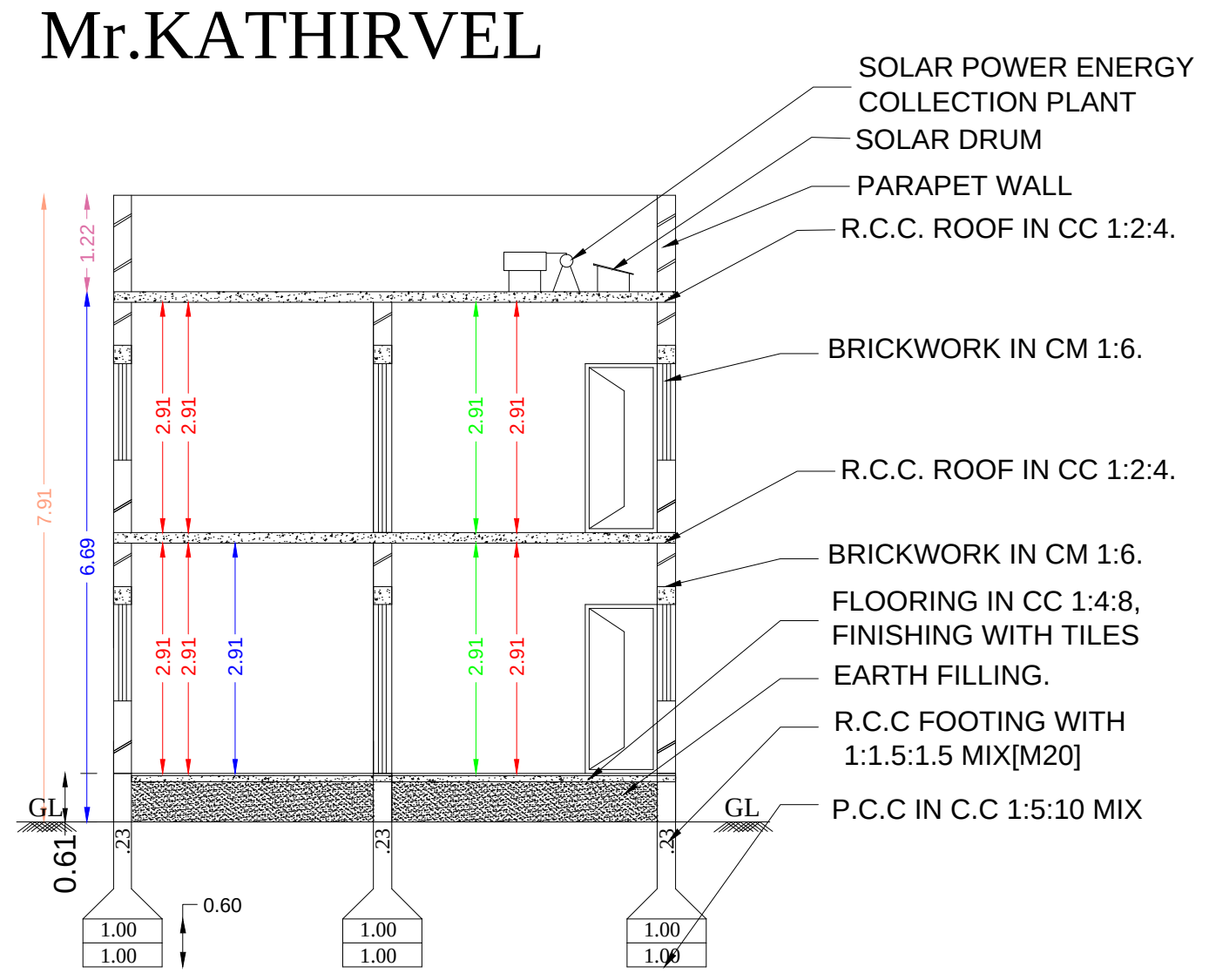
Applicant :

