Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

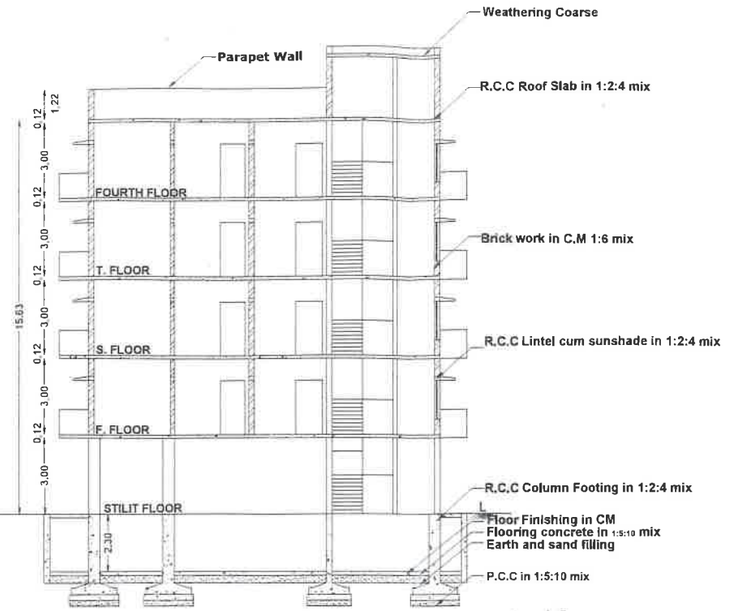
Published for reference. The authority's own register is the operative record.

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

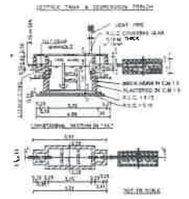
hello@verified.realestate
+91 9996 12 9996
verified.realestate

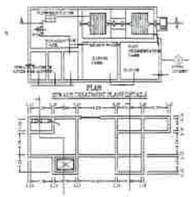


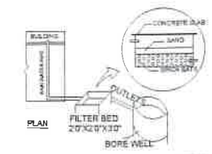
ELEVATION



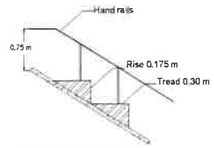
SECTION "AA"



