Verified RealEstate™

REFERENCE
617/2024

ISSUED
11 January 2025

PP APPROVAL RECORD

# Planning Permission

## Survey 108

chithode of Chithode

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.

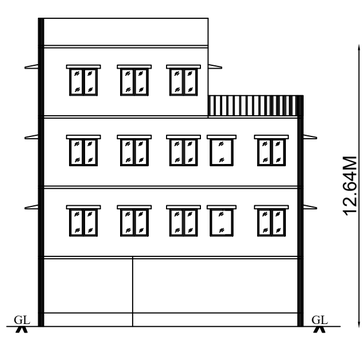
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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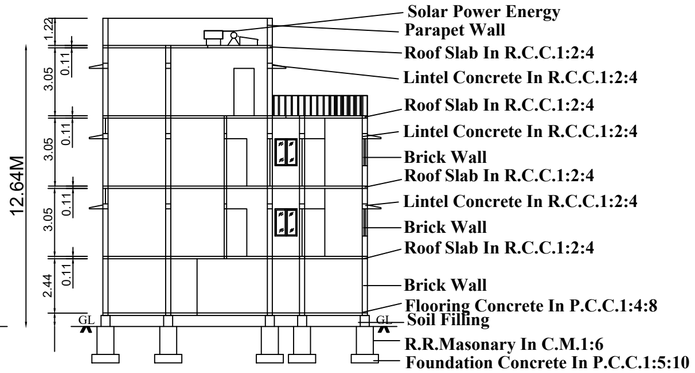
DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT FLOOR, FLOOR-01, FLOOR-02, FLOOR-03 RESIDENTIAL BUILDING IN NATHAM R.S.F.NO:108/ 18, NATHAM PATTA NO : 289, AT NADUPALAYAM TO KANCHIKOVIL ROAD, CHITHODE VILLAGE, AND CHITHODE TOWN PANCHAYAT, ERODE TALUK & ERODE DISTRICT.

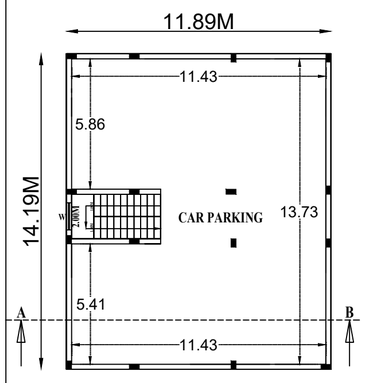
**APPLICANT NAME : 1. Mr.V.MANIKANDA PRABHU S/o.Mr.VITTAL**
**2. Mrs.M.NAKSHATRA, W/o.Mr.V.MANIKANDA PRABHU**



