PP APPROVAL RECORD

Planning Permission

Survey 83

Modachur, Gobichettipalayam taluk

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,
OMR Thoraipakkam,
Chennai 600 097, India

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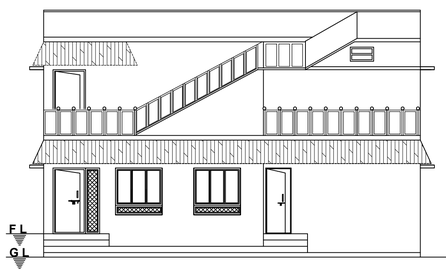
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Plan Showing The Proposed Construction Of 'RCC ROOF GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING (After Demolished The Old AC Sheet Roof Residential Building In Exist Property Tax Assessment No : 4335. Exist Door No : 9/137), In New SF No : 83/5 & 83/8, Sub Div New SF No : 83 / 8A1B, Old SF No : 135, SPFW / SRDD No : 1647 / 2018, Site No : 42 & 43, Kuberan Nagar, Ward No : 09, Modachur Village, Modachur Village Panchayat, Gobichettipalayam Panchayat Union, Gobichettipalayam Taluk, Erode District.

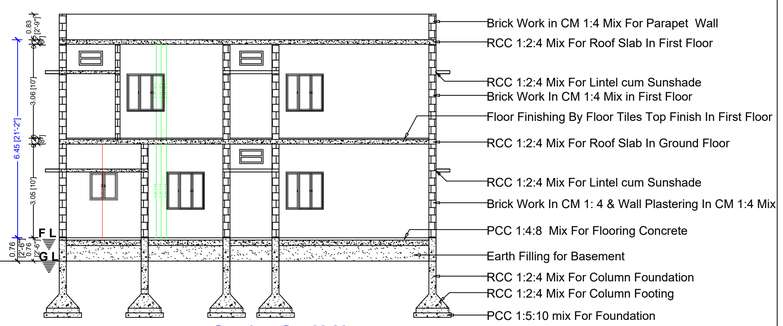
Applicant :

Mr. A KALIDASS,

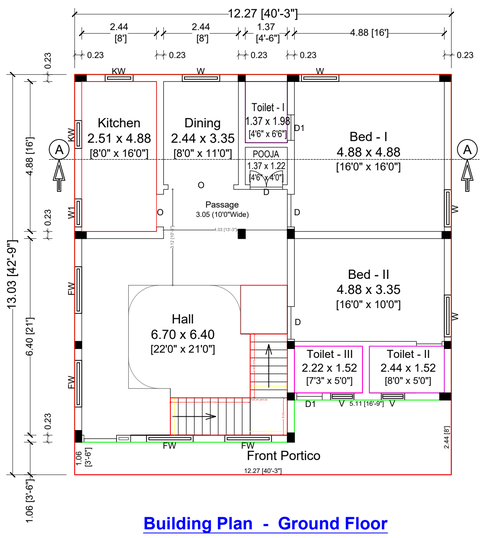
S/o. Mr. AURUMUGAM.



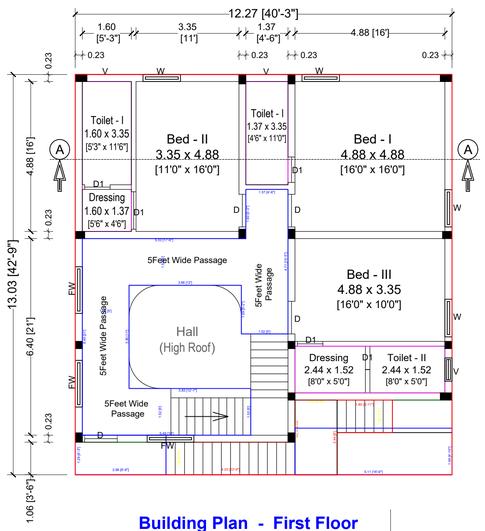
Front Elevation



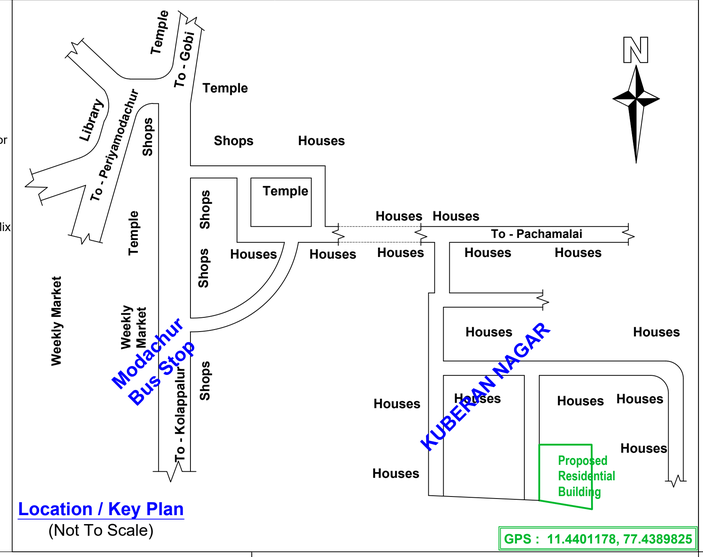
Section On 'AA'



