

PP

APPROVAL RECORD

# Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**Rural Panchayat**

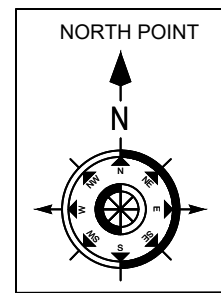
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A.C ROOF GROUND FLOOR COMMERCIAL GODOWN  
BUILDING, R.S. No:366/2 AT NANJAI UTHUKULI "A" VILLAGE & MUTHUGOUNDAMPALAYAM VILLAGE PANCHAYAT,  
MODAKKURICHI TALUK, ERODE DISTRICT.

APPLICANT:  
Mr.M.BALAKRISHNAN, S/o.Mr.MURUGESAN.

ONLINE APPLICATION NO : SWP/BPA/222525/2024  
BUILDING PERMISSION NO : ERD/MDK/MGP/14/2024-2025  
This permission will be valid for a period of five years from 20/05/2024 to 20/05/2029



PLAN INFO  
AS\_AT\_SITE=176.55  
FMB\_OR\_PLR=176.47  
AS\_PER\_DOCUMENT=176.47  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=NO  
PLOT\_NO=0  
SURVEY\_NO=366/2  
PATTA\_NO=644  
TALUK=MODAKKURICHI  
OSR\_APPLICABLE=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO  
DISTRICT=ERODE  
SINGLE\_FAMILY\_BLDG=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=15  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
PLOT\_AREA\_M2=176.47  
AVG\_PLOT\_DEPTH=15.89  
AVG\_PLOT\_WIDTH=11.40  
AREA\_TYPE=OTHERS  
ROAD\_WIDTH=6.1  
ROAD\_LENGTH=250  
LAND\_USE\_ZONE=COMMERCIAL  
BLOCK\_1\_G\_WFC\_MEMBER\_COUNT=5  
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\_LESS\_THAN\_1KM\_RADIUS=NO

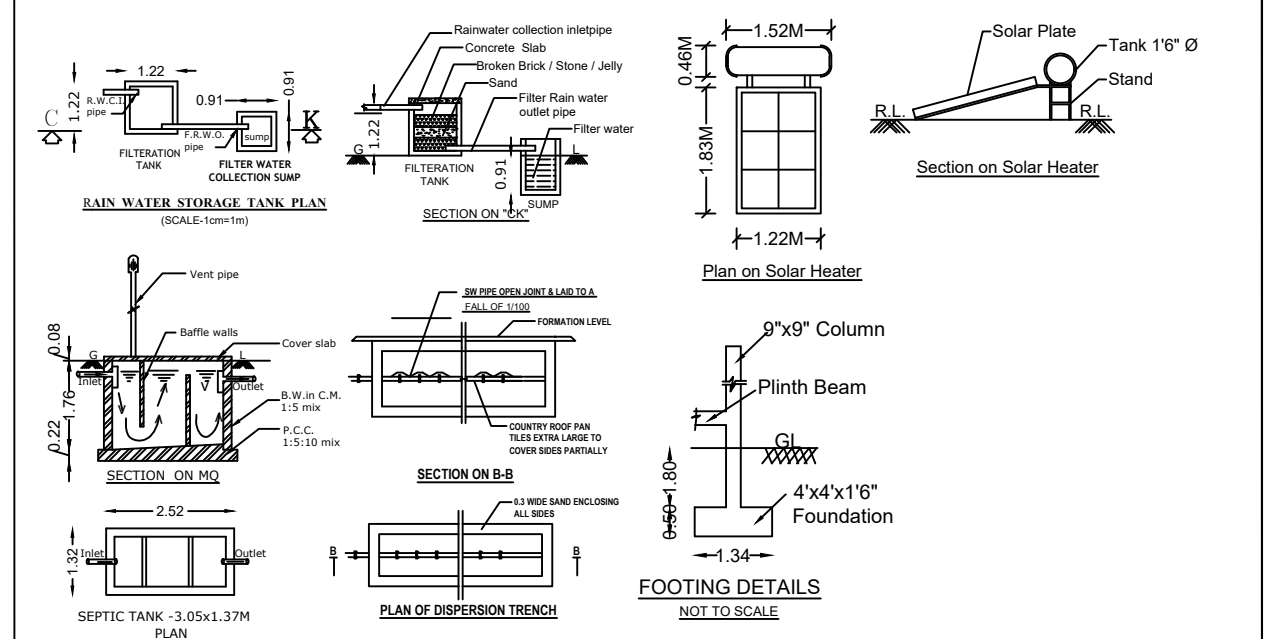
#### I.LAND AREA DETAILS:

