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.

Verified RealEstate™
3/350/2 Mettukuppam,
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# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING

OLD S.F.NO-312,315 /1,316,318,NEW R.S.F.NO-244/2(AFTER SUB DIVISION NEW R.S.F.No:244/2A1A1A1A)PATTA NO-2671,BHARATHI NAGAR OF SITE No:5 EAST PART IN NANJAIUTHUKULI "A" VILLAGE AND MUTHUGOUNDANPALAYAM PANCHAYAT, MODAKURICHI UNION & TALUK, ERODE DISTRICT.

ONLINE APPLICATION NO :SWP/BPA/236065/2024

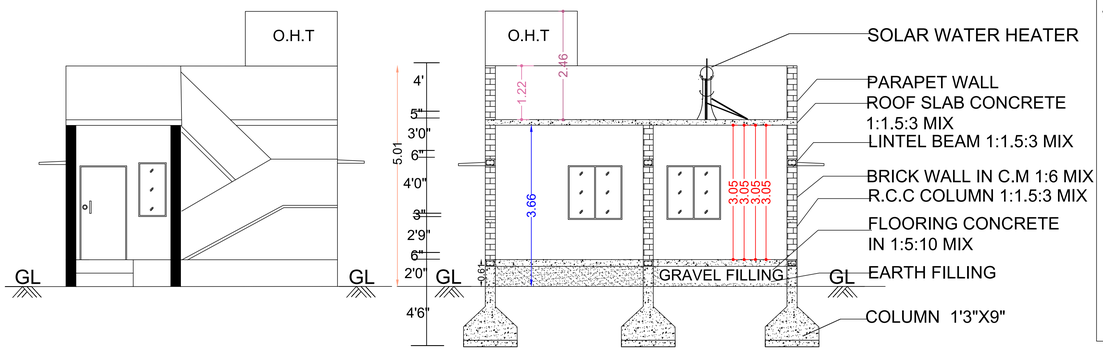
BUILDING PERMISSION NO :ERD/MDK/MGP/29/2024-2025

DATE:27/05/2024

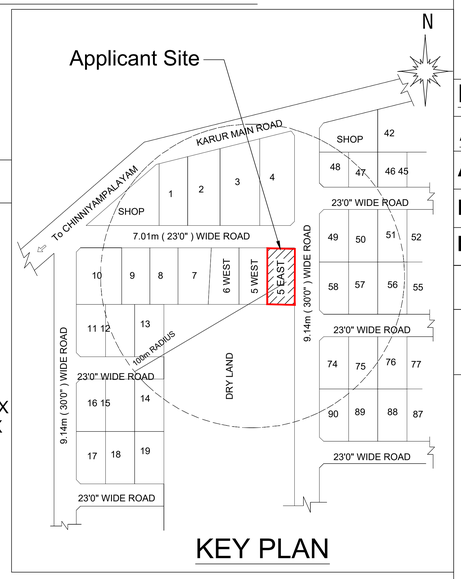
APPLICANT:

Mr.K.SIVAKUMAR, S/o Mr.KUMARASAMY

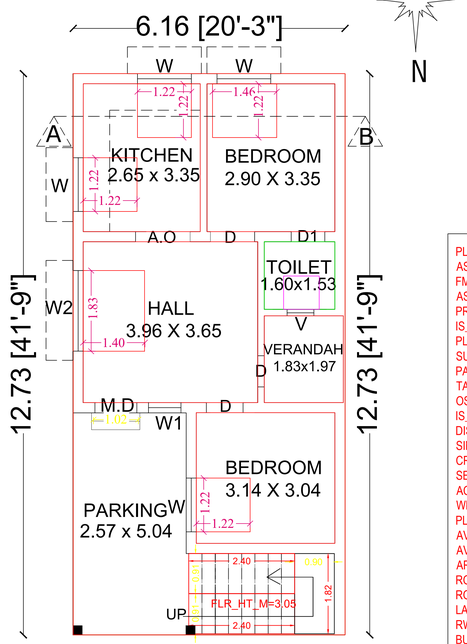
கோப்பு.எண.24864/2004 எல்.ஏ.2, ம.வ/ந.ஊ.இ.எண்:25/2005,நாள்:28.03.2005




