Verified RealEstate™

REFERENCE
25/2024-2025

ISSUED
10 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

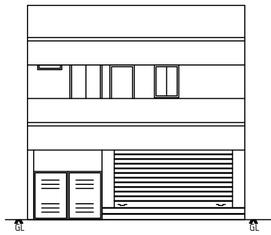
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

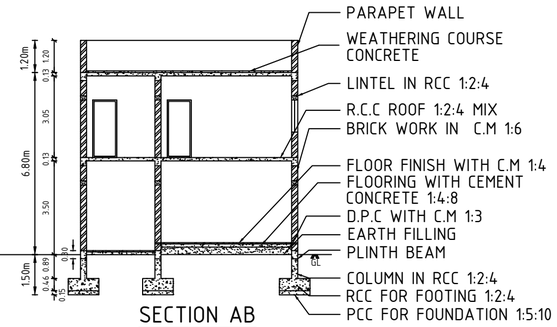
PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF GROUND FLOOR RCC ROOF PARTLY SHOP & PARTLY RESIDENTIAL BUILDING AND FIRST FLOOR RCC ROOF RESIDENTIAL BUILDING IN EXISTING SHOP DOOR No:1005,OLD SF No:514,RS No:273/1,NEW SUBDIVISION No:273/1A1,273/1A2,SPFW/SRDD No:13590/2018 [Date:17.05.2019],PATTA No:790 AT PONNAMPALAYAM VILLAGE,NALLUR VILLAGE AND PANCHAYAT, BHAVANISAGAR PANCHAYAT UNION,SATHY[Tk],ERODE[Dt].638459

(EXISTING BUILDING PLAN APPROVAL No:33/2021-2022;Date:29.10.2021)

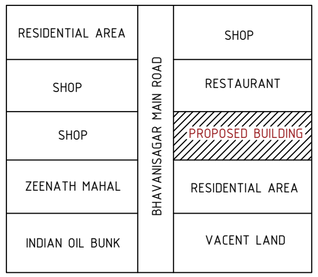
APPLICANT:Mr.M.KARUPPUSAMY,S/o.Mr.PERIYAMARAPPAGOUNDER



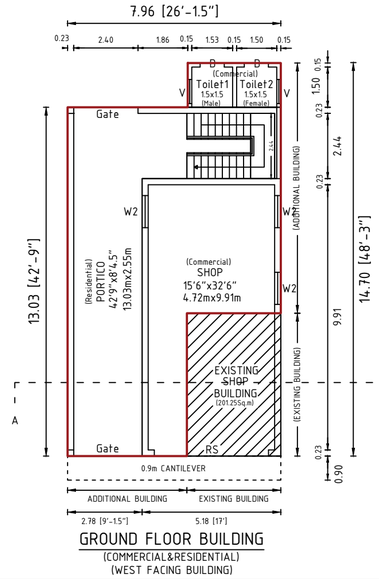
ELEVATION



SECTION AB



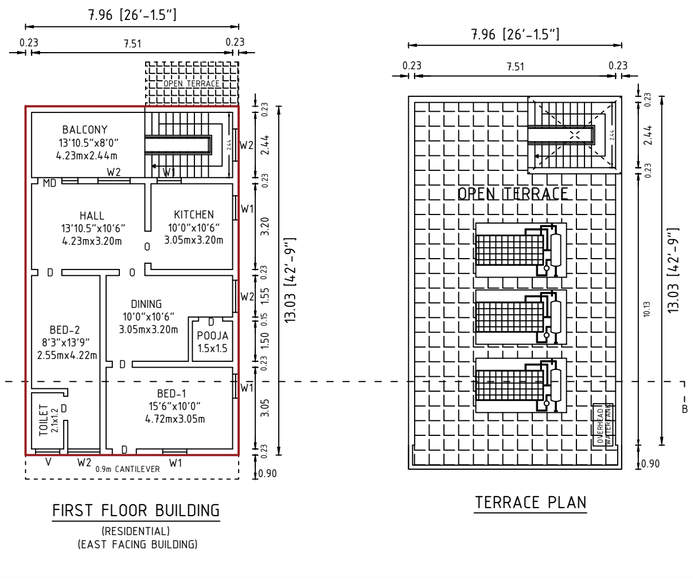
KEY MAP



GROUND FLOOR BUILDING

(COMMERCIAL&RESIDENTIAL)

