Verified RealEstate™

REFERENCE
47/2024-2025

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.

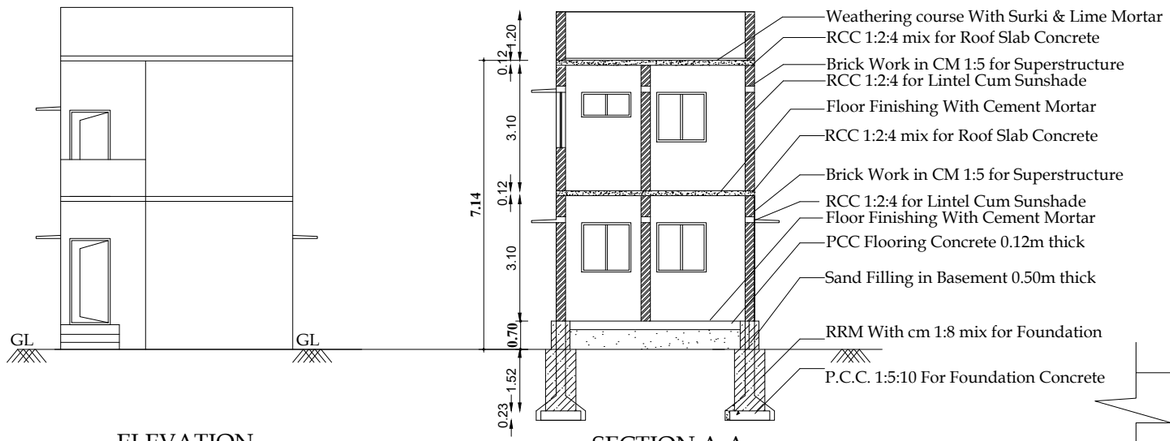
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

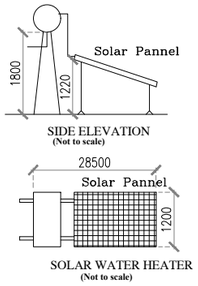
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN OLD S.F.NO. 59A, NEW S.F.NO:111/2A1A1A1, PATTA NO:397, SITE NO 51, MALAYADIPUDUR VILLAGE, KOMARAPALAYAM VILLAGE PANCHAYAT, SATHYAMANGALAM TALUK, ERODE DISTRICT.

APPLICANT : 1.Mr M.SELVAKUMAR S/O. MURUGESAN
2.Mrs LAXMI W/O SELVAKUMAR



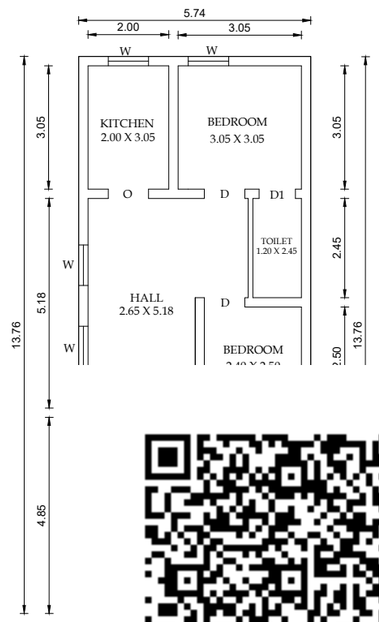
ELEVATION

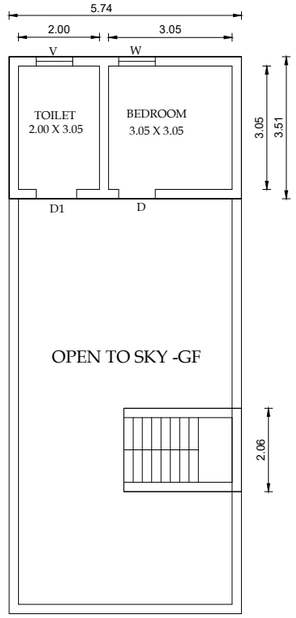
SECTION A-A



SIDE ELEVATION
(Not to scale)

SOLAR WATER HEATER
(Not to scale)

