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

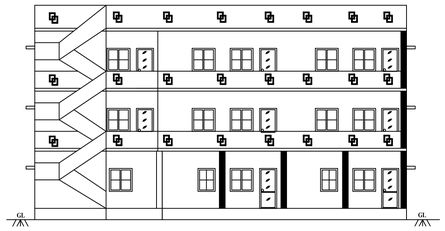
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+91 9996 12 9996
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR AT (OLD R.S.F.No : 491/2A5A1) NEW R.S.F.NO:491/3 AND 491/4), PATTA No: 3042, AT SITE No: 8 AND SITE No: 9, "BALAJI AVENUE", NANJAIUTHUKULI "B" VILLAGE AND NANJAIUTHUKULI PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

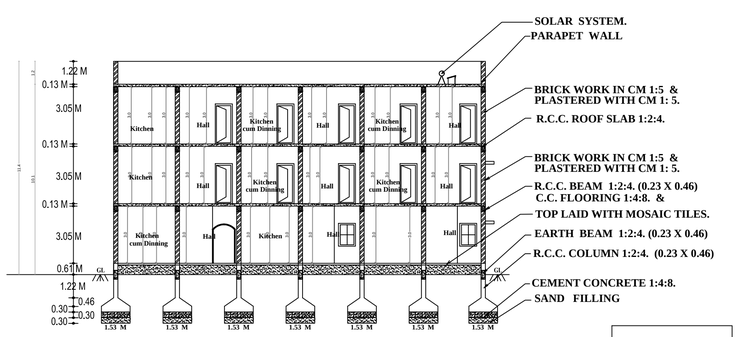
DTCP APPROVAL No: ம.வ/ஈ மா.எண்:266/2022

Applicant :

Mr.CHANDRASEKARAN.R., S/o.Mr.RAMASAMY.

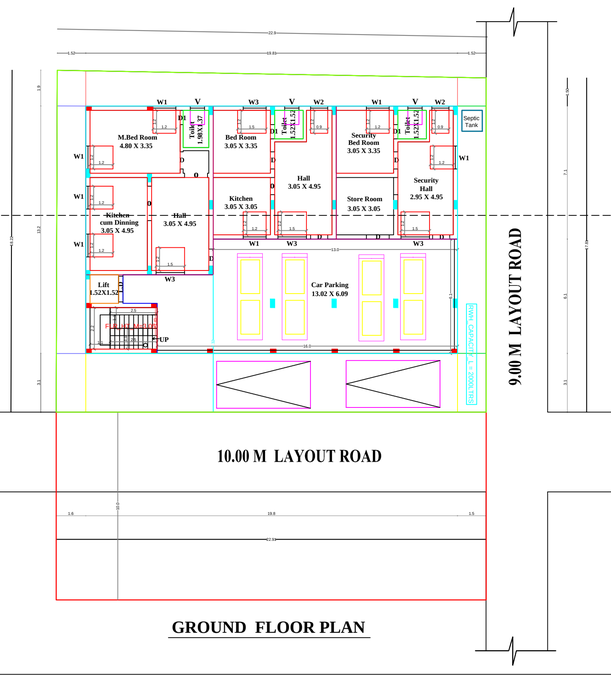


FRONT ELEVATION

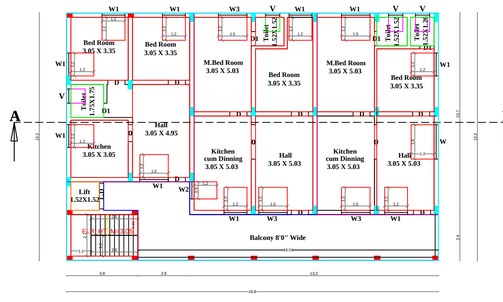


SECTION ON 'AB'

