Verified RealEstate™

REFERENCE
19/2024-2025

ISSUED
14 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
verified.realestate

DIGITALLY VERIFIED RECORD

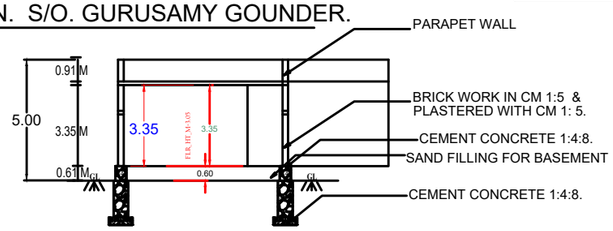
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF BUILDING FOR COMMERCIAL (CANARA BANK) PURPOSE. IN R.S.No: 106/12 (NATTHAM No.107),(EXISTING BUILDING TO BE DEMOLISHED DOOR No.4/94) AT THINGALUR TO VIJAYAPURI MAIN ROAD, VIJAYAPURI VILLAGE & PANCHAYAT, PERUNDURAI TALUK , ERODE DISTRICT.

ROC - 19/2024-2025

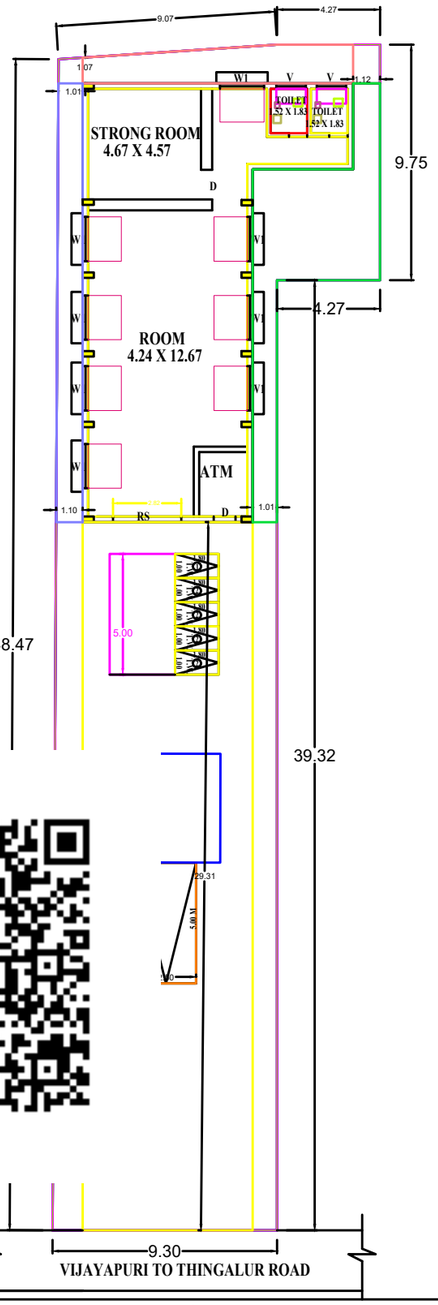
APPLICANT: Mr. G.JAGANATHAN. S/O. GURUSAMY GOUNDER.



FRONT ELEVATION



SECTION ON 'AB'

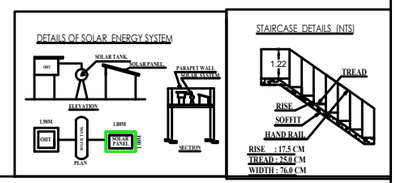


PLAN

N

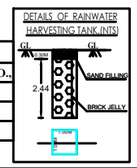
SCHEDULE OF JOINERIES
RS....ROLLING SHUTTER.... 1.00M X 2.10M
D1..DOOR. ..... 0.76M X 2.10M
W...WINDOW ..... 1.22M X 1.37M
W1..WINDOW ..... 1.83M X 1.37M
V...VENTILATOR..... 1.22M X 0.61M

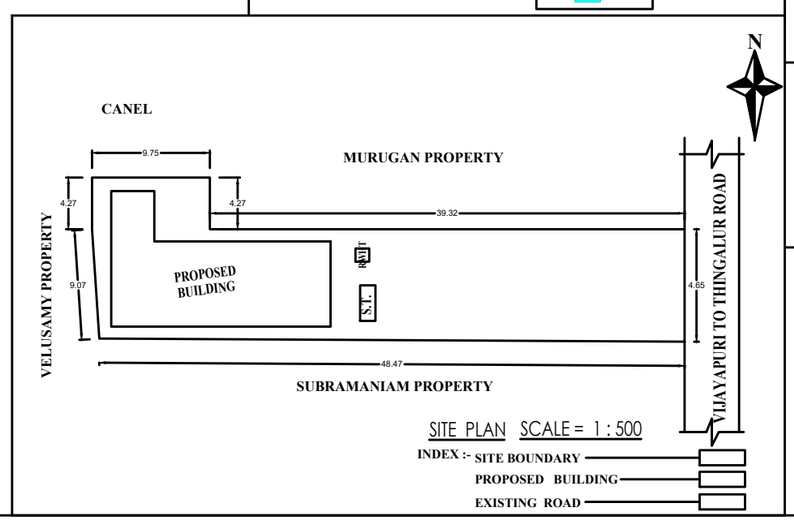
AREA DETAILS.	SQ.MT.	SQ.FT.
SITE AREA AS PER PATTA	489.40	5268.00
SITE AREA AS PER DOCUMENT	489.40	5268.00
PROPOSED BUILDING AREA.	142.66	1535.59
NET OPEN SPACE AREA.	346.75	3732.41



COMPOUND WALL PROVIDE = 84.10 M

RAINWATER HARVESTING TANK..1.NO
SEPTIC TANK...1.NO., BORE WELL....1.NO.,
SOLAR SYSTEM..1.NO., SUMP.... 1 No,
OVER HEAD TANK...1.NO.



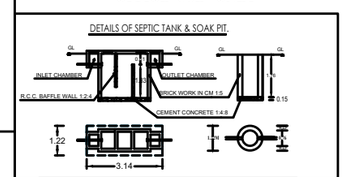


SITE PLAN SCALE = 1 : 500

INDEX :- SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

PLAN INFO
PLOT_AREA_M2=489.40
FMB_OR_PLR=489.40
AS_PER_DOCUMENT=489.40
AS_AT_SITE=489.06
DOOR_NO=-
SURVEY_NO=106/12(NATTHAM No.107)
PATTA_NO=527
VILLAGE=VIJAYAPURI
TALUK=PERUNDURAI
DISTRICT=ERODE
JURISDICTION_TYPE= PANCHAYAT
ROAD_WIDTH=9.15
ROAD_LENGTH=200
AVG_PLOT_DEPTH=9.30
AVG_PLOT_WIDTH=48.47
ACCESS_WIDTH_M=9.15
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=COMMERCIAL
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
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
BLOCK_1_B-B_MEMBER_COUNT=6
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

OFFICE USE ONLY



APPLICANT

REGISTERED ENGINEER

R. DHANDAPANI, D.C.E
CONSULTING CIVIL ENGINEER,
THINGALUR ROAD,
MEKKUR,
VIJAYAMANGALAM - 638 056.

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
hello@verified.realestate
+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.