Verified RealEstate™

REFERENCE
MP-33/2024-2025

ISSUED
11 December 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,
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Chennai 600 097, India

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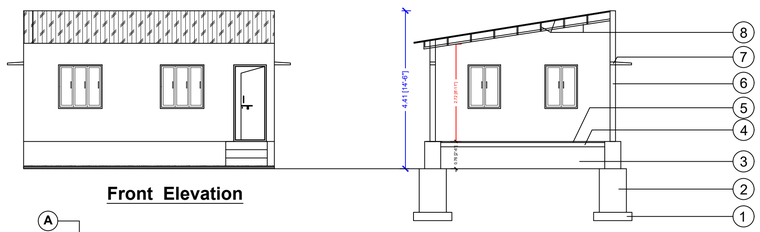
DIGITALLY VERIFIED RECORD

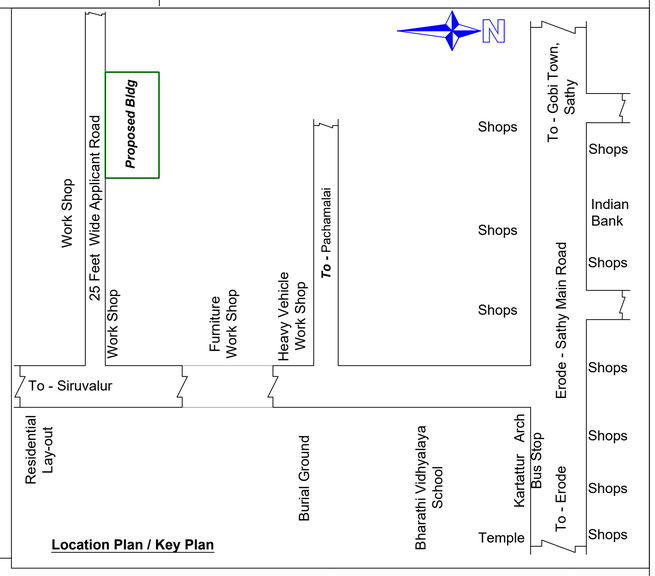
Plan Showing The Proposed Construction Of The AC Sheet Roof Ground Floor Godown Building In New SF No : 28, Sub Division New SF No : 28 / 4, Od SF No : 7C, & 1A, Patta No : 409, Kuttaithottam, Karukkampaali, Modachur Village, Modachur Village And Panchayat, Gobichettipalayam Taluk, Erode District.

Applicant :

