Verified RealEstate™

REFERENCE
20/2023-24

ISSUED
20 March 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

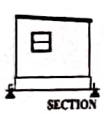
hello@verified.realestate
+91 9996 12 9996
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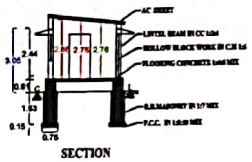
DIGITALLY VERIFIED RECORD

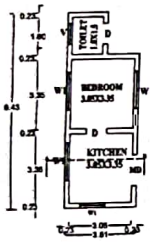
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AC SHEET ROOF RESIDENTIAL BUILDING IN S.F NO:157/10B, PATTA NO:887 IN THANNEER PANDHAL PALAYAM, NICHAMPALAYAM VILLAGE,NAMBIYUR TALUK,ERODE DISTRICT.

APPLICANT NAME:

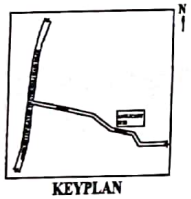
Mr K. SIVASANKAR.
S/O KANDHASAMY.

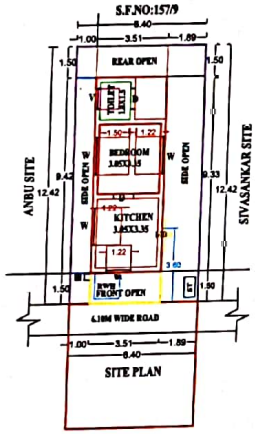

SECTION


SECTION



GROUND FLOOR PLAN


KEYPLAN



SITE PLAN

AREA DETAILS.	SQ.FT	SQ.MT
AREA OF THE SITE	4295.50	398.70
TAKEN AREA OF THE SITE	854.88	79.49
AREA OF THE GROUND FLOOR AC SHEET ROOF BUILDING	321.93	29.92
PLINTH AREA OF GROUND FLOOR AC SHEET ROOF BUILDING	321.93	29.92
TOTAL FLOOR AREA	241.65	22.44
AREA OF THE OPEN SPACE	532.94	49.53

BORE WELL 1 No SUMP 1 No OHT 1 No
RAIN WATER HARVESTING - 1NO. SEPTIC TANK - 1NO.

PLAN, ELEVATION, SECTION- SCALE 1:100
ALL MEASUREMENTS ARE IN 'METRE'

JOINERY DETAILS

MD	- MAIN DOOR	- 1.50x2.13
D	- DOOR	- 1.00x2.13
D1	- DOOR	- 0.76x2.13
W	- WINDOW	- 1.80x1.50
W1	- WINDOW	- 1.80x1.37
W2	- WINDOW	- 1.37X1.30
V	- VENTILATOR	- 1.00x0.91

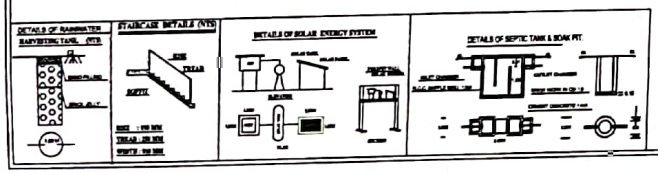
INDEX :-
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

APPLICANT

REGISTRED ENGINEER

Er. R. NAGAVADIVELU, B.E., M.I.E.,
Consulting Civil Engineer,
Sri RR Builders And Constructions,
11A, Mariyappa Nadar Street,
Piliyampalayam, Nambiyur - 638 458,
Cell : 99944 79728, 86103 06112.

SRI RR BUILDERS AND CONSTRUCTIONS
CELL NO. 86103 06112



PLAN INFO
PLOT_AREA_M2=79.49
AS_AT_SITE=79.49
FMB_OR_PLR=79.49
AS_PER_DOCUMENT=79.49
DISTRICT= ERODE
TALUK= NAMBIYUR
SURVEY_NO= 157/10B
PATTA_NO=887
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
ROAD_WIDTH=6.10
ROAD_LENGTH= 500M
AVG_PLOT_DEPTH= 12.42
AVG_PLOT_WIDTH= 6.40
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO= 00
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YI
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
JURISDICTION_TYPE=TOWN PANCHAYAT
IS_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS= NO

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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.