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REFERENCE
46/2024-2025

ISSUED
02 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.

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

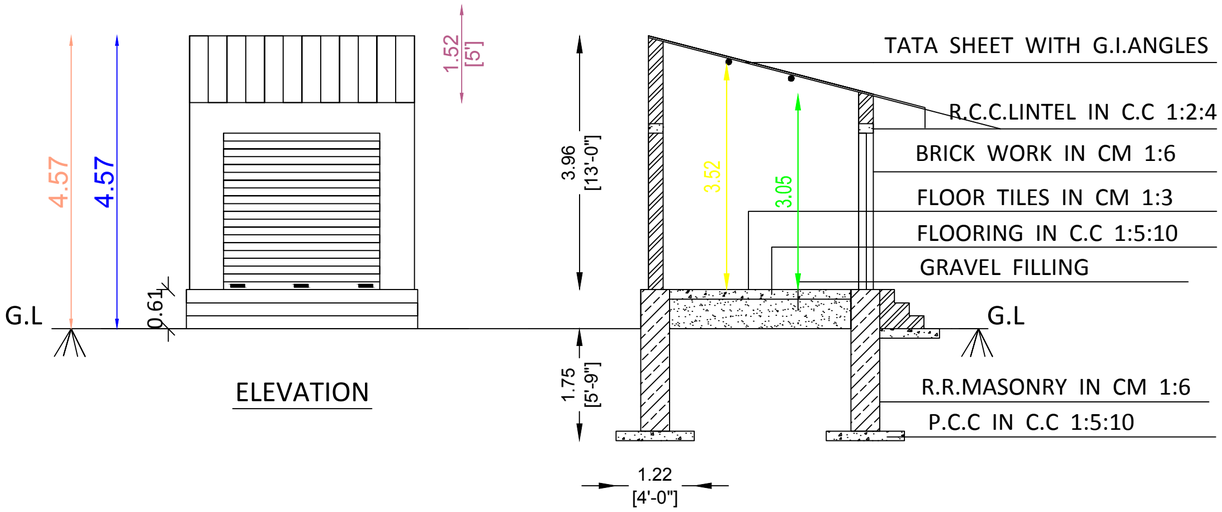
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DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A.C.SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING IN R.S.NO : 486 / 1B ( PATTA NO : 1301 ) AT SAKTHI SUGARS LIMITED CAMPUS , ANTHIYUR TO BHAVANI MAIN RAOD , PACHAMPALAYAM VILLAGE PANCHAYAT , ANTHIYUR UNION AND TALUK , ERODE DISTRICT.

