Verified RealEstate™

REFERENCE
13/2024-2025

ISSUED
26 July 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

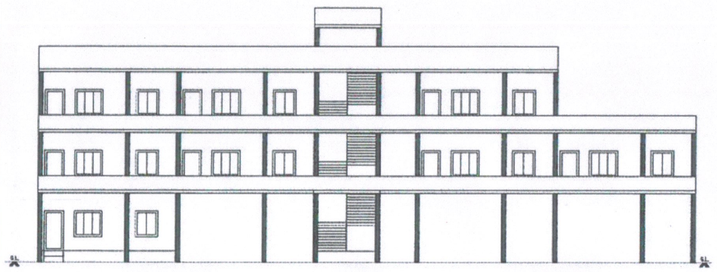
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

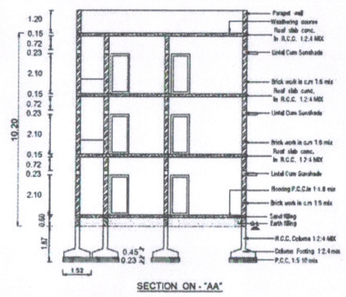
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND , FIRST AND SECOND FLOOR IN NEW SUB DIVISION SFNO: 113/ 2A1A1A1A1A, PATTA NO: 429, MALAIYADIPUDUR VILLAGE, M.KOMARAPALAYAM PANCHAYAT, SATHYAMANGALAM TALUK, ERODE DT.

NOTE:- SITE REGULARISED BY SATHYAMANGALAM BLOCK DEVELOPMENT OFFICER VIDE NA.KA.NO : 4470/2023/~~A1~~3 DATE: 01.03.2024

APPLICANT: Mr.S.SANTHANAM , S/o.Mr.SUBRAMANIAN.

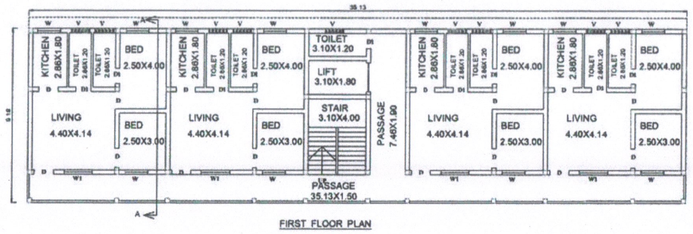


FRONT ELEVATION

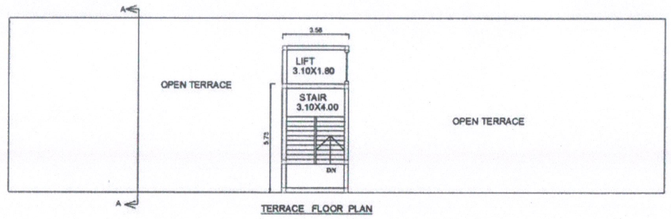


SECTION ON - "AA"

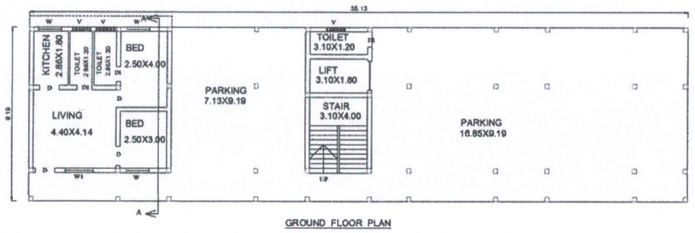
REFERENCE	SQMT.	SQFT.
AREA OF THE SITE. (AS ON SITE)	483.09	5200.00
AREA OF THE SITE. (AS PER DOCUMENT)	483.09	5200.00
AREA OF PROPOSED BUILDING		
PLINTH AREA OF PROPOSED GROUND FLOOR BUILDING	322.84	3475.04
PLINTH AREA OF PROPOSED FIRST FLOOR BUILDING	322.84	3475.04
PLINTH AREA OF PROPOSED SECOND FLOOR BUILDING	255.20	2746.97
AREA OF THE TERRACE FLOOR HEAD ROOM BUILDING	20.40	219.58
TOTAL AREA OF ALL FLOOR BUILDINGS	921.28	9916.63
FLOOR AREA OF GROUND FLOOR BUILDING	52.52	565.32
FLOOR AREA OF FIRST FLOOR BUILDING	198.92	2141.17
FLOOR AREA OF SECOND FLOOR BUILDING	150.12	1615.89
AREA OF THE OPEN SPACE	160.25	1724.96



