PP APPROVAL RECORD

# Planning Permission

## Survey 1148/2 and 3 more

Jambai

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.

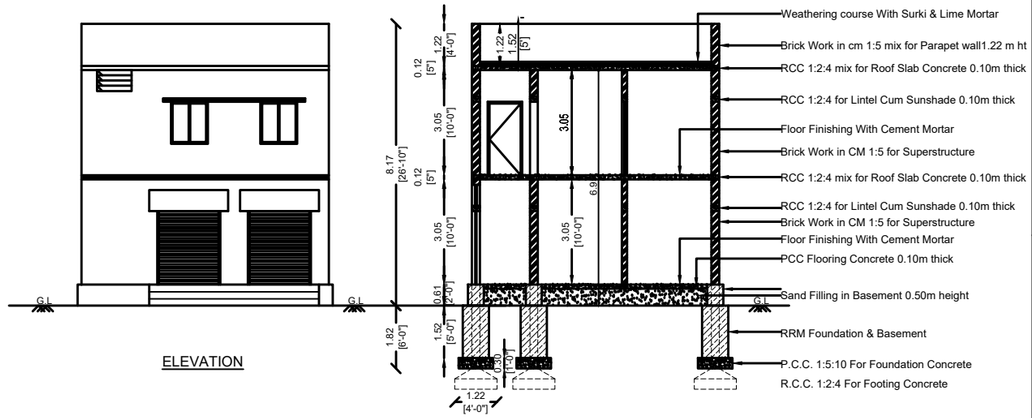
Verified RealEstate™

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

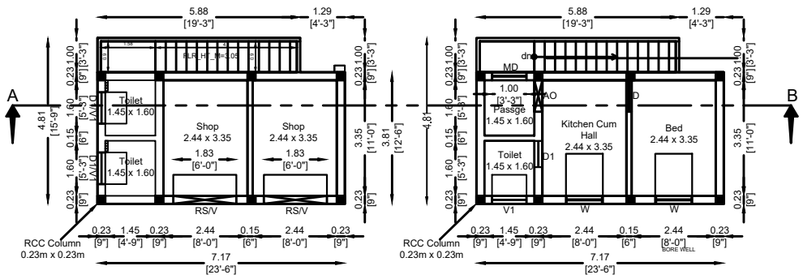
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ELEVATION

