Verified RealEstate™

REFERENCE
MDK/TMP/18/25

ISSUED
04 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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

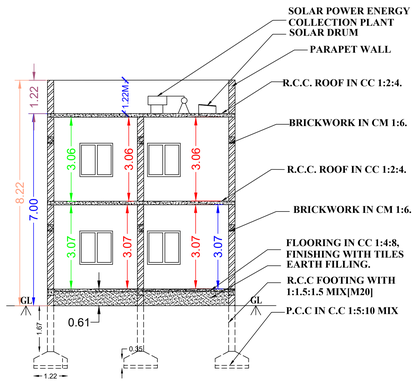
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR AT R.S.F.No:803/2B3, SITE NO:32, "TELEPHONE NAGAR", THUYYAM POONDURAI VILLAGE AND PANCHAYAT, MODAKKURUCHI TALUK AND ERODE DISTRICT.

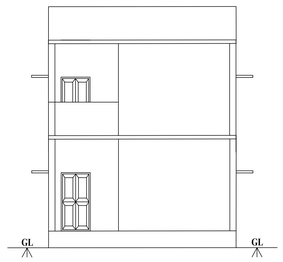
APPLICANT:

Mr.N.SASIKUMAR., S/o Mr.NACHIMUTHU

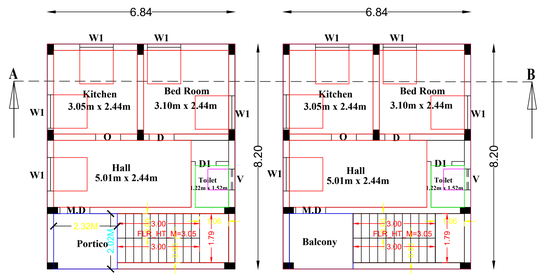
நக.எண்:3175/2018/ஆ2 நாள்:06.08.2018



SECTION ON AB



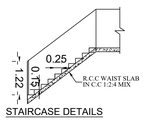
FRONT ELEVATION



GROUND FLOOR PLAN

FIRST FLOOR PLAN

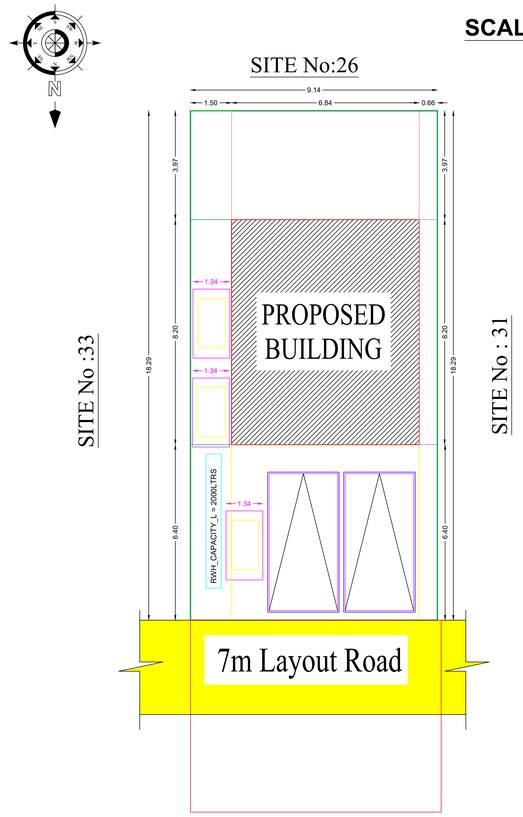
PLAN INFO
AS_AT_SITE= 167.19
FMB_OR_PLR=167.00
AS_PER_DOCUMENT=167.30
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=32
SURVEY_NO=803/2B3
PATTA_NO=3746
TALUK=MODAKKURUCHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=167.19
AVG_PLOT_DEPTH=18.29
AVG_PLOT_WIDTH=9.00
AREA_TYPE=OTHERS
ROAD_WIDTH=7.00
ROAD_LENGTH= 250M
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO



