PP APPROVAL RECORD

# Planning Permission

## Survey 1655/37 and 1 more

Sivagiri

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,
OMR Thoraipakkam,
Chennai 600 097, India

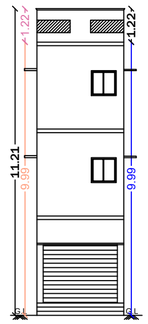
hello@verified.realestate

+91 9996 12 9996

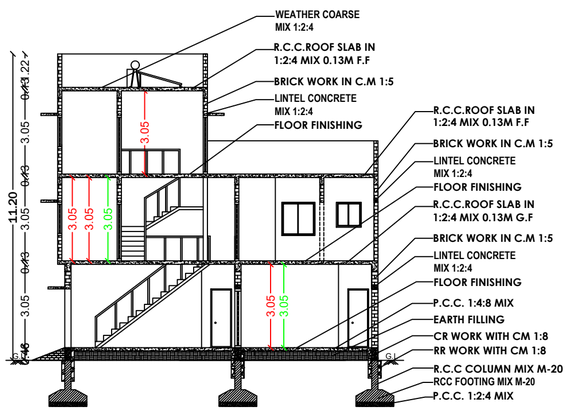
verified.realestate

THE PLAN SHOWING PROPOSED CONSTRUCTION OF GROUND FLOOR RCC ROOF COMMERCIAL BUILDING FOR SHOP PURPOSE AND FIRST & SECOND FLOOR RCC ROOF RESIDENTIAL BUILDING FOR DWELLING SITUATED IN NATHAM R.S.F NO: 1655/37, OLD S.F NO: 730/2, PATTA NO: 706, ANNA STREET, WARD NO: 08, SIVAGIRI VILLAGE, SIVAGIRI TOWN PANCHAYAT, KODUMUDI TALUK, ERODE DISTRICT.

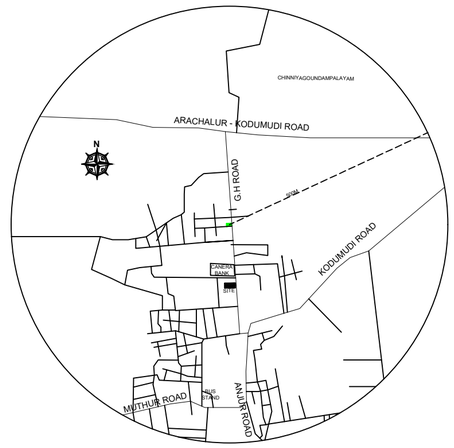
APPLICANT NAME: Mr.P.N.SATHIYAMOORTHI S/o Mr.NALLAPPAN



