Verified RealEstate™

REFERENCE
282/2025

ISSUED
21 July 2025

PP APPROVAL RECORD

Planning Permission

Survey 786

Karumandi Chellipalayam

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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

verified.realestate

DIGITALLY VERIFIED RECORD

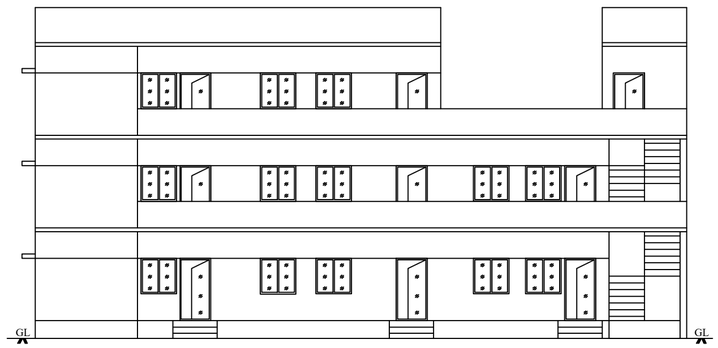
PLAN SHOWING THE ADDITIONAL & PROPOSED CONSTRUCTION OF GROUND, FIRST AND SECOND FLOOR RCC ROOF RESIDENTIAL BUILDING IN OLD S.F.NO:768, OLD R.S.F.NO:786/1, 1A, 2, 3, 3A, 5, NEW R.S.F.NO:786/1A1A11A, AT ITEM:03-SITE NO:15 & 16, 17, CHELLANAGOUNDEN PUDHUR, "AYNGARAN AVENUE", DTCP APPROVAL NO: மா.வ/ந.உ(திம) எண்:99/2020, WARD NO: 18, KARUMANDICHELLIPALAYAM TOWN PANCHAYAT, PERUNDURAI TALUK, ERODE DISTRICT.

EXISTING GF RCC ROOF RESIDENTIAL BUILDING DOOR NO:16, ASSESSMENT NO:11050.

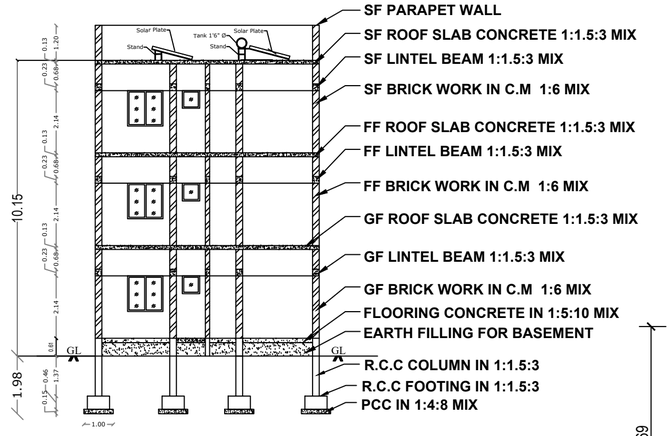
APPLICANT NAME:

Mrs.R.SATHYA, W/o.Mr.C.RAJKUMAR CHITIBABU,

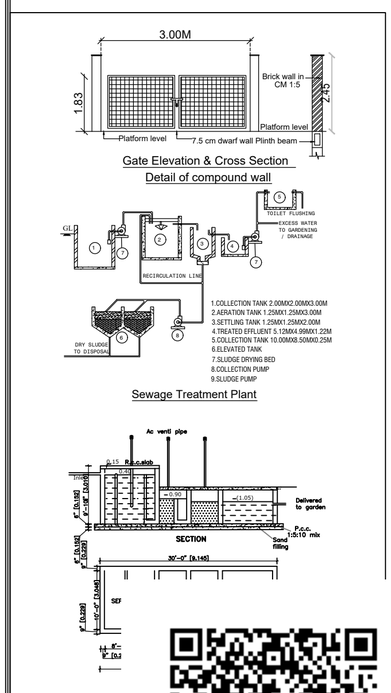
(AADHAAR NO: 7013 5942 6575)

