Verified RealEstate™

REFERENCE
20/2024-2025

ISSUED
10 September 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

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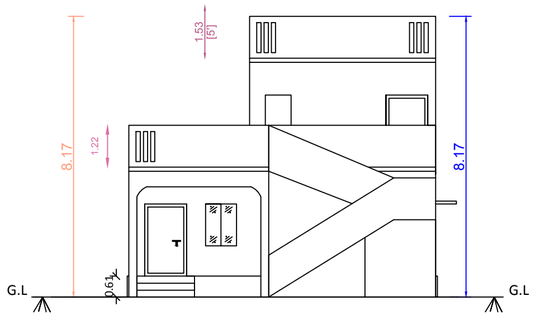
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN R.S.NO : 233 / 1C

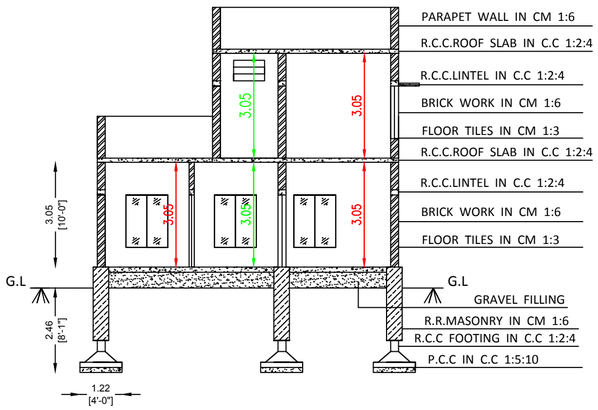
(OLD S.F.NO : 233 / 1 - PATTA NO : 16015) AT SITE NOS : 22 & 23 , "SRI VENKATESHWARA NAGAR" (DTCP APPROVED NO : 580 / 2018) PALLIPALAYAM

TO AANAIKOUNDANUR ROAD , PALLIPALAYAM , PACHAMPALAYAM VILLAGE PANCHAYAT , ANTHIYUR UNION AND TALUK , ERODE DISTRICT.

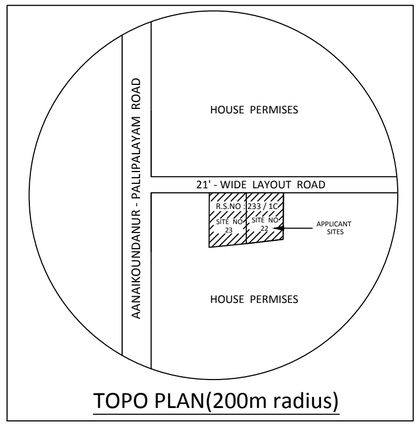
APPLICANT : S. LATHA W/O SATHIYASEELAN



ELEVATION

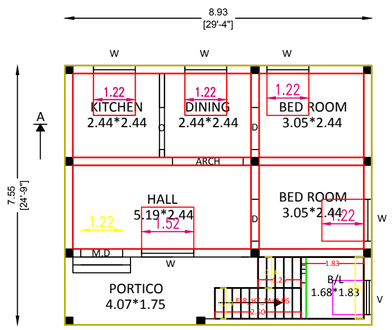


CROSS SECTION ON 'AB'

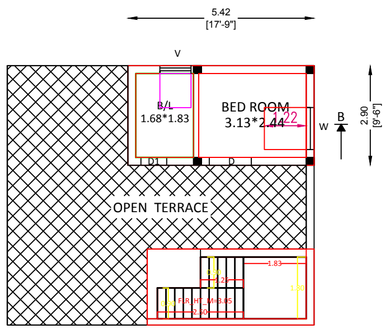


TOPO PLAN(200m radius)

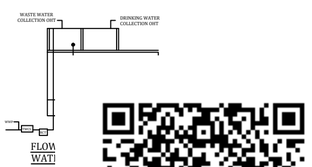
N



PROPOSED GROUND FLOOR
BUILDING PLAN 1: 100

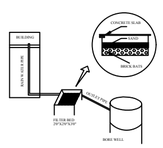


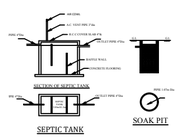
PROPOSED FIRST FLOOR
BUILDING PLAN 1: 100

