Verified RealEstate™

REFERENCE
45/2024-2025

ISSUED
24 January 2025

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

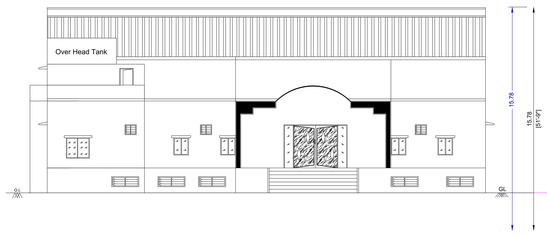
The approval as the planning authority issued it, reproduced in full behind this page.

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

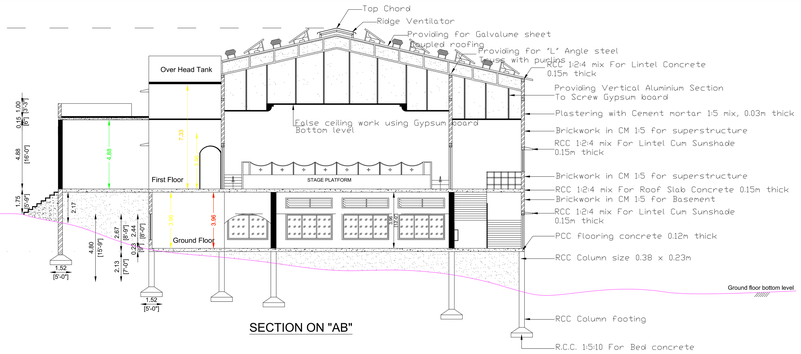
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

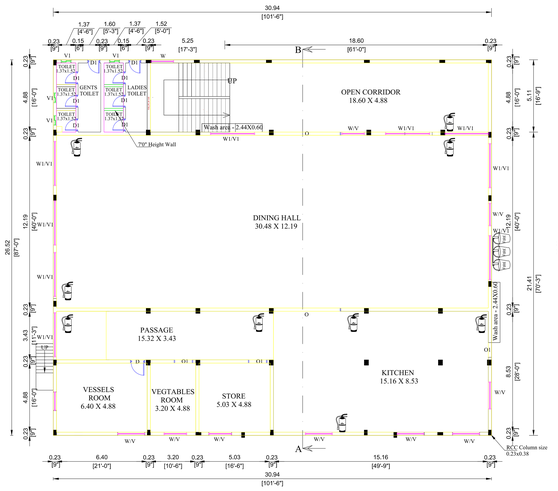


FRONT ELEVATION

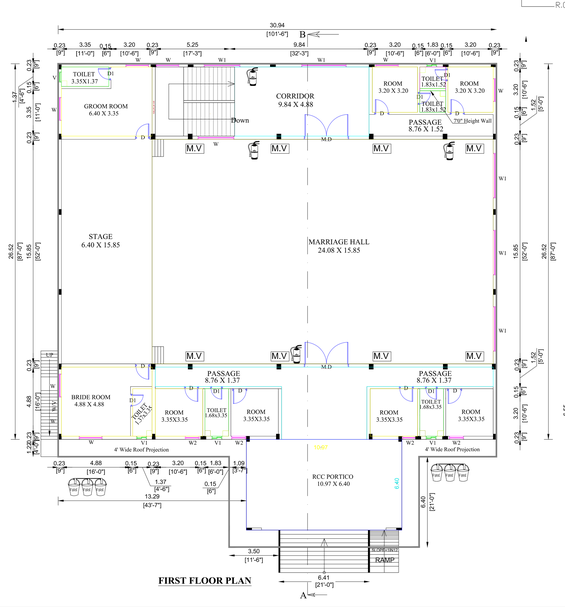


SECTION ON "AB"

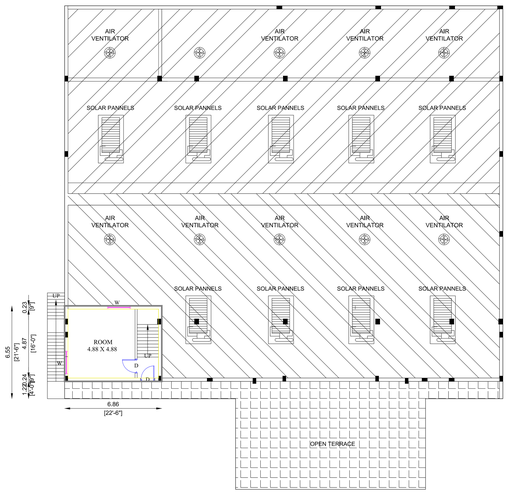
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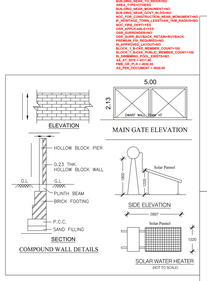
GROUND FLOOR PLAN



