PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

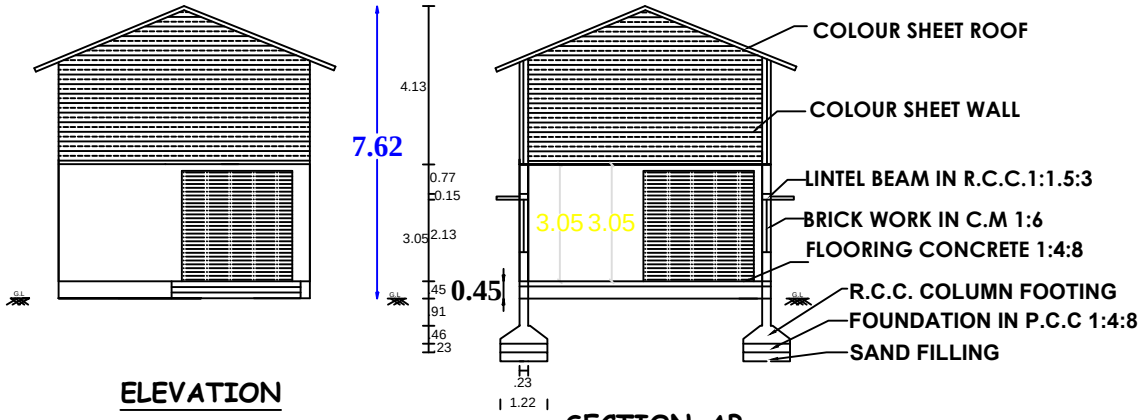
The approval as the planning authority issued it, reproduced in full behind this page.

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

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF COLOUR SHEET ROOF GROUND FLOOR MINI HALL COMMERCIAL BUILDING IN NEW S.F.NO.123/2G, SUBDIVIDION NO.123/2G, OLD S.F.NO.92A,93, PATTA NO.451, GOUNDAMPALAYAM VILLAGE, KONGARPALAYAM PANCHAYAT, GOBICHETTIPALAYAM TALUK, ERODE DISTRICT.



ELEVATION

SECTION-AB

PLAN INFO
BLOCK_1_B-SHOP_MEMBER_COUNT=1
LAND_USE_ZONE = COMMERCIAL

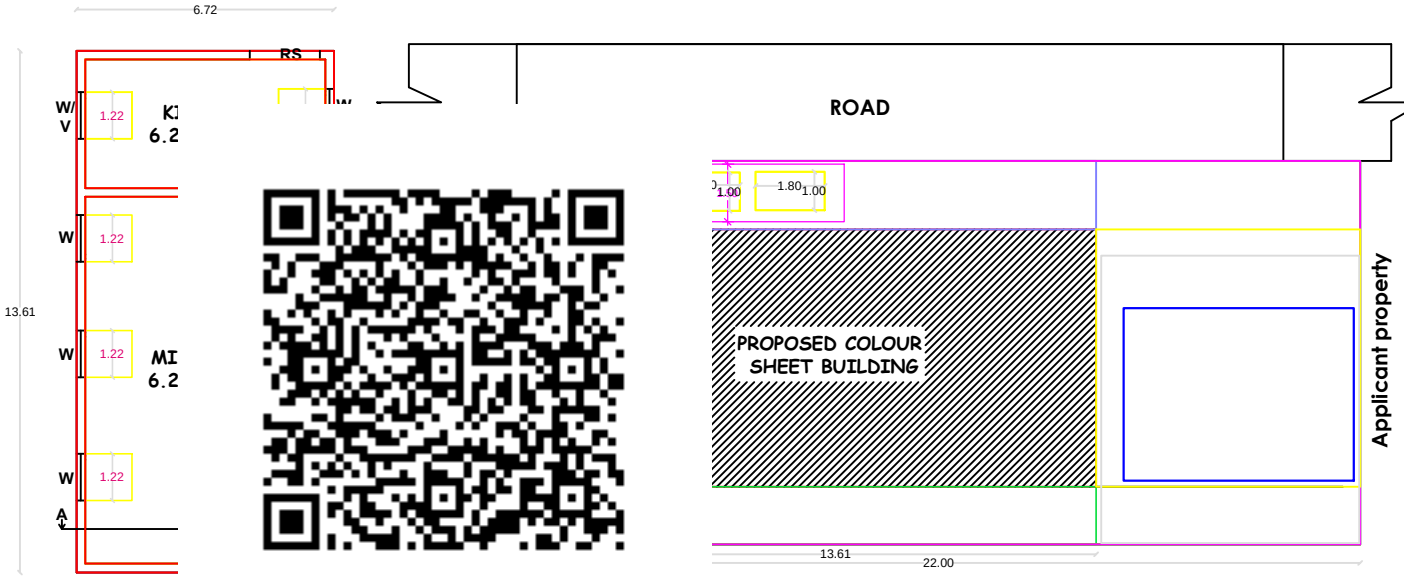
PLOT_AREA_M2=220.00
AS_AT_SITE=220.00
FMB_OR_PLR=4694.31
AS_PER_DOCUMENT=4694.31
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= NEW S.F.NO.123/2, SUBDIVISION NO.123/2G,OLD S.F.NO.92A,93,
PATTA_NO=451
TALUK=GOBICHETTIPALAYAM
DISTRICT=ERODE

