Verified RealEstate™

REFERENCE
13/2024-25

ISSUED
29 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.

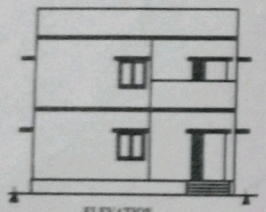
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

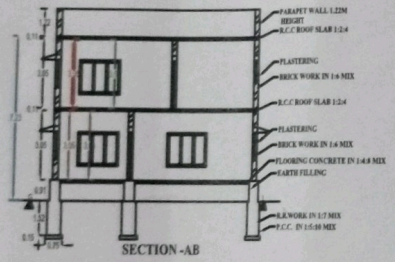
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

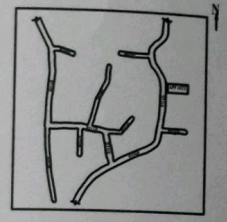
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AND FLOOR01 RCC ROOF RESIDENTIAL BUILDING IN S.F.NO:953/14,PATTA NO:661, AT KOSANAM "A"VILLAGE IN KOSANAM VILLAGE PANCHAYAT,NAMBIYUR TALUK AND ERODE DISTRICT.

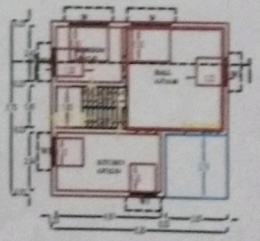
APPLICANT NAME:
Mr. GUNASEKARAN. S/O GANESAN

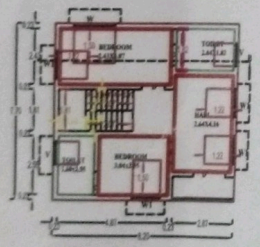

ELEVATION

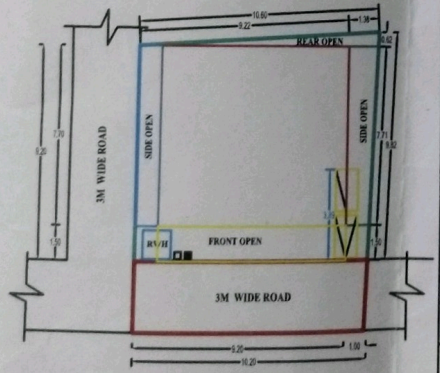


SECTION -AB




GROUND FLOOR PLAN


FLOOR01 PLAN



SITE PLAN

| AREA DETAILS. | SQ.FT | SQ.MT |
|---|---|---|
| AREA OF THE SITE | 1062.01 | 96.00 |
| AREA OF THE GROUND FLOOR R.C.C ROOF BUILDING | 646.56 | 60.09 |
| AREA OF THE FLOOR R.C.C ROOF BUILDING | 762.23 | 70.84 |
| PLINTH AREA OF GROUND FLOOR RCC BUILDING | 1408.80 | 130.93 |
| TOTAL FLOOR AREA | 1056.60 | 98.19 |
| AREA OF THE OPEN SPACE | | |

BORE WELL 1 No SUMP 1 No OHT
RAIN WATER HARVESTING - 1NO. SEPTIC

PLAN, ELEVATION, SECTION- SCALE 1:100
ALL MEASUREMENTS ARE IN 'METRE'

JOINEERY DETAILS

| | | |
|---|---|---|
| MD | - MAIN DOOR | - 1.50x2.13 |
| D | - DOOR | - 1.00x2.13 |
| D1 | - DOOR | - 0.76x2.13 |
| W | - WINDOW | - 1.80x1.50 |
| W1 | - WINDOW | - 1.80x1.37 |
| W2 | - WINDOW | - 1.37X1.30 |
| V | - VENTILATOR | - 1.00x0.91 |

INDEX :-
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

APPLICANT

REGISTRED EN
Er. R. NAGA
Consult
Sri RR Build
61A, Mari
Piliyampalay

SRI RR BUILDERS & CONSTRUCTION
CELL NO : 8610306112

PLAN INFO
PLOT_AREA_M2=96.00
AS_AT_SITE=98.71
FMB_OR_PLR=96.00
AS_PER_DOCUMENT=96.00
DISTRICT=ERODE
TALUK=NAMBIYUR
SURVEY_NO=953/14
PATTA_NO=661
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3M WIDE ROAD
ROAD_WIDTH=3.00M
ROAD_LENGTH= 500M
AVG_PLOT_DEPTH=9.51M

_SUSTAINABILITY=YES
EQUIREMENTS=YES

DIUS= NO

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**
3/350/2 Mettukuppam,
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.