Verified RealEstate™

REFERENCE
32/2024-2025

ISSUED
22 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.

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

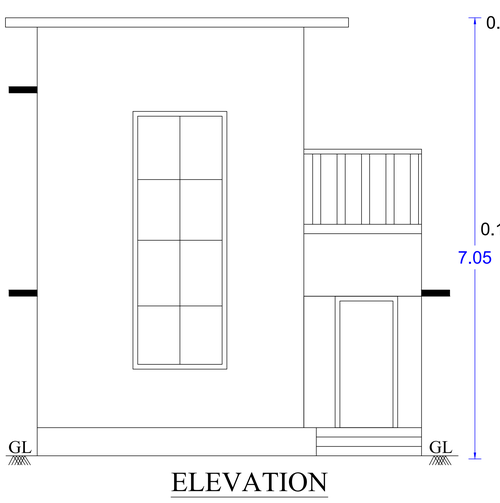
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DIGITALLY VERIFIED RECORD

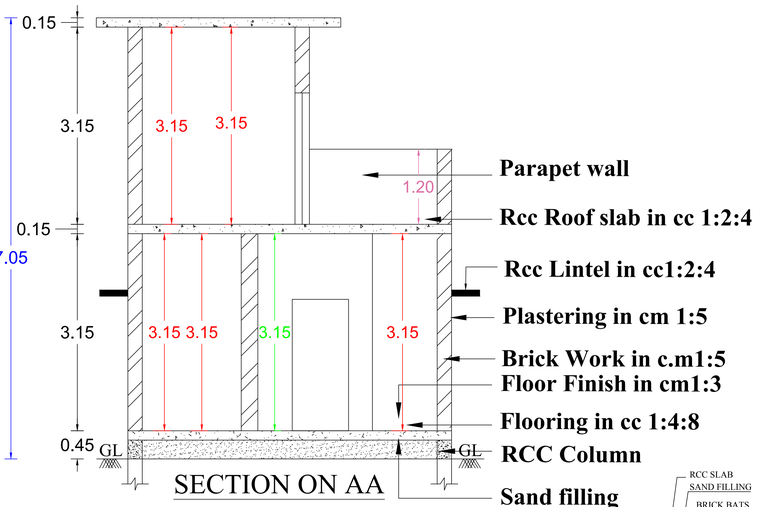
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF GROUND&FIRST FLOOR RESIDENTIAL BUILDING IN DTCP APPROVED LAYOUT NO:196/2023, AT "BAGAVAN GARDENS" SITE NO:20 EAST PART, R.S.NO:10/26, AT PACHAMPALAYAM VILLAGE& PANCHAYAT, ANTHIYUR TALUK, ERODE DISTRICT.

APPLICANT : Mr.T.MUSTHAPA S/o Mr.THASTHAKIR .

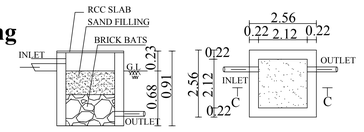
PLAN INFO
AS_AT_SITE=125.40
FMB_OR_PLR=125.40
AS_PER_DOCUMENT=125.40
PLOT_NO=20
SURVEY_NO=10/26
PATTA_NO=17541
TALUK=ANTHIYUR
OSR_APPLICABLE=NO
DISTRICT=ERODE
ROAD_WIDTH=9.00
ROAD_LENGTH=200
ACCESS_WIDTH_M=9.00
PLOT_AREA_M2=125.40
AVG_PLOT_DEPTH= 13.72
AVG_PLOT_WIDTH=9.14
SINGLE_FAMILY_BLDG=YES
SECURITY_ZONE=NO
CRZ=NO
AREA_TYPE=OTHERS
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
LAND_USE_ZONE=RESIDENTIAL
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO



