PP APPROVAL RECORD

# Planning Permission

Uthandiyur

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

PURPOSE
**Residential**

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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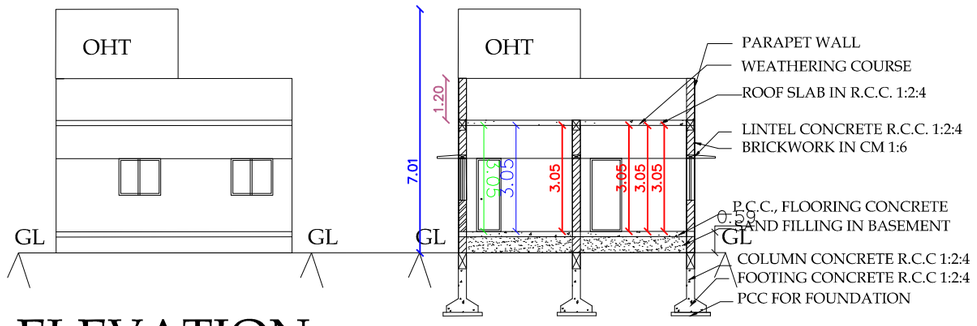
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OMR Thoraipakkam,
Chennai 600 097, India

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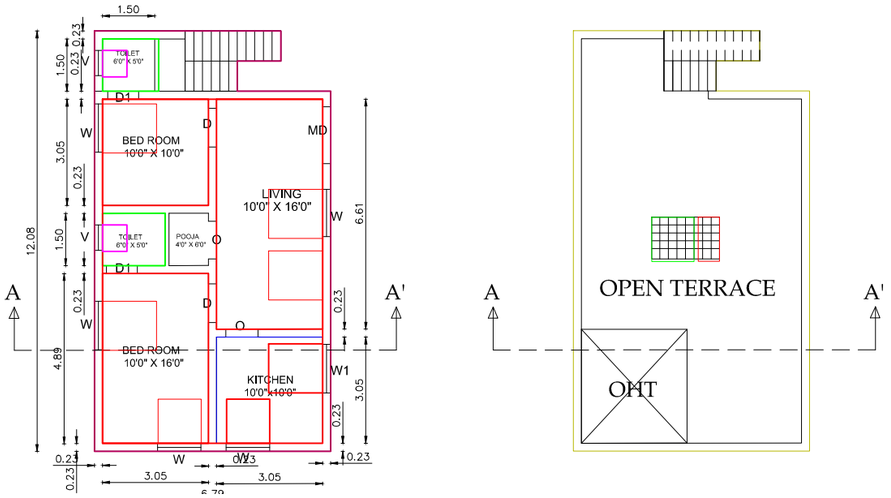
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# A PLAN SHOWING PROPOSED CONSTRUCTION OF RCC GROUND FLOOR RESIDENTIAL BUILDING IN VEERAMATHI NAGAR SITE NO 16 SF NO 175/8A9 AKKARAITHATHAPALLI VILLAGE AND UTHANDIYUR PANCHAYAT SATHYAMANAGALAM TK AND ERODE DISTRICT APPLICANT:Mr.KUMAR J




ELEVATION

SECTION A-A'

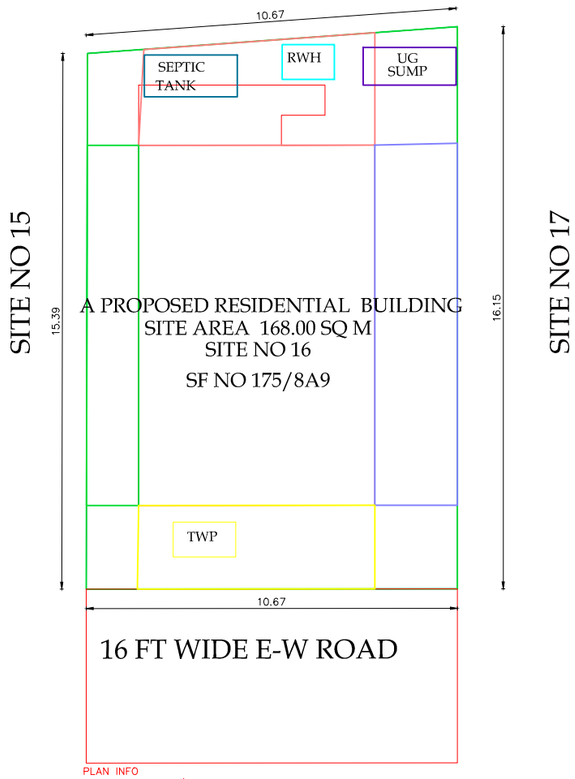






TERRACE FLOOR

SF NO 175/7




PLAN INFO
SURVEY_NO=175 /8A9
PATTA_NO=890
FMB_OR_PLR=168.00
AS_AT_SITE=168.00
AS_PER_DOCUMENT=168.00
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
PLOT_NO=16
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=168.00
AVG_PLOT_DEPTH= 15
AVG_PLOT_WIDTH= 8.99
AREA_TYPE=OTHERS
ROAD_WIDTH=5.00
ROAD_LENGTH=100
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

