Verified RealEstate™

REFERENCE
ERD/CHML/MPR/ 103 /2023-24

ISSUED
02 March 2024

PP APPROVAL RECORD

Planning Permission

Mukasipidariyur

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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.

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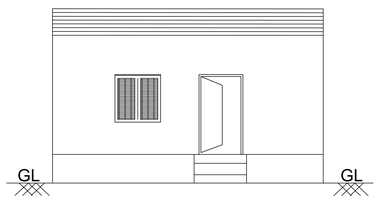
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING IN UTHUKUL ROAD, OLD R.S.F.NO-141/5,NEW R.S.F.No: 141/ 5A OF KUMARAVEL NAGAR PHASE-III, OF SITE No: 274 IN MUGASIPIDARIYUR VILLAGE AND PANCHAYAT, CHENNIMALAI UNION, PERUNDURAI TALUK, ERODE DISTRICT.

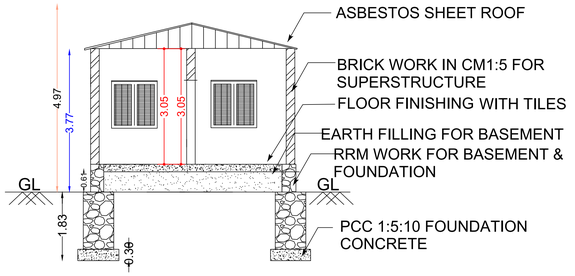
APPLICANT:

Mr.C.NAGARAJAN S/o Mr.CHENNIAPPAN

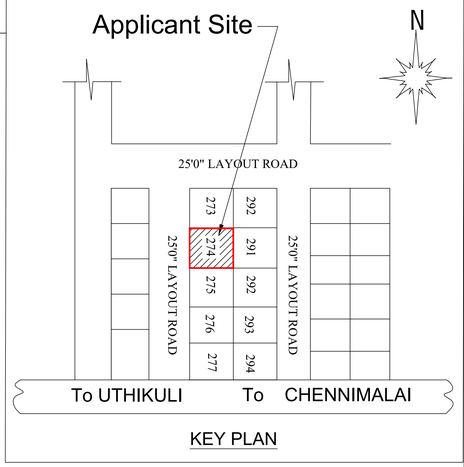
SPFW/ELPA NO:15543/2018, **ந.க. எண்**:2051/2018/**ஆ**3, **நாள்**:2.08.2021



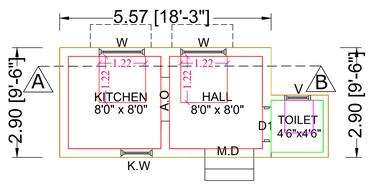
FRONT ELEVATION



SECTION ON "AB"