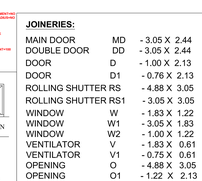
FIRST FLOOR PLAN



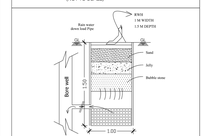
SECOND FLOOR PLAN

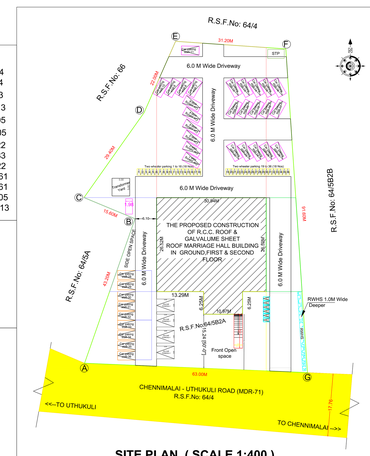


JOINERIES:		
MAIN DOOR	MD	- 3.05 X 2.44
DOUBLE DOOR	DD	- 3.05 X 2.44
DOOR	D	- 1.00 X 2.13
DOOR	D1	- 0.76 X 2.13
ROLLING SHUTTER	RS	- 4.88 X 3.05
ROLLING SHUTTER	RS1	- 3.05 X 3.05
WINDOW	W	- 1.83 X 1.22
WINDOW	W1	- 3.05 X 1.83
WINDOW	W2	- 1.00 X 1.22
VENTILATOR	V	- 1.83 X 0.61
VENTILATOR	V1	- 0.75 X 0.61
OPENING	O	- 4.88 X 3.05
OPENING	O1	- 1.22 X 2.13

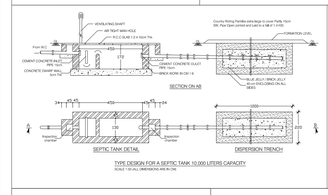


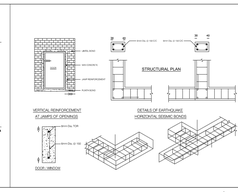
STAIRCASE DETAILS
(NOT TO SCALE)

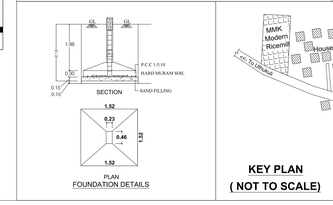




SITE PLAN (SCALE 1:400)







PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF & R.C.C. ROOF MARRIAGE HALL BUILDING IN GROUND, FIRST AND SECOND FLOOR, AT R.S.F.No:64/5B2A, ATTAVANAI PIDARIYUR VILLAGE, OTTAPARAI PANCHAYAT, CHENNIMALAI PANCHAYAT UNION, PERUNDURAI TALUK, ERODE DISTRICT.

NAME OF THE APPLICANT:-

Mr. B.JAYAPRAKASH,
S/o. Mr. BALASUBRAMANIYAM.

ONLINE APPLICATION No :
SWP/ DTCP/ ERODE/ Site Approval No :
SWP/ DTCP/ ERODE/ BUILDING PERMISSION No :

SITE AREA DETAILS

DESCRIPTION	Sq.Meter
AS PER DOCUMENT AREA (1.15 Acre)	4650.00
AS PER PLR/FMB AREA	4650.00
SUPER IMPOSED PLOT AREA	4650.00

BUILDING AREA DETAILS

BLOCK NAME	FLOOR NAME	FSI AREA (in Sq.m)	NON FSI AREA (in Sq.m)	BUILT UP AREA (in Sq.m)
1	Kalyana Mandabam Block GROUND FLOOR(RCC)	820.38	-	820.38
	Kalyana Mandabam Block FIRST FLOOR (RCC)	159.91	-	159.91
	Kalyana Mandabam Block FIRST FLOOR (AC SHEET)	783.80	-	783.80
	Kalyana Mandabam Block SECOND FLOOR (RCC)	36.58	-	36.58
TOTAL FSI AREA		= **1800.67 SQ.M**		
TOTAL BUILT UP AREA		= **1800.67SQ.M**		

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

- BLOCK-1
  HEIGHT OF THE BUILDING: 15.78 M

FLOOR SPACE INDEX (FSI):

FSI: Total plinth Area / Land Area : 1764.09 / 4650.00 = 0.38 < 2.00

PLOT COVERAGE (P.C.)

P.C.- Ground Floor area / Land Area x100 - 820.38 / 4650.00 x100 =17.64%

Parking details:

1.Car parking stalls

Required - 08Nos
Provided - 39 Nos

2.Two Wheeler parking stalls

Required - 08Nos
Provided - 40 Nos

COLOUR INDEX:

- SITE BOUNDARY SHOWN IN -
- PROPOSED BUILDING SHOWN IN -
- DRIVEWAY SHOWN IN -
- EXISTING ROAD SHOWN IN -

FIRE EXTINGUISHER

FIRE BUCKET

APPLICANT

STRUCTURAL ENGINEER

M.P. SUBRAMANIAM M.E
REGD.STRUCTURAL ENGR. GRADE-I
10/2020/RSE-ER.I/EDTCP
18-A,CHENNIMALAI ROAD,
OPP. TO ITI,ERODE-638009.

REGISTERED ENGINEER

Er.R. KUMARANANDAN,B.E.,M.E.,F.I.E.,(Dtp &Cons)
Registered Engineer & Consulting Civil Engineer
DTCP Reg. No.:DTCP/NAMAKKAL/RE-0003/2021
Erode Corp Reg. No : 0065.02019/00026
D.No.H40/120, First Floor, Near ICICI & BOB Bank,
Opp. Green Park Apartments, Periyar Nagar,
Erode - 638 009. Ph: 90988 28102

Surveyor / Assistant Draughtsman		Draughtsman-III		Supervisor/ Draughtsman-II	

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.