Verified RealEstate™

REFERENCE
16/2024 25

ISSUED
04 September 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.

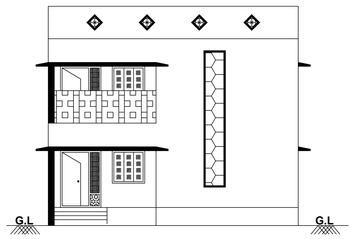
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

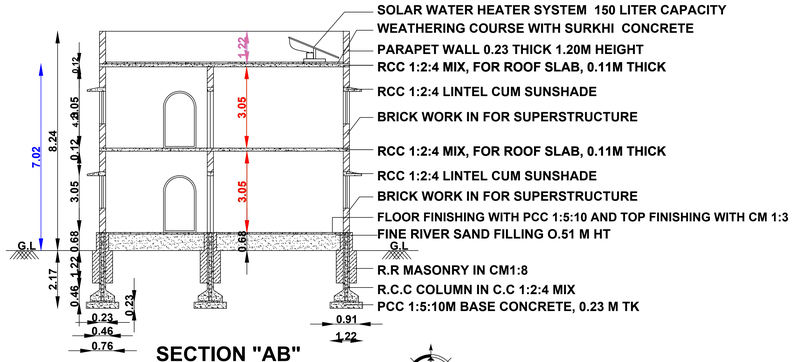
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

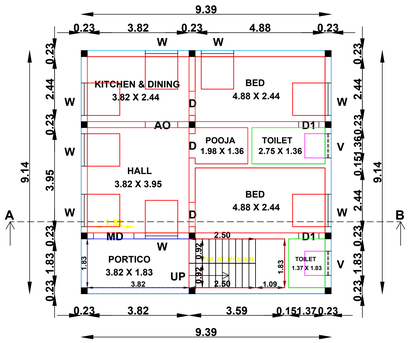
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR, AT PLOT NO:33, KUBERA V.I.P NAGAR, IN R.S.F.NO:17/3B, 18/1C2A, PATTA NO:2089, AGRICULTURAL FARM ROAD, KURUPPANAICKENPALAYAM, URACHIKOTTAI VILLAGE, KURUPPANAICKENPALAYAM PANCHAYAT, BHAVANI PANCHAYAT UNION, BHAVANI TALUK, ERODE DISTRICT.



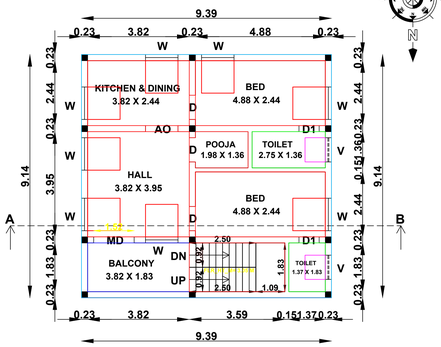
FRONT ELEVATION



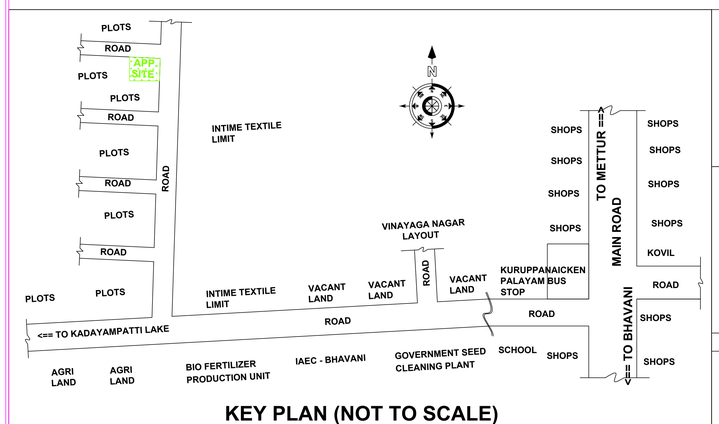
SECTION "AB"



