PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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.

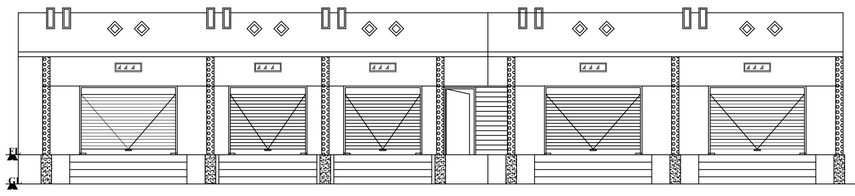
Plan Showing The Proposed Construction Of The "RCC ROOF GROUND FLOOR SHOP / COMMERCIAL BUILDING" In New SF No : 673/1B, Sub Div Of New SF No : 673/1B1, 673/1C1, Ward No : 12, Gobi - Darapuram Road, Kolappalur Village And Town Panchayat, Gobichettipalayam Taluk, Erode District.

APPLICNT :

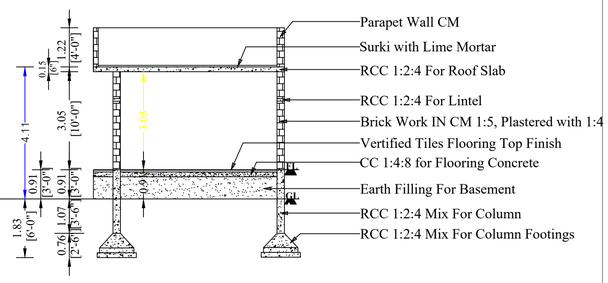
Mr. D VINODKUMAR

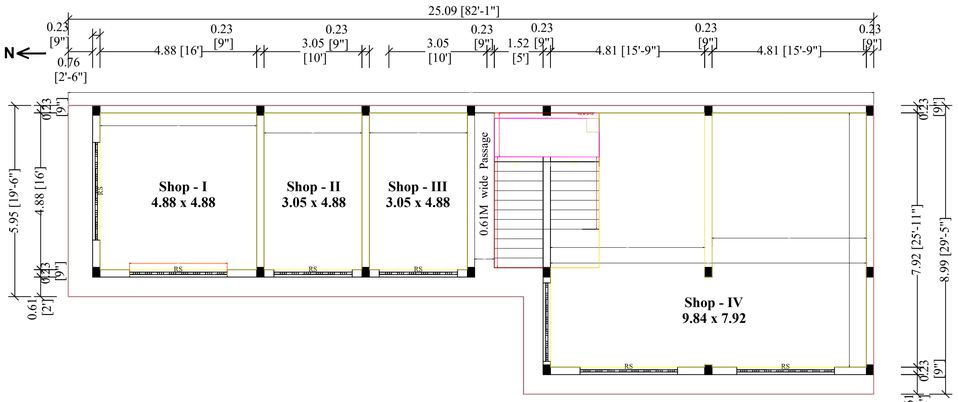
S/o. Mr. DEIVASIGAMANI

Office USE :

