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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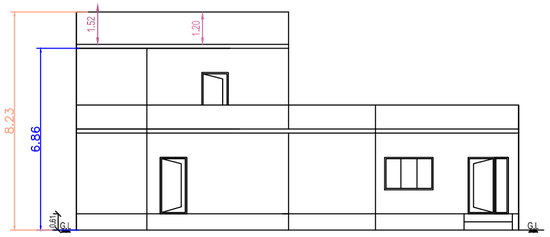
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR & FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE

IN NATHAM NO: 39/ 1, NOW NEW NATHAM NO: 474/ 13, PATTA NO: 12, AT SAVANDAPPUR VILLAGE & PANCHAYAT,

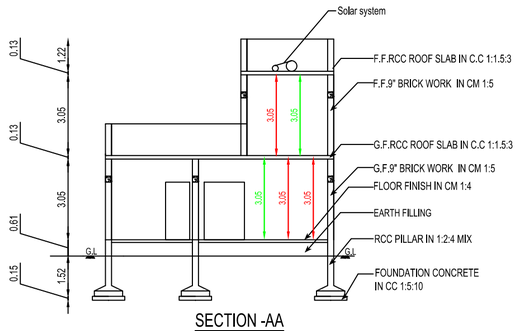
GOBICHETTIPALAYAM PANCHAYAT UNION,GOBICHETTIPALAYAM TALUK & ERODE DISTRICT.

APPLICANT: Mr. S. A. THIRUMURUGAN,

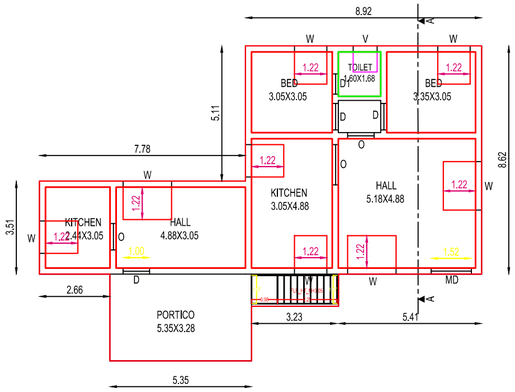
S/O. S.K. ARUMUGAM.




ELEVATION

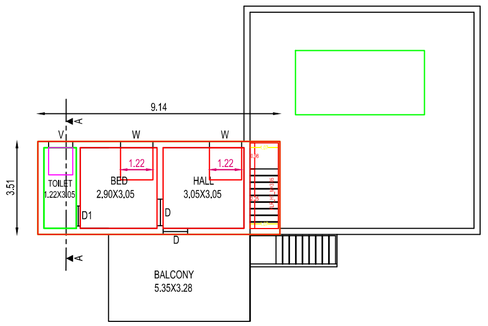



SECTION -AA




GROUND FLOOR PLAN

( Scale : 1:100)

