Verified RealEstate™

REFERENCE
251/2024

ISSUED
31 January 2025

PP APPROVAL RECORD

Planning Permission

Survey 19

Bhavanisagar

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

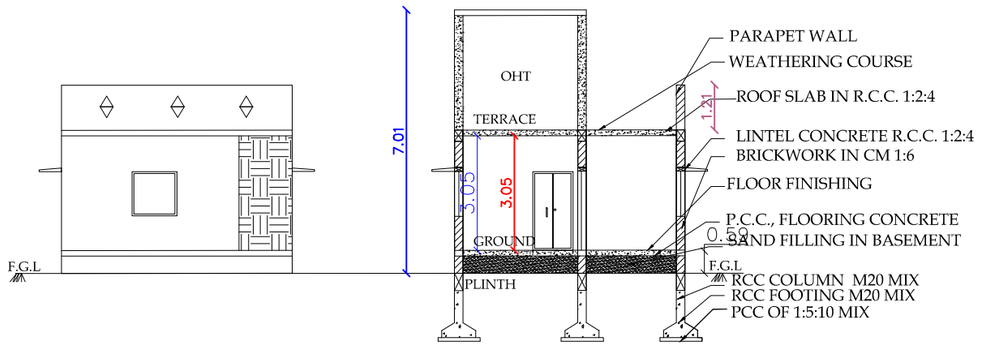
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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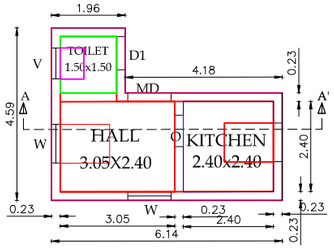
DIGITALLY VERIFIED RECORD

A PLAN SHOWING PROPOSED CONSTRUCTION OF GROUND FLOOR RESIDENTIAL BUILDING IN WARD A,BLOCK NO.13,TS NO.19 ,SITE NO.16 AT BHAVANISAGAR TOWN PANCHAYAT SATHYAMANAGALAM TK AND ERODE DISTRICT APPLICANT:Mrs.MAHESHWARI MOHAN

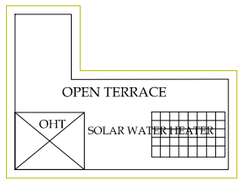


ELEVATION-VIEW A

SECTION A-A'

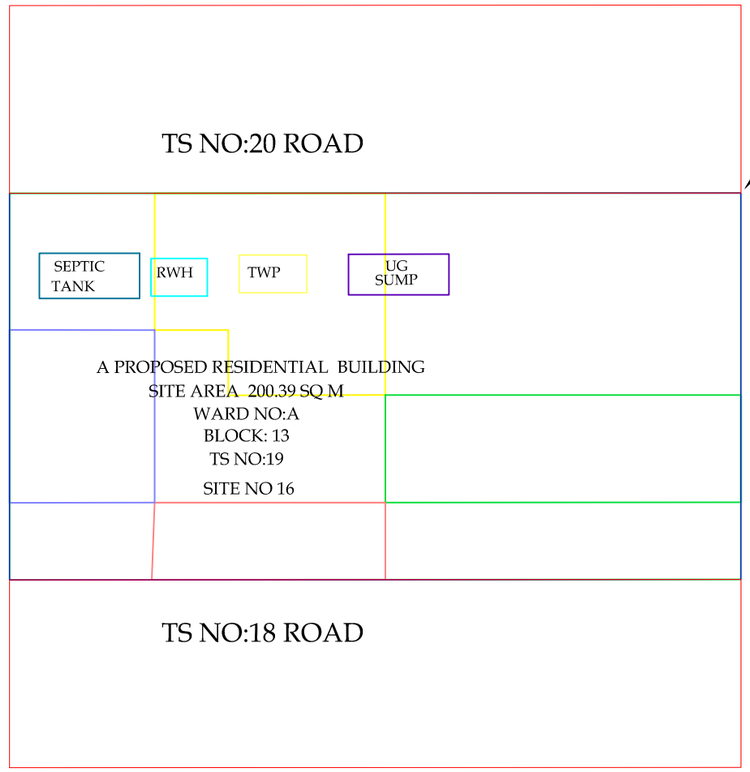


GROUND FLOOR



TERRACE FLOOR

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PLAN_INFO
SURVEY_NO=19
PATTA_NO=NA
AS_AT_SITE=200.39
FMB_OR_PLR=200.39
AS_PER_DOCUMENT=200.39
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
PLOT_NO=16
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=200.39
AVG_PLOT_DEPTH= 10.00
AVG_PLOT_WIDTH=19.00
AREA_TYPE=RESIDENTIAL
ROAD_WIDTH=5.00
ROAD_LENGTH=50
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
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SITE PLAN

