PP APPROVAL RECORD

Planning Permission

Survey 171/12

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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

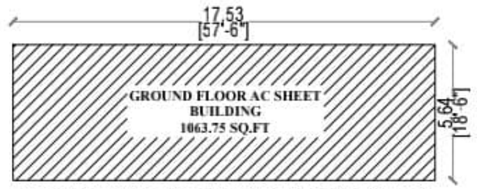
verified.realestate

PLAN SHOWING THE DEMOLISHED AC SHEET ROOF RESIDENTIAL BUILDING, EXISTING RCC ROOF COMMERCIAL BUILDING AND PROPOSED ADDITIONAL CONSTRUCTION OF GROUND FLOOR RCC ROOF COMMERCIAL BUILDING IN OLD S.F.NO:508, NEW R.S.F.NO:171/12, AT NAMBIYUR TO PULIYAMPATTI ROAD, WARD NO:09,NAMBIYUR TOWN PANCHAYAT, NAMBIYUR UNION &TALUK, ERODE DISTRICT.

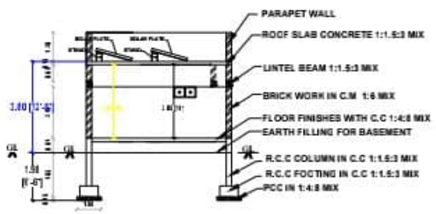
APPLICANT NAME:
Mr. K.KANDASAMY(AADHAR NO:8469 0395 0836)
S/o.Mr.KARUPPUSAMY GOUNDER

EXISTING BUILDING APPROVAL NO:
SWP/BPA/379173/2024

EXISTING BUILDING ASSESSMENT DETAILS:	
ASSESSMENT NO	DOOR NO
8016	57/13/1
8017	57/13/2
8018	57/13/3
8019	57/13/4
8020	57/13/5



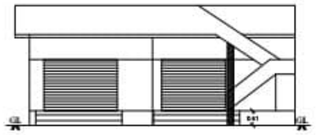
DEMOLISHED GROUND FLOOR AC SHEET ROOF BUILDING
DOOR NO.57/13 ASSSESMENT NO.5310
WATER SERVICE NO.393



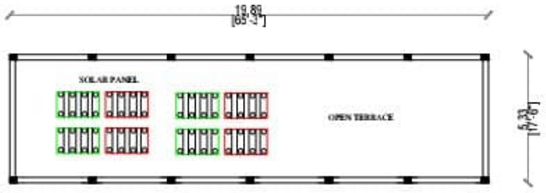
SECTION ON "AB"



