Verified RealEstate™

REFERENCE
70/2023-2024

ISSUED
20 January 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

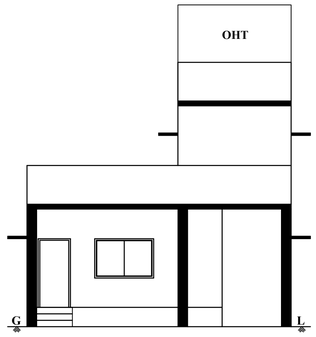
ISSUING AUTHORITY
Rural Panchayat

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

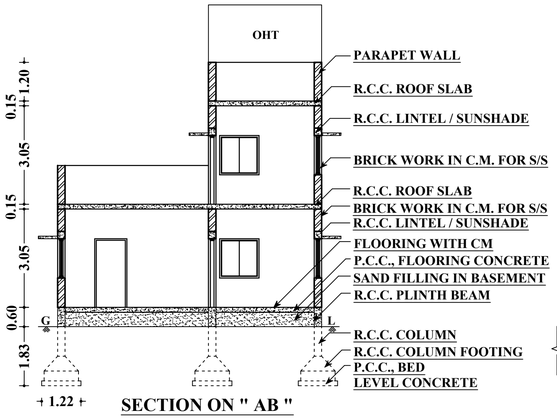
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

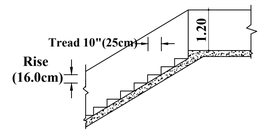
hello@verified.realestate
+91 9996 12 9996
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ELEVATION

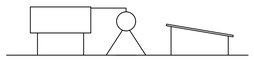


SECTION ON " AB "

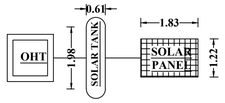


STAIRCASE DETAILS

Not to scale

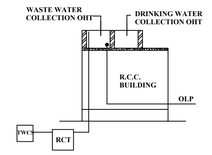


SECTION

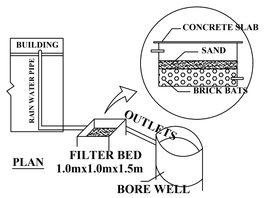


PLAN

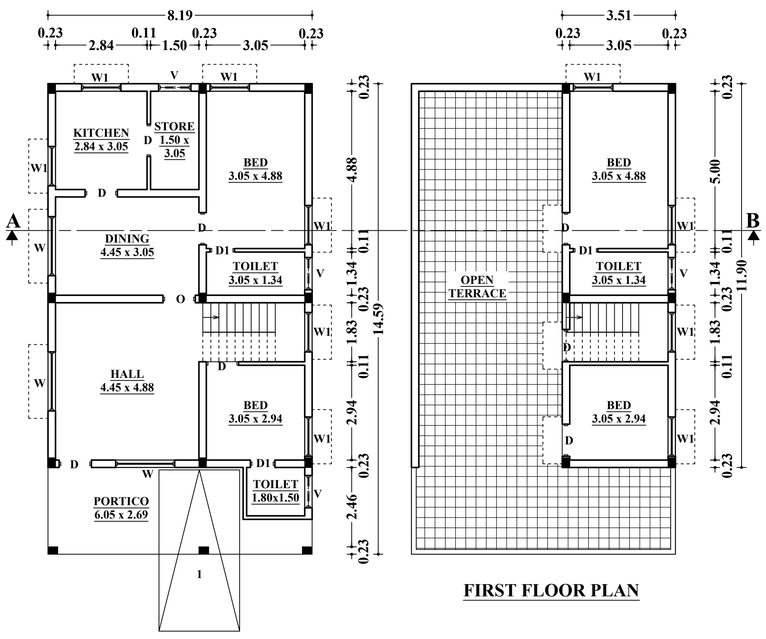
SOLAR SYSTEM



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE	
WWP	------ WASTE WATER PIPE LINE 2" Dia. FROM BATH, 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

