PP APPROVAL RECORD

# Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town Panchayat**

PURPOSE
**Residential**

The approval as the planning authority issued it, reproduced in full behind this page.

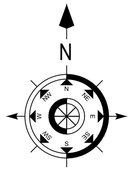
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AT R.S.F.No: 914/2A , SITE No: 19, MODAKKURUCHI TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

APPLICANT:

Mr.J.SHANMUGAM, S/o.Mr.JAGADEESAN.

NORTH POINT




## II.PROPOSED BUILDING AREA DETAILS:

| SL. NO | AREA DETAILS | SQ MT |
|---|---|---|
| 1 | AREA OF THE LAND AS PER DOCUMENT | 150.13 |
| 2 | AREA OF THE LAND AS PER PATTA | 150.13 |

## II.PROPOSED BUILDING AREA DETAILS:

| Block Name | Floor Name | FSI Area in Sq.m | Non FSI Area in Sq.m | Carpet Area | Total Built up Area in Sq.m |
|---|---|---|---|---|---|
| Block - 01 | PROPOSED FLOOR - GROUND (RCC) | 97.26 | 00.00 | 61.87 | 97.26 |

**Floor Space Index (F.S.I.)** - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{97.26}{150.13} = 0.65$

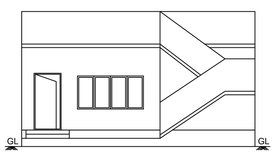
**PLOT COVERAGE (P.C.)** - $\frac{\text{Total Ground Floor Building Area}}{\text{Total Land Area}} \times 100 = \frac{97.26}{150.13} \times 100 = 64.78$

நகர் ஊரமைப்புத் துறை, ஈரோடு:
ம.வ./ஈமா(வரன்முறை)எண்: 02/2021, நாள்:12.01.2021
மொடக்குறிச்சி பேரூராட்சி: ந.க.எண்: 14/2021, நாள்: 27.10.2021

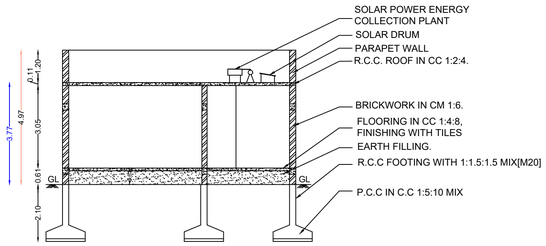
ONLINE APPLICATION NO : SWP/BPA/0052484/2023
BUILDING PERMISSION NO : ROC No.434/2023, Dated : 24.11.2023

| JOINERY DETAILS | | FEET | METRE |
|---|---|---|---|
| D | DOOR | 3'3" X 7'0" | 1.00 X 2.14 |
| D1 | DOOR | 2'6" X 7'0" | 0.76 X 2.14 |
| W | WINDOW | 4'0" X 4'0" | 1.22 X 1.22 |
| V | VENTILATOR | 3'3" X 1'9" | 1.00 X 0.50 |

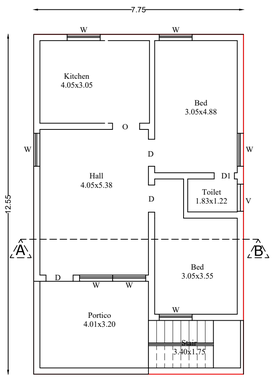
PLAN INFO
AS_AT_SITE=150.09
FMB_OR_PLR=150.08
AS_PER_DOCUMENT=150.08
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=19
SURVEY_NO=914/2A
PATTA_NO=2293
TALUK=MODAKKURCHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.62
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=150.08
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=9.75
AREA_TYPE=OTHERS
ROAD_WIDTH=7.62
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO



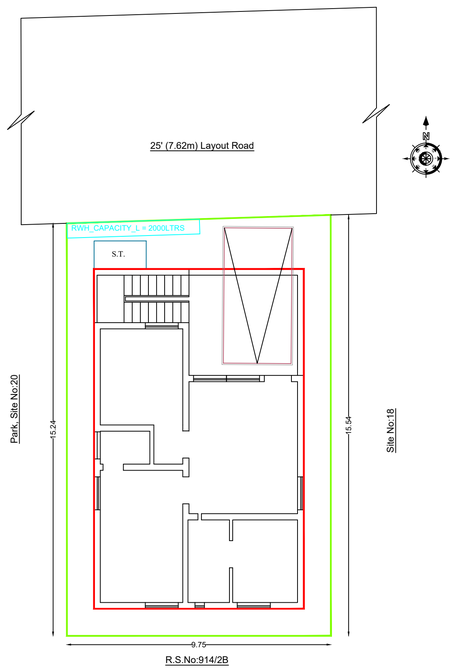

ELEVATION



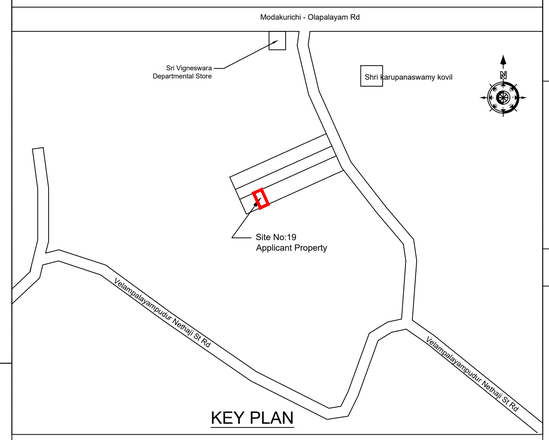

SECTION ON AB



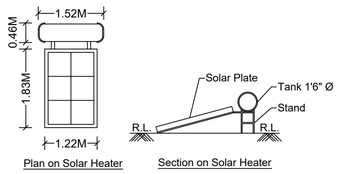

GROUND FLOOR PLAN




SITE PLAN



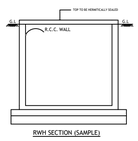

KEY PLAN

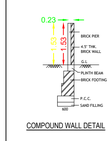


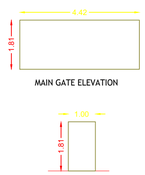

Plan on Solar Heater

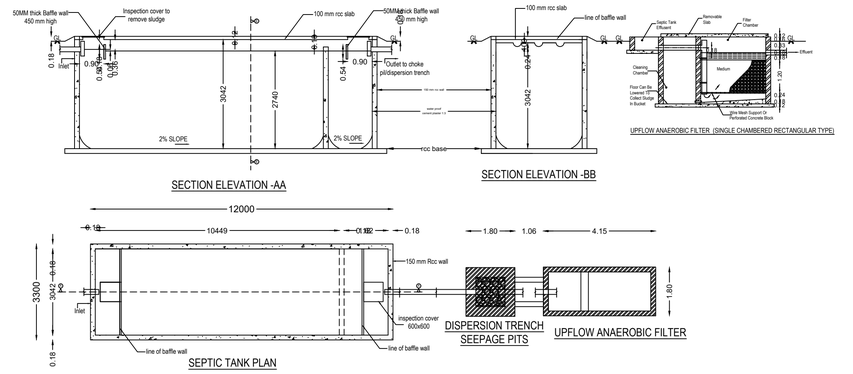



Section on Solar Heater




| DESCRIPTION | Required | Provided |
|---|---|---|
| Car Parking Stalls | - | - |
| Two Wheeler Parking Stalls | - | - |
| Cycle Parking Stalls | - | - |

COLOR INTEX :-
ROAD SHOWN IN -
SITE BOUNDARY SHOWN IN -
PROPOSED BUILDING SHOWN IN -
O.S.R SHOWN IN -

GATE ENTRY / EXIT — MEASUREMENT IN METER 6.00 X 1.81

ALL DIMENSIONS ARE IN METER SCALE 1:100


GURU PLANNERS AND DESIGNERS
101, KPG Complex, Opp. Carmel School,
Karur Bye-Pass Road, Erode-638002.
PH: +91 97150 66669 & LL:0424-2401669.
Mail: gurunathansv@yahoo.co.in


| APPLICANT | REGISTERED ENGINEER |
|---|---|
| J.Shanmugam | E.S.M.GURUNATHAN B.E.,M.E.,F.I.E(I),M.I.V., Civil Engineer & RE Reg.No:01 / 2019 RE-CIR. II / ELPA GURU PLANNERS & DESIGNERS 101, K.P.G. Complex, Carmel School (Opp.) Karur Bye-Pass Road, Kallampalayam, ERODE-638 002. Ph : 97150 66669. |

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.