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REFERENCE
17/2023-2024

ISSUED
06 March 2024

PP APPROVAL RECORD

# Planning Permission

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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# BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Modachur Village Panchayats 223672 LGD Code -Gobi Block Panchayat, Erode District

Present: Mr./Mrs : Saravana Kumar M K

Roc No: 17/2023-2024 Date: 06/03/2024

Sub:

Building License –Modachur Village Panchayat , 223672 LGD Code, to grant permission to construct Residential building at R.S.F.no 65/1E1 , Modachur , Gobichettipalayam , Erode. Building Survey No : 65 subdivision: 1E1 Plot No : 30-Orders issued – reg.

Ref:

Application from Mr./Mrs.:Maheshwari S/o, H/o.Ravichandran , SWP/BPA/135000/2024 Survey No: 65 subdivision: 1E1 in Modachur Village Panchayat , Plot No:30 Dt: 19/02/2024 B.A.No. ( 17/2023-2024 )

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in R.S.F.no 65/1E1 of Modachur Village Erode District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

**Proposed Floor Details :**

| Block | No of Kitchen/ Units | Floor Name | Additional Floor Name | Usage | Construction Type | Built up (in Sq.Ft) | Built up (in Sq.Mtr) |
|---|---|---|---|---|---|---|---|
| Block 1 | 1 | Ground Floor | Nill | Residential | RCC | 851.13 | 79.07 |

**Professional Details :**

| Professional Name | Professional Category |
|---|---|
| E.R.V.Soundarrajan | Structural Engineers Grade I |

1. This permission will be valid for a period of five years from 06/03/2024 to 06/03/2029

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Modachur immediately.
10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

To

Thiru./Tmt: Maheshwari ,

S/o., W/o Ravichandran ,

C/o Ravichandran,4/944, KTS Nagar, Bharathi Gokula Sri Illam, Gobichetttipalayam, Erode. , Modachur , Gobichettipalayam , Erode

President Saravana Kumar M K

Executive Officer/ Village

Modachur Viilage Panchayat,223672 LGD

Gobi Block Panchayat,

Erode District.

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.