Verified RealEstate™

REFERENCE
02/2025-26

ISSUED
22 July 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.

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

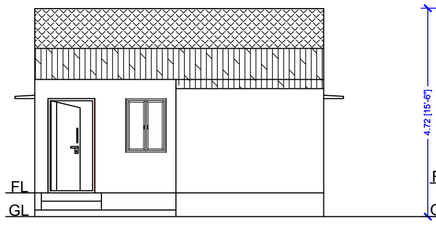
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

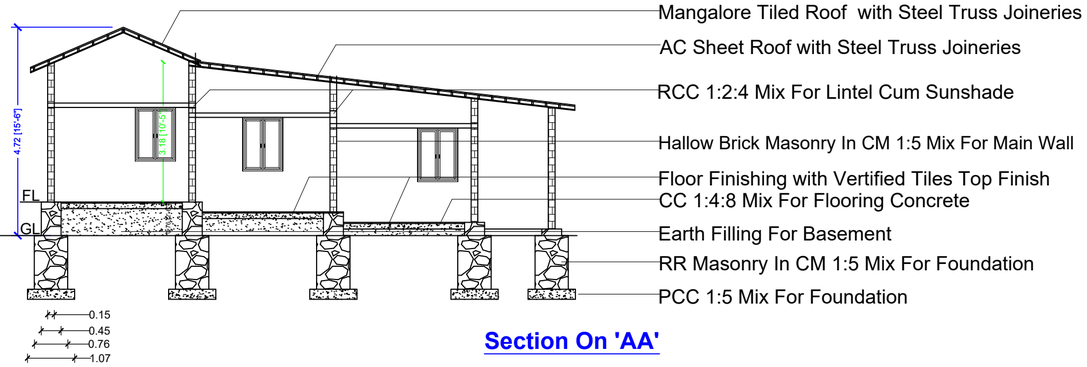
Plan Showing The Proposed Construction Of The 'Ground Floor - Mangalore Tiled Roof And AC Sheet Roof RESIDENTIAL BUILDING' In New SF No : 173 / 2, Old SF No : 77, Sannakuzhi, Off - Kolappalur To Kurumandhur Main Road, Ayalur Village, Ayalur Village Paanchayat, Gobichettipalayam Taluk, Erode District.

Applicant :

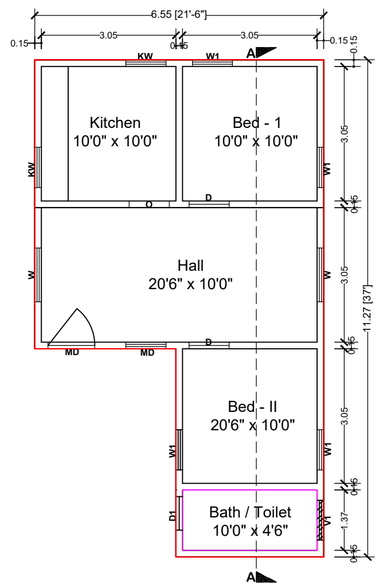
1. **Mr. RAMASAMY. S/o. PERUMAL.**
2. **Master. R RANJITH, S/o. RAMASAMY.**
   [Guardian] Mr. RAMASAMY. S/o. PERUMAL.



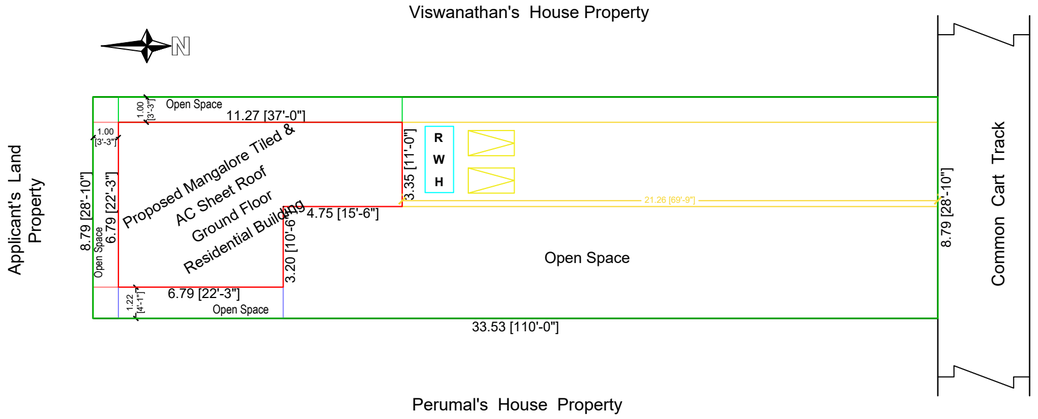
Front Elevation



Section On 'AA'

