Verified RealEstate™

REFERENCE
232/2024

ISSUED
10 October 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™
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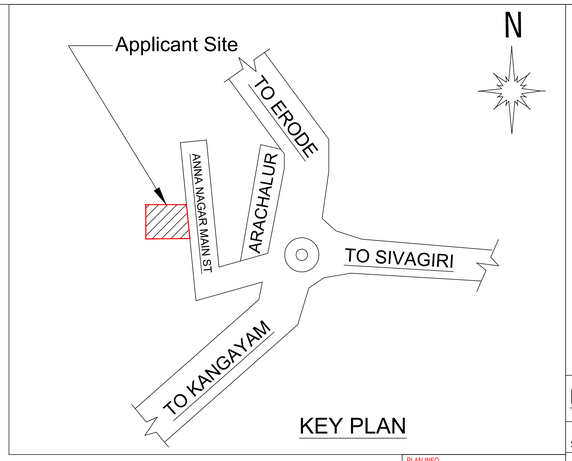
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST AND SECOND FLOOR R.C.C ROOF RESIDENTIAL BUILDING IN WARD NO:02,KUMARAN NAGAR, SITE NO-6,OLD S.F.NO-1051/2, R.S.F.NO-156/3 (AFTER SUBDIVISION NEW R.SF.NO:156/3A1A2) ,PATTA NO:3551 AT ARACHALUR VILLAGE & TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

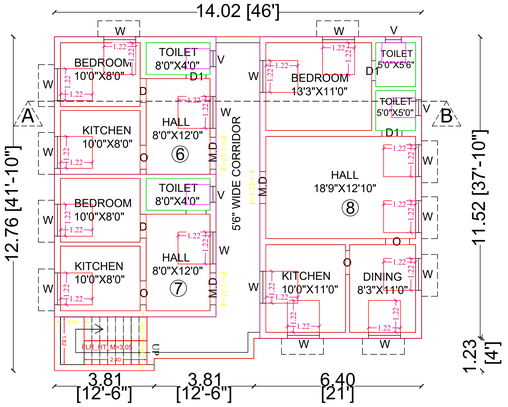
SPFW/SRDD NO:1387/2018
நக.எண்:215/2024,DATE:27.08.2024

APPLICANT:

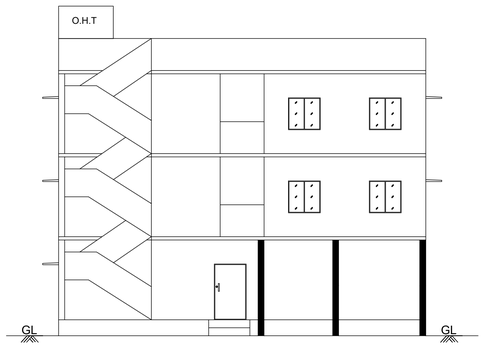
Mr.A.VELUSAMY S/O Mr.ARUMUGAM



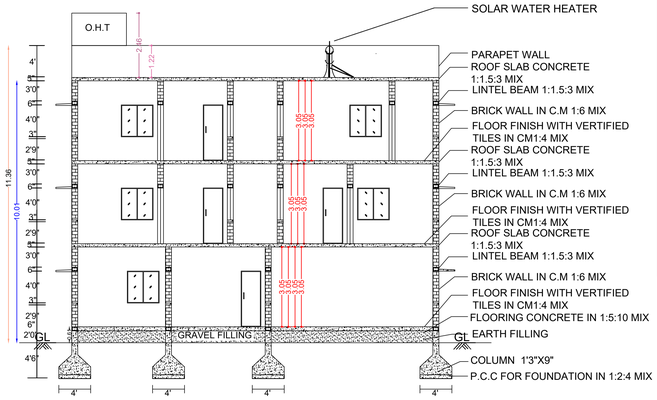
KEY PLAN



SECOND FLOOR PLAN

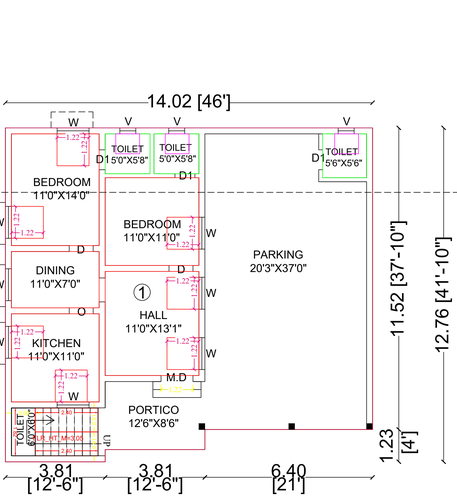


ELEVATION

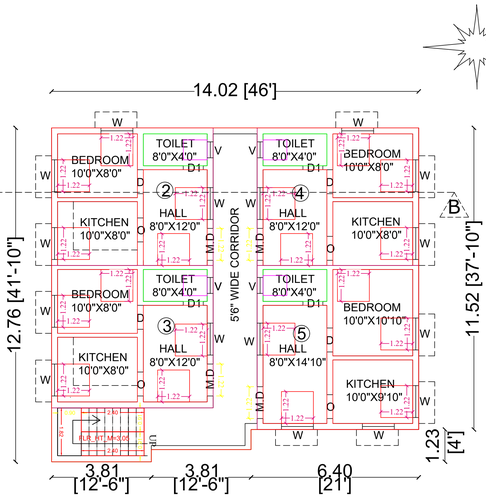


SECTION AB

PLAN INFO
AS_AT_SITE=292.96
FMB_OR_PLR=294.00
AS_PER_DOCUMENT=293.56
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=NIL
SURVEY_NO=156/3A1A2
PATTA_NO=3551
TALUK=MODAKKURICHI
GSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=17.07
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=293.56
AVG_PLOT_DEPTH=16.96
AVG_PLOT_WIDTH=17.38
AREA_TYPE=OTHERS
ROAD_WIDTH=6.00
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENTIAL
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

