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REFERENCE
192/2024

ISSUED
24 December 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

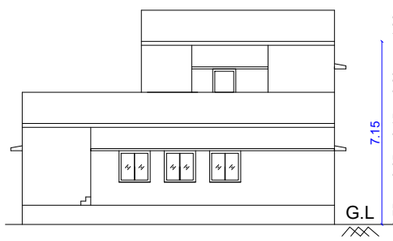
The approval as the planning authority issued it, reproduced in full behind this page.

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

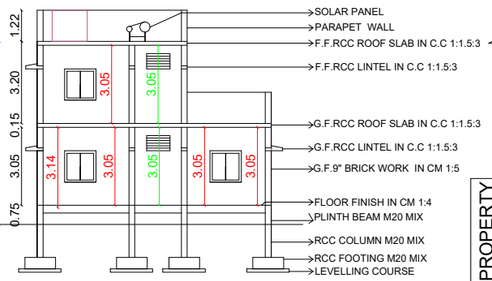
Verified RealEstate™
3/350/2 Mettukuppam,
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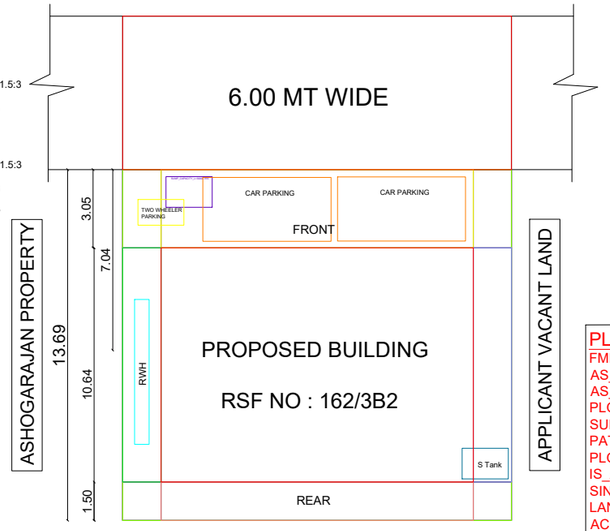
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR AND FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE IN RSF NO: 162/3B2, WARD NO : 2, NAGIRETTIPALAYAM, OLAGADAM, OLAGADAM VILLAGE & TOWN PANCHAYAT, BHAVANI TALUK, ERODE DISTRICT.



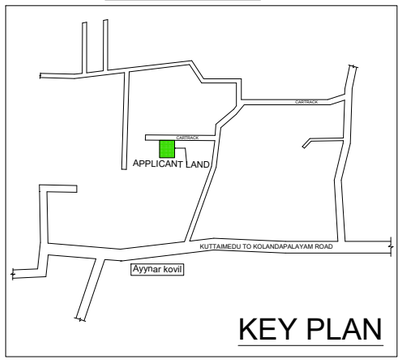
ELEVATION



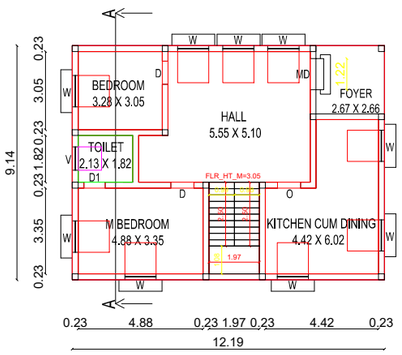
SECTION ON AA-BB



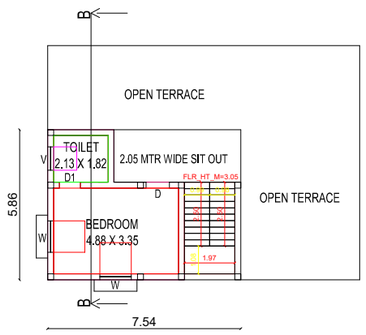
SITE PLAN



KEY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ALL DIMENSIONS ARE IN METER