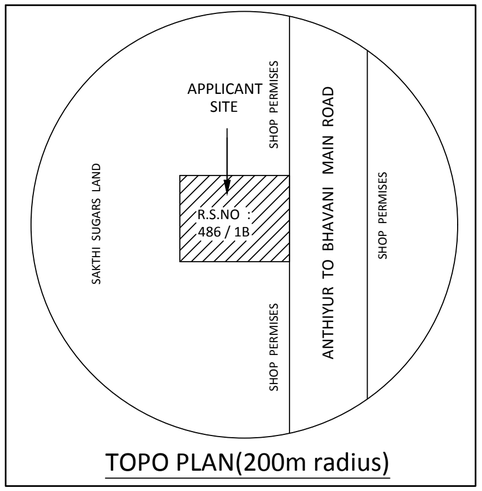
APPLICANT : SRI SAKTHI SUGARS LIMITED

TENANT : M.PALATHURAJA S/O MUTHUKARUPPAN

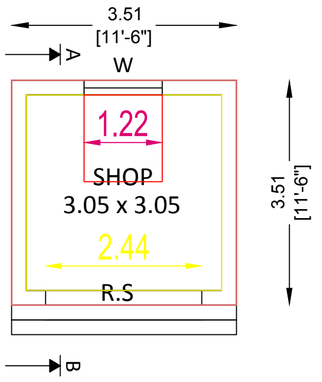



ELEVATION

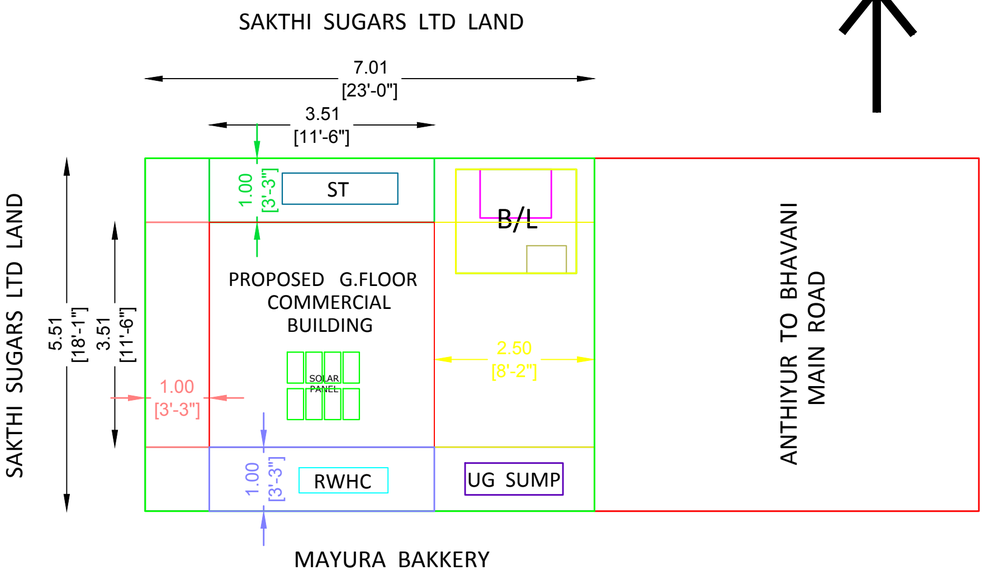
CROSS SECTION ON 'AB'




TOPO PLAN(200m radius)

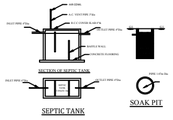



PROPOSED GROUND FLOOR BUILDING PLAN 1:100




SITE PLAN 1:100






WATER RECYLING & REUSE




PLAN INFO
PLOT_AREA_M2= 38.63
AS_PER_DOCUMENT = 38.63
SINGLE_FAMILY_BLDG=NO
COMMERCIAL_BUILDING=YES
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
DISTRICT= ERODE
TALUK= ANTHIYUR
VILLAGE = PACHAMPALAYAM
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 486 / 1B
PATTA_NO= 1301
PLOT_NO= NIL
ACCESS_WIDTH_M= 6.0M
ROAD_WIDTH= 6.0M
ROAD_LENGTH=300m
AVG_PLOT_WIDTH= 5.51M
AVG_PLOT_DEPTH= 7.01M
LAND_USE_ZONE =COMMERCIAL PURPOSE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 38.63
AS_AT_SITE = 38.63

| REFERENCE | SQ.FEET | SQ.METER |
|---|---|---|
| APPLICANT SITE (AS PER LEASE DOC) | 1942.50 | 180.46 |
| APPLICANT SITE AS IN PATTA NO : 1301 | 1942.50 | 180.46 |
| TAKEN AREA FOR CONSTRUCTION | 415.81 | 38.63 |
| PROPOSED G.FLOOR PLINTH AREA | 132.61 | 12.32 |
| PROPOSED G.FLOOR CARPET AREA | 100.10 | 09.30 |
| OPEN SPACE AREA | 283.20 | 26.31 |
| R.S - ROLLING SHUTTER | 8'X 8' | 2.44 X 2.44M |
| D1 - DOOR (B/L) | 2'-6" X 7' | 0.76 X 2.10M |
| V - VENTILATOR | 3' X 2' | 0.91 X 0.61M |


C.P.R BUILDERS AND PLANNERS
Er. C. PRATHAP KUMAR, D.C.E : L.B.S
Junior Structural Civil Engineer (Grade - III)
59, Pudhukkadu Road , Anthiyur - 638501
PH : +91 - 9500607917


APPLICANT :


CPR BUILDERS AND PLANNERS
Er.C.PRATHAP KUMAR.D.C.E.,L.B.S
Grade-III Structural Civil Engineer
59, Pudhukkadu Road, Anthiyur - 638 501.
Anthiyur (Tk), Erode (Dt).
Ph : 9500607917,6369154452
prathapcprbuilders@gmail.com


ENGINEER

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

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# 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.