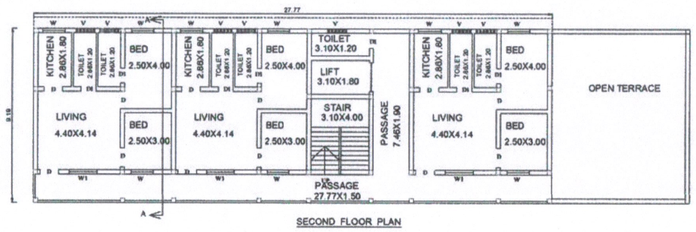
FIRST FLOOR PLAN



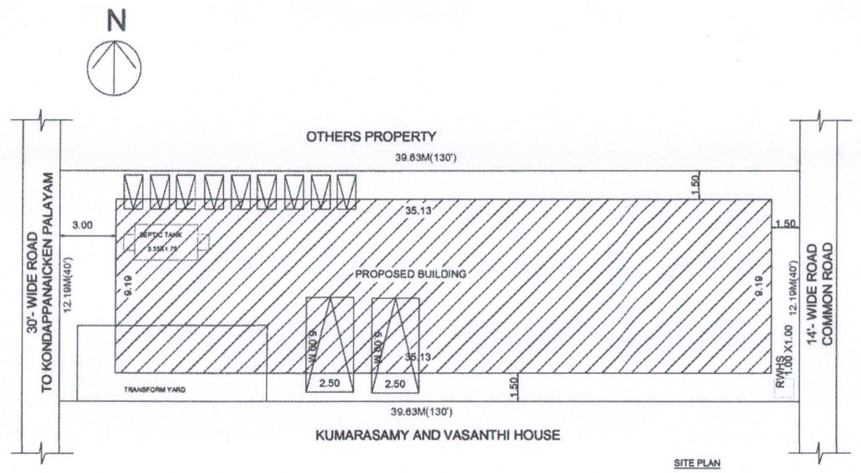
TERRACE FLOOR PLAN



GROUND FLOOR PLAN

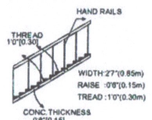


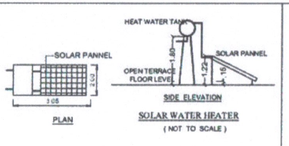
SECOND FLOOR PLAN

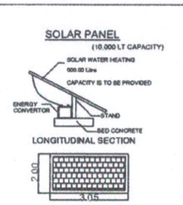


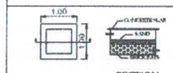
SITE PLAN

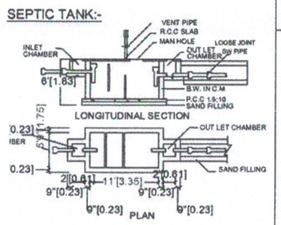
STAIR CASE DETAILS:-

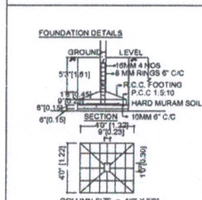


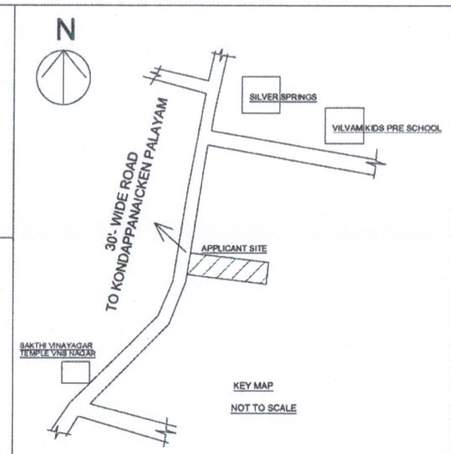












JOINERY DETAILES

MD	DOOR	1.20 X 2.10 m
D	DOOR	1.00 X 2.10 m
D1	DOOR	0.80 X 2.10 m
W	WINDOW	1.20 X 1.37 m
W1	WINDOW	1.50 X 1.37 m
V	VENTILATOR	1.00 X 0.90 m

PROVISIONS MADE FOR

1. 'U' TRAP IN SEPTIC TANK.
2. PROVISIONS MADE FROM TOILET TO CONNECT UNDER GROUND DRAINAGE SYSTEM IN FUTURE.
3. BATHROOM WASTE WATER RECYCLING SYSTEM.
4. SOLAR WATER HEATING SYSTEM PROVIDED.

ALL DIMENSIONS ARE IN METRE
SCALE 1:100

APPLICANT

S Santy

NAME: SANTHANAM.S

ENGINEER

Dr.A.VELUCHAMY
REGISTERED CIVIL ENGINEER
061/LS/2019/ 00005/ Sathy LPA
05/2020/RE-Gr.III/EDTCP
154, N.S.R.COMPLEX Ist FLOOR
RANGASAMUDRAM
SATHYAMANGALAM.- 638402
9442406718 , 9150110430

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

Verified RealEstate
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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.