PLAN INFO

FMB_OR_PLR= 207.95 SqMT
AS_PER_DOCUMENT= 207.95 SqMT
AS_AT_SITE = 207.95 SqMT
PLOT_AREA_M2 = 207.95 SqMT
SURVEY_NO= 162/3B2
PATTA_NO = 2698
PLOT_NO = NIL
IS_APPROVED_LAYOUT = NO
SINGLE_FAMILY_BLDG = YES
LAND_USE_ZONE = RESIDENTIAL
ACCESS_WIDTH_M = 15.19 M
AVG_PLOT_DEPTH = 13.69 M
AVG_PLOT_WIDTH = 15.19 M
AREA_TYPE= OTHERS
ROAD_WIDTH= 6.00 M
ROAD_LENGTH= 100 M
RWH_DECLARED = YES
DISTRICT= ERODE
JURISDICTION_TYPE= PANCHAYAT

CRZ= NO
SECURITY_ZONE = NO
WHETHER_GOVT_OR_AIDED_SCHOOL = NO
PREMIUM_FSI_REQUIRED = NO
OSR_APPLICABLE = NO
BUILDING_NEAR_TO_RIVER = NO
BUILDING_NEAR_MONUMENT= NO
BUILDING_NEAR_GOVT_BLDG= NO
IS_SWIMMING_POOL_EXISTS= NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT= NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS= NO

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	4'-0" X 7'-0"
D	DOOR	3'-0" X 7'-0"
D1	DOOR 1	2'-6" X 7'-0"
O	OPEN	5'-0" X 7'-0"
W	WINDOW	4'-0" X 4'-0"
V	VENTILATOR	3'-0" X 3'-0"

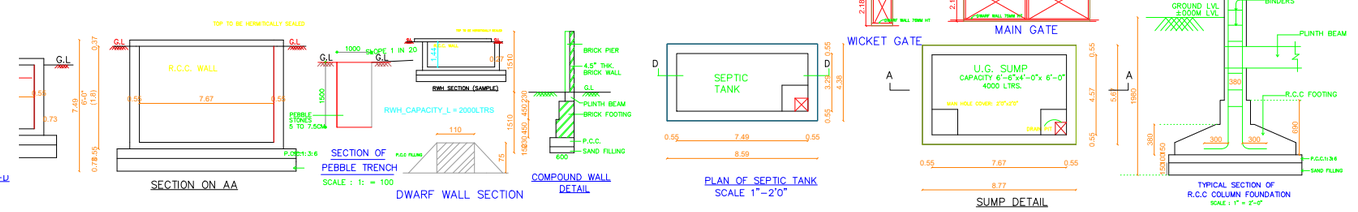
AREA STATEMENT	SQ.FT	SQ.M
AREA OF APPLICANT SITE (50 CENT)	21778.00	2023.22
AREA OF SITE TAKEN FOR CONSTRUCTION	2238.37	207.95
PLOT EXTENT AS PER SITE	2238.37	207.95
PLOT EXTENT AS PER PATTA/FMB	2238.37	207.95
SUPER IMPOSED PLOT EXTENT	2238.37	207.95
BUILD UP AREA OF PRO - GROUND FLOOR	1199.32	111.42
BUILD UP AREA OF PRO - FIRST FLOOR	475.55	44.18
TOTAL BUILD-UP AREA	1674.87	155.60
TOTAL CARPET AREA OF GF & FF	1186.62	110.24
OPEN SPACE AREA	1039.05	96.53

FLOOR SPACE INDEX = 0.74
PLOT COVERAGE = 53.58

APPLICANT NAME & SIGNATURE

Mr. M.JAGAN S/O MURUGAN

REGISTERED ENGINEER



Er.V.VENUGOPAL. B.E.,
Licensed Building Surveyor & Building Valuer
SRI BALAJI BUILDERS & PLANNERS
2/3, K.K.V. Thottam, Kungumapalayam,
Olagadam-638 314.
Cell : 98428 58999, 96882 32044

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.