Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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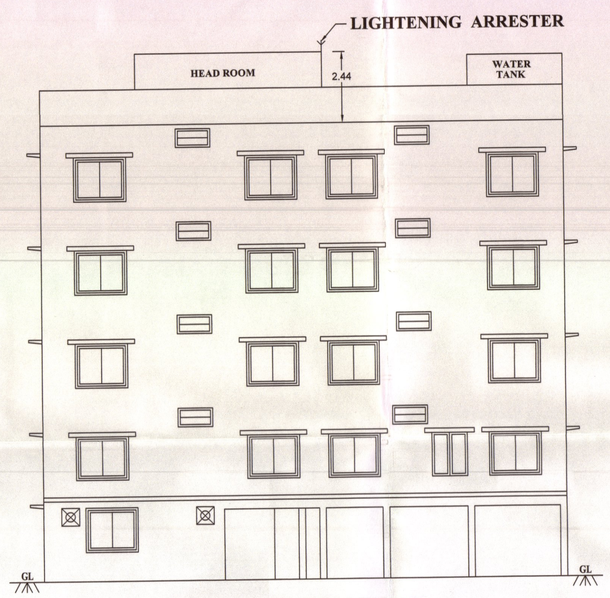
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN R.S. NO: 1349/5G, OF ERODE 'C' VILLAGE.

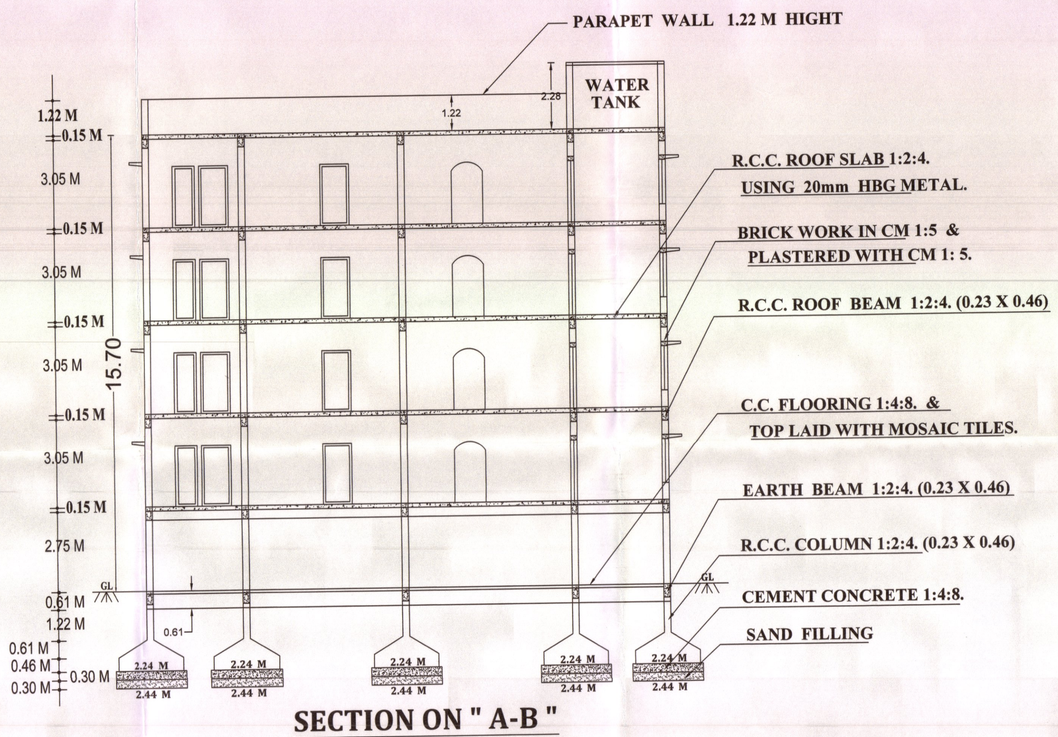
SITE NO: 25 & 26, AT IRANIYAN STREET, SOLAR. ERODE CITY MUNICIPAL CORPORATION. ERODE TALUK & DISTRICT.

