Verified RealEstate™

REFERENCE
288/2024

ISSUED
24 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,
OMR Thoraipakkam,
Chennai 600 097, India

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

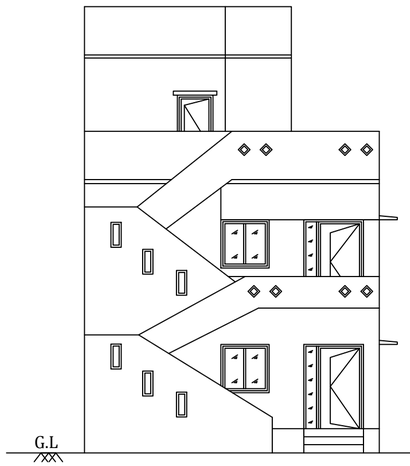
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RCC TERRACED ROOF RESIDENTIAL BUILDING IN SECOND FLOOR (OVER THE EXISTING RCC BUILDING IN GROUND & FIRST FLOOR IN D.No:58), AT "PLOT NO:58, ST-3 (SRI KARIYAKALIYAMMAN AVENUE, ALANGATTU VALASU), MODAKURICHI", IN WARD NO:13, NEW R.S.F. NO:591/4B, PATTA NO: 2648, MODAKURICHI "B" VILLAGE AND TOWN -PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

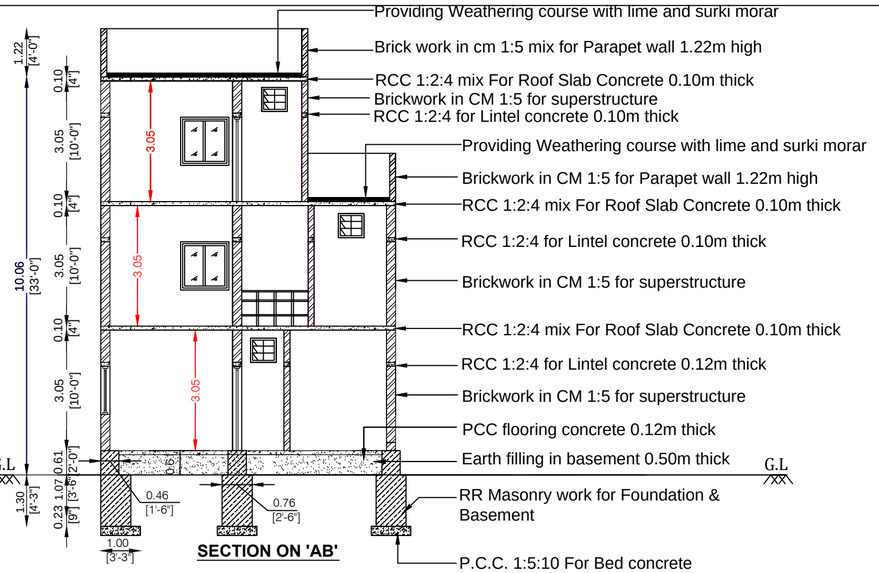
APPLICANT:-

Mr. S.MUTHUKUMAR

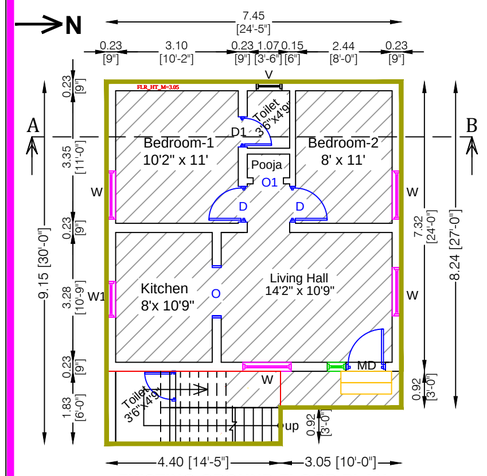
S/o. Mr.SHANMUGAM.



