PP APPROVAL RECORD

# Planning Permission

## Survey 52

Polavakkalipalayam

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,
OMR Thoraipakkam,
Chennai 600 097, India

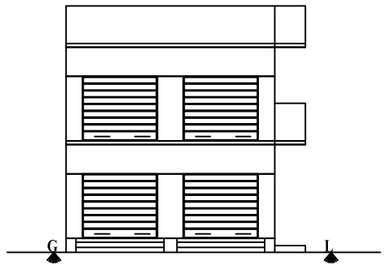
hello@verified.realestate

+91 9996 12 9996

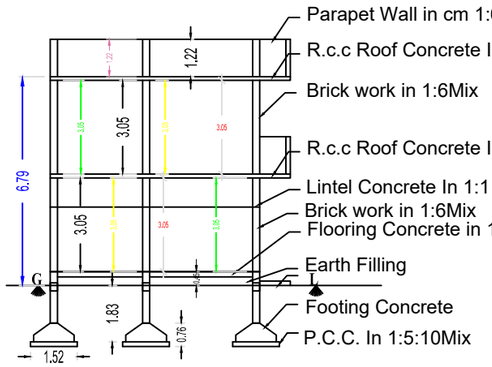
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# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND AND FIRST FLOOR COMMERCIAL BUILDING IN R.S.F.NO:- 52/17B , PATTA NO :- 2297 AT GOBICHETTIPALAYAM TO ERODE MAIN ROAD , POOSARI VALASU , POLAVAKALIPALAYAM VILLAGE AND PANCHAYAT, GOBICHETTIPALAYAM UNION AND TALUK , ERODE DISTRICT .

