PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

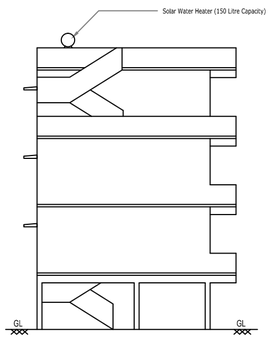
ISSUING AUTHORITY
Rural Panchayat

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

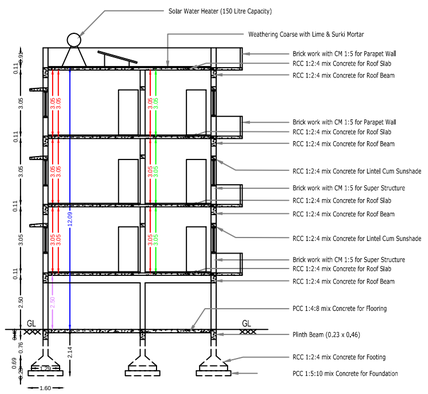
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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3/350/2 Mettukuppam,
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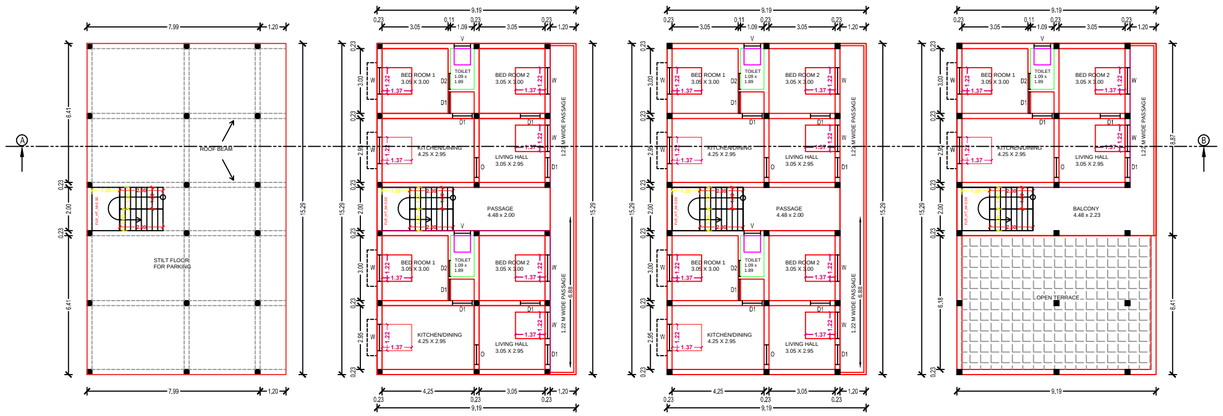
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ELEVATION - EAST FACING



SECTION ON "AB"

