Verified RealEstate™

REFERENCE
769/2024-2025

ISSUED
02 December 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.

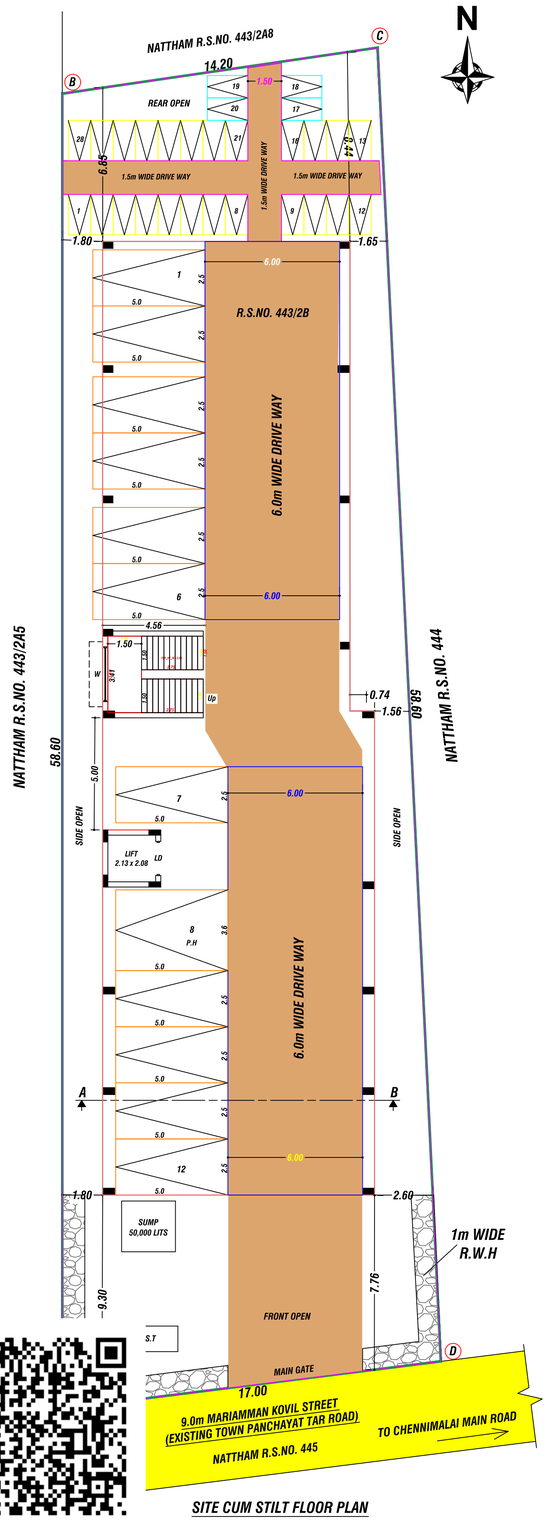
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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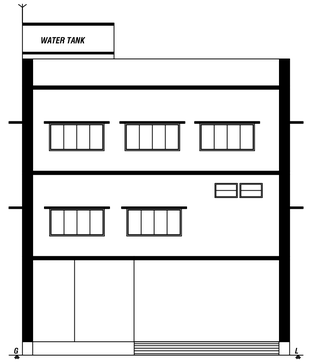
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF STILT, FIRST & SECOND FLOOR BUILDING FOR " COMMERCIAL PURPOSE(PROFESSIONAL CONSULTING OFFICE) " IN NATTHAM R.S.NO. 443/2B (OLD S.F.NO. 185/14), AT ATTAVANAI PIDARIYUR VILLAGE AND CHENNIMALAI TOWN PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

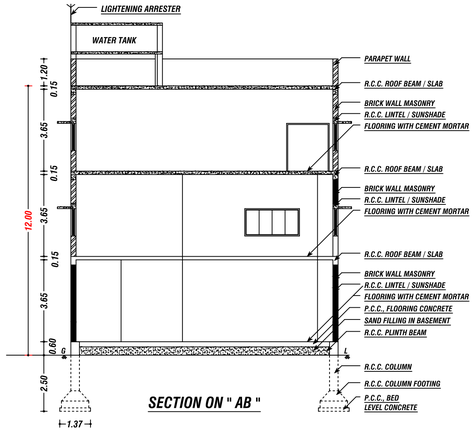
APPLICANT:- Mr. P.B. ARULMOHAN,
S/o. BRAHADEESWARAN.