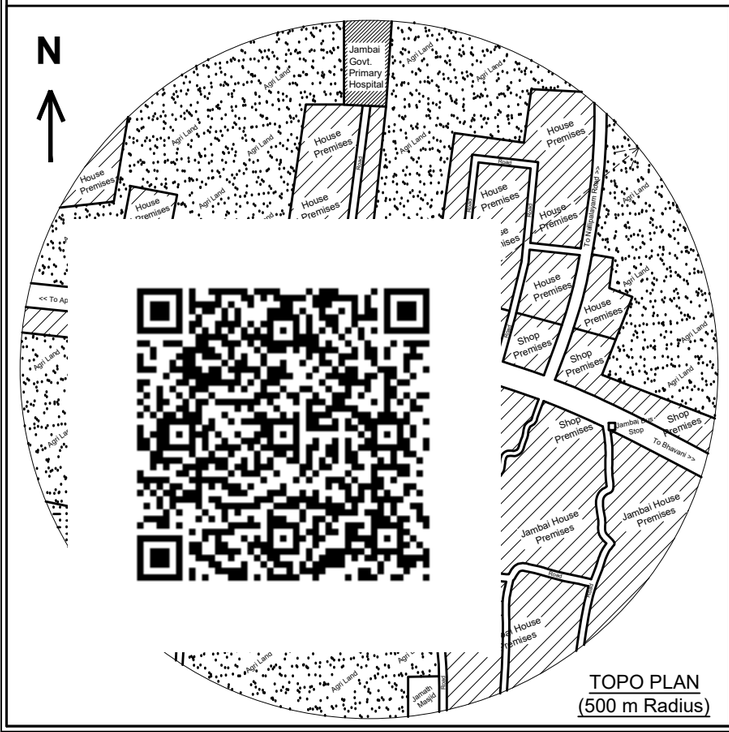



PROPOSED GROUND FLOOR PLAN

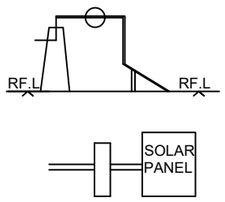



PROPOSED FIRST FLOOR PLAN

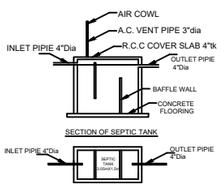


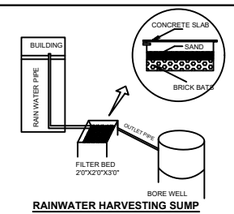

TOPO PLAN (500 m Radius)



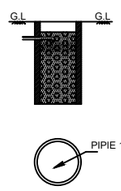

SOLAR WATER HEATER




SEPTIC TANK

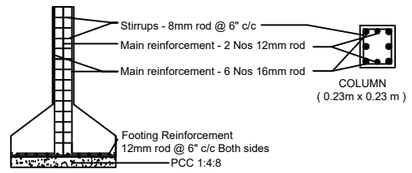


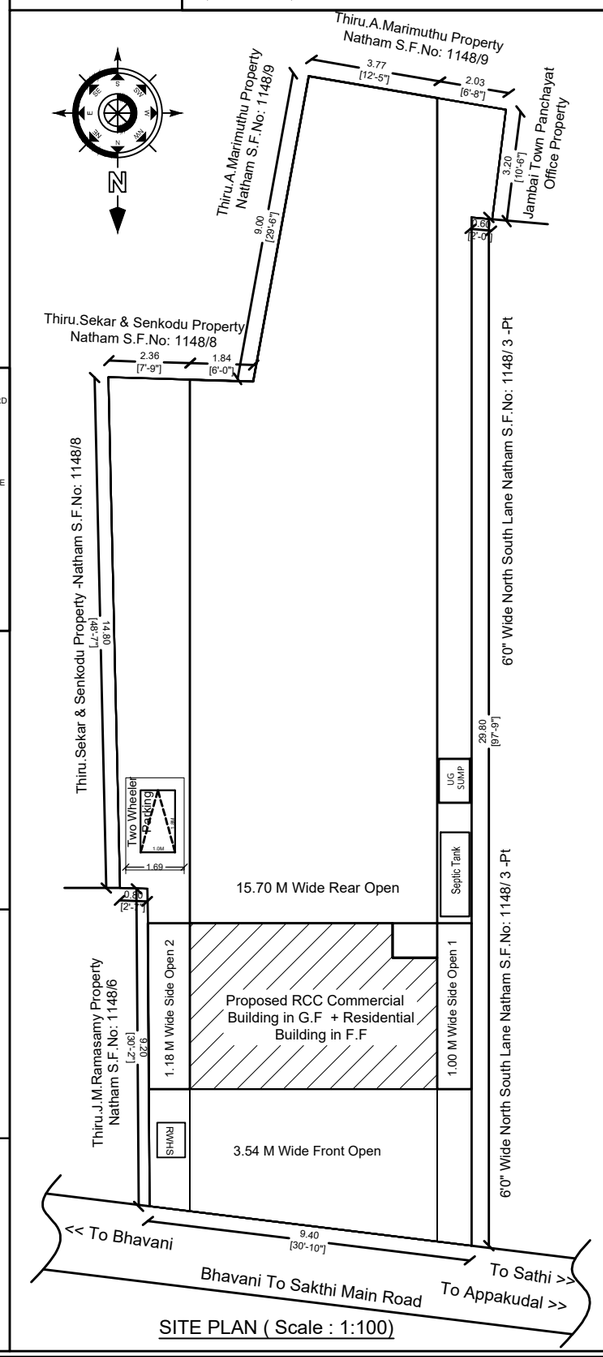

RAINWATER HARVESTING SUMP




SOAK PIT

## Column & Footing Reinforcement Details




SITE PLAN ( Scale : 1:100)

