Verified RealEstate™

REFERENCE
19/2024-2025

ISSUED
05 December 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.

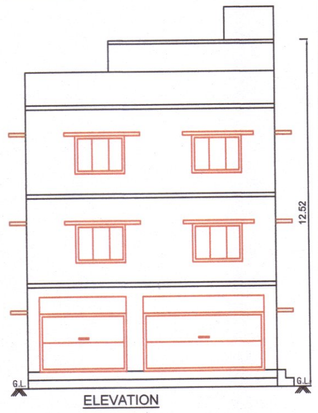
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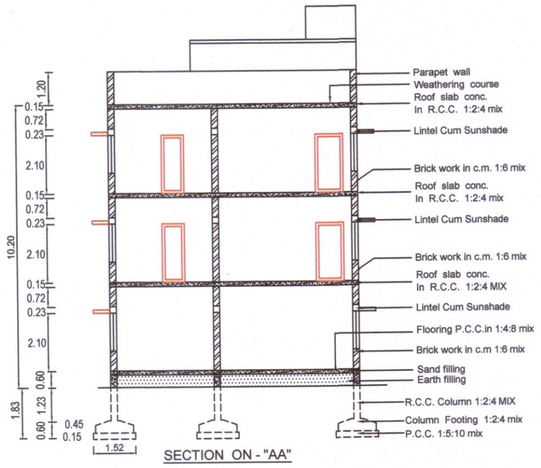
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF R.C.C.ROOF COMMERCIAL BUILDING IN FIRST AND SECOND FLOOR IN EXISTING GROUND FLOOR BUILDING IN DOOR NO: 3/ 1601, 3/1602, 3/1603 , NEW SUB DIVISION SFNO: 407/6, PATTA NO: 2338, THALAVADY VILLAGE AND PANCHAYAT, THALAVADY TALUK, ERODE DISTRICT.

APPLICANT: Mr.P.NALLAMUTHU, S/o.PALANISAMY.



ELEVATION



SECTION ON - "AA"

AREA DETAILS	SQ.MT.	SQ.FT.
AREA OF THE SITE (AS PER SITE)	272.29	2930.92
AREA OF THE SITE (AS PER DOCUMENT & TSLR)	296.90	3196.00
EXISTING GROUND FLOOR COMMERCIAL BUILDING		
AREA OF EXISTING GROUND FLOOR BUILDING	124.05	1335.27
PROPOSED FIRST & SECOND FLOOR RESIDENTIAL BUILDING		
PLINTH AREA OF FIRST FLOOR BUILDING	124.05	1335.27
PLINTH AREA OF SECOND FLOOR BUILDING	84.10	905.25
TOTAL AREA OF PROPOSED FF & SF BUILDING	208.15	2240.52
AREA OF HEAR ROOM TERRACE FLOOR	13.56	145.95
AREA OF OPEN SPACE	148.24	1595.65

ALL DIMENSIONS ARE IN METRE

SCALE 1:100

EXISTING GROUND FLOOR COMMERCIAL BUILDING
APPROVED NUMBER: CHALLAN NO: 3505
VIDE REFERENCE NO: 8/2023-2024 (19.06.2023)
APPROVED AREA :180.00 SQMT.(1946.00 SQFT.)

