Verified RealEstate™

REFERENCE
222/2024

ISSUED
16 December 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.

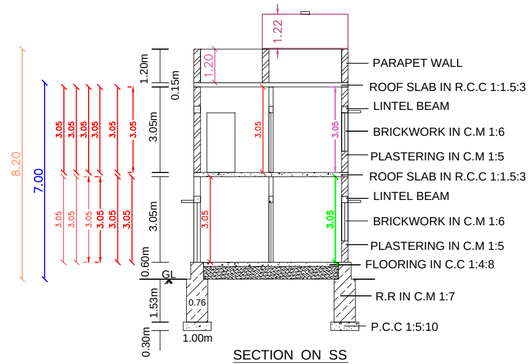
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD



ELEVATION



SECTION ON SS

PLAN INFO
PLOT_AREA_M2=131.28
AS_PER_DOCUMENT=131.28
FMB_OR_PLR=131.28
AS_AT_SITE=131.28
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.0
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.01
ROAD_LENGTH=18.0
AVG_PLOT_DEPTH= 8.53
AVG_PLOT_WIDTH= 14.63
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=11,12
SURVEY_NO= 303 / 4A1A1
PATTA_NO=1119
DISTRICT=ERODE
TALUK = KODUMUDI
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
BLK_1_FLR_0_BLT_UP_AREA=74.42
BLK_1_FLR_1_BLT_UP_ARE=42.64
BLK_1_EXISTING_NO_OF_DWELLING_UNITS=2
IS_EXISTINGBUILDING_EXCEPTION=YES

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF R.C.C ROOF IN PART OF FIRSTFLOOR BUILDING FOR RESIDENTIAL PURPOSE IN OLD S . F . No : 205 , 206 , Re.S.F. No : 303 / 4 , SUBDIVISION Re . S . F . No : 303 / 4 A 1 A 1 , SITE No : 11 , 12 (LAYOUT APPROVAL No : Ma . Va / (Ma .Se) . No : 1108 / 2018) AT VELAVAN NAGAR , KUMARASAMIGOUNDAMPALAYAM , PUNJAI KILAMBADI 'B' VILLAGE , KILAMBADI TOWN PANCHAYAT , KODUMUDI TALUK , ERODE DISTRICT .

APPLICANT :

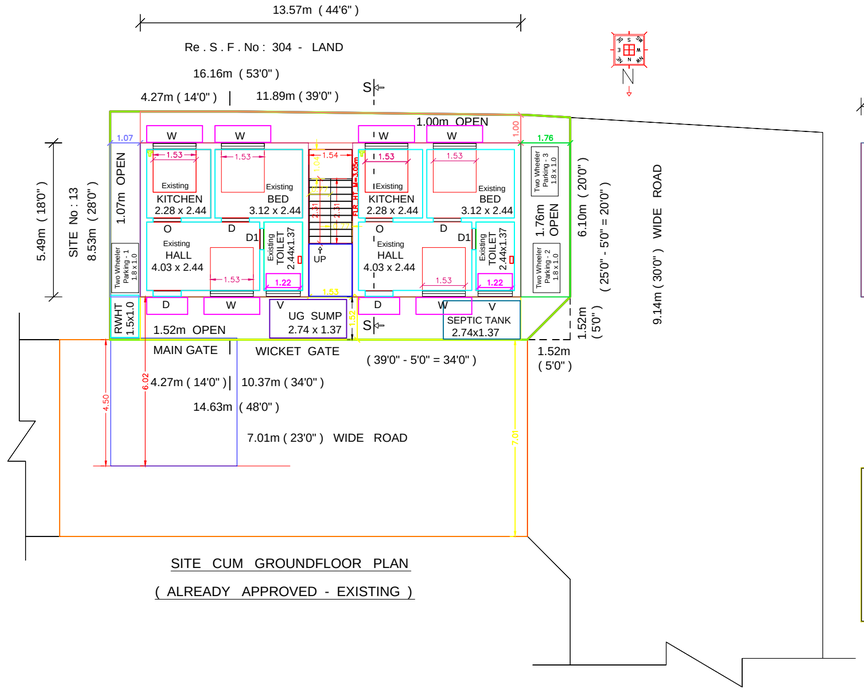
Mrs . M . JAYALAKSHMI , W/o . SENTHIL .

NOTE : Existing Ground Floor And Part Of First Floor Building Plan Approved Roc No : 183 / 2024 , BA No : 324734 / 2024 , Date : 13 / 09 / 2024 .