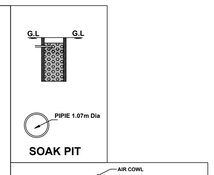
GROUND FLOOR PLAN



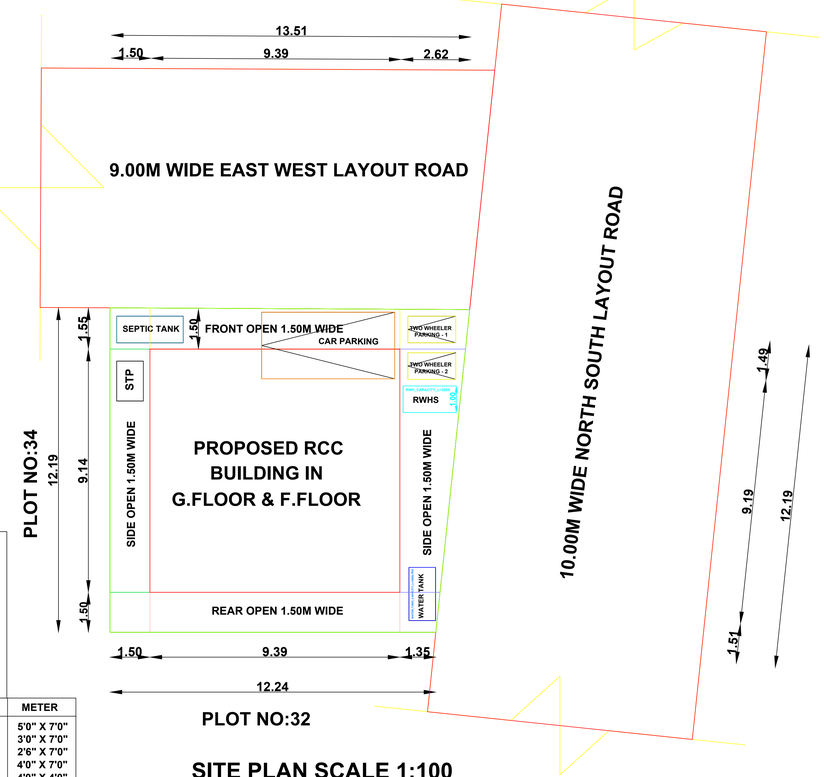
FIRST FLOOR PLAN



KEY PLAN (NOT TO SCALE)



JOINERY DETAILS		FEET	METER
MAIN DOOR	MD	1.52 X 2.13	5'0" X 7'0"
DOOR	D	0.91 X 2.13	3'0" X 7'0"
DOOR	D1	0.76 X 2.13	2'6" X 7'0"
ARCH OPEN	AO	1.22 X 2.13	4'0" X 7'0"
WINDOW	W	1.22 X 1.22	4'0" X 4'0"
VENTILATOR	V	0.91 X 0.76	3'0" X 2'6"



SITE PLAN SCALE 1:100

PLAN INFO
AS_PER_DOCUMENT = 160.76
AS_AT_SITE = 156.54
FMB_OR_PLR = 160.76
PLOT_AREA_M2 = 160.76
PLOT_NO = 33
AVG_PLOT_WIDTH = 12.88
AVG_PLOT_DEPTH = 12.19
IS_APPROVED_LAYOUT = YES
PREMIUM_FSI_REQUIRED = NO
SURVEY_NO = 17/3B, 18/1C2A
PATTA_NO = 2089
JURISDICTION_TYPE = PANCHAYAT
VILLAGE = URACHIKOTTAI
TALUK = BHAVANI
DISTRICT = ERODE
SINGLE_FAMILY_BLDG = YES
CRZ = NO
SECURITY_ZONE = NO
AREA_TYPE = OTHERS
ACCESS_WIDTH_M = 13.51
ROAD_WIDTH = 09.00
ROAD_LENGTH = 63.00
LAND_USE_ZONE = RESIDENCE
RWH_DECLARED = YES
BUILDING_NEAR_TO_RIVER = NO
BUILDING_NEAR_MONUMENT = NO
BUILDING_NEAR_GOVT_BLDG = NO
WHETHER_GOVT_OR_AIDED_SCHOOL = NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT = NO
NOC_FIRE_DEPT = NO
IS_SWIMMING_POOL_EXISTS = NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO
OSR_APPLICABLE = NO
OSR_SURRENDER = NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS = NO