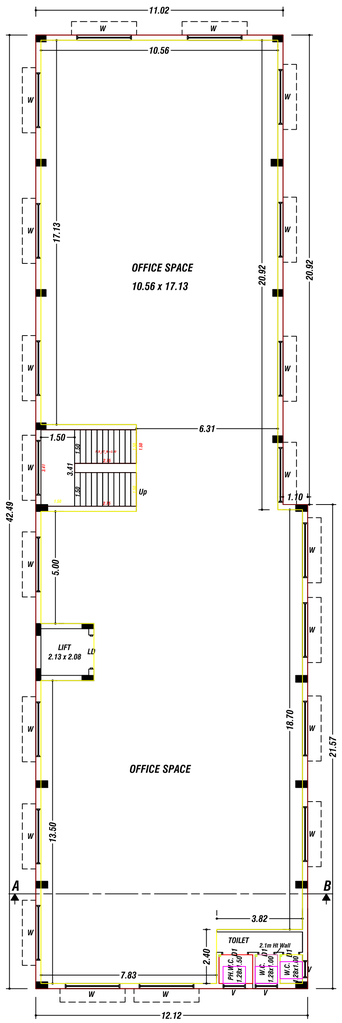
SITE CUM STILT FLOOR PLAN



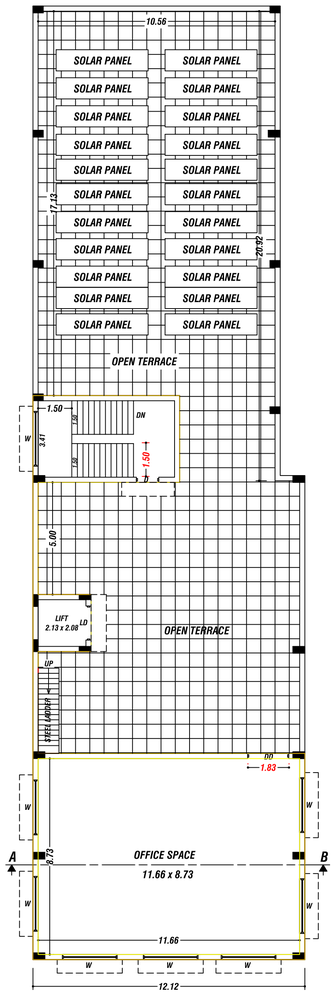
ELEVATION



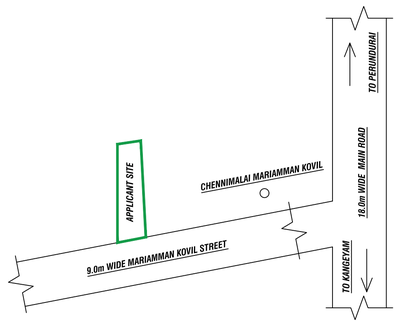
SECTION ON " AB "



