Verified RealEstate™

REFERENCE
28/2024 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.

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 GROUND FLOOR RCC ROOF COMMERCIAL BUILDING FOR SHOP PURPOSE

IN R.S.F.NO: 43/ 17, 13, 15, 16, NOW NEW SUB DIVISION R.S.F.NO: 43/ 15B, 16B, PATTA NO: 2133, AT " RANA NAGAR ",

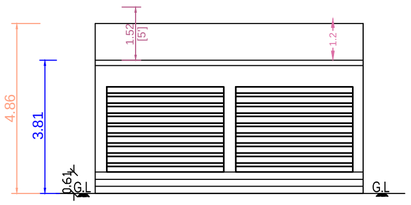
URACTHIKOTTAI VILLAGE, KURUPPANAICKENPALAYAM VIILAGE & PANCHAYAT, BHAVANI PANCHAYAT UNION,

BHAVANI TALUK, ERODE DISTRICT.

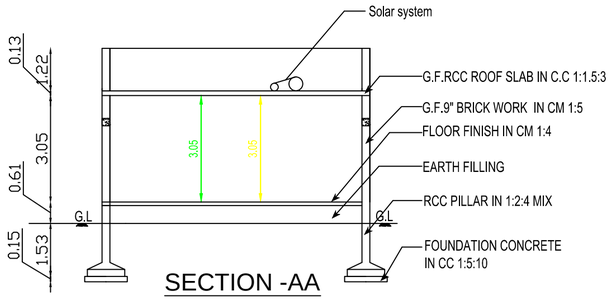
நகர் மற்றும் ஊரமைப்பு இயக்குநர் அவர்களின் அரசு அங்கீகார எண்: ம.வ /ந.ஊ.இ 790/ 89

APPLICANT: Mr. P. VENKATACHALAM,

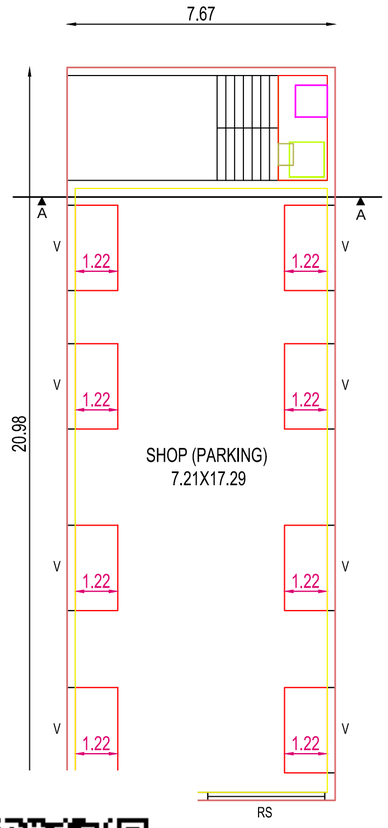
S/O P. PERUMAL.




