Verified RealEstate™

REFERENCE
14/2024-2025

ISSUED
09 November 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.

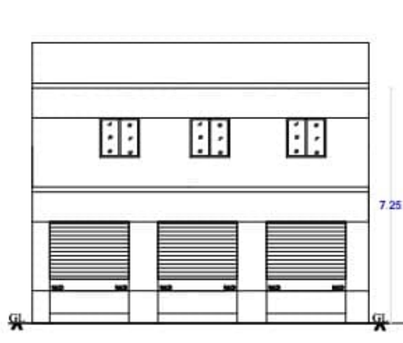
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3/350/2 Mettukuppam,
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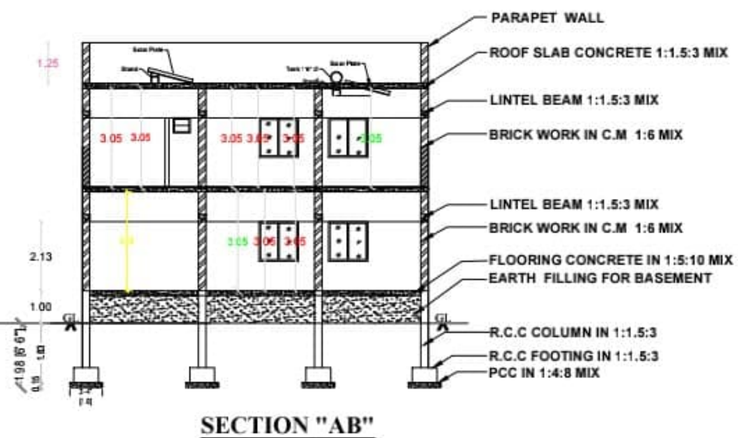
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTING CONSTRUCTION OF GROUND FLOOR RESIDENTIAL AND COMMERCIAL BUILDING & THE PROPOSED ADDITIONAL CONSTRUCTION OF FIRST FLOOR RCC ROOF RESIDENTIAL BUILDING IN OLD S.F.NO:518,NEW R.S.F.NO:320/2A3, PATTA NO: 3009, SITE NO:7 NORTH EAST PART, DTCP APPROVAL NO:AT SIVAKAMI SUBRAMANIYAM NAGAR, OLALAKOVIL VILLAGE & PANCHAYAT , NAMBIYUR UNION & TALUK, ERODE DISTRICT.

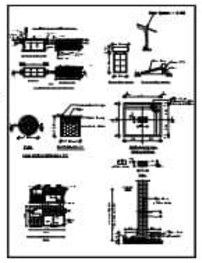
APPLICANT NAME: Mr.S.N.R.SIVAKUMAR, S/O.Mr.NAGARAJAN,
(AADHAAR NO: 3085 5184 4017)

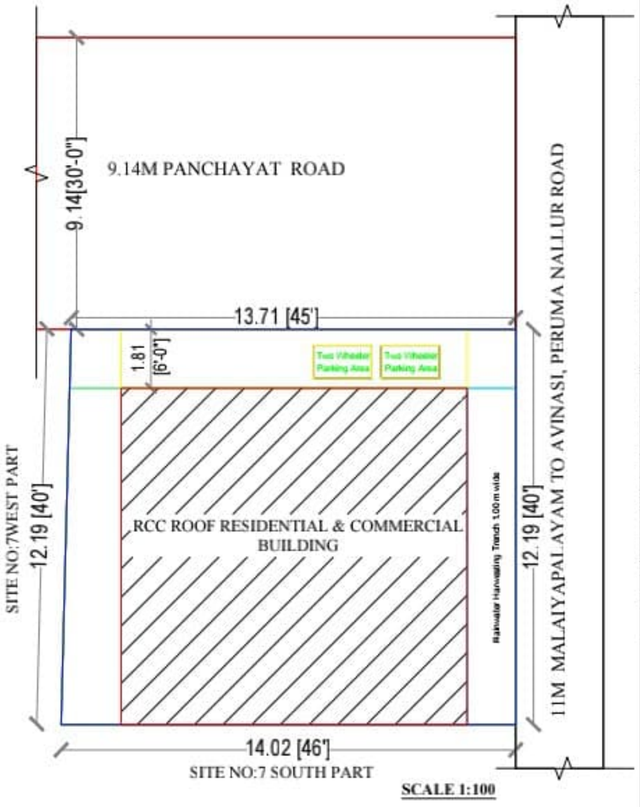


ELEVATION



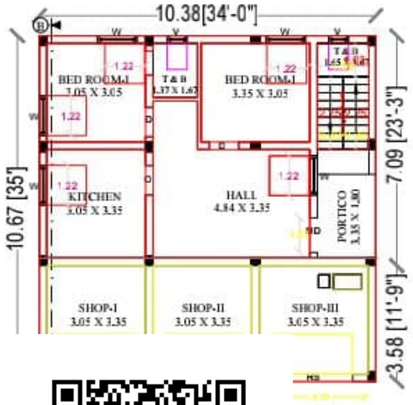
SECTION "AB"



