Verified RealEstate™

REFERENCE
42/2024

ISSUED
15 March 2024

PP APPROVAL RECORD

# Planning Permission

## Survey 23

KUNTHUBAYUR OLAGADAM of Olagadam

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town 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

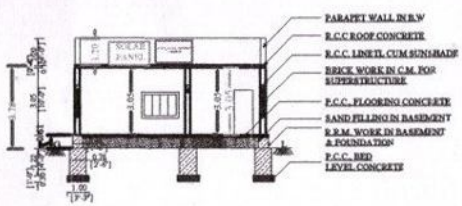
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DIGITALLY VERIFIED RECORD

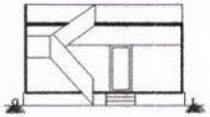
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR BUILDING FOR RESIDENTIAL PURPOSE IN R.S.F.NO: 23/8A1, NEW SUB DIVISION R.S.F.NO: 23/8A1B, PATTA NO:2487, SITE NO:17, WARD NO:8, AT KUNTHUBAYUR, OLAGADAM VILLAGE AND TOWN PANCHAYAT, BHAVANI TALUK, ERODE DISTRICT. ( LAYOUT REGULARATION NO:SPFW/SRDD NO:17177/2018, DATE : 27.11.2018)

APPLICANT:-

Thiru: S.NAWAZ,
S/O:Thiru:A. SHAJAHAN.




SECTION ON "MG"



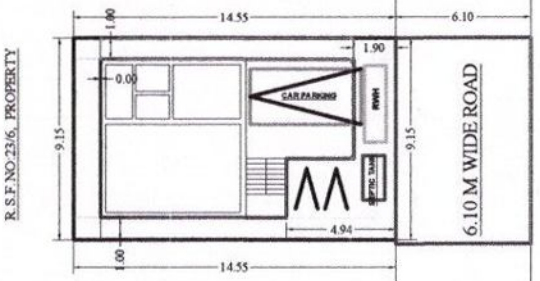
FRONT ELEVATION




GROUND FLOOR PLAN
SCALE- 1:100




SITE NO: 16, J. JABARULLAH LAND




SITE NO: 18, SABIYULLAH LAND

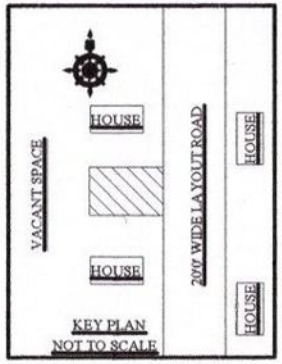
SITE PLAN
SCALE- 1:100

| AREA DETAILS : | SQ.FT. | SQ.MT. |
|---|---|---|
| Area As Per Document | 1432.50 | 133.08 |
| Area As Per Patta & Field | 1432.50 | 133.08 |
| Plinth Area Of Ground Floor Building | 792.68 | 73.67 |
| Carpet Area Of Building | 680.00 | 63.19 |
| Area Of Open Space | 639.82 | 59.41 |

| JOINERY DETAILS | FEET | METER |
|---|---|---|
| M.D - Main Door | 3'3" x 7'0" | 0.99 x 2.10 |
| D - Door | 3'3" x 7'0" | 0.99 x 2.10 |
| D1 - Door | 2'6" x 7'0" | 0.75 x 2.10 |
| W1 - Window | 4'0" x 4'6" | 1.22 x 1.40 |
| W2 - Window | 6'0" x 3'0" | 1.83 x 0.91 |
| V - Ventilator | 3'0" x 2'0" | 0.91 x 0.61 |

Pro. SEPTIC TANK - 1No

Pro. RAIN WATER TANK - 1No

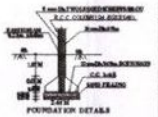



- APPLICANT BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

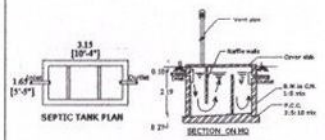
NOTES
ALL DIMENSIONS ARE IN METER
PLAN, SECTION & ELEVATION SCALE - 1:100,
SITE PLAN SCALE - 1:100




TRIAL PIT(NOT TO SCALE)



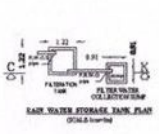
FOUNDATION DETAILS



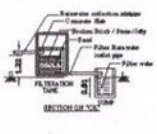

SEPTIC TANK PLAN



SECTION ON MG



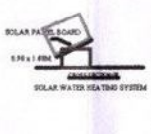
RAIN WATER STORAGE TANK PLAN



SECTION ON YG




STAIRCASE DETAILS




SOLAR WATER HEATING SYSTEM

PLAN INFO
PLOT_AREA_M2=133.08
AS_PER_DOCUMENT=133.08
AS_AT_SITE=133.11
FMB_OR_PLR=133.08
AS_PER_DOCUMENT=133.08
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=300
AVG_PLOT_DEPTH= 14.55
AVG_PLOT_WIDTH= 9.15
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=17
SURVEY_NO=23/8A1B
TOWN SURVEY_NO=23/8A1B
PATTA_NO=2487
JURISDICTION_TYPE=TOWN PANCHAYAT
TALUK=BHAVANI
DISTRICT=ERODE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PLE=YES
BLOCK_1_B-RESIDENTIAL_MEMBER_COUNT=NO
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

APPLICANT



ENGINEER & LBS

Er. D.SYED MUSTHABA DCE.AMIE
Licensed Building Surveyor, and
building Valuer
Consulting Civil Engineer
Essar Planers, Muslim Street
Olagadam - 638314

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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Chennai 600 097, India
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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.