Verified RealEstate™

REFERENCE
412/2024

ISSUED
20 December 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

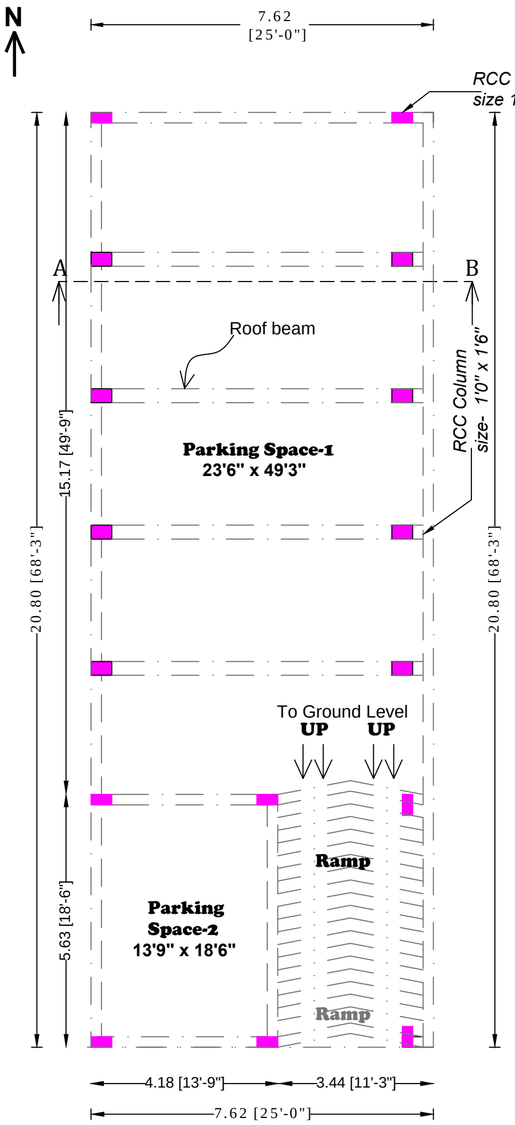
The approval as the planning authority issued it, reproduced in full behind this page.

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

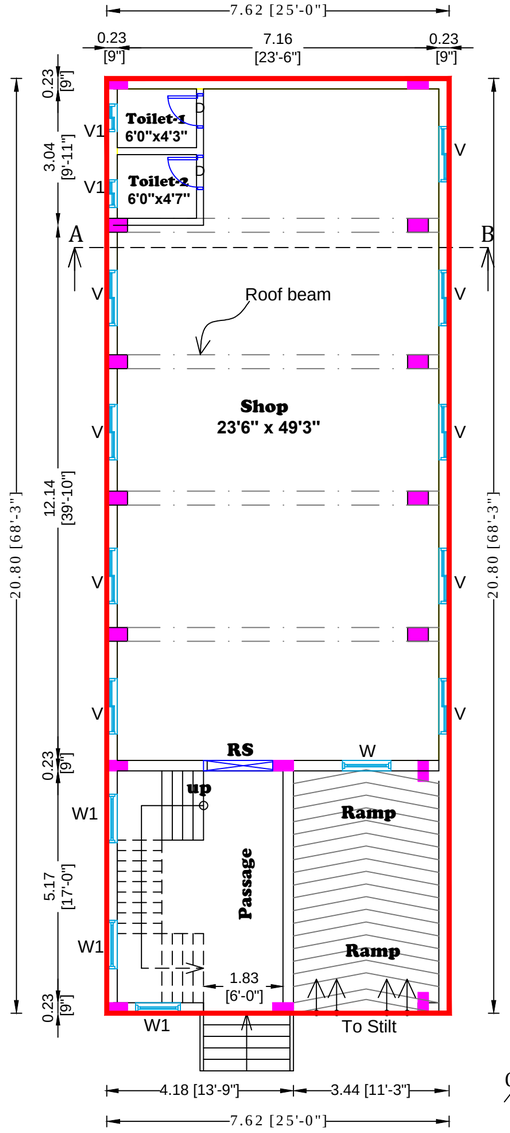
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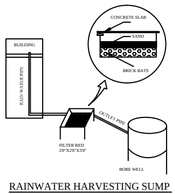
DIGITALLY VERIFIED RECORD