Mr.K.UMAKANTH., S/o. Mr.KATHIRVEL

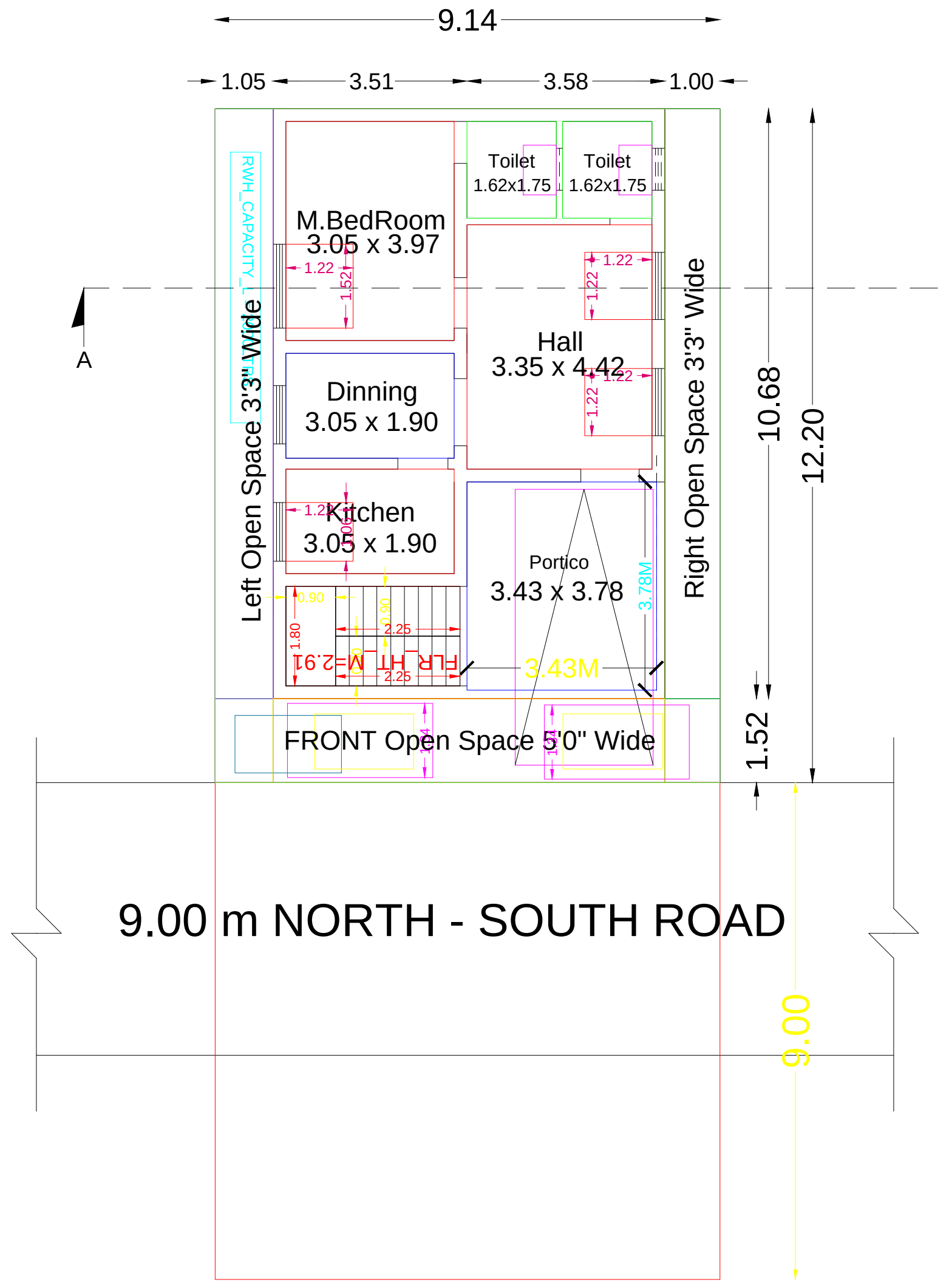
ம.வ/(ம.சே) எண்: 576/2019



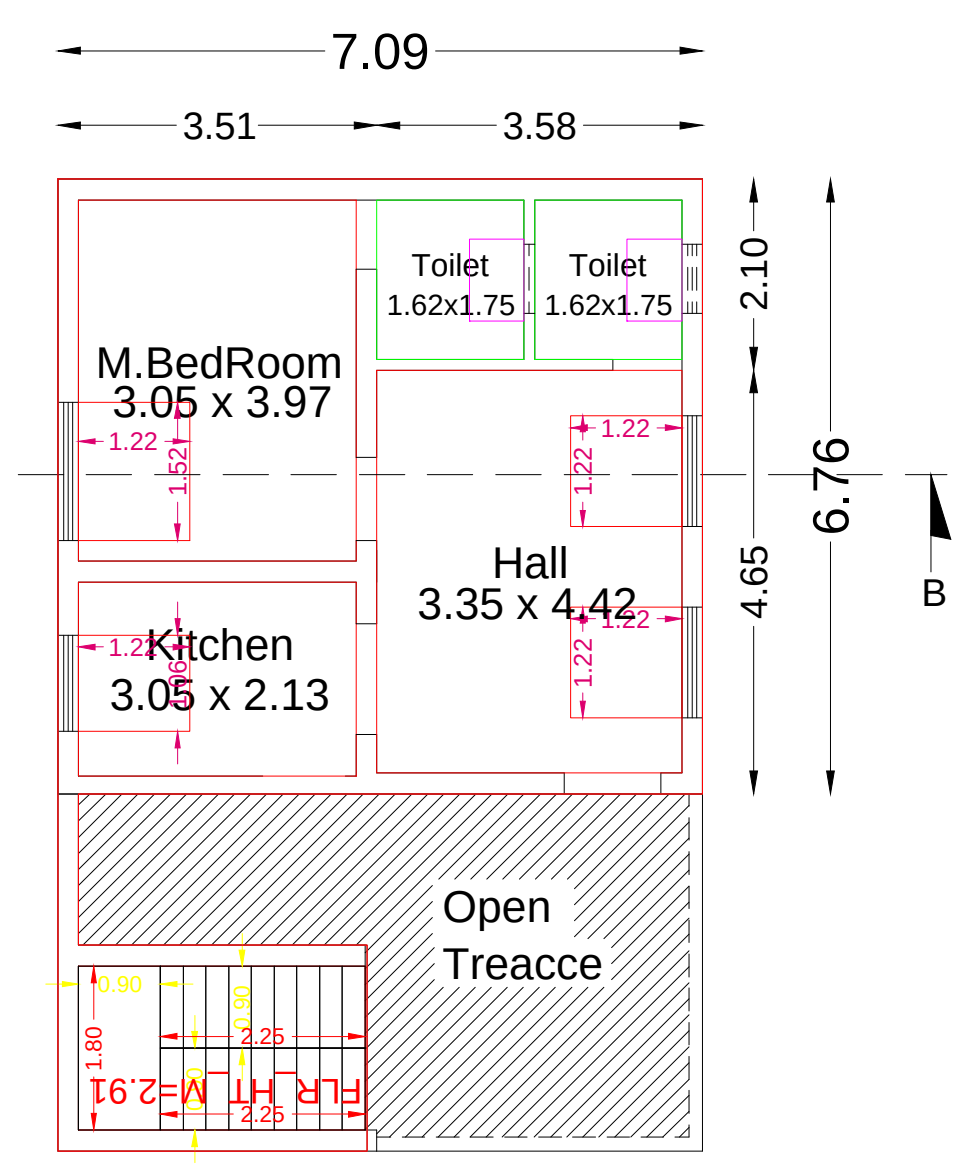
FRONT ELEVATION



SECTION ON AB

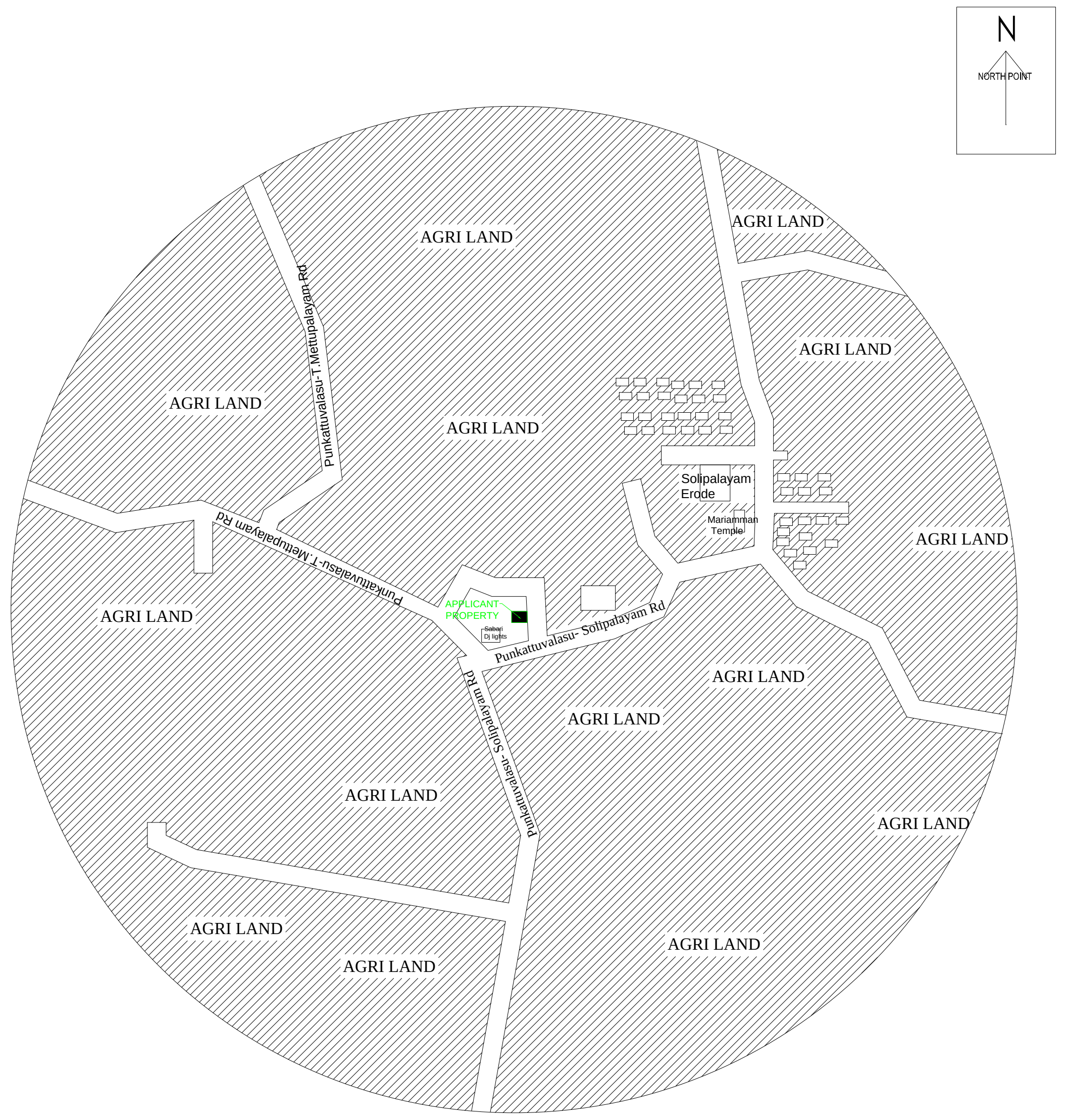