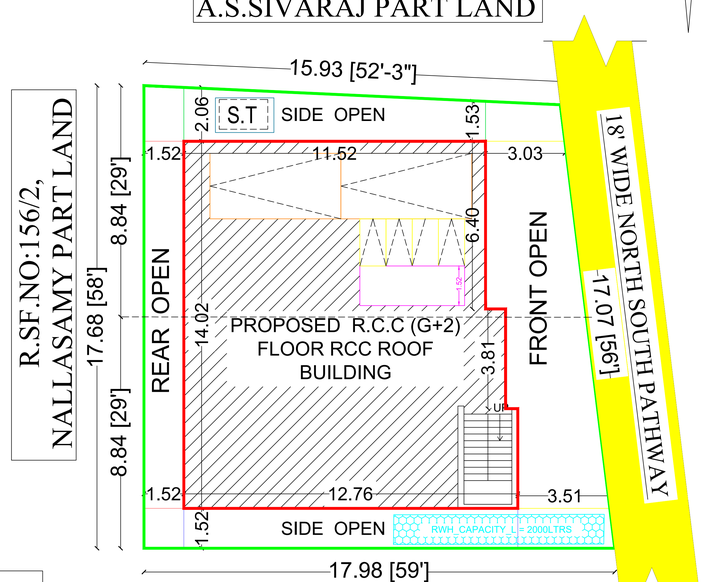


GROUND FLOOR PLAN



FIRST FLOOR PLAN

A.S.SIVARAJ PART LAND



R.SF.NO:156/2, NALLASAMY PART LAND

RAJESH, UBAKARAPANDI PART LAND

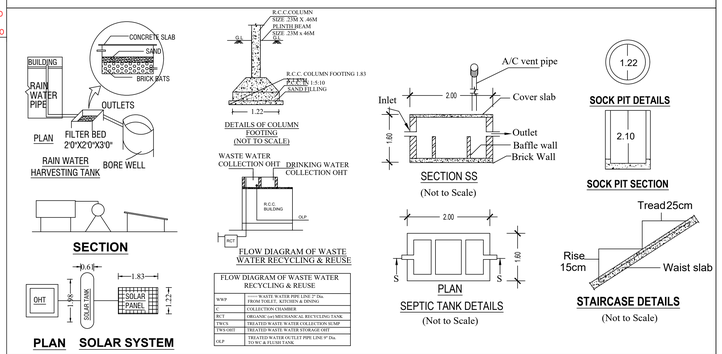
SITE PLAN

I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sq.m
Area of the Applicant site	3159.87	293.56
Plinth Area Of Pro.G.Floor Building	1821.80	169.25
Plinth Area Of Pro. F.Floor Building	1821.80	169.25
Plinth Area Of Pro S.Floor Building	1821.80	169.25
Total Plinth Area of All Pro. Floors	5465.40	507.75
Floor Area Of Building	4370.00	405.98
Area Of Open Space	1338.07	124.31

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 = 507.75 / 293.56 =1.73 < 2



DESCRIPTION	Required	Provided
Car Parking Stalls	2	2
Two Wheeler Parking Stalls	4	4
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

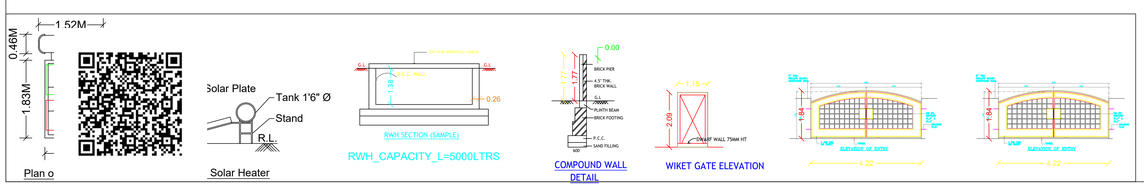
DR Er.G.DHARANIDHARAN,BE..,
(Registered Engineer)
PLANNERS & PROMOTORS
Cell 8675557972
email :ksgdharani@gmail.com

APPLICANT

REGISTERED ENGINEER

Er.G.DHARANIDHARAN, BE.,
REGISTERED ENGINEER,
L.NO: 05/2022/RE-GR-II/EDTCP
DR PLANNERS AND PROMOTERS
Ingur to Chennimalai Main Road,
Near Chennimalai Register Office,
CHENNIMALAI-638 051.
CELL:86755 57972

DR PLANNERS-8675557972



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.