Verified RealEstate™

REFERENCE
527/2024/A1

ISSUED
29 November 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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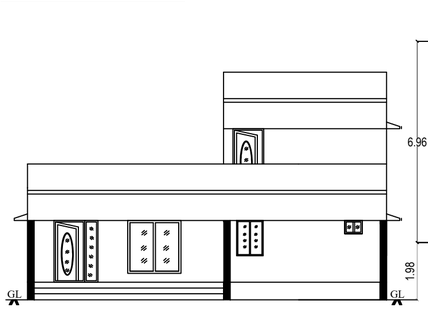
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR RCC ROOF RESIDENTIAL BUILDING IN OLD R.S.F.NO:440/2,2C, NEW R.S.F.NO:440/2B,2C1,2C2,2C2A PATTA NO: 6638, SITE NO: 5,6, WARD NO:9 AT PERUNDURAI VILLAGE AND TOWN PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

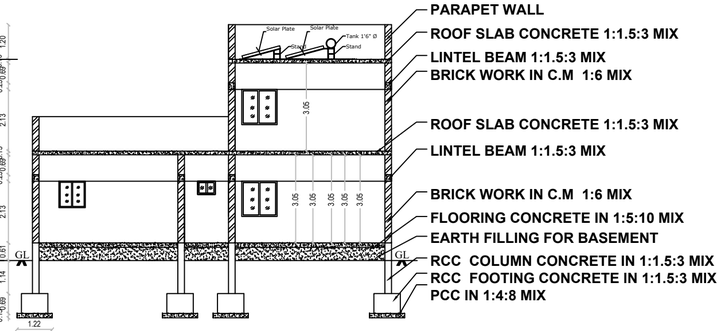
DTCP APPROVAL NO : (SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 507/2023)

APPLICANT NAME:

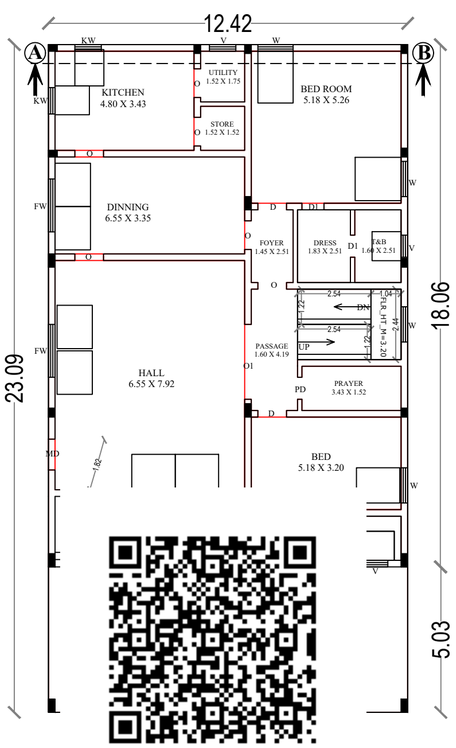
1. Mr.K.S.YOGANATHAN, (AADHAR NO:2599 6002 7067) S/o.Mr.SENGOTTAIAN
2. Mrs.Y.VIJAYA, (AADHAR NO:3717 6293 7417) W/o.Mr.K.S.YOGANATHAN

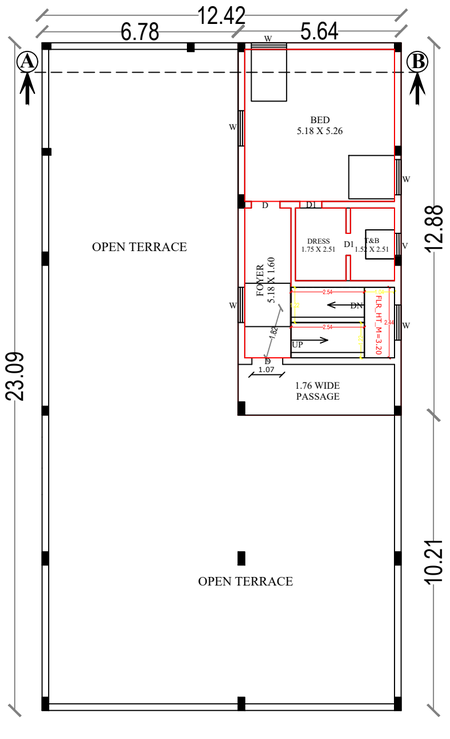


ELEVATION

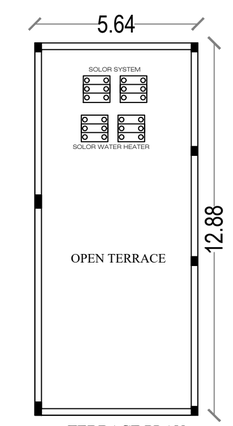


SECTION ON "A-B"

