Verified RealEstate™

REFERENCE
11/2025-2026

ISSUED
13 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.

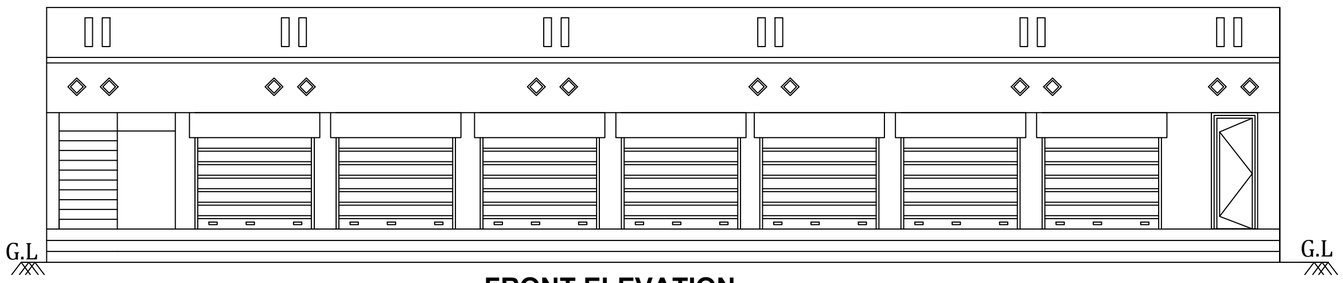
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

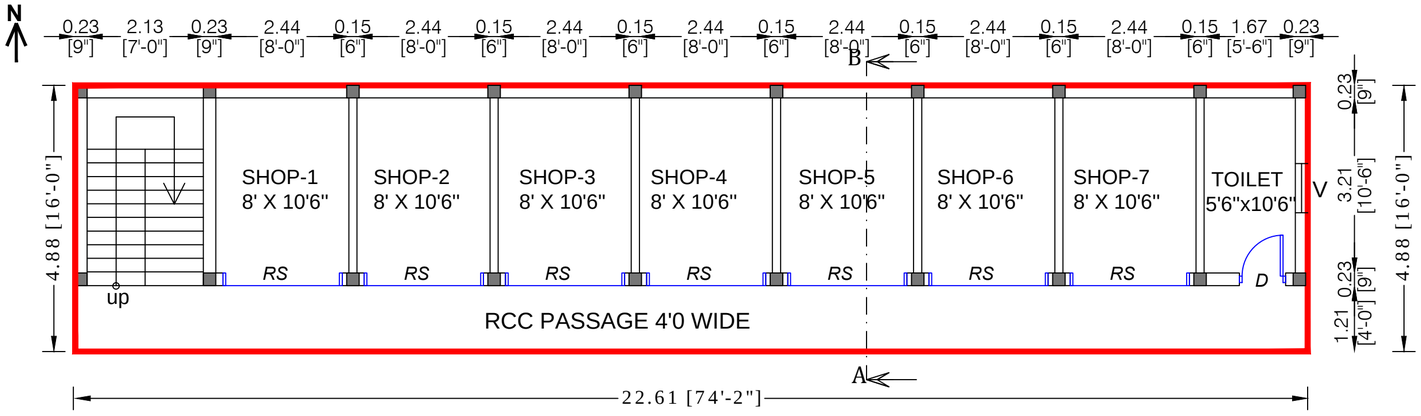
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

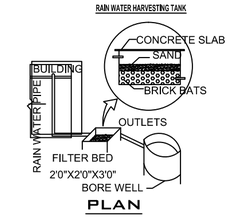
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF COMMERCIAL SHOP BUILDING IN GROUND FLOOR AT ''HOSPITAL STREET, KAVINDAPADI'' NATHAM R.S.F NO: 438/5 (PART), OLD R.S.F. NO: 438 PART, NATHAM PATTA NO: 2673, KAVINDAPADI VILLAGE AND 1-ST GRADE PANCHAYAT, BHAVANI TALUK, ERODE DISTRICT.



