Verified RealEstate™

REFERENCE
551/2023

ISSUED
04 January 2024

PP APPROVAL RECORD

Planning Permission

Survey 434 and 1 more

SELLAM NAGAR of Karumandi Chellipalayam

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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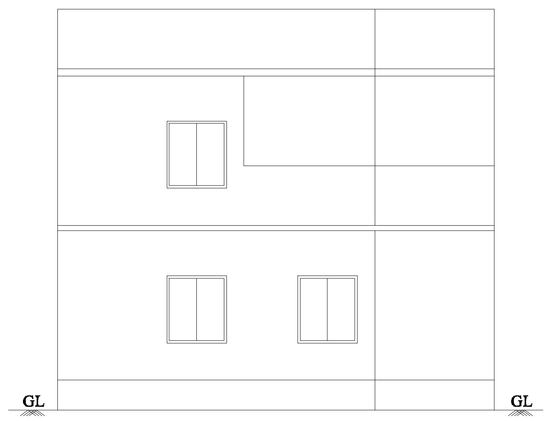
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR & FIRST FLOOR RESIDENTIAL

IN NEW SUB-DIVISON RE.S.F.NO: 434/1C2, 434/1B, RE.S.F.NO: 434/1,PLOT NO: 54, AT SELLAM NAGAR

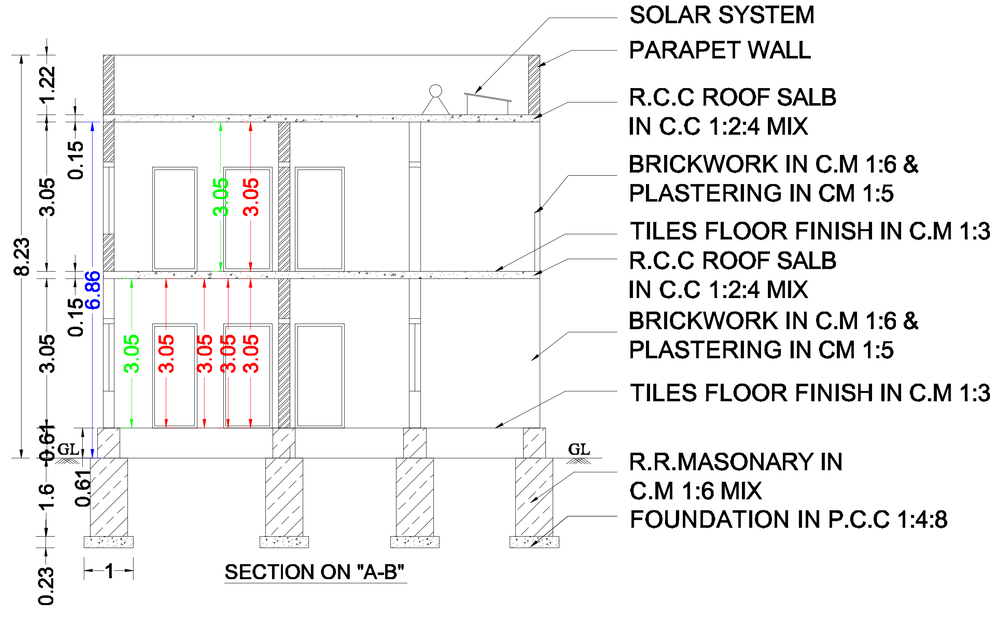
WARD NO: 9, OF KARUMANDICHELLIPALAYAM TOWN PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT

DTCP APPROVAL NO:- 13/2005

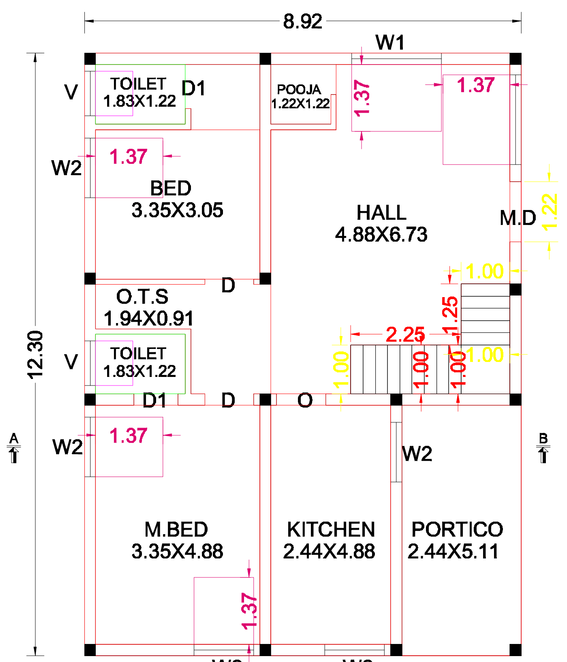
APPLICANT:- 1.Mr.S. SENTHILNATHAN
S/o. SHANMUGAM
2.Mrs.S. JOTHILAKSHMI
W/o. SENTHILNATHAN