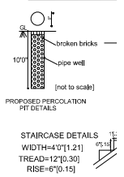
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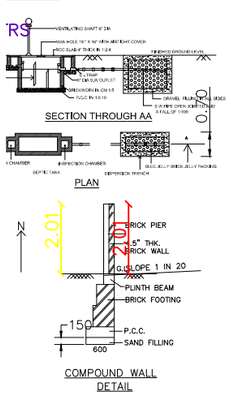
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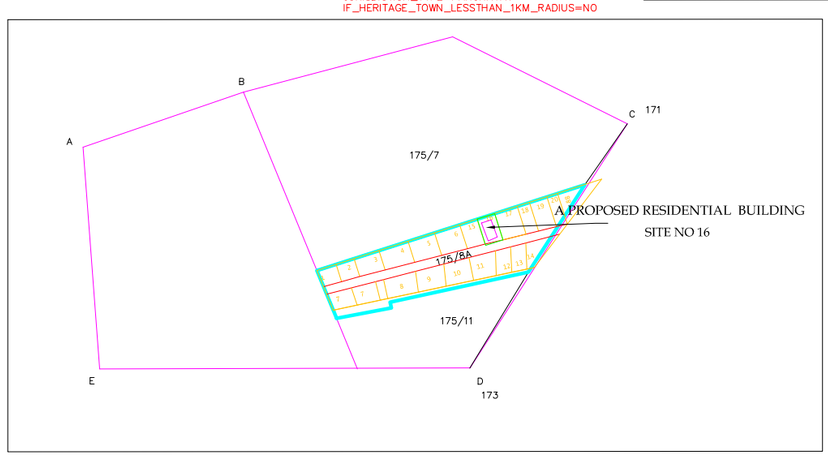
GR

TYPE DESIG




'RENCH




N

## JOINERY DETAILS

| REF | JOINERY SCHEDULE | METRE |
|---|---|---|
| MD | MAIN DOOR | 1.21 X 2.10 |
| D | DOOR | 0.92 X 2.10 |
| D1 | DOOR | 0.76 X 2.10 |
| W1 | WINDOW | 1.21 X 1.21 |
| W2 | WINDOW | 1.00 X 1.21 |
| V | VENTILATOR | 0.60 X 0.45 |
| O | OPEN | 1.00 X 2.10 |

ALL DIMENSION ARE IN METRES

AREA STATEMENT DETAILS

PATTA AREA : 1807.00 SQ FT/ 168.00 SQ M

DOCUMENT AREA : 1807.00 SQ FT/ 168.00 SQ M

SITE AREA : 1807.00 SQ FT/ 168.00 SQ M

PROPOSED RESIDENTIAL BUILDING AREA DETAILS

| S NO | DESCRIPTION | FSI AREA | SQ FT | SQ M |
|---|---|---|---|---|
| 1 | GROUND FLOOR | - | 844.53 | 78.46 |
| 2 | TERRACE FLOOR | - | - | - |
| 3 | TOTAL AREA | - | 844.53 | 78.46 |
| | | | | |

TOTAL FSI AREA : 78.46 SQ M

FLOOR SPACE INDEX : 78.46/168.00 SQ M = 0.46

## SPECIFICATIONS

FOUNDATION - COLUMN FOOTING
BRICKWORK - CM 1:5 FOR SUPERSTRUCTURE
PLASTERING - CM 1:5 FOR WALLS & CM 1:3 FOR CEILING
PAINT - 2 COATS FOR WALLS & 1COAT EXTRA FOR CEILING
RCC WORK - 1:2:4 MIX FOR SLABS AND LINTELS
WOOD WORK - ALL WOODWORK IN BEST QUALITY TIMBER
WEATHERING - B JELLY LIME MORTOR OVER ROOF SLAB

| COLOUR INDEX | REFERENCE |
|---|---|
| SITE BOUNDRY | |
| PROPOSED BUILDING | |
| EXISTING ROAD | |

N

REGISTERED ENGINEER

Er. T.NANDHAKUMAR B.E,M.E(Struc)
CBE/LPA/RE/GR-I/069/2024
REGISTERED ENGINEER
IOB BANK OPPOSITE DODDAMPALAYAM
MOBILE : 9171176166

APPLICANT

APPLICANT:Mr.KUMAR J

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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OMR Thoraipakkam,
Chennai 600 097, India
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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.