Verified RealEstate™

REFERENCE
435/2024

ISSUED
04 November 2024

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

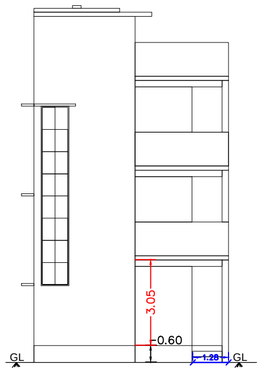
The approval as the planning authority issued it, reproduced in full behind this page.

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

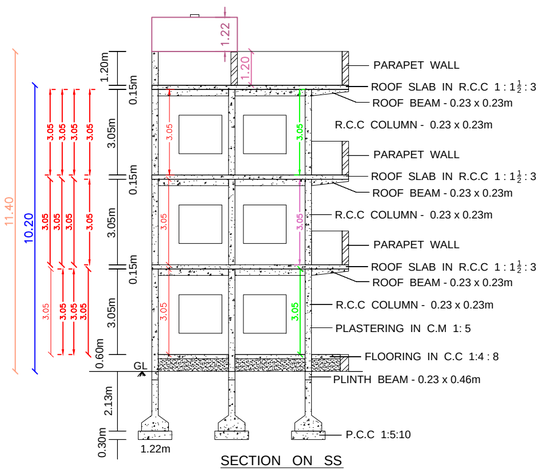
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD



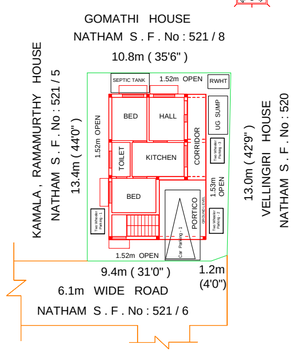
ELEVATION



SECTION ON SS

SITE PLAN

SCALE = 1 : 200

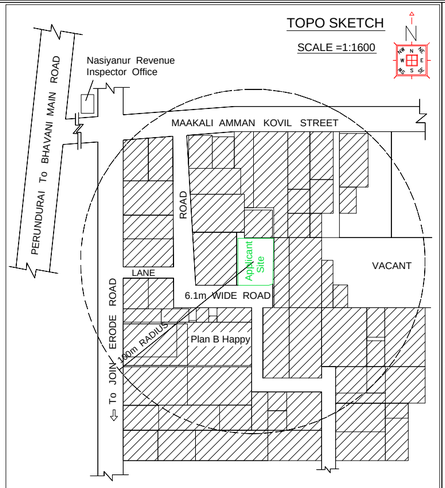


INDEX:

- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

TOPO SKETCH

SCALE =1:1600



PLAN SHOWING THE PROPOSED CONSTRUCTION OF R . C . C ROOF GROUND FLOOR , FIRST FLOOR AND SECOND FLOOR BUILDING FOR RESIDENTIAL PURPOSE (ALREADY DEMOLISHED THE EXISTING TILED ROOF BUILDING) IN OLD S . F . No : 334 / 1 , Re . S . F . No : 214 / 2 , NATHAM Re . S . F . No : 521 / 7 , OLD PATTA No : 343 , NEW PATTA No : 1189 , DOOR No : 95 / 69 , ASSESSMENT No : 2684 , WARD No : 9 AT NADU VEETHI , NASIYANUR VILLAGE , NASIYANUR TOWN PANCHAYAT , ERODE TALUK , ERODE DISTRICT .

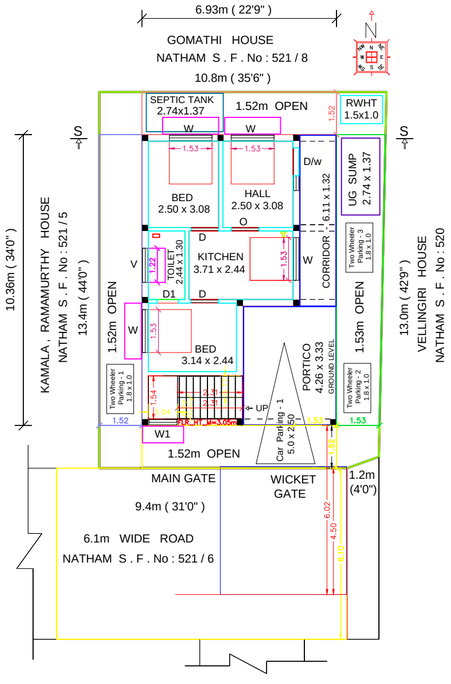
APPLICANT :

Mr . M . SYED SIRAJ , S/o . MOHAMED USHMAN .