FRONT ELEVATION

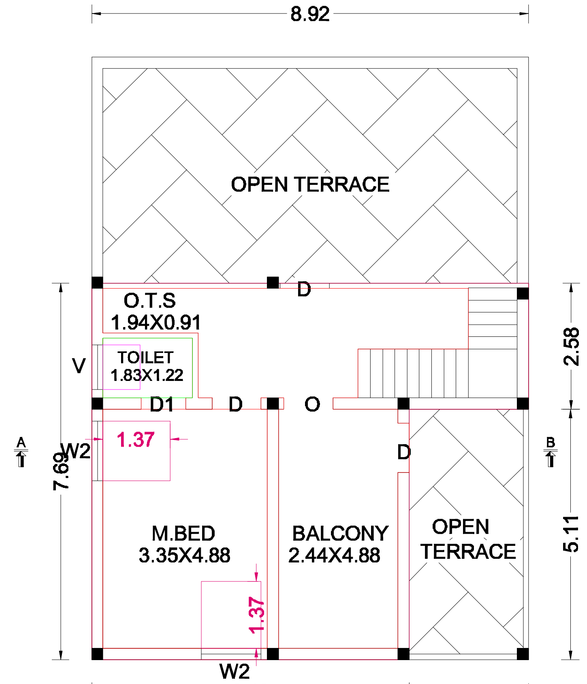


SECTION ON "A-B"



