Verified RealEstate™

REFERENCE
77/2023-2024

ISSUED
14 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.

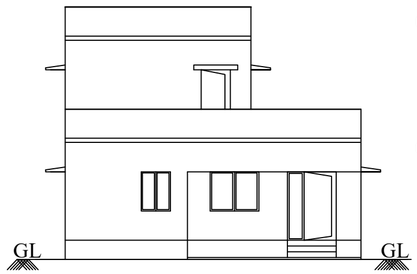
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

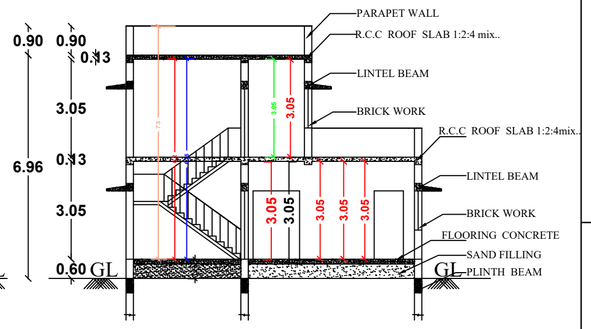
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING (GROUND & FIRST FLOOR) IN R.S NO : 189, SUBDIVISION R.S NO : 189/2 NEW R.S NO : 189/2A2 , PATTA NO : 1951 , " VAGAI GARDEN " PLOT NO : 17 , D.T.C.P APPROVED NO : 155/2021 , DATE : 09.07.2021 , NALLUR VILLAGE PANCHAYAT, BHAVANISAGAR PANCHAYAT UNION , SATHY TALUK, ERODE DISTRICT.

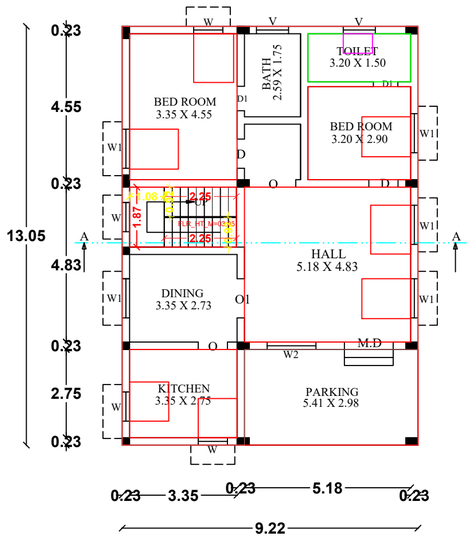
APPLICANT NAME : A. JOSWA JENISH PRABHU S/O ANTHONISWAMY



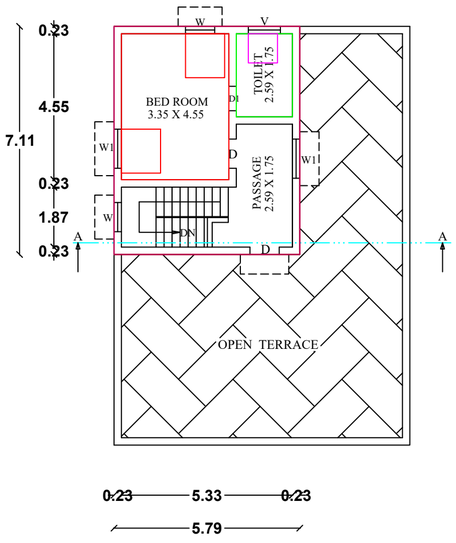
ELEVATION



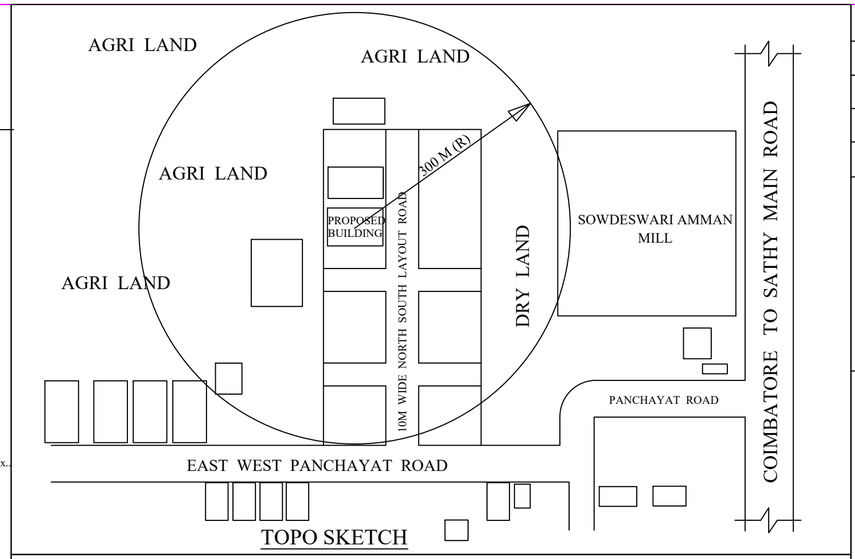
SECTION ON -"AB"