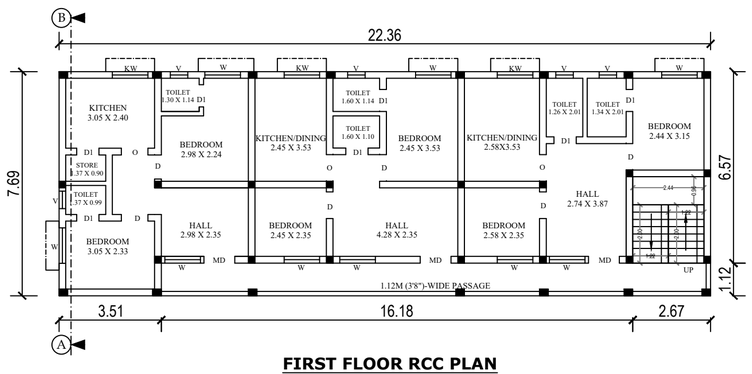


ELEVATION

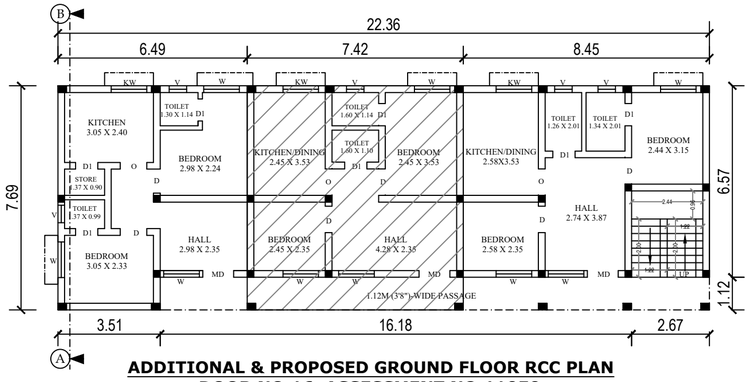


SECTION ON "AB"

