Verified RealEstate™

REFERENCE
44/2024-2025

ISSUED
05 November 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

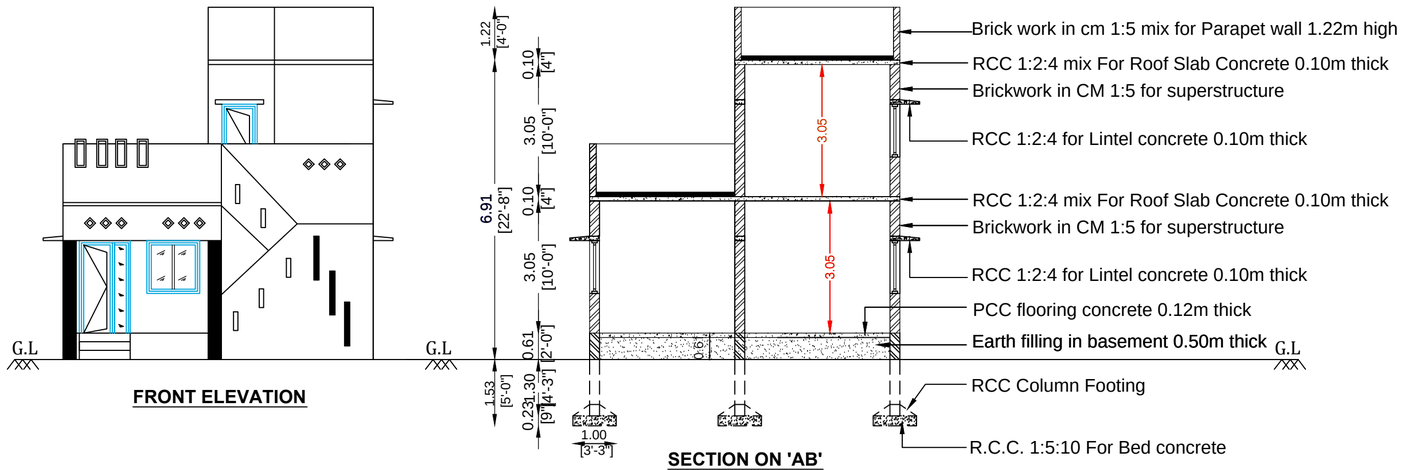
The approval as the planning authority issued it, reproduced in full behind this page.

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

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

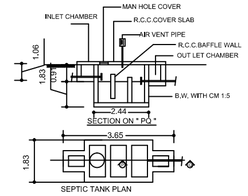
hello@verified.realestate
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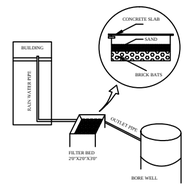
DIGITALLY VERIFIED RECORD



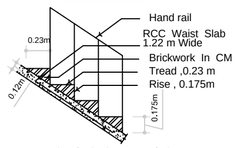
FRONT ELEVATION

SECTION ON 'AB'

