PP APPROVAL RECORD

Planning Permission

Survey 493/2 and 2 more

Nanjai Uthukuli

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.

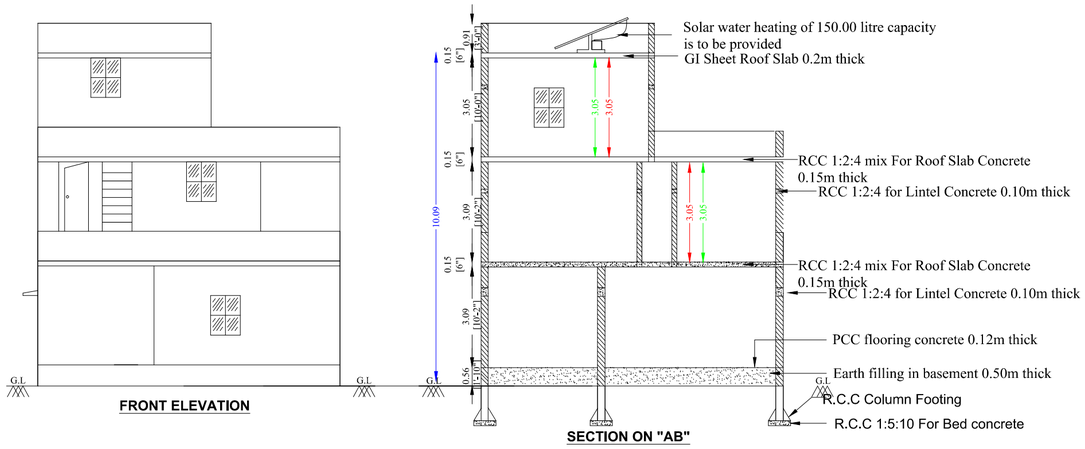
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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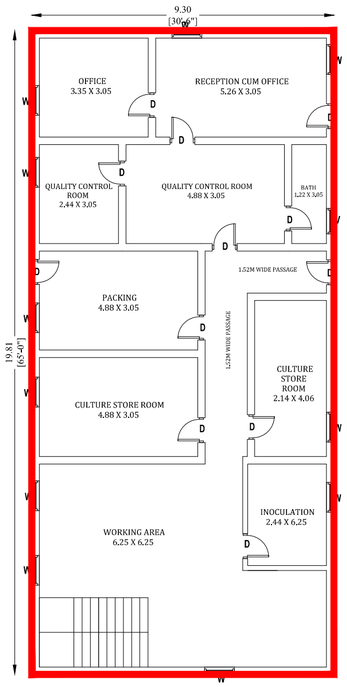


FRONT ELEVATION

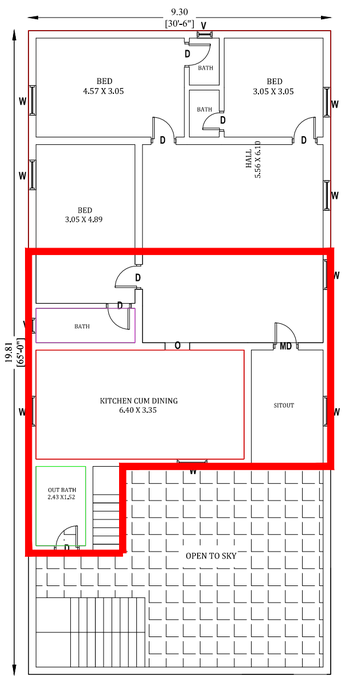
SECTION ON "AB"

PLAN INFO
PLOT_AREA_M2=598.80
FMB_OR_PLR=598.80
AS_PER_DOCUMENT=598.80
AS_AT_SITE=598.81
SURVEY_NO=493/2
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=15.85
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=37.89
AVG_PLOT_WIDTH=16.00
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NIL
PATTA_NO=-
DISTRICT=ERODE
TALUK=MODAKURICHI
VILLAGE=NANJAIUTHUKULI

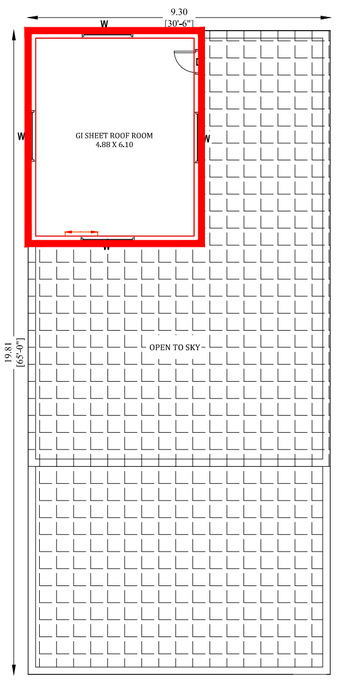
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



