Verified RealEstate™

REFERENCE
70/2023-2024

ISSUED
06 February 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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.

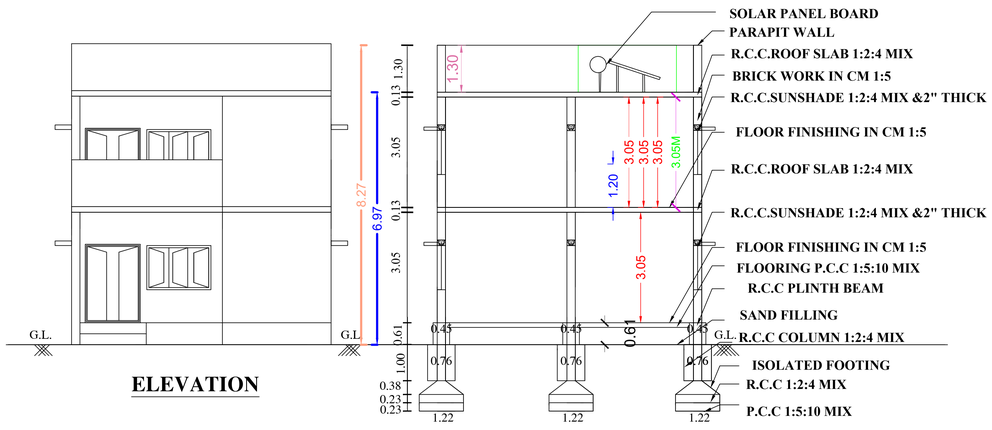
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DIGITALLY VERIFIED RECORD

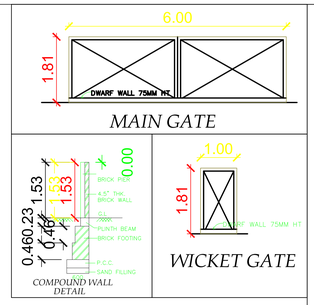
SITE AND DETAILED PLAN SHOWING THE EXISTING CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING AND PROPOSED ADDL. CONSTRUCTION OF R.C.C ROOF FIRST FLOOR RESIDENTIAL BUILDING IN DOOR NO: 187 , TAX ASST NO: 4647 , NATHAM NO: 395 , PRESENT S.F NO:462 / 6 , PATTA NO: 93 , ERANKATUPALAYAM, AT NALLUR VILLAGE , BHAVANISAKAR PANCHAYAT UNION , SATHYAMANGALAM TALUK , ERODE DISTRICT .

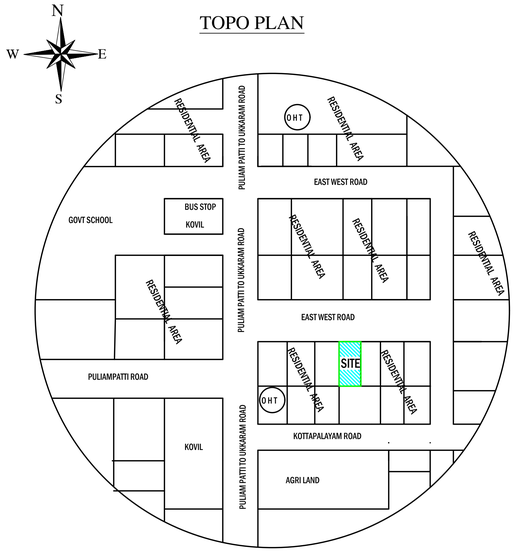
APPLICANT:- Mr. K. PALANISAMY .S/o. KARUPPANNAN.