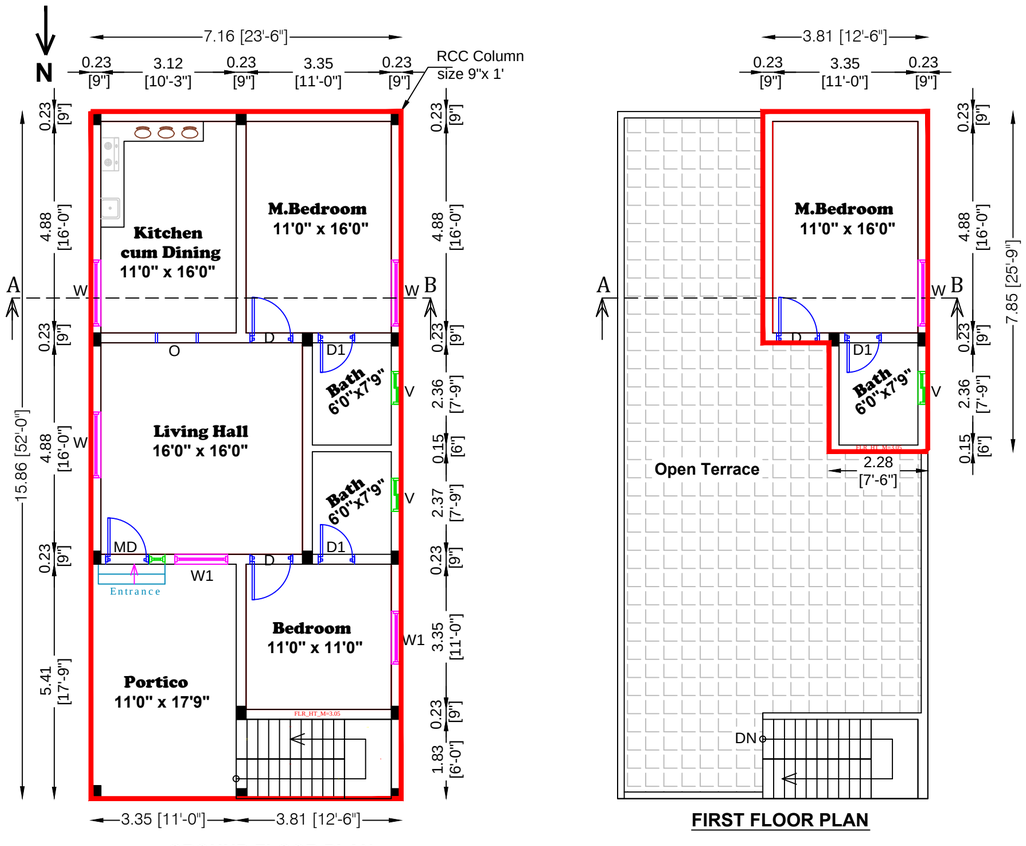




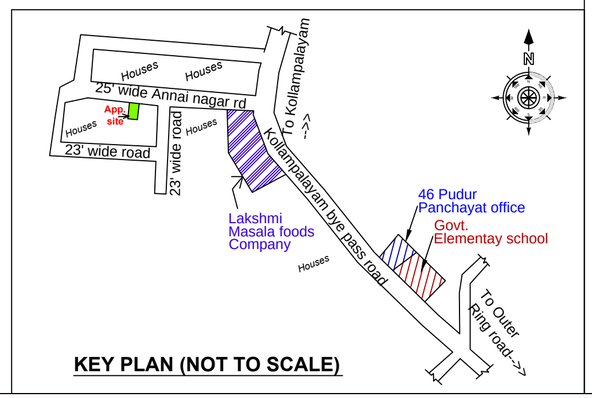
RAINWATER HARVESTING SUMP
(Not to Scale)



STAIRCASE DETAILS



FIRST FLOOR PLAN



KEY PLAN (NOT TO SCALE)

SITE PLAN (SCALE 1:100)

PLAN INFO
PLOT_AREA_M2=167.30
AS_PER_DOCUMENT = 167.30
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= ERODE
TALUK= MODAKURICHI
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE =INDIVIDUAL RESIDENCE
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO= 283/1A1A
PATTA_NO= 2096
PLOT_NO= 23
ACCESS_WIDTH_M= 9.15

ROAD_WIDTH=6.10
ROAD_LENGTH=100.0
AVG_PLOT_WIDTH= 9.15
AVG_PLOT_DEPTH= 18.30
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT= YES
IS_SWIMMING_POOL_EXISTS=NO
FMB_OR_PLR = 167.30
AS_AT_SITE = 167.45

BUILDING APPROVAL NUMBER - 44/2024-2025

SOLD PLOT FRAME WORK SPFW/ED No. 20/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR AT "PLOT No:23, ''ANNAI NAGAR, 06-PUDUR, IN NEW R.S.F .NO: 283/1A1A, PATTA NO: 2096, 06-PUDUR 'A' VILLAGE & PANCHAYAT, MODAKURICHI UNION & TALUK, ERODE DISTRICT.

NAME OF THE APPLICANT:-

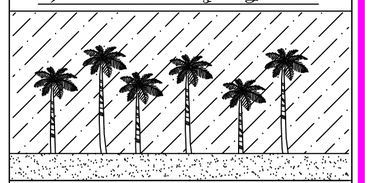
Mrs. N.MOHANASUNDARI, W/o. Mr. SELVARAJ.

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE	167.30	1800.00
2.	PLINTH AREA OF THE RCC BUILDING IN GROUND FLOOR	113.52	1222.00
3.	PLINTH AREA OF THE RCC BUILDING IN FIRST FLOOR	26.07	280.62
4.	AREA OF THE OPEN SPACE	53.78	578.00
5.	CARPET AREA OF THE RCC BUILDING IN GROUND & FIRST FLOOR	104.69	1126.96

JOINERIES:

MAIN DOOR	MD	- 4'0" X 7'0"
DOOR	D	- 3'3" X 7'0"
DOOR	D1	- 2'6' X 7'0"
WINDOW	W	- 5'0" X 4'0"
WINDOW	W1	- 4'0" X 4'0"
ARCH OPENING	O	- 3'3" X 7'0"
VENTILATOR	V	- 2'0" X 2'0"

மரம் வளர்ப்போம் மழை பெறுவோம்...!



SCALE :- 1 : 100
ALL DIMENSIONS ARE IN METRE & FEET
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

INDEX:-

1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED RCC RESIDENTIAL BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN

APPLICANT	REGISTERED ENGINEER
N. Mohanasundari	Er. R. KUMARIANANDAN, B.E.,M.E.,R.E.,(Dtcp &Corp) Registered Engineer & Consulting Civil Engineer DTCP Reg. No.:DTCP/NAMAKKAL/RE-II/003/2021 Erode Corp Reg. No : 056/L5/2019/00026 D.No.H40/120, First Floor, Near IOB & BOB Bank, Opp. Green Park Apartments, Periyar Nagar, Erode - 638 009. Ph: 96988 28102

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.