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.

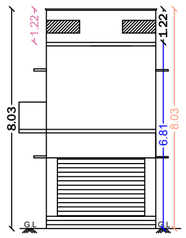
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

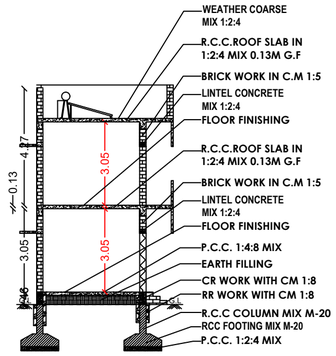
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THE PLAN SHOWING PROPOSED CONSTRUCTION OF GROUND FLOOR AND FIRST FLOOR RCC ROOF COMMERCIAL BUILDING FOR SHOP PURPOSE SITUATED IN R.S.F NO: 665/7, OLD S.F NO: 320, PATTA NO: 3339, SUB DIVISION LAND, LAL BAGATHUR SHASTRI STREET, WARD NO: 05, SIVAGIRI VILLAGE, SIVAGIRI TOWN PANCHAYAT, KODUMUDI TALUK, ERODE DISTRICT.

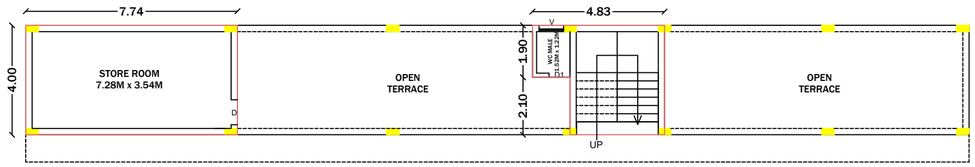
APPLICANT NAME: Mr.JAIKUMAR G S/o Mr.GANESHAN



