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 RESIDENTIAL BUILDING IN R.S. No: 308/2, 308/3

SITE No:18 AT NANJAI UHUKULI "A" VILLAGE, MUTHUGOUNDAM PALAYAM PANCHAYAT, MODAKKURICHI TALUK, ERODE DISTRICT.

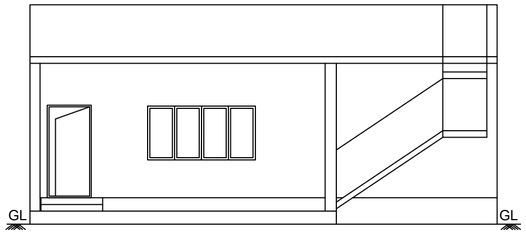
APPLICANT:

Mr.K.MOHANASUNDARAM, S/o.Mr.KRISHNAN

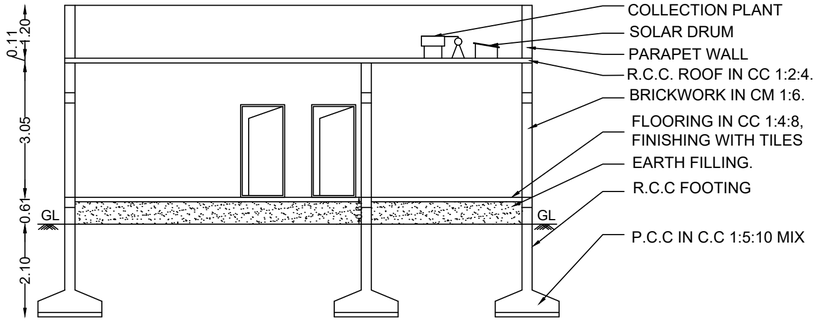
ONLINE APPLICATION NO : SWP/BPA/420840/2024

BUILDING PERMISSION No :ERD/MDK/MGP/63/2023-2024

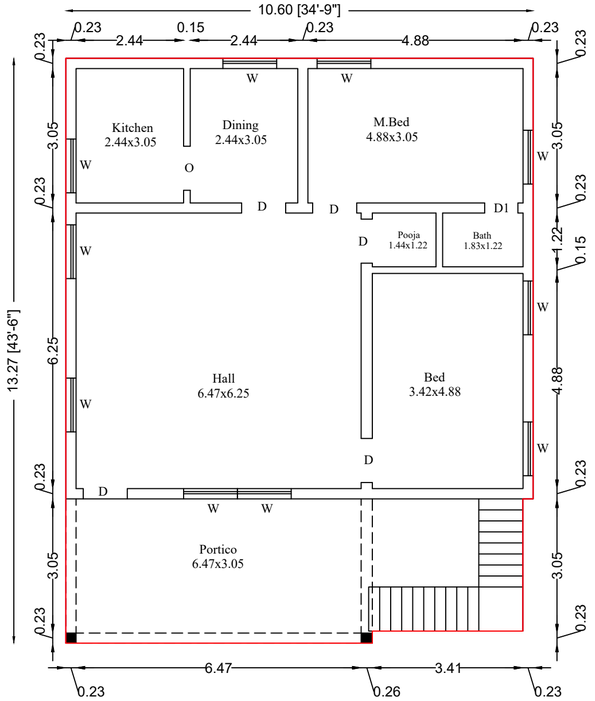
This permission will be valid for a period of five years from 28/12/2024 to 28/12/2029