| SL. NO | AREA DETAILS                     | CENT  | SQ FT    | SQ MT   |
|--------|----------------------------------|-------|----------|---------|
| 1      | AREA OF THE LAND AS PER DOCUMENT | 73.00 | 31798.80 | 2954.21 |
| 2      | AREA OF THE TAKEN SITE           | 4.36  | 1899.50  | 176.47  |

#### 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             | in Sq.Ft. |
| Block - 01 | PROPOSED FLOOR - GROUND (RCC) | 80.00            | -                    | 74.41       | 80.00               | 861.11    |

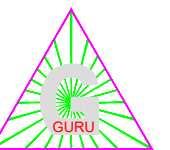
Floor Space Index (F.S.I.) -  $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{80.00}{176.47} = 0.45 < 2.00 \text{ (Max)}$



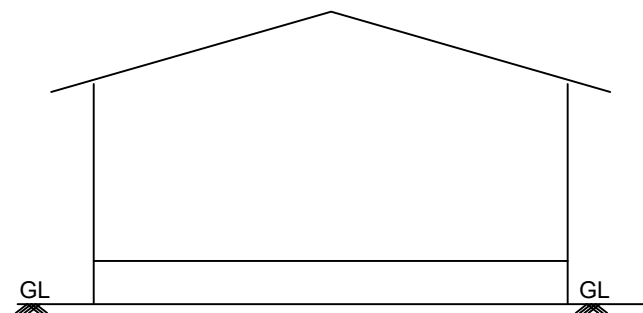
| DESCRIPTION                | Required | Provided | JOINERY DETAILS                         |  | FEET                                | METRE       |
|----------------------------|----------|----------|-----------------------------------------|--|-------------------------------------|-------------|
| Car Parking Stalls         | -        | 1        | D DOOR                                  |  | 3'3" X 7'0"                         | 1.00 X 2.14 |
| Two Wheeler Parking Stalls | 1        | 1        | D1 DOOR                                 |  | 2'6" X 7'0"                         | 0.76 X 2.14 |
| Cycle Parking Stalls       | -        | -        | W WINDOW                                |  | 4'0" X 4'0"                         | 1.22 X 1.22 |
|                            |          |          | V VENTILATOR                            |  | 3'3" X 1'9"                         | 1.00 X 0.50 |
| COLOR INDEX :-             |          |          | GATE                                    |  | MEASUREMENT IN METER<br>6.00 X 1.81 |             |
| ROAD SHOWN IN              |          |          | ENTRY / EXIT                            |  |                                     |             |
| SITE BOUNDARY SHOWN IN     |          |          |                                         |  |                                     |             |
| PROPOSED BUILDING SHOWN IN |          |          | ALL DIMENSIONS ARE IN METER SCALE 1:100 |  |                                     |             |