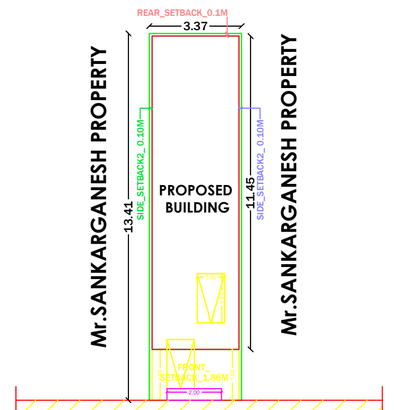

FRONT ELEVATION

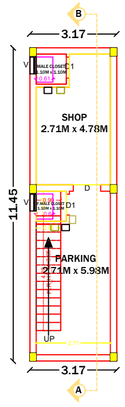



SECTION - AB

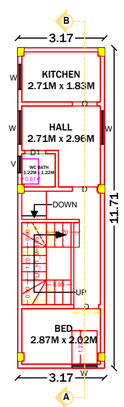



Mr.BHAGIYARAJ VAGAIYARA PROPERTY

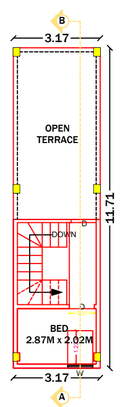



GROUNDFLOOR PLAN

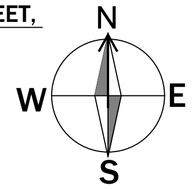



FIRSTFLOOR PLAN




SECONDFLOOR PLAN

NOTE :
SCALE 1:100
ALL DIMENSIONS ARE IN METRES




| AREA DETAILS | SQ.FT | SQ.M |
|---|---|---|
| PLOT AREA (AS PER DOCUMENT) | 489.00 | 45.44 |
| PLOT AREA (AS PER PATTA) | 484.38 | 45.00 |
| PLOT AREA (AS PER SITE) | 487.18 | 45.26 |
| PROPOSED GROUND FLOOR AREA | 391.38 | 36.36 |
| PROPOSED FIRST FLOOR AREA | 400.21 | 37.18 |
| PROPOSED SECOND FLOOR AREA | 185.89 | 17.27 |
| TOTAL PROPOSED FSI AREA | 977.48 | 90.81 |
| TOTAL PROPOSED CARPET AREA | 364.68 | 33.88 |
| OPEN SPACE AREA | 97.74 | 9.08 |

JOINERY DETAILS

| SYMBOL | DESCRIPTION | IN METRE |
|---|---|---|
| D | DOOR | 0.91 X 2.13 |
| D1 | DOOR 1 | 0.76 X 2.13 |
| RS | ROLLING SHUTTER | 3.35 X 2.13 |
| RS-1 | ROLLING SHUTTER-1 | 3.67 X 2.13 |
| GATE | GATE | 3.05 X 2.13 |
| V | VENTILATOR | 1.22 X 0.61 |

PC AND FSI CALCULATION:

PLOT COVERAGE = (36.36/ 45.44) x 100 = 80.00%

FLOOR SPACE INDEX = 90.81 / 45.44 = 1.998 < 2.0

OTHER DETAILS:

PARKING - TWO WHEELER PARKING - 02 NOS
PARKING - CAR PARKING - 00 NOS

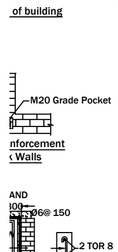
BUILDING PERMISSION NO: 020/2024-2025
APPLICATION NO: SWP/BPA/0432334/2024
DWG SCR NO: DQMTA27A
EDCR NO: DCR12202469YWE

LAND OWNER:

P N SATHIYAMOORTHI

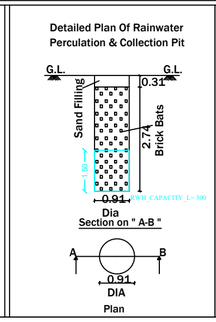

Er. S.KRISHNAN, M.E(ENV),
Chartered Engineer & Registered Engineer(Gr-I),
28/1, 1st Floor, Sivasakthi Complex,
Patel Street , Sivagiri, Erode (Dt)
Cell : 94452 68525

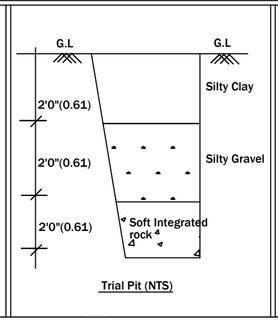

REGISTERED ENGINEER

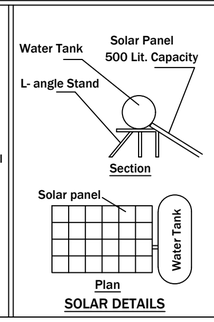





3.Vertical Reinforcement at Jambs Of Openings:



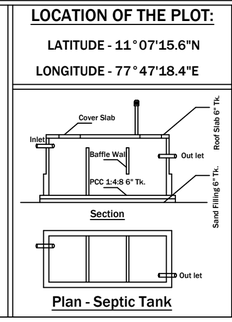




LOCATION OF THE PLOT:

LATITUDE - 11°07'15.6"N

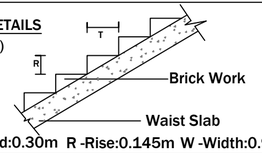
LONGITUDE - 77°47'18.4"E




REFERENCE:

- PLOT BOUNDARY (Doc)
- PLOT BOUNDARY (FMB)
- PROPOSED BUILDING
- RAINWATER HARVEST TANK
- ACCESS ROAD

STEP DETAILS (NTS)




T - Tread:0.30m R -Rise:0.145m W -Width:0.91m

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.