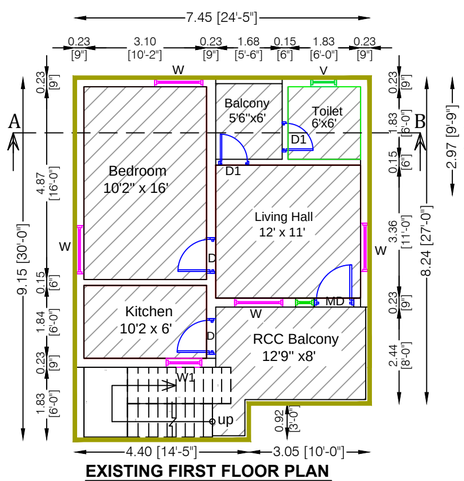
FRONT ELEVATION



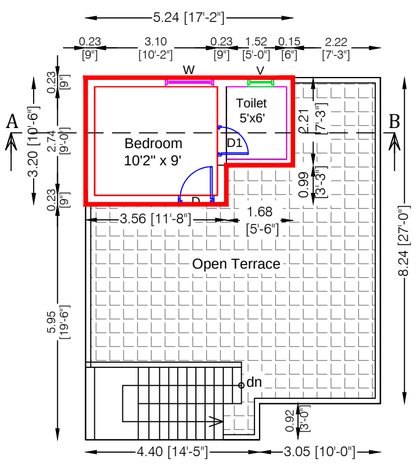
SECTION ON 'AB'



EXISTING GROUND FLOOR PLAN

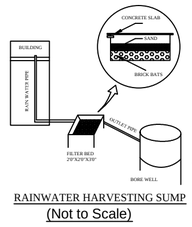


EXISTING FIRST FLOOR PLAN

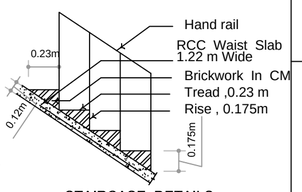


PROPOSED SECOND FLOOR PLAN

PLAN INFO
PLOT_AREA_M2=143.00
AS_PER_DOCUMENT = 143.53
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK= MODAKURICHI
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE =INDIVIDUAL RESIDENCE
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO= 591/4B
PATTA_NO= 2648
PLOT_NO= 58
ACCESS_WIDTH_M=9.14
ROAD_WIDTH=7.0
ROAD_LENGTH=50.0
AVG_PLOT_WIDTH= 9.14
AVG_PLOT_DEPTH= 15.70
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 = 143.00
AS_AT_SITE = 142.55



RAINWATER HARVESTING SUMP
(Not to Scale)



STAIRCASE DETAILS

ALREADY APPROVED GROUND & FIRST FLOOR BUILDING IN

ROC No: 14/2024, BA No: 45/2023-2024, DATED : 29/01/2024,
By the **Executive Officer At Modakurichi Town panchayat.**

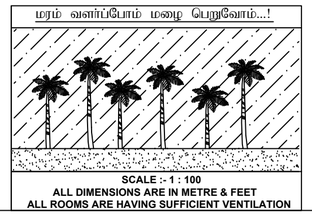
PLOT DTCP APPROVAL

ந.க. எண். 13744/2018/சேம-3, நாள்- 24.07.2018

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE	143.53	1545.00
2.	PLINTH AREA OF THE PROPOSED RCC RESIDENTIAL BUILDING IN SECOND FLOOR	15.09	162.41
3.	PLINTH AREA OF THE EXISTING RCC RESIDENTIAL BUILDING IN GROUND FLOOR	62.27	702.60
4.	PLINTH AREA OF THE EXISTING RCC RESIDENTIAL BUILDING IN FIRST FLOOR	62.27	702.60
5.	AREA OF THE OPEN SPACE	81.26	842.40
6.	CARPET AREA OF THE PROPOSED RCC RESIDENTIAL BUILDING IN SECOND FLOOR	8.50	91.53

