Verified RealEstate™

REFERENCE
396/2023

ISSUED
11 December 2023

PP APPROVAL RECORD

Planning Permission

Erode, Gobi taluk

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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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+91 9996 12 9996
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AND FIRST FLOOR R.C.C ROOF RESIDENTIAL BUILDING

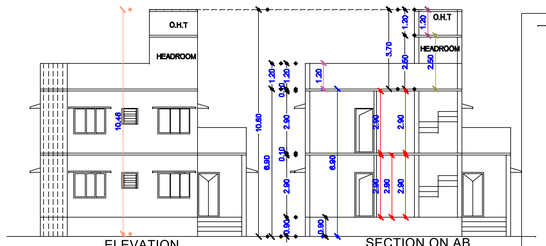
AT PLOT No: 16, BAIRAVAR NAGAR STREET, BAIRAVAR NAGAR, NALLAGOUNDEN PALAYAM, WARD No: 12,

COMPRISED IN PATTA No:1266, PATTA S.No: 234/14 OF LAKKAMPATTI VILLAGE,

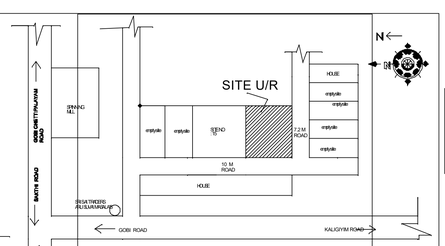
LAKKAMPATTI TOWN PANCHAYAT, GOBICHETTI PALAYAM TALUK, ERODE DIST.

APPLICANT NAME: Mr.A.TAMILARASU S/O Mr. ANNAMALAI

REF: DTCP LAYOUT APPROVED No: 02/2022, DATE:03/09/2022.

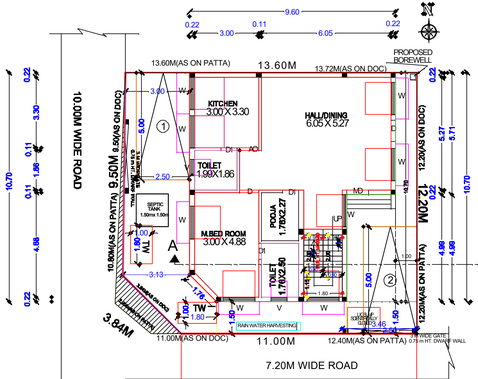


ELEVATION
(PROPOSED)

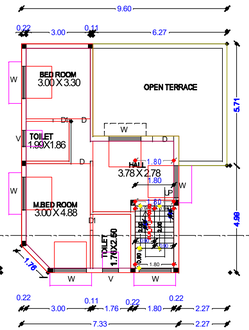


SECTION ON AB
(PROPOSED)

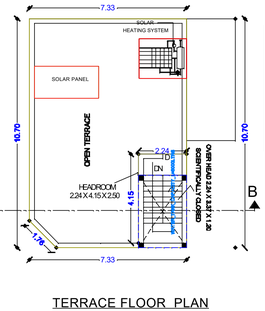
KEYPLAN
(NTS)



SITE/ GROUND FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)

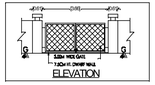


TERRACE FLOOR PLAN
(PROPOSED)

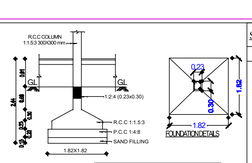


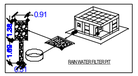
solar system

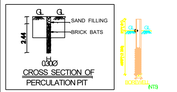
SECTION
DWARF WALL SECTION

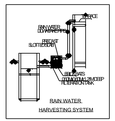


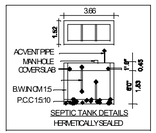
ELEVATION

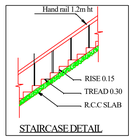












SCHEDULE OF JOINERY:			
TYPE	DETAIL	WIDTH	HEIGHT
GG	GRILL GATE	1500	2100
D	C.W. PANELLED DOOR	1500	2100
D1	-DO-	900	2100
W	C.W GLAZED WINDOW	1800	1200
V	C.W. GLAZED VENTILATOR	750	900

AREA STATEMENT	Sq.FT	Sq.M
TOTAL SITE EXTENT (DOC)	1787.50	166.06
(PATTA)		166.00
(SITE)	1756.69	163.20
GROUND FLOOR AREA	975.43	90.62
FIRST FLOOR AREA	649.50	60.34
HEAD ROOM AREA	105.38	9.79
TOTAL BUILD UP AREA	1730.31	160.75
FLOOR SPACE INDEX	0.925	

SIGNATURE OF OWNER

LICENSED SURVEYOR

PLAN INFO
PLOT_NO=16
SURVEY_NO=234/14
PATTA_NO= 1266
TALUK=GOBICHETTI PALAYAM
DISTRICT=ERODE
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZNE=NO
ACCESS_WIDTH_M=11.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=240.44
IS_SWIMMING_POOL_EXISTS=NO
AVG_PLOT_DEPTH= 9.50
AVG_PLOT_WIDTH=11.00
AS_AT_SITE=163.20
AS_PER_DOCUMENT=166.06
FMB_OR_PLR=166.00
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=250.00
LAND_USE_ZONE = MIXED RESIDENTIAL
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=MUNICIPAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS= NO

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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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.