**APPLICANT :- Mr. V. RAMESH , S/O. VEERAPPA Gr .,**

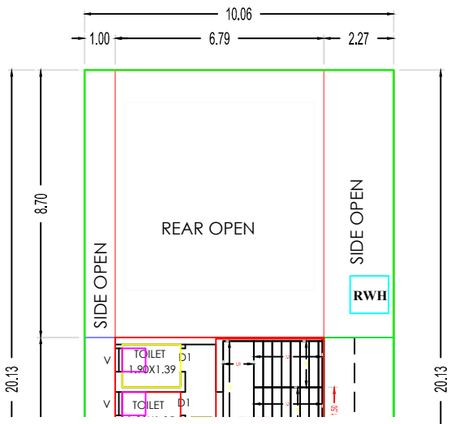



**ELEVATATION**



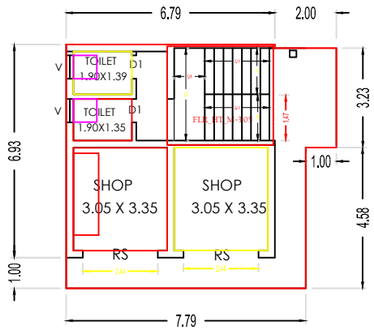

**SECTION ON AB**

**KALIYANNA Gr and RASA Gr LAND**




**SRIDHARAN LAND**

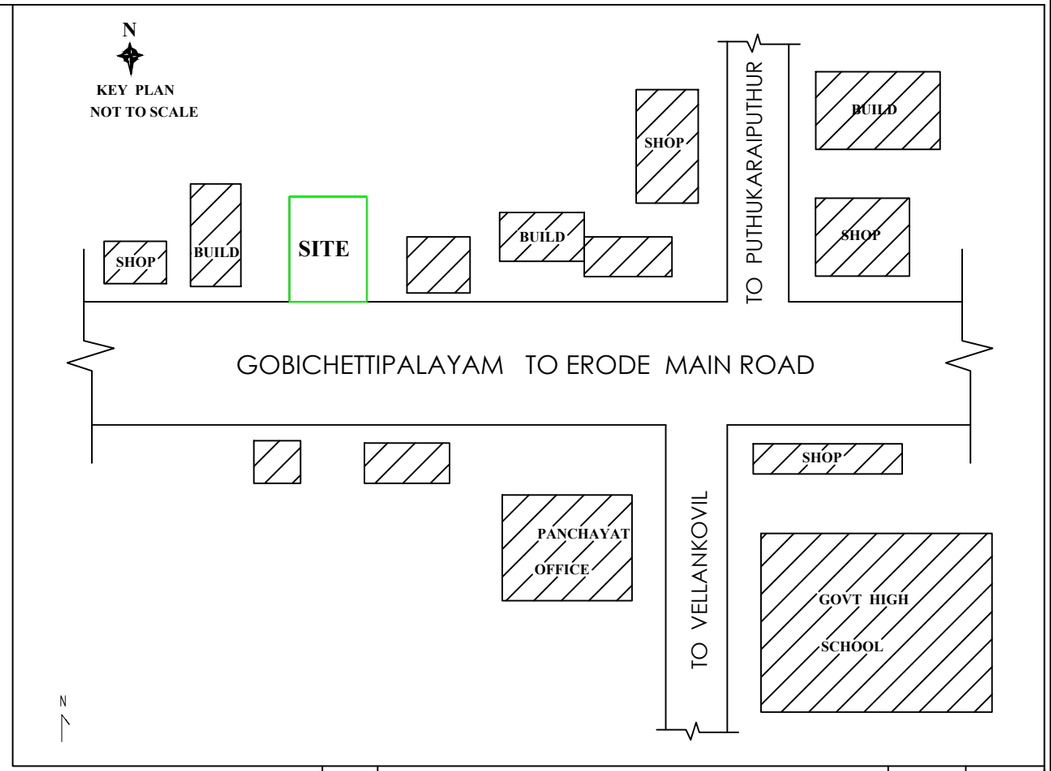
**B . VIJAMANI PROPERTY**




**FIRST FLOOR PLAN .**

**SITE CUM GROUND FLOOR PLAN .**

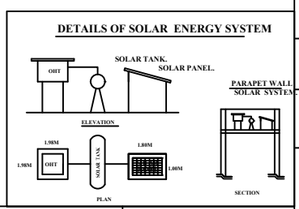
**SCALE - 1:100**



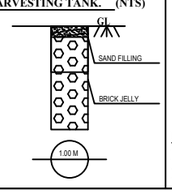

PLAN INFO:
BLOCK_1_B-SHOP_MEMBER_COUNT = 04
PLOT_AREA_M2 = 202.34
AS_AT_SITE = 202.51
FMB_OR_PLR = 202.34
AS_PER_DOCUMENT = 202.34
DISTRICT=ERODE
TALUK=GOBICHETTI PALAYAM
SURVEY_NO = 52/17B
PATTA_NO = 2297
IS_SWIMMING_POOL_EXISTS = NO
IS_APPROVED_LAYOUT = NO
SINGLE_FAMILY_BLDG = NO
CRZ = NO
SECURITY_ZONE = NO
ACCESS_WIDTH_M = 5
ROAD_WIDTH = 29.00
ROAD_LENGTH = 500.00
AVG_PLOT_DEPTH = 20.13
AVG_PLOT_WIDTH = 10.06
LAND_USE_ZONE = COMMERCIAL
PLOT_NO = NIL
RWH_DECLARED = YES
OSR_APPLICABLE = NO
OSR_SURR_BUYBACK_RETAIN = NO
PREMIUM_FSI_REQUIRED = NO
BUILDING_NEAR_TO_RIVER = NO
AREA_TYPE = OTHERS
BUILDING_NEAR_MONUMENT = NO
BUILDING_NEAR_GOVT_BLDG = NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY = YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS = YES
JURISDICTION_TYPE = PANCHAYAT

| S.NO | AREA DETAILS. | SQ.FT | SQ.MT |
|---|---|---|---|
| 01. | AREA OF THE SITE ( AS PER DOCUMENT ) | 2178.00 | 202.34 |
| 02. | AREA OF THE GROUND FLOOR R.C.C ROOF BUILDING | 506.44 | 47.05 |
| 03. | AREA OF THE FIRST FLOOR R.C.C ROOF BUILDING | 698.36 | 64.88 |
| 04. | TOTAL AREA OF THE R.C.C ROOF BUILDING | 1204.80 | 111.93 |
| 05. | AREA OF THE OPEN SPACE | 1671.52 | 155.29 |

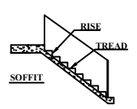
**DETAILS OF SOLAR ENERGY SYSTEM**




**DETAILS OF RAINWATER HARVESTING TANK. (NTS)**

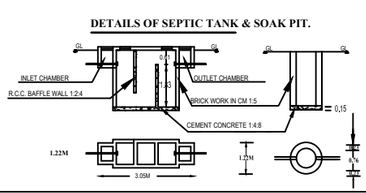



**STAIRCASE DETAILS (NTS)**




RISE : 190 MM
TREAD : 250 MM
WIDTH : 910 MM

**DETAILS OF SEPTIC TANK & SOAK PIT.**




BORE WELL 1 No SUMP 1 No OHT 1 No SEPTIC TANK - 1NO.

PLAN, ELEVATION, SECTION- SCALE 1:100 ALL MEASUREMENTS ARE IN 'METRE'

**JOINEERY DETAILS:-**

RS - ROLLING SHUTTER - 2.44x2.13
D1 - DOOR - 0.76x2.13
V - VENTILATOR - 0.63x0.80

**INDEX :-**

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

V. Ramesh

APPLICANT

Karuppusamy CK

Ph: 94433 05526
Er. C. KARUPPUSAMY, DCE.,LBS.,
19/1, Kallakattu Valasu,
Polavakali Palayam,
Gobichetti Palayam.
03/2024/RE.Gr.III/EDTCP

REGISTERED ENGINEER

CELL NO :- 94433 05526 , 9345354864

Y - BUILDERS

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

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# 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**
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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.