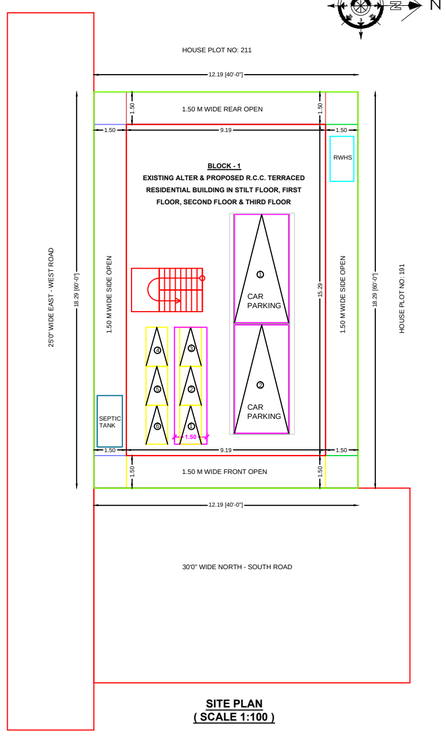


EXISTING & ALTER STILT FLOOR PLAN

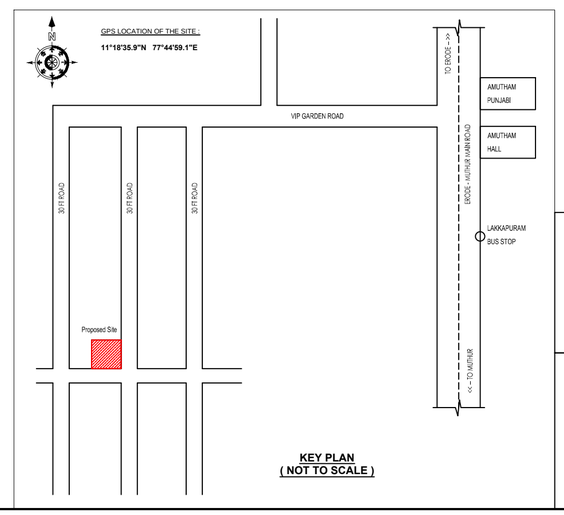
EXISITNG & ALTER FIRST FLOOR PLAN

ADDITIONAL PROPOSED SECOND FLOOR PLAN

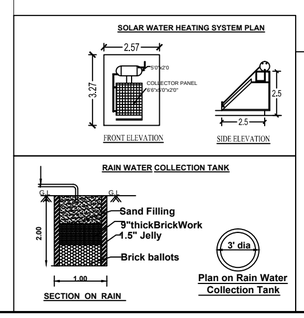
ADDITIONAL PROPOSED THIRD FLOOR PLAN

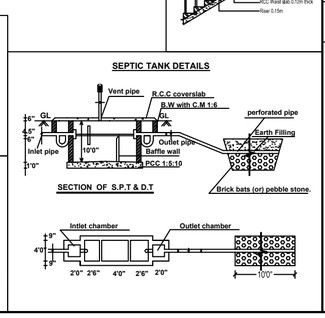


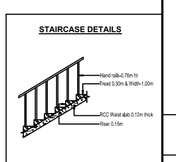
SITE PLAN
(SCALE 1:100)



KEY PLAN
(NOT TO SCALE)







PLAN INFO
PLOT_AREA_M2=222.96
AS_AT_SITE=222.95
FMB_OR_PLR=222.968
AS_PER_DOCUMENT=222.96
SURVEY_NO=125/3A-PART
PATTA_NO=1663
PREMIUM_FSI_REQUIRED=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NOT APPICABLE
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=18.29
AVG_PLOT_WIDTH=12.19
LAND_USE_ZONE=EUZ
PLOT_NO=190
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

LAND APPROVAL DETAILS :

SOLD PLOT FRAME WORK NO: SPFW / SRDD NO: 15435 / 2018

EXISTING BUILDING APPROVAL DETAILS :

SL.NO: 11/2019-2020, DATE : 15.05.2019

GPS LOCATION OF THE SITE :

11°18'35.9"N 77°44'59.1"E

PLAN SHOWING THE DETAILS OF EXISTING ALTERATION AND ADDITIONAL PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING IN STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR AT PLOT NO: 190, R.S.F.NO: 125/3A-PART, PATTA NO: 1663, 46 PUDUR VILLAGE & PANCHAYAT, MODAKURICHI UNION, VIP GARDEN, 46 PUDUR, MODAKURICHI TK, ERODE DT.

APPLICANT :

Mr.K.KATHIRESAN, S/o.Mr.A.KARUPPUSAMY

AREA DETAILS	in SQ.MTR	in SQ.FT
AREA OF THE SITE (AS PER DOCUMENT)	222.96	2400.00
AREA OF THE SITE (AS ON SITE)	222.96	2400.00
SUPER IMPOSED PLOT AREA	222.96	2400.00
BLOCK - 1 (EXISTING ALTER & PROPOSED RESIDENTIAL BUILDING)		
AREA OF THE EXISTING RCC BUILDING IN STILT FLOOR	140.51	1512.44
AREA OF THE EXISITING RCC BUILDING IN FIRST FLOOR	140.51	1512.44
AREA OF THE PROPOSED RCC BUILDING IN SECOND FLOOR	140.51	1512.44
AREA OF THE PROPOSED RCC BUILDING IN THIRD FLOOR	81.56	877.90
TOTAL PLINTH AREA (EXISTING + PROPOSED)	**503.09**	**5415.22**
CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN FF	79.74	858.31
CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN SF	79.74	858.31
CARPET AREA OF THE RCC RESIDENTIAL BUILDING IN TF	39.87	429.16
AREA OF THE OPEN SPACE	82.45	887.56

FSI DETAILS :

FSI ALLOWABLE = 2.00

FSI PROVIDED = 362.58 / 222.96 = 1.626

PARKING DETAILS :

TWO WHEELER PARKING SLOTS PROVIDED = 6 Nos

CAR PARKING SLOTS PROVIDED = 2 Nos

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	1.22 x 1.37	-	4'0" x 4'6"
WINDOW	-	W1	1.52 x 1.37	-	5'0" x 4'6"
VENTILATOR	-	V	1.00 x 0.76	-	3'3" x 2'6"
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

AARUPADAI ENGG CONSTRUCTION
Er.D.DINESH ,B.E.,PGDQSV.,A.M.I.E.,C.E(INDIA).,
Licensed Building Surveyor
LPA Reg.No:10120208/RE-Gr.III/EDTCP
Corporation Reg.No.056/L5/2020/10009
74/3,1st Floor,Navanakkampalayam Vaikkalmedu Bus Stop.
Erode-2,Cell:83441 03774,80565 75813

APPROVING AUTHORITY (FOR OFFICE USE ONLY)

BUILDING PLAN APPROVAL NO-88 / 2024 - 2025 @ 05/03/2025

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.