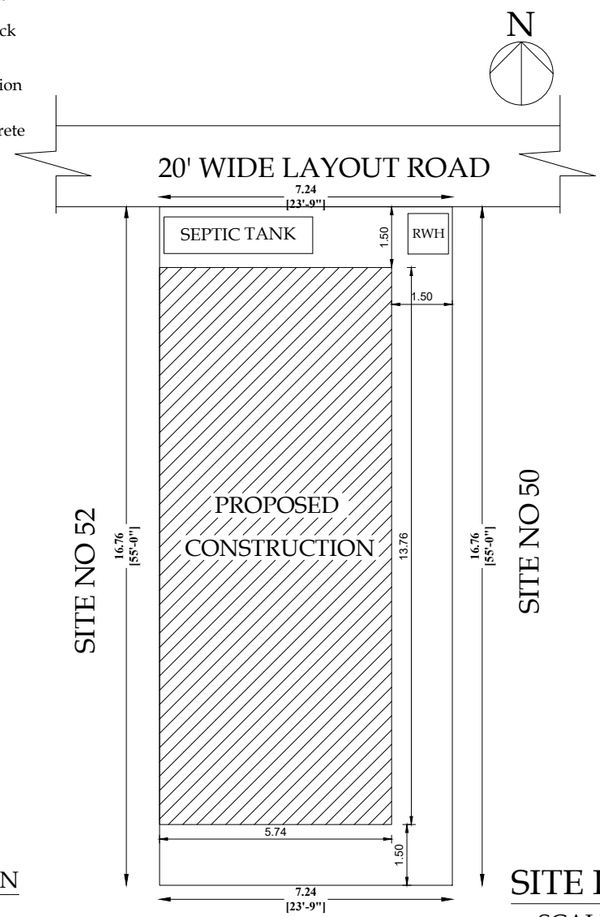




FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SITE NO 120

SITE PLAN

SCALE 1:100

AREA DETAILS

S.No.	DESCRIPTION	SQ FT	SQ MT
1	AREA OF THE SITE AS PER DOCUMENT	1306.25	121.35
2	AREA AS PER SITE	1306.25	121.35
3	PLINTH AREA OF G.FLOOR BUILDING	850.17	78.98
4	PLINTH AREA OF F.FLOOR BUILDING	281.48	26.15
5	PLINTH AREA OF ALL FLOORS	1131.62	105.13
6	FLOOR AREA OF GROUND FLOOR	409.79	38.07
7	FLOOR AREA OF FIRST FLOOR	165.79	15.40
8	FLOOR AREA OF ALL FLOORS	575.55	53.47
9	AREA OF OPEN SPACE	456.07	42.37

JOINERY DETAILS

REF	JOINERY SCHEDULE	METRE
MD	MAIN DOOR	1.01 X 2.1
D	DOOR	0.92 X 2.1
D1	DOOR	0.76 X 2.1
W	WINDOW	1.21 X 1.21
V	VENTILATOR	0.91 X 0.60

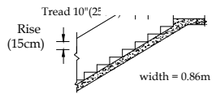
ALL DIMENSION ARE IN METRE

APPLICANT

1.Mr M.SELVAKUMAR S/O. MURUGESAN
2. Mrs LAXMI W/O SELVAKUMAR

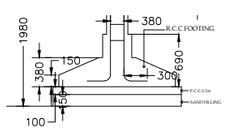
REGISTERED ENGINEER

Er. P.DINESH M.E.(Struct), C.Eng., MIE., MIV.,
Registered Structural Engineer - Registered Valuer
Registered Engineer - Chartered Engineer
2/8, Tippusultan Road, Sathaymangalam - 638 401
Mob.: 97883 67883 Email: erdineshpv@gmail.com
Er. P. DINESH., B.E., M.E(Struct.)., CEng., MIE.,MIV.,
REGISTERED STRUCTURAL ENGINEER GRADE I
REGISTERED ENGINEER REGISTERED VALUER
#2/8 TIPPU SULTAN ROAD
SATHYAMANGALAM
MOBILE : 9788367883

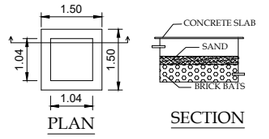


STAIRCASE DETAILS

Not to scale

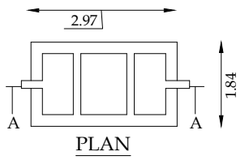


FOUNDATION DETAILS

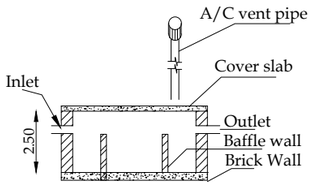


PLAN SECTION

RAIN WATER HARVESTING TANK



SEPTIC TANK DETAILS



SECTION A-A

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.