MECHANICAL_PARKING=YES
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NIL
SINGLE_FAMILY_BLDG=COMMERCIAL BUILDING
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO

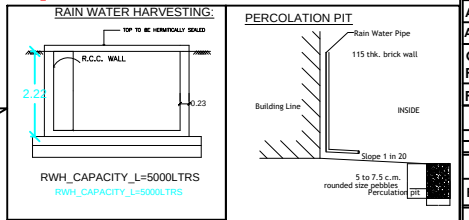
ACCESS_WIDTH_M=3.05
ROAD_WIDTH=3.05
ROAD_LENGTH=20.0
AREA_TYPE=OTHERS
MIN_PLOT_DEPTH=10.0
MIN_PLOT_WIDTH=20.0
AVG_PLOT_DEPTH=10.0
AVG_PLOT_WIDTH=20.0

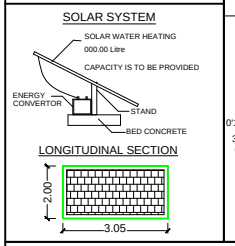
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO

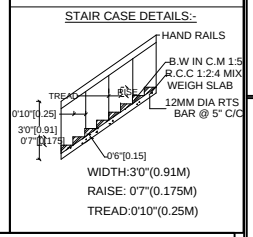
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES

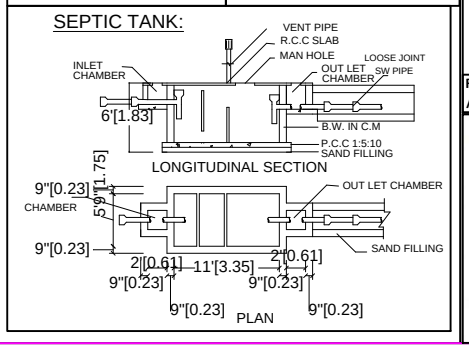


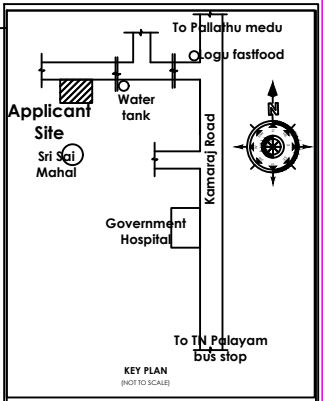
SITE PLAN











DETAILS OF JOINERIES.	IN.METER	IN FEET
ROLLING SHOUTER - RS	-2.44X 2.13 -	8'0"X7'0"
ROLLING SHOUTER-RS2	- 1.83X 2.13 -	6'0"X7'0"
WINDOW - W	- 1.22X 1.22 -	4'0"X4'0"

AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE SITE(DEED)	1.16ACRE	
AREA OF THE TAKEN SITE	220.00	2368.08
GROUND FLOOR PLINTH AREA	91.43	984.15
FLOOR /CARPET AREA	80.85	870.27
OPEN SPACE	128.57	1383.93

PLOT COVERAGE 91.43/220.0 x 100 = 41.55%

FSI (Floor Space Index)- 91.43/220.0 = 0.41

COLOR LEGEND
- SITE BOUNDARY
- PROPOSED BUILDING
- ROAD

APPLICANT:-
Mr.T.M.MANOHARAN,
S/o.T.R.MARANNAN.

APPLICANT SIGNATURE

REF NO.168-AUG-2024
/DONE BY TA , CHECK BY NK

Er. M.K.KANDASAMI
B.E ,M.Se ,(Rev),M.I.E ,F I V
Registered Engineer Gr-I,
Reg. No. 057/LS/2019/00008
Off 87, G.H.Road,
E.B.Office Basement Floor
Gobichettipalayam-638 452
Cell : 94430 66899

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

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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.