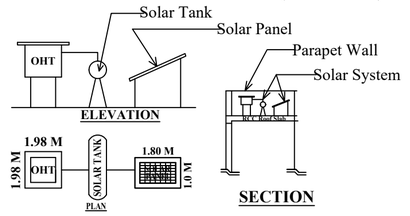


Building Plan
Ground Floor

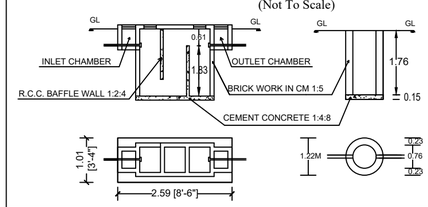


Site Plan

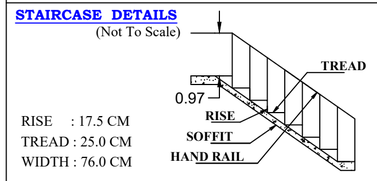
DETAILS OF SOLAR ENERGY SYSTEM
(Not To Scale)



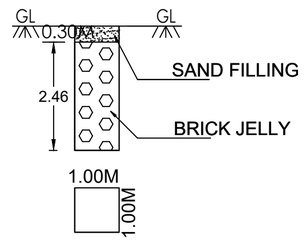
DETAILS OF SEPTIC TANK & SOAK PIT.
(Not To Scale)



STAIRCASE DETAILS
(Not To Scale)



DETAILS OF RAINWATER HARVESTING TANK. [Not To Scale]



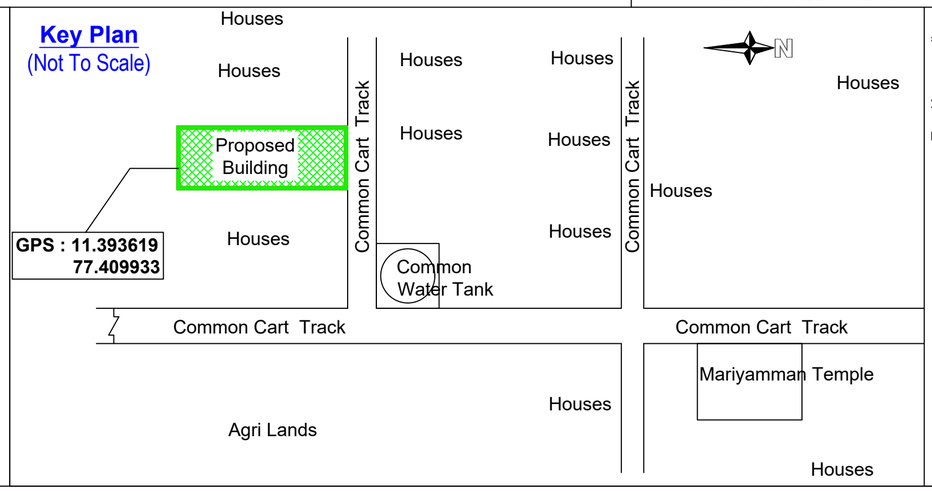
PLAN INFO
AS_PER_DOCUMENT=809.36
FMB_OR_PLR=809.36
PLOT_AREA_M2=294.76
AS_AT_SITE=294.76
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=GOBICHETTIPALAYAM
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=RESIDENTIAL
SURVEY_NO=173/2
PATTA_NO=04
ACCESS_WIDTH_M=8.79
ROAD_WIDTH=2.74
ROAD_LENGTH=80.00
AVG_PLOT_WIDTH=8.79
AVG_PLOT_DEPTH=33.53
RWH_DECLARED=YES
AREA_TYPE=OTHERS
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BUILDING_NEAR_TO_RIVER=NO
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

Area Details :	**Sq.Ft.**	**Sq.Mt.**
Area Of The Land [As Per Sale Deed] **0.20 Acres or 20.00 Cents /**		**809.36**
Taken Area Of The Site	3171.61	294.76
Plinth Area Of The Mangalore Tiled Roof Res Bldg In GF	236.07	21.94
Plinth Area Of The AC Sheet Roof Res Bldg In GF	395.65	36.77
Total Plinth Area Of Ground Floor Res Bldg	**631.72**	**58.71**
Total Floor Area Of The Ground Floor Res Bldg	**560.00**	**52.02**
Area Of The Open Space	2539.89	236.05

Joinery Details :		**Feet**	**Meter**
Main Door	MD	3'6" x 7'0"	1.06 x 2.14
Door & Open	D & O	3'0" x 7'0"	0.91 x 2.14
Door 1	D1	2'9" x 7'0"	0.83 x 2.14
Window	W	40" x 4'0"	1.22 x 1.22
Window	W1	3'0" x 4'0"	0.91 x 1.22
Kitchen Window	KW	3'0" x 3'0"	0.91 x 0.91
Ventilator	V	2'6" x 1'6"	0.76 x 0.45

Office Use :

Key Plan
(Not To Scale)



Notes : All Dimensions Are In Feet And Meter
Scale :- Building Plan - 1:100, Site Plan - 1:175.

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

Applicant :

P. Ramesy R. Ranjith

Registered Engineer :

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

Er.T.SUTHAKARAN,D.C.E.,LBS.
B.7, Transport Nagar,
Kolappalur (Po), Gobi (Tk),
Erode (Dt). PIN : 638456
Cell : 90037 90525

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.