Building Plan - Ground Floor

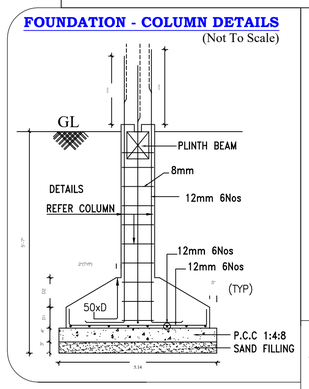


Building Plan - First Floor



Location / Key Plan
(Not To Scale)

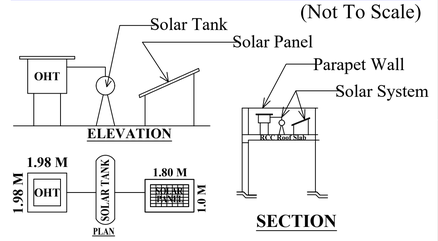
GPS : 11.4401178, 77.4389825



FOUNDATION - COLUMN DETAILS
(Not To Scale)

DETAILS OF SOLAR ENERGY SYSTEM

(Not To Scale)



PLAN INFO
AS_PER_DOCUMENT=269.00
FMB_OR_PLR=269.00
PLOT_AREA_M2=266.82
AS_AT_SITE=266.82
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=GOBICHETTIPALAYAM
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=RESIDENTIAL
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO=504/10, 504/1A4CA
PATTA_NO=2635
ACCESS_WIDTH_M=8.59
ROAD_WIDTH=4.88
ROAD_LENGTH=150.00
AVG_PLOT_WIDTH=16.18
AVG_PLOT_DEPTH=15.24
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=RESIDENTIAL
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO

Notes : Registered Sale Deed No : 3728. Date : 06.12.2019
SRO - Gobichettipalayam Joint - I. Patta No : 2635.

All Dimensions Are In Feet And Meter
Scale :- Building Plan - 1:100, Site Plan - 1:150.

Reference : Site Boundary | Pro - Bldng | R W H | Septic Tank | Road

Area Details :	Sq.Ft	Sq.Mt
Area Of The Site	2896.00	269.00
Pro Plinth Area Of The Res Bldg In GF	1719.55	159.81
Pro Plinth Area Of The Res Bldg In FF	1719.55	159.81
Area Of The Open Space	1176.45	109.19

FSI : 0.83 < 2.00 **Plot Coverage : 19.59 %**

Joinery Details :		Feet	Meter
Main Door	M D	5'0" x 7'0"	1.52 x 2.14
Door	D	3'6" x 7'0"	1.06 x 2.14
Opening	O	4'0" x 7'0"	1.22 x 2.14
Door 1	D1	2'9" x 7'0"	0.83 x 2.14
French Window	FW	5'0" x 5'0"	1.52 x 1.52
Window	W	4'0" x 4'0"	1.22 x 1.22
Window I	W1	3'0" x 4'0"	0.91 x 1.22
Ventilator	V	3'0" x 2'0"	0.91 x 0.61

Applicant :

Engineer :

Er. T SUTHAKARAN. DCE. LBS.,
Reg No :10 / 2024 / RE-GR.III / EDTCP

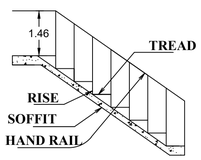
Er.T SUTHAKARAN. DCE., L.B.S.
Registered Engineer - DTCP
B-7. Transport Nagar, Kolappalur (Po),
Gobichettipalayam (Tk), Erode (Dt).
Pin: 638 456. Cell: 97900 85060

மரம் வளர்ப்போம் . . . ! மழை பெறுவோம் . . . !

TSK Planers & Builders | Cell : 97900 85060 | Mail : tskplaners@gmail.com

STAIRCASE DETAILS

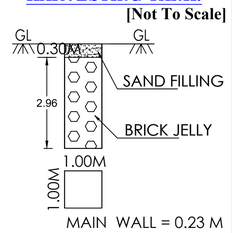
(Not To Scale)



RISE : 17.5 CM
TREAD : 25.0 CM
WIDTH : 76.0 CM

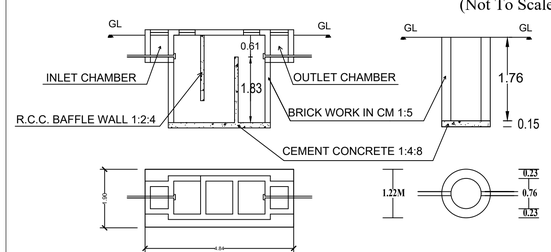
DETAILS OF RAINWATER HARVESTING TANK.

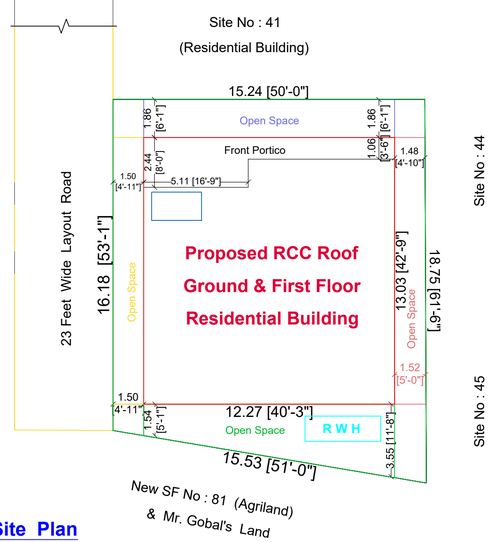
[Not To Scale]



DETAILS OF SEPTIC TANK & SOAK PIT.

(Not To Scale)





Site Plan

Office Use :

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.