(WEST FACING BUILDING)

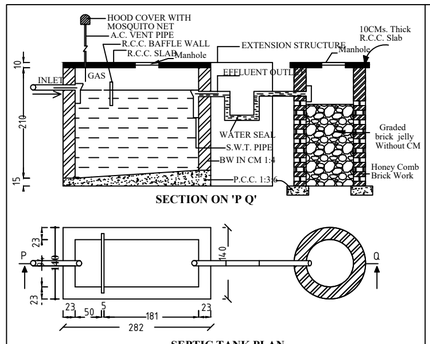


FIRST FLOOR BUILDING

(RESIDENTIAL)

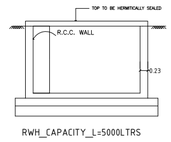
(EAST FACING BUILDING)

TERRACE PLAN

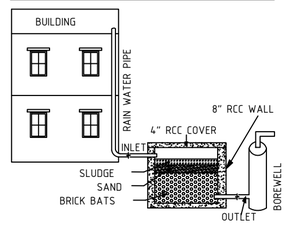


SEPTIC TANK PLAN

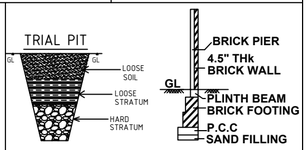
RAIN WATER HARVESTING:



RAIN WATER HARVESTING SYSTEM

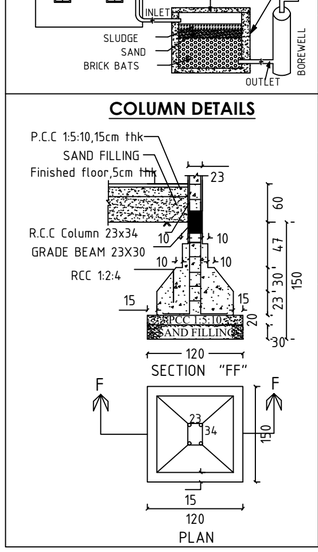


TRIAL PIT



COMPOUND WALL DETAIL

COLUMN DETAILS



INDEX DETAILS

- SITE BOUNDARY SHOWN IN - - - -
- PROPOSED BUILDING SHOWN IN - -
- ROAD SHOWN IN - - - - - - - -

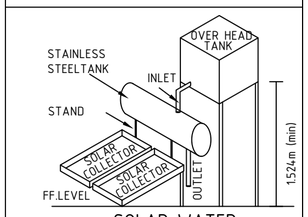
NOTE :

1.1) SOLAR WATER SYSTEM PROVIDED -- 1NOs

1.2) COLLECTION WATER WILL BE RECYCLE IN TOILET AND BATHROOM PURPOSE.

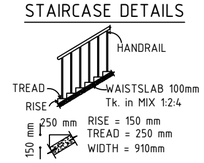
1.3) 'U' Trap PROVIDING IN THE OUTLET OF THE SEPTIC TANK

