Verified RealEstate™

REFERENCE
73/2024-2025

ISSUED
25 December 2024

PP APPROVAL RECORD

# Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

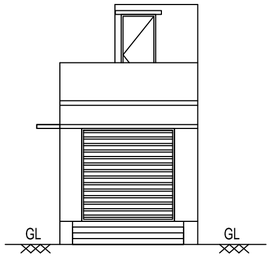
The approval as the planning authority issued it, reproduced in full behind this page.

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

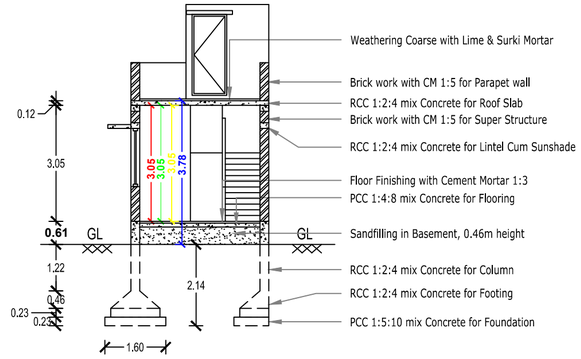
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
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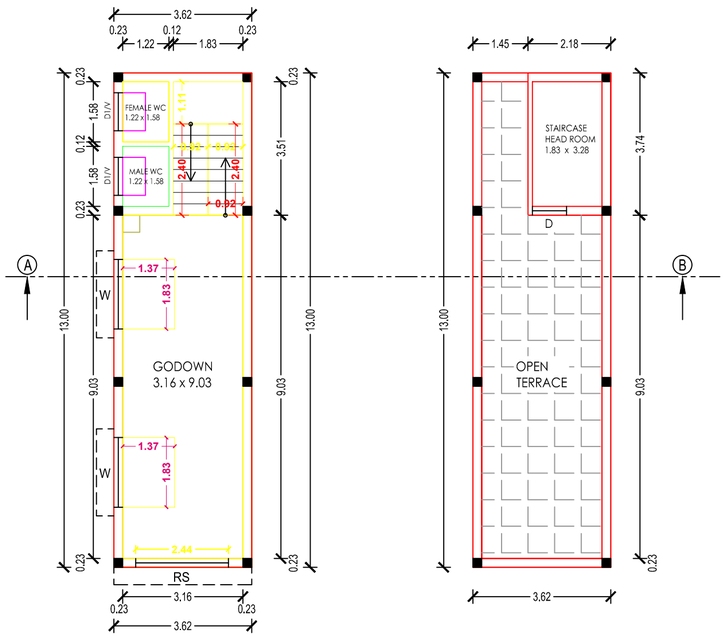
DIGITALLY VERIFIED RECORD




ELEVATION (WEST FACING)



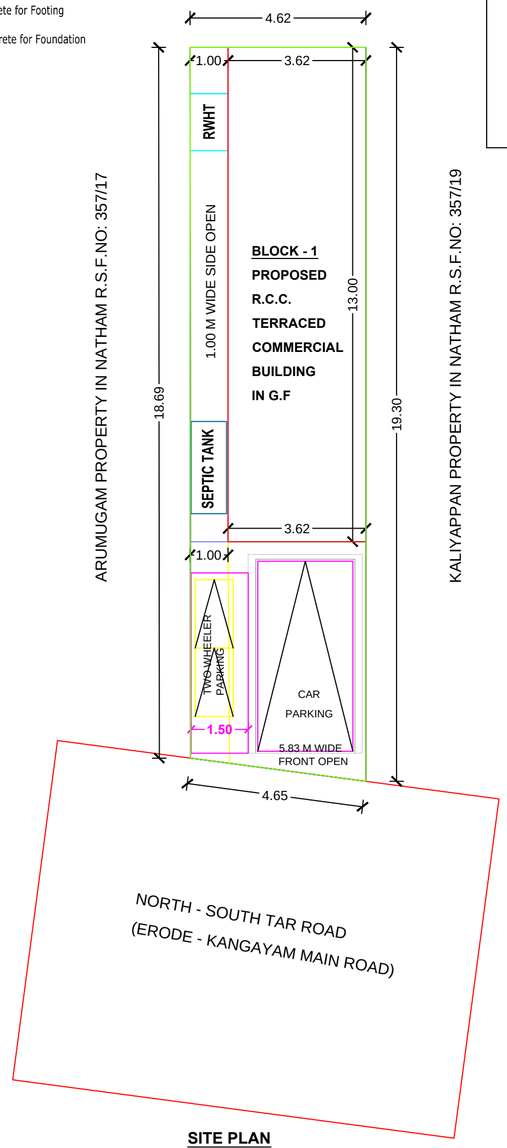

SECTION ON "AB"




GROUND FLOOR PLAN

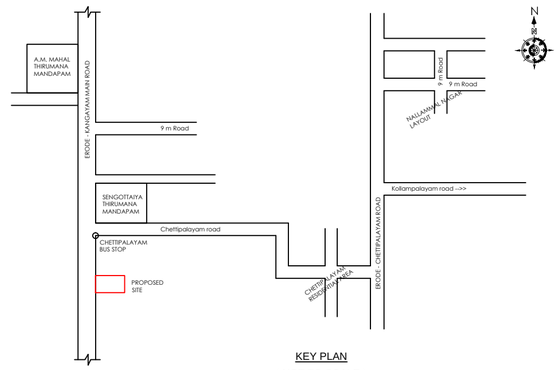



TERRACE FLOOR PLAN

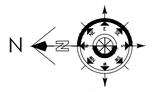



SITE PLAN
(SCALE 1:100)

GPS LOCATION OF THE SITE : **11°18'28.9"N 77°43'33.3"E**




KEY PLAN
( NOT TO SCALE )




