Verified RealEstate™

REFERENCE
06/2023-2024

ISSUED
01 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.

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

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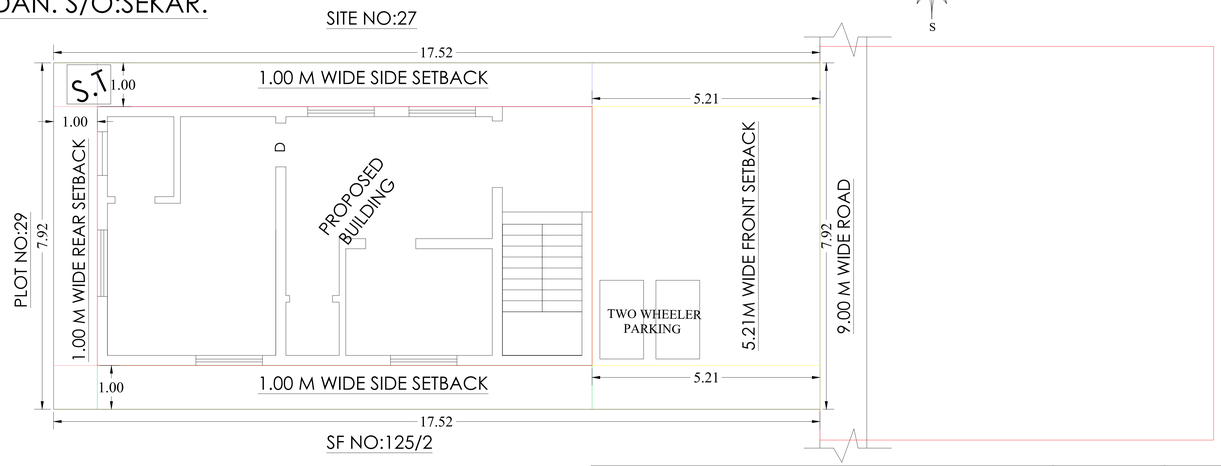
DIGITALLY VERIFIED RECORD

PLAN INFO
PLOT_AREA_M2=138.89
AS_PER_DOCUMENT =138.89
FMB_OR_PLR =138.75
AS_AT_SITE =138.76
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=30.00
AVG_PLOT_DEPTH= 5
AVG_PLOT_WIDTH=7.92
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=28
SURVEY_NO= 125/1A1A
PATTA_NO=16302
DISTRICT=ERODE
TALUK = ANTHIYUR
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PACHAMPALAYAMVILLAGE PANCHAYAT
ORGANIZATION_TYPE= PRIVATE
OSR_APPLICABLE = NO
OSR_BUYBACK =NO
OSR_SURR_BUYBACK_RETAIN =NO
PREMIUM_FSI_REQUIRED = NO
IS_APPROVED_LAYOUT =NO

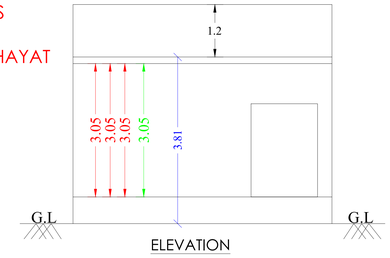
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR, RESIDENTIAL BUILDING IN NEW SURVEY NO.125/1A1A, PATTA NO: 16302 , AT "SREE VINAYAGA NAGAR", PLOT NO:28, PACHAMPALAYAM VILLAGE, PACHAMPALAYAM VILLAGE PANCHAYAT, ANTHIYUR TALUK, ERODE DISTRICT.

SITE REGULARISATION - **ம.வ/ஈ.மா.எண்:**367/2021

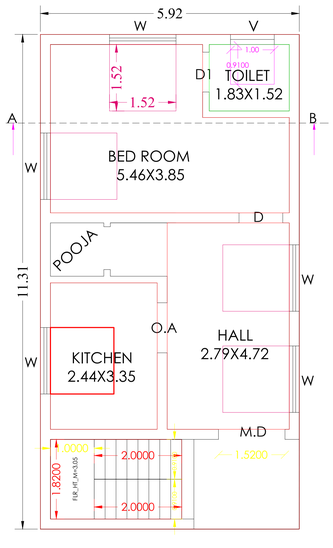
APPLICANT :- Mr. MANIKANDAN. S/O:SEKAR.