FIRST FLOOR PLAN

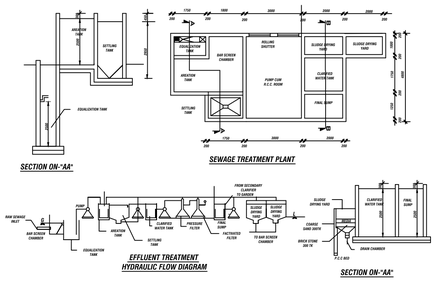


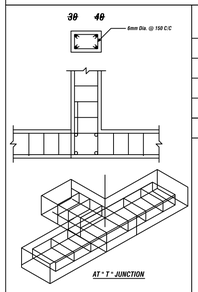
SECOND FLOOR PLAN

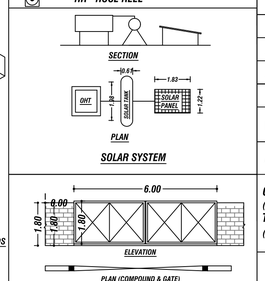


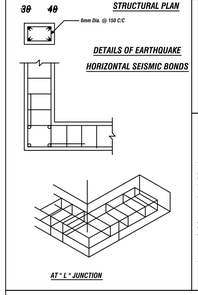
KEY PLAN
SCALE 1 : 10000

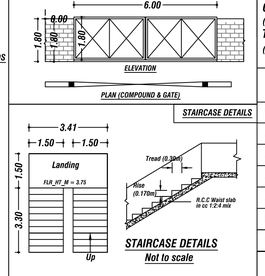
ONLINE APPLICATIOIN No - SWP/BPA/351738/2024
SWP/DTCP/ERODE/Site Approval No : 306 / 2024
SWP/DTCP/ERODE/ Building Permission No : 39 / 2024

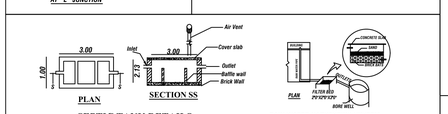


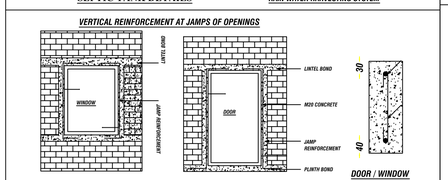












FIRE FIGHTING ARRANGEMENTS

- F.E- FIRE EXTINGUISHER
- A.D.A.S.-AUTOMATIC DETECTION & ALARM STSTEM
- P.A.S-PUBLIC ADDRESS SYSTEM
- LIGHTNING ARREST
- HR - HOSE REEL

AREA DETAILS — SQ.M

AREA OF THE APPLICANT SITE	[as per Document] (9773 Sft)	907.93
	[as per Patta]	908.00

AREA DETAILS

	Net FSI Area [SQ.M]	Non FSI Area [SQ.M]	Total Builtup [SQ.M]
AREA OF THE STILT FLOOR	--	491.78	491.78
AREA OF THE FIRST FLOOR	491.78	--	491.78
AREA OF THE SECOND FLOOR	145.41	--	145.41
TOTAL	637.19	491.78	1128.97

HEIGHT OF THE BUILDING - 12.0 Meter

PARKING DETAILS	REQ.	PRO.
CAR PARKING (INCLUDING DA CAR PARKING)	06	12
TWO WHEELER (INCLUDING DA TWO WHEELER)	22	28

FLOOR SPACE INDEX
637.19 / 908.00 = 0.70

JOINERY DETAILS — METRE

RS	ROLLING SHUTTER	6.00 X 2.44
LD	LIFT DOOR	1.52 X 2.44
DD	DOOR	3.05 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	2.44 X 1.83
V	VENTILATOR	1.00 X 0.76

COLOUR INDEX
- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

SCALE 1:100
ALL DIMENSIONS ARE IN "METRE"

APPLICANT

P.B.

SURVEYOR / ASSISTANT DRAUGHTSMAN	J.SRINIVASAN
DRAUGHTSMAN GRADE-III	C.THIYANESWARAN
SUPERVISOR / DRAUGHTSMAN GRADE-II	G.KANNAN

DEPUTY DIRECTOR (i/c)
DISTRICT TOWN AND COUNTRY PLANNING, ERODE

STRUCTURAL ENGINEER

Er R.MOHAN B.E, M.B.A.
REGISTERED STRUCTURAL ENGINEER-DTCP
L.No: 04 /2022 /RSE-Gr.II /EDTCP
CPR PLANNERS AND BUILDERS,
C-134, Sampath Nagar Housing Unit,
Opp.Erode Dtcp Office, Erode - 11.
Mobile No: 7708556500

REG.ENGINEER

Er.G. DHARANDHARAN, BE.,
REGISTERED ENGINEER,
L.No 95223/ME/ERJ/EDTCP
DR PLANNERS AND PROMOTORS
Balaji Garden, Vellode to Chennimalai Main Road,
V.Vellode - 638 115. Erode
Cell : 86755 57072, 96298 72114

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.