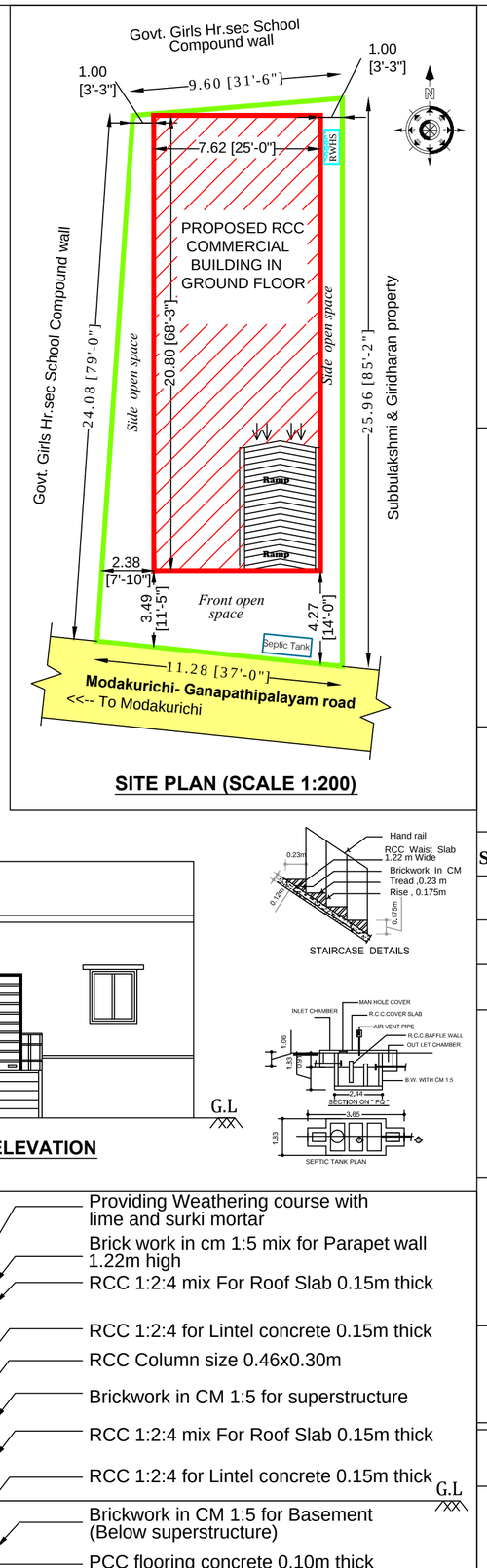
STILT PLAN



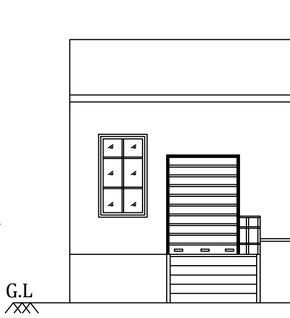
GROUND FLOOR PLAN



RAINWATER HARVESTING SUMP
(Not to Scale)



SITE PLAN (SCALE 1:200)



FRONT ELEVATION

STAIRCASE DETAILS

PLAN INFO
PLOT_AREA_M2=253.00
AS_PER_DOCUMENT = 253.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK= MODAKURICHI
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE = COMMERCIAL
BLOCK_1_B-SHOP_MEMBER_COUNT= 4
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO= 586/5A
PATTA_NO= 483
PLOT_NO= -

ACCESS_WIDTH_M=11.28
ROAD_WIDTH=9.00
ROAD_LENGTH=100.0
AVG_PLOT_WIDTH= 10.44
AVG_PLOT_DEPTH= 25.02
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
FMB_OR_PLR = 253.00
AS_AT_SITE = 260.19

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL SHOP BUILDING IN GROUND FLOOR AT ''MODAKURICHI- GANAPATHIPALAYAM ROAD, IN NATHAM NEW S.F. NO: 586/5A, (OLD S.F .NO: 586/2), NATHAM PATTA NO: 483, MODAKURICHI "B" VILLAGE AND TOWN PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

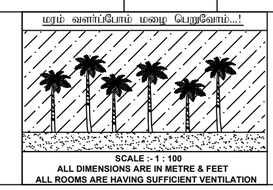
NAME OF APPLICANT:-

Mr. P.V.SARAVANAN S/o. Mr. VENKATACHALAM.