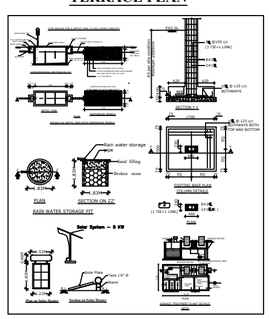




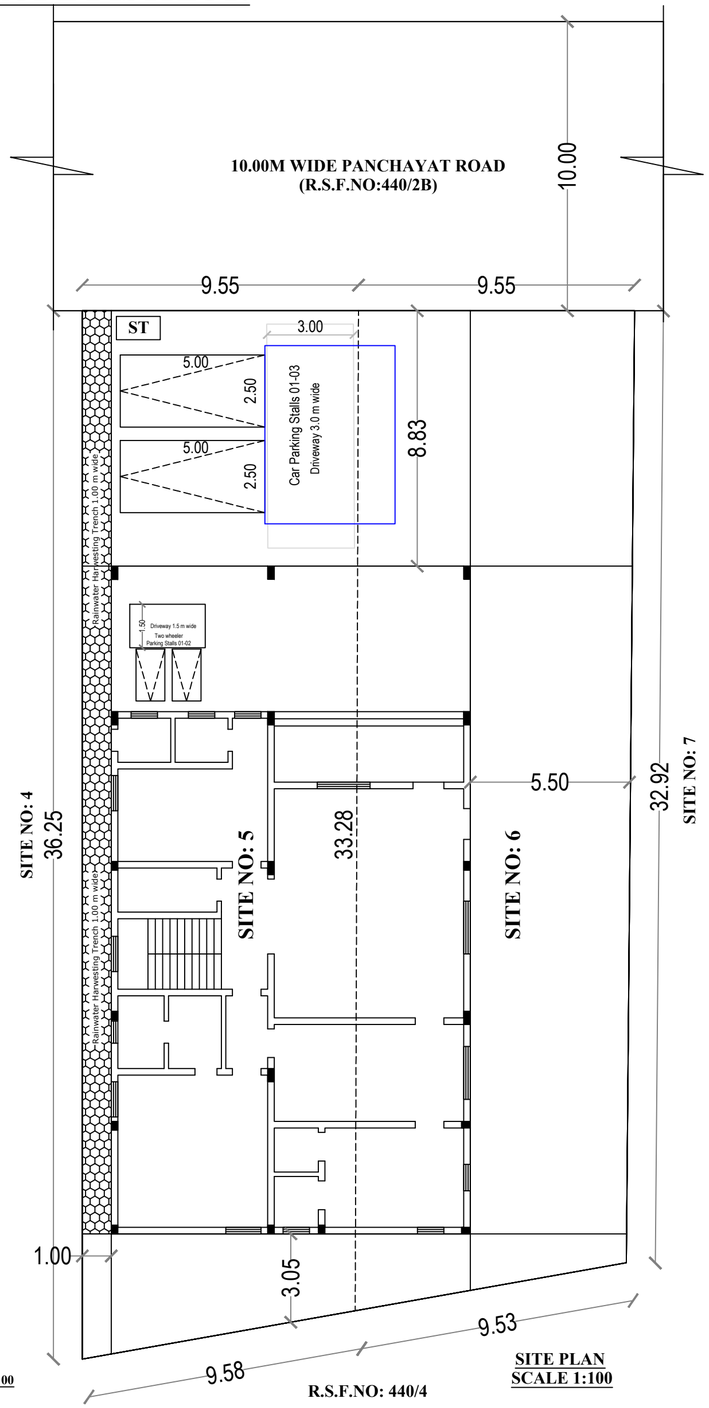
FIRST FLOOR RCC ROOF PLAN



TERRACE PLAN



ALL DIMENSIONS ARE IN FEET AND METER SCALE 1:100



SITE PLAN
SCALE 1:100

OFFICE USE: **SHEET NO: 1 / 1**

PLAN INFO
PLOT_AREA_M2=648.07
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=19.10
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=10.00
ROAD_LENGTH=350.00
AVG_PLOT_DEPTH=34.58
AVG_PLOT_WIDTH= 19.10
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=ERODE
TALUK=PERUNDURAI
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=440_2B,2C1,2C2,2C2A
PATTA_NO=6638
AS_PER_DOCUMENT=648.07
AS_AT_SITE=655.44
FMB_OR_PLR=655.44
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA DETAILS	SQ.FT	SQ.MT
TOTAL LAND AREA	6975.83	648.07
PLINTH AREA OF THE GF RCC BUILDING	3086.79	286.77
FLOORING AREA OF THE GF RCC BUILDING	1974.87	183.47
PLINTH AREA OF THE FF RCC BUILDING	781.89	72.64
FLOORING AREA OF THE FF RCC BUILDING	476.73	44.29
AREA OF THE OPEN SPACE	3889.03	361.30

JOINERIES	FEET	METRE
MD MAINDOOR	5'6"X7'0"	1.67X2.13
O1 OPEN	8'6"X7'0"	2.59X2.13
D & O DOOR & OPEN	3'3"X7'0"	1.00X2.13
PD POOJA DOOR	3'3"X7'0"	1.00X2.13
D1 DOOR 1	2'6"X7'0"	0.75X2.13
W WINDOW	4'0"X4'0"	1.22X1.22
W1 WINDOW	3'0"X4'0"	0.91X1.22
FW FRENCH WINDOW	6'0"X6'0"	1.83X1.83
KW KITCHEN WINDOW	3'0"X3'0"	0.91X0.91
V VENTILATER	2'0"X1'6"	0.60X0.45

COLOUR INDEX

TOTAL LAND - ROAD -
BUILDING - RWH & ST -

APPLICANT	ENGINEER
Mr.K.S.YOGANATHAN, (AADHAR NO:2599 6002 7067) Mrs.Y.VIJAYA, (AADHAR NO:3717 6293 7417)	Er. S.GOPALAKRISHNAN, B.E.,M.E.,(Str)., AMIE.,CE(I).,FIV.,MISTE.,. REGISTERED ENGINEER (RE) REG. No. 01/2024/RE/Gr I/EDTCP GK PLANNERS 237-6, Sivam Nagar, Near Nallappan Theatre, Perundurai, Erode 638 052. gk planners,pri 97509-66826

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.