Verified RealEstate™

REFERENCE
26/2024

ISSUED
05 November 2024

PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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

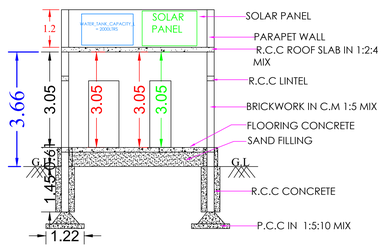
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR BUILDING FOR RESIDENTIAL BUILDING IN NATHAM NO: 1032/4, NEW SUB DIVISION NATHAM R.S.F.NO: 1768/11, PATTA NO:889,IN KAMARAJAR SALAI CROSS-3, WARD NO:1 (EXISTING BUILDING TO BE DEMOLISHED IN DOOR NO: 15, ASSESMENT NO: 327) ANTHIYUR, ANTHIYUR TOWN PANCHAYAT AND TALUK, ERODE DISTRICT.

Building License Approval No.36/2024-2025
Date.05.11.2024

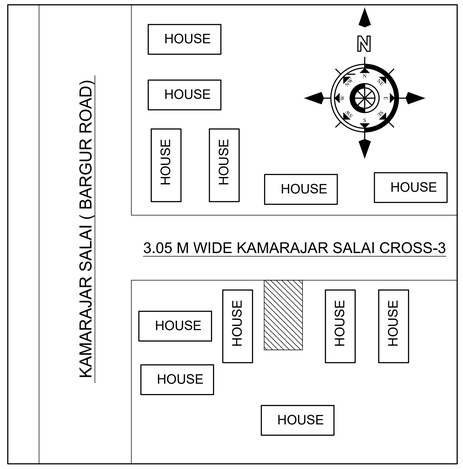
APPLICANT:-

Tmt:S .SIVAKAMI,

W/O: B.M.SENGOTTIYAN .

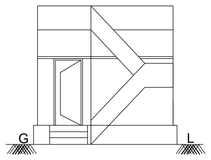


SECTION ON "ML"

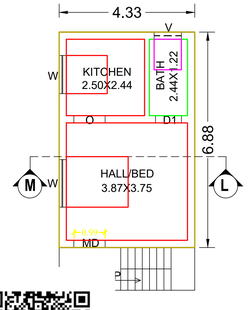


AREA DETAILS :	SQ.FT.	SQ.MT.
Area As Per Site	491.30	45.66
Area As Per Field	491.30	45.66
Plinth Area Of Ground Floor Building	320.64	29.80
Floor Area Of Ground Floor Building	258.00	23.97
Area Of Open Space	170.66	15.86

PLAN INFO
PLOT_AREA_M2=45.66
AS_PER_DOCUMENT=45.66
AS_AT_SITE=45.67
FMB_OR_PLR=45.66
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.05
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.05
ROAD_LENGTH=300
AVG_PLOT_DEPTH= 8.45
AVG_PLOT_WIDTH= 5.48
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=0
SURVEY_NO=1768/11
TOWN SURVEY_NO=1768/11
PATTA_NO=889
JURISDICTION_TYPE=TOWN PANCHAYAT
TALUK=ANTHIYUR
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

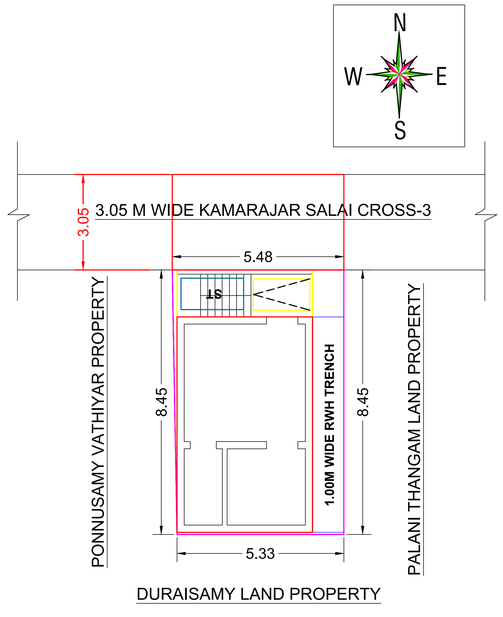


ELEVATION



FLOOR PLAN

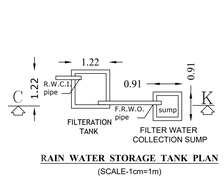
SCALE 1:100



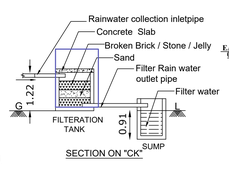
SITE PLAN
SCALE 1:100

- APPLICANT BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

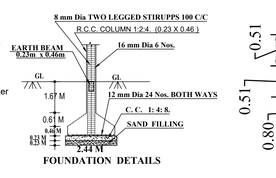
NOTES:
ALL DIMENSIONS ARE IN METER.
PLAN, SECTION & ELEVATION SCALE - 1:100,
SITE PLAN SCALE - 1:100



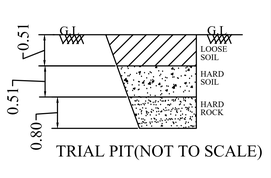
RAIN WATER STORAGE TANK PLAN
(SCALE-1cm=1m)



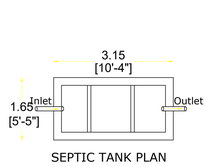
SECTION ON "CK"



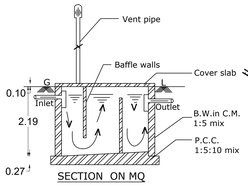
FOUNDATION DETAILS



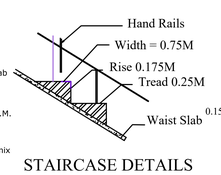
TRIAL PIT(NOT TO SCALE)



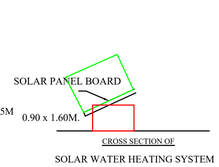
SEPTIC TANK PLAN



SECTION ON MQ

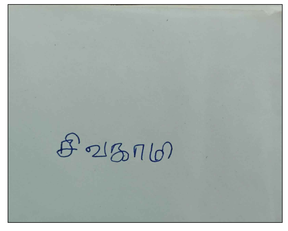


STAIRCASE DETAILS



SEPTIC TANK DETAILS

APPLICANT



ENGINEER

Er. K. MADESHWARAN, D.C.E.,
Licence Building Surveyor,
JAI MARUTHI PLANNERS,
3/2, Teacher's Colony,
Anthiyur-638 501.
Cell : 94889 72123

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.