TYPE DESIGN FOR A SEPTIC TANK OF10,000 LITRES WITH DISPERSOIN TRENCH

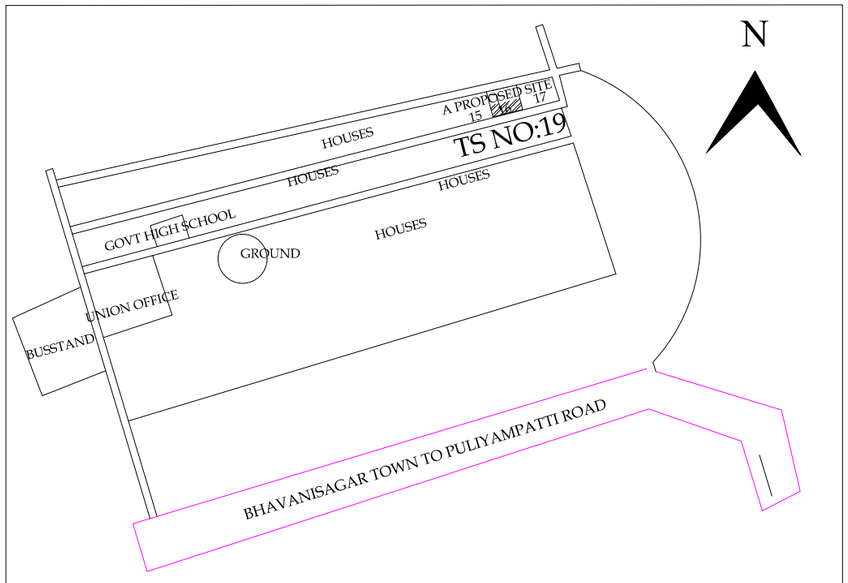
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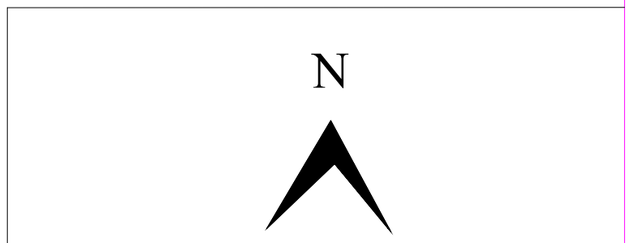
APP

DWG SUR NO: ZKMKW107

edcr No: DCR92024AJ3FC



KEY PLAN (NTS)



JOINERY DETAILS

REF	JOINERY SCHEDULE	METRE
MD	MAIN DOOR	1.21 X 2.10
D	DOOR	0.92 X 2.10
D1	DOOR	0.76 X 2.10
W1	WINDOW	1.21 X 1.21
W	WINDOW	1.00 X 1.21
V	VENTILATOR	0.60 X 0.45
O	OPEN	1.00 X 2.10

ALL DIMENSION ARE IN METRES

AREA STATEMENT DETAILS

PATTA AREA : 2156.98 SQ FT/ 200.39 SQ M

DOCUMENT AREA : 2156.98 SQ FT/ 200.39 SQ M

SITE AREA : 2156.98 SQ FT/ 200.39 SQ M

PROPOSED RESIDENTIAL BUILDING AREA DETAILS

S NO	DESCRIPTION	FSI AREA	SQ FT	SQ M
1	GROUND FLOOR	-	225.50	20.95
2	TERRACE FLOOR	-	-	-
3	TOTAL AREA	-	225.50	20.95

TOTAL FSI AREA : 20.95 SQ M

FLOOR SPACE INDEX : 20.95/200.39 SQ M = 0.11

SPECIFICATIONS

FOUNDATION - COLUMN FOOTING
BRICKWORK - CM 1:5 FOR SUPERSTRUCTURE
PLASTERING - CM 1:5 FOR WALLS & CM 1:3 FOR CEILING
PAINT - 2 COATS FOR WALLS & 1COAT EXTRA FOR CEILING
RCC WORK - 1:2:4 MIX FOR SLABS AND LINTELS
WOOD WORK - ALL WOODWORK IN BEST QUALITY TIMBER
WEATHERING - B JELLY LIME MORTOR OVER ROOF SLAB

COLOUR INDEX	REFERENCE
SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	

N

REGISTERED ENGINEER

Er. T.NANDHAKUMAR B.E,M.E(Struc)
CBE/LPA/RE/GR-I/069/2024
REGISTERED ENGINEER
IOB BANK OPPOSITE DODDAMPALAYAM
MOBILE : 9171176166

APPLICANT

APPLICANT:Mrs.MAHESHWARI MOHAN

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.