APPLICANT :- M/s. CHEVVEL CONSORTIUM

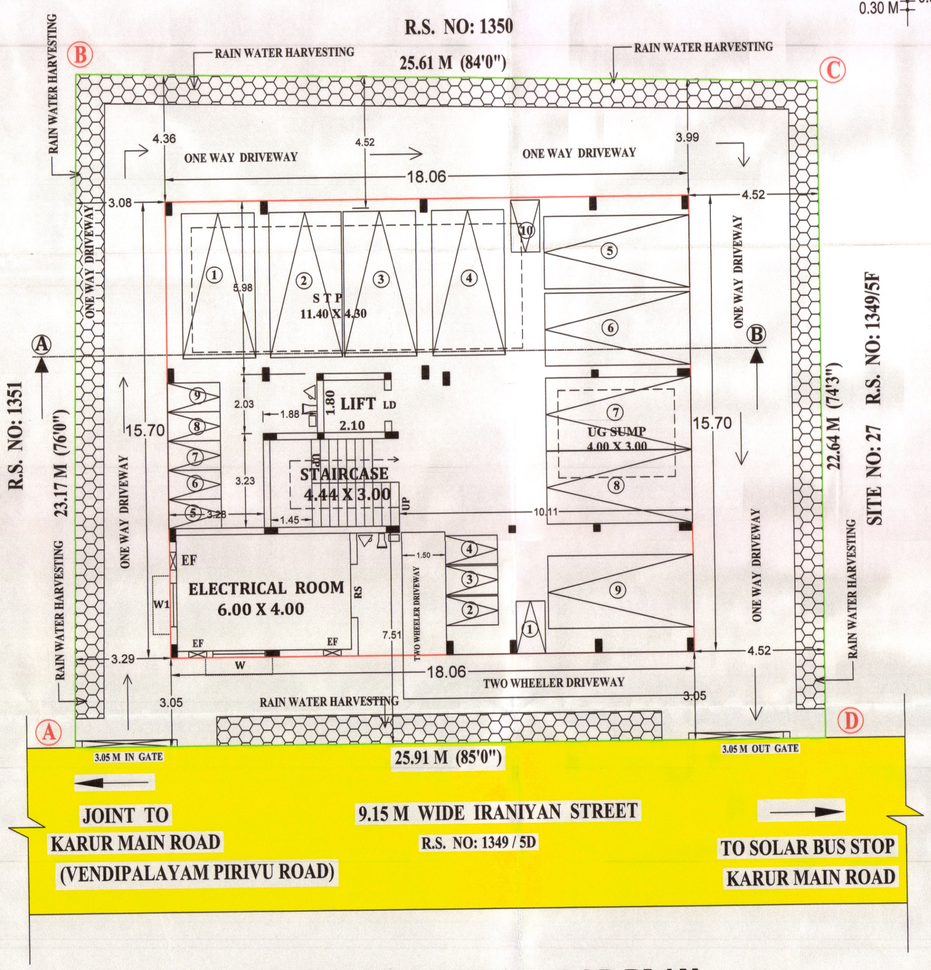
SCALE = 1:100



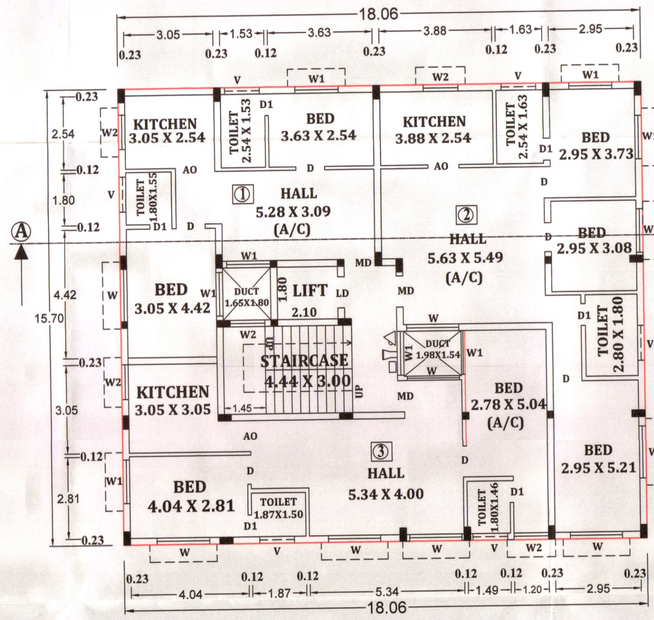
FRONT ELEVATION



SECTION ON " A-B "



