PP APPROVAL RECORD

# Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Town 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.

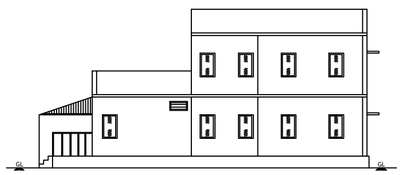
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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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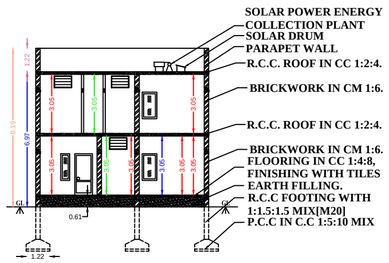
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR AT R.S.F No:1178/2B, PATTA No: 4120 , WARD NO:12 , KARUTHUPALAYAM MAIN STREET, AVAL POONDURAI "C" VILLAGE, AND AVAL POONDURAI TOWN PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

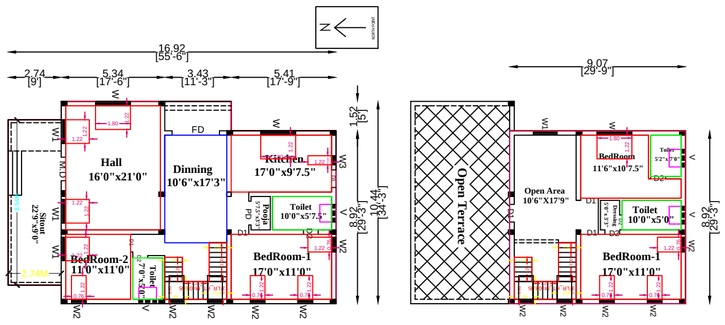
**APPLICANT:**

**Mr.C.THANGAMUTHU., S/o. (Late ) Mr.CHINNAPA GOUNDER .**

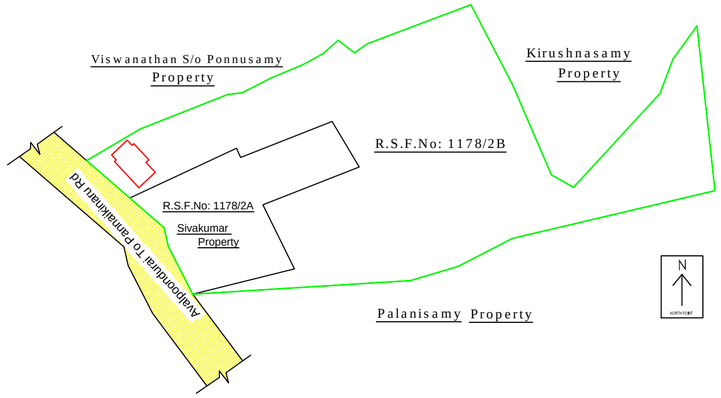


ELEVATION




GROUND FLOOR FIRST FLOOR




## COLOUR INDEX

SITE BOUNDRY SHOWN

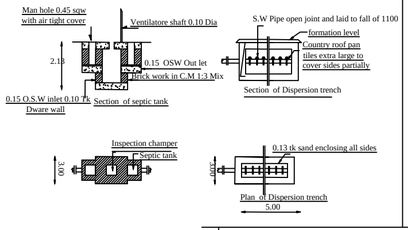
PROPOSED BUILDING SHOWN

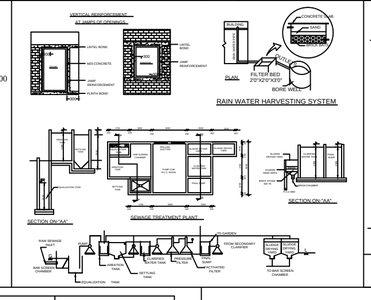
EXISTING ROAD SHOWN

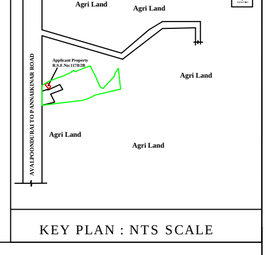
## SITE PLAN : NTS

PLAN INFO
PLOT_AREA_M2=350.71
FMB_OR_PLR=350.71
AS_PER_DOCUMENT=350.71
AS_AT_SITE=350.71
SURVEY_NO=1178/2B
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=21.94
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=500
AVG_PLOT_DEPTH=15.98
AVG_PLOT_WIDTH=21.94
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=NO
PATTA_NO=4120
DISTRICT=ERODE
TALUK=MODAKKURICHI
VILLAGE=AVALPOONDURAI C VILLAGE
RWH_DECLARED=YES
AREA_TYPE=OTHERS
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
JURISDICTION_TYPE=PANCHAYAT
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=YES
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