# Plan Showing the Proposed RCC Terraced Ground Floor Commercial & First Floor Residential Building Construction (After Demolishing the Exiting Building in D.No: 116) At New Natham S.F.No : 1148/2, 4, 5, Patta No : 329, 36, 545, Jambai Village & Town Panchayat, Sakthi Main Road, Jambai, Bhavani Taluk, Erode District.

APPLICANT : Thiru.K.Prakash, S/o.Thiru.Kuppusamy, Tmt.K.Sasikala, W/o.Thiru.K.Prakash.

| AREA DETAILS | SQM | SFT |
|---|---|---|
| Area of the Applicant Site (As on Document) | 290.18 | 3123.50 |
| Area of the Applicant Site (As on Patta) | 290.00 | 3121.53 |
| Area of the Applicant Site (As on Super Imposed Plot Boundary) | 293.62 | 3160.50 |
| Plinth Area of the Proposed RCC Building in G.F | 33.20 | 357.36 |
| Plinth Area of the Proposed RCC Building in F.F | 27.32 | 294.07 |
| Carpet Area of the Proposed RCC Building in G.F & F.F | 32.72 | 352.19 |
| Area of the Open Space | 256.80 | 2764.17 |
| Proposed Septic Tank & Soak Pit - Each | 01 No | |
| Proposed Stair case | 01 No | |
| Proposed Rain Water Harvesting Sump | 01 No | |

Plot Coverage = $\frac{33.20}{290.00}$ x 100 = 11.45 %

F.S.I = $\frac{60.52}{290.00}$ = 0.209 < 2.00

JOINERY DETAILS :-

| | | | | | |
|---|---|---|---|---|---|
| Rolling Shutter | RS | 1.83 x 2.13 | Main Door | MD | 1.00 x 2.13 |
| Door | D | 0.91 x 2.13 | Door | D1 | 0.76 x 2.13 |
| Window | W | 1.07 x 1.22 | Arch Open | AO | 0.91 x 2.13 |
| Ventilator | V | 1.83 x 0.61 | Ventilator | V1 | 1.00 x 0.61 |


Er.S.CHANDRAHASAN D.C.E.,L.B.S.,
Govt.Register Engineer

CELL : 94892 - 47070
: 86673 - 79192

A K S H A R A
BUILDERS & PLANNERS
your happiness is our goal

Head Office : D.No: 161A, Salem Main Road, Near Komarapalayam Municipal Office, Gandhi Statue Left Side,Komarapalayam, Komarapalayam Taluk, Namakkal District - 638 183

Branch Office : D.No: 24/6, Anthiyur Main Road, Periyasamy Dhamayandhri Complex, A.Pudupalayam, Sakthi Nagar (Po), Appakudal, Bhavani Taluk, ErodeDistrict- 638 315

Mail ID : aksharabuilders.planners@gmail.com


APPLICANT

REGISTER ENGINEER

E.R.E. KAVIRAJ, DCE., BE.,
Licensed Building Surveyor & Consulting Civil Engineer
Anna Nagar Kovil Street, Jambai - 638 312.
Bhavani Tk. Erode (Dt)
Cell: 90956 46329, 99404 36329

ENGINEER

Er. S. CHANDRAHASAN DCE.,LBS.,
Reg. Civil Engineer, Cell: 94892 47070
AKSHARA BUILDERS & PLANNERS
Salem Main Road, Gandhi Statue Opp
Near Municipal Office, Komarapalayam
Namakkal District - 638 183.

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

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# 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.