Verified RealEstate™

REFERENCE
2/2024-2025

ISSUED
18 April 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.

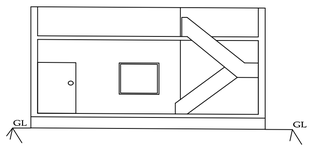
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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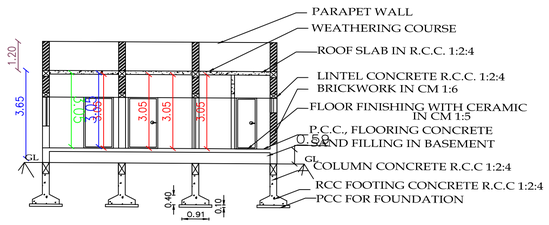
DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF GROUND FLOOR RESIDENTIAL BUILDING IN SF NO. 16/13A2 SITE NO 15,SELLAPAMPALAYAM VILLAGE AND KARAPADI PANCHAYAT,NAMBIYUR TK,ERODE DISTRICT

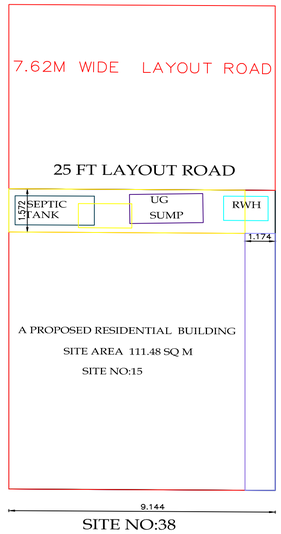
## APPLICANT : Mrs. KOWSALYA S




ELEVATION-VIEW A




SECTION A-A

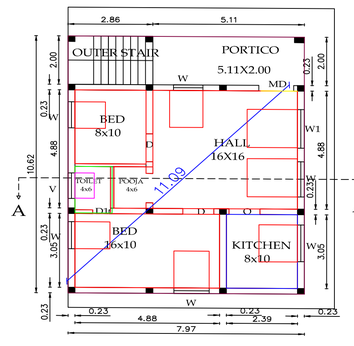



SITE NO:38

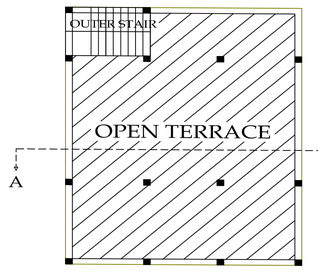
SITE NO:16

PLAN INFO
SURVEY_NO=16/13A2
PATTA_NO=531
AS_AT_SITE=111.48
FMB_OR_PLR=111.48
AS_PER_DOCUMENT=111.48
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
PLOT_NO=15
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES

NO
H=7.62
OR_AIDED_SCHOOL=NO
111.48
H= 12.00
= 9.00
ERS
2
0
= RESIDENTIAL
YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= RURAL_PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

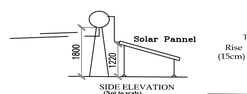



GROUND FLOOR

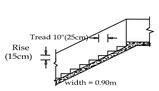



TERRACE FLOOR

APP NO: 376701-2024-QE
DWG SCR NO: UCFMOGDC
edcr No: DCR42024F2WYL

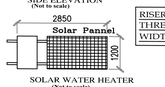



SIDE ELEVATION
(Not to scale)

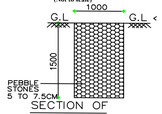



RISER=150mm
THREAD=250mm
WIDTH=900mm

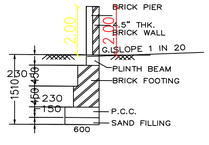
STAIRCASE DETAILS
Not to scale



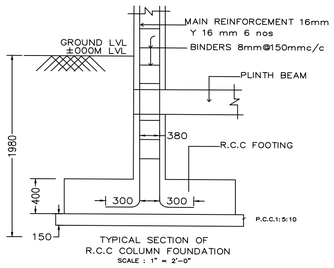

SOLAR WATER HEATER
(Not to scale)