STAIRCASE DETAILS

SITE PLAN

SCALE 1:100



S.No	DESCRIPTION	Sq.Mt	Sq.Ft
1.	AREA OF THE SITE	167.30	1800.00
2.	PLINTH AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR	56.09	603.74
3.	PLINTH AREA OF THE PROPOSED RCC BUILDING IN FIRST FLOOR	56.09	603.74
4.	TOTAL PLINTH AREA OF THE PROPOSED RCC BUILDING	112.18	1207.48
5.	FLOOR AREA OF THE PROPOSED RCC BUILDING	89.74	965.64
6.	AREA OF THE OPEN SPACE	111.21	1196.26

FLOOR SPACE INDEX (F.S.I) :-

SCALE 1:100

F.S.I AREA / PLOT AREA = 112.18 / 167.30 = 0.67 ≤ 2

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 56.09 / 167.30 x 100 =33.52 %

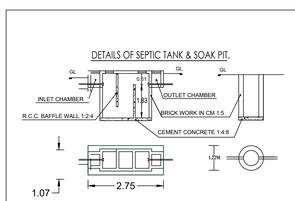
PROPOSED SEPTIC TANK - 1 NO & SOAK PIT - 1 Nos.,

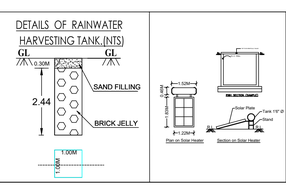
PROPOSED RAINWATER HARVESTING TANK & SUMP - 1 Nos.,

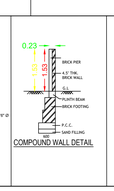
PARKING DETAILS

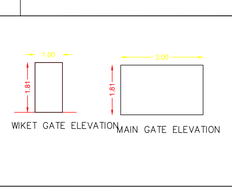
DESCRIPTIONS	REQUIRED	PROVIDED
CAR PARKING	0 Nos.	2 Nos.
TWO WHEELERS	2 Nos.	3 Nos.

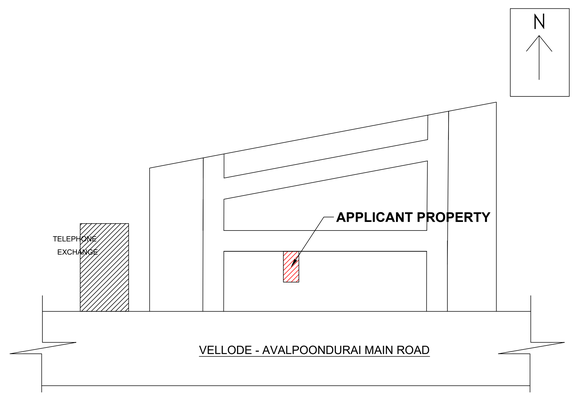
JOINERY DETAILS		FEET	METRE
M.D	MAIN DOOR	3'6" X 7'0"	1.06 X 2.14
D	DOOR	3'0" X 7'0"	0.91 X 2.14
D1	DOOR	2'6" X 7'0"	0.76 X 2.14
W	WINDOW	6'0" X 4'0"	1.83 X 1.22
W1	WINDOW	4'0" X 4'0"	1.22 X 1.22
V	VENTILATOR	3'3" X 1'9"	1.00 X 0.50
GATE ENTRY / EXIT		MEASUREMENT IN METER 6.00 X 1.81	











KEY PLAN : NOT TO SCALE

COLOUR INDEX

SITE BOUNDRY SHOWN

PROPOSED BUILDING SHOWN

EXISTING ROAD SHOWN

DRAWN BY:-

ER.S.SELVAKUMAR
TN PLANNERS
PH.No: 7502391313
E-mail : selvakumar1313@gmail.com

APPLICANT

Reg.No. : 056/LS/2019/00010
Er. S. ARAVINTH B.E.,
Registered Engineer
SRI RAAGEVENDRA PLANNERS
26, Bharathipalayam, IInd Street,
NR Mahal (Back Side), Erode - 638 002.
Cell : 96599 47703, 72000 59343

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

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.