PP APPROVAL RECORD

# Planning Permission

## Survey 102

Pitchandampalayam

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.

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

hello@verified.realestate

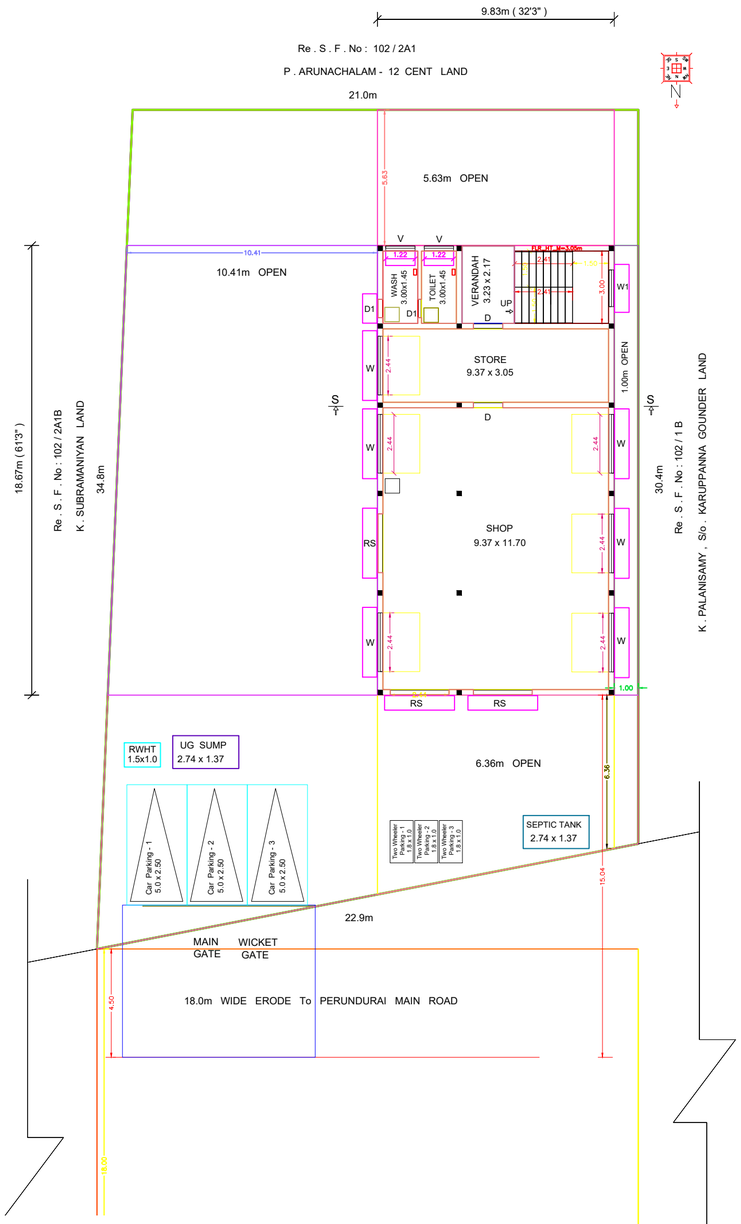
+91 9996 12 9996

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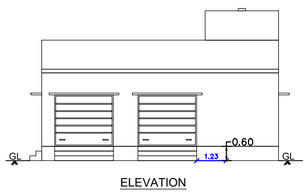
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R . C . C ROOF GROUNDFLOOR SHOP BUILDING FOR COMMERCIAL PURPOSE IN OLD SURVEY No : 123 A , Re SURVEY No : 102 / 2 , SUBDIVISION Re SURVEY No : 102 / 2A1A PART , PATTA No : 106 AT ERODE - PERUNDURAI ROAD , MOOLAKARAI , PUTHUR PUTHUPPALAYAM VILLAGE , PITCHANDAMPALAYAM PANCHAYAT , ERODE UNION , ERODE TALUK , ERODE DISTRICT .

APPLICANT :

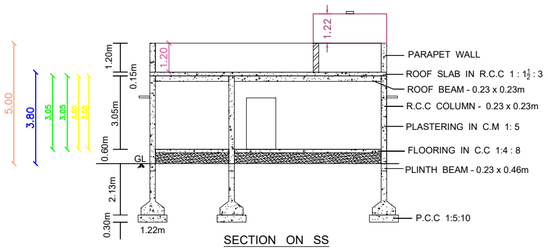
Mr . P . ARUNACHALAM , S/o . PERIYANA GOUNDER .



