

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

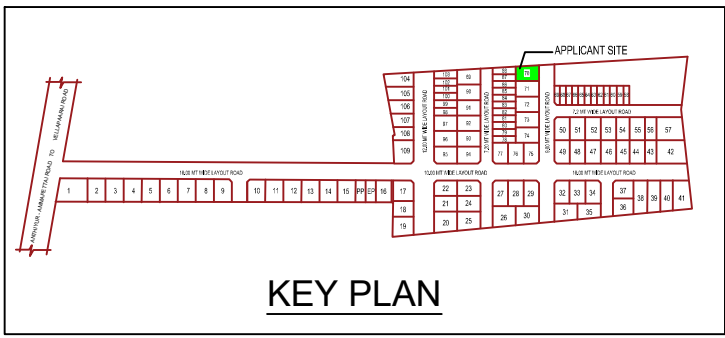
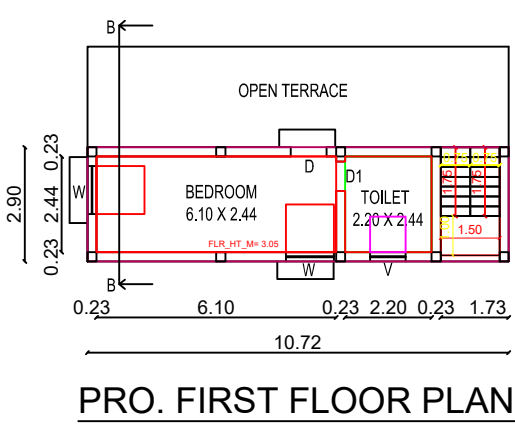
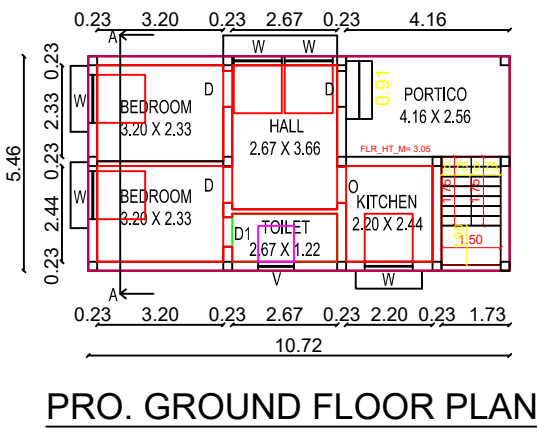
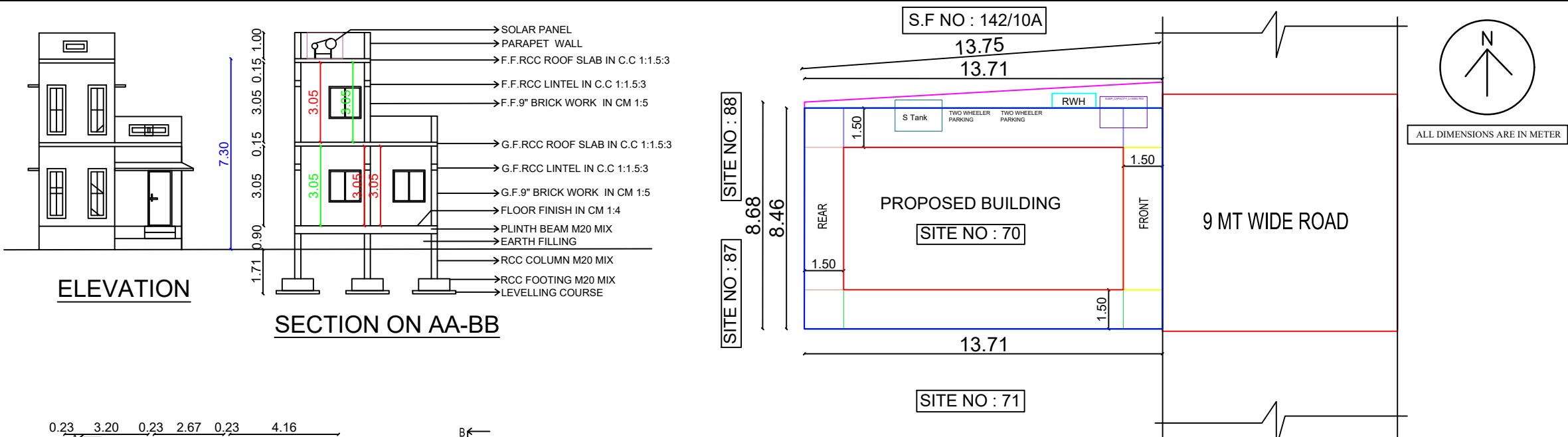
APPROVAL TYPE
Building Plan

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR AND FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE IN RSF NO: 142/28, SITE NO : 70, SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 304/2024, BHAGAVAN GARDENS CLASSIC CITY, PACHAMPALAYAM VILLAGE PANCHAYAT, ANTHIYUR TALUK, ERODE DISTRICT.