ELEVATION



SECTION ON AA

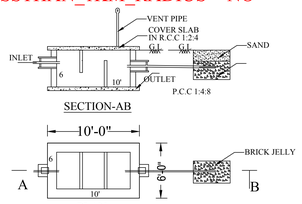


SECTION- CD

PLAN

RAIN WATER HARVESTING SYSTEM

SCALE- 1:100

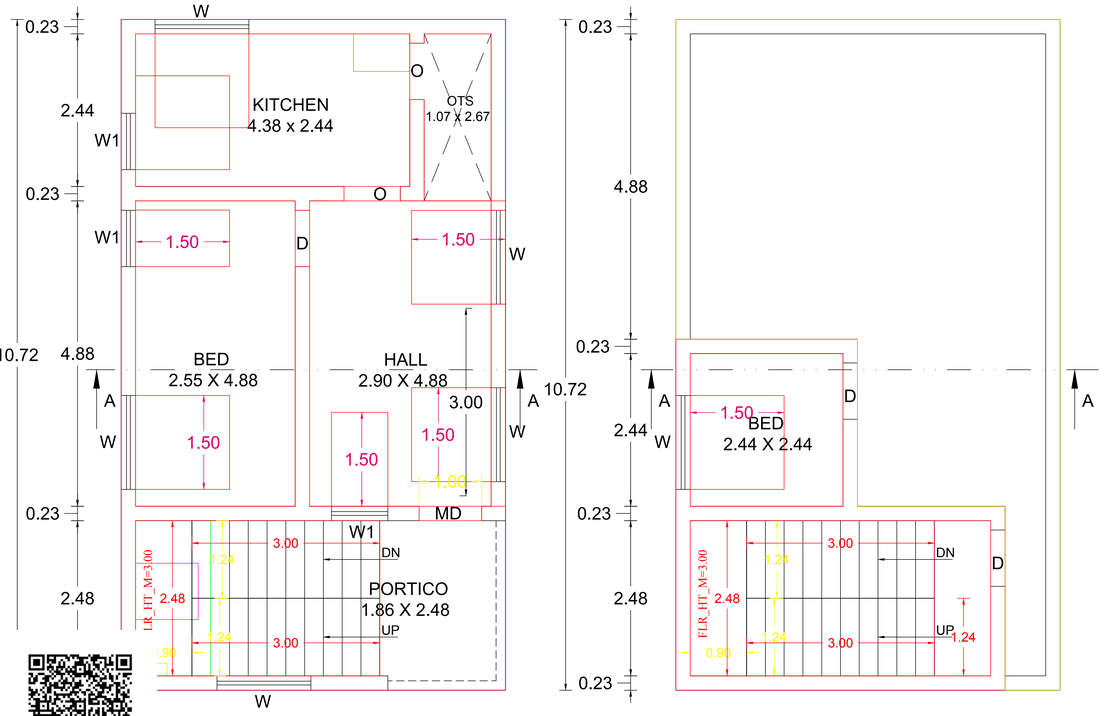


SECTION-AB

PLAN

SEPTIC TANK & DISPERSION TRENCH DETAILS

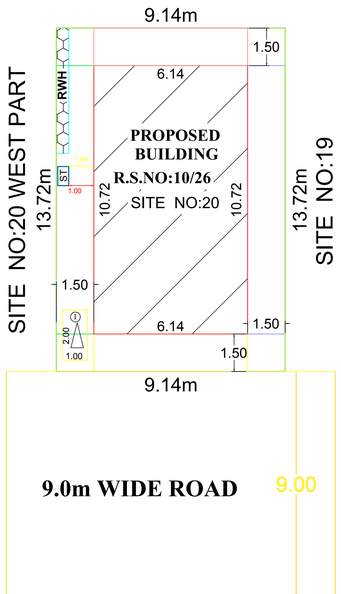
SCALE- 1:100



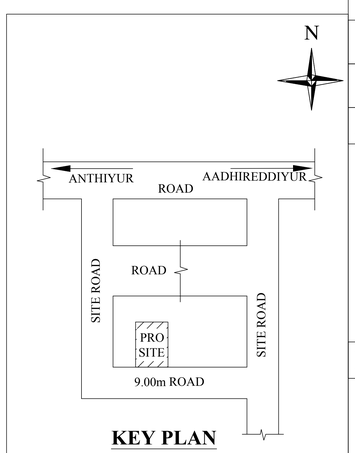
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SITE NO:14



SITE PLAN
SCALE 1:500



KEY PLAN

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- R W H
- ST

AREA DETAILS	SQ.FT	SQ.MT
AREA OF THE SITE	1350.00	125.40
OPEN SPACE AREA	526.12	48.86
PLINTH AREA		
GROUND FLOOR	708.49	65.82
FIRST FLOOR	249.83	23.21
TOTAL AREA	958.32	89.03
CARPET AREA		
GROUND FLOOR	441.22	40.99
FIRST FLOOR	19.52	5.95
TOTAL AREA	460.74	46.94

REFERENCE

MD	-	MAIN DOOR	3'6"X7'0"	1.00 X 2.10
D	-	DOOR	3'0"X7'0"	0.90 X 2.10
D1	-	DOOR	2'6"X7'0"	0.76 X 2.10
O	-	OPEN	3'0"X7'0"	0.90 X 2.10
W	-	WINDOW	5'0"X5'0"	1.50 X 1.50
W1	-	WINDOW	3'0"X5'0"	0.90 X 1.50
V	-	VENTILATOR	3'0"X2'0"	0.90 X 0.76

FLOOR SPACE INDEX (FSI) = 0.710

PLOT COVERAGE (PC) = 71.00 %

DESCRIPTIONS	REQUIRED	PROVIDED
TWO WHEELER PARKING	1 NOS	1 NOS
CAR PARKING	0 NOS	0 NOS

APPLICANT

T. Gogulan

REGISTERED ENGINEER

G.Raj

Er.G.RAJA, M.E.,AMIE.,C.Eng.,
Registered Structural Engineer Grade-II,
LOGU AND CO.,
22/2, Gandhiji Street Cross - 4,
Thavittupalayam,
Anthiyur-638501,Erode(DT).
Cell: 9943344254
07/2019/RSE-GR-II/ELPA

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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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.