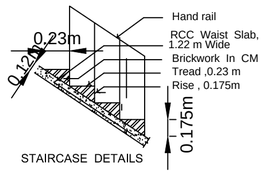
FRONT ELEVATION



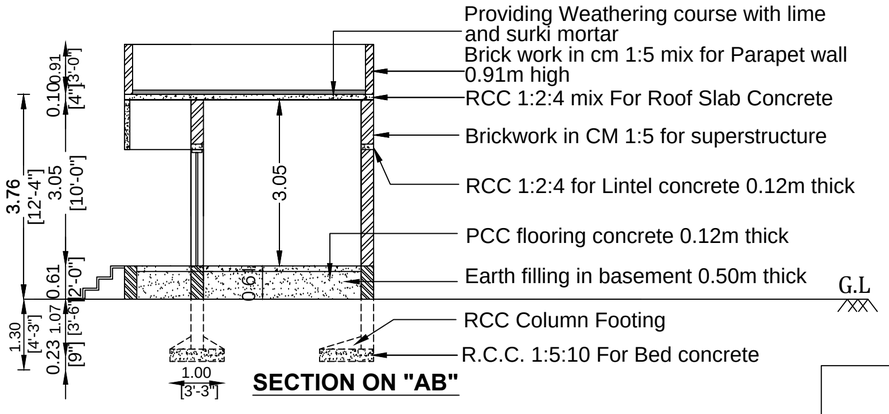
GROUND FLOOR PLAN



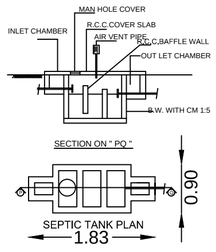
PLAN

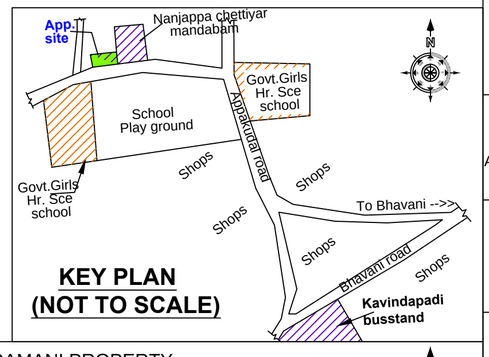


STAIRCASE DETAILS

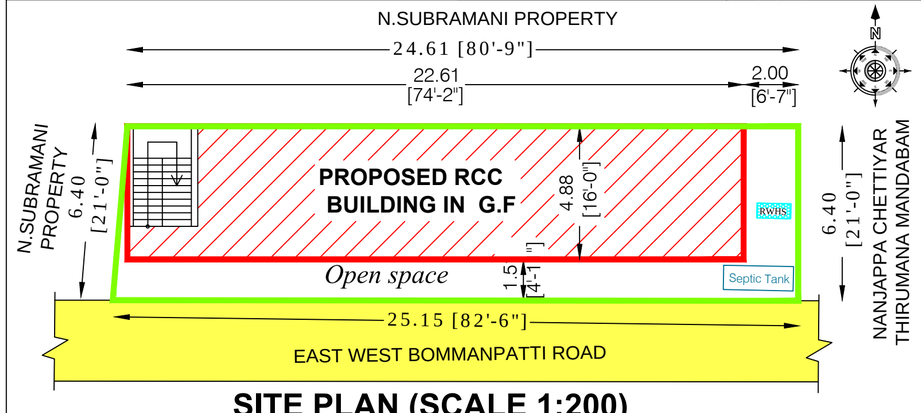


SECTION ON "AB"





KEY PLAN (NOT TO SCALE)



SITE PLAN (SCALE 1:200)

PLAN INFO	SECURITY_ZONE=NO
PLOT_AREA_M2=159.25	LAND_USE_ZONE = COMMERCIAL
FMB_OR_PLR=159.25	BLOCK_1_B-SHOP_MEMBER_COUNT=14
AS_PER_DOCUMENT=159.25	RWH_DECLARED=YES
AS_AT_SITE=158.97	AREA_TYPE=OTHERS
PLOT_NO= -	BUILDING_NEAR_TO_RIVER=NO
SURVEY_NO= 438/5	BUILDING_NEAR_MONUMENT=NO
PATTA_NO= 2673	BUILDING_NEAR_GOVT_BLDG=NO
VILLAGE= KAVINDAPADI	PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
TALUK=BHAVANI	FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
DISTRICT=ERODE	NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT	PREMIUM_FSI_REQUIRED=NO
ROAD_WIDTH=9.0	IS_APPROVED_LAYOUT=NO
ROAD_LENGTH=100	OSR_APPLICABLE=NO
AVG_PLOT_DEPTH=6.40	OSR_SURRENDER=NO
AVG_PLOT_WIDTH=24.88	OSR_SURR_BUYBACK_RETAIN=RETAIN
ACCESS_WIDTH_M=25.15	IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=NO	IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
CRZ=NO	

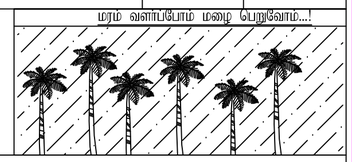
NAME OF THE APPLICANT:-

Mrs. G. SURIAPRABA, W/o. Mr. N.THANGAVEL.

S. No	DESCRIPTION	Sq.M	Sq.Ft
1.	AREA OF THE SITE	159.25	1714.25
2.	PLINTH AREA OF THE RCC BUILDING IN G.FLOOR	110.36	1188.00
3.	AREA OF THE OPEN SPACE	48.89	526.25

JOINERIES:

ROLLING SHUTTER	RS	- 7'0" X 7'0"
DOOR	D	- 2'6" X 7'0"
VENTILATOR	V	- 2'0" X 2'0"



ABSHAN CONSTRUCTIONS
Er.S.SALAMATH B.E., M.E (Struct.),P.E, R.E,
REGISTERED ENGINEER
D.T.C.P. NO: 02/2021, Engineer Grade -II
176, Bhavani Main road, Salangapalayam post,
Kavindapadi, Bhavani Taluk, Erode District- 638 455.
email:salamather@gmail.com
Cell : 99420 - 27126

- Construction
- Estimates
- DTCP Approvals
- Structural works
- Stability certificates

SCALE :- 1 : 100
ALL DIMENSIONS ARE IN METRE & FEET
ALL ROOMS ARE HAVING SUFFICIENT VENTILATION

INDEX:-
1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED RCC BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN

Note:

Registered Gift Settlement deed No: 1155/2023, Date: 03/04/2023, SRO : KAVINDAPADI.

APPLICANT

G. Suria Praba.

REGISTERED ENGINEER

பொறியாளர். ஏ.ஸ.சலாமத் பி.இ.,எம்.இ., அப்ஷான் கட்டுமானம் டி.டி.சி.பி. எண் : 02/2021/நிலை-II. அனுமதி பெற்ற முதல் நிலை கட்டட வரையாளர் சலங்கபாளையம் (அஞ்), கவுந்தப்பாடி, பவானி (வ), ஈரோடு (மா) - 638 455. செல் : 99420 27126

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.