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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3/350/2 Mettukuppam,
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST & SECOND FLOOR RCC ROOF RESIDENTIAL BUILDING IN R.S.F.NO:198/1 OLD R.S.F.NO:198/1A, NEW R.S.F.NO:198/1A1 AT SITE NO:16, 17,PUTHURPUTHUPALAYAM VILLAGE, PICHANDAMPALAYAM VILLAGE PANCHAYAT, ERODE UNION, ERODE TALUK, ERODE DISTRICT.

SOLD PLOT FRAME WORK - SPFW/SR DD NO:15227/2018, **ந.க.எண்: 2522/2024/ஆ1, நாள்**:29.05.2025

APPLICANT NAME:

Mr.C.SATHISHKUMAR, (AADHAAR NO: 2303 7923 1104)

S/o.Mr.CHANDRASEKARAN (Late),



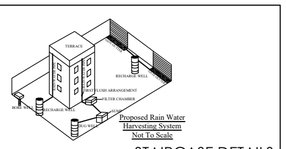
GPS LOCATION LATITUDE:11.17520 LONGITUDE:77.38510

REFERENCE SHEET 01/01

| AREA STATEMENT | SQ.FT | SQ.MT |
|---|---|---|
| AREA OF THE SITE [As per Document] (1639.25 Sq.Ft.+1739.25 Sq.Ft.) | 3378.50 | 313.87 |
| PLINTH AREA OF THE GF RCC BUILDING | 2129.87 | 197.87 |
| FLOORING AREA OF THE GF RCC BUILDING | 1033.34 | 96.00 |
| PLINTH AREA OF THE FF RCC BUILDING | 2129.87 | 197.87 |
| FLOORING AREA OF THE FF RCC BUILDING | 1518.47 | 141.07 |
| PLINTH AREA OF THE SF RCC BUILDING | 2129.87 | 197.87 |
| FLOORING AREA OF THE SF RCC BUILDING | 1518.47 | 141.07 |
| AREA OF THE OPEN SPACE | 1248.62 | 116.00 |

| SCHEDULE OF JOINERY | | FEET | METRE |
|---|---|---|---|
| MD | MAIN DOOR | 3'6" X 7'0" | 1.06 X 2.13 |
| D | DOOR | 3'0" X 7'0" | 0.91 X 2.13 |
| O | OPEN | 3'0" X 7'0" | 0.91 X 2.13 |
| W | WINDOW | 4'0" X 4'0" | 1.22 X 1.22 |
| KW | KITCHEN WINDOW | 3'0" X 3'0" | 0.91 X 0.91 |
| D1 | PLASTIC DOOR | 2'6" X 7'0" | 0.75 X 2.13 |
| V | VENTILATER | 2'0" X 2'0" | 0.60 X 0.60 |

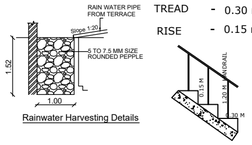
PLAN INFO
PLOT_AREA_M2=313.87
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=26.51
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=5.18
ROAD_LENGTH=350.00
AVG_PLOT_DEPTH=26.51
AVG_PLOT_WIDTH= 11.73
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=ERODE
TALUK=ERODE
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=198/1A1
PATTA_NO=629
AS_PER_DOCUMENT=313.87
AS_AT_SITE=320.10
FMB_OR_PLR=320.10
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



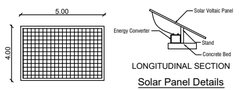
Proposed Rain Water Harvesting System Not To Scale