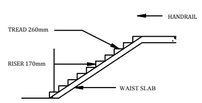




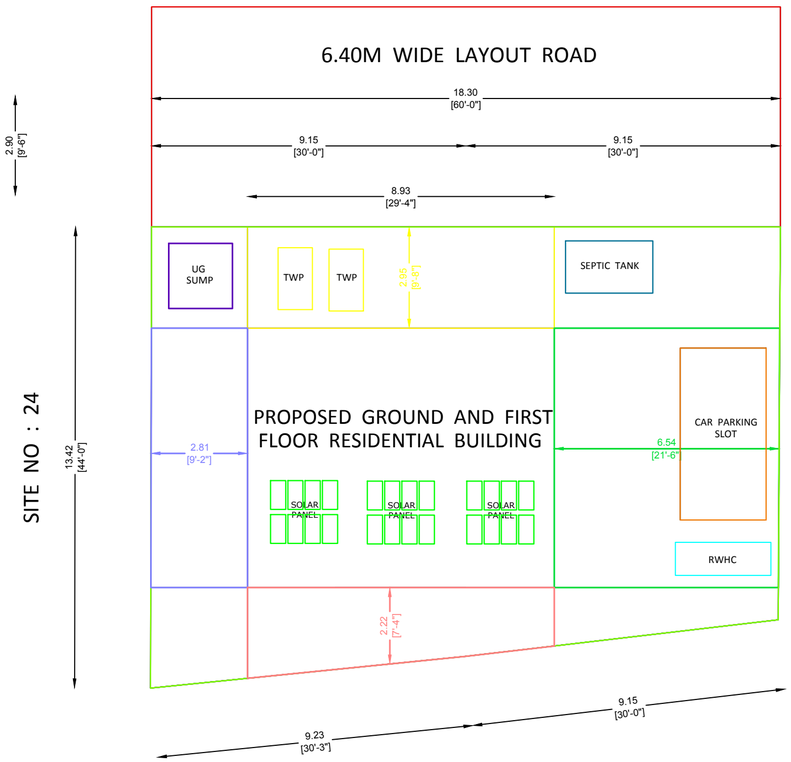
R







STAIRCASE DETAIL



IRUSAA GOUNDER'S LAND

SITE PLAN 1 : 100

PLAN INFO
PLOT_AREA_M2= 228.46
AS_PER_DOCUMENT = 228.46
SINGLE_FAMILY_BLDG=YES
COMMERCIAL_BUILDING=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= ERODE
TALUK= ANTHIYUR
VILLAGE = PACHAMPALAYAM
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 233 / 1C
PATTA_NO= 16015
PLOT_NO= 22 , 23
ACCESS_WIDTH_M= 6.40M
ROAD_WIDTH= 6.40M
ROAD_LENGTH=300m
AVG_PLOT_WIDTH= 18.30M
AVG_PLOT_DEPTH= 13.42M
LAND_USE_ZONE =RESIDENTIAL PURPOSE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 228.46
AS_AT_SITE = 227.91

REFERENCE	SQ.FEET	SQ.METER
APPLICANT SITE (DOC NO : 271 / 2024)	2460.25	228.46
APPLICANT SITE AS IN PATTA NO : 16015	2460.25	228.46
PROPOSED TOTAL PLINTH AREA	894.58	83.14
PROPOSED TOTAL CARPET AREA	764.39	71.04
PROPOSED G.FLOOR PLINTH AREA	725.43	67.42
PROPOSED G.FLOOR CARPET AREA	534.12	49.64
PROPOSED F.FLOOR PLINTH AREA	169.15	15.72
PROPOSED F.FLOOR CARPET AREA	113.08	10.51
OPEN SPACE AREA	1734.82	161.22

M.D - MAIN DOOR	4' X 7'	1.22 X 2.10M
D - DOOR	4' X 7'	1.22 X 2.10M
O - OPEN	6' X 7'	1.83 X 2.10M
D1 - DOOR	2'-6" X 7'	0.76 X 2.10M
W - WINDOW	4' X 5'	1.22 X 1.53M
V - VENTILATOR (B/L)	3' X 2'	0.91 X 0.61M

C.P.R BUILDERS AND PLANNERS
Er. C. PRATHAP KUMAR, D.C.E : L.B.S
Senior Structural Civil Engineer (Grade - III)
59, Pudhukkadu Road , Anthiyur - 638501
PH : +91 - 9500607917

APPLICANT :

CPR BUILDERS AND PLANNERS
Er.C.PRATHAP KUMAR.D.C.E.,L.B.S
Grade-III Structural Civil Engineer
59, Pudhukkadu Road, Anthiyur - 638 501.
Anthiyur (Tk), Erode (Dt).
Ph : 9500607917,6369154452
prathapcprbuilders@gmail.com

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.