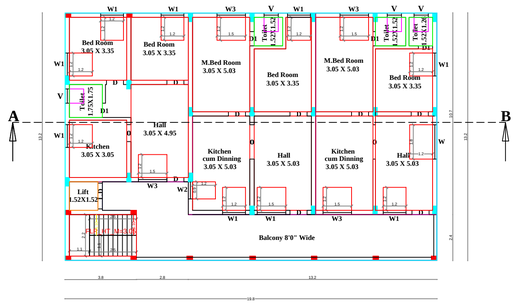
PLAN INFO
PLOT_AREA_M2=412.18
FMB_OR_PLR=412.18
AS_PER_DOCUMENT=412.03
AS_AT_SITE=412.18
SURVEY_NO=491/3 AND 491/4
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.01
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=10.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=22.88
AVG_PLOT_WIDTH=18.01
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=8 AND 9
PATTA_NO=3042
DISTRICT=ERODE
TALUK=MODAKKURICHI
VILLAGE=NANJAIUTHUKULI "B"
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



GROUND FLOOR PLAN



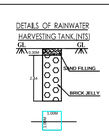
FIRST FLOOR PLAN



SECOND FLOOR PLAN

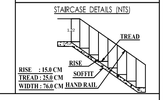
SCHEDULE OF JOINERIES	
D..DOOR.	0.91M X 2.10M
D1.DOOR.	0.76M X 2.10M
W...WINDOW.....	1.83M X 1.22M
W1...WINDOW.....	1.22M X 1.22M
W2...WINDOW.....	0.91M X 1.22M
W3...WINDOW.....	1.52M X 1.22M
V..VENTILATOR...	0.76M X 0.76M
A..ARCH.....	1.83M X 2.13M
O..OPEN.....	0.91M X 2.13M
O..OPEN.....	1.22M X 2.13M
LD..LIFT DOOR.....	1.37M X 2.13M

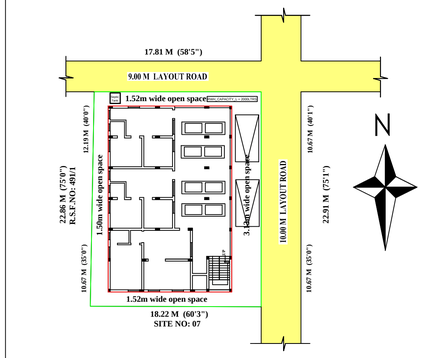
DETAILS OF RAINWATER HARVESTING TANK (NTS)



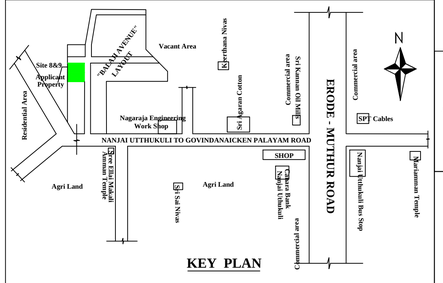
INDEX :-
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

STAIRCASE DETAILS (NTS)





SITE PLAN SCALE = 1 : 200



KEY PLAN

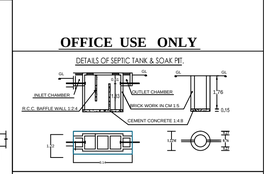
ONLINE APPLICATION No : SWP/BPA/370414/2024

BUILDING PERMISSION No : ERD/MDK/NU/30/2024-2025

AREA DETAILS	SQ.FT.	SQ.MT.
SITE AREA AS PER DOCUMENT (2297/2024)(2298/2024)	4435.00	412.03
PROPOSED GROUND FLOOR BUILDING AREA	2810.73	261.13
PROPOSED FIRST FLOOR BUILDING AREA	2810.73	261.13
PROPOSED SECOND FLOOR BUILDING AREA	2810.73	261.13
TOTAL BUILDING AREA	8432.19	783.38
FLOOR AREA OF R.C.C ROOF BUILDING	6745.75	626.70
NET OPENSPACE AREA	1624.27	150.90

OFFICE USE ONLY

DETAILS OF SEPTIC TANK & SOAK PIT



APPLICANT

ENGINEER

Reg.No. : 056/LS/2019/00010
Er. S. ARAVINTH B.E.,
Registered Engineer
SRI RAAGEVENDRA PLANNERS
26, Bharathipalayam, IInd Street,
NR Mahal (Back Side), Erode - 638 002.
Cell : 96599 47703, 72000 59343

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

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