Verified RealEstate™

REFERENCE
70/2024-2025

ISSUED
23 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.

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

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DIGITALLY VERIFIED RECORD

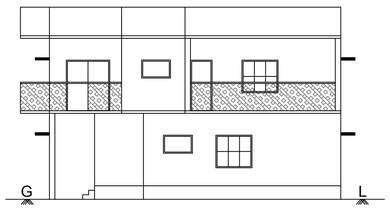
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR AT R.S. NO : 305 / 6, AFTER SUB DIVISION NEW R.S. NO : 305 / 6E, PATTA NO : 1721, SITE NO : 8, 9, LAYOUT APPROVED NO : L.P. / E.D.(E.L.P.A.) NO : 06 / 2021, 046 - PUDUR VILLAGE, 046 - PUDUR PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

APPLICANT :

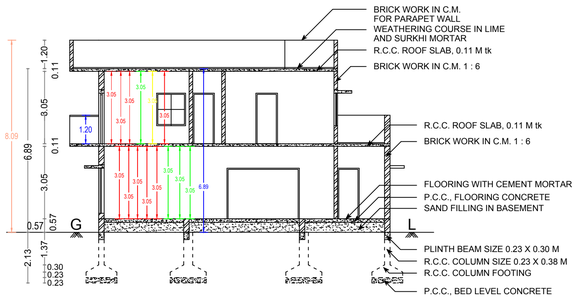
Mrs. T. PRIYA BELLA,
w/o T. LEO ANTONY.

LAYOUT APPROVED NO :
SPFW / ED / NO : 06 / 2021

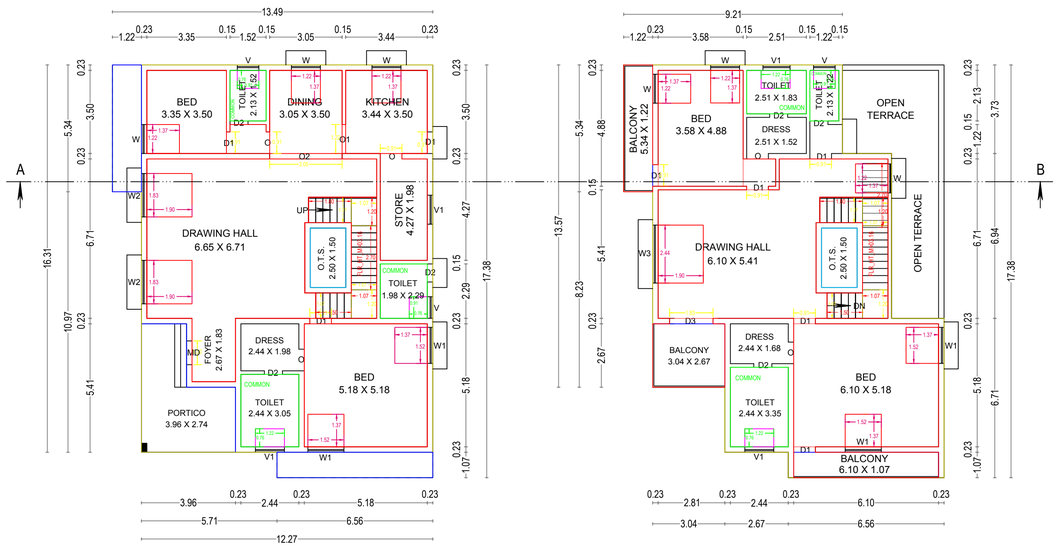
PLAN INFO
AS_AT_SITE= 468.97
FMB_OR_PLR= 468.97
AS_PER_DOCUMENT= 469.98
PLOT_AREA_M2= 468.97
PLOT_NO= 8 & 9
SURVEY_NO= 305/6E
PATTA_NO= 1721
DISTRICT=ERODE
TALUK=MODAKURICHI
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH= 20.40
AVG_PLOT_WIDTH= 23.22
AREA_TYPE= OTHERS
ROAD_WIDTH= 9.00
ROAD_LENGTH= 21.64
LAND_USE_ZONE = RESIDENTIAL
PREMIUM_FSI_REQUIRED=NO
CARPET_AREA_M2= 244.73
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



