Verified RealEstate™

REFERENCE
57/2024-2025

ISSUED
11 November 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

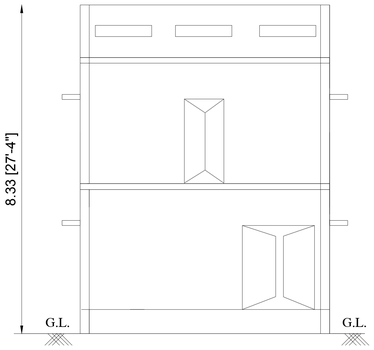
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

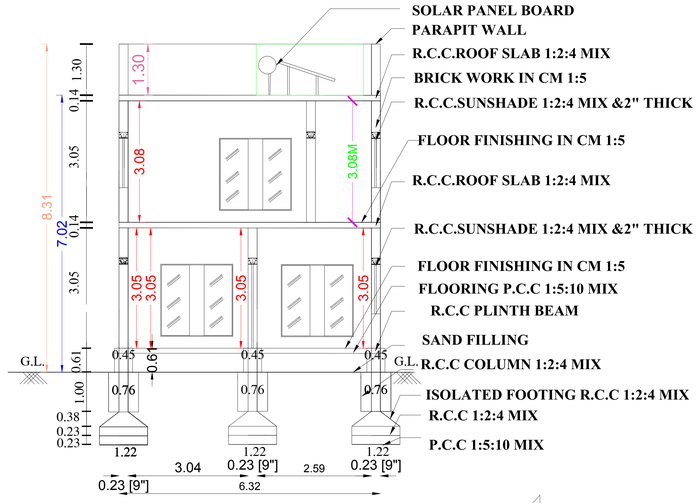
SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND & FIRST FLOOR RESIDENTIAL BUILDING IN RS NO: 387/2A1,PATTA NO:1601,SITE NO: 43, "DN GARDEN" AT NALLUR VILLAGE & PANCHAYAT,BHAVANISAGAR PANCHAYAT UNION ,SATHY TALUK , ERODE DISTRICT .638 459.

SITE REGULARIZED : DTCP NO: 140 /2021 , DATE : 22 - 06 -2021

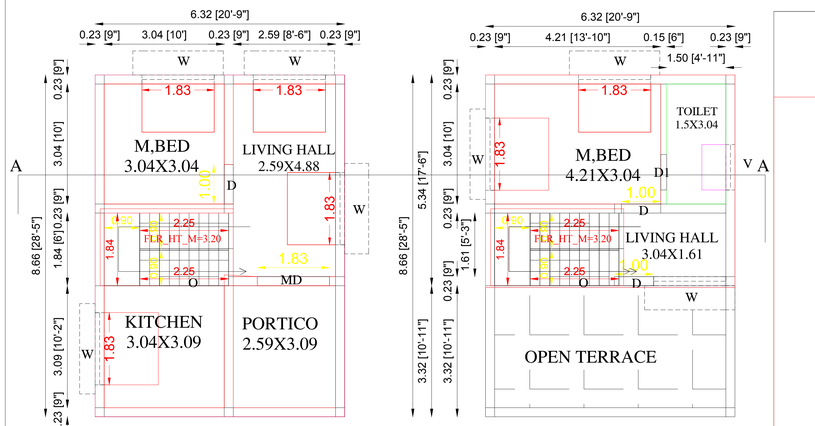
APPLICANT:- 1.Mr.DHAMODARAN S/O Mr.SUNDARAM,
2.Mr.K.NATARAJAN S/O Mr.KRISHNAMOORTHY .



ELEVATION

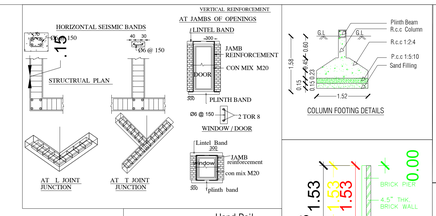


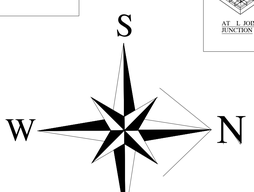
SECTION ON AA



GROUND FLOOR PLAN

FIRST FLOOR PLAN



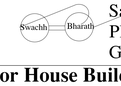


COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- RCP & ST- DT
- EXL BLDG TO BE DEMOLISED
- ROAD



Do Rain Water Harvest At House



Save The Planet:
Plant A Tree !
Get Rain Water !!