GROUND FLOOR PLAN

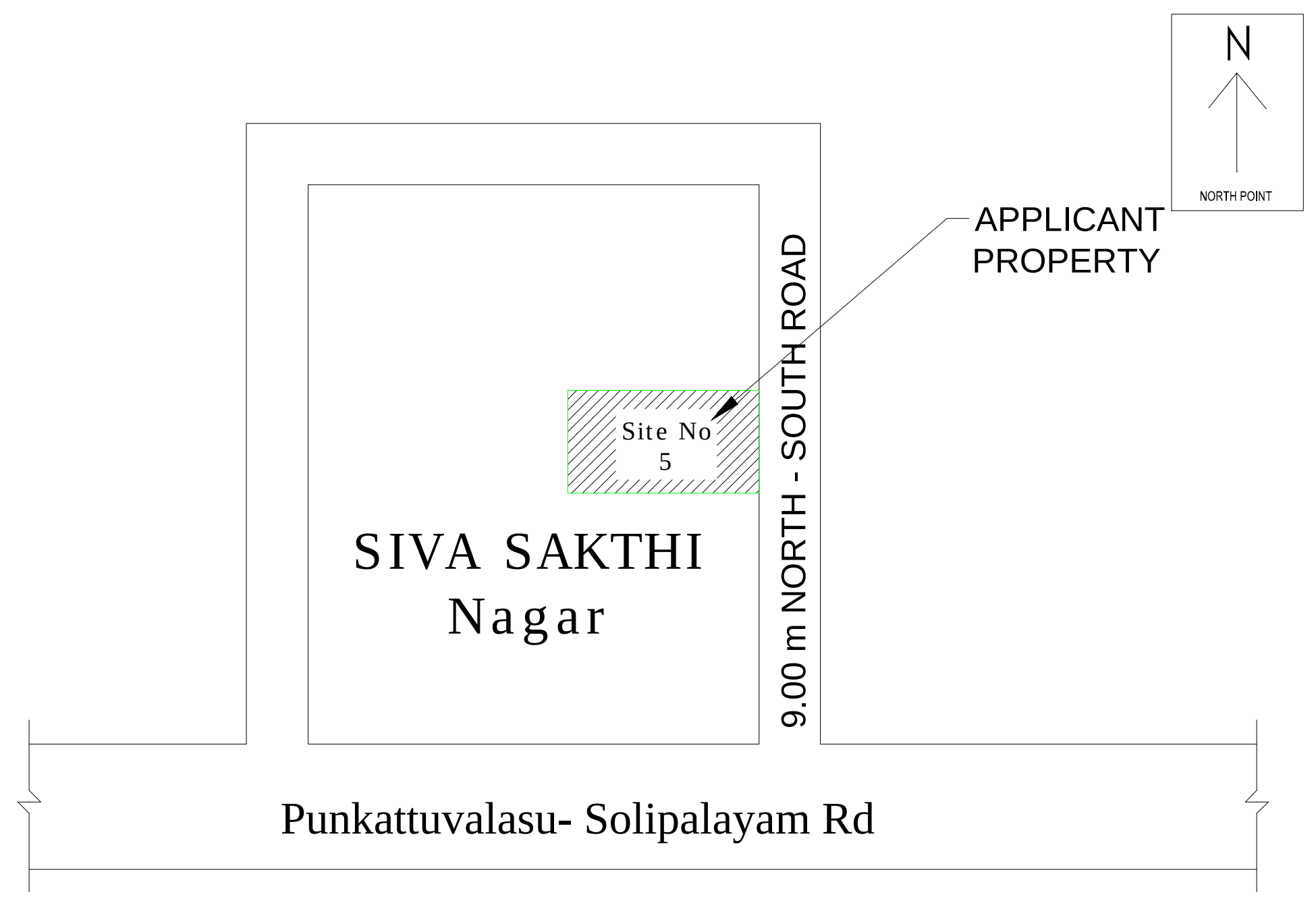


FIRST FLOOR PLAN

Details of Waste Water Recycling Tank - Kitchen, Bath Waste Water Reuse Method	
WWP	Waste Water Pipe Line 2" Dia From Kitchen, Bath & Dining
C	Collection Chamber
RCT	Organic (or) Mechanical Recycling Tank
TWCS	Treated Waste Water Collection Sump
TWS OHT	Treated Waste Water Storage O.H.T
OLP	Treated Water Outlet Pipe Line 9" Dia. To W.C. &Flush Tank