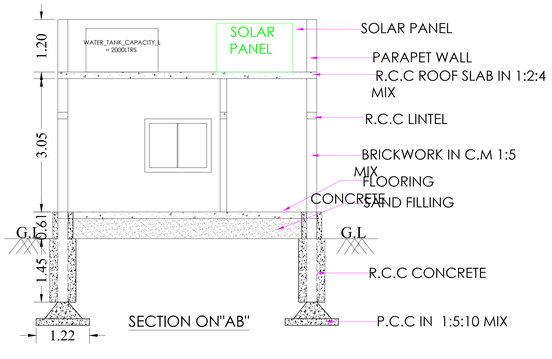
DETAILED SITE PLAN
SCALE 1:100



ELEVATION



GROUND FLOOR
SCALE 1:100



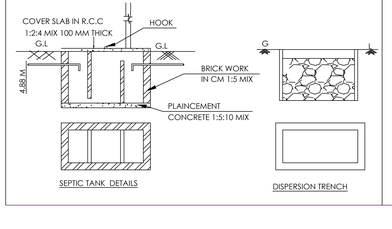
SECTION ON"AB"

AREA DETAILS	SQFT	SQMT
APPLICANT SITE AREA	1495.00	138.89
PRO. R.C.C ROOF BUILDING PLINTH IN G.F	720.64	66.95
OPEN SPACE	774.36	71.93

SEPTIC TANK & DISPERSION TRENCH EACH - 1 NO

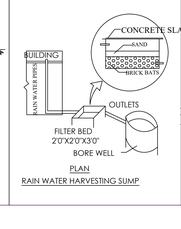
RAIN WATER HARVESTING SUMP - 1 NO

JOINERY DETAILS	METRE	FEET
MD - MAIN DOOR	1.22 X 2.13	4'0" X 7'0"
D - DOOR	0.91 X 2.13	3'0" X 7'0"
D1 - DOOR	0.76 X 2.13	2'6" X 7'0"
W - WINDOW	1.53 X 1.83	5'0" X 6'0"
W1 - WINDOW	1.22 X 1.37	4'0" X 4'6"
O.A - OPEN ARCH	1.52 X 2.13	5'0" X 7'0"
V - VENTILATION	0.91 X 0.91	3'0" X 3'0"

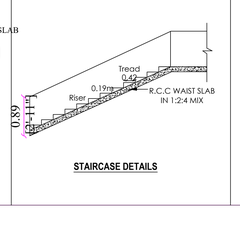


SEPTIC TANK DETAILS

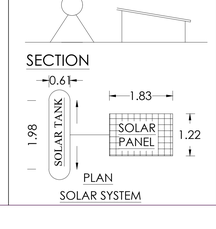
DISPERSION TRENCH



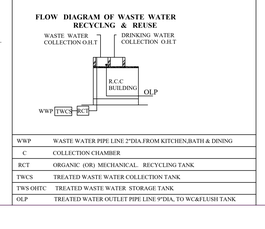
PLAN
RAIN WATER HARVESTING SUMP



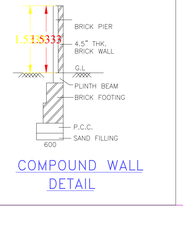
STAIRCASE DETAILS



PLAN
SOLAR SYSTEM



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 TANK
TWS/OHTC	TREATED WASTE WATER STORAGE TANK
OLP	TREATED WATER OUTLET PIPE LINE 9"DIA, TO WC&FLUSH TANK



COMPOUND WALL DETAIL

APPLICANT

ENGINEER

Er. K. MADESHWARAN, D.C.E.,
Licence Building Surveyor,
JAI MARUTHI PLANNERS,
3/2, Teacher's Colony,
Anthiyur-638 501.
Cell : 94889 72123

JAI/2024/JAN-8667422557

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.