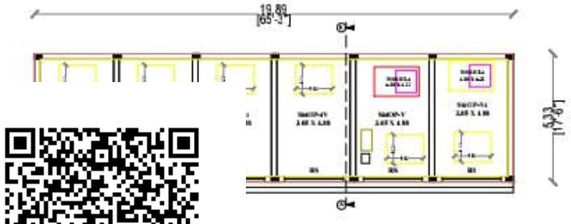
ELEVATION



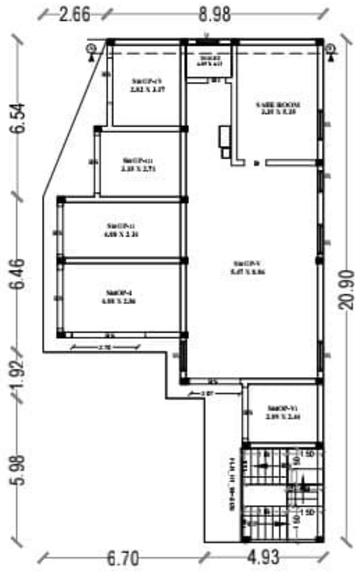
ELEVATION



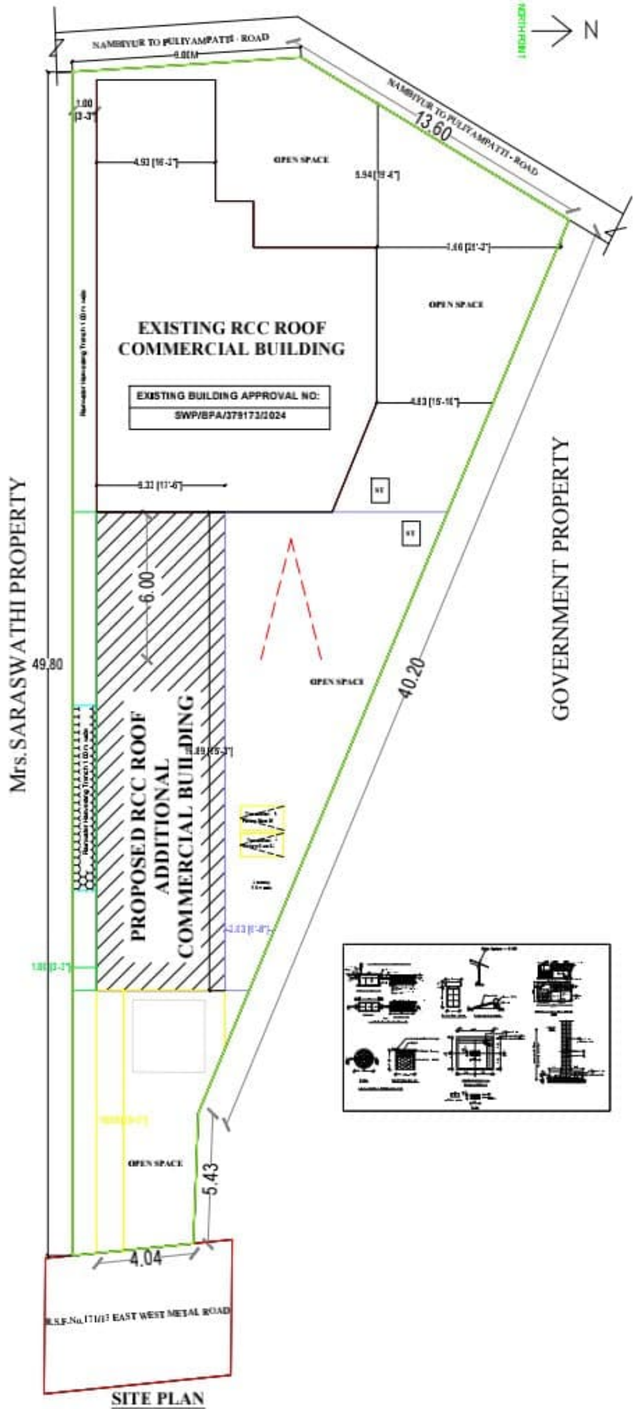
TERRACE FLOOR PLAN



D ADDITIONAL
LOOR RCC PLAN



GROUND FLOOR RCC PLAN



SITE PLAN
(SCALE 1:100)

ALL DIMENSIONS ARE IN FEET AND METER SCALE 1:100

OFFICE USE: **SHEET NO: 1 / 1**

PLAN INFO
PLOT_AREA_M2=607.58
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.04
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=5.60
ROAD_LENGTH=350.00
AVG_PLOT_DEPTH=49.62
AVG_PLOT_WIDTH=14.21
LAND_USE_ZONE = COMMERCIAL
DISTRICT=ERODE
TALUK=NAMBIYUR
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=171_12
PATTA_NO=5435
AS_PER_DOCUMENT=607.58
AS_AT_SITE=607.58
FMB_OR_PLR=600.00
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=00

AREA DETAILS	SQ.FT	SQ.MT
TOTAL LAND AREA AS PER DOCUMENT	6539.99	607.58
TOTAL LAND AREA AS PER PATTA	6456.00	600.00
GF RCC SHOP -I AREA	188.08	17.48
GF RCC SHOP -II AREA	188.08	17.48
GF RCC SHOP -III AREA	188.08	17.48
GF RCC SHOP -IV AREA	188.08	17.48
GF RCC SHOP -V AREA	188.08	17.48
GF RCC SHOP -VI AREA	201.21	18.70
TOTAL AREA OF THE PROPOSED BUILDING	1141.61	106.09
THE EXISTING BUILDING AREA	1986.71	184.57
AREA OF THE OPEN SPACE	3411.67	317.06

JOINERIES	FEET	METRE
RS ROLLING SHUTTER	8'9"X10'0"	2.68X3.05
D DOOR	4'0"X7'0"	1.22X2.13
D1 DOOR	3'0"X7'0"	0.92X2.13
W WINDOW	4'0"X4'0"	1.22X1.22

COLOUR INDEX
TOTAL LAND - O
BUILDING - O
ROAD - O
RWH & ST - O

APPLICANT

ENGINEER

E.K.SELVAKUMAR, B.E.,M.E.,(CIH)
REGISTERED ENGINEER (RE)
MATHI PLANNERS
82, Elathur, Nambiyur Taluk,
Erode District - 638 458.

Scanned with OKEN Scanner

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.