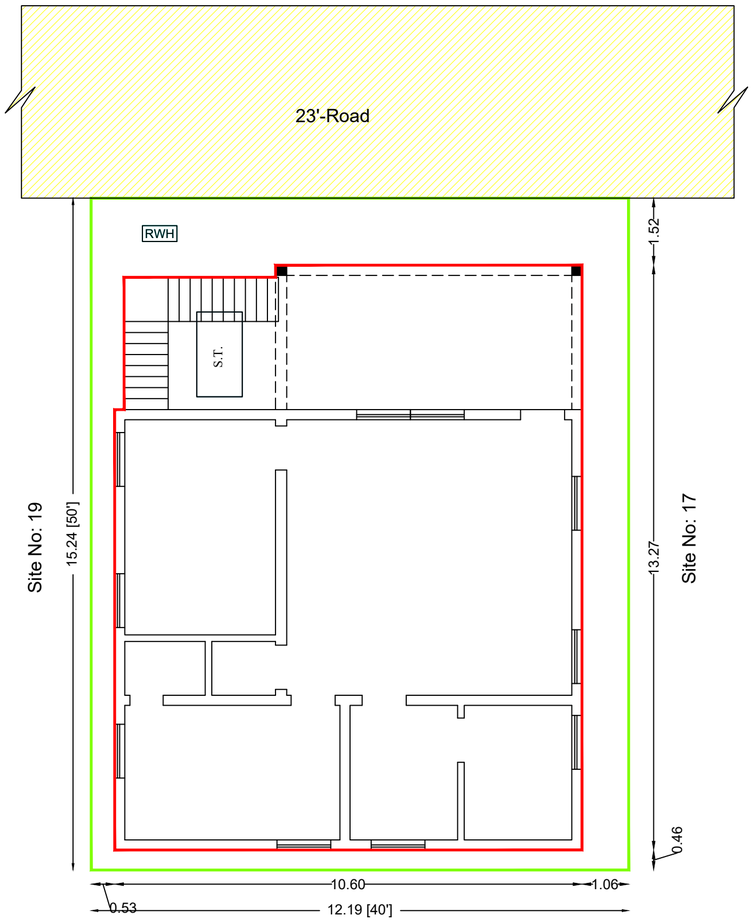
ELEVATION



SECTION ON AB

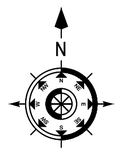


GROUND FLOOR



Site No: 13 & 14
Site Plan

NORTH POINT



SHEET No. 1 / 1

I.LAND AREA DETAILS:

SL. NO	AREA DETAILS	SQ FT	SQ MT
1	AREA OF THE LAND AS PER DOCUMENT	2000	185.88

II.PROPOSED BUILDING AREA DETAILS:

Block Name	Floor Name	FSI Area in Sq.m	Non FSI Area in Sq.m	Carpet Area	Total Built up Area	
					in Sq.m	in Sq.ft.
Block - 01	PROPOSED FLOOR - GROUND(RCC)	138.56	-	92.37	138.56	1491.44

Floor Space Index (F.S.I.) - $\frac{\text{Total Building Area}}{\text{Total Land Area}} = \frac{138.56}{185.88} = 0.75 < 2.00$ (Max)

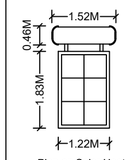
JOINERY DETAILS		FEET	METRE
D	DOOR	3'3" X 7'0"	1.00 X 2.14
D1	DOOR	2'6" X 7'0"	0.76 X 2.14
W	WINDOW	4'0" X 4'0"	1.22 X 1.22
V	VENTILATOR	3'3" X 1'9"	1.00 X 0.50

COLOR INTEX :-

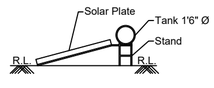
ROAD SHOWN IN -

SITE BOUNDARY SHOWN IN -

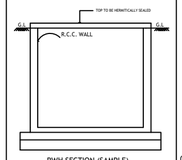
PROPOSED BUILDING SHOWN IN -



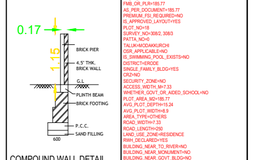
Plan on Solar Heater



Section on Solar Heater

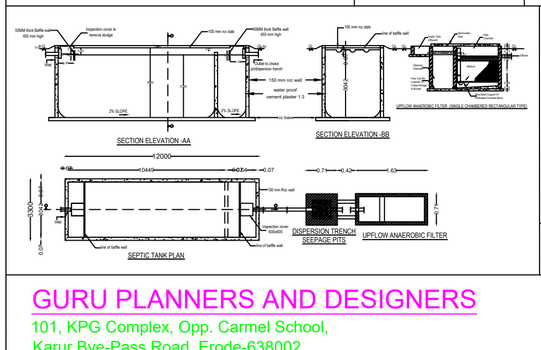


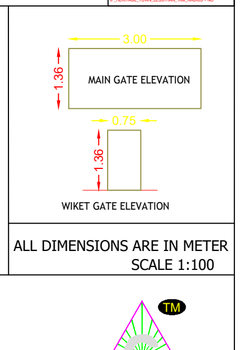
RWH SECTION (SAMPLE)



COMPOUND WALL DETAIL

PLAN INFO
AS_AT_SITE=1BLTB
PAR_OR_PLIN=BLTT
AS_PER_DOCUMENT=BLTT
PLOT_DEMARCATED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO=18
SURVEY_NO=308/2, 308/3
PATTA_NO=0
TALUK=MODAKKURICHI
VILLAGE=NANJAI UHO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
GRD=NO
SECURITY_ZONE=NO
DIST_FROM_NH=0.33
WHETHER_SCVT_LAR_ADDED_SCHOOL=NO
PLOT_AREA_SQ=185.77
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=9.9
AREA_TYPE=OTHERS
ROAD_WIDTH=7.33
ROAD_TYPE=BT
LAND_USE_ZONE=RESIDENCE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IS_HERITAGE_TOWN_LEGISTHAN_YAM_BAZAR=NO





ALL DIMENSIONS ARE IN METER

SCALE 1:100

GURU PLANNERS AND DESIGNERS

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Karur Bye-Pass Road, Erode-638002.
PH: +91 97150 66669 & LL:0424-2401669.
Mail: gurunathansv@yahoo.co.in

REGISTERED ENGINEER

Er.S.V. GURUNATHAN M.E., PGD (QS&V)
REGISTERED ENGINEER
Reg. No : 01 / 2024 / RE - Gr. II / EDTCP
GURU PLANNERS AND DESIGNERS
101, K.P.G.Complex, Kollampalayam,
Erode - 638 002. Ph : 97150 66669.

APPLICANT

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.