ELEVATION

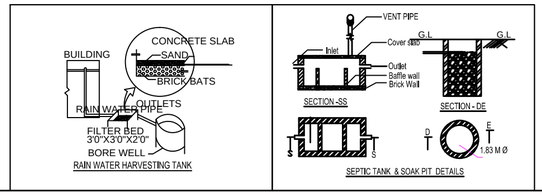


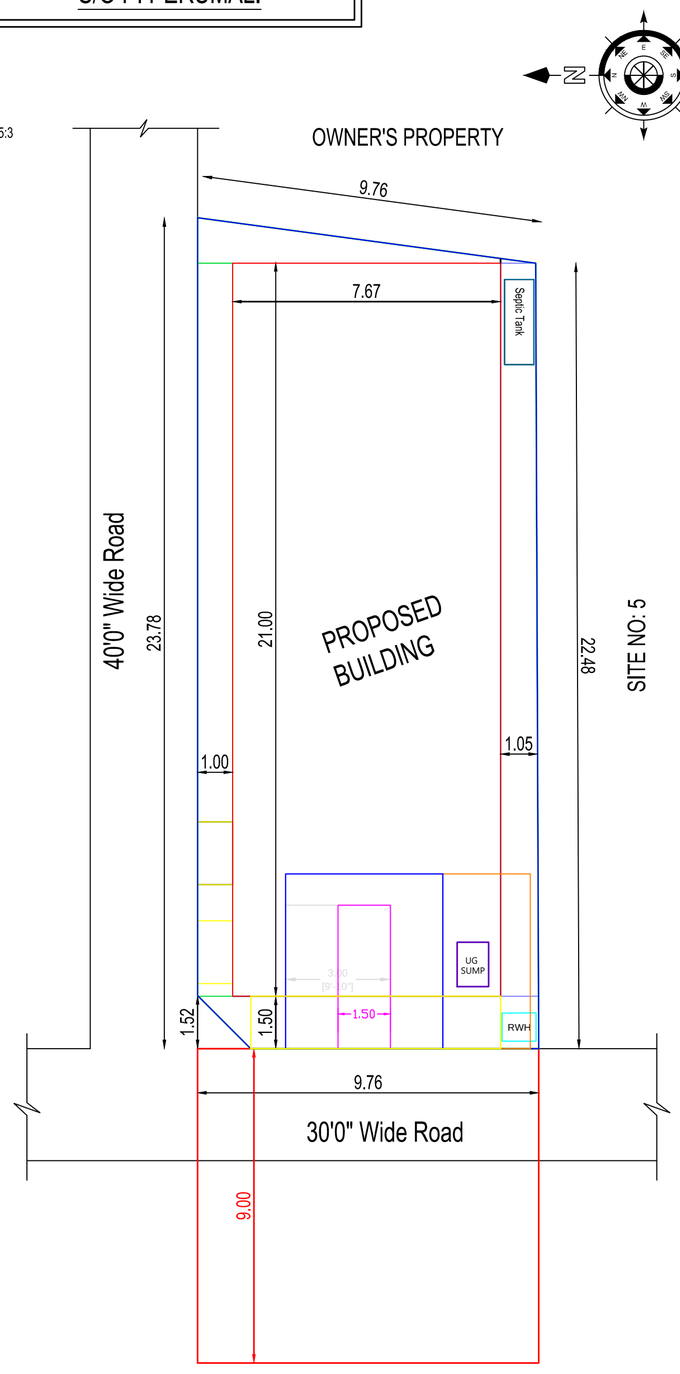

SECTION -AA




FLOOR PLAN
(Scale 1:100)

PLAN INFO
PLOT_AREA_M2= 223.56
AS_PER_DOCUMENT = 223.56
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5
DISTRICT= ERODE
TALUK= BHAVANI
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= 43/ 15B, 16B
PATTA_NO= 2133
ACCESS_WIDTH_M=9.00
ROAD_WIDTH=9.00
ROAD_LENGTH=200.00
AVG_PLOT_WIDTH= 9.76
AVG_PLOT_DEPTH=22.48
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 = 223.56
AS_AT_SITE = 223.56

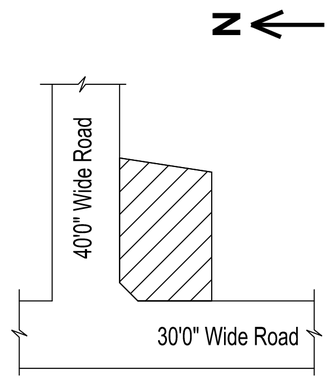



SITE PLAN
(Scale 1:100)

INDEX: SITE BOUNDARY -

PROPOSED BUILDING -




KEY PLAN

| AREA DETAILS | SQ.FT | SQ.MT |
|---|---|---|
| APPLICANT LAND AREA AS ON DOCUMENT | 2430.00 | 225.84 |
| APPLICANT LAND AREA AS ON PATTA | 2430.00 | 225.84 |
| APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY | 2430.00 | 225.84 |
| PLINTH AREA OF PROPOSED R.C.C ROOF BUILDING IN G.F. | 1732.14 | 160.98 |
| TOTAL CARPET AREA IN G.F. | 1341.88 | 124.71 |
| OPEN SPACE AREA | 697.86 | 64.86 |
| PRO. SEPTIC TANK & SOAK PIT - EACH | 1 NO | |
| PRO. STAIR CASE | 1 NO | |
| PRO. RAIN WATER HARVESTING SUMP | 1 NO | |

PLOT COVERAGE = $\frac{160.98}{225.84}$ X 100 = 71.28%

F.S.I = $\frac{160.98}{225.84}$ = 0.712

| JOINERY DETAILS | FEET | METRE | JOINERY DETAILS | FEET | METRE |
|---|---|---|---|---|---|
| D - DOOR | 4'0" X 7'0" | 1.22 X 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 |


Er. S.Prabhukumar,B.E., Cell : 98427 - 72750
Consulting Civil Engineer 94885 - 72750
E - mail id: svbprabhukumar@gmail.com Office : 82824 - 17175

SRIVEERMATHIPLANNER S
Engineer & Contractor

Office : 60 E, Varnapuram 5th Street, Murugan Kovil Opp 1st Floor,Bhavani - 638301
Resi : 153D/10, Varnapuram 5th Street, Anna Nagar, Bhavani - 638301


| APPLICANT | ENGINEER |
|---|---|
| | Er.S.PRABHUKUMAR,B.E.,<br>Registered Engineer - Grade II<br>Registration No:055/LS/2019/00005<br>Sri Veeramathi Planners,<br>Varnapuram 5th Street,<br>Opp. Murugan Kovil, 1St Floor, Bhavani<br>Cell: 98427 72750 |

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.