Verified RealEstate™

REFERENCE
26/2024 25

ISSUED
05 November 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

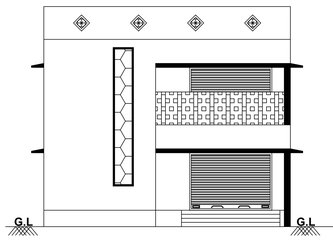
The approval as the planning authority issued it, reproduced in full behind this page.

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

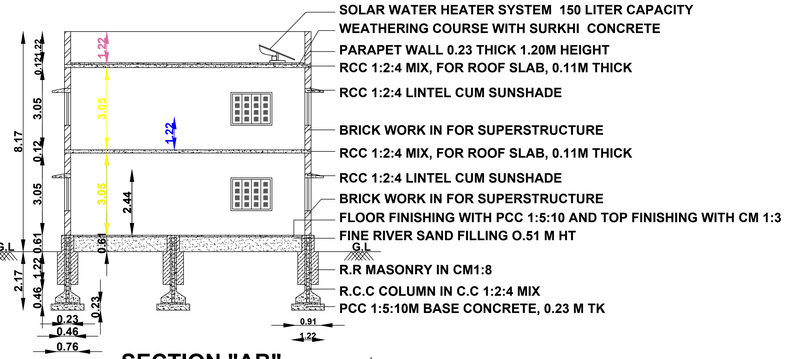
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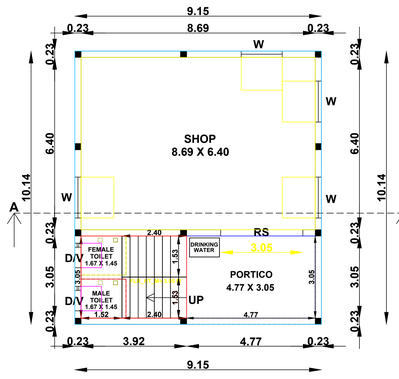
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL SHOP BUILDING IN GROUND FLOOR & FIRST FLOOR, AT SITE NO:05 NORTH PART & 05 SOUTH PART, N.G.G.O.COLONY, IN R.S.F.NO:47/3, AS PER PATTA SUBDIVISION R.S.F.NO:47/3B, PATTA NO:1565, BHAVANI TO METTUR MAIN ROAD, URACHIKOTTAI VILLAGE, KURUPPANAICKENPALAYAM PANCHAYAT, BHAVANI PANCHAYAT UNION, BHAVANI TALUK, ERODE DISTRICT.



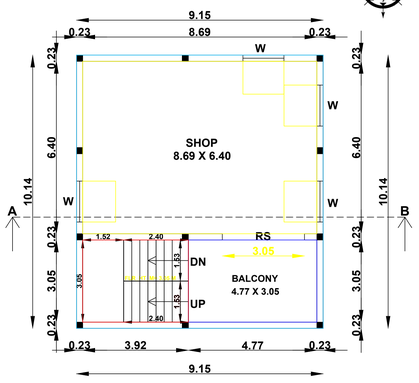
FRONT ELEVATION



SECTION "AB"



GROUND FLOOR PLAN



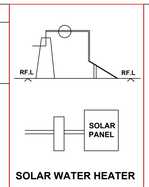
FIRST FLOOR PLAN

PLAN INFO
AS_PER_DOCUMENT = 354.89
AS_AT_SITE = 354.30
FMB_OR_PLR = 354.00
PLOT_AREA_M2 = 354.89
PLOT_NO = 05 NORTH PART & 05 SOUTH PART
AVG_PLOT_WIDTH = 12.20
AVG_PLOT_DEPTH = 29.11
IS_APPROVED_LAYOUT = YES
PREMIUM_FSI_REQUIRED = NO
SURVEY_NO = 47/3B
PATTA_NO = 1565
JURISDICTION_TYPE = PANCHAYAT
VILLAGE = URACHIKOTTAI
TALUK = BHAVANI
DISTRICT = ERODE
SINGLE_FAMILY_BLDG = NO
CRZ = NO
SECURITY_ZONE = NO
AREA_TYPE = OTHERS
ACCESS_WIDTH_M = 12.20
ROAD_WIDTH = 16.77
ROAD_LENGTH = 350.00
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED = YES
BUILDING_NEAR_TO_RIVER = NO
BUILDING_NEAR_MONUMENT = NO
BUILDING_NEAR_GOVT_BLDG = NO
WHETHER_GOVT_OR_AIDED_SCHOOL = NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT = NO
NOC_FIRE_DEPT = NO
IS_SWIMMING_POOL_EXISTS = NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO
OSR_APPLICABLE = NO
OSR_SURRENDER = NO
BLOCK_1_B-SHOP_MEMBER_COUNT = 6
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS = NO

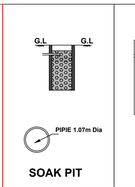
JOINERY DETAILS		FEET	METER
ROLLING SHUTTER	RS	3.05 X 2.13	10'0" X 7'0"
DOOR	D	0.76 X 2.13	2'6" X 7'0"
WINDOW	W	1.83 X 1.22	6'0" X 4'0"
VENTILATOR	V	0.91 X 0.76	3'0" X 2'6"

NOTE:
1. RWT-RAIN WATER TANK - 1NO
2. ST-SEPTIK TANK -1NO 'U' TRAP PROVIDED IN OUT LET PIPE
3. SOLAR WATER HEATING SYSTEM 1NO PROVIDED
4. COLLECTION TANK WATER WILL BE TOILET & BATH PURPOSE

