PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

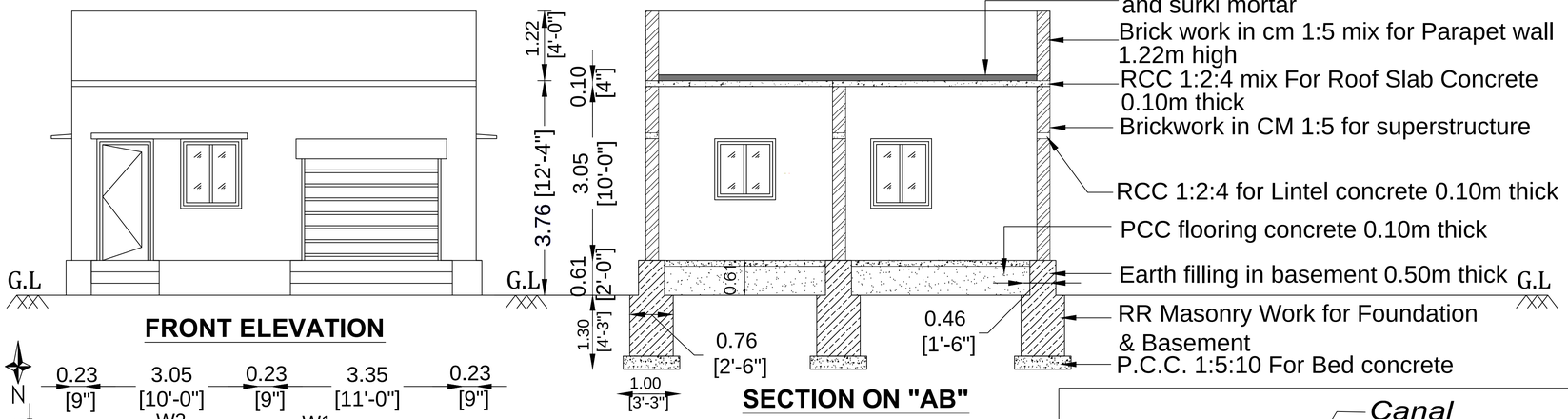
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF COMMERCIAL SHOP & RESIDENTIAL BUILDING IN GROUND FLOOR AT ''KOOTHAMPATTI'', IN NEW R.S.F. NO: 1006/4B, (OLD R.S.F. NO: 1006/4), PATTA NO: 2192, OF VADUGAPATTI ''B'' VILLAGE & TOWN PANCHAYAT, MODAKURICHI TALUK,ERODE DISTRICT.

APPLICANT:-

Mrs. SAVITHRI

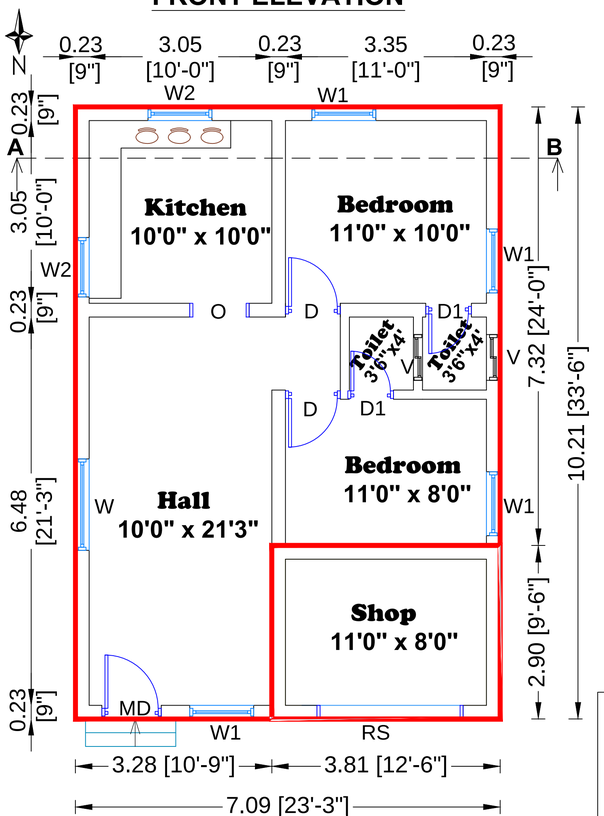
W/o. Mr.KARUPPUSAMY.