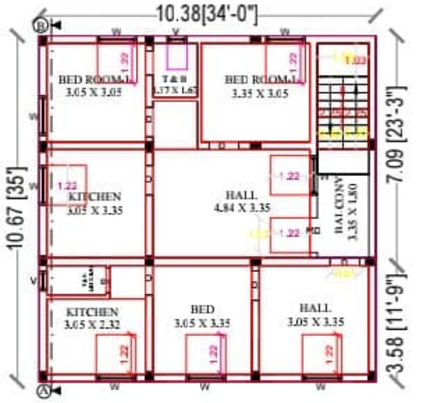


SCALE 1:100

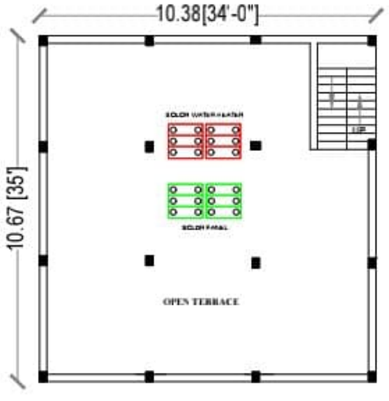
SITE PLAN



C PLAN



PROPOSED ADDITIONAL FIRST FLOOR RCC PLAN



TERRACE FLOOR PLAN

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

PLAN_INFO
AS_PER_DOCUMENT=170.66
AS_AT_SITE=169.01
FMB_OR_PLR=162.79
PLOT_AREA_M2=170.66
SINGLE_FAMILY_BLDG=NO
RCIAD_WIDTH=9.14
ROIAD_LENGTH=350.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=12.15
AVG_PLOT_WIDTH=13.86
LAND_USE_ZONE=RESIDENTIAL
LEASEHOLD_LAND=NO
SURVEY_NO=320/2A3
DISTRICT=ERODE
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS= NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=NO
PATTA_NO=3009
PLOT_NO=NIL
TALUK=NAMBIYUR
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA DETAILS	SQ.FT	SQ.MT
TOTAL LAND AREA	1837.00	170.66
PLINTH AREA OF THE EXISTING GF RCC ROOF RESIDENTIAL BUILDING	792.12	73.59
PLINTH AREA OF THE EXISTING GF RCC ROOF COMMERCIAL BUILDING	400.00	37.16
FLOORING AREA OF THE EXISTING GF RCC ROOF RESIDENTIAL BUILDING	549.82	51.08
FLOORING AREA OF THE EXISTING GF RCC ROOF COMMERCIAL BUILDING	341.43	31.72
PLINTH AREA OF THE PROPOSED FF RCC ROOF RESIDENTIAL BUILDING (PORTION - 1)	792.12	73.59
PLINTH AREA OF THE PROPOSED FF RCC ROOF RESIDENTIAL BUILDING (PORTION - 2)	400.00	37.16
FLOORING AREA OF THE PROPOSER FF RCC ROOF RESIDENTIAL BUILDING (PORTION -1)	549.82	51.08
FLOORING AREA OF THE PROPOSER FF RCC ROOF RESIDENTIAL BUILDING (PORTION 2)	341.43	31.72
AREA OF THE OPEN SPACE	644.87	59.91

JOINERIES	FEET	METRE
MD MAINDOOR	3'6"X7'0"	1.06X2.13
O OPEN	2'6"X3'0"	0.81X2.13
W WINDOW	4'6"X4'6"	1.37X1.37
WW WINDOW	4'6"X3'0"	1.37X0.91
D1 DOOR	2'6"X7'0"	0.76X2.13
V VENTILATER	2'6"X1'6"	0.81X0.46
RS ROLLING SHUTTER	8'0"X7'0"	2.44X2.13

COLOUR INDEX
TOTAL LAND
BUILDING
ROAD
RWH & ST

APPLICANT

Mr.S.N.R.SIVAKUMAR,
AADHAAR NO: 3085 5184 4017

ENGINEER

Er.K.SELVAKUMAR,B.E.,M.E.,(CEM)
REGISTERED ENGINEER (RE)
MATHI PLANNERS
82, Thottam, Sivathirpalayam,
Erode District - 638 455.
Er.K.SELVAKUMAR,B.E.,M.E.,(CEM)
9360712761

ALL DIMENSIONS ARE IN FEET AND METER SCALE 1:100

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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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+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.