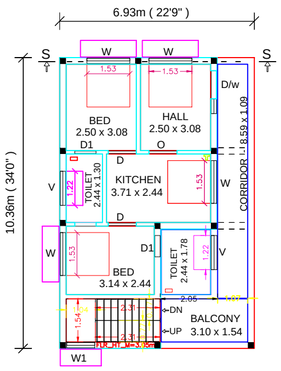
JOINERY DETAILS :

D/w - DOOR - 1.30m x 2.13m	RAIN WATER HARVESTING TANK - 1 No
D - DOOR - 1.00m x 2.13m	SEPTIC TANK - 1 No
D1 - DOOR - 0.76m x 2.13m	BORE WELL - 1 No
W - WINDOW - 1.53m x 1.53m	SUMP - 1 No
W1 - WINDOW - 1.00m x 6.40m	OVER HEAD TANK - 1 No
V - VENTILATOR - 1.22m x 0.61m	

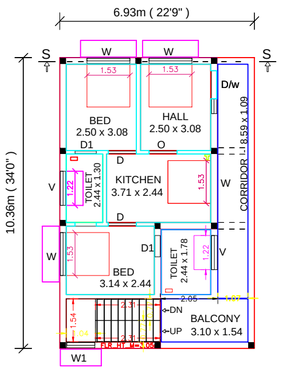
AREA DETAILS	SQM	SQFT
Total Area Of The Applicant Site	135 . 00	1462 . 00
Plinth Area Of The Proposed R.C.C Roof Building In G.F	71 . 86	773 . 50
Plinth Area Of The Proposed R.C.C Roof Building In F.F	71 . 86	773 . 50
Plinth Area Of The Proposed R.C.C Roof Building In S.F	71 . 86	773 . 50
Total Plinth Area Of The Proposed Building In G.F, F.F & S.F	215 . 58	2320 . 50
Carpet Area Of The Proposed R.C.C Roof Building In G.F	35 . 97	387 . 18
Carpet Area Of The Proposed R.C.C Roof Building In F.F	35 . 97	387 . 18
Carpet Area Of The Proposed R.C.C Roof Building In S.F	35 . 97	387 . 18
Total Carpet Area Of The Proposed Building In G.F, F.F & S.F	107 . 91	1161 . 54
Area Of The Open Space	63 . 14	688 . 50
Demolished Area Of The Existing Tiled Roof Building	37 . 16	400 . 00



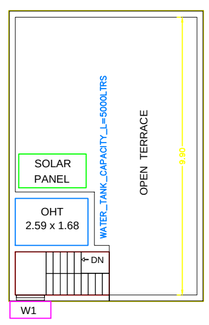
GROUND FLOOR PLAN



FIRST FLOOR PLAN

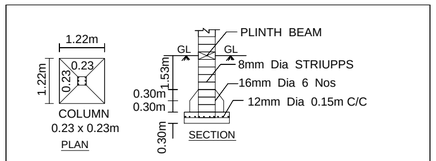


SECOND FLOOR PLAN



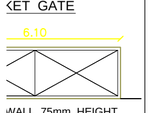
TERRACE FLOOR PLAN

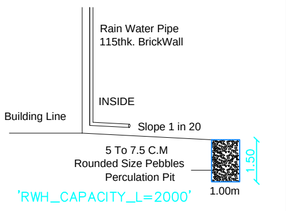
PLAN INFO
PLOT_AREA_M2=135.00
AS_PER_DOCUMENT=135.00
FMB_OR_PLR=135.00
AS_AT_SITE=135.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=18.0
AVG_PLOT_DEPTH= 13.0
AVG_PLOT_WIDTH= 9.4
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NIL
SURVEY_NO= NATHAM 521 / 7
PATTA_NO=1189
DISTRICT=ERODE
TALUK = ERODE
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
ORGANIZATION_TYPE= PRIVATE
OSR_APPLICABLE = NO
OSR_BUYBACK =NO
OSR_SURR_BUYBACK_RETAIN =BUY BACK
PREMIUM_FSI_REQUIRED = NO
IS_APPROVED_LAYOUT =NO



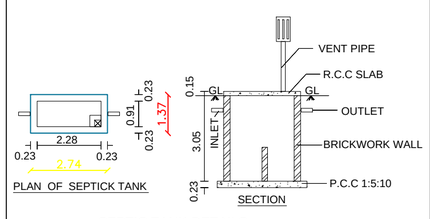
COLUMN FOUNDATION DETAILS



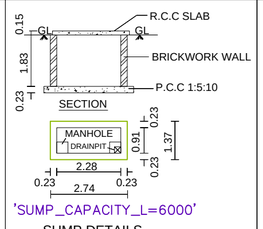




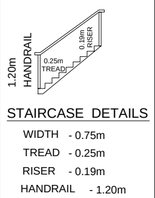
RAIN WATER HARVESTING TANK DETAILS



SEPTIC TANK DETAILS

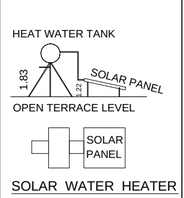


SUMP DETAILS



STAIRCASE DETAILS

WIDTH - 0.75m
TREAD - 0.25m
RISER - 0.19m
HANDRAIL - 1.20m



SOLAR WATER HEATER

SITE , PLAN , ELEVATION

SECTION : SCALE = 1:100

ALL MEASUREMENTS ARE IN METER

APPLICANT	ENGINEER
	Cell: 98426 26220 Er. M. TAMILARASU, D.C.E Lincensed Building Surveyor SHRI PONKALIAMMAN PLANNER AND BUILDERS 24, East Street, N. THAIRPALAYAM NASIYANUR-638 107

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.