STAIRCASE DETAILS

WIDTH - 1.52 m
TREAD - 0.30 m
RISE - 0.15 m

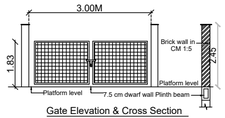


Rainwater Harvesting Details



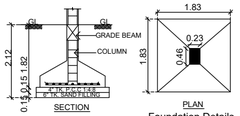
LONGITUDINAL SECTION

Solar Panel Details



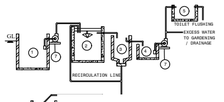
Gate Elevation & Cross Section

Detail of compound wall

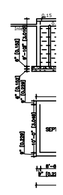


SECTION PLAN

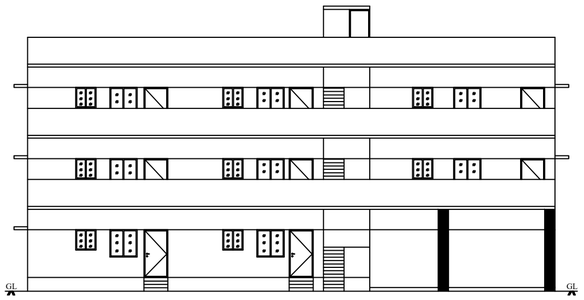
Foundation Details



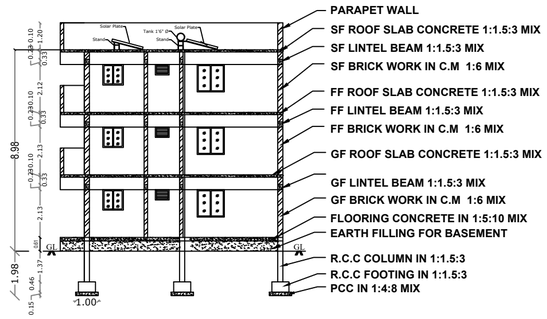


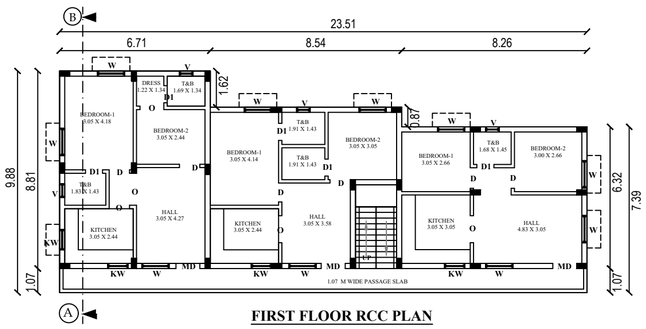




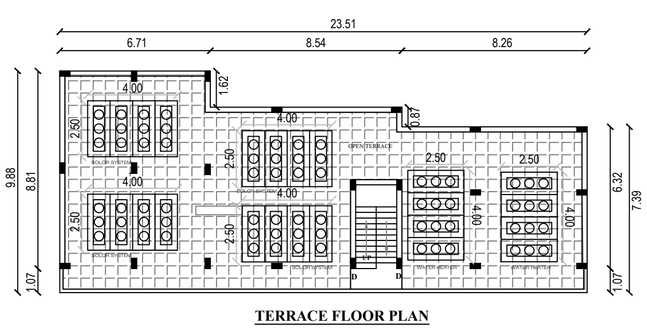


SECTION ON "AB"

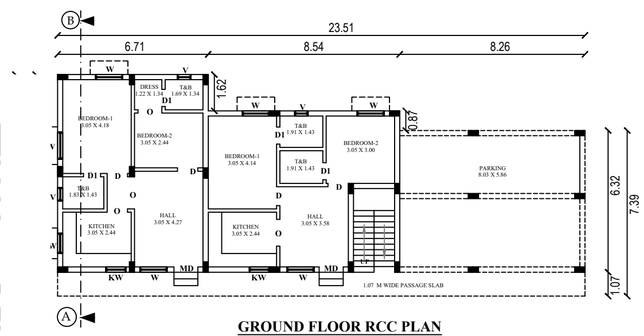


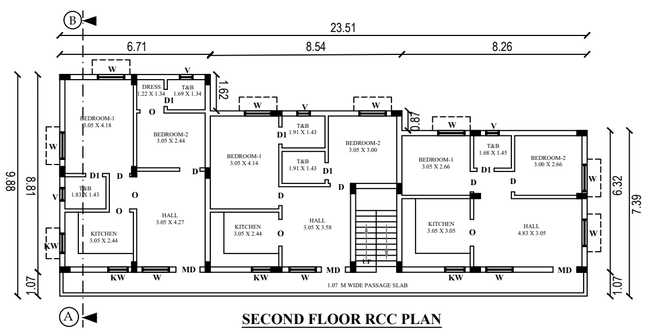
FIRST FLOOR RCC PLAN



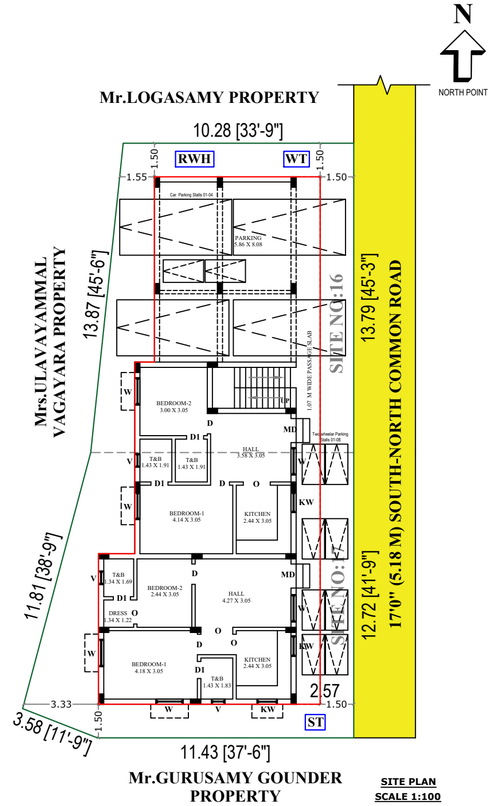
TERRACE FLOOR PLAN



GROUND FLOOR RCC PLAN



SECOND FLOOR RCC PLAN




SITE PLAN
SCALE 1:100

ALL DIMENSIONS ARE IN FEET AND METER SCALE 1:100

REFERENCE :

Site Boundary -
Proposed Building -
RWH & ST,WT -
Road -

DRAWING BY : GK PLANNERS
237-6 SIVAM NAGAR,
NEAR NALLAPPAS THEATRE,
PERUNDURAI,
ERODE -638052
CONTACT: 99652-66826, 89259-07117,

APPLICANT



Mr.C.SATHISHKUMAR

REGISTRED ENGINEER (RE)



Er.S.GOPALAKRISHNAN,B.E.,M.E.,(Str).,
AMIE.,CE(I).,FIV.,MISTE.,
REGISTERED ENGINEER GRADE I (RE-Gr.I)
REG.No. 01/2024/RE-Gr.I/EDTCP (Renewal) (Valid Upto - 31.03.2029)
GK PLANNERS
237-6, Sivam Nagar, Near Nallappas Theatre,
Perundurai, Erode - 638 052.

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.