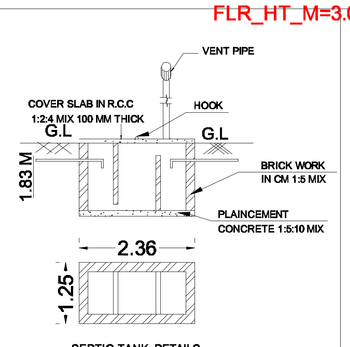
GROUND FLOOR PLAN

SCALE 1:100

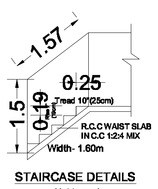


FIRST FLOOR PLAN

FLR_HT_M=3.05

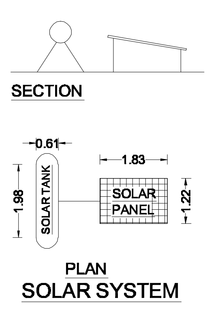


SEPTIC TANK DETAILS



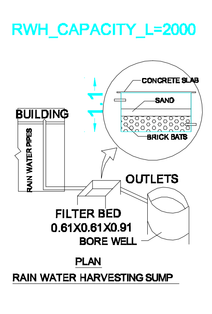
STAIRCASE DETAILS

Not to scale



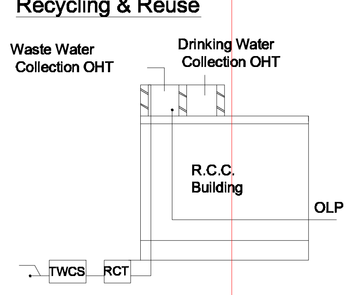
PLAN
SOLAR SYSTEM

RWH_CAPACITY_L=2000



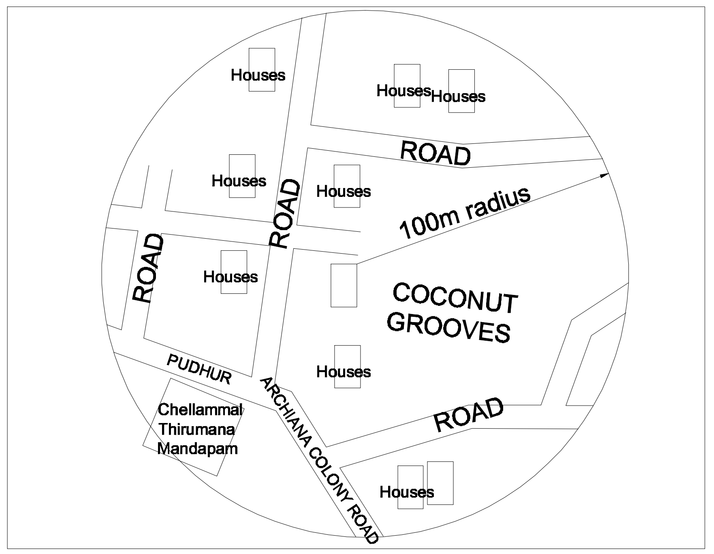
PLAN
RAIN WATER HARVESTING SUMP

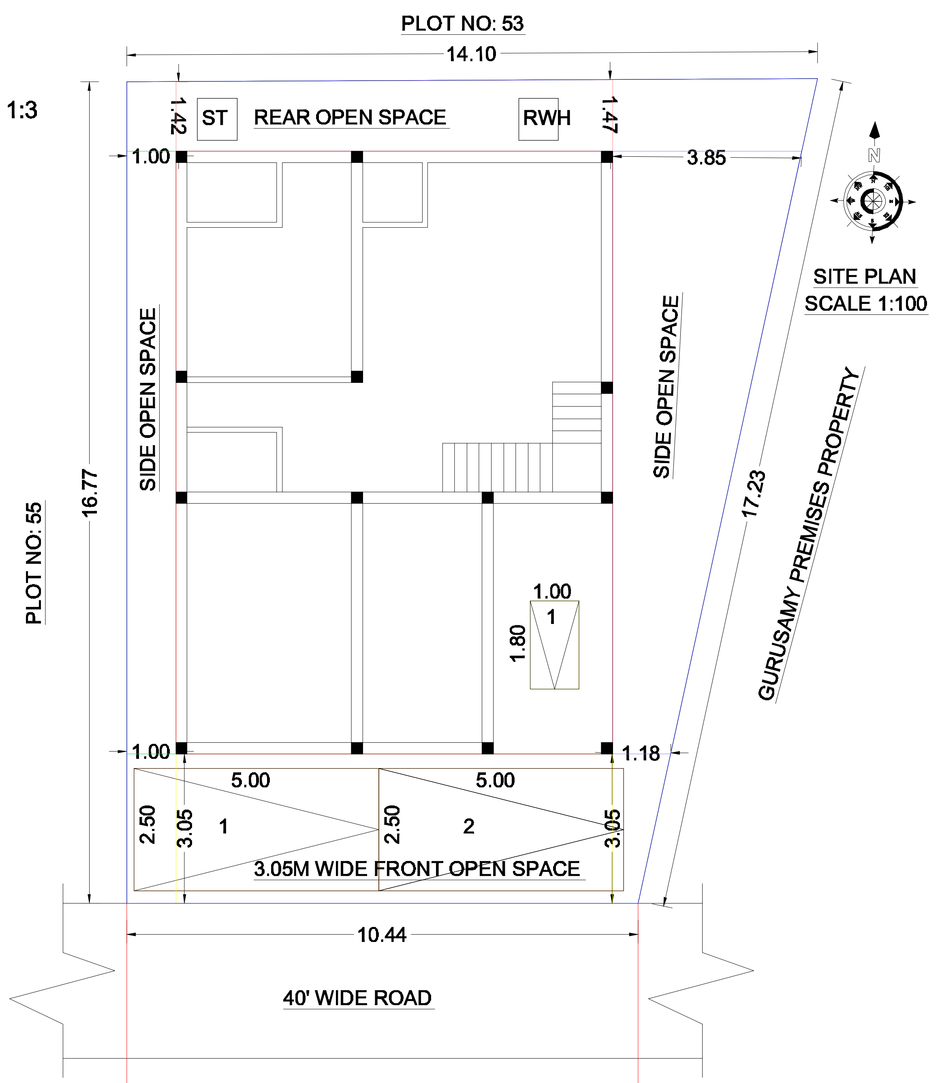
Flow Diagram of Waste Water Recycling & Reuse



Details of Waste Water Recycling Tank - Kitchen, Bath Waste Water Reuse Method	
WWP	Waste Water Pipe Line 2" Dia From Kitchen, Bath & Dining
C	Collection Chamber
RCT	Organic (or) Mechanical Recycling Tank
TWCS	Treated Waste Water Collection Sump
TWS OHT	Treated Waste Water Storage O.H.T
OLP	Treated Water Outlet Pipe Line 9" Dia. To W.C. &Flush Tank

TOPO SKETCH





SITE PLAN
SCALE 1:100

OFFICE USE :-

BUILDING PLAN APPROVAL No: 53/2023-2024 (DATE 04.01.2024)
LICENSE PERIOD 04.01.2024 TO 04.01.2029

AREA DETAILS	SQ.M.	SQ.FT.
AREA OF THE SITE	208.39	2243.00
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN GROUND FLOOR	109.72	1181.02
FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING	92.01	990.40
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN FIRST FLOOR	56.13	604.18
FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING	43.27	465.76
TOTAL BUILDING AREA (G.F+F.F)	165.85	1785.20
AREA OF OPEN SPACE	98.67	1062.08
PROPOSED SEPTIC TANK - 1 NO & SOAK PIT	-	1 NO.,
PROPOSED RAINWATER HARVESTING TANK & SUMP	-	1 NO.,

REF	JOINERY SCHEDULE	Meter
MD	Main Door	1.07 x 2.13
D	Door	1.00 x 2.13
D1	Door	0.76 x 2.13
O	Open	1.00 x 2.13
W1	Window	1.83 x 1.37
W	Window	1.20 x 1.37
V	Ventilator	0.91 x 0.91

ALL DIMENSIONS ARE IN 'METRE' & 'FEET' — SCALE - 1 : 100

APPLICANT	ENGINEER
1) S. Senthilnathan 2) S. Jothilakshmi	C Deeyagarajan 04/01/2024 Er.C. DIYAGARAJAN, D.C.E.I.B.S.,PGDTP,B.Tech(Civil)., SRIRAM PLANNERS, 437, 1" FLOOR, SAR Complex, Near Vasavi Mahal, (Opp. Valarpirai Metal Mart), Kunnathur Road, PERUNDURAI. Cell : 94438 38807

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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+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.