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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUNDFLOOR AND FIRSTFLOOR SHOP BUILDING FOR COMMERCIAL PURPOSE IN OLD S.F.No: 340, Re.S.F.No: 16/4, SUBDIVISION NATHAM SURVEY No: 16/4A1A1D, OLD PATTA No: 1258, NATHAM NEW PATTA No: 1089, SITE No: 3, WARD No: 03 AT SANJAI NAGAR, 19th NUMBER BUS ROAD, NOCHIPALAYAM, 06 - PUDUR 'A' VILLAGE, 46 - PUDUR PANCHAYAT, MODAKKURICHI UNION, MODAKKURICHI TALUK, ERODE DISTRICT.

APPLICANT :

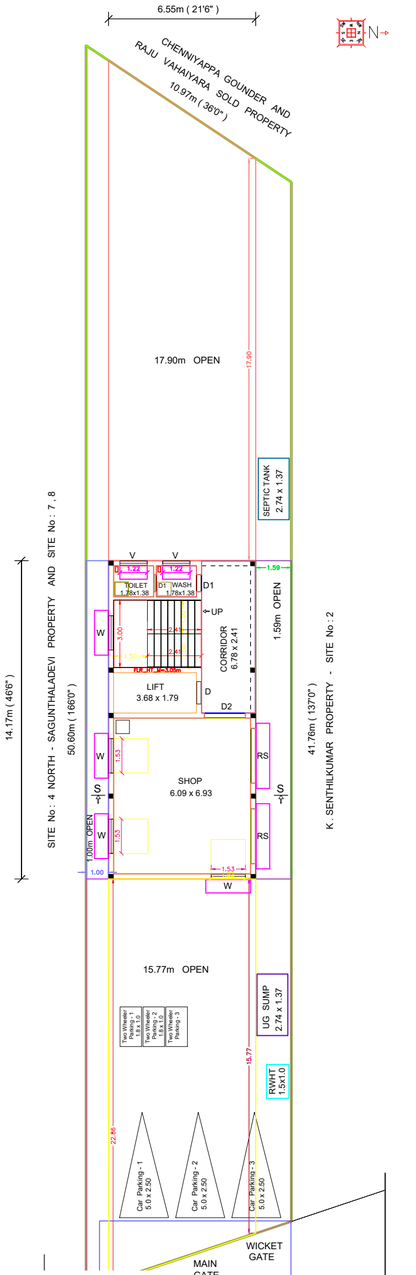
Mr. K. SENTHILKUMAR, S/o. KRISHNAMOORTHY.

PLAN INFO
BLK_1_FLR_0_NAME=GROUNDFLOOR
PLOT_NO=3
DISTRICT=ERODE
TALUK=MODAKKURICHI
AS_AT_SITE=464.52
FMB_OR_PLR=464.52
IS_SWIMMING_POOL_EXISTS=NO
PATTA_NO=1089
SURVEY_NO=NATHAM 16/4A1A1D
JURISDICTION_TYPE=PANCHAYAT
AS_PER_DOCUMENT=464.52
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=464.52
AVG_PLOT_DEPTH=41.76
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=9.14
ROAD_LENGTH=27.00
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
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_SUB_OCCPANCY_COLOUR_CODE=B-SHOP
BLOCK_1_B-SHOP_MEMBER_COUNT=2

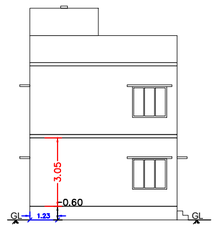
JOINERY DETAILS :

RS - ROLLING SHUTTER - 2.44m x 2.13m	RAIN WATER HARVESTING TANK - 1 No
D - DOOR - 1.00m x 2.13m	SEPTIC TANK - 1 No
D1 - DOOR - 0.76m x 2.13m	BORE WELL - 1 No
D2 - DOOR - 1.83m x 2.13m	SUMP - 1 No
W - WINDOW - 1.53m x 1.53m	OVER HEAD TANK - 1 No
V - VENTILATOR - 1.22m x 0.61m	LIFT - 1 No

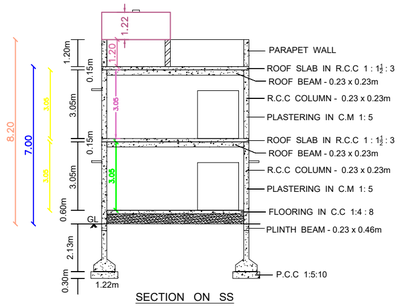
AREA DETAILS	SQM	SQFT
Total Area Of The Applicant Site	464.52	5000.00
Plinth Area Of The Proposed R.C.C Roof Building In G.F	92.88	999.75
Plinth Area Of The Proposed R.C.C Roof Building In F.F	92.88	999.75
Total Plinth Area Of The Proposed Building In G.F & F.F	185.76	1999.50
Carpet Area Of The Proposed R.C.C Roof Building In G.F	65.03	700.00
Carpet Area Of The Proposed R.C.C Roof Building In F.F	64.01	689.00
Total Carpet Area Of The Proposed Building In G.F & F.F	129.04	1389.00
Area Of The Open Space	371.64	4000.25