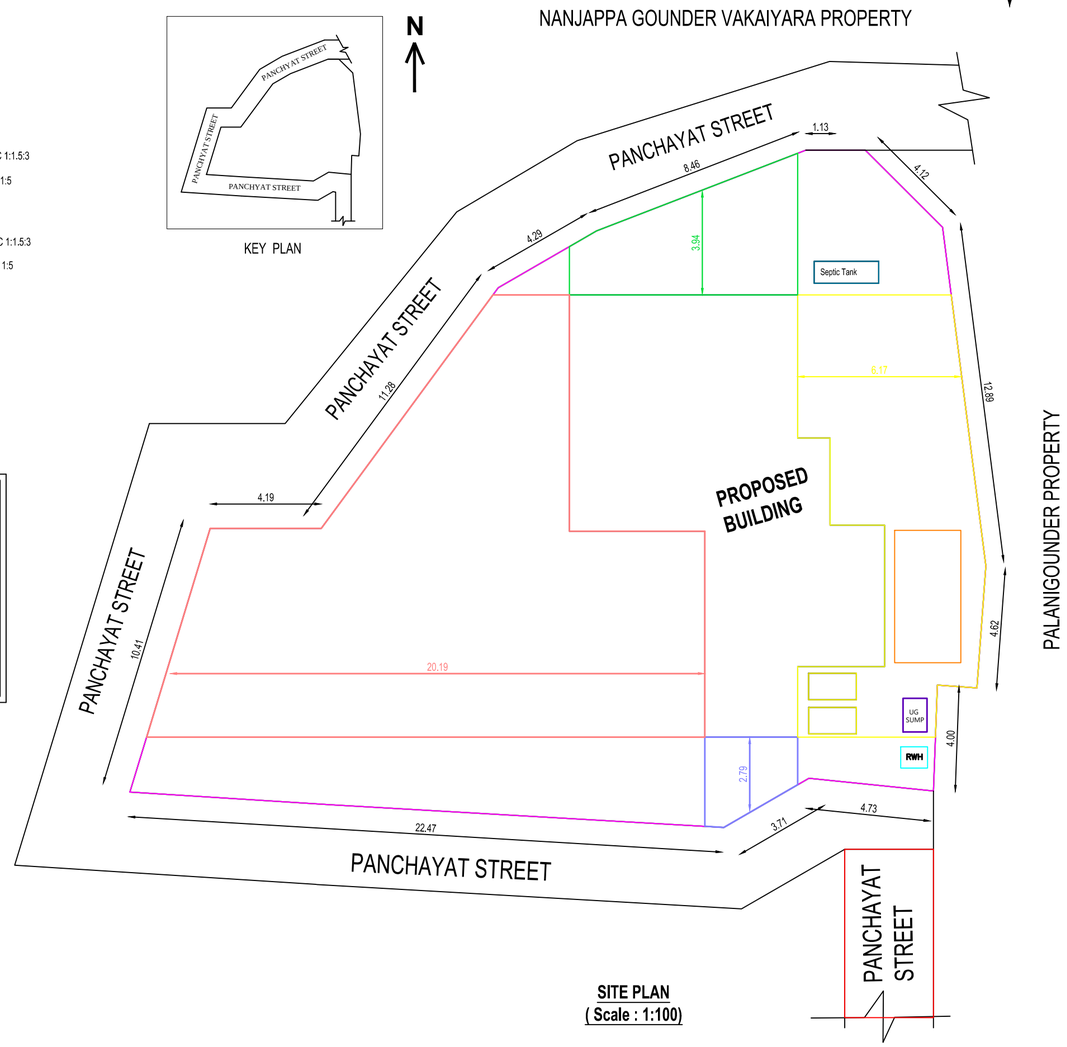



FIRST FLOOR PLAN

( Scale : 1:100)

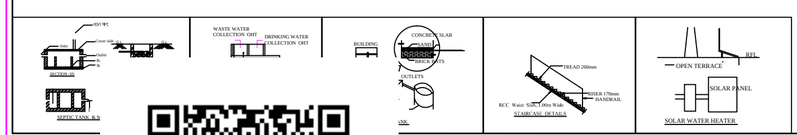



KEY PLAN




SITE PLAN

( Scale : 1:100)




PLAN INFO
PLOT_AREA_M2= 560.21
AS_PER_DOCUMENT = 560.21
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= ERODE
TALUK= GOBICHETTIPALAYAM
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= 474/ 13
PATTA_NO= 12
ACCESS_WIDTH_M=3.35
ROAD_WIDTH=3.35
ROAD_LENGTH=200.00
AVG_PLOT_WIDTH= 30.91
AVG_PLOT_DEPTH= 10.41
LAND_USE_ZONE =INDIVIDUAL RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 560.21
AS_AT_SITE = 560.21

| AREA DETAILS | SQ.FT | SQ.MT |
|---|---|---|
| APPLICANT SITE AREA AS ON DOCUMENT | 6030.00 | 560.20 |
| APPLICANT SITE AREA AS ON FMB PATTA | 6030.00 | 560.20 |
| APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY | 6030.00 | 560.20 |
| PLINTH AREA OF PROPOSED RCC ROOF BUILDING IN G.F. | 1352.96 | 125.74 |
| PLINTH AREA OF PROPOSED RCC ROOF BUILDING IN F.F. | 345.07 | 32.07 |
| TOTAL CARPET AREA IN G.F. & F.F | 1523.98 | 141.63 |
| OPEN SPACE AREA | 4677.04 | 434.67 |
| PRO. SEPTIC TANK & SOAK PIT + EACH | 1 NO | |
| PRO. STAIR CASE | 1 NO | |
| PRO. RAIN WATER HARVESTING SUMP | 1 NO | |

PLOT COVERAGE = 125.74 / 560.20 X 100 = 22.44%

F.S.I = 157.81 / 560.20 = 0.281

| JOINERY DETAILS | FEET | METRE | JOINERY DETAILS | FEET |
|---|---|---|---|---|
| D - DOOR | 4'0" X 7'0" | 1.22 X 2.13 | V - VENTILATOR | 2'0" X 4'0" |
| D1 - DOOR | 2'6" X 7'0" | 0.76 X 2.13 | V1 - VENTILATOR | 2'6" X 2'6" |
| W - WINDOW | 4'0" X 4'0" | 1.22 X 1.22 | RS - ROLLING SHUTTER | 8'0" X 7'0" |


Er. S.Prabhukumar,B.E, Cell : 98427 - 72750
Consulting Civil Engineer 94885 - 72750
E - mail id: svbprabhukumar@gmail.com Office : 82824 - 17175

SRIVEERMATHIPLANNERS
Engineer & Contractor

Office : 60 E. Varnapuram 5th Street, Murugan Kovil Opp 1st Floor,Bhavani - 638301
Resi : 153D/10, Varnapuram 5th Street, Anna Nagar, Bhavani - 638301


| APPLICANT | ENGINEER |
|---|---|
| S. A. Thirumurugan | Er.S.PRABHUKUMAR,B.E., Registered Engineer - Grade II Registration No:055/LS/2019/00005 Sri Veeramathi Planners, Varnapuram 5th Street, Opp. Murugan Kovil, 1St Floor, Bhavani Cell: 98427 72750 |

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.