#### GURU PLANNERS AND DESIGNERS

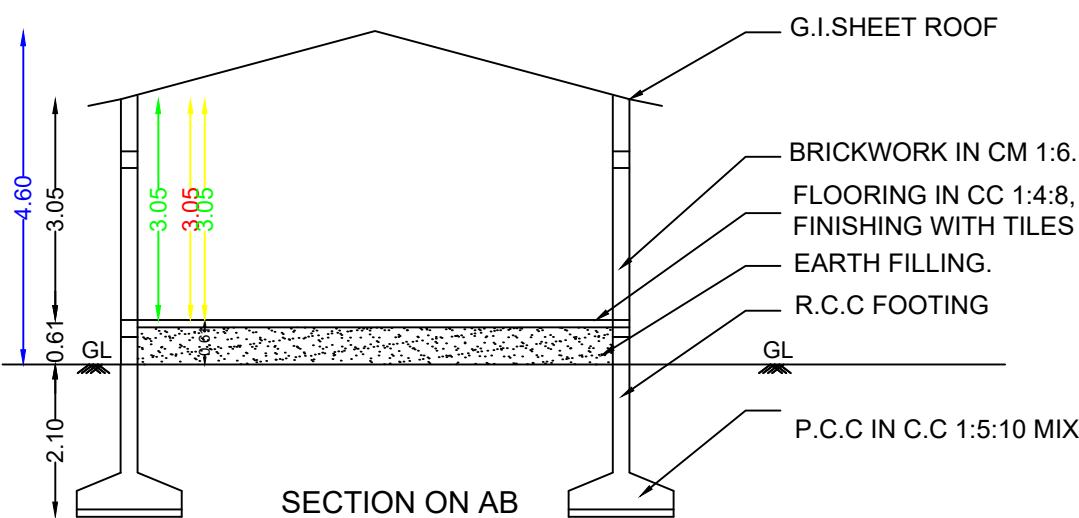
101, KPG Complex, Opp. Carmel School,  
Karur Bye-Pass Road, Erode-638002.  
PH: +91 97150 66669 & LL:0424-2401669.  
Mail: gurunathansv@yahoo.co.in



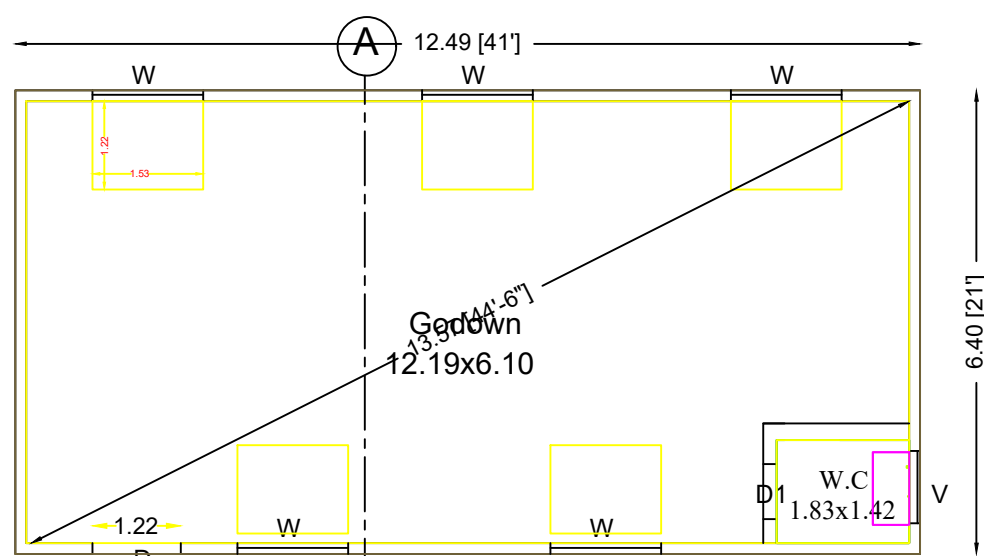
| APPLICANT              | REGISTERED ENGINEER                                                                                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr. Muthusamy Property | Er.S.V.GURUNATHAN D.C.E.,B.E.-PGD(Q&V),<br>Civil Engineer & RE<br>Reg.No:01 2019 RE-GR-II ELPA<br>GURU PLANNERS & DESIGNERS<br>101 K.P.G. Complex, Carmel School (Opp.)<br>Karur Bye-Pass Road, Kollampalayam,<br>ERODE-638 002. Ph : 97150 66669. |



