Verified RealEstate™

REFERENCE
26/2024

ISSUED
03 March 2025

PP APPROVAL RECORD

Planning Permission

Survey 2079

KALAIGNAR STREET ANTHIYUR of Anthiyur

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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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF GROUND FLOOR AND FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE IN NATHAM NO: 1612 / 3 , NEW NATHAM SUB DIVISION NO: 2079 / 21 , PATTA NO : 10174 , WARD NO : 9 AT KALAIGNAR STREET , ANTHIYUR TOWN PANCHAYAT AND TALUK , ERODE DISTRICT , (AFTER DEMOLISHED THE EXISTING BUILDING IN DOOR NO : 13 , ASSESSMENT NO: 1972).

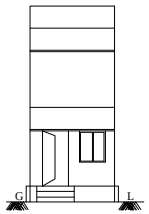
APPLICANT: **Thiru. K.KATHIRESH,**
S/O: KRISHNAN.

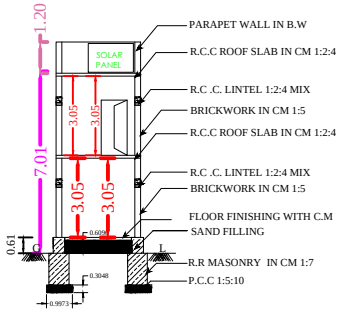
Building Plan Approval No : 53/2024-25

Dated : 03.03.2025

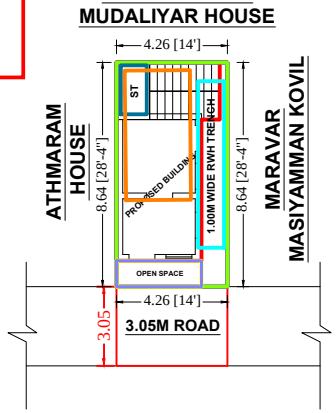
PLAN INFO
PLOT_AREA_M2=36.78
AS_PER_DOCUMENT=36.78
AS_AT_SITE=36.78
FMB_OR_PLR=36.78
SINGLE_FAMILY_BLDG=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.05
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.05
ROAD_LENGTH=300
AVG_PLOT_DEPTH= 8.64
AVG_PLOT_WIDTH= 4.26
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=0
SURVEY_NO=2079/21
TOWN SURVEY_NO=2079/21
PATTA_NO=10174
JURISDI
TALUK=
DISTRIC
RWH_DI
BUILDINC
AREA_TY
BUILDINC
BUILDINC
PROVISIO
FIRE_PRO
NOC_FOR
NOC_FIRE
PLE=YES
OSR_APPI
IS_APPRO
PREMIUM
OSR_SURI
IF_HERIT

OFFI



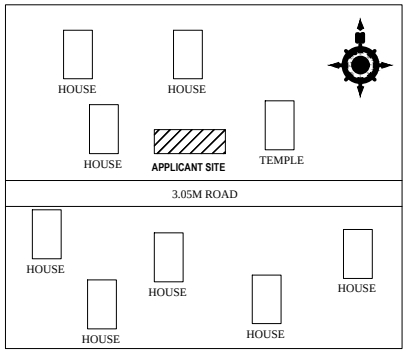


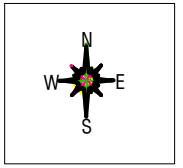
SECTION ON "AA"



SITE PLAN

SCALE 1:100





AREA DETAILS	SQ.FT	SQ.MT
APPLICANT SITE AREA	392.00	36.41
AREA OF R.C.C ROOF CONST PLINTH IN G.F	284.38	26.43
AREA OF R.C.C ROOF CONST PLINTH IN F.F	278.36	25.87
TOTAL PLINTH AREA (G.F+F.F)	562.74	52.3
TOTAL CARPET AREA	149.67	13.91
OPEN SPACE AREA	107.62	9.98
EXISTING BUILDING AREA	269.00	25.00

SEPTIC TANK & SOAK PIT - EACH 1 NO

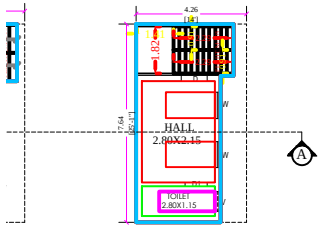
RAIN WATER HARVESTING SUMP 1 NO

JOINERY DETAILS	FEET	METRE	JOINERY DETAILS	FEET	METRE
D - DOOR	4'0" X 7'0"	3.66X 2.13	V - VENTILATOR	2'6" X 4'0"	0.76 X 1.22
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13	V1 - VENTILATOR	2'6" X 2'6"	0.76 X 0.76
W - WINDOW	4'0" X 4'0"	1.22 X 1.22	RS - ROLLING SHUTTER	8'0" X 7'0"	2.43 X 2.13

INDEX:-
SITE BOUNDARY
PROPOSED BUILDING

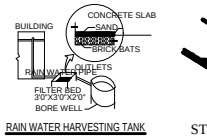
SYS-JM- ER/MUS/JULY/2024

APPLICANT	ENGINEER
K. கதிரேசன்	Er. K. MADESHWARAN, D.C.E., Licence Building Surveyor, JAI MARUTHI PLANNERS, 3/2, Teacher's Colony, Anthiyur-638 501, Cell : 94889 72123

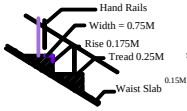


FIRST FLOOR PLAN

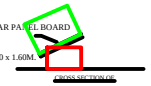
SCALE 1:100



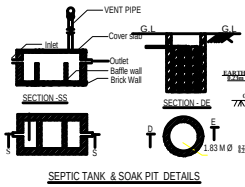
RAIN WATER HARVESTING TANK



STAIRCASE DETAILS



SOLAR WATER HEATING SYSTEM



SEPTIC TANK & SOAK PIT DETAILS

FOUNDATION DETAILS



TRIAL PIT(NOT TO SCALE)

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.