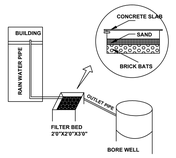
ALL DIMENSIONS ARE IN FEET & METER



SOLAR WATER HEATER

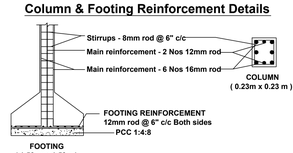


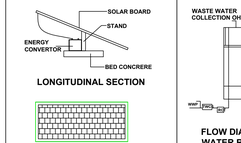
SOAK PIT



RAINWATER HARVESTING SUMP

Column & Footing Reinforcement Details

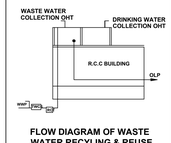




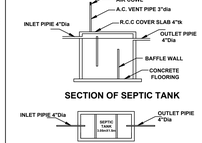
LONGITUDINAL SECTION



PLAN SOLAR SYSTEM (NOT TO SCALE)



FLOW DIAGRAM OF WASTE WATER RECYLING & REUSE



SECTION OF SEPTIC TANK



SEPTIC TANK

மரம் வளர்ப்போம் !
மழை பெறுவோம் !

JOB NO : MMV/BVN/APR/260
DATE : 28.09.2024

APPLICANT : -
THIRU.K.A.SANTHOSH KUMAR
S/O.(LATE).THIRU.K.K.ARUMUGAM

AREA OF THE DETAILS :-	Sq.M	Sq.F
AREA OF THE APPLICANT SITE (AS ON DOCUMENT - 2416 & 2417/2017)	354.89	3820.00
AREA OF THE APPLICANT SITE (AS ON PATTA)	354.00	3810.42
AREA OF THE APPLICANT SITE (AS ON SUPER IMPOSED PLOT BOUNDARY)	354.30	3816.65
PLINTH AREA OF THE PROPOSED RCC ROOF BUILDING IN G.FLOOR	92.78	998.68
PLINTH AREA OF THE PROPOSED RCC ROOF BUILDING IN F.FLOOR	92.78	998.68
CARPET AREA OF THE PROPOSED RCC ROOF BUILDING IN G.F & F.F	111.23	1197.27
AREA OF THE OPEN SPACE	262.11	2821.32

FLOOR SPACE INDEX (F.S.I) :-

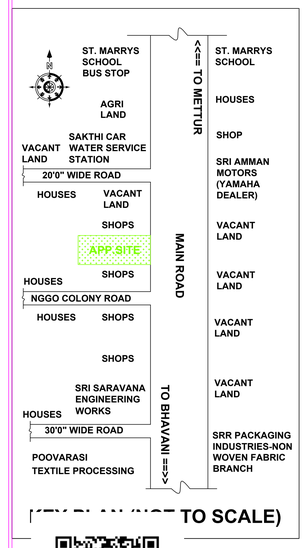
F.S.I AREA (G.F + F.F) / PLOT AREA = 185.56 / 354.89 = 0.522 ≤ 2

SCALE :- 1 : 1
ALL DIMENSIONS ARE IN METER
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

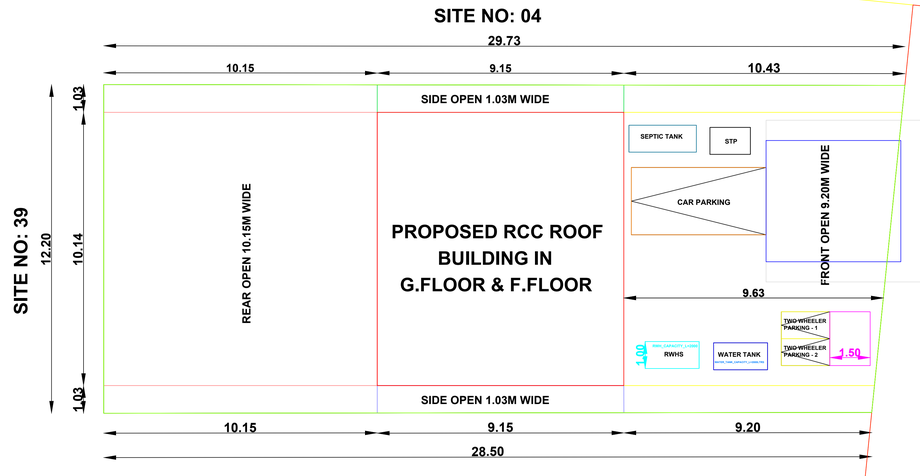
PLOT COVERAGE (P.C) :-

MAX FLOOR AREA AT ANY FLOOR / PLOT AREA X 100 = 92.78 / 354.89 X 100 = 26.14 %

INDEX:
1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED RCC BUILDING SHOWN IN -
3. PROPOSED RAIN WATER SOAKPIT SHOWN IN -
4. EXISTING ROAD SHOWN IN -



(KEY PLAN (NOT TO SCALE)



SITE NO:6, GOVINDARAJ PROPERTY

SITE PLAN SCALE 1:100

APPLICANT

REGISTERED ENGINEER

Er. M. MUTHUVEL D.C.E., B.Tech.,
Registered Engineer GR - III
No: 055 / LS /2019 / 00004
&Consulting Civil Engineer,
No: 17 M.S. Complex, First Floor,
Pavadi Street, Near Anthiyur Corner,
BHAVANI - 638 301.
Mobile : 94861 50609

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.