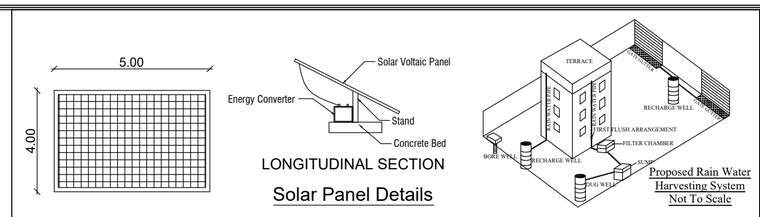


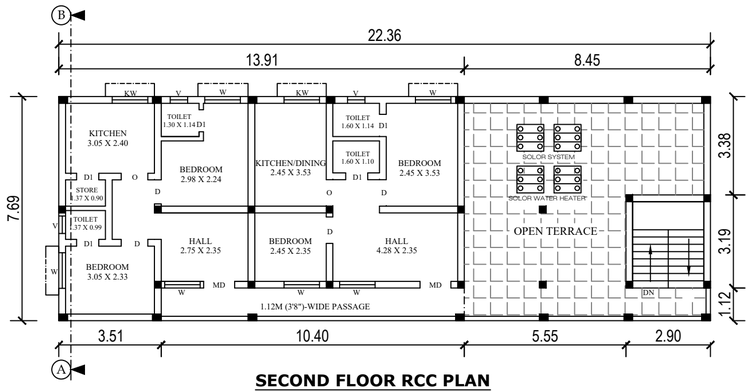


FIRST FLOOR RCC PLAN

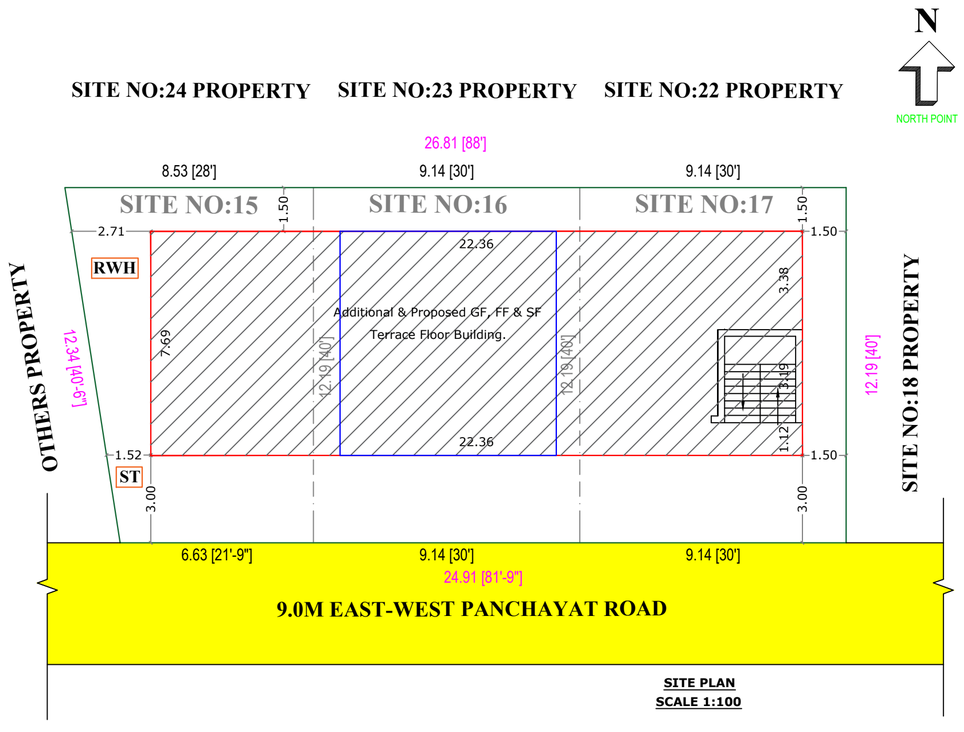


ADDITIONAL & PROPOSED GROUND FLOOR RCC PLAN
DOOR NO:16, ASSESSMENT NO:11050





SECOND FLOOR RCC PLAN



SITE PLAN
SCALE 1:100

ALL DIMENSIONS ARE IN FEET AND METER **SCALE 1:100**

REFERENCE SHEET 01/01

AREA STATEMENT	SQ.FT	SQ.MT
AREA OF THE SITE [As per Document] [995.00SQ.FT + 1200.00SQ.FT + 1200.00SQ.FT]	3395.00	315.40
PLINTH AREA OF THE GF RCC BUILDING	1236.67	114.89
FLOORING AREA OF THE GF RCC BUILDING	845.08	78.51
PLINTH AREA OF THE FF RCC BUILDING	1850.76	171.94
FLOORING AREA OF THE FF RCC BUILDING	1272.84	118.25
PLINTH AREA OF THE SF RCC BUILDING	1151.31	106.96
FLOORING AREA OF THE SF RCC BUILDING	843.89	78.40
EXISTING AREA OF THE GF RCC BUILDING	614.08	57.05
AREA OF THE OPEN SPACE	1544.20	143.46
HEIGHT OF THE BUILDING	10.15 m	

Online Application No.SWP/BPA/568815/2025

SWP/BUILDING APPROVAL NO.09/2025-2026 (21.07.2025)
Date - 21.07.2025 To 21.07.2030

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	4'0" X 3'0"	1.22 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=315.40
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=24.91
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=350.00
AVG_PLOT_DEPTH=12.26
AVG_PLOT_WIDTH= 25.86
LAND_USE_ZONE = RESIDENTIAL
DISTRICT=ERODE
TALUK=PERUNDURAI
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=786/1A1A11A
PATTA_NO=3987
AS_PER_DOCUMENT=315.40
AS_AT_SITE=315.25
FMB_OR_PLR=315.25
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

REFERENCE :

Site Boundary -
Proposed Building -
Existing Building -
RWH & ST -
Road -

DRAWING BY : GK PLANNERS
237-6 SIVAM NAGAR,
NEAR NALLAPPAS THEATRE,
PERUNDURAI,
ERODE -638052 CONTACT:
99652-66826, 97509-66826,

APPLICANT

Mrs.R.SATHYA

REGISTERED 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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

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.