FRONT ELEVATION

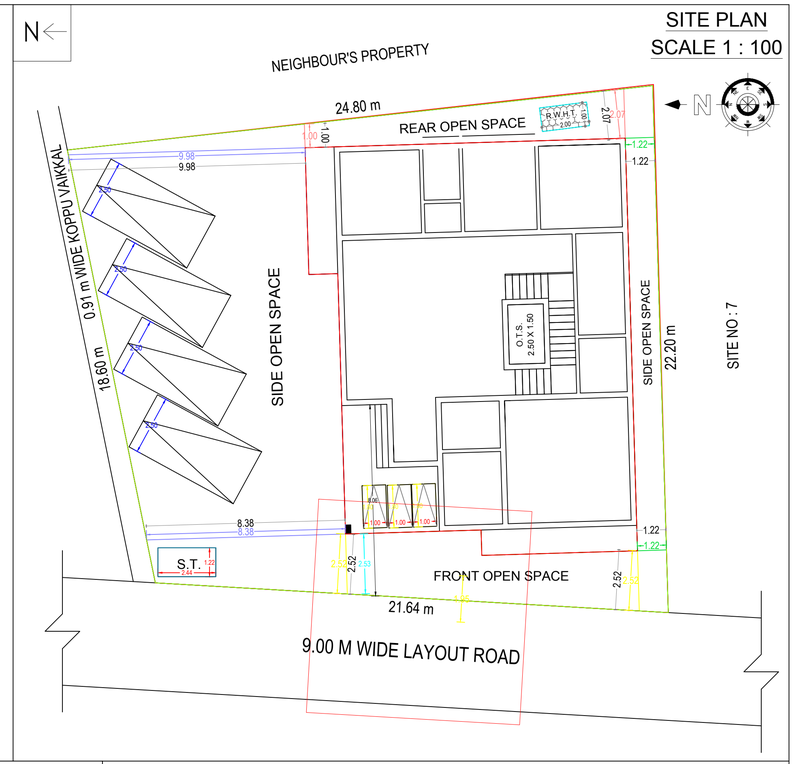


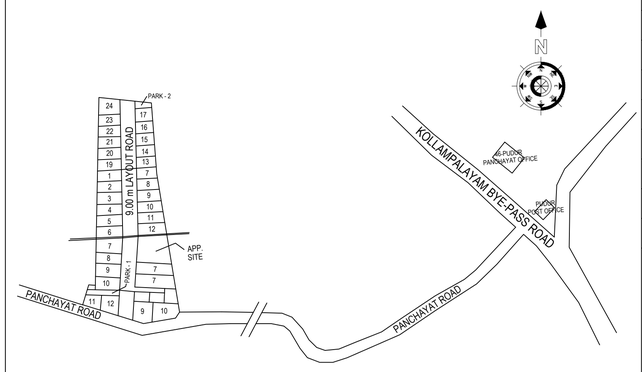
SECTION ON - "AB"



GROUND FLOOR PLAN

FIRST FLOOR PLAN





KEY PLAN
SCALE 1 CM : 20 M

AREA DETAILS :	SQ.M.	SQ.FT.
SUPER IMPOSED PLOT AREA	468.97	5047.99
AREA OF THE SITE AS PER DOCUMENT	469.98	5057.00
AREA OF PRO. R.C.C. ROOF CONSTN. IN G.F.	209.91	2259.47
AREA OF PRO. R.C.C. ROOF CONSTN. IN F.F.	170.28	1832.89
TOTAL PLINTH AREA OF PROPOSED G.F. & F.F.	380.19	4092.36
AREA OF THE OPEN SPACE	259.06	2788.52
TOTAL CARPET AREA OF PRO. CONSTN. IN G.F. & F.F.	244.73	2634.27
PRO. SEPTIC TANK, PRO. R.W.H.TANK, PRO. STAIRCASE 1 NO.		
PRO. WASTE WATER RE-CYCLING TANK, PRO. SOLAR POWER TANK.		

JOINERY DETAILS :

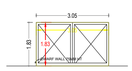
MD	-	MAIN DOOR	- 1.00 X 2.13
D1	-	DOOR	- 0.91 X 2.13
D2	-	DOOR	- 0.76 X 2.13
D3	-	DOOR	- 1.83 X 2.13
O	-	OPEN	- 0.91 X 2.13
O1	-	OPEN	- 1.22 X 2.13
O2	-	OPEN	- 3.05 X 2.13
W	-	WINDOW	- 1.22 X 1.37
W1	-	WINDOW	- 1.52 X 1.37
W2	-	WINDOW	- 1.83 X 1.90
W3	-	WINDOW	- 2.44 X 1.90
V	-	VENTILATOR	- 0.91 X 0.76
V1	-	VENTILATOR	- 1.22 X 0.76

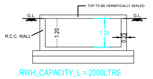
SCALE 1 : 100
ALL MEASUREMENTS ARE IN
" METRE "

INDEX :

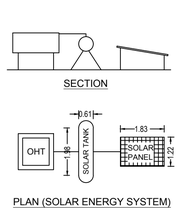
SITE BOUNDRAY SHOWN IN -
PROPOSED CONSTRUCTION -
EXISTING ROAD -

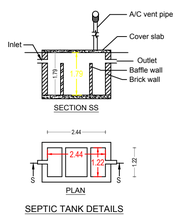




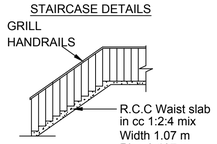


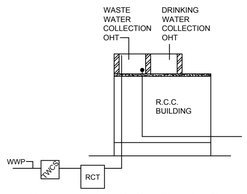






STAIRCASE DETAILS





FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

WWP	==== WASTE WATER PIPE LINE 2" Dia. FROM KITCHEN, BATH & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 9" Dia. TO WC & FLUSH TANK

APPLICANT

ENGINEER

Er.C.NAVANEETHA KRISHNAN,D.C.E.,
Licenced Building Surveyor, No: 212 / 2014,
NAVAKI BUILDERS
92,Chennappanaiyakan Palayam, Erode-104,
Cell: 98427 50760. 96295 13760.

DRAWN BY Er. M. HIDAYATHULLA., Phone No : 98425 22125

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.