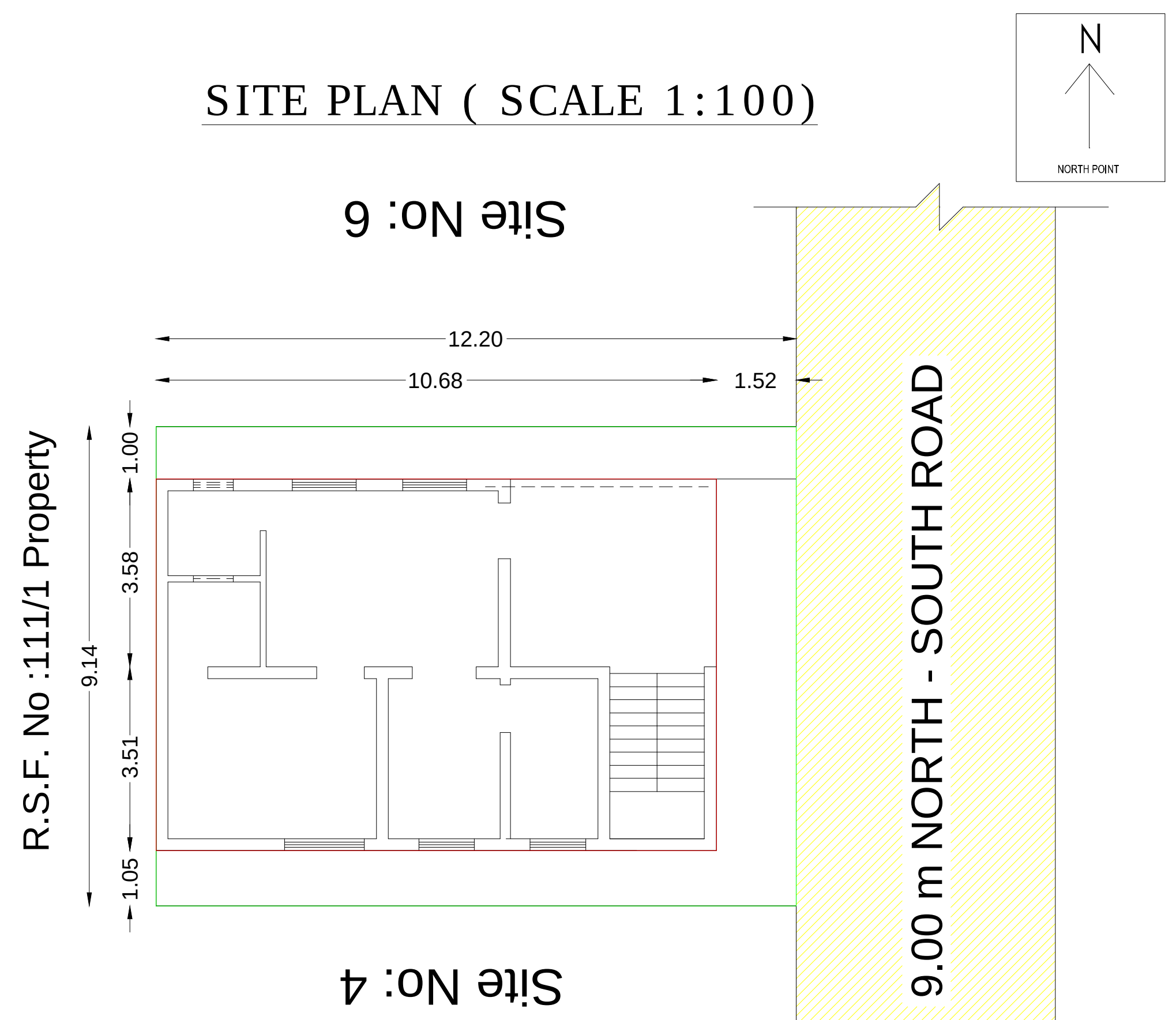


TOPO PLAN (Scale 1:5000)