SITE PLAN
( SCALE 1:100 )

PLAN INFO
PLOT_AREA_M2=88.82
AS_AT_SITE=87.68
FMB_OR_PLR=88.82
AS_PER_DOCUMENT=88.82
SURVEY_NO=357/18A
PATTA_NO=1135
PREMIUM_FSI_REQUIRED=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NOT APPICABLE
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.65
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=19.00
AVG_PLOT_WIDTH=4.63
LAND_USE_ZONE=EUZ
PLOT_NO=NIL
DISTRICT=ERODE
TALUK=MODAKURICHI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
ORGANIZATION_TYPE=PRIVATE
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NOT APPLICABLE
NOC_FIRE_DEPT=NOT APPLICABLE
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GODOWN BUILDING IN G.FLOOR FOR COMMERCIAL PURPOSE (AFTER DEMOLISHING THE EXISTING BUILDING AT D.NO: 173A & 173B, ASSESSMENT NO: 3752 & 4787), AT NATHAM R.S.F.NO: 357/18A, PATTA NO: 1135, 46 PUDUR "A" VILLAGE, 46 PUDUR PANCHAYAT, MODAKURICHI PANCHAYAT UNION, AMMAN NAGAR, 46 PUDUR, MODAKURICHI TALUK, ERODE DISTRICT.

**APPLICANT : Mrs.M.RIFAYA, W/o.Mr.TAJ MOHAMMED.**

| AREA DETAILS | in SQ.MTR | in SQ.FT |
|---|---|---|
| AREA OF THE SITE (AS PER DOCUMENT) | 88.82 | 956.00 |
| AREA OF THE SITE (AS ON SITE) | 88.82 | 956.00 |
| AREA OF THE SITE (AS PER PATTA) | 88.82 | 956.00 |
| SUPER IMPOSED PLOT AREA | 88.82 | 956.00 |
| BLOCK - 1 (PROPOSED COMMERCIAL BUILDING) | | |
| PLINTH AREA OF THE RCC COMMERCIAL BUILDING IN GF | 47.06 | 506.55 |
| AREA OF THE STAIRCASE HEADROOM (NON FSI AREA) | 8.13 | 87.51 |
| CARPET AREA OF THE RCC COMMERCIAL BUILDING IN GF | 28.57 | 307.52 |
| AREA OF THE OPEN SPACE | 41.76 | 449.45 |
| | | |
| | | |

**FSI DETAILS :**
FSI ALLOWABLE = 2.00
FSI PROVIDED = 47.06 / 88.82 = 0.53

**PARKING DETAILS :**
TWO WHEELER PARKING SLOTS PROVIDED = 2 Nos
CAR PARKING SLOTS PROVIDED = 1 No

| JOINERIES DETAILS | | | | in METRE | | in FEET |
|---|---|---|---|---|---|---|
| DOOR | - | D | - | 1.00 x 2.13 | - | 3'3" x 7'0" |
| DOOR | - | D1 | - | 0.91 x 2.13 | - | 3'0" x 7'0" |
| DOOR | - | D2 | - | 0.76 x 2.13 | - | 2'6" x 7'0" |
| WINDOW | - | W | - | 1.83 x 1.37 | - | 6'0" x 4'6" |
| WINDOW | - | W1 | - | 1.52 x 1.37 | - | 5'0" x 4'6" |
| VENTILATOR | - | V | - | 1.00 x 0.61 | - | 3'3" x 2'0" |
| SHUTTER | - | RS | - | 2.44 x 2.44 | - | 8'0" x 8'0" |
| OPENING | - | O | - | 1.00 x 2.13 | - | 3'3" x 7'0" |

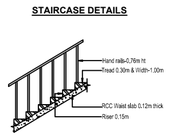
NOTE :
- SCALE 1:100
- ALL DIMENSIONS ARE IN METRE ONLY
- ALL ROOMS ARE HAVING SUFFICIENT VENTILATION
- SOLAR WATER HEATING SYSTEM (150 LITRES CAPACITY) IS TO BE PROVIDED

| APPLICANT | ENGINEER |
|---|---|
| M. Rifaya | AARUPADAI ENGG CONSTRUCTION<br>Er.D.DINESH ,B.E.,PGDQSV.,A.M.I.E.-C.E(INDIA).,<br>Licensed Building Surveyor<br>LPA Reg.No:10/2020/IRE-Gr.II/EDTCP<br>Corporation Reg.NO:656/LS/2020/00009<br>74/3,1st Floor,Navanalikanpalayam Vaikkalmedu Bus Stop.<br>Erode-2,Cell:83441 03774,80565 75813 |

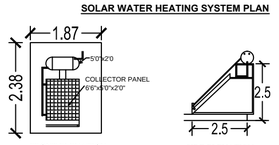
APPROVING AUTHORITY (FOR OFFICE USE ONLY)

BUILDING PLAN APPROVAL NO:
73 / 2024 - 2025

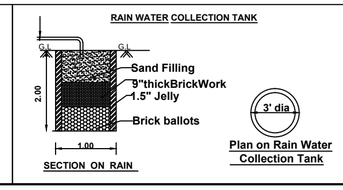
STAIRCASE DETAILS



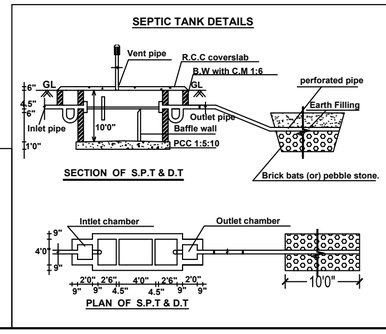

SOLAR WATER HEATING SYSTEM PLAN




RAIN WATER COLLECTION TANK




SEPTIC TANK DETAILS



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.