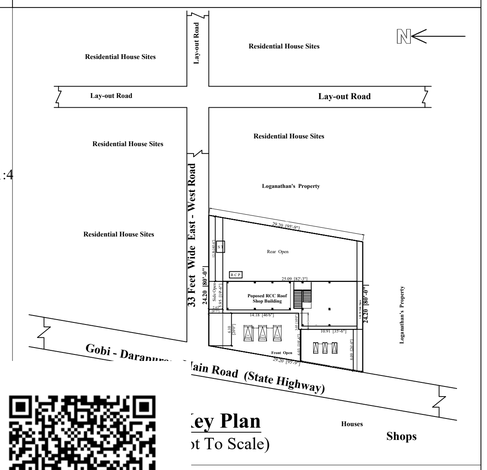


Front Elevation

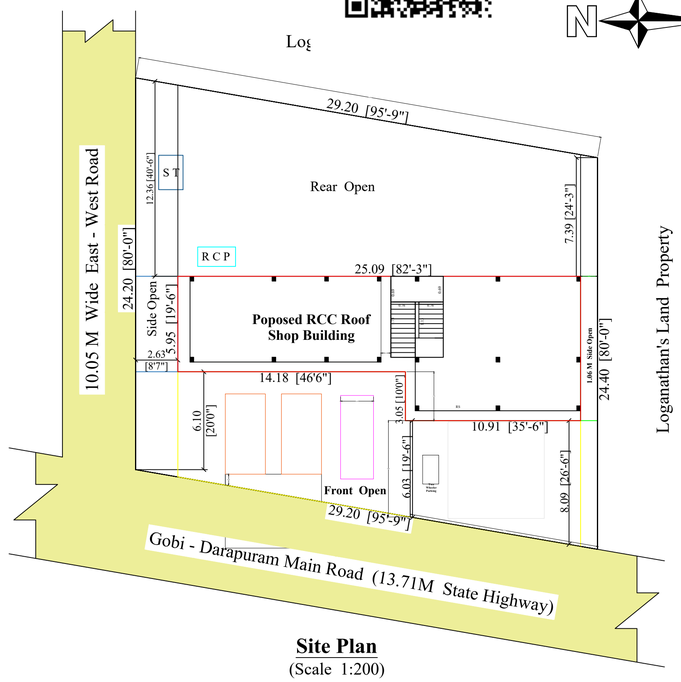




Ground Floor Plan
(Scale 1:100)

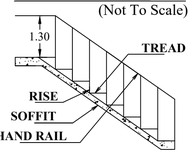


Key Plan
(Not To Scale)



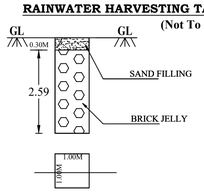
Site Plan
(Scale 1:200)

STAIRCASE DETAILS
(Not To Scale)



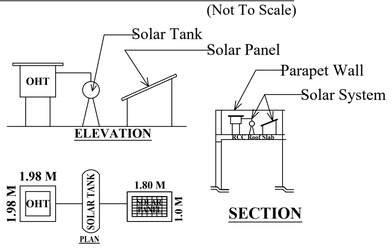
RISE : 17.5 CM
TREAD : 25.0 CM
WIDTH : 76.0 CM

DETAILS OF RAINWATER HARVESTING TANK.
(Not To Scale)

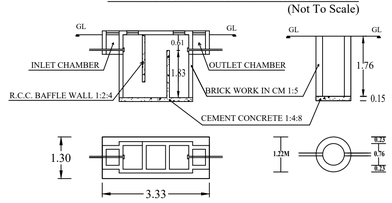


MAIN WALL = 0.23 M

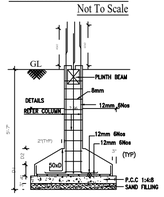
DETAILS OF SOLAR ENERGY SYSTEM
(Not To Scale)



DETAILS OF SEPTIC TANK & SOAK PIT.
(Not To Scale)



FOUNDATION DETAILS
Not To Scale



PLAN INFO
PLOT_AREA_M2=706.17
AS_PER_DOCUMENT = 706.17
FMB_OR_PLR = 706.17
AS_AT_SITE = 702.11
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK= GOBICHETTIPALAYAM
JURISDICTION_TYPE= KOLAPPALUR TOWN PANCHAYAT
LAND_USE_ZONE = COMMERCIAL BUILDING
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO= 673/1B1 673/1C1
PATTA_NO= 2814
PLOT_NO= NO
ACCESS_WIDTH_M=10.05
ROAD_WIDTH=10.05
ROAD_LENGTH=10.05
AVG_PLOT_WIDTH= 29.20
AVG_PLOT_DEPTH= 24.40
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BLOCK_1_B-SHOP_MEMBER_COUNT=4
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO

Area Details :		**Sq.Ft**	**Sq.Mt**
Area Of The Site	(17.45 Cents)	7601.22	706.17
Proposed Plinth Area of RCC Building		1963.87	182.45
Proposed Floor Area of RCC Building		1343.00	124.83
Area Of The Open Space		5637.35	523.72

Joinery Details :		Feet	Meter
Rolling Shutter	RS	10'0" X 7'0"	3.05 X 2.13
Rolling Shutter 1	RS 1	8'0" X 7'0"	2.44 X 2.13
Door 1	D1	2'9" X 7'0"	0.83 X 2.13
Ventilator	V	2'9" X 1'9"	0.83 X 0.53

Notes

1. Registered Sale Deed No : 1657., Date : 03.05.2021.
S R O : Gobichettipalayam Joint - I.
2. Registered Ex-Change Deed No : 4013., Date : 29.11.2021.
S R O : Gobichettipalayam Joint - I.

Reference :

Road
Site Boundary
R W H
Building
S T

Rain Water Harvesting	-	1 No.
Septic Tank	-	1 No.
Solar System	-	1 No.
Bore Well	-	1 No.
Sump	-	1 No.
Over Head Tank	-	1 No.

Applicant

Registered Engineer

Er.T.SUTHAKARAN.D.C.E.,LBS.
B.7, Transport Nagar,
Kolappalur (Po), Gobi (Tk),
Erode (Dt). PIN : 638456
Cell : 90037 90525

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.