SECTION AB



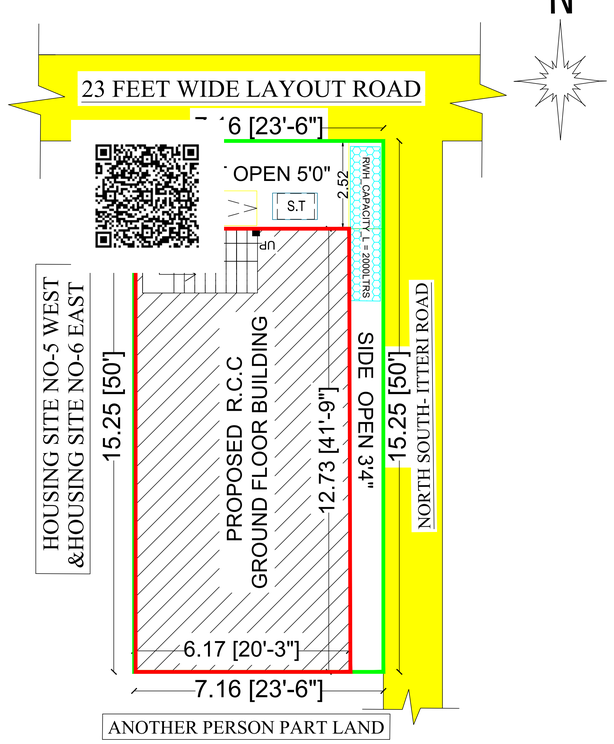

KEY PLAN



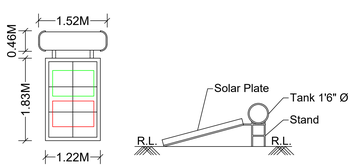

GROUND FLOOR PLAN

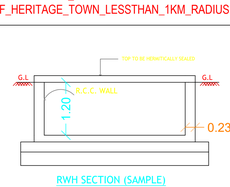
N

PLAN INFO
AS_AT_SITE=109.19
FMB_OR_PLR=109.20
AS_PER_DOCUMENT=109.20
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=5 EAST PART
SURVEY_NO=244/2A1A1A1A
PATTA_NO=2671
TALUK=MODAKKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.16
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=109.20
AVG_PLOT_DEPTH=15.25
AVG_PLOT_WIDTH=7.16
AREA_TYPE=OTHERS
ROAD_WIDTH=7.02
ROAD_LENGTH=250
LAND_USE_ZONE=RESIDENTIAL
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

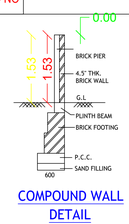



SITE PLAN

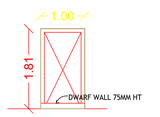


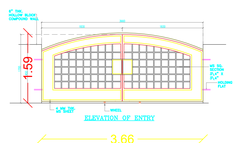

RWH_CAPACITY_L=5000LTRS




COMPOUND WALL DETAIL




WIKET GATE ELEVATION

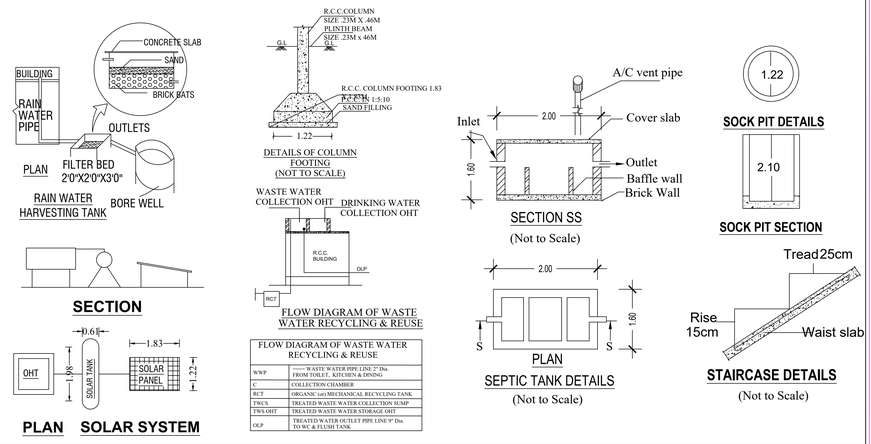



## I.PROPOSED BUILDING AREA DETAILS:

| Area Details: | Sq.ft | Sq.m |
|---|---|---|
| Area Of The Applicant Site | 1175.00 | 109.20 |
| Plinth Area Of G.Floor Building | 844.43 | 78.45 |
| Floor Area Of G.Floor Building | 680.00 | 63.17 |
| Area Of Open Space | 330.57 | 30.71 |

| 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 |
| SEPTIC TANK 1 No | | BORE WELL 1 No |
| R.W.H 1 No | | SUMP 1 No |

**Floor Space Index (F.S.I.)** - Total Building Area / Total Land Area = 78.52 / 109.20 = 0.7 < 2




| DESCRIPTION | Required | Provided |
|---|---|---|
| Car Parking Stalls | 1 | 1 |
| Two Wheeler Parking Stalls | 2 | 2 |
| Cycle Parking Stalls | - | - |

**COLOR INTEX :-**

ROAD SHOWN IN -

SITE BOUNDARY SHOWN IN -

PROPOSED BUILDING SHOWN IN -

| GATE ENTRY /EXIT | MEASUREMENT IN METER |
|---|---|
| | 6.00 X 1.81 |

**ALL DIMENSIONS ARE IN METER**
**SCALE 1:100**


NAVAKI BUILDERS

Er.C.NAVANEETHA KRISHNAN,D.C.E..,
(LICENCE BUILDING SURVEYOR)
PLANNERS & CONSTRUCTION
Cell 9842750760,9629513760
email :navakibuilders@gmail.com


| APPLICANT | REGISTERED ENGINEER |
|---|---|
| | Er.C.NAVANEETHA KRISHNAN,D.C.E., Licenced Building Surveyor, No: 212 / 2014 NAVAKI BUILDERS 92,Chennappanaiyakan Palayam, Erode-104 Cell: 98427 50760, 96295 13760 |

NAVAKI BUILDERS-9842750760

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.