SITE PLAN & STILT FLOOR PLAN



FLOOR 01, FLOOR 02, FLOOR 03, FLOOR 04 - TYPICAL

TYPICAL FLOOR PLAN

OPEN TERRACE FLOOR PLAN

PLAN INFO
PLOT_AREA_M2=589.96
FMB_OR_PLR=600.00
AS_PER_DOCUMENT=589.96
AS_AT_SITE=589.96
SURVEY_NO=1349/5G
PATTA_NO=7847
PLOT_NO=25 & 26
VILLAGE=ERODE
TALUK=ERODE
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.15
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.15
ROAD_LENGTH=500
AVG_PLOT_DEPTH=25.91
AVG_PLOT_WIDTH=22.61
LAND_USE_ZONE = RESIDENTIAL
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=CORPORATION
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

OFFICE USE ONLY

கட்டட உரிமம் வழங்கப்பட்டது
கட்டட விண்ணப்பம் எண்:056/CP/21-24/00873/23
கட்டட உரிமம் எண்: 056/BL/2023/001825
இணைக்கப்பட்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு 15.3.2024 முதல் 14.03.2027 முடிய உள்ள காலத்திற்கு கட்டட உரிமம் வழங்கப்படுகிறது.
உதவி இயக்குனர்(பயிற்சி), மண்டலம் IV, ஈரோடு மாநகராட்சி.

SCHEDULE OF JOINERIES :-

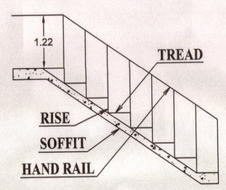
MD.....MAIN DOOR	1.07M X 2.10M.
D..... DOOR	1.00M X 2.10M.
D1...DOOR	0.76M X 2.10M.
LD..LIFT DOOR	1.07M X 2.10M.
W.....WINDOW	1.80M X 1.52M.
W1.....WINDOW	1.50M X 1.52M.
W2.....WINDOW	1.22M X 1.52M.
V... VENTILATOR	1.22M X 0.61M.
A/O.. ARCH OPEN	1.22M X 2.10M.
RS.. ROLLING SHUTTER	1.83M X 2.10M.

ALL DIAMENSONS ARE IN METER.

WALL THICKNESS :-
MAIN WALL = 0.23 M,
PARTITION WALL = 0.12 M

UG SUMP... 1.No,
OVER HEAD TANK.....3.Nos.
SOLAR SYSTEM ..... 25.Nos.
STP.... 1 No,
RAINWATER HARVESTING ALROUND PROVIDED.

STAIRCASE DETAILS (NTS)



RISE : 15.0 CM
TREAD : 30.0 CM
WIDTH : 150.0 CM

SITE AREA DETAILS

DESCRIPTION	Sq.Mt.
AS PER PATTA (0.06.00 Hect)	600.00
AS PER DOCUMENT	589.96
SUPER IMPOSED PLOT AREA	589.96

BUILDING AREA DETAILS

FLOOR NAME	AREA IN Sq.Mt.		
	FSI	NON FSI	TOTAL
STILT FLOOR	---	283.57	283.57
FIRST FLOOR	277.55	6.02	283.57
SECOND FLOOR	277.55	6.02	283.57
THIRD FLOOR	277.55	6.02	283.57
FOURTH FLOOR	277.55	6.02	283.57
HEAD ROOM	---	31.65	31.65
GRAND TOTAL	1110.20	339.30	1449.50

