Verified RealEstate™

REFERENCE
ERD/PPM/10/2025-2026

ISSUED
18 August 2025

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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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GI SHEET ROOF GROUND FLOOR COMMERCIAL BUILDING IN NEW R.S.F. NO: 116 / 1A1B , PATTA NO: 2297 IN VEPPAMPALAYAM VILLAGE , PICHANDAMPALAYAM VILLAGE PANCHAYAT, ERODE TALUK , ERODE DISTRICT

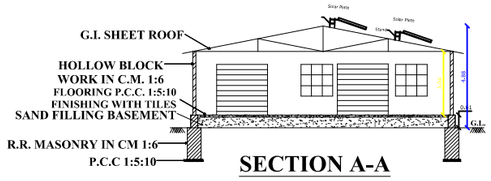
APPLICANT : Mrs. S.MALATHI W/o Mr. SELVARAJ

ROC NO -ERD/PPM/10/2025- 2026
Date: 05/07/2025

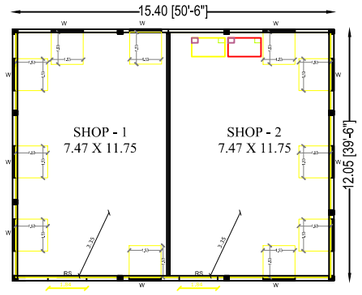
OFFICE USE



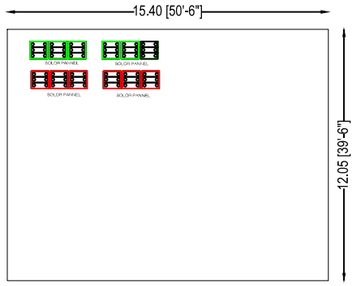
ELEVATION FACING EAST



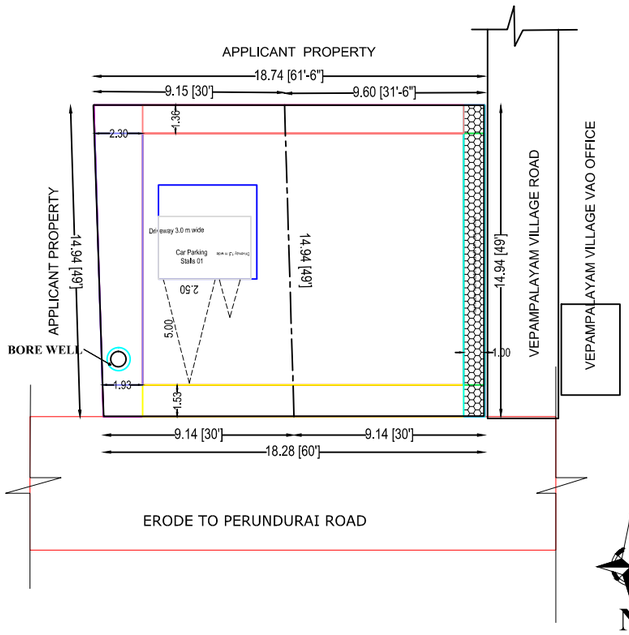
SECTION A-A



GROUND FLOOR GI SHEET PLAN



TERRACE PLAN





COLOUR INDEX	
	SITE BOUNDARY
	PRO. R.C.C. ROOF COMMERCIAL BUILDING
	ROAD DETAILS

SCHEDULE OF JOINERIES

DESCRIPTION	SIZE IN FEET	SIZE IN METER
ROLLING SHUTTER - RS	6'0" X 7'0"	1.83 X 2.13
WINDOW - W	6'0" X 4'0"	1.83 X 1.22

AREA OF THE PROPOSED CONSTRUCTION DETAILS

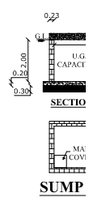
DESCRIPTION	SQ.MT	SQ.FT
AREA OF THE SITE (as per Document)	471.18	5070.00
AREA OF THE SITE (TAKEN FOR CONSTRUCTION)	276.57	2975.89
Proposed Ground Floor GI Sheet	185.45	1996.18
Open Area	91.12	980.82

PARKING STALL DETAILS

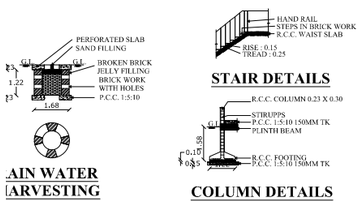
DESCRIPTION	REQUIRED	PROVIDED
TWO WHEELER STALL	1	1
FOUR WHEELER STALL	1	1

F.S.I. = FLOOR AREA / SITE AREA
= 0.706 < 2

PLAN_INFO
IS_APPROVED_LAYOUT=NO
PLOT_NO= 116 / 1A1B
AS_AT_SITE=276.47
FMB_OR_PLR=276.47
AS_PER_DOCUMENT=276.57
PLOT_AREA_M2=276.57
SURVEY_NO=116 / 1A1B
PATTA_NO=
AVG_PLOT_DEPTH=14.94
AVG_PLOT_WIDTH=18.51
ROAD_WIDTH=6.40
ROAD_LENGTH=250
ACCESS_WIDTH_M=18.28
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
LAND_USE_ZONE=COMMERCIAL
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=NO
CRZ=NO
RWH_DECLARED=YES
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
VILLAGE=VEPPAMPALAYAM
TALUK=ERODE
DISTRICT=ERODE
AREA_TYPE=CBA
BLOCK_1_B-SHOP_MEMBER_COUNT=00







ENGINEER :

SRI SAKTHI KUMARAN
Planners & Builders,
VISUWANATHAN GOUNDER THOTTAM
NATHAKATTUPALAYAM,
ERODE - 638112.
Er.K.Sakthivel.,B.E.,M.B.A., Cell No.9578855255
Reg.E.r .G.r-III ERD- DTCP

S. Malathi

APPLICANT SIGN

K. Sakthivel
Er. K. SAKTHIVEL, B.E., M.B.A.,
Registered Engineer Grade III
Regd. No : 04 / 2021 / RE - Gr. III / E.D.T.C.P.
Cell No. . 95788 55255

ENGINEER SIGN / REGISTERED

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.