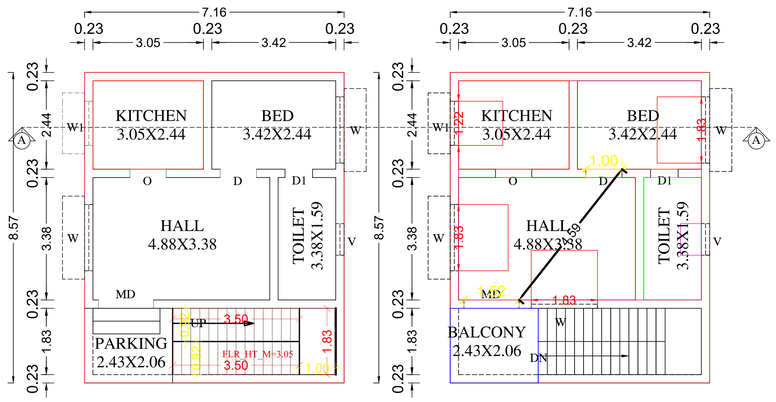


ELEVATION

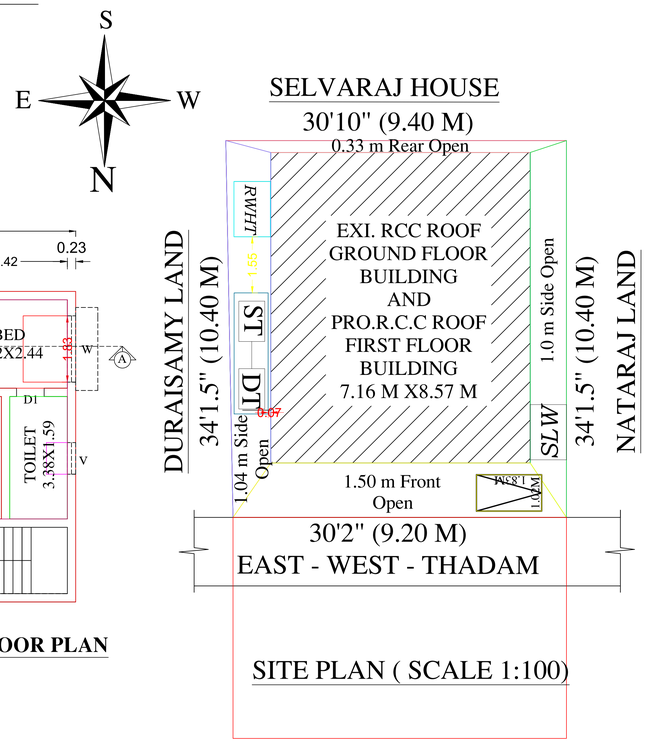
SECTION ON AA



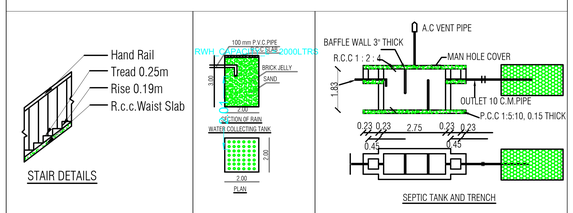




EXI.GROUND FLOOR PLAN **PRO.ADDL.FIRST FLOOR PLAN**



SITE PLAN (SCALE 1:100)



Parking Calculation For House Building

Floor Area Bet'n 50 & 75 Required 1 Car Space & 1 Two Wheeler, Above 75 Sq.m 1 Car Space

	REQUIRED	PROVIDED
CAR SPACE	NIL	NIL
TWO WHEELER SPACE	1	1

DETAILS OF JOINARIES.

MD	- MAIN DOOR	1.52X 2.13	W	- WINDOW	1.83 X 1.22
D	- DOOR	1.00X 2.13	W1	- WINDOW	1.22 X 1.22
D1	-DOOR	0.76 X 2.13	V	- VENTILATOR	0.91 X 0.61

Rule 35 , Non - High Rise Builing Parking Annixure - IV , Rule 38 (4) & 39 (8)

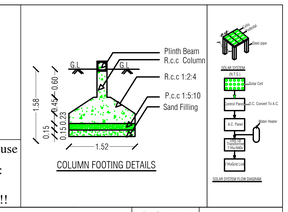
Tamilnadu Combined Development And Building Rules - 2019

Height Of The Building Less Than 7m , Below 9 m Width

Set Back	Required	Available
Front Open	1.5 M	3.0 M
Side Open -I	1.0 M	1.04 M
Side Open - II	1.0 M	1.0 M
Rear Open	NIL	0.33 M
Abutting Road Width		Front Open
9.0 M Below		1.5 M
9.0 M To 18.0 M		3.0 M
18.0 M To 30.5 M		4.5 M
30.5 M Above		6.0 M

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- RCP & ST- DT
- EXI. BLDG TO BE DEMOLISED
- ROAD



AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE SITE	97.00	1044.10
PLINTH AREA OF THE BUILDING (PROPOSED)		
PLINTH AREA OF FF PRO.BUILDING	61.36	660.47
PLINTH AREA OF THE BUILDING (EXISTING)		
PLINTH AREA OF GF PRO.BUILDING	61.36	660.47
AREA OF OPEN SPACE	35.64	383.63

OFFICE USE : -

APPLICANT :-

K. PALANISAMY .

ENGINEER /LBS:-

Er.A.JOTHIMANI.BE.,MBA.,M.Sc(VALUATION)
(PLANNER ,DESIGNER ,VALUER & CONTRACTOR)
REGD. CIVIL ENGINEER GRADE - I.
Municipality Licensed Number - 060 / LS / 2019/ 00005.,
Punjai Puliampatti

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.