JOINERIES:

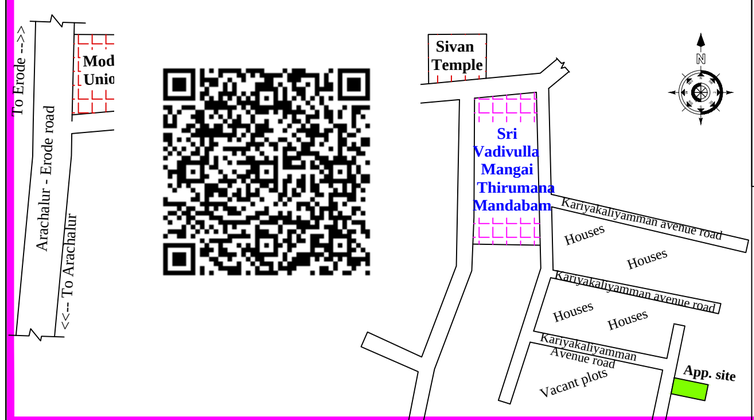
MAIN DOOR	MD	- 4'0" X 7'0"
DOOR	D	- 3'3" X 7'0"
DOOR	D1	- 2'6" X 7'0"
WINDOW	W	- 4'0" X 4'0"
WINDOW	W1	- 3'3" X 3'6"
ARCH OPENING	O	- 4'0" X 7'0"
ARCH OPENING	O1	- 3'3" X 7'0"
VENTILATOR	V	- 2'0" X 2'0"

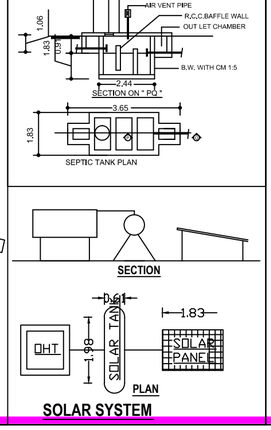


SRI PRIYA PLANNERS
Er.M.SAKTHI PRIYA., D.C.E.,
REGISTERED ENGINEER
Arachalur main road, Modakurichi, Erode Dt -638104,
Cell : 83440 - 20197

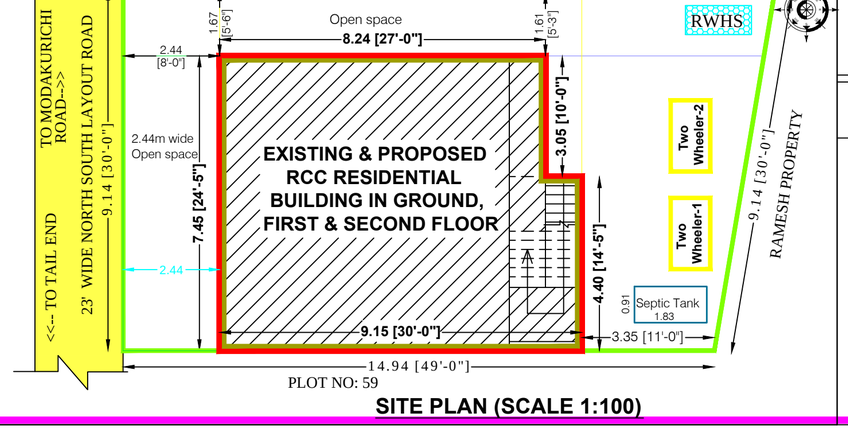
INDEX:-

1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED RCC RESIDENTIAL BUILDING SHOWN IN
3. EXISTING RCC RESIDENTIAL BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN





SOLAR SYSTEM



SITE PLAN (SCALE 1:100)

APPLICANT	REGISTERED ENGINEER
	M. Sakthi Priya Er. M. SAKTHI PRIYA., DCE.,LBS., LICENSED BUILDING SURVEYOR, SRI PRIYA PLANNERS MODAKURICHI, Cell: 8344020197.

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.