JOINERY DETAILS:

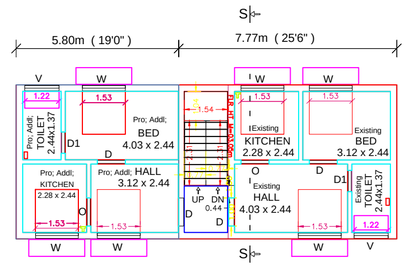
D - DOOR - 1.00m x 2.13m	RAIN WATER HARVESTING TANK - 1No
D1 - DOOR - 0.76m x 2.13m	SEPTIC TANK - 1No
W - WINDOW - 1.53m x 1.53m	BOREWELL - 1No
V - VENTILATOR - 1.22m x 0.61m	SUMP - 1No
O - OPEN - 1.00m x 2.13m	OVER HEAD TANK - 1No

AREA DETAILS	SQM	SQFT
Total Area Of The Applicant Site	131 . 28	1413 . 00
Plinth Area Of The Pro; Addl; R.C.C Roof Building In F.F	31 . 78	342 . 00
Carpet Area Of The Pro; Addl; R.C.C Roof Building In F.F	26 . 78	289 . 00
Plinth Area Of The Existing R.C.C Roof Building In G.F	74 . 42	801 . 00
Plinth Area Of The Existing R.C.C Roof Building In F.F	42 . 64	459 . 00
Area Of The Open Space	56 . 86	612 . 00



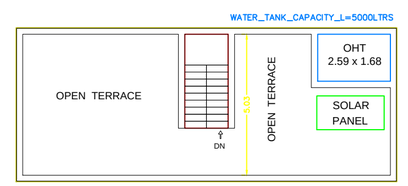
SITE CUM GROUNDFLOOR PLAN

(ALREADY APPROVED - EXISTING)



FIRST FLOOR PLAN

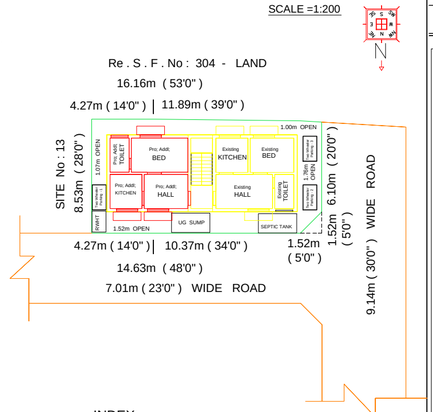
(ALREADY APPROVED - IN PART OF EXISTING AND IN PART OF PROPOSED ADDITIONAL)



TERRACE FLOOR PLAN

SITE PLAN

SCALE =1:200

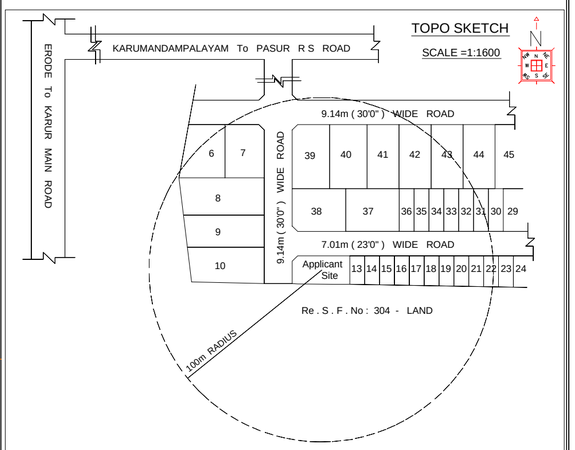


INDEX:

- APPLICANT SITE BOUNDARY
- PROPOSED ADDITIONAL BUILDING
- EXISTING BUILDING
- EXISTING ROAD

TOPO SKETCH

SCALE =1:1600



SITE , PLAN , ELEVATION

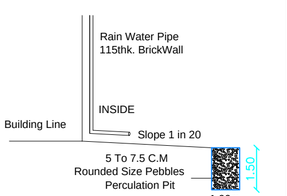
SECTION : SCALE = 1:100

ALL MEASUREMENTS ARE IN METER

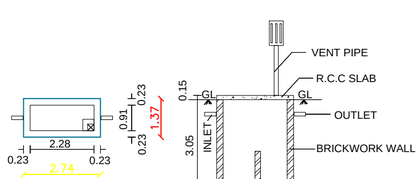




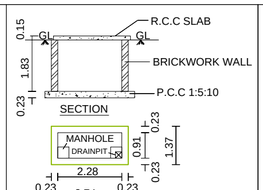
MAIN GATE



RAIN WATER HARVESTING TANK DETAILS



SEPTIC TANK DETAILS

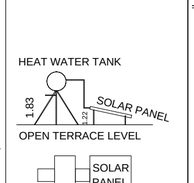


SUMP DETAILS



STAIRCASE DETAILS

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



SOLAR WATER HEATER

APPLICANT	ENGINEER
M. Jayalakshmi	M.G.S. Ganesan Er. M.G.S. GANESN, B.Tech., M.I.S.T.E., Consulting Civil Engineer & Licensed Building Surveyor, THE WINTRACK ASSOCIATES 158/1, Shree Ammas Illam Kulath Thottam, Kar. r Main Road, Karumandu.palayam, Erode - 638 154. CELL: 94435 98123, 90381 14495
	Er . M.G.S. GANESAN - 94435 98123

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.