PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

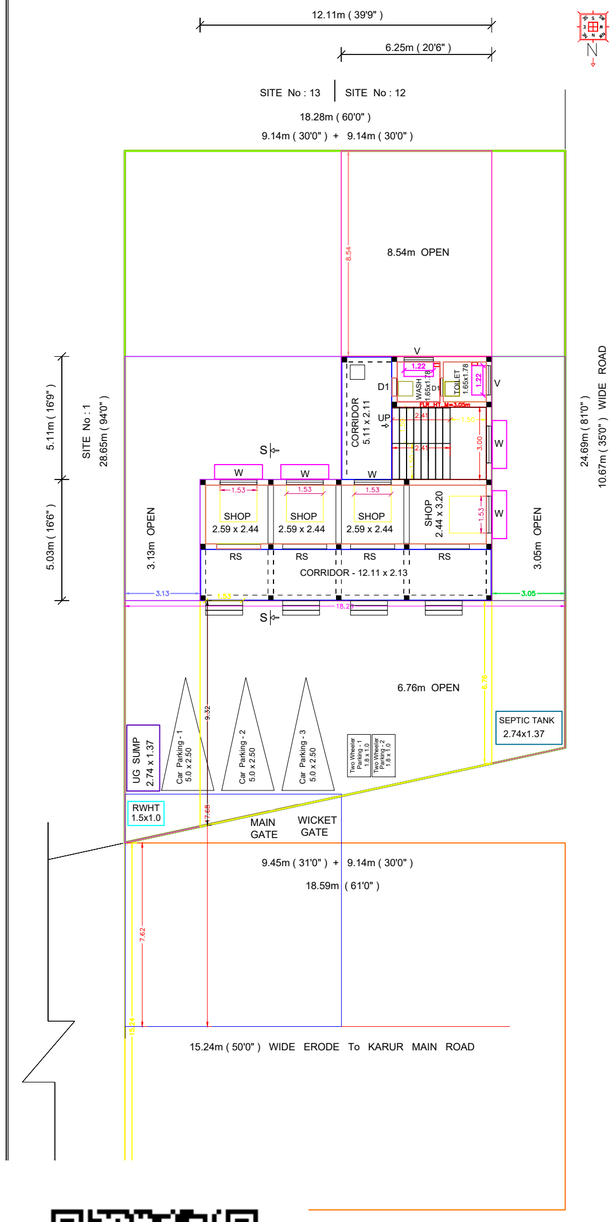
The approval as the planning authority issued it, reproduced in full behind this page.

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

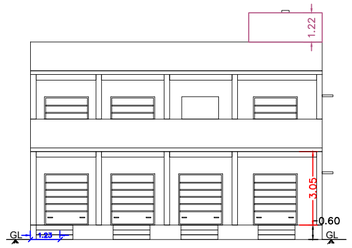
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF R.C.C ROOF FIRSTFLOOR SHOP BUILDING FOR COMMERCIAL PURPOSE IN OLD S . F . No : 530 / A & B , Re . S . F . No : 282 / 2 , SUBDIVISION Re . S . F . No : 282 / 2 B , 2C , PATTA No : 2127 , 2126 , SITE No : 2 , 3 (LAYOUT APPROVAL No : Ma . Va / Ma . (Se) . No : 104 / 2018 , Varanmurai Manaiprivu No ; 80 / 2018) , DOOR No : 4 , 5 , 6 , 7 - ASSESSMENT No : 1732 , 1733 , 1734 , 1735 AT THE VELU GARDEN , KOLATHUPALAYAM , PUNJAI KALAMANGALAM 'A' VILLAGE , PUNJAI KALAMANGALAM PANCHAYAT , MODAKKURICHI UNION , MODAKKURICHI TALUK , ERODE DISTRICT .

APPLICANT :

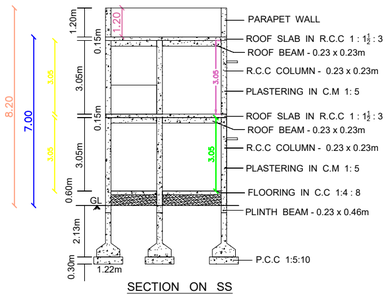
Mr . S . VIGNESH KUMAR , S/o . P . SIVANANDAN .



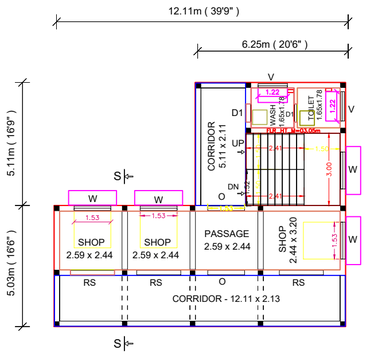
NG GROUND FLOOR PLAN



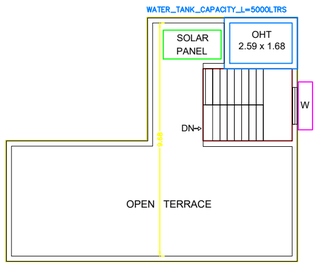
ELEVATION



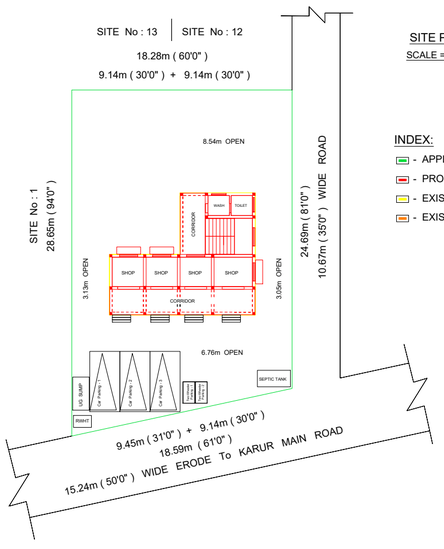
SECTION ON SS



PROPOSED ADDITIONAL FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN

SCALE = 1 : 200

INDEX:

- APPLICANT SITE BOUNDARY
- PROPOSED ADDITIONAL BUILDING
- EXISTING BUILDING
- EXISTING ROAD

PLAN INFO
BLK_1_FLR_0_NAME=GROUNDFLOOR
PLOT_NO=2,3
DISTRICT=ERODE
TALUK=MODAKKURICHI
AS_AT_SITE=489.37
FMB_OR_PLR=489.37
IS_SWIMMING_POOL_EXISTS=NO
PATTA_NO=2127,2126
SURVEY_NO=282/2B,2C
JURISDICTION_TYPE=PANCHAYAT
AS_PER_DOCUMENT=489.37
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=489.37
AVG_PLOT_DEPTH=24.69
AVG_PLOT_WIDTH=18.29
AREA_TYPE=OTHERS
ROAD_WIDTH=15.24
ROAD_LENGTH=48.76
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_SUB_OCCPANCY_COLOUR_CODE=B-SHOP
BLOCK_1_B-SHOP_MEMBER_COUNT=1
BLK_1_FLR_0_BLT_UP_AREA=92.85
BLK_1_EXISTING_NO_OF_DWELING_UNITS=0
IS_EXISTINGBUILDING_EXCEPTION=YES

JOINERY DETAILS :

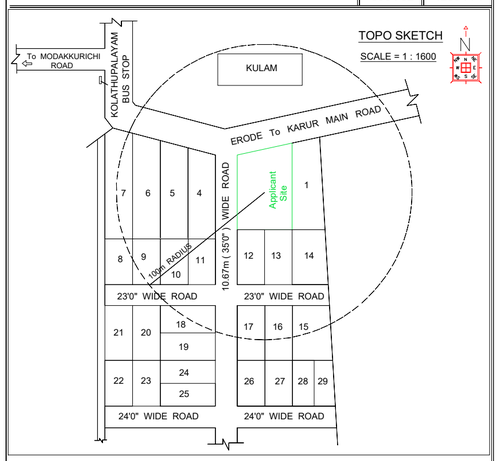
- RS - ROLLING SHUTTER - 1.83m x 2.13m
- D1 - DOOR - 0.76m x 2.13m
- W - WINDOW - 1.53m x 1.53m
- V - VENTILATOR - 1.22m x 0.61m
- O - OPEN - 1.00m x 2.13m

- RAIN WATER HARVESTING TANK - 1 No
- SEPTIC TANK - 1 No
- BORE WELL - 1 No
- SUMP - 1 No
- OVER HEAD TANK - 1 No

AREA DETAILS	SQM	SQFT
Total Area Of The Applicant Site	489 . 37	5265 . 00
Plinth Area Of The Pro; Addl; R.C.C Roof Building In F.F	92 . 85	999 . 26
Carpet Area Of The Pro; Addl; R.C.C Roof Building In F.F	34 . 95	376 . 00
Area Of The Existing R.C.C Roof Building In G.F	92 . 85	999 . 26
Area Of The Open Space	396 . 52	4265 . 74

TOPO SKETCH

SCALE = 1 : 1600



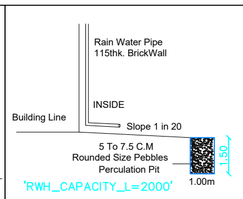
SITE , PLAN , ELEVATION

SECTION : SCALE = 1:100

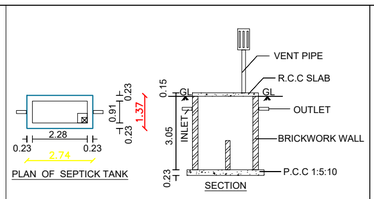
ALL MEASUREMENTS ARE IN METER

APPLICANT	ENGINEER
	Er. M.G.S. GANESN, B.Tech., M.I.S.T.E., Consulting Civil Engineer & Licensed Building Surveyor, THE WINTRACK ASSOCIATES 158/1, Shree Amma Illam Kulath Thottam, Kari Main Road, Karumandi...palayam, Erode - 638 154, CELL: 94435 98123, 90481 14495
	Er . M.G.S. GANESAN - 94435 98123

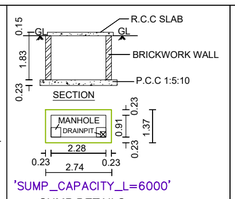
MAIN GATE



RAIN WATER HARVESTING TANK DETAILS



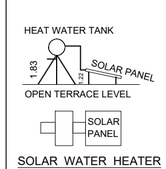
SEPTIC TANK DETAILS



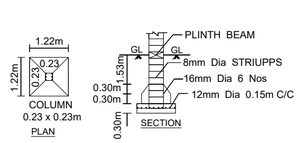
SUMP DETAILS

STAIRCASE DETAILS

WIDTH - 0.75m
TREAD - 0.25m
RISER - 0.19m
HANDRAIL - 1.20m



SOLAR WATER HEATER



COLUMN FOUNDATION DETAILS

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

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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
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The LandLens suite
/landlens/one

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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.