Verified RealEstate™

REFERENCE
SWP/BPA/09/2025-26

ISSUED
15 September 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.

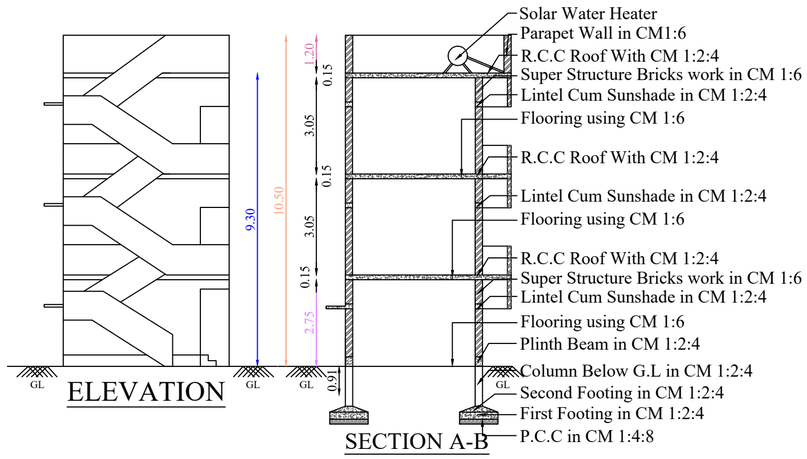
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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# PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR & SECOND FLOOR R.C.C ROOF COMMERCIAL SHOP BUILDING IN OLD R.S.F NO: 42/10, 42/10A, NEW R.S.F NO: 249/1A SITE NO: 17 EAST PART AT BHAVANI TO KAVINDAPADI MAIN ROAD, KALINGARAYAN PALAYAM, METTUNASUVAMPALAYAM VILLAGE & PANCHAYAT, ERODE TALUK, ERODE PANCHAYAT UNION, ERODE DISTRICT.

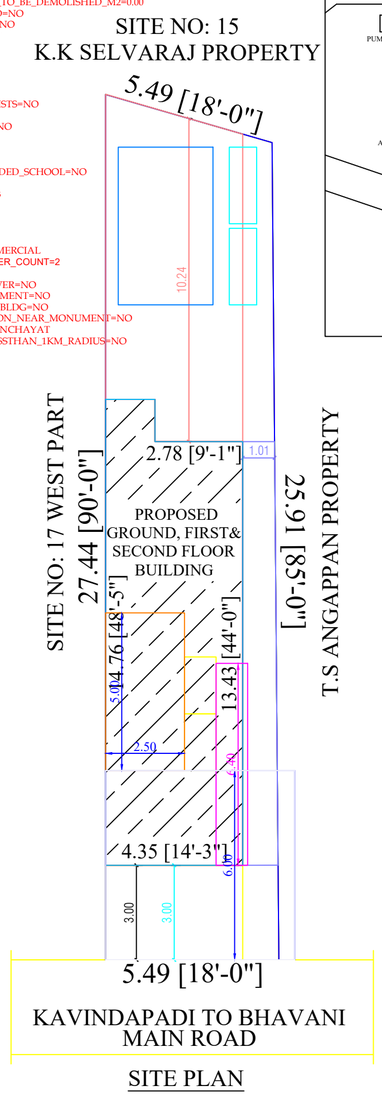
APPLICANT NAME: N.ESWARA MOORTHY S/o NACHIMUTHU



