PP APPROVAL RECORD

Planning Permission

Survey 264

Unjalur

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,
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Chennai 600 097, India

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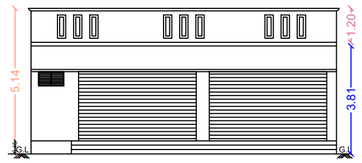
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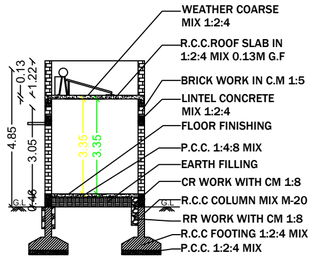
THE PLAN SHOWING ADDITIONAL PROPOSED CONSTRUCTION OF GROUND FLOOR R.C.C ROOF COMMERCIAL BUILDING SITUATED IN R.S.F NO: 264/1C, OLDS.F NO: 363/B1, PATTA NO: 1920, PLOT NO: NIL, ERODE - KARUR MAIN ROAD, WARD NO:03, ZONE - A, UNJALUR VILLAGE, UNJALUR TOWN PANCHAYAT, KODUMUDI TALUK, ERODE DISTRICT.

APPLICANT NAME: Mr.RAJU S S/o Mr.SHANMUGAM

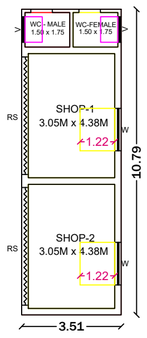
EXISTING BUILDING APPROVAL NO: 357552/2024
ROC NO: 344/2024 DATE: 29/01/2024 (RESIDENTIAL)



FRONT ELEVATION

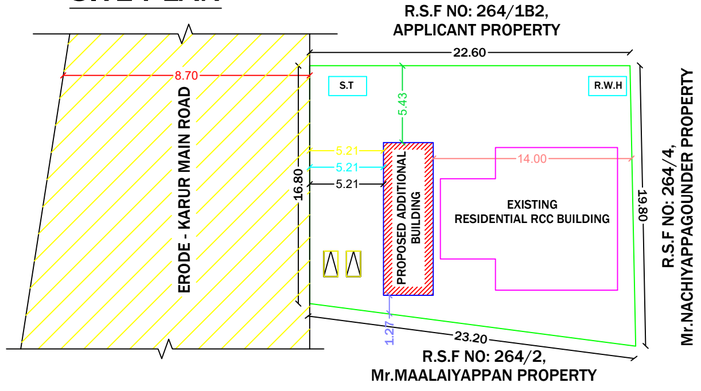


SECTION - AA



GROUNDFLOOR PLAN

SITE PLAN



NOTE :
SCALE 1:100
ALL DIMENSIONS ARE IN METRES

AREA DETAILS	SQ.FT	SQ.M
PLOT AREA (AS PER DOCUMENT)	4886.81	454.00
PLOT AREA (AS PER PATTA)	4886.81	454.00
PLOT AREA (AS PER SITE)	4487.91	416.94
EXISTING GROUND FLOOR AREA	1171.33	108.82
COMMERCIAL BUILDING		
PROPOSED GROUNDFLOOR AREA	407.41	37.85
TOTAL FSI AREA	1578.74	146.67
OPEN SPACE AREA	3308.07	307.33

	JOINERY DETAILS	
SYMBOL	DESCRIPTION	IN METRE
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.76 X 2.13
O	OPEN	1.00 X 2.13
W	WINDOW	1.22 X 1.22
KW	KITCHEN WINDOW	1.22 X 0.91
V	VENTILATOR	1.22 X 0.61

PC AND FSI CALCULATION:

PLOT COVERAGE = (146.67/ 454.00) x 100 = 32.30%

FLOOR SPACE INDEX = 146.67 / 454.00 = 0.323 < 2.0

BUILDING PERMISSION NO:
APPLICATION NO:
DWG SCR NO:
EDCR NO:

LAND OWNER:

RAJU S

Er. S.KRISHNAN, M.E(ENV),
Chartered Engineer & Registered Engineer(Gr-I),
28/1, 1st Floor, Sivasakthi Complex,
Patel Street , Sivagiri, Erode (Dt)
Cell : 94452 68525

REGISTERED ENGINEER

lding

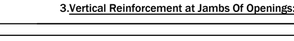
20 Grade Pocket

ment

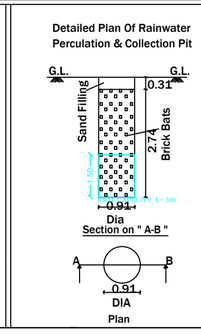
3@ 150

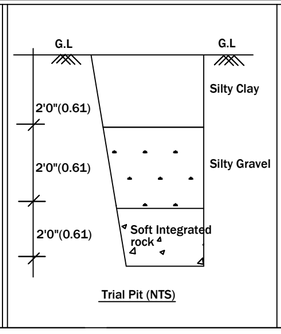
2 TOR 8

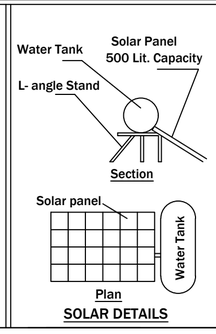
Window/ Door



3.Vertical Reinforcement at Jambs Of Openings:



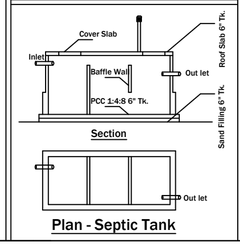




LOCATION OF THE PLOT:

LATITUDE - 11°07'52.2"N

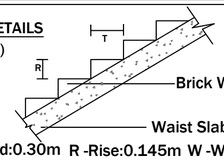
LONGITUDE - 77°52'38.6"E



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

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

Verified RealEstate
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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.