EXISTING GROUND FLOOR PLAN

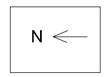


EXISTING FIRST FLOOR and PROPOSED FIRST FLOOR

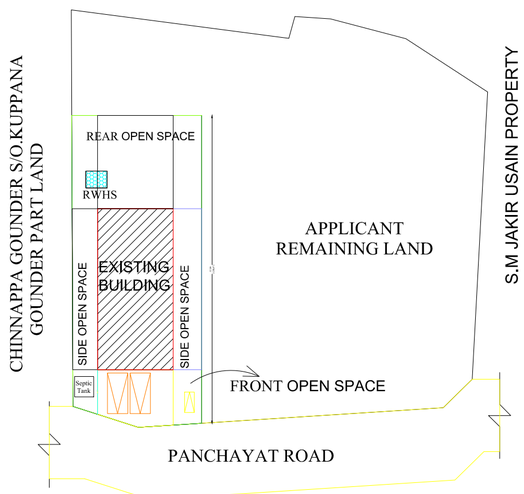


PROPOSED SECOND FLOOR PLAN

SITE PLAN (SCALE 1:400)



CHINNAPPA GOUNDER S/O.KUPPANA GOUNDER PART LAND



SHEET NO: 01/01

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION (EXISTING DOOR NO : 1127) OF RCC ROOF RESIDENTIAL BUILDING IN FIRST FLOOR AND GI SHEET ROOF BUILDING SECOND FLOOR OVER THE EXISTING RCC ROOF COMMERCIAL & RESIDENTIAL BUILDING IN GROUND AND FIRST FLOOR IN PATTA S.NO : 493/2 (OLD S.NO: 493,S.F.NO: 551) AT NANJAI UTHUKULI "B" VILLAGE & NANJAI UTHUKULI PANCHAYAT,MODAKKURUCHI TALUK,ERODE DISTRICT

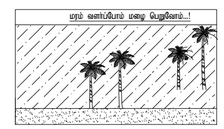
APPLICANT:

Mrs.B.DHATCHAYANI W/o.Mr.K.V.PRADEEPKUMAR

S.No:	DESCRIPTION	Sq.Mt	Sq.Ft
1.	AREA OF THE SITE TAKEN (As per Deed Extent 64.75Cent)	598.80	6445.50
2.	EXISTING PLINTH AREA OF RCC ROOF GROUND FLOOR COMMERCIAL	184.18	1982.50
3.	EXISTING PLINTH AREA OF RCC ROOF FIRTH FLOOR RESIDENTIAL	63.17	680.00
4.	PROPOSED PLINTH AREA OF RCC ROOF FIRST FLOOR RESIDENTIAL	69.22	745.13
5.	PROPOSED PLINTH AREA OF GI SHEET ROOF SECOND FLOOR RESIDENTIAL	34.95	376.25
6.	AREA OF THE OPEN SPACE	414.62	4463.00
7.	CARPET AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR.	281.22	3027.10

JOINERIES:

DOOR	MD	- 1.21 X 2.13
DOOR	D	- 0.91 X 2.13
DOOR	D1	- 0.76 X 2.13
WINDOW	W	- 1.22 X 1.22
WINDOW	W1	- 2.62 X 1.32
OPENING	O	- 1.00 X 2.13
VENTILATER	V	- 2.00 X 2.00



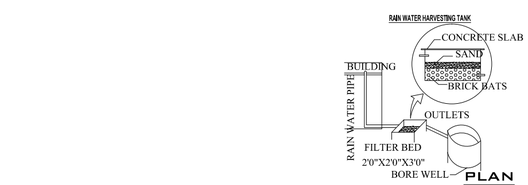
SCALE :- 1 : 100
ALL DIMENSIONS ARE IN METRE
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

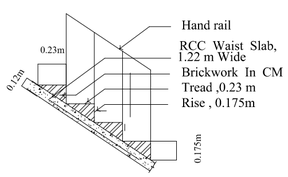
INDEX:
1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED RCC BUILDING SHOWN IN -
3. EXISTING ROAD SHOWN IN -
4. RAINWATER HARVESTING SYSTEM -

REGISTERED ENGINEER :

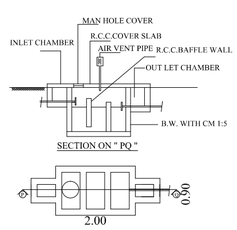
Er. A. JOHN PRABAKARAN,
B.E(Civil).,C.C.E.I.,A.M.I.E.,RE-II,
CHARTERED CIVIL ENGINEER,
DTCP REGISTERED ENGINEER,
DTCP Reg. No : RE/Gr.II/02/2023.

APPLICANT :





STAIRCASE DETAILS



SEPTIC TANK PLAN

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

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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.