Parking Calculation For House Building

Floor Area Bet'n 50 & 75 Required 1 Car Space & 1 Two Wheeler, Above 75 Sq.m 1 Car Space

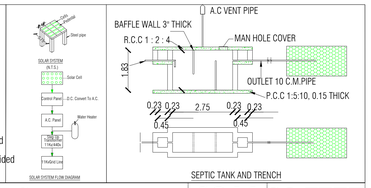
	REQUIRED	PROVIDED
CAR SPACE	2	2
TWO WHEELER SPACE	1	1

DETAILS OF JOINARIES.

MD	- MAIN DOOR	1.52X 2.13	W	- WINDOW	1.83 X 1.22
D	- DOOR	1.00X 2.13	W1	- WINDOW	1.22 X 1.22
D1	-DOOR	0.76 X 2.13	V	- VENTILATOR	0.91 X 0.61

NOTES:-

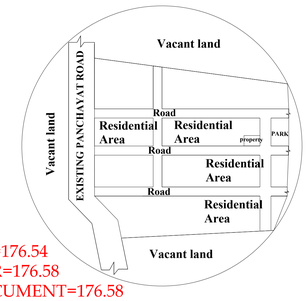
- All dimension are in meter
- Scale 1 :100
- Waste water used for garden
- Rain water harvesting details provided
- Rain water harvesting tank to be provided



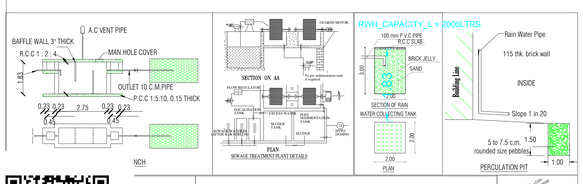
AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE SITE	176.58	1900.00
PLINTH AREA OF GF BUILDING	54.73	588.90
PLINTH AREA OF FF BUILDING	33.75	363.10
TOTAL	88.50	962.00
FLOOR AREA OF GF BUILDING	45.87	493.56
FLOOR AREA OF FF BUILDING	25.89	278.57
TOTAL	71.76	772.13
AREA OF OPEN SPACE	121.85	1301.00

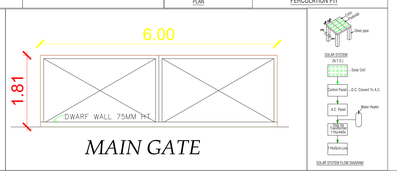


KEY PLAN



PLAN INFO
AS_AT_SITE=176.54
FMB_OR_PLR=176.58
AS_PER_DOCUMENT=176.58
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=43
DOOR_NO=NO
SURVEY_NO=387/7A1A1A
PATTA_NO= 1603
TALUK=SATHYAMANGALAM
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=176.58
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=11.62
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=13.48
LAND_USE_ZONE=RESIDENCE
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





WICKET GATE

MAIN GATE

SITE NO:42

15.24 [50']

1.50 m REAR Open

6.32 [20'-9"]

7.92 [26']

1.00 [3'-3"]

1.53 [5']+10.13 [33'-3"]

30 FEET LAYOUT ROAD

PRO. RCC ROOF GROUND & FIRST FLOOR RESIDENTIAL BUILDING

7.92 m Side Open

2.50

5.00

8.66 [28'-5"]

8.66 [28'-5"]

1.0 m Side Open

RWHT

DT

ST

11.66 [38'-3"]

SITE NO:28

1.00 [3'-3"]

1.50 [4'-11"]

6.32 [20'-9"]

1.50 m Front Open

1.50 [4'-11"]

1.52 [5']+13.72 [45']

23 FEET LAYOUT ROAD

ROAD WIDTH 7.20M

SITE PLAN

APPLICANT :-

ENGINEER /LBS:-

Er.K.KESAVAMOORTHY D.C.E.,
Regd.Civil Engineer Grade - lll
Regd No:060/LS/2021/00003
Sathy Main Road,P.Puliampatti - 638 459

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
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Chennai 600 097, India
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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.