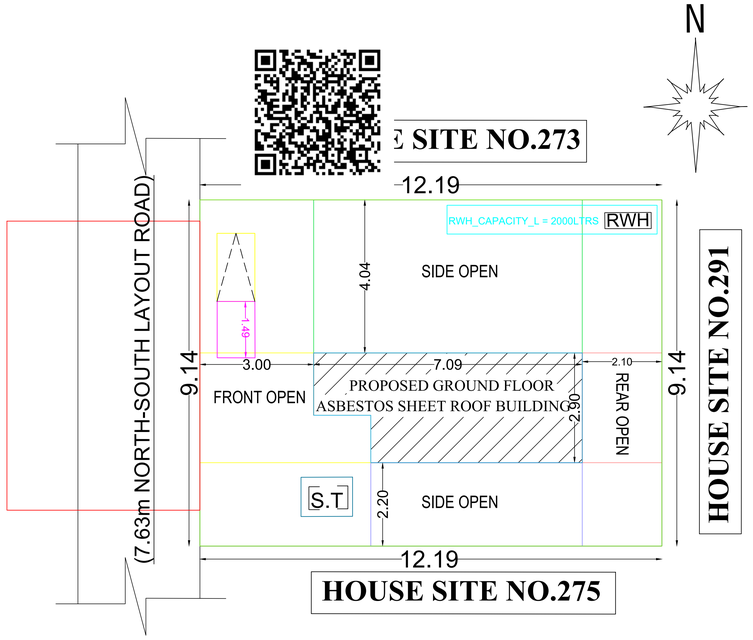


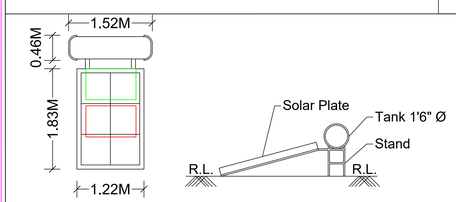
KEY PLAN



GROUND FLOOR PLAN

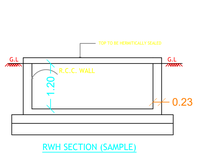
PLAN INFO
AS_AT_SITE=111.42
FMB_OR_PLR=111.48
AS_PER_DOCUMENT=111.48
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=274
SURVEY_NO=141/5A
PATTA_NO=2217
TALUK=PERUNDURAI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.63
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=111.48
AVG_PLOT_DEPTH=12.19
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=7.63
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO



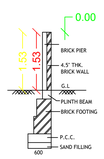


Plan on Solar Heater

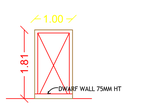
Section on Solar Heater



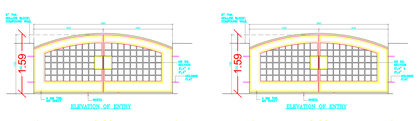
RWH_CAPACITY_L=5000LTRS



COMPOUND WALL DETAIL



WIKET GATE ELEVATION

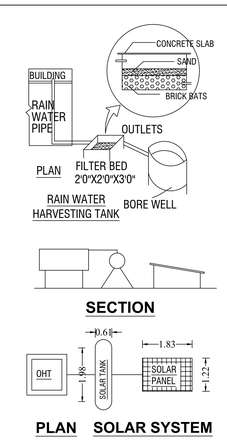


I.PROPOSED BUILDING AREA DETAILS:

Area Details:	Sq.ft	Sqm
Area of the site as per document	1200.00	111.48
Plinth Arear G.Floor Building	200.75	18.65
Floor Arear G.Floor Building	160.00	14.86
Area Of Open Space	999.25	92.83

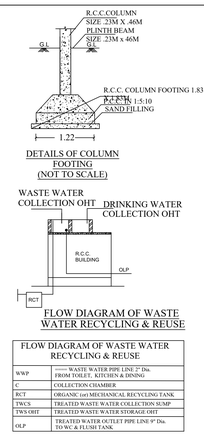
JOINERY DETAILS	FEET	METRE
D DOOR	3'3" X 7'0"	1.00 X 2.14
D1 DOOR	2'6" X 7'0"	0.76 X 2.14
W WINDOW	4'0" X 4'0"	1.22 X 1.22
V VENTILATOR	3'3" X 1'9"	1.00 X 0.50
SEPTIC TANK 1 No		BORE WELL 1 No
R.W.H 1 No		SUMP 1 No

Floor Space Index (F.S.I.) - Total Building Area / Total Land Area = 18.65 / 111.48 = 0.17 < 2



SECTION

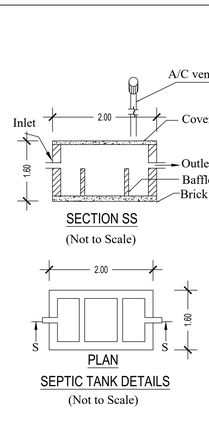
PLAN SOLAR SYSTEM



DETAILS OF COLUMN FOOTING (NOT TO SCALE)

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE	
WWP	WASTE WATER PIPE LINE 3" Dia. FROM TOILET, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 9" Dia. TO WC & FLUSH TANK



SECTION SS (Not to Scale)

PLAN
SEPTIC TANK DETAILS (Not to Scale)



SOCK PIT DETAILS
SOCK PIT SECTION

STAIRCASE DETAILS (Not to Scale)

DESCRIPTION	Required	Provided
Car Parking Stalls	-	-
Two Wheeler Parking Stalls	1	1
Cycle Parking Stalls	-	-

COLOR INTEX :-

- ROAD SHOWN IN -
- SITE BOUNDARY SHOWN IN -
- PROPOSED BUILDING SHOWN IN -

GATE ENTRY /EXIT	MEASUREMENT IN METER
	6.00 X 1.81

ALL DIMENSIONS ARE IN METER
SCALE 1:100

DR Er.G.DHARANIDHARAN,BE..,
(Registered Engineer)
PLANNERS & PROMOTORS
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email :ksgdharani@gmail.com

APPLICANT

REGISTERED ENGINEER

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REGISTERED ENGINEER,
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V.Vellode - 638 115. Erode
Cell : 86755 57972, 96290 72114

DR PLANNERS-8675557972

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.