

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.

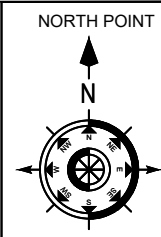
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING IN OLD R.S. No: 59/1,
NEW R.S. No: 59/1A1 AT NANJAI UTHUKULI 'A' VILLAGE & MUTHUGOUNDAMPALAYAM PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

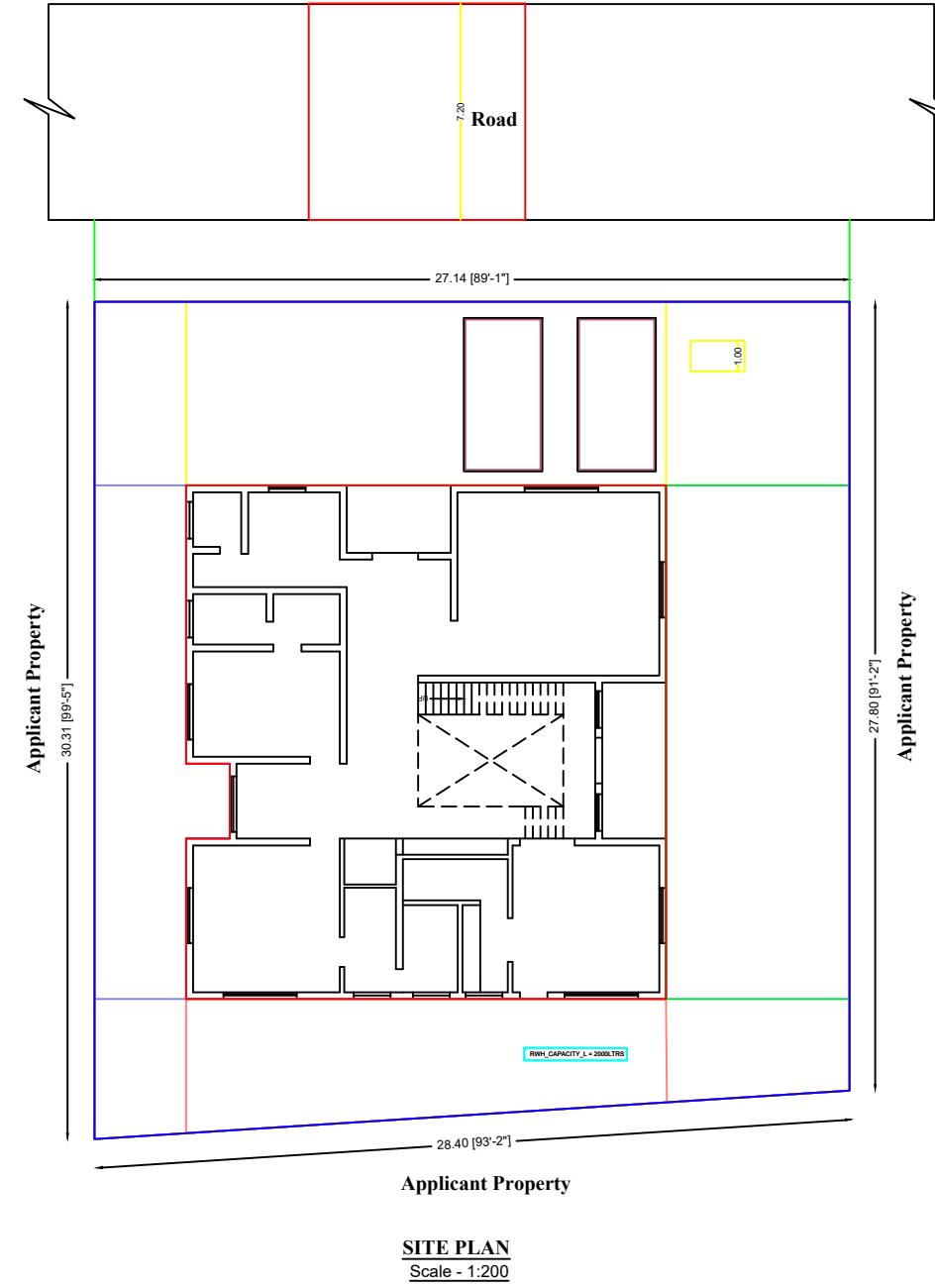
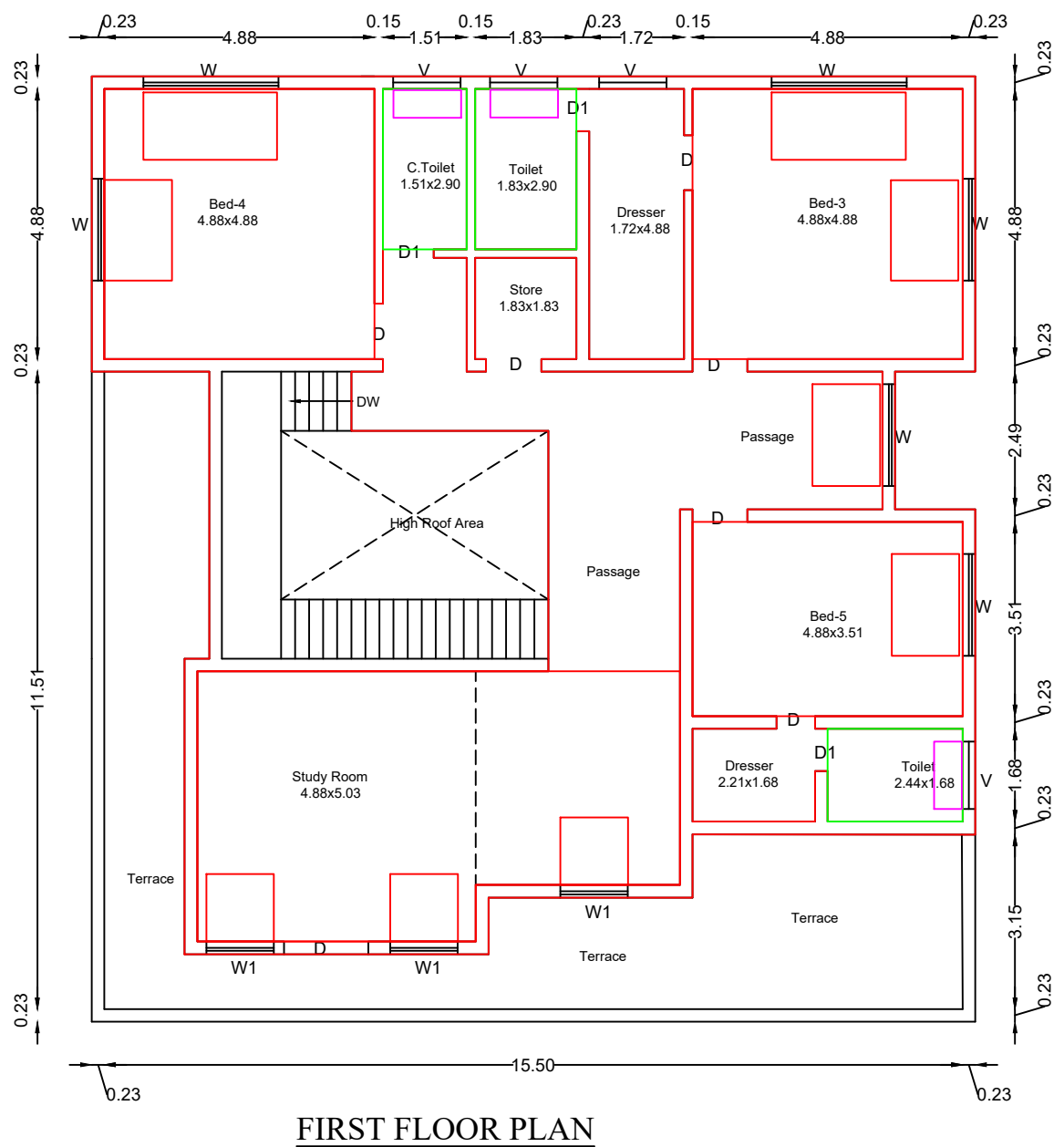
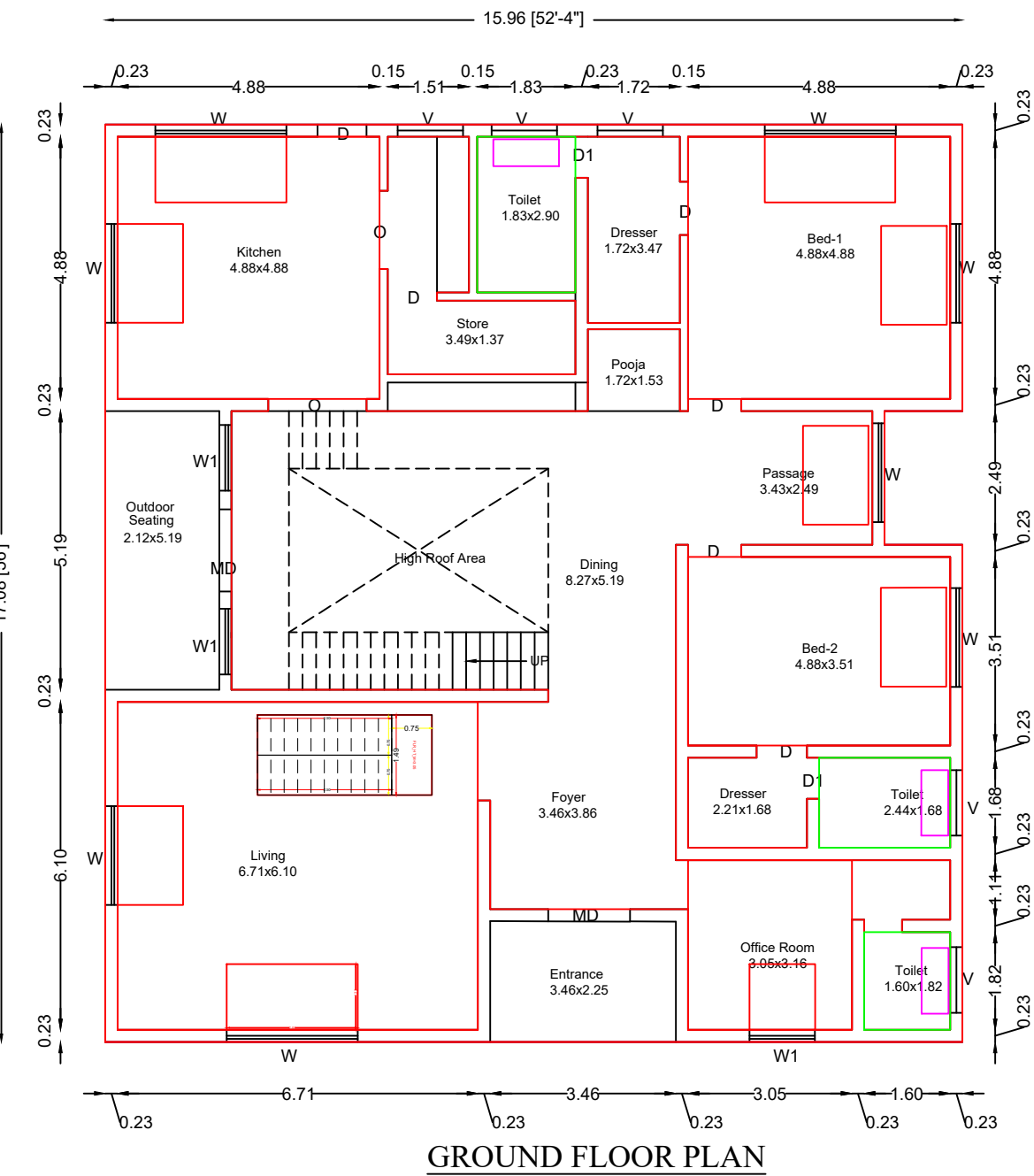
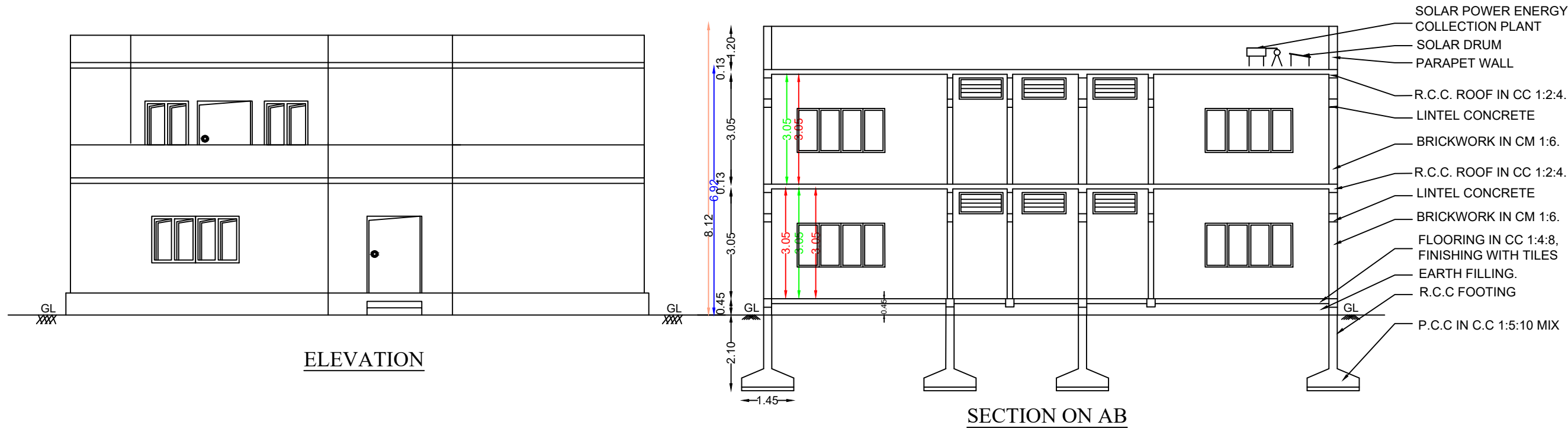
APPLICANT:

Mr.P.SELVAKUMAR, S/o.Mr.PONNUSAMY.

ONLINE APPLICATION NO : SWP/BPA/225008/2024
BUILDING PERMISSION NO : ERD/MDK/MGP/20/2024-2025 Date: 01/06/2024
This permission will be valid for a period of five years from 01/06/2024 to 01/06/2029



PLAN INFO
AS AT SITE=805.59
FMB_OR_PLR=805.59
AS_PER_DOCUMENT=805.59
PLOT_AREA_M2=805.59
PREMIUM_FSI_REQUIRED=N
IS_APPROVED_LAYOUT=N
PLOT_NO=59/1A1
SURVEY_NO=59/1A1
PATA_NO=248
TALUK=MODAKKURICHI
OR_APPLICABLE=N
IS_SWIMMING_POOL_EXISTS
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CDD=N
SECURITY_ZONE=N
ACCESS_WIDTH=M=25
WHETHER_GOVT_OR_AIDED
AVG_PLOT_DEPTH=26.83
AVG_PLOT_WIDTH=25
AREA_TYPE=OTHERS
ROAD_WIDTH=7.2
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=N
BUILDING_NEAR_MONUMENT=N
BUILDING_NEAR_GOVT_BLDG=N
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=N
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=N



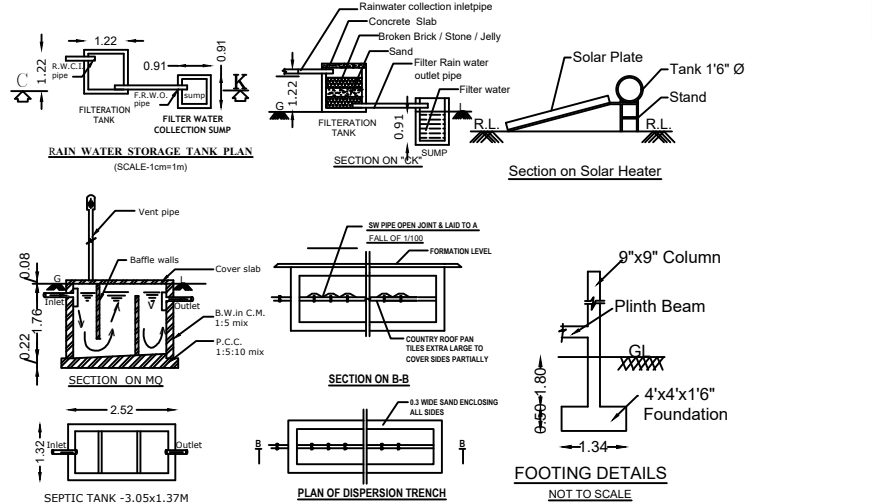
I.LAND AREA DETAILS:

SL NO	AREA DETAILS	CENT	SQ FT	SQ MT
1	AREA OF THE LAND AS PER DOCUMENT	49.75	21671.10	2013.31
2	AREA OF THE TAKEN SITE	19.90	8671.40	805.60

II.PROPOSED BUILDING AREA DETAILS:

Block Name	Floor Name	FSI Area in Sq.m	Carpet Area	Total Built up Area	
				in Sq.m	in Sq.Ft.
Block - 01	PROPOSED FLOOR - GROUND (RCC)	269.02	219.71	269.02	2895.70
	PROPOSED FLOOR - FIRST (RCC)	214.68	163.24	214.68	2310.80
	TOTAL AREA	483.70	382.95	483.70	5206.50

Floor Space Index (F.S.I.) = $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{483.70}{658.60} = 0.73 < 2.00$ (Max)



COLOR INDEX :-			
ROAD	-	Yellow	
SITE BOUNDARY	-	Green	
PROPOSED BUILDING	-	Red	

SCALE 1:100			
ALL DIMENSIONS ARE IN METER		MEASUREMENT IN METER	
GATE ENTRY / EXIT		6.00 X 1.81	

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
P. Selvakumar	 P. Selvakumar
	 E. S. V. GURUNATHAN D.C.E., R.E., FGD&V., Civil Engineer & RE Reg.No:01 2819 RE-GR-R-ELPA GURU PLANNERS & DESIGNERS 101, K.P.G. Complex, Carmel School (Opp.) Karur Bye-Pass Road, Kollampalayam, ERODE-638 022. Ph. : 97150 66669.

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.

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.

