Verified RealEstate™

REFERENCE
ERD-KMP-29/2024-2025

ISSUED
26 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.

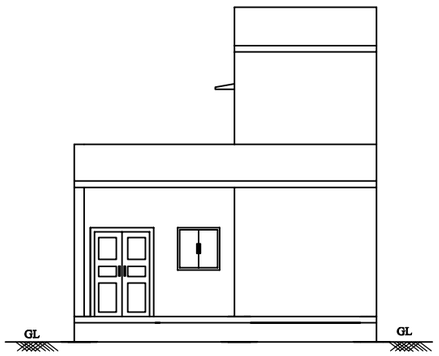
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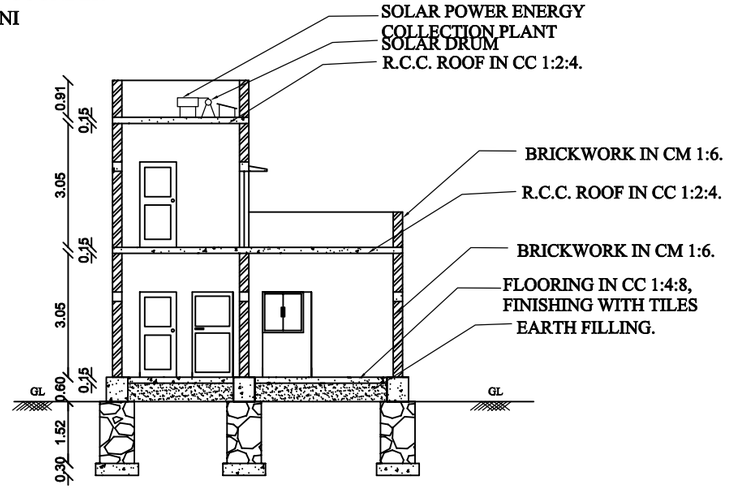
DIGITALLY VERIFIED RECORD

SITE AND DETAILED PLAN SHOWING PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN SITE NO :47, ' GOKUL NAGAR' AT R.S.F No : 25/3C , NANJUNAPURAM VILLAGE, KATHIRAMPATTI VILLAGE PANCHAYAT, ERODE TALUK AND DISTRICT.

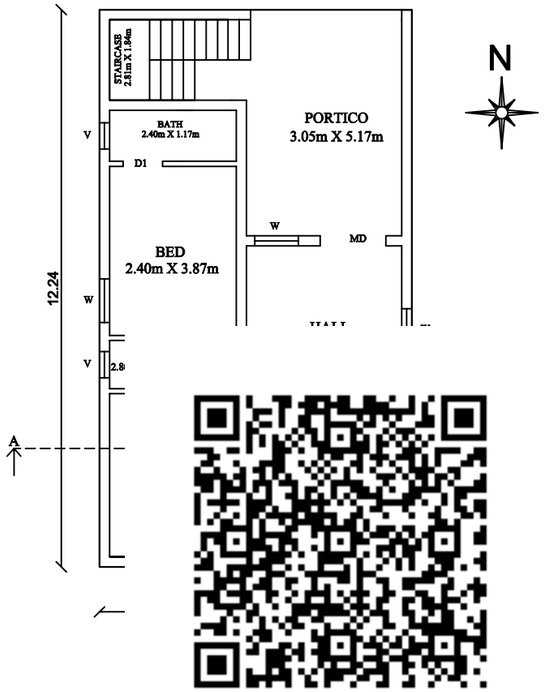
APPLICANT : 1) Mr.K SUBRAMANI S/o KUMARASAMY GOUNDER
2) Mrs.VASANTHAMANI W/o SUBRAMANI



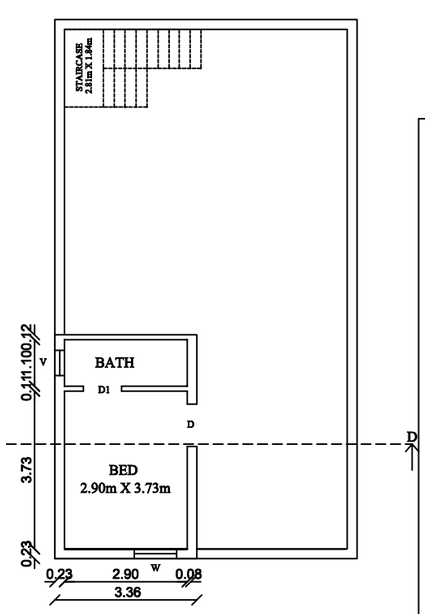
ELEVATION



SECTION ON 'AB' & 'CD'