PLAN INFO
PLOT_AREA_M2=234.76
AS_PER_DOCUMENT = 234.76
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK= MODAKURICHI
JURISDICTION_TYPE= PANCHAYAT
LAND_USE_ZONE = COMMERCIAL & RESIDENTIAL
BLOCK_1_B-SHOP_MEMBER_COUNT=2
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO= 1006 /4B
PATTA_NO= 2192
PLOT_NO= -
ACCESS_WIDTH_M= 14.80
ROAD_WIDTH=7.62
ROAD_LENGTH=500.0
AVG_PLOT_WIDTH= 14.80
AVG_PLOT_DEPTH= 15.85
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
FMB_OR_PLR = 234.76
AS_AT_SITE = 234.71

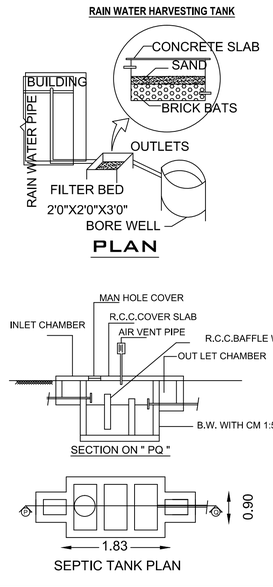


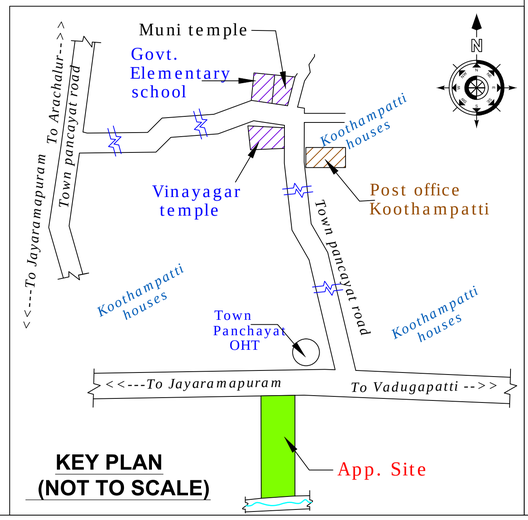
FRONT ELEVATION

SECTION ON "AB"