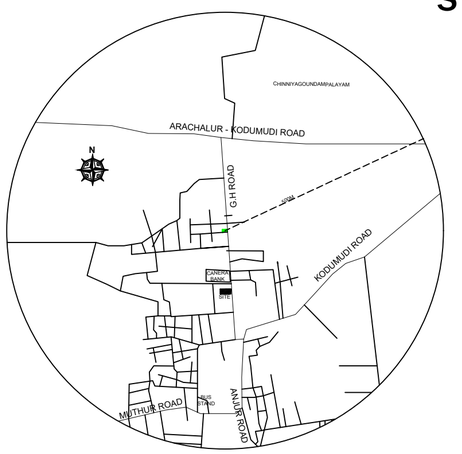
FRONT ELEVATION



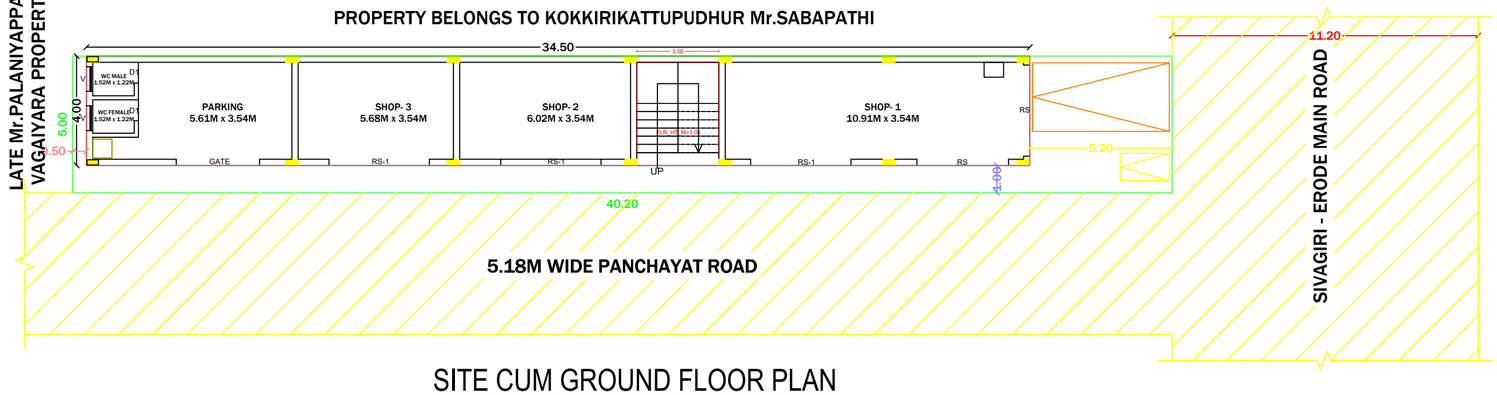
SECTION - AA



FIRST FLOOR



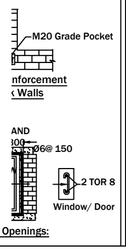
PROPERTY BELONGS TO KOKKIRIKATTUPUDHUR Mr.SABAPATHI



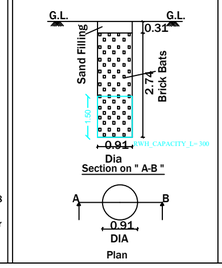
SITE CUM GROUND FLOOR PLAN

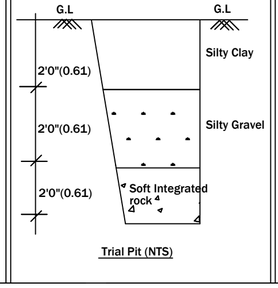


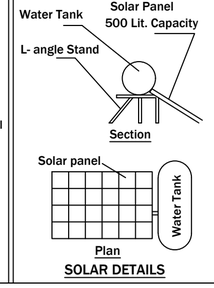
of building



3.Vertical Reinforcement at Jambs Of Openings:





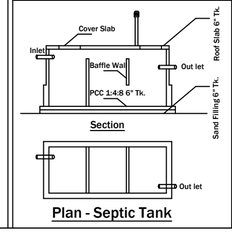


SOLAR DETAILS

LOCATION OF THE PLOT:

LATITUDE - 11°07'29.8"N

LONGITUDE - 77°47'21.7"E



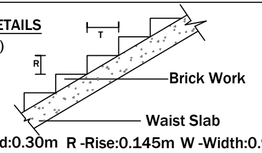
Plan - Septic Tank

REFERENCE:

PLOT BOUNDARY (Doc)	
PLOT BOUNDARY (FMB)	
PROPOSED BUILDING	
RAINWATER HARVEST TANK	
ACCESS ROAD	

STEP DETAILS

(NTS)



T - Tread:0.30m R -Rise:0.145m W -Width:0.91m

NOTE :
SCALE 1:100
ALL DIMENSIONS ARE IN METRES

AREA DETAILS	SQ.FT	SQ.M
PLOT AREA (AS PER DOCUMENT)	2178.00	202.34
PLOT AREA (AS PER PATTA)	2174.31	202.00
PLOT AREA (AS PER SITE)	2163.55	201.00
PROPOSED GROUND FLOOR AREA	1485.42	138.00
PROPOSED FIRST FLOOR AREA	510.21	47.40
TOTAL PROPOSED FSI AREA	1995.63	185.40
TOTAL PROPOSED CARPET AREA	1375.84	127.82
OPEN SPACE AREA	692.55	64.34

JOINERY DETAILS

SYMBOL	DESCRIPTION	IN METRE
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.76 X 2.13
RS	ROLLING SHUTTER	3.35 X 2.13
RS-1	ROLLING SHUTTER-1	3.67 X 2.13
GATE	GATE	3.05 X 2.13
V	VENTILATOR	1.22 X 0.61

PC AND FSI CALCULATION:

PLOT COVERAGE = (138.0/ 202.34) x 100 = 68.20%

FLOOR SPACE INDEX = 185.40 / 202.34 = 0.91 < 2.0

OTHER DETAILS:

PARKING - TWO WHEELER PARKING - 01 NOS
PARKING - CAR PARKING - 01 NOS

BUILDING PERMISSION NO: 019/ 2024 - 2025
APPLICATION NO: SWP/BPA/0396658/2024
DWG SCR NO: 2X617U4Z
EDCR NO: DCR112024BANDU

LAND OWNER:

JAIKUMAR G

Dr. A. GOPALAN,
ME., Ph.D., MIE., MICI., MISTE., FIV
Chartered Engineer & Approved Valuer
Consulting Civil Engineer &
Licensed Building Surveyor,
170, Patel Street, Sivagiri - 638 109.
Erode District. Cell : 93444 77070

REGISTERED ENGINEER

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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Chennai 600 097, India
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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.