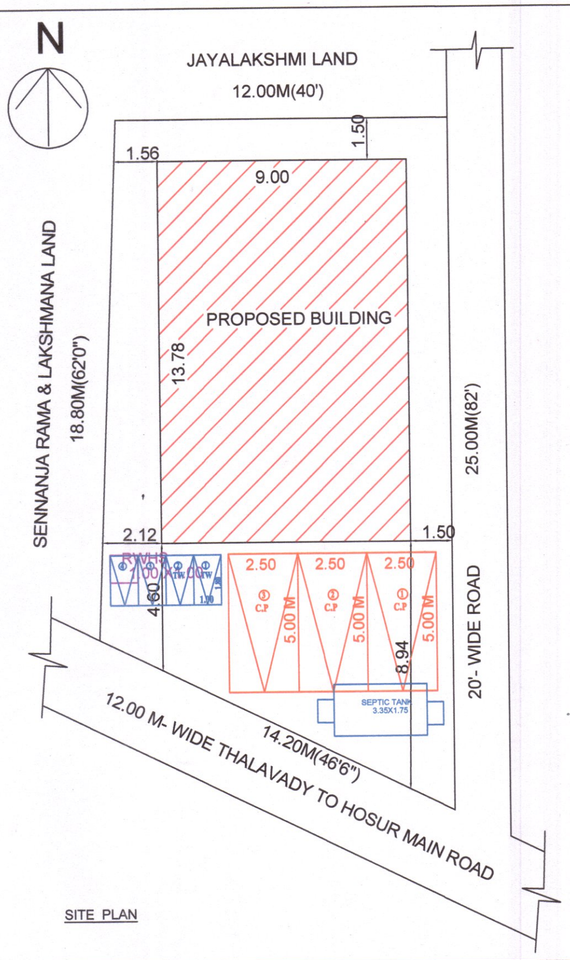
PROVISIONS MADE FOR
1. 'U' TRAP IN SEPTIC TANK.
2. PROVISIONS MADE FROM TOILET TO CONNECT UNDER GROUND DRAINAGE SYSTEM IN FUTURE.
3. BATHROOM WASTE WATER RECYCLING SYSTEM.
4. SOLAR WATER HEATING SYSTEM PROVIDED.

EXISTING GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

TERRACE FLOOR & HEAD ROOM PLAN



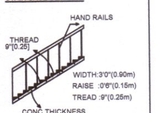
SITE PLAN

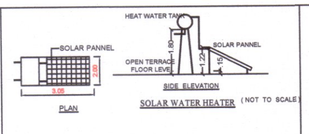
APPLICANT

SEPTIC TANK:-

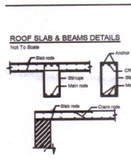
VENT PIPE

STAIR CASE DETAILS:-

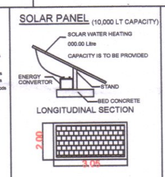




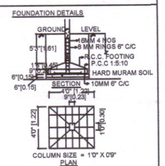
ROOF SLAB & BEAMS DETAILS



SOLAR PANEL (10,000 LT CAPACITY)

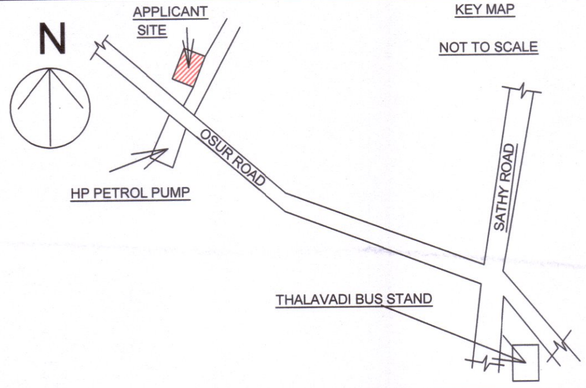


FOUNDATION DETAILS



KEY MAP

NOT TO SCALE



JOINERY DETAILES

MD	DOOR	1.20 X 2.10 m
D	DOOR	1.00 X 2.10 m
D1	DOOR	0.80 X 2.10 m
W	WINDOW	1.80 X 1.37 m
V	VENTILATOR	1.00 X 0.90 m
RS	ROLLING SHUTTER	4.40 X 2.10 m
RS1	ROLLING SHUTTER	3.00 X 2.10 m
RS2	ROLLING SHUTTER	2.65 X 2.10 m

DWELLING UNIT DETAILS:-

DWELLING UNIT - I 60.21 SQMT.
DWELLING UNIT - II 53.46 SQMT.
DWELLING UNIT - III 72.39 SQMT.

ENGINEER

Er.A.VELUCHAMY
REGISTERED CIVIL ENGINEER
061/LS/2019/ 00005/ Sathy LPA
05/2020/RE-Gr.III/EDTCP
154, N.S.R.COMPLEX Ist FLOOR
RANGASAMUDRAM
SATHYAMANGALAM.- 638402
9442406718 , 9150110430

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.