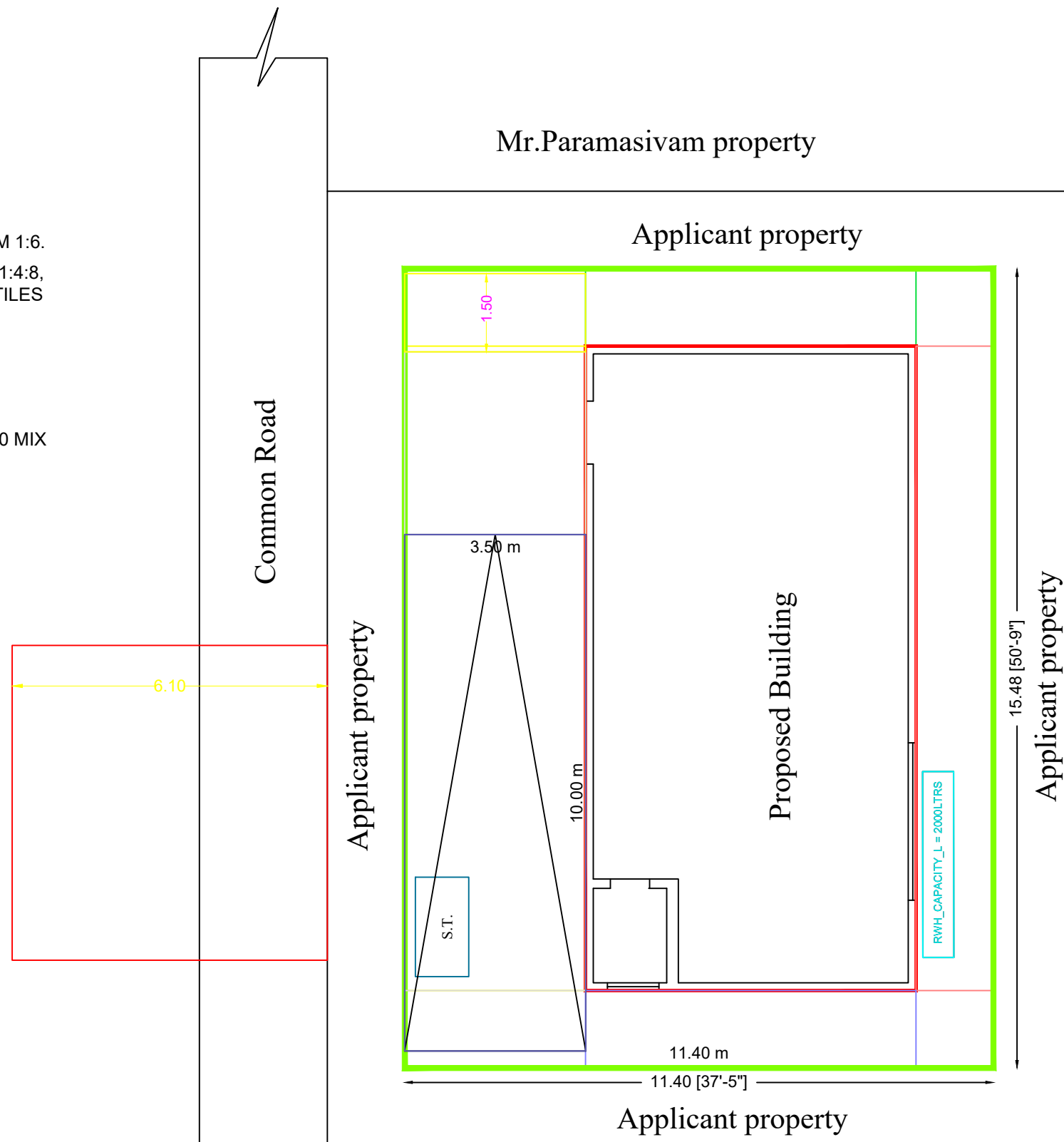
ELEVATION



SECTION ON AB



GROUND FLOOR PLAN



Mr.Paramasivam property

Applicant property

Mr.Muthusamy Property

Mr.Periyasamy&Mr.Muthusamy property

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