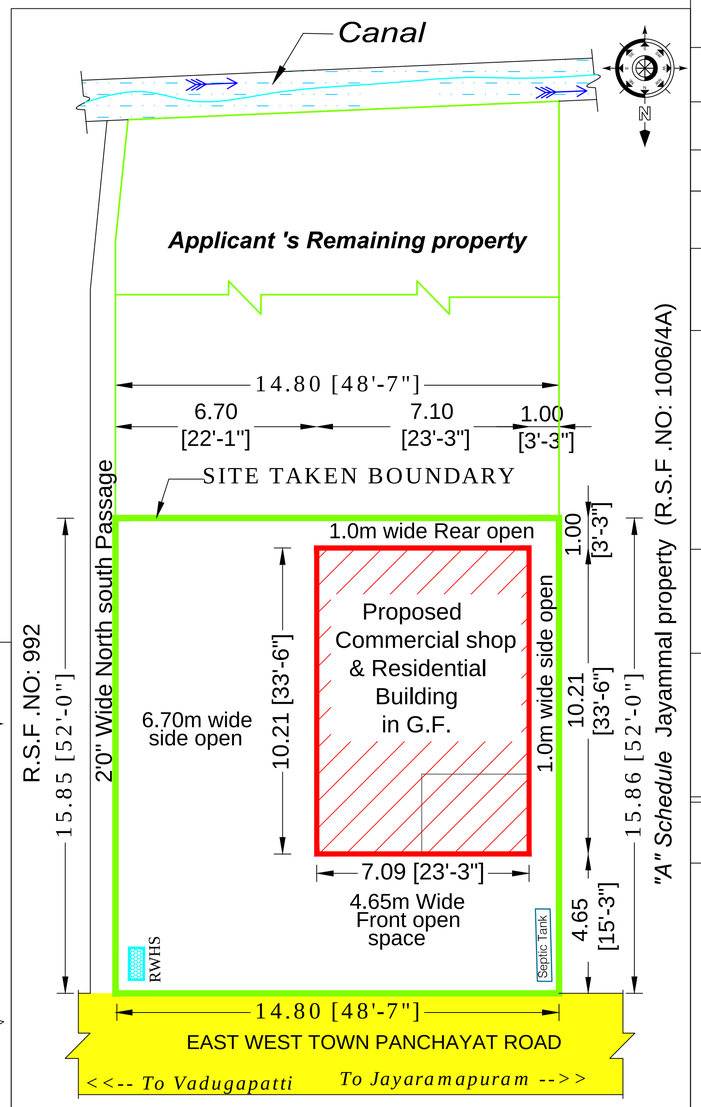


GROUND FLOOR PLAN





KEY PLAN (NOT TO SCALE)



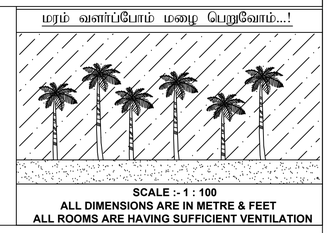
SITE PLAN (SCALE 1:200)

S.No	DESCRIPTION	Sq.M	Sq.Ft
1.	TOTAL AREA OF THE SITE	32 1/8 Cents	
2.	AREA OF THE SITE TAKEN	234.76	2526.10
3.	PLINTH AREA OF THE PROPOSED **R.C.C. ROOF COMMERCIAL SHOP** BUILDING IN GROUND FLOOR	11.03	118.75
4.	PLINTH AREA OF THE PROPOSED **R.C.C. ROOF RESIDENTIAL** BUILDING IN GROUND FLOOR	61.34	660.12
5.	**TOTAL PLINTH AREA OF THE PROPOSED R.C.C. BUILDING IN GROUND FLOOR**	**72.37**	**778.87**
6.	AREA OF THE OPEN SPACE	162.39	1747.23
7.	TOTAL PLINTH AREA OF THE PROPOSED R.C.C. RESIDENIAL BUILDING IN GROUND FLOOR	46.00	495.00

F.S.I. = (Floor Area) 72.37 Sq.m / (Plot Area) 234.76 Sq.m = 0.308

JOINERIES:

ROLLING SHUTTER	RS	- 8'0" X 7'0"
MAIN DOOR	MD	- 3'3" X 7'0"
DOOR	D	- 3'0" X 7'0"
DOOR	D1	- 2'6" X 7'0"
WINDOW	W	- 5'0" X 4'0"
WINDOW	W1	- 4'0" X 4'0"
WINDOW	W2	- 3'6" X 3'6"
VENTILATOR	V	- 2'0" X 2'6"
OPENING	O	- 3'0" X 7'0"



SCALE :- 1 : 100
ALL DIMENSIONS ARE IN METRE & FEET
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

INDEX:-
1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED R.C.C. BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN

SRI PRIYA PLANNERS
Er.M.SAKTHI PRIYA., D.C.E.,
REGISTERED ENGINEER
Arachalur main road, Modakurichi, Erode Dt -638104,
e mail : priyanew17@gmail.com
Cell : 83440 - 20197

APPLICANT	REGISTERED ENGINEER
	Er. M. SAKTHI PRIYA., DCE., LBS., LICENSED BUILDING SURVEYOR, SRI PRIYA PLANNERS MODAKURICHI, Cell: 8344020197.

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.