## SEPTIC TANK DETAILS

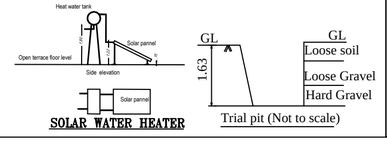


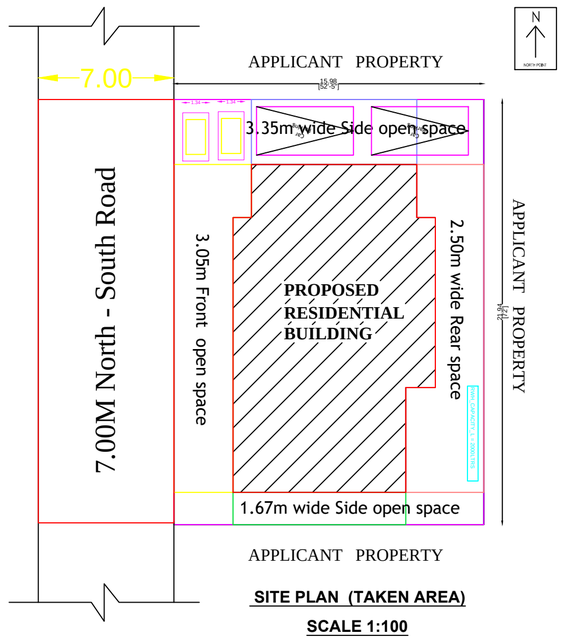




| TAG | DESCRIPTION | SIZE |
|---|---|---|
| M.D | MAIN DOOR | 4'0"X7'0" |
| D1 | DOOR - 1 | 3'0"X7'0" |
| D2 | DOOR - 2 | 2'6"X7'0" |
| PD | POOJA DOOR | 4'0"X7'0" |
| FD | FRENCH DOOR | 8'0"X7'0" |
| W | WINDOW | 6'0"X4'0" |
| W1 | WINDOW - 1 | 4'0"X4'0" |
| W2 | WINDOW - 2 | 2'6"X4'0" |
| W3 | WINDOW - 3 | 1'6"X4'0" |
| V | VENTILATOR | 3'0"X2'0" |




**SITE PLAN (TAKEN AREA)**

**SCALE 1:100**

SHEET No : 1 OF 1

## A R E A S T A T E M E N T

| AREA DETAILS | SQ.M. | SQ.FT. |
|---|---|---|
| SITE AREA AS PER DOCUMENT | 5 Acre 44.2/3 Cent | |
| AREA OF THE TAKEN SITE | 350.71 | 3775.01 |
| PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN GROUND FLOOR | 139.79 | 1504.69 |
| PLINTH AREA OF THE PROPOSED SLOPED ROOF BUILDING IN GROUND FLOOR | 23.39 | 251.76 |
| TOTAL PLINTH AREA OF THE PROPOSED R.C.C ROOF GROUND FLOOR BUILDING | 163.18 | 1756.45 |
| PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING IN FIRST FLOOR | 80.89 | 870.69 |
| TOTAL PLINTH AREA OF THE PROPOSED R.C.C ROOF BUILDING | 244.07 | 2627.14 |
| FLOOR AREA OF THE PROPOSED R.C.C ROOF BUILDING | 195.26 | 2101.76 |
| AREA OF OPEN SPACE | 187.53 | 2018.55 |

FLOOR SPACE INDEX (F.S.I) :-

$\frac{\text{F.S.I AREA}}{\text{PLOT AREA}} = \frac{244.07}{350.71} = 0.69 \leq 2$

SCALE 1:100

ALL DIMENSIONS ARE IN 'METRE'

PLOT COVERAGE (P.C) :-

$\frac{\text{MAX FLOOR AREA AT ANY FLOOR}}{\text{PLOT AREA}} \times 100 = \frac{244.07}{350.71} \times 100 = 69.59\ \%$

PROPOSED SEPTIC TANK - 1 NO & SOAK PIT - 1 Nos.,

PROPOSED RAINWATER HARVESTING TANK & SUMP - 1 Nos.,

### PARKING DETAILS

| DESCRIPTIONS | REQUIRED | PROVIDED |
|---|---|---|
| CAR PARKING | 2 Nos. | 2 Nos. |
| TWO WHEELERS | 0 Nos. | 1 Nos. |

Applicant:-

C.THANGAMUTHU

Registered Engineer:-

Reg.No. : 056/LS/2019/00010
Er. S. ARAVINTH B.E.,
Registered Engineer
SRI RAAGEVENDRA PLANNERS
26, Bharathipalayam, IInd Street,
NR Mahal (Back Side), Erode - 638 002.
Cell : 96599 47703, 72000 59343

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.