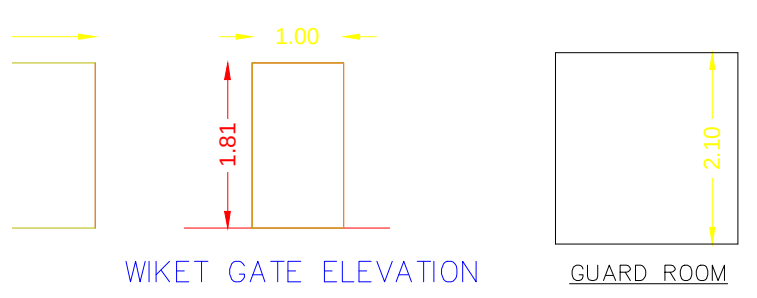


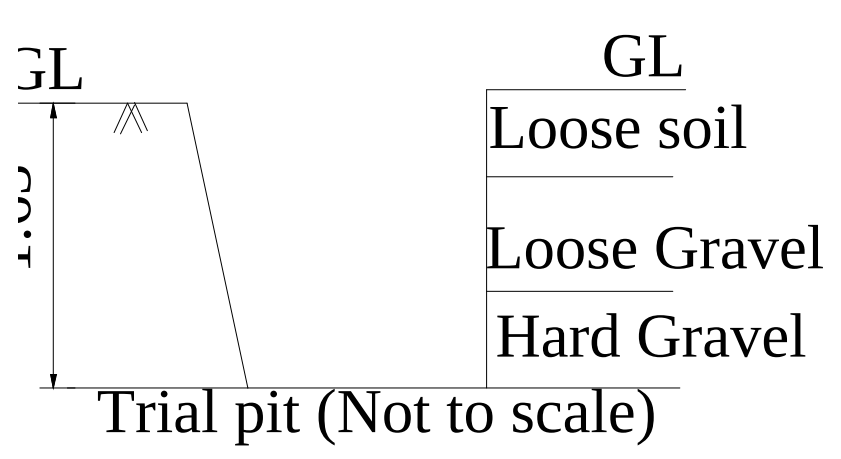
KEY PLAN (NOT TO SCALE)

SITE PLAN (SCALE 1:100)



COLOUR INDEX
SITE BOUNDRY SHOWN
PROPOSED BUILDING SHOWN
EXISTING ROAD SHOWN





Trial pit (Not to scale)

AREA OF THE SITE	AREA DETAILS	SQ.M.	SQ.FT.
		111.52	1200.00
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN GROUND FLOOR		75.73	815.16
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN FIRST FLOOR		55.97	601.81
TOTAL PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING		131.70	1417.62
FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING		105.36	1134.09
AREA OF OPEN SPACE		35.79	385.24

FLOOR SPACE INDEX (F.S.I) :-

F.S.I AREA / PLOT AREA = 131.64 / 111.52 = 1.18 ≤ 2

SCALE 1:100

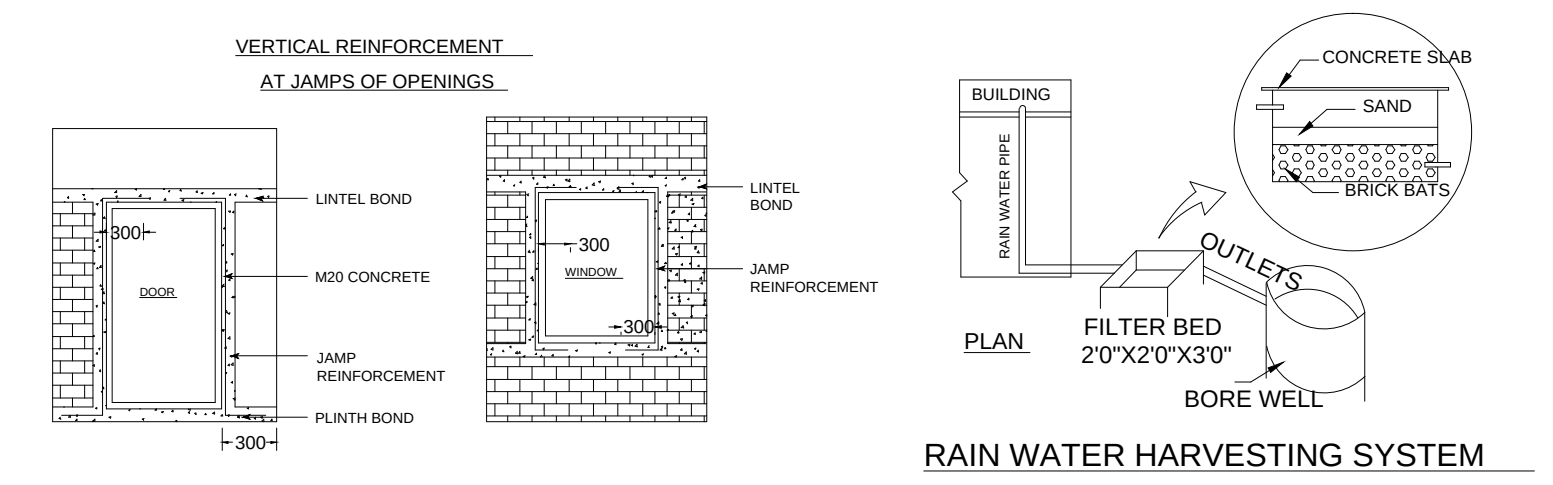
ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