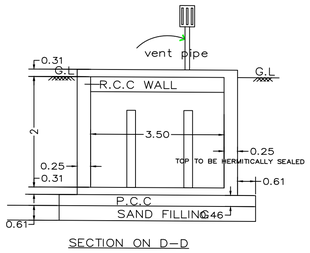

SECTION OF PEBBLE TRENCH
SCALE : 1: = 100



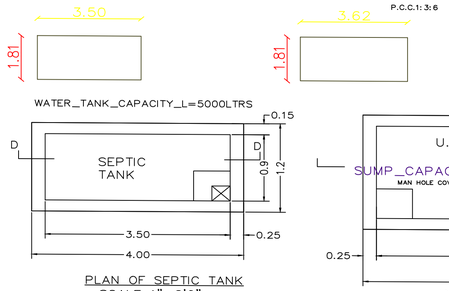

COMPOUND WALL DETAIL



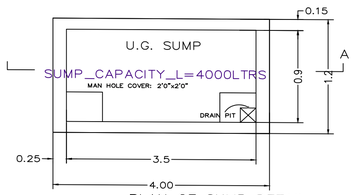

TYPICAL SECTION OF
R.C.C COLUMN FOUNDATION
SCALE : 1" = 2'-0"



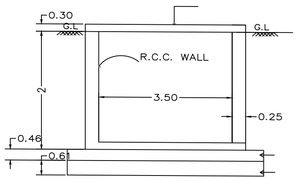

SECTION ON D-D




PLAN OF SEPTIC TANK
SCALE 1"-2'0"

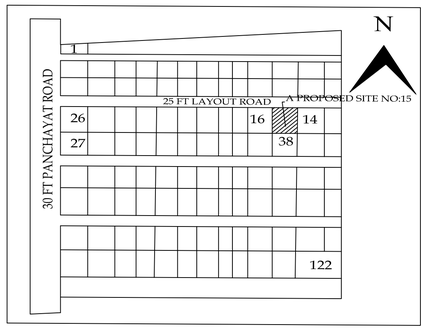



PLAN OF SUMP DETAIL
SCALE 1"-4'0"




SECTION ON AA

WATER_TANK_CAPACITY_L=5000LTRS




KEY PLAN NOT TO SCALE

N

| AREA DETAILS | | | |
|---|---|---|---|
| S.No. | DESCRIPTION | SQ FT | SQ MT |
| 1 | AS PER DOCUMENT | 1200.00 | 111.48 |
| 2 | AS PER SITE | 1200.00 | 111.48 |
| 3 | AREA OF G.FLOOR BUILDING | 911.05 | 84.64 |
| | | | |
| | TOTAL AREA OF ALL FLOOR | 911.05 | 84.64 |
| | AREA OF OPEN SPACE | 288.90 | 26.84 |

JOINERY DETAILS

| REF | JOINERY SCHEDULE | METRE |
|---|---|---|
| MD | MAIN DOOR | 1.21 X 2.1 |
| D | DOOR | 0.92 X 2.1 |
| D1 | DOOR | 0.76 X 2.1 |
| W1 | WINDOW | 1.52 X 1.21 |
| W | WINDOW | 1.21 X 1.21 |
| V | VENTILATOR | 0.60 X 0.45 |
| O | OPEN | 0.92 X 2.1 |

ALL DIMENSION ARE IN METRES

APPLICANT

APPLICANT : Mrs. KOWSALYA S

REGISTERED ENGINEER


Er. T.NANDHAKUMAR B.E,M.E(Struc)
CBE/LPA/RE/GR-II/19/07/027
REGISTERED ENGINEER
BHAVANISAGAR PU,SATHYAMANGALAM
MOBILE : 9171176166

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

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# 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.