APPLICANT : -
THIRU.R.ARUL BALAJI
S/O.THIRU.K.S.RAGUPATHY

AREA OF THE DETAILS :-	Sq.M	Sq.F
AREA OF THE APPLICANT SITE (AS ON DOCUMENT - 4670/2024)	160.76	1730.50
AREA OF THE APPLICANT SITE (AS ON PATTA)	160.76	1730.50
AREA OF THE APPLICANT SITE (AS ON SUPER IMPOSED PLOT BOUNDARY)	156.54	1684.98
PLINTH AREA OF THE PROPOSED RCC BUILDING IN G.FLOOR	85.82	923.76
PLINTH AREA OF THE PROPOSED RCC BUILDING IN F.FLOOR	85.82	923.76
CARPET AREA OF THE PROPOSED RCC BUILDING IN G.F & F.F	101.84	1096.20
AREA OF THE OPEN SPACE	70.72	761.22

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

$$\frac{\text{F.S.I AREA (G.F + F.F)}}{\text{PLOT AREA}} = \frac{171.64}{160.76} = 1.067 \leq 2$$

SCALE :- 1 : 1
ALL DIMENSIONS ARE IN METER
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

PLOT COVERAGE (P.C) :-

$$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{85.82}{160.76} \times 100 = 67.57\ \%$$

INDEX:
1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED R.C.C BUILDING SHOWN IN -
3. PROPOSED RAIN WATER SOAKPIT SHOWN IN -
4. EXISTING ROAD SHOWN IN -

APPLICANT

REGISTERED ENGINEER

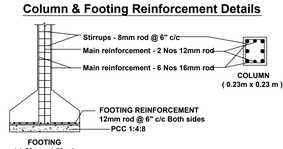
NOTE:
THE APPLICANTS SITE IS ALREADY APPROVED BY THE ERODE DTCP LETTER R.O.C.NO: ERD/CB60EIH5/2023/TCP, DATED:01.11.2023, THE PRIESENT KURUPPANAICKENPALAYAM PANCHAYAT APPROVAL NO:256/27.12.2023, PANCHAYAT LETTER R.O.C. NO:3/2023 - 2024, DATED:29.12.2023, SWP/DTCP/ERODE/LAYOUT APPROVAL NO:438/2023.

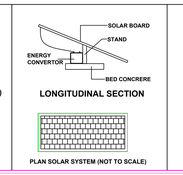
NOTE:
1. RWT-RAIN WATER TANK - 1NO
2. ST-SEPTIK TANK -1NO 'U' TRAP PROVIDED IN OUT LET PIPE
3. SOLAR WATER HEATING SYSTEM 1NO PROVIDED
4. COLLECTION TANK WATER WILL BE TOILET & BATH PURPOSE
ALL DIMENSIONS ARE IN FEET & METER

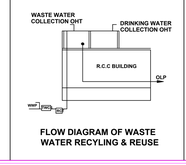
JOB NO : MMV/BVN/APR/223
DATE : 21.08.2024

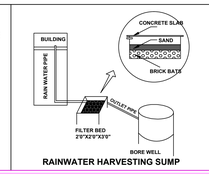
மரம் வளர்ப்போம் !
மழை பெறுவோம் !

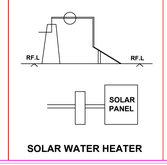
Column & Footing Reinforcement Details

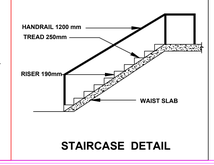












Er. M. MUTHUVEL D.C.E., B.Tech.,
Registered Engineer GR - III
No: 055 / LS /2019 / 00004
&Consulting Civil Engineer,
No: 17 M.S. Complex, First Floor,
Pavadi Street, Near Anthiyur Corner,
BHAVANI - 638 301.
Mobile : 94861 50609

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.