Verified RealEstate™

REFERENCE
SWP/BPA/26/2024-25

ISSUED
24 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.

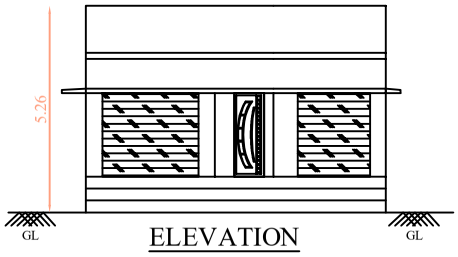
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

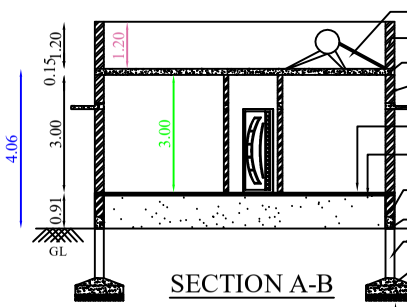
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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN R.C.C ROOF GROUND FLOOR SHOP BUILDING IN R.S.F NO: 76/1 , NATHAM R.S.F NO: 280/13 AT MASUTHI STREET, BHAVANI TO ERODE ROAD , LAKSHMI NAGAR, METTUNASUVAM PALAYAM VILLAGE PANCHAYATH , ERODE PANCHAYATH UNION, ERODE TALUK , ERODE DISTRICT.

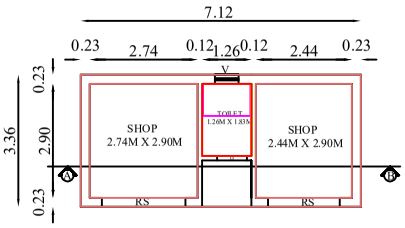


ELEVATION



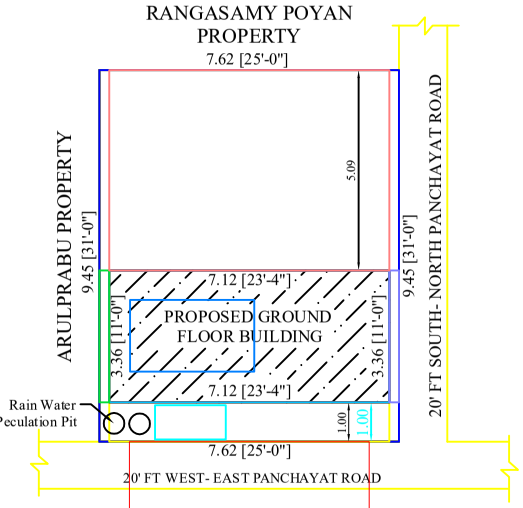
SECTION A-B

- Solar Water Heater
- Parapet Wall in CM1:6
- R.C.C Roof With CM 1:2:4
- Super Structure Bricks work in CM 1:6
- Lintel Cum Sunshade in CM 1:2:4
- Flooring using CM 1:6
- P.C.C Flooring in 1:4:8
- Basement Bricks work in CM 1:6
- Plinth Beam in CM 1:2:4
- Column Below G.L in CM 1:2:4
- Second Footing in CM 1:2:4
- First Footing in CM 1:2:4
- P.C.C in CM 1:4:8

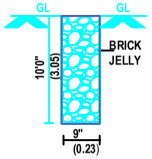


PROPOSED GROUND FLOOR





PLAN INFO
AS_AT_SITE=72.01
PMB_OR_PLR=71.99
AS_PER_DOCUMENT=71.99
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0.00
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
PLOT_NO= -
DOOR_NO= -
SURVEY_NO= 280/13 (NATHAM)
PATTA_NO= 1157
TALUK=ERODE
CSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.62
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=72.01
AVG_PLOT_DEPTH=9.45
AVG_PLOT_WIDTH=7.62
AREA_TYPE=EWS
ROAD_WIDTH=6.096
ROAD_LENGTH=300.00
LAND_USE_ZONE=COMMERCIAL
BLOCK_1_B-SHOP_MEMBER_COUNT=2
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



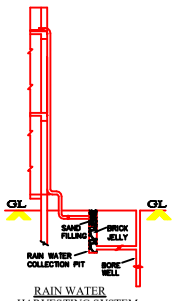
PERCULATION PIT



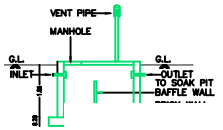
COMPOUND WALL DETAILS



COMPOUND WALL PL



RAIN WATER HARVESTING SYSTEM



SECT



S

APPLICANT:
A.M MUSTHAQ ALI S/o K.S.A MOHAMED ANSARI

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE DOCUMENT	71.99	775.00
2.	AREA OF THE SITE	72.01	775.11
3.	AREA OF THE PATTA	71.99	775.00
4.	AREA OF THE SUPER IMPOSED POLT BOUNDARY	72.01	775.11
	FSI AREA		
5.	TOTAL PLINTH AREA OF THE PROPOSED GROUND FLOOR	23.92	257.47
	NON-FSI AREA		
6.	CARPET AREA OF THE PROPOSED GROUND FLOOR	15.01	161.57
		48.09	517.64

CALE = 1:100
ONS ARE METRE & FEET
VING SUFFICIENT VENTILATION

OUNDARY SHOWN IN -
UILDING SHOWN IN -
OWN IN -
ESTING SYSTEM -

IEER,

Tice Opposite,
-01
Er : 98427- 55502
Off: 98427- 55542

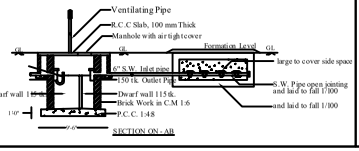
ERED ENGINEER

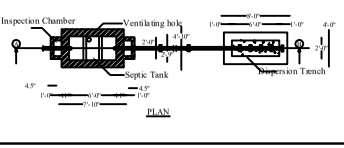
PERIYASAMY, B.E., MIE., AIV.,
CHARTERED ENGINEER, M - 1770068
Approved Valuer : A-30696
Registered Engineer : 55/LS/2019/10 .
BEST PLANNERS
739, Kalingarayanpalayam,
Bhavani - 638 301. 98427 55502

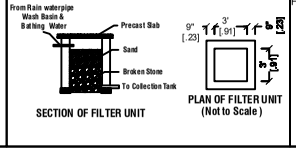
BEST PLANNERS www.bestplanners.in

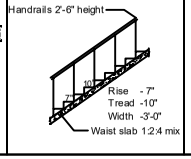
BEST PLANNERS Er.Samy-98427-55502

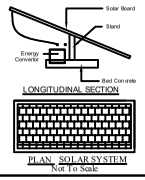
SEPTIC TANK WITH DISPERSION TRENCH (250 Gls.)

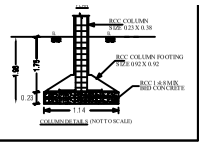












THE LANDLENS SUITE

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.