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE	253.00	2722.28
2.	PLINTH AREA OF THE RCC BUILDING IN G. FLOOR	158.57	1706.25
3.	AREA OF THE OPEN SPACE	94.43	1016.03

JOINERIES:

ROLLING SHUTTER	RS	- 6'0" X 8'0"
DOOR	D	- 2'6" X 6'6"
WINDOW	W	- 4'0" X 4'0"
WINDOW	W1	- 4'0" X 6'0"
VENTILATOR	V	- 3'3" X 2'0"
VENTILATOR	V1	- 2'0" X 2'0"

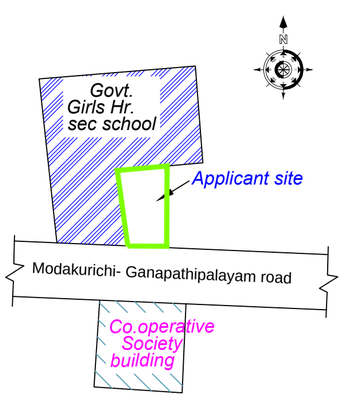


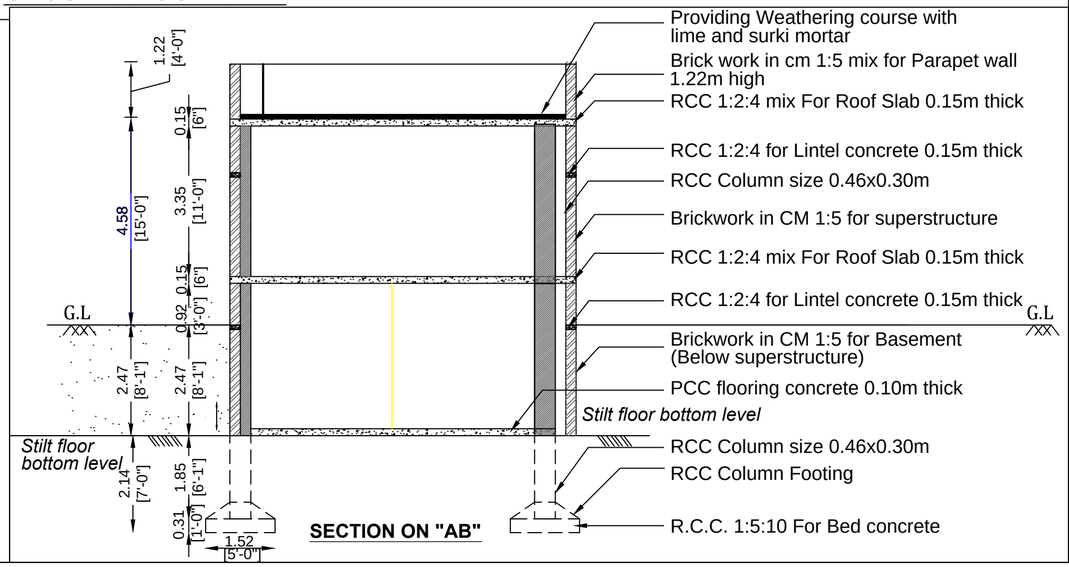
SRI PRIYA PLANNERS
Er.M.SAKTHI PRIYA., D.C.E.,
REGISTERED ENGINEER
Arachalur main road, Modakurichi, Erode Dt -638104,
e mail : priyanew17@gmail.com
Cell : 83440 - 20197

INDEX:-
1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED RCC BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN

APPLICANT	REGISTERED ENGINEER
	M. Sakthi Priya Er. M. SAKTHI PRIYA., DCE.,LBS.. LICENSED BUILDING SURVEYOR, SRI PRIYA PLANNERS MODAKURICHI, Cell: 8344020197.

KEY PLAN (NOT TO SCALE)





SECTION ON "AB"

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.