Verified RealEstate™

REFERENCE
396/2024

ISSUED
27 November 2024

PP APPROVAL RECORD

Planning Permission

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.

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

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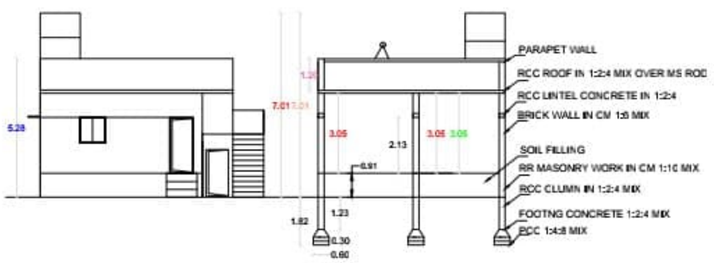
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND FLOOR RESIDENTIAL BUILDING AFTER DISMANTLING THE TILED ROOF BUILDING IN OLD NATTHAM S.F NO.542/2A, NEW NATTHAM S.F NO.907/10 & 11, PATTA NO.64, SITE NO.10 & 11 OF ELATHUR VILLAGE AND TOWN PANCHAYAT, HOSPITAL STREET, WARD NO.08, E.CHETTIPALAYAM, NAMBIYUR UNION & TALUK, ERODE DISTRICT.

NAME OF THE APPLICANT: Mr K.SARAVANAN S/O Thiru KARUPPA MOOPAN. (AADHAR NO.4419 5330 4705)

Tmt S.DEEPA W/O Thiru SARAVANAN. (AADHAR NO.4778 5269 6406)

OLD DOOR NO:	45/19
OLD ASSESSMENT NO:	1152

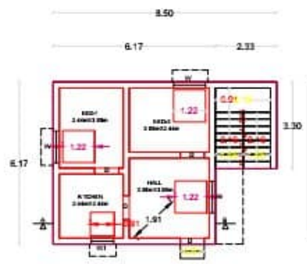


ELEVATION

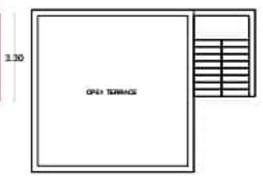
SECTION ON 'AB'



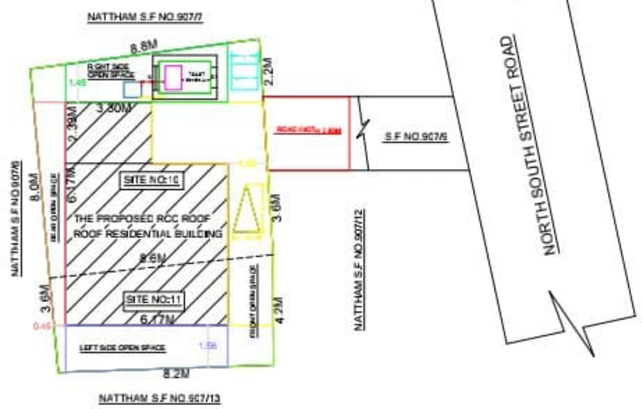
DISMANTLING OLD BUILDING PLAN

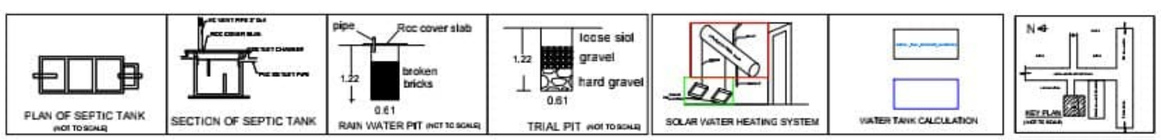


GROUND FLOOR PLAN
(EAST FACING)



TERRACE FLOOR PLAN





AREA DETAILS:		SQFT	SQM
SITE AREA :			
SITE NO 10	--	753.20	70.00
SITE NO 11	--	376.60	35.00
TOTAL SITE AREA	--	1129.80	105.00
AREA OF BUILDING	--	409.96	38.10
STAIRCASE AREA	--	82.74	7.69
FLOOR AREA	--	324.00	30.11
OPEN SPACE	--	637.10	59.21

JOINERY DETAILS

D	- DOOR	0.91X2.13
D1	- DOOR	0.76X1.83
W1	-WINDOW	0.91X0.91
W	-WINDOW	0.91X1.22
V	-VENTILATOR	0.76X0.76

FSI = BUILTUP AREA/SITE AREA = 0.33

SCALE:

PLAN SECTION AND ELEVATION 1:100

SITE PLAN 1:100

ALL DIMENSIONS ARE IN METRE & FEET

APPLICANT SIGN

ENGINEER/LBS

MATHIVATHANI Planners
Er.K.SELVAKUMAR (cell: 9360712761)

PLAN_INFO
PLOT_AREA_M2=105.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=2.80
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=2.80
ROAD_LENGTH=7.09
AVG_PLOT_DEPTH=7.71
AVG_PLOT_WIDTH= 7.65
LAND_USE_ZONE=RESIDENTIAL
DISTRICT=ERODE
TALUK=NAMBIYUR
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= 907/10,11
PATTA_NO=64
AS_PER_DOCUMENT=105.00
AS_AT_SITE = 102.90
FMB_OR_PLR=102.90
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
VILLAGE= ELATHUR

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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.