FLOOR SPACE INDEX:-
FSI = 1110.20 / 589.96 = 1.882

PLOT COVERAGE:-
= (283.57 / 589.96) X 100 = 48.07%

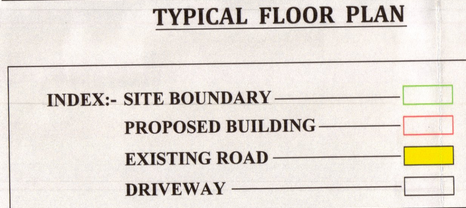
HIGHT OF THE BUILDING = 15.70 M

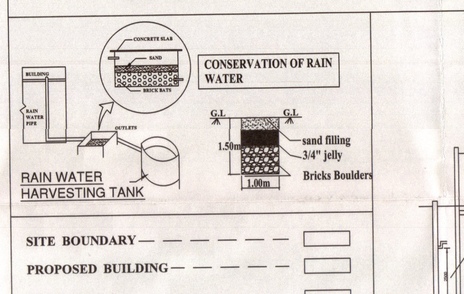
GEO-TECH ENGINEER	ARCHITECT
Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil) Registered Geotechnical Engineer (RGTE) Reg. No : 02/2020/RGTE / EDTCP Email : pkulanvel@gmail.com Ph.No : +91 95749 57886	Mr.R.Dhandhayuthapani B.Arch P.I.I.R.A., A.I.V., M.C.A., A.I.I.A., Registered Architect Engineer, Architect Council No CA/B/408532 & Approved Valuer No.2178, SHAKTHI DESIGN, KOMARAPALAYAM - ERODE
REGD. CONSTRUCTION ENGINEER	STRUCTURAL ENGINEER
M.P.SURESH KUMAR M.E LICCD. DEVELOPERS 08/2040 ROBERTS Kasi, Ghennimalai Road, OPP. to ITI, ERODE -638009	Er.S. DEVANANDAN, M.E.,(STRUC) REGISTERED STRVCTURAL ENGINEER, Reg. No : 01 / 2019 / RSE - GRI / ELPA 15, MARAPPA STREET - 3rd ERODE - 638 009. Cell : 99430 26866 engineersdev@gmail.com
APPLICANT	REGISTERED ENGINEER
	K.M.[illegible] Licensed Surveyor Erode Local Planning Authority, Regd. No: 04/2016/RE-GR-III/ELPA 41/5B,TAJ Constraction 51,Mariyamalai Street, B.P.Agraharam, Erode - 5, Cell No: 95788 60205.
SURVEYOR / ASSISTANT DRAUGHTSMAN	J.SRINIVASAN
DRAUGHTSMAN - III	K.VELMURUGAN
SUPERVISOR / DRAUGHTSMAN - II	G.KANNAN

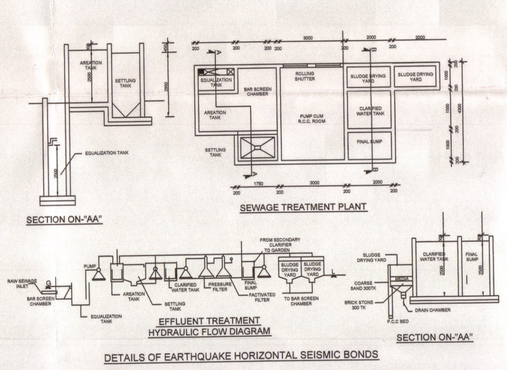
INDIVIDUAL FLAT AREA AND PARKING DETAILS :-

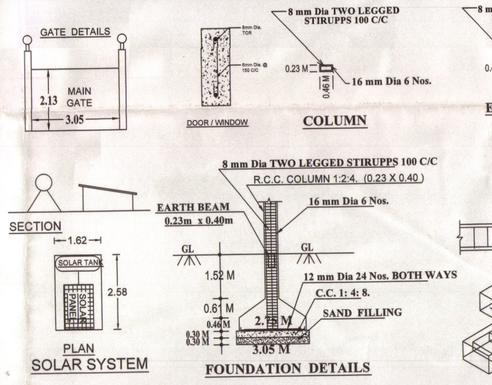
UNIT NAME	AREA IN SQ.MT.	TYPE OF UNIT	NO. OF UNITS	CAR PARKING		TWO WHEELER	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	67.49	BELOW 75	4	9 Nos.	9 Nos.	9 Nos.	10 Nos.
2	98.74	ABOVE 75	4				
3	74.86	BELOW 75	4				
			12				

INDEX:- SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY









ONLINE APPLICATION No: SWP/BPA/072466/2023

SWP / DTCP / ERODE / SITE APPROVAL No: 33/2024

SWP / DTCP / ERODE(ELPA) / PLANNING PERMISSION No: 5/2024

Signature valid
Signed by: Assistant Director (Training) Town and Country Planning

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
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Chennai 600 097, India
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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.