Verified RealEstate™

REFERENCE
783/2023

ISSUED
01 February 2024

PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

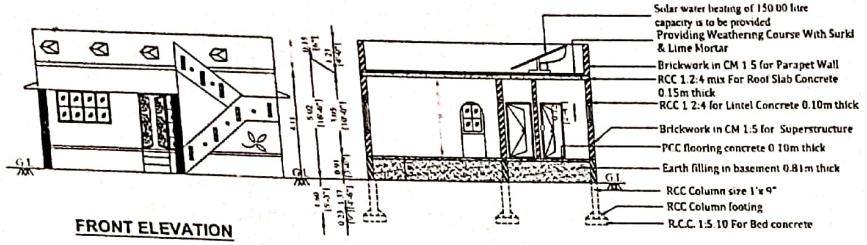
The approval as the planning authority issued it, reproduced in full behind this page.

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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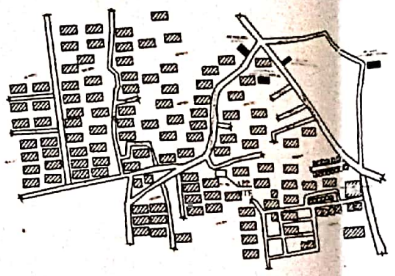
DIGITALLY VERIFIED RECORD



FRONT ELEVATION

SECTION ON "AB"

KEY PLAN

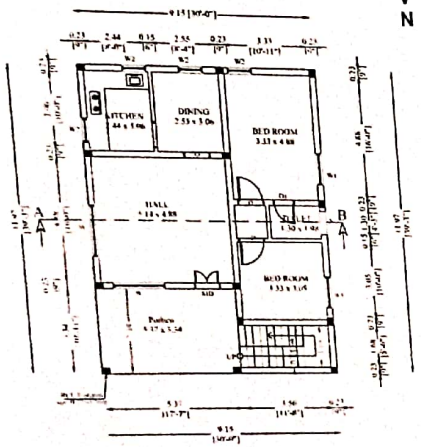


PLAN INFO
PLOT AREA_SQ= 449.97
AS PER DOCUMENT = 449.97
SINGLE FAMILY_RESIDENTS
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=KODUMUDI
JURISDICTION_TYPE=KODUMUDI TOWN PANCHAYAT
SURVEY NO= 710/2A, 710/2B
PATTA NO=248
PLOT NO=
ACCESS WIDTH_M=10.00
ROAD WIDTH=5.55
ROAD LENGTH=26.10
AVG PLOT WIDTH= 5.15
AVG PLOT_DEPTH= 11.67
LAND USE ZONE =INDIVIDUAL RESIDENCE
WITH EXCLUSIVELY=YES
BUILDING NEAR TO RIVER=NO
AREA_TYPE=OTHERS
BUILDING NEAR MONUMENT=NO
BUILDING NEAR GOVT BUILDING
NOC FOR CONSTRUCTION NEAR MONUMENT=NO
NOC FIRE DEPTH=0
OSR APPLICABLE=NO
OSR SURRENDER=NO
OSR SINKS SETBACK RETAIN=BUYBACK
PREMIUM FSI REQUIRED=NO
IS APPROVED LAYOUT=NO
IS WITHDRAWN POOL_RESI=NO
IF NEAR NOC TOWN_LEGISLATIVE_CITY_ROAD=NO
FAR_OR_PLR = 449.97
AS_BY_SITE = 449.97

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING AT GROUND FLOOR, OVER THE EXISTING MANGALORE TILED ROOF BUILDING TO BE DEMOLISHED AT DOOR NO: 5 ST-7, ASSESSMENT NO: 5160 AT WARD NO:15, THALUVAMPALAYAM MAIN STREET, IN NEW R.S.F. NO: 710/2A & 710/2B, KODUMUDI VILLAGE AND TOWN PANCHAYAT, KODUMUDI TALUK, ERODE DISTRICT.