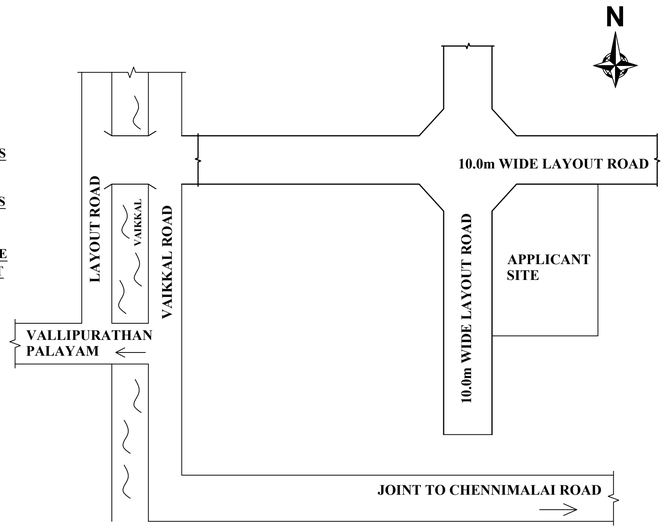


RAIN WATER HARVESTING SYSTEM

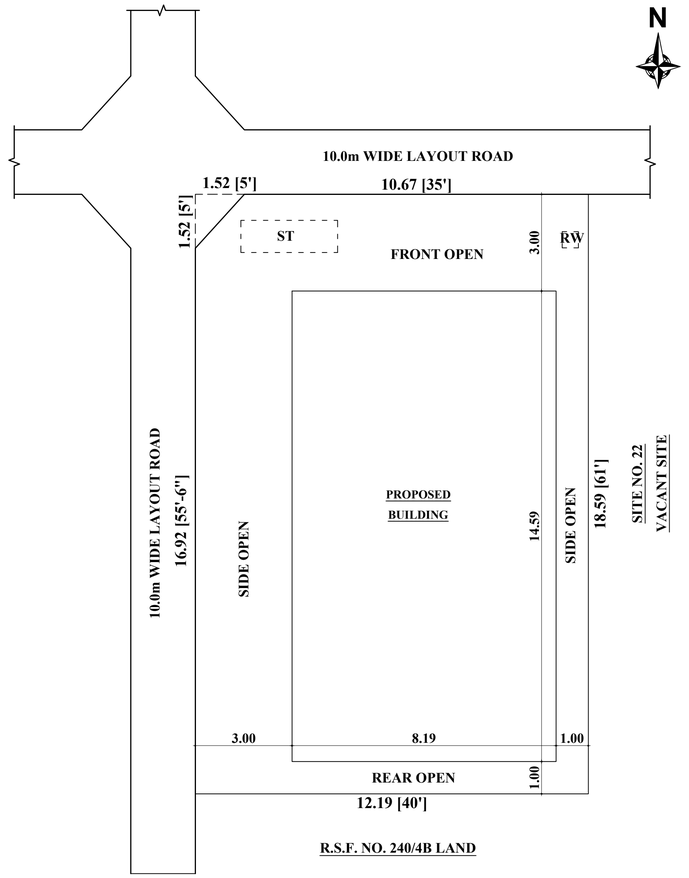


FIRST FLOOR PLAN

GROUND FLOOR PLAN



LOCATION MAP



SITE PLAN
SCALE 1 : 100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF GROUND & FIRST FLOOR BUILDING FOR "RESIDENTIAL PURPOSE " IN R.S.F.NO. 240/4A, NEW SUB-DIVISION R.S.F. NO. 240/4A1A2, SITE NO. 23, GOUNDACHIPALAYAM VILLAGE, AT PUDHUVALAU, NEW LANDS CITY, GOUNDACHIPALAYAM PANCHAYAT, CHENNIMALAI UNION, PERUNDURAI TALUK, ERODE DISTRICT.

LAYOUT APPROVAL NO. L.P./D.T.C.P.(T.R) NO. 02/2020

APPLICANT: Mr. K.YUVARAJA,
S/o. KRISHNAMOORTHY.

AREA DETAILS	SQ.Ft.	SQ.M.
AREA OF THE APPLICANT SITE (AS PER DOCUMENT)	2417.50	224.60
PLINTH AREA OF THE PROPOSED R.C.C. ROOF BUILDING IN G.F.,	1286.18	119.49
PLINTH AREA OF THE PROPOSED R.C.C. ROOF BUILDING IN F.F.,	449.61	41.77
TOTAL PLINTH AREA [GF+FF]	1735.79	161.26
TOTAL FLOOR AREA [GF+FF]	1131.32	85.11
AREA OF THE OPEN SPACE	349.26	105.11
PROPOSED SEPTIC TANK WITH SOAK PIT	1 No.	
PROPOSED RAINWATER HARVESTING SYSTEM	1 No.	
PROPOSED SOLAR WATER HEATING SYSTEM - 200 ltr CAPACITY	1 No.	

JOINERY DETAILS		FEET	METRE
D	DOOR	3'3" X 7'0"	1.00 X 2.13
D1	DOOR	2'6" X 7'0"	0.76 X 2.13
O	OPEN	3'3" X 7'0"	1.00 X 2.13
W	WINDOW	6'0" X 6'0"	1.83 X 1.83
W1	WINDOW	4'0" X 6'0"	1.22 X 1.83
V	VENTILATOR	3'3" X 2'6"	1.00 X 0.76

COLOUR REFERENCE

SITE BOUNDARY

PROPOSED BUILDING

SCALE 1:100

ALL DIMENSIONS ARE IN "METRE & FEET"

APPLICANT

ENGINEER

Er. V. PALANISAMY, D.C.E.,
Registered Engineer,
Reg. No : 14/2019 / RE - GR - III / ELPA
19/6, Veerabatra IInd Street,
Sathy Road, Erode - 638 003.
Mob : 98427 22647

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.