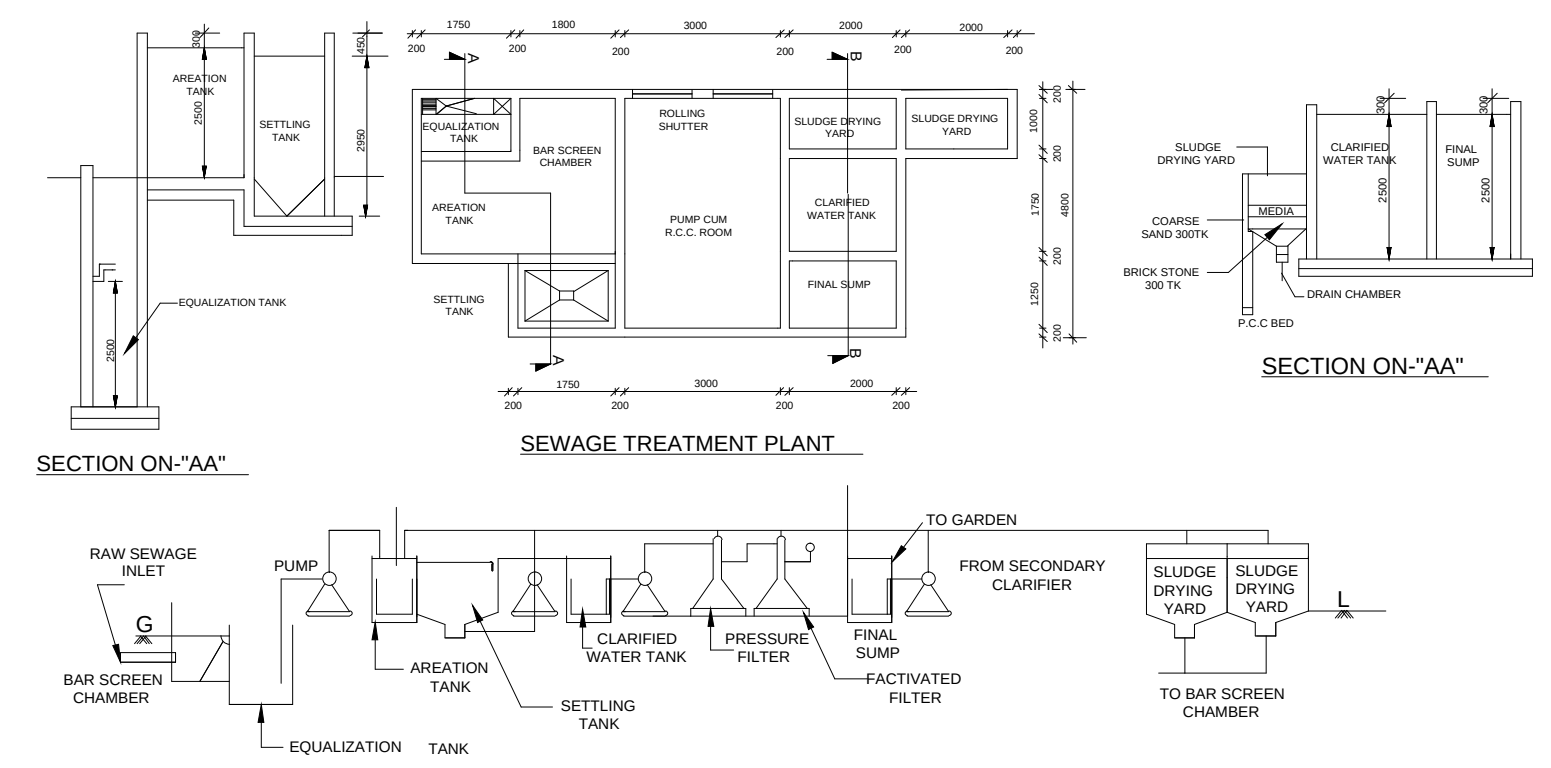
MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 131.64 / 111.52 x 100 =118.04 %