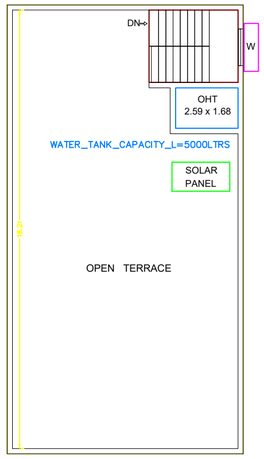

## SITE CUM GROUNDFLOOR PLAN




ELEVATION




SECTION ON SS

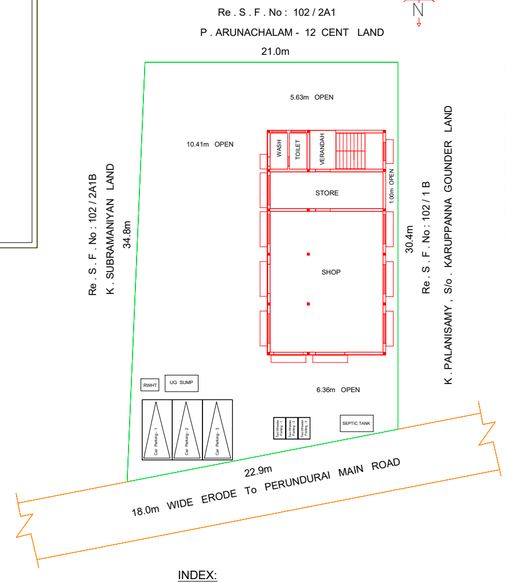



TERRACE FLOOR PLAN

PLAN INFO
BLK_1_FLR_0_NAME=GROUNDFLOOR
PLOT_NO=NIL
DISTRICT=ERODE
TALUK=ERODE
AS_AT_SITE=708.20
FMB_OR_PLR=708.20
IS_SWIMMING_POOL_EXISTS=NO
PATTA_NO=106
SURVEY_NO=102/2A1A PART
JURISDICTION_TYPE=PANCHAYAT
AS_PER_DOCUMENT=708.20
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=708.20
AVG_PLOT_DEPTH=30.4
AVG_PLOT_WIDTH=21.0
AREA_TYPE=OTHERS
ROAD_WIDTH=18.00
ROAD_LENGTH=36.00
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_SUB_OCCPANCY_COLOUR_CODE=B-SHOP
BLOCK_1_B-SHOP_MEMBER_COUNT=2

SITE PLAN

SCALE = 1 : 200




INDEX:

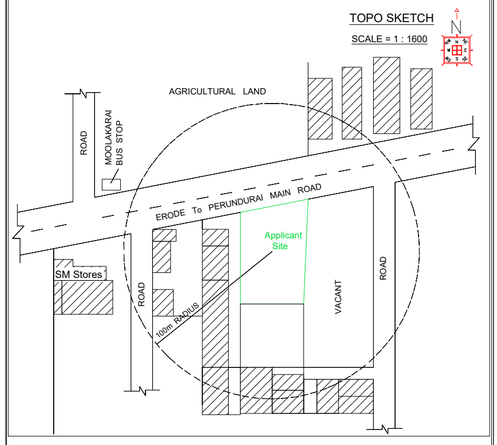
- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD

| JOINERY DETAILS : | |
|---|---|
| RS - ROLLING SHUTTER - 2.44m x 2.13m | RAIN WATER HARVESTING TANK - 1 No |
| D - DOOR - 1.22m x 2.13m | SEPTIC TANK - 1 No |
| D1 - DOOR - 0.76m x 2.13m | BORE WELL - 1 No |
| W - WINDOW - 2.44m x 1.53m | SUMP - 1 No |
| W1 - WINDOW - 1.53m x 1.53m | OVER HEAD TANK - 1 No |
| V - VENTILATOR - 1.22m x 0.61m | |

| AREA DETAILS | SQM | SQFT |
|---|---|---|
| Total Area Of The Applicant Site = 17 . 50 Cents | 708 . 20 | 7623 . 00 |
| Plinth Area Of The Proposed R.C.C Roof Building In G.F | 183 . 51 | 1975 . 31 |
| Carpet Area Of The Proposed R.C.C Roof Building In G.F | 156 . 25 | 1682 . 00 |
| Area Of The Open Space | 524 . 69 | 5647 . 69 |

TOPO SKETCH

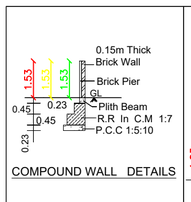
SCALE = 1 : 1600



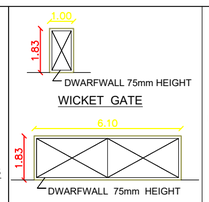

SITE , PLAN , ELEVATION

SECTION : SCALE = 1:100

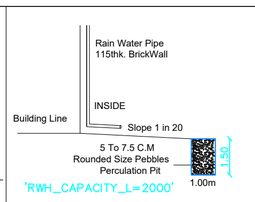
ALL MEASUREMENTS ARE IN METER



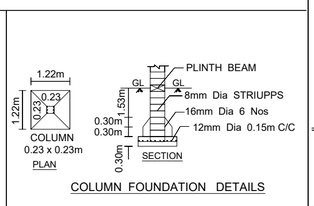

COMPOUND WALL DETAILS



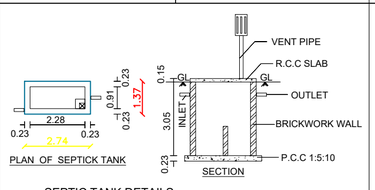

MAIN GATE



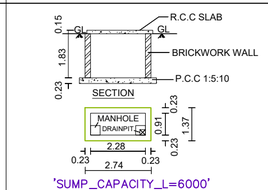

RAIN WATER HARVESTING TANK DETAILS




COLUMN FOUNDATION DETAILS

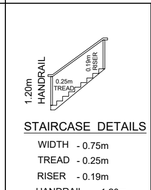



SEPTIC TANK DETAILS



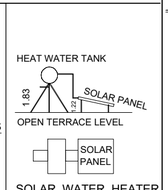

'SUMP_CAPACITY_L=6000'

SUMP DETAILS




STAIRCASE DETAILS

WIDTH - 0.75m
TREAD - 0.25m
RISER - 0.19m
HANDRAIL - 1.20m




SOLAR WATER HEATER

| APPLICANT | ENGINEER |
|---|---|
| P.M | CELL : 98427 75484<br>R. MUTHUKUMAR, D.C.E.,<br>ENGINEER-GRADE III-RE<br>REGISTERATION No : 056/LSI/2019/00008<br>SIRAJ PLANNERS<br>48, NETHAJI ROAD, ERODE-1. |
| | SIRAJ PLANNERS - 9842775484 |

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.