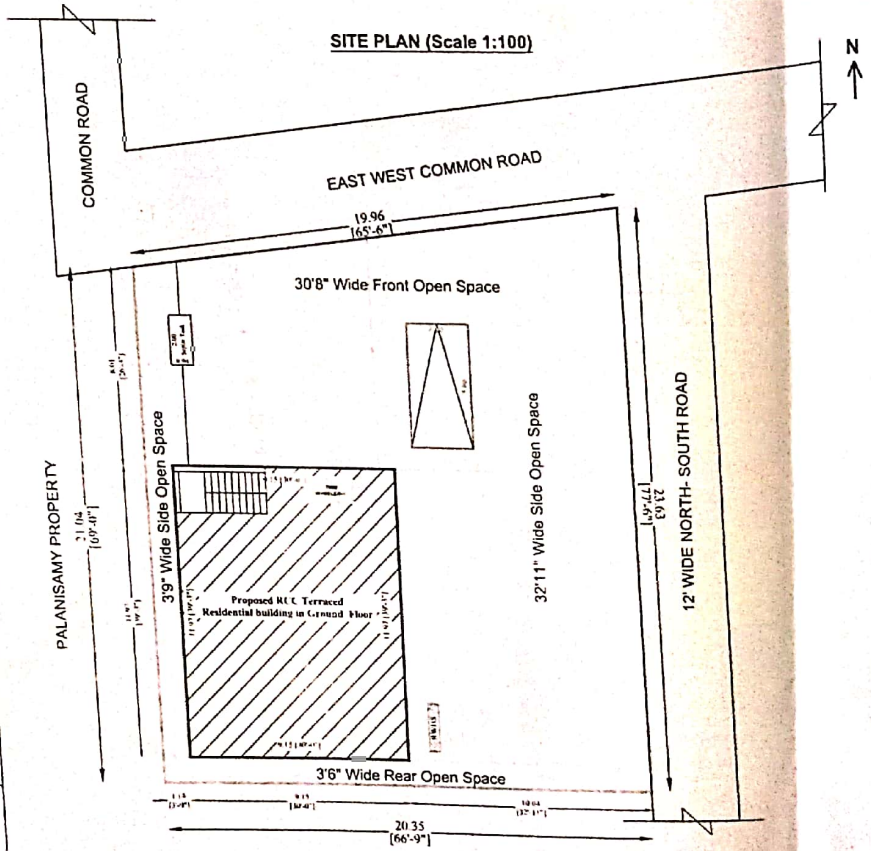
APPLICANT:

Mr.S THANGARASU S/o.Mr.(LATE).SELAMPANAGOUNDAR



GROUND FLOOR PLAN

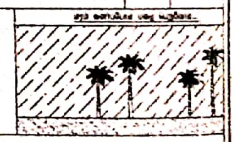
SITE PLAN (Scale 1:100)



S.No	DESCRIPTION	Sq.M	Sq.Ft
1	AREA OF THE SITE	449.97	4843.50
2	PLINTH AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR	109.10	1177.50
3	CARPET AREA OF THE PROPOSED RCC BUILDING IN GROUND FLOOR	70.6*	760.78
4	DEMOLISHED AREA OF THE BUILDING IN GROUND FLOOR	83.61	900.00
5	AREA OF THE OPEN SPACE	340.86	3666.00

JOINERIES:

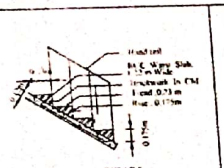
DOOR	MD	1.22 X 2.13
DOOR	D	0.91 X 2.13
DOOR	D1	0.76 X 2.13
WINDOW	W	1.52 X 1.22
WINDOW	W1	1.22 X 1.22
WINDOW	W2	0.91 X 1.22
OPENING	O	0.91 X 2.13
VENTILATOR	V	0.91 X 0.76



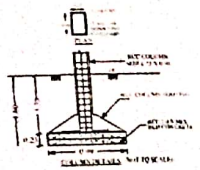
SCALE :- 1 : 100
ALL DIMENSIONS ARE IN METRE & FEET
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

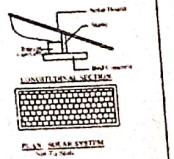
INDEX:
1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED RCC BUILDING SHOWN IN -
3. EXISTING ROAD SHOWN IN -
4. RAINWATER HARVESTING SYSTEM -

APPLICANT	REGISTERED ENGINEER

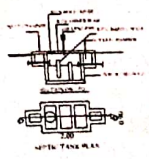


STAIRCASE DETAILS









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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.