Verified RealEstate™

REFERENCE
26/2024-2025

ISSUED
19 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
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING IN NEW RE.S.F.NO: 25/1, 25/2, NEW SUBDIVISION NO: 25/2C1, OLD S.F. NO: 330, 46 PUDHUR VILLAGE AND PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

SOLD PLOT FRAME WORK SPFW / ELPA No: 305/2018

APPLICANT'S:-

(i)Mr. S. KUMARASAMY,
S/o. SUBRAMANIYAN.

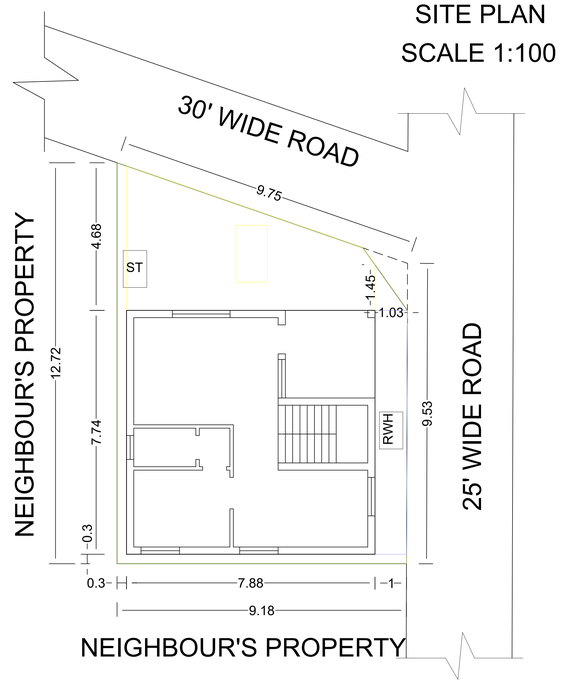
(ii)Mr. M. RAVIKUMAR,
S/o. MURUGESAN.

OFFICE USE :-

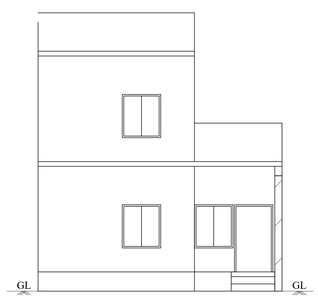
BUILDING PLAN APPROVAL NO : 26 / 2024-2025

@ 19.09.2024

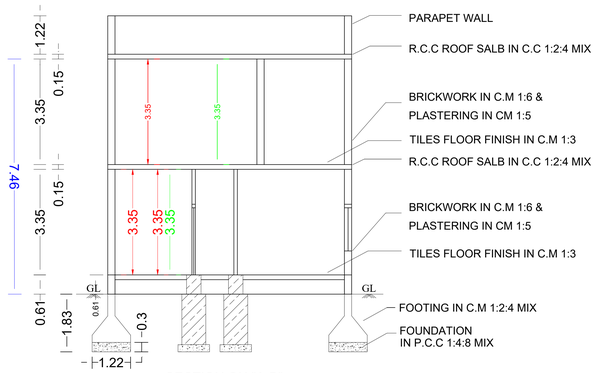
SITE PLAN
SCALE 1:100



AREA DETAILS	SQ.M.	SQ.FT.
AREA OF THE SITE	102.34	1101.60
PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN GROUND FLOOR	60.97	656.28
FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING	47.47	510.97
PROPOSED AREA OF THE R.C.C ROOF BUILDING IN FIRST FLOOR	39.08	420.66
FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING	27.04	291.06
TOTAL BUILDING AREA	100.05	1076.94
AREA OF OPEN SPACE	41.37	445.32
PROPOSED SEPTIC TANK - 1 NO & SOAK PIT	-	1 NO.,
PROPOSED RAINWATER HARVESTING TANK & SUMP	-	1 NO.,



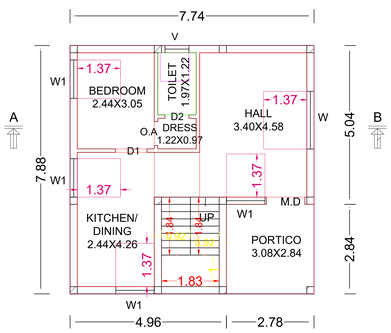
FRONT ELEVATION



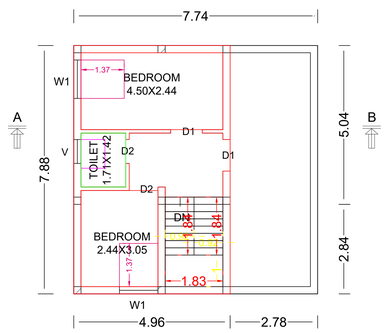
SECTION ON "A-B"

REF	JOINERY SCHEDULE	Meter
MD	Main Door	1.22 x 2.13
D1	Door	1.00 x 2.13
D2	Door	0.91 x 2.13
O	Open	1.52 x 2.13
W	Window	1.83 x 1.37
W1	Window	1.22 x 1.37
V	Ventilator	0.91 x 0.91

ALL DIMENSIONS ARE IN 'METRE' — SCALE - 1 : 100

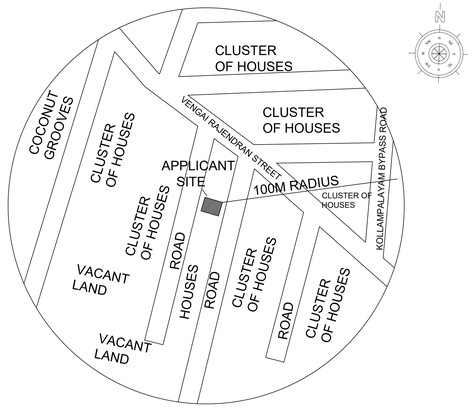


GROUND FLOOR PLAN
SCALE 1:100
FLR_HT_M=3.05



FIRST FLOOR PLAN

FLR_HT_M=3.05

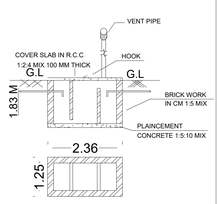


TOPO SKETCH

APPLICANT

ENGINEER

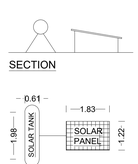
AARUPADAI ENGG CONSTRUCTION
Er.D.DINESH ,B.E.,PGDQSV.,A.M.I.E.,C.E(INDIA).,
Licensed Building Surveyor
LPA Reg.No:10/2020/RE-Gr.II/EDTCP
Corporation Reg.NO:056/LS/2020/0009
74/3,1st Floor,Navanaikanpalayam Vaikkalmedu Bus Stop.
Erode-2.Cell:83441 03774,80565 75813



SEPTIC TANK DETAILS

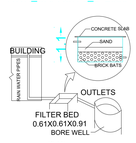


STAIRCASE DETAILS
Not to scale



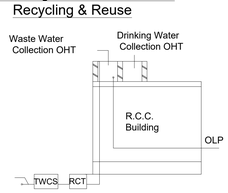
PLAN
SOLAR SYSTEM

RWH_CAPACITY_L=2000



PLAN
RAIN WATER HARVESTING SUMP

Flow Diagram of Waste Water Recycling & Reuse



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.