PP APPROVAL RECORD

# Planning Permission

## Survey 594

Kaspa Pettai

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.

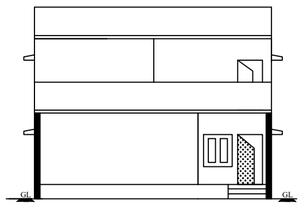
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING IN R.S.F.No: 594/6B1A1D1,595/4A

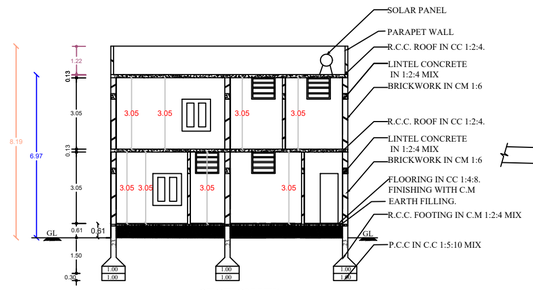
SITE No: 49 AT SRI NATCHATRA GARDEN, KASPAPETTAI VILLAGE & PANCHAYAT, MODAKURUCHI PANCHAYAT UNION & TALUK, ERODE DISTRICT.

SWP/DTCP/ERODE/LAYOUT APPROVAL No: 38/2023.

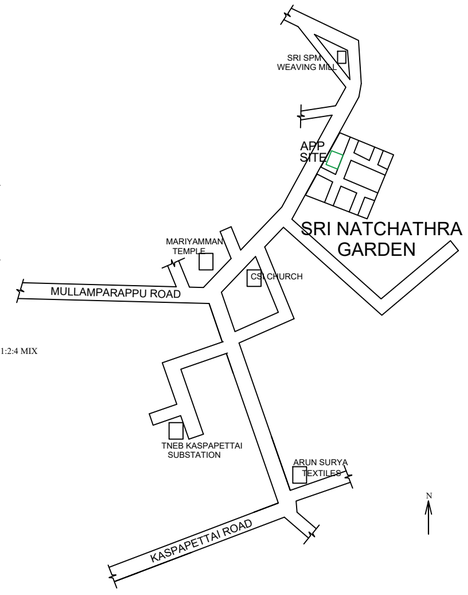
APPLICANT - Mrs. N.PRIYA NARASIMMAN., W/o. Mr. NARASIMMAN.,



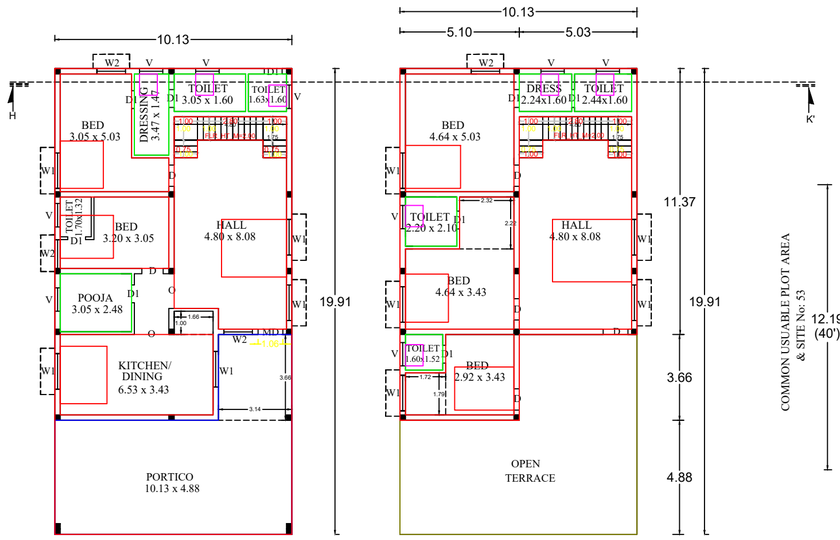

ELEVATION




SECTION HK'