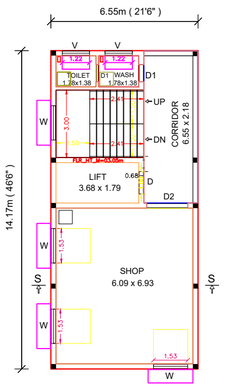
SITE CUM GROUNDFLOOR PLAN



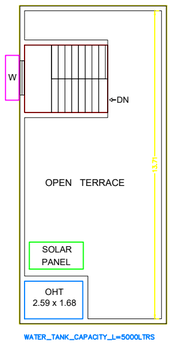
ELEVATION



SECTION ON SS



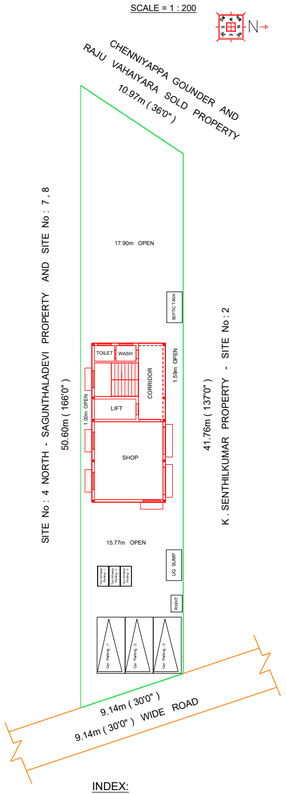
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

SITE PLAN

SCALE = 1 : 200

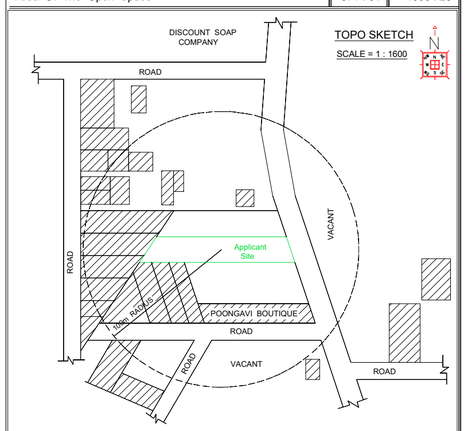


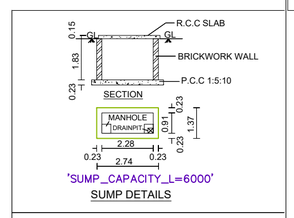
INDEX:

- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

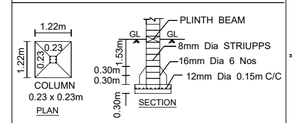
TOPO SKETCH

SCALE = 1 : 1600





SUMP DETAILS

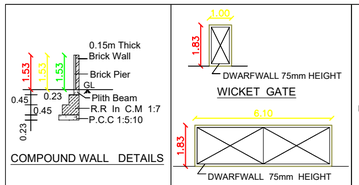


COLUMN FOUNDATION DETAILS

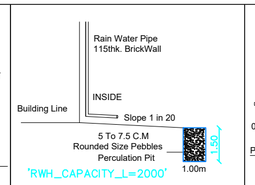
SITE , PLAN , ELEVATION

SECTION : SCALE = 1:100

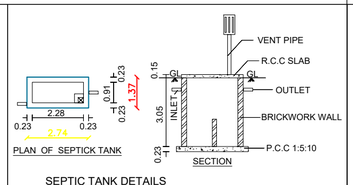
ALL MEASUREMENTS ARE IN METER



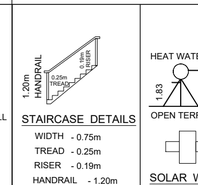
COMPOUND WALL DETAILS



RAIN WATER HARVESTING TANK DETAILS

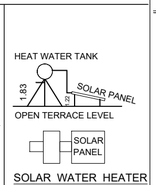


SEPTIC TANK DETAILS



STAIRCASE DETAILS

WIDTH - 0.75m
TREAD - 0.25m
RISER - 0.19m
HANDRAIL - 1.20m



SOLAR WATER HEATER

APPLICANT	ENGINEER
	CELL : 98427 75484 R. MUTHUKUMAR, D.C.E., ENGINEER-GRADE III-RE REGISTERATION No : 058/LS/2019/00008 SIRAJ PLANNERS 48, NETHAJI ROAD, ERODE-1.
	SIRAJ PLANNERS - 9842775484

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

hello@verified.realestate · +91 9996 12 9996

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.