Verified RealEstate™

REFERENCE
45/2024-2025

ISSUED
23 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.

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

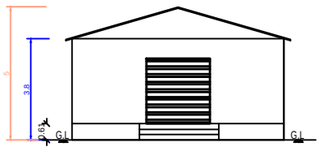
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

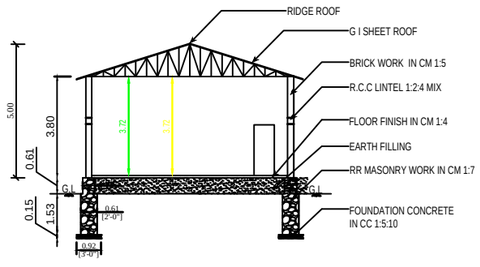
PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I SHEET ROOF BUILDING FOR COMMERCIAL PURPOSE IN R.S.F. NO: 83/2A, PATTA NO:1969, IN MUNIYAPPANPALAYAM TO BRAMMADESAM ROAD, MUNIYAPPAN PALAYAM PRIVU, BRAMMADESAM VILLAGE AND PANCHAYAT, ANTHIYUR UNION AND TALUK, ERODE DISTRICT.

APPLICANT:

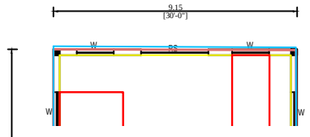
Thiru.M. SELVAN
S/O .Thiru. MARASAMY.

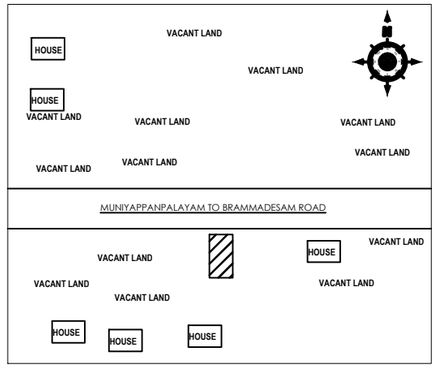


ELEVATION

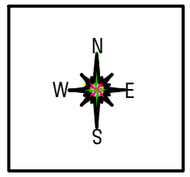


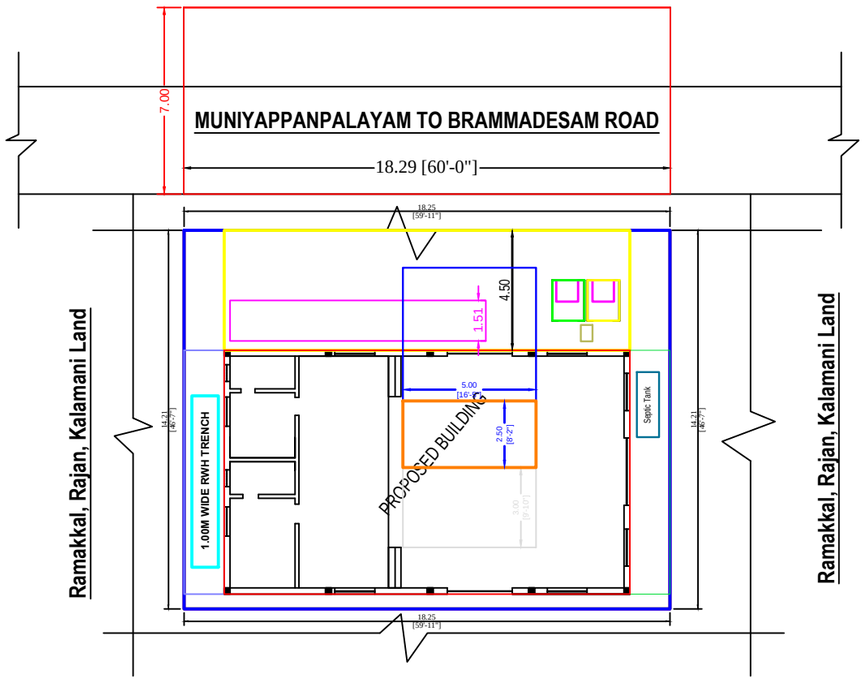
SECTION -LH





KEY PLAN
NOT TO SCALE

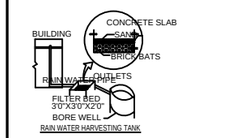




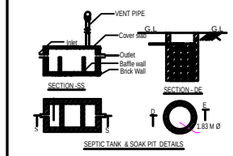
Ramakkal, Rajan, Kalamani Land

SITE PLAN

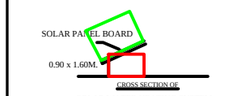
SCALE 1:200



RAIN WATER HARVESTING TANK



SEPTIC TANK & SOAK PIT DETAILS



CROSS SECTION OF

SOLAR WATER HEATING SYSTEM

INDEX:-

- APPLICANT BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

PLAN INFO
PLOT_AREA_M2= 259.35
AS_PER_DOCUMENT = 259.35
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
DISTRICT= ERODE
TALUK= ANTHIYUR
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= 83/2A
PATTA_NO= 1969
ACCESS_WIDTH_M=7.00
ROAD_WIDTH=7.00
ROAD_LENGTH=300.00
AVG_PLOT_WIDTH= 18.25
AVG_PLOT_DEPTH=14.21
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 259.35
AS_AT_SITE = 259.35

AREA DETAILS	SQ.FT	SQ.MT
SITE AREA AS PER DOCUMENT	38.00 CENTS	
APPLICANT SITE AREA AS ON DOCUMENT (Taken Area)	2790.60	259.35
APPLICANT SITE AREA AS ON FMB PATTA	2790.60	259.35
APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY	2790.60	259.35
PLINTH AREA OF PROPOSED G.I.SHEET ROOF BUILDING	1494.74	138.92
TOTAL CARPET AREA IN G.F.	1580.00	146.84
OPEN SPACE AREA	1295.86	120.43
PRO. SEPTIC TANK & SOAK PIT - EACH	1 NO	
PRO. RAIN WATER HARVESTING SUMP	1 NO	

PLOT COVERAGE = 183.95 / 471.37 X 100 = 39.02%

F.S.I = 183.95 / 471.37 = 0.39

JOINERY DETAILS	FEET	METRE	JOINERY DETAILS	FEET	METRE
RS - ROLLING SHUTTER	12'0" X 7'0"	3.66X 2.13	V - VENTILATOR	2'6" X 4'0"	0.76 X 1.22
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13	V1 - VENTILATOR	2'6" X 2'6"	0.76 X 0.76
W - WINDOW	4'0" X 4'0"	1.22 X 1.22	RS - ROLLING SHUTTER	8'0" X 7'0"	2.43 X 2.13

NOTES:

ALL DIMENSIONS ARE IN METER.
PLAN, SECTION & ELEVATION SCALE - 1:100,
SITE PLAN SCALE - 1:100

JAI MARUTHI PLANNERS / OCT / 2024

APPLICANT	ENGINEER
	Er. K. MAHESHWARAN, D.C.E., Licence Building Surveyor, JAI MARUTHI PLANNERS, 3/2, Teacher's Colony, Anthiyur-638 501. Cell : 94889 72123

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
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OMR Thoraipakkam,
Chennai 600 097, India
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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.