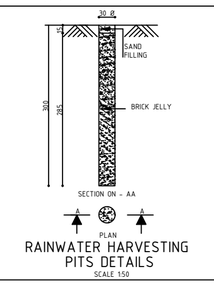
1.4) STAIRCASE DETAILS



SOLAR WATER HEATING SYSTEM

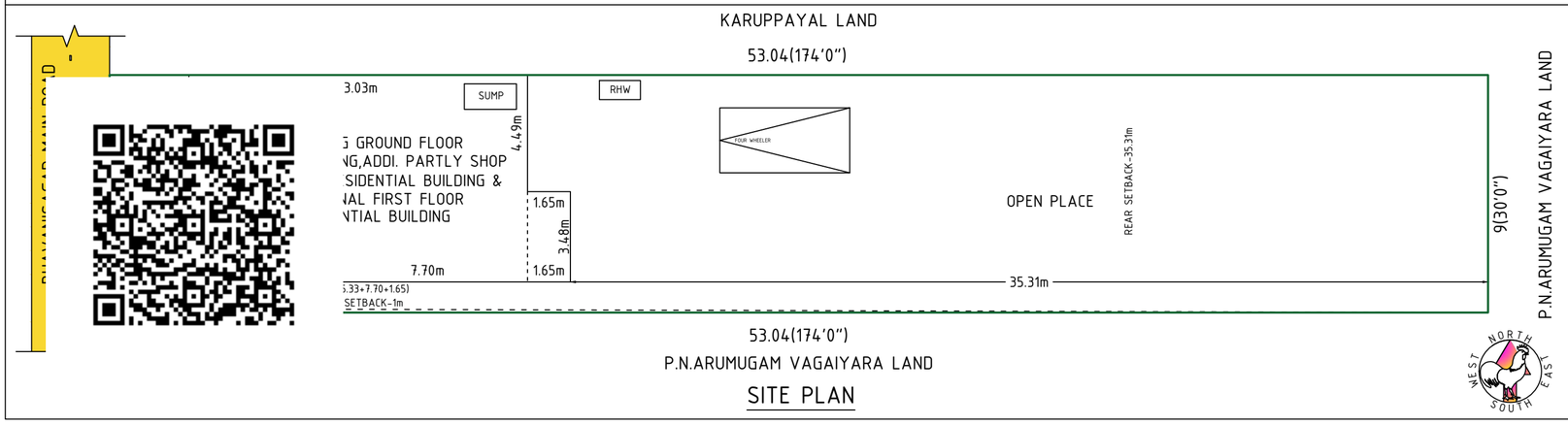
STAIRCASE DETAILS





RAINWATER HARVESTING PITS DETAILS

SCALE 1:50



SITE PLAN

SCALE 1 : 100

ALL MEASUREMENTS ARE IN "METRE"AND"FEET"

JOINERY DETAILS

RS	ROOLING SHUTTER	16'0"x10'0"(or)4.88mx3.0m
D1	DOOR 1	3'0"x7'0"(or)0.91mx2.13m
O	OPEN	3'0"x7'0"(or)0.91mx2.13m
W1	WINDOW1	3'0"x4'0"(or)0.91mx1.22m
W2	WINDOW2	4'0"x5'0"(or)1.22mx1.50m
V	VENTILATOR	2'6"x1'9"(or)0.91mx0.76m

AREA DETAILS	SQ.M	SQ.Ft.
SITE AREA : AS PER DOCUMENT	484.95	5220.00
GROUND FLOOR RCC ROOF EXISTING SHOP BUILDING		
PLINTH AREA	18.70	201.25
FLOOR AREA	14.86	160.00
GROUND FLOOR RCC ROOF ADDI. PARTLY SHOP, TOILET1&2 BUILDING (Commercial)		
PLINTH AREA	40.73	438.40
FLOOR AREA	35.16	378.56
GROUND FLOOR RCC ROOF ADDI. PARTLY PORTICO AND STAIRCASE (Residential)		
PLINTH AREA	50.06	538.85
FLOOR AREA	45.28	487.39
FIRST FLOOR RCC ROOF ADDITIONAL RESIDENTIAL BUILDING		
PLINTH AREA	103.76	1116.84
FLOOR AREA	74.35	800.30
OPEN PLACE	375.46	4041.50

APPLICANT SIGN:-

ENGINEER SIGN:-

Er.N.VELUSAMY, B.E.,
CONSULTING CIVIL ENGINEER
AND LICENSED BUILDING SURVEYOR
Reg.No.050/LS/2019/00003-GRADE-I
Thiru Vee Ka Street Near SBI
Punai Puliampatti 638 459
Cell : 98429 68711

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.