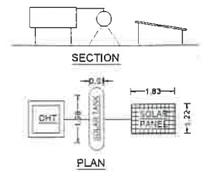




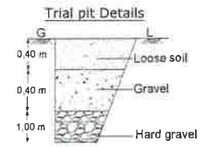
RAIN WATER HARVESTING SYSTEM



STAIRCASE DETAILS

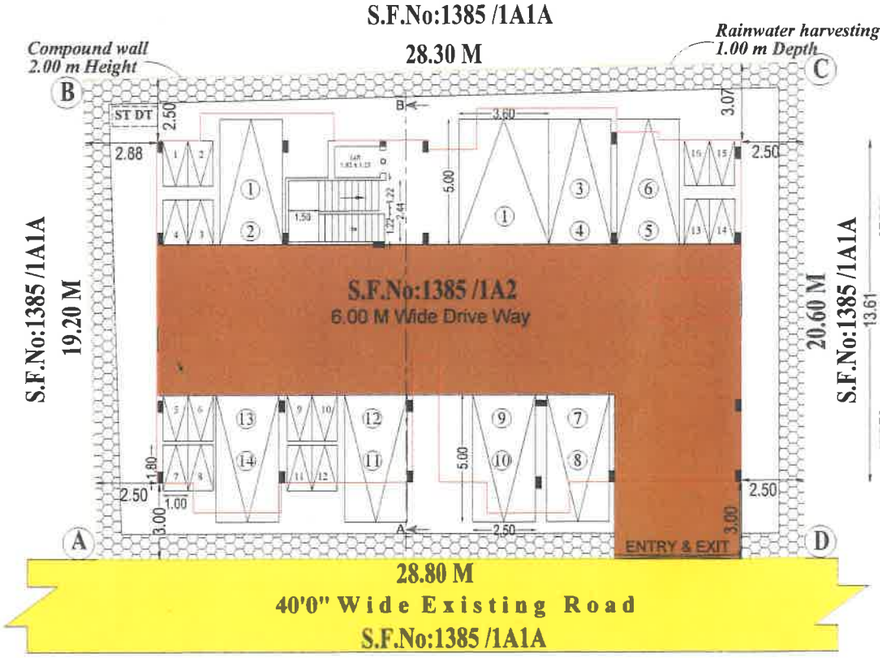


SOLAR SYSTEM

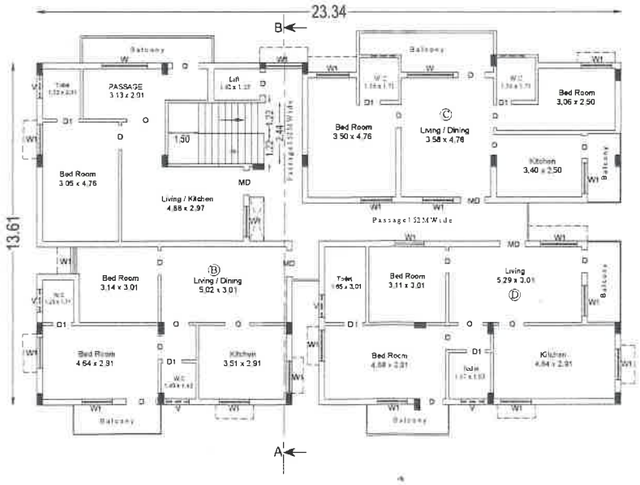


S.F.No:1385 /1A1A

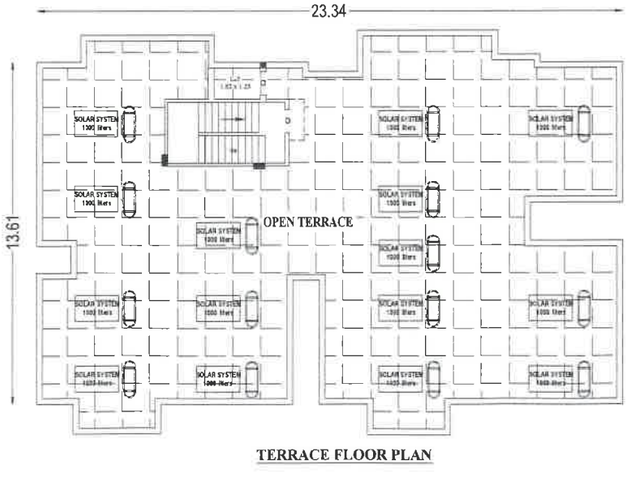
28.30 M



STILT / SITE PLAN



TYPICAL FLOOR PLAN
(FIRST FLOOR , SECOND FLOOR, THIRD FLOOR & FOURTH FLOOR)



TERRACE FLOOR PLAN



// உண்மை நகல் //

கட்டிட உரிமம் வழங்கப்பட்டது
கட்டிட விண்ணப்பம் எண்: 056/SP/23-24/006920
கட்டிட உரிமம் எண்: ZA1038/2024
இணைக்கப்பட்டுள்ள நிபந்தனைகளுக்கு உட்பட்டு 14.03.2024 முதல் 13/03/2029 முடிய உள்ள காலத்திற்கு கட்டிட உரிமம் வழங்கப்பட்டது.

Assistant Commissioner,
Zone-IV
Erode City Municipal Ccorporation.

24.9.25

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (APPARTMENT BUILDING) IN S.F.NO:1385 /1A2 , AT JEEVANANDHAM STREET, ERODE "C" VILLAGE , ERODE TALUK AND DISTRICT.

APPLICANT: M/S. ARCHIRAM,
Mr. K.BALAKRISHNAN (PROPRIETOR).

PLR/ FMB AREA	-	562.00 Sq.mt
AS PER DOCUMENT	-	562.00 Sq.mt
SUPER IMPOSED AREA	-	553.06 Sq.mt

Built up Area	Total Builtup Area (Sq .m)	Non FSI Area (Sq .m)	FSI Area (Sq .m)
Stilt Floor	325.97	325.97	.....
First Floor	325.97	.....	325.97
Second Floor	325.97	.....	325.97
Third Floor	325.97	.....	325.97
Fourth Floor	325.97	.....	325.97
Head Room	16.05	16.05	.....
Total Area	1645.90	342.02	1303.88

FSI = $\frac{1303.88}{553.06}$ = 2.357 > 2 (Premium FSI)

REFERENCE		METER	FEET
Main Door	MD	1.07 x 2.13	3'6" x 7'0"
Door	D	0.91 x 2.13	3'0" x 7'0"
Door	D1	0.76 x 2.13	2'6" x 7'0"
Open	O	1.52 x 2.13	5'0" x 7'0"
Window	W	1.83 x 1.83	6'0" x 6'0"
Window	W1	1.37 x 1.37	4'6" x 4'6"
Ventilator	V	0.91 x 0.61	3'0" x 2'0"

NOTE:
All dimensions are in meter

SCALE 1 100

MAXIMUM HIGHT OF THE BUILDING :15.63 M

COLOUR INDEX
SITE BOUNDARY
PROPOSED BUILDING
DRIVE WAY
EXISTING ROAD

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	14	14
PHYSICALLY CHALLENGED CAR PARKING	01	01
TWO WHEELER PARKING	16	16

MECHANICAL VENTILATION PROVIDED

For Archi_Ram
Proprietor

APPLICANT

ONLINE APPLICATIOIN No - SWP/BPA/011178/2023

SWP/DTCP/ERODE/Site Approval No : 390/2023

SWP/DTCP/ERODE/ Planning Permission No : 36/2023

SURVEYOR / ASST. DRAUGHTSMAN	
DRAUGHTSMAN GRADE - III	
SUPERVISOR	

Er. V. SOUNDARA RAJAN M.E (Env.) (Ph.D)
Registered Engineer Grade I (RE Gr. I)
Reg.No.04/2020/RE-Gr.I/EDTCP
Greensky Construction,
1st Floor, Sendhur Complex, Karattur, Gobi.

REGISTERED ENGINEER

நகர் ஊரமைப்பு துணை இயக்குநர் (பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
ஈரோடு மாவட்டம்

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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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.