PROPOSED SEPTIC TANK - 1 NO & SOAK PIT - 1 NO.,

PROPOSED RAINWATER HARVESTING TANK & SUMP - 1 NO.,



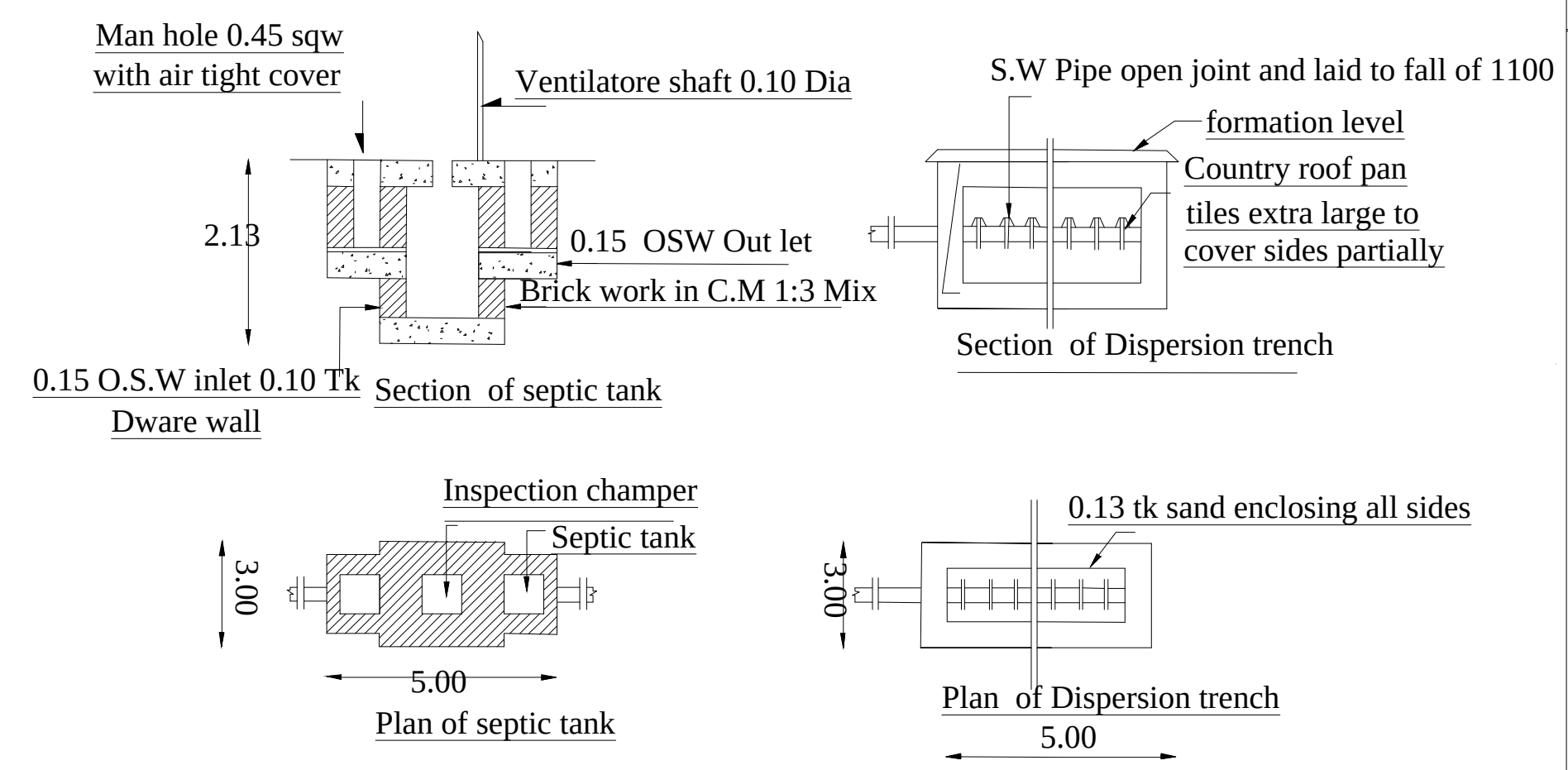
RAIN WATER HARVESTING SYSTEM



REF	JOINERY SCHEDULE	METER
MD	Main Door	1.06 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
O	Open	1.22 x 2.13
W	Window	1.82 x 1.37
W1	Window	1.52 x 1.37
KW/W2	Window	1.37 x 1.22
V	Ventilator	0.91 x 0.76

PLAN INFO
AS_AT_SITE=111.52
FMB_OR_PLR=111.52
AS_PER_DOCUMENT=111.52
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=5
SURVEY_NO=111/2A1
PATTA_NO=8286
TALUK=MODAKKURCHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
ACCESS_WIDTH_M=9.14
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=111.52
AVG_PLOT_DEPTH=12.20
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH= 250M
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
JURISDICTION_TYPE=TOWN PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO

SEPTIC TANK DETAILS



ALL DIMENSIONS ARE IN 'METRE' & 'FEET' — SCALE - 1 : 100

APPLICANT	ENGINEER
Mr.K.UMAKANTH	Reg.No. : 056/LS/2019/00010 Er. S. ARAVINTH B.E., Registered Engineer SRI RAAGEVENDRA PLANNERS 26, Bharathipalayam, IInd Street, NR Mahal (Back Side), Erode - 638 002. Cell : 96599 47703, 72000 59343

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.