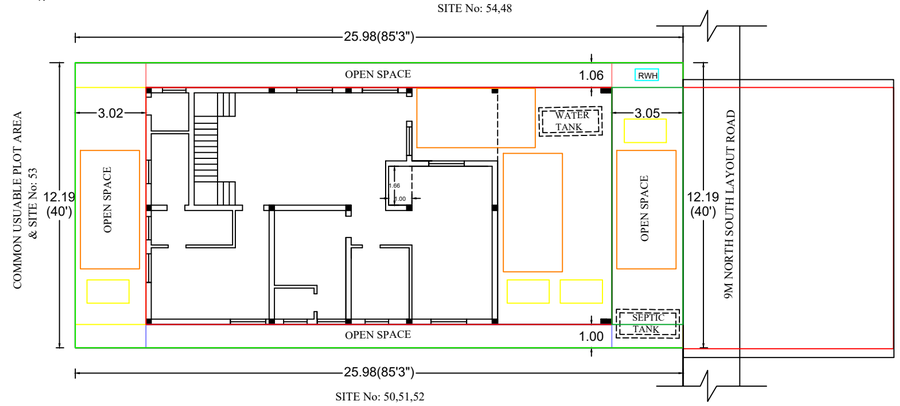

AS_PER_DOCUMENT=316.43
AS_AT_SITE=316.70
FMB_OR_PLR=316.43
PLOT_AREA_M2=316.43
SURVEY_NO=594/6B1A1D1,595/4A
PATTA_NO= 1878
ROAD_WIDTH=9.00
ROAD_LENGTH=250
AREA_TYPE=RESIDENTIAL
OSR_APPLICABLE=NO
AVG_PLOT_DEPTH=12.19
AVG_PLOT_WIDTH =25.98
LAND_USE_ZONE=RESIDENTIAL
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
IS_APPROVED_LAYOUT=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO




GROUND FLOOR PLAN




FIRST FLOOR PLAN




SITE PLAN

SCALE 1:1

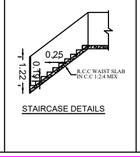
| AREA DETAILS | SQ.M. | SQ.FT. |
|---|---|---|
| AREA OF THE SITE | 316.43 | 3406.00 |
| PLINTH AREA OF THE PROPOSED R.C.C ROOF GROUND FLOOR BUILDING | 201.69 | 2170.97 |
| PLINTH AREA OF THE PROPOSED R.C.C ROOF FIRST FLOOR BUILDING | 133.84 | 1440.64 |
| TOTAL PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING (GROUND FLOOR + FIRST FLOOR) | 335.53 | 3611.61 |
| FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING (GROUND FLOOR + FIRST FLOOR) | 268.42 | 2889.29 |
| AREA OF OPEN SPACE | 114.74 | 1235.03 |
| PROPOSED SEPTIC TANK - 1 NO & SOAK PIT | - | 1 NO., |
| PROPOSED RAINWATER HARVESTING TANK & SUMP | - | 1 NO., |

TOTAL FSI AREA = 335.53 Sq.Mt

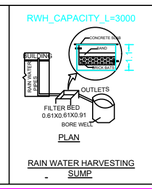
FLOOR SPACE INDEX = $\frac{335.53}{316.43}$ = 1.06<2

| REF | JOINERY SCHEDULE | METER |
|---|---|---|
| MD | Main Door | 1.06 x 2.13 |
| D | Door | 0.91 x 2.13 |
| D1 | Door | 0.76 x 2.13 |
| O | Open | 1.22 x 2.13 |
| W1 | Window | 1.52 x 1.37 |
| W2 | Window | 1.22 x 1.37 |
| V | Ventilator | 1.00 x 0.91 |

ALL DIMENSIONS ARE IN 'METRE' & 'FEET' — SCALE - 1 : 100

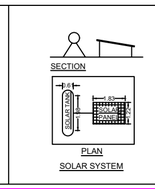



STAIRCASE DETAILS

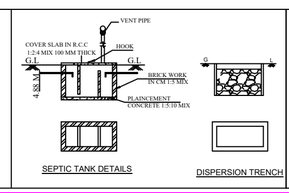



PLAN

RAIN WATER HARVESTING SUMP

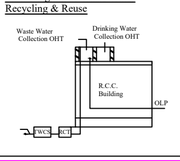



SOLAR SYSTEM




SEPTIC TANK DETAILS

DISPERSION TRENCH




Flow Diagram of Waste Water Recycling & Reuse

| Details of Waste Water Recycling Tank - Kitchen, Bath Waste Water Reuse Method | |
|---|---|
| WWP | Waste Water Pipe Line 2" Dia From Kitchen, Bath & Dining |
| C | Collection Chamber |
| RCT | Organic (or) Mechanical Recycling Tank |
| TWCS | Treated Waste Water Collection Sump |
| TWS OHT | Treated Waste Water Storage O.H.T |
| OLP | Treated Water Outlet Pipe Line 9" Dia. To W.C. &Flush Tank |

| APPLICANT | ENGINEER |
|---|---|
| | AARUPADAI ENGG CONSTRUCTION<br>Er.D.DINESH ,B.E.,PGDQSV.,A.M.I.E.,C.E(INDIA).,<br>Licensed Building Surveyor<br>LPA Reg.No:10/2020/RE-Gr.II/EDTCP<br>Corporation Reg.NO:056/L.S/2020/0009<br>74/3,1st Floor,Navanaikanpalayam Vaikkalmedu Bus Stop,<br>Erode-2,Cell:83441 03774,80565 75813 |

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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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.