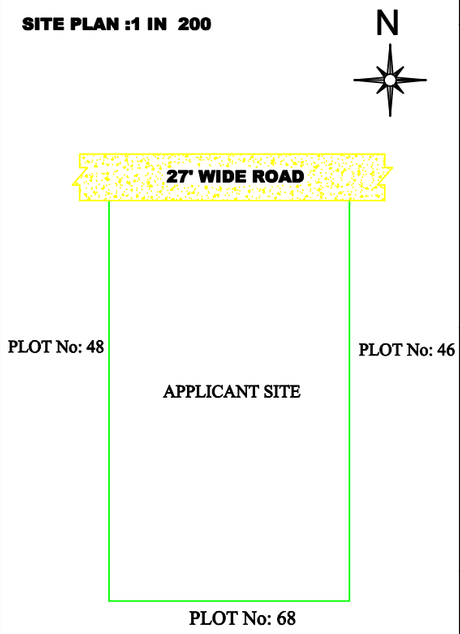


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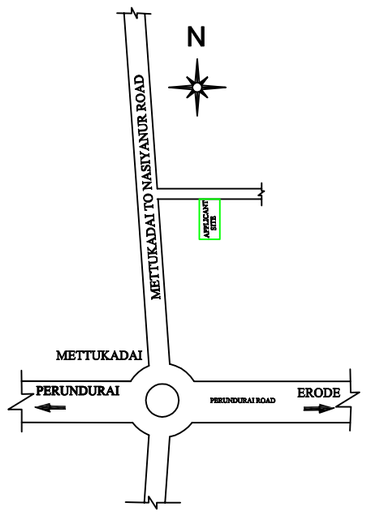


FIRST FLOOR PLAN

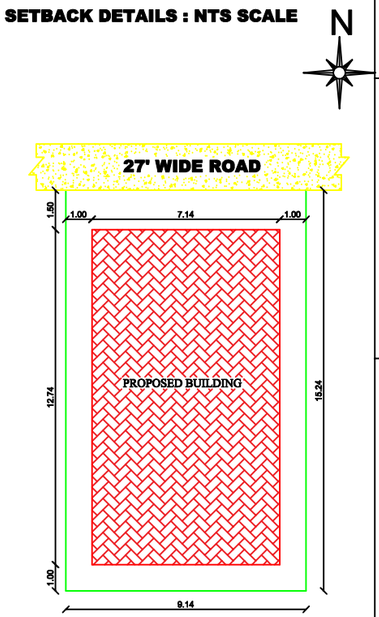
SITE PLAN :1 IN 200

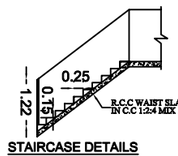


KEY PLAN : NTS SCALE



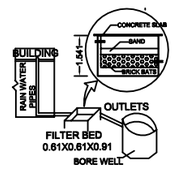
SETBACK DETAILS : NTS SCALE



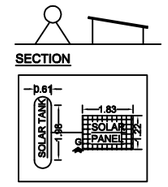


STAIRCASE DETAILS

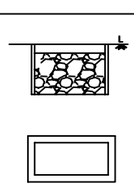
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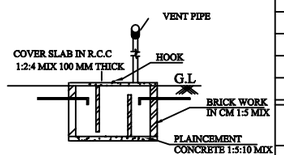
PLAN
RAIN WATER HARVESTING SUMP



PLAN
SOLAR SYSTEM

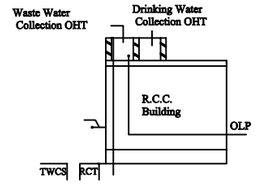


DISPERSION TRENCH



SEPTIC TANK DETAILS

Flow Diagram of Waste Water Recycling & Reuse



OFFICE USE :

Building Plan Approval No.: ERD-KMP-29/2024-2025

AREA DETAILS	SQ.M.	SQ.F.
TOTAL AREA OF THE SITE	139.91	1506.0(
GROUND FLOOR BUILDING AREA	75.20	809.45
FIRST FLOOR BUILDING AREA	17.77	191.28
TOTAL BUILDING AREA	92.97	1000.7:
PROPOSED SEPTIC TANK - 1 NO & SOAK PIT	-	1 NO.,
PROPOSED RAINWATER HARVESTING TANK & SUMP	-	1 NO.,

REF	JOINERY SCHEDULE	METER	FEET
MD	Main Door	1.06 x 2.13	3'6" X 7'0"
D	Door	0.91 x 2.13	3'0" x 7'0"
D1	Door	0.76 x 2.13	2'6" x 7'0"
O	Open	0.91 x 2.13	4'0" x 7'0"
W	Window	1.52 x 1.37	5'0" x 4'0"
W1	Window	1.22 x 1.22	4'0" x 4'0"
V	Ventilator	0.76 x 0.45	2'6" x 1'6"

INDEX :

APPLICANT SITE SITE BOUNDARY	-	
PROPOSED BUILDING	-	
EXSISTING ROAD	-	

ALL DIMENSIONS ARE IN 'METRE' & 'FEET' — SCALE - 1 : 100

APPLICANT	ENGINEER
S.VASANTHAMANI	Er.G. Amirthaganeshwaran B.E.,M.E., (Licensed Building Surveyor) Reg. No: 08/2020/RE-GR WEDTCP G.V.R. Valuators & Promoters Bharathi Nagar, Mettukadai, Erode 638 107 Ph: 98004 89189

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.