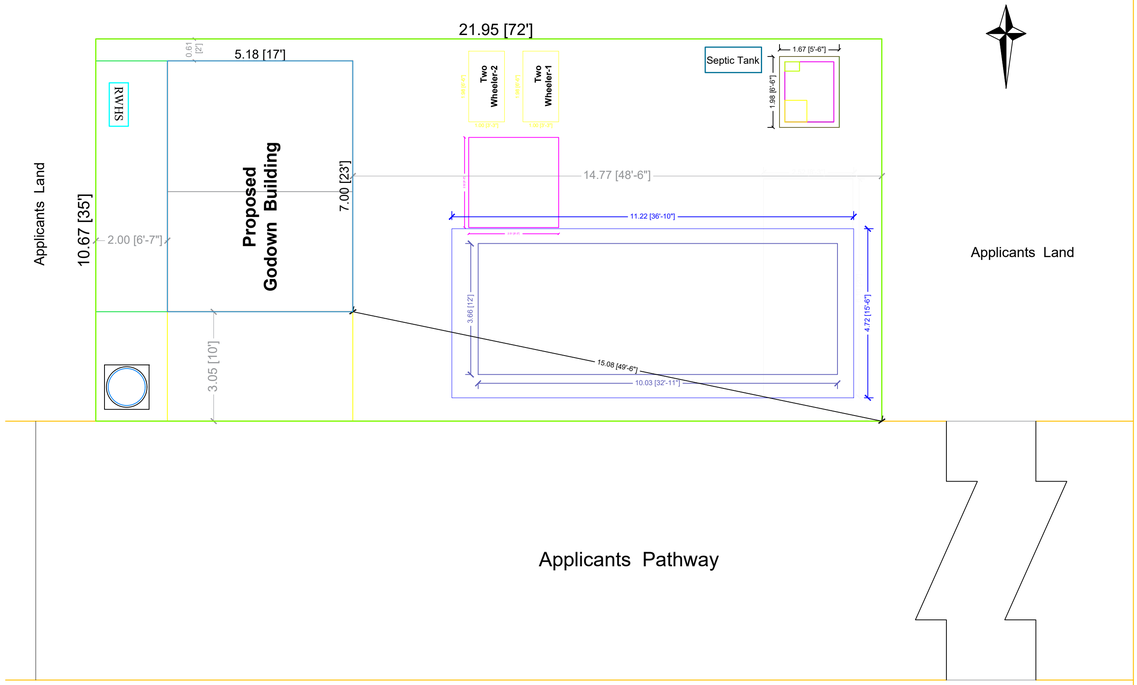
Mr. M APPACHIGOUNDER,

S/o. Mr. MUTHUGOUNDER.

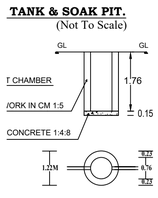


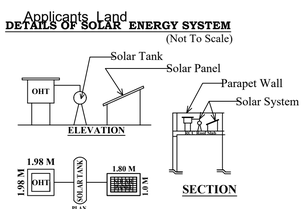


Site Plan









PLAN INFO

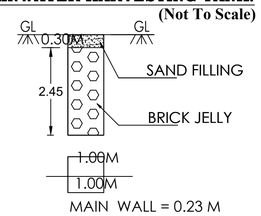
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AS_PER_DOCUMENT=5807.24
FMB_OR_PLR=5807.24
AS_AT_SITE=234.16
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=GOBICHETTIPALAYAM
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE =OTHERS
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO=28/4
PATTA_NO=409
ACCESS_WIDTH_M=6.11
ROAD_WIDTH=6.11
ROAD_LENGTH=80.0
AVG_PLOT_WIDTH=10.67
AVG_PLOT_DEPTH=21.95
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=NO
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_G-GWFC_MEMBER_COUNT=1
WATER _TANK_CAPACITY=1000LTRS

Specifications Of Section On 'AA'

1. PCC 1:4:8 Mix For Foundation
2. RR Stone Masonry in Cm 1:5 mix
3. Earth Filling For Basement
4. PCC 1:5:10 Mix For Flooring
5. Flloe Finishing In Vertified Tiles Top
6. Hallow Brick Masonry In CM 1:5 For Main Wall
7. RCC 1:2:4 Mix For Lintel Cum Sunshade
8. AC Sheet Roof With Steel Trusses & Joineries
9. Steel Door & Windows

DETAILS OF RAINWATER HARVESTING TANK.

(Not To Scale)



Office Use :

Area Details :	Sq.Ft	Sq.Mt
Area Of The Land [As Per Sale Deed : 1.435 Acres]	62508.60	5807.24
Area Of The Land (As Per Revenue Record)	62508.60	5807.24
Taken Area Of The Site for Proposed Bldg Construction	2520.50	234.16
Pro - Plinth Area of the AC Sheet Roof Bldg In GF	426.04	39.58
Area of the Open Space	2094.46.	194.58

Joinery Details :		Feet	Meter
Door	MD	4'0" x 7'0"	1.22 x 2.14
Door 1	D1	2'9" x 7'0"	0.83 x 2.14
Window 1	W1	4'0" x 4'0"	1.22 x 1.22
Ventilator	V	2'0" x 2'0"	0.61 x 0.61

Notes : All Dimensions Are In Feet And Meter

Scale :- Building Plan - 1:100, Site Plan - 1:100.
Location Plan - Not To Scale

Reference :

Site Boundary | Pro - Bldng | Road

Applicant :

V-M-முனுசாமி

Registered Engineer :

Er.T.SUTHAKARAN,D.C.E.,LBS.
B.7, Transport Nagar,
Kolappalur (Po), Gobi (Tk),
Erode (Dt). PIN : 638456
Cell : 90037 90525

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.