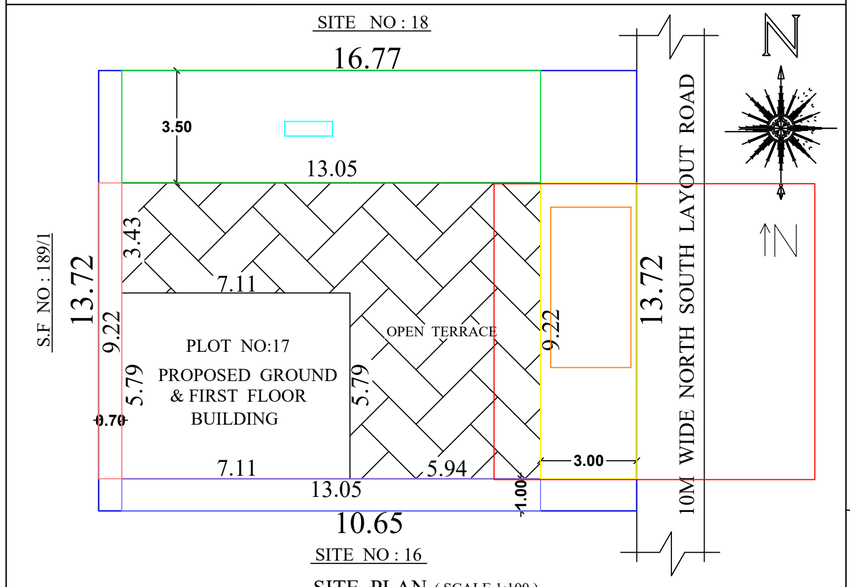
GROUND FLOOR PLAN
(East Facing)



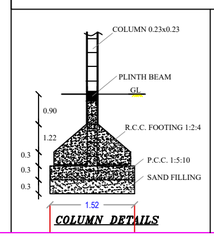
FIRST FLOOR PLAN
(East Facing)



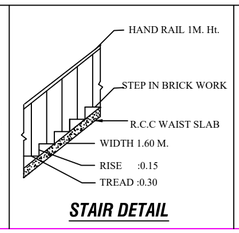
TOPO SKETCH



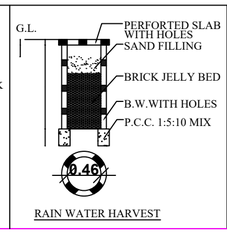
SITE PLAN (SCALE 1:100)



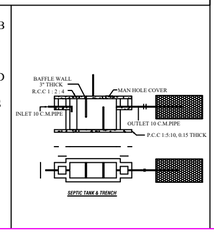
COLUMN DETAILS



STAIR DETAIL



RAIN WATER HARVEST



SEPTIC TANK & TRENCH

AREA STATEMENT

SITE AREA		
PRO.GROUND FLOO		
PRO. FIRST FLOOR	443.11	41.17
OPEN SPACE AREA	1180.00	109.63

COLOUR CODE REFERANCE :

SITE	
PRO.G.F	
PRO.F.F	
ROAD	

NERIES

		1.22m x 2.10m
		0.91m x 2.10m
		0.76m x 2.10m
W	WINDOW	0.91m x 1.22m
W1	WINDOW	1.22m x 1.22m
W2	WINDOW	1.52m x 1.22m
V	VENTILATOR	1.00m x 0.61m

SCALE ---------- 1 : 100
DATE ---------- 3-1-2024
DRG NAME ---------- A.JOSWA JENISH PRABHU
DRAWN ---------- M.KARUPPUSAMY- 9942895666

NOTE: Waste Water Used To Garden
Percolation Pit To Be Provided
All Dimensions Are In Metre

OFFICE USE

A.JOSWA JENISH PRABHU
S/O ANTHONISWAMY

APPLICANT

M. Karuppusamy
Er. M. KARUPPUSAMY, D.C.E., B.E.,
CONSULTING CIVIL ENGINEER &
LICENCED BUILDING SURVEYOR
P. PULIAMPATTI - 638 459.

ENGINEER

SHEET_1

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.