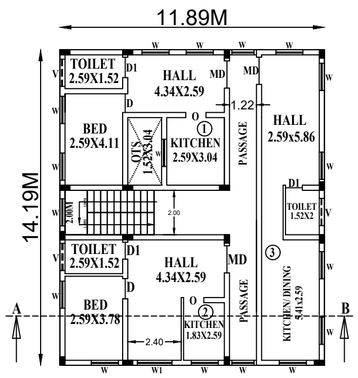

ELEVATION



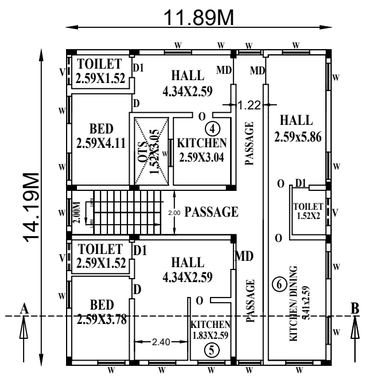

SECTION A-B



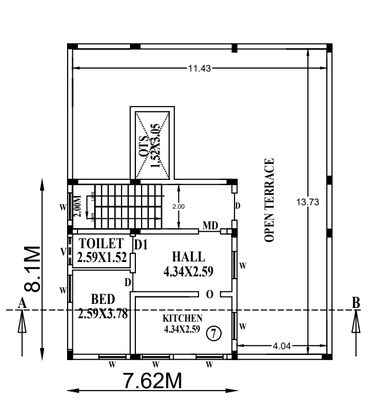

STILT FLOOR PLAN



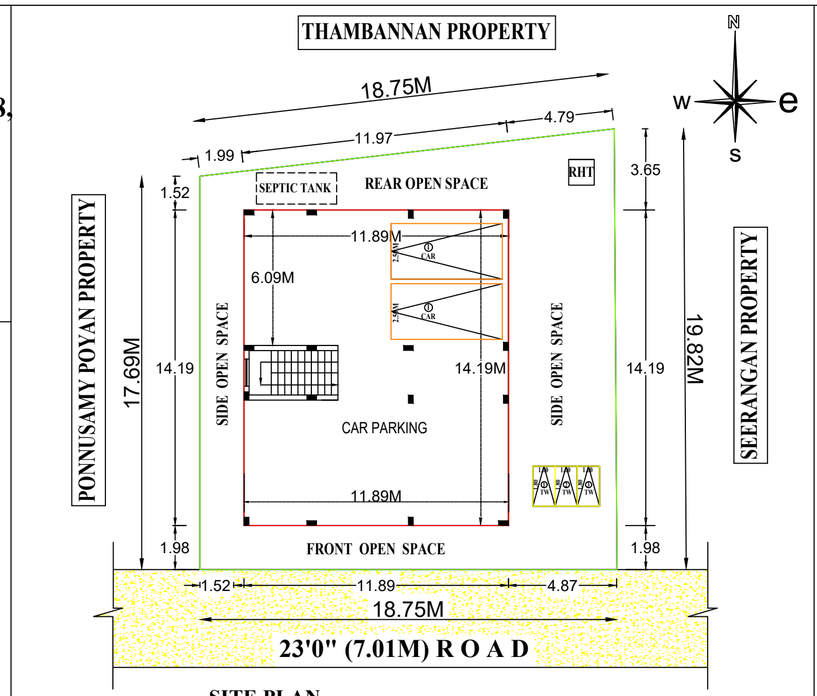

FLOOR-01



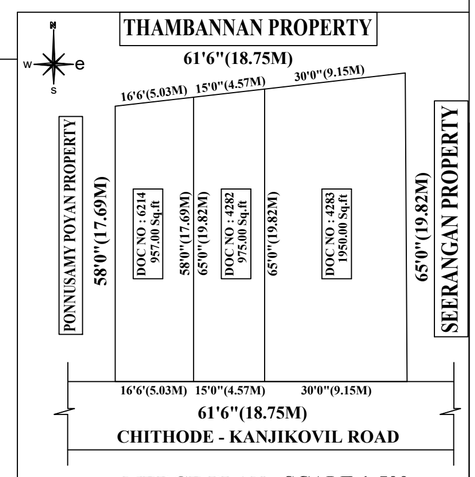

FLOOR-02




FLOOR-03




SITE PLAN
SCALE 1:100




MERGE PLAN SCALE 1:500

## OFFICE USE :-

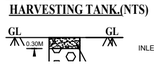
PLAN INFO
PLOT_AREA_M2=360.64
FMB_OR_PLR=324.00
AS_PER_DOCUMENT=360.64
AS_AT_SITE=360.64
PATTA_NO=289
SURVEY_NO=108/18
VILLAGE=CHITHODE
TALUK=ERODE
DISTRICT=ERODE
ROAD_WIDTH=7.01
ROAD_LENGTH=500
JURISDICTION_TYPE=PANCHAYAT
AVG_PLOT_DEPTH=18.75
AVG_PLOT_WIDTH=18.75
ACCESS_WIDTH_M=7.01
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=RESIENTIAL
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

STAIRCASE DETAILS (NTS)

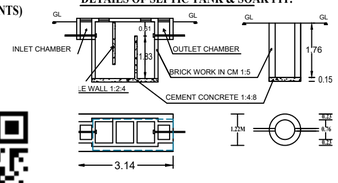


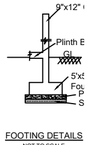

RISE
SOFFT
HAND RA
RISE : 19.0 CM
TREAD : 25.0 CM
WIDTH : 76.0 CM

DETAILS OF RAINWATER HARVESTING TANK.(NTS)




DETAILS OF SEPTIC TANK & SOAK PIT.




FOOTING DETAILS
NOT TO SCALE

## INDEX :-

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

| SCHEDULE OF JOINERIES | |
|---|---|
| D..DOOR. ..... | 1.00M X 2.10M |
| D1..DOOR. ..... | 0.76M X 2.10M |
| LD..LIFT DOOR..... | 1.00M X 2.10M |
| W...WINDOW ..... | 1.22M X 1.52M |
| W1..WINDOW ..... | 1.80M X 1.52M |
| W2..WINDOW ..... | 1.52M X 1.52M |
| V...VENTILATOR.... | 1.22M X 0.61M |
| A...ARCH..... | 1.22M X 0.61M |
| RAINWATER HARVESTING TANK.. | 1.NO |
| SEPTIC TANK..1.No, SOLAR SYSTEM.. | 1.No, |
| BORE WELL.1.No, OHT.1.No, SUMP.1 No., | |
| COMPOUND WALL:- | |

| NO | AREA DETAILS | SQ.M | SQ.FT |
|---|---|---|---|
| 1 | AREA OF THE SITE AS PER DOC | 360.64 | 3882.00 |
| 2 | AREA OF THE SITE AS PER PATTA | 324.00 | 3487.53 |
| 3 | PLINTH AREA OF THE STILT FLOOR | 168.71 | 1815.99 |
| 4 | PLINTH AREA OF THE FLOOR-01 | 168.71 | 1815.99 |
| 5 | PLINTH AREA OF THE FLOOR-02 | 168.71 | 1815.99 |
| 6 | PLINTH AREA OF THE FLOOR-03 | 61.72 | 664.35 |
| 7 | TOTAL PLINTH AREA | 567.85 | 6112.32 |
| 8 | NET OPEN SPACE | 155.29 | 1671.54 |

APPLICANT :-

REGISTERED ENGINEER:-



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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OMR Thoraipakkam,
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.