PLAN INFO
FMB_OR_PLR= 115.99 SqMT
AS_PER_DOCUMENT= 124.37 SqMT
AS_AT_SITE = 124.37 SqMT
PLOT_AREA_M2 = 115.99 SqMT
SURVEY_NO= 142/28
PATTA_NO = 17713
PLOT_NO = 70
IS_APPROVED_LAYOUT = YES
SINGLE_FAMILY_BLDG = YES
LAND_USE_ZONE = RESIDENTIAL
ACCESS_WIDTH_M = 9.45 M
AVG_PLOT_DEPTH = 13.71 M
AVG_PLOT_WIDTH = 9.45 M
AREA_TYPE= OTHERS
ROAD_WIDTH= 9.00 M
ROAD_LENGTH= 60 M
RWH_DECLARED = YES
DISTRICT= ERODE
JURISDICTION_TYPE= PANCHAYAT

CRZ= NO
SECURITY_ZONE = NO
WHETHER_GOV'T_OR_AIDED_SCHOOL = NO
PREMIUM_FSI_REQUIRED = NO
OSR_APPLICABLE = NO
BUILDING_NEAR_TO_RIVER = NO
BUILDING_NEAR_MONUMENT= NO
BUILDING_NEAR_GOV'T_BLDG= NO
IS_SWIMMING_POOL_EXISTS= NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT= NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS= NO

SCHEDULE OF JOINERY			
TYPE	DESCRIPTION	SIZE	
D	DOOR	3'-0" X 7'-0"	
D1	DOOR 1	2'-6" X 7'-0"	
O	OPEN	5'-0" X 7'-0"	
W	WINDOW	4'-0" X 4'-0"	
V	VENTILATOR	3'-0" X 3'-0"	
AREA STATEMENT		SQ.FT	SQ.M
PLOT EXTENT AS PER SITE		1338.75	124.37
PLOT EXTENT AS PER PATTA/FMB		1248.51	115.99
SUPER IMPOSED PLOT EXTENT		1248.51	115.99
BUILD UP AREA OF PRO - GROUND FLOOR		629.58	58.49
BUILD UP AREA OF PRO - FIRST FLOOR		334.54	31.08
TOTAL BUILD-UP AREA		964.12	89.57
TOTAL CARPET AREA OF GF & FF		594.60	55.24
OPEN SPACE AREA		618.93	57.50
FLOOR SPACE INDEX = 0.77			
PLOT COVERAGE = 50.42			

APPLICANT NAME & SIGNATURE

BHAGAVAN GARDENS

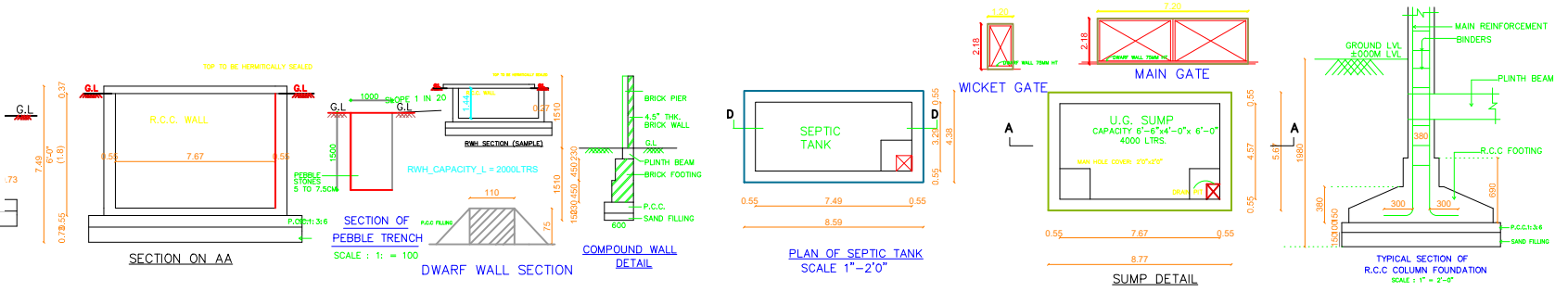
MANAGING PARTNERS
1. Mr. D. SHANMUGAM
2. Mr. D. SIVAKUMAR

For BHAGAVAN GARDENS
Managing Partners

For BHAGAVAN GARDENS
Managing Partners

REGISTERED ENGINEER

Er.V.VENUGOPAL. B.E.,
Licensed Building Surveyor & Building Valuer
SRI BALAJI BUILDERS & PLANNERS
2/3, K.K.V. Thottam, Kungumapalayam,
Olagadam - 638 314.
Cell : 98428 58999, 96882 32044



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](#)



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



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.