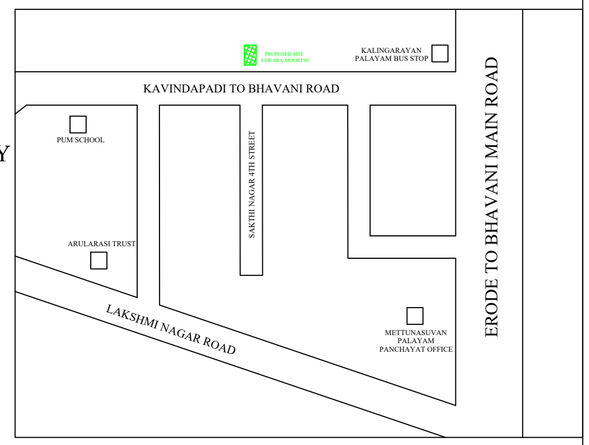

SECTION A-B

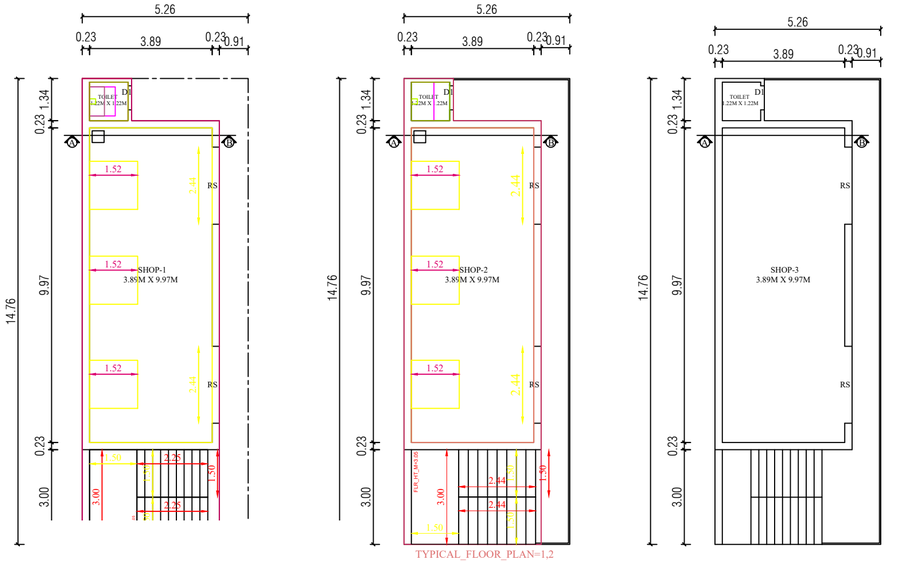
ELEVATION

PLAN INFO
AS_AT_SITE=143.48
FMB_OR_PLR=146.32
AS_PER_DOCUMENT=146.32
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0.00
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
PLOT_NO= 17 EAST PART
DOOR_NO= -
SURVEY_NO= 249/1A
PATTA_NO= 912
TALUK=ERODE
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 5.49
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2= 143.48
AVG_PLOT_DEPTH= 26.13
AVG_PLOT_WIDTH=5.49
AREA_TYPE=OTHERS
ROAD_WIDTH= 7.00
ROAD_LENGTH=300.00
LAND_USE_ZONE=COMMERCIAL
BLOCK_1_B-SHOP_MEMBER_COUNT=2
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISIDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO




SITE PLAN

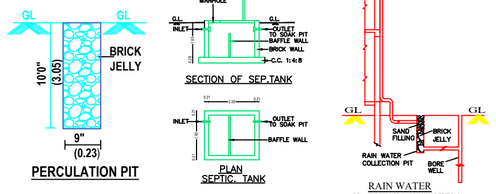



TYPICAL_FLOOR_PLAN=1,2

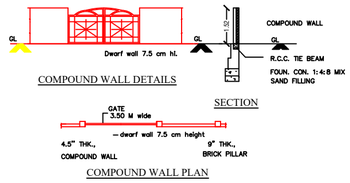
PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN




PERCULATION PIT

RAIN WATER HARVESTING SYSTEM




COMPOUND WALL DETAILS

SECTION

COMPOUND WALL PLAN

| S.No | DESCRIPTION | Sq.M | Sq.Ft |
|---|---|---|---|
| 1. | AREA OF THE DOCUMENT | 146.32 | 1575.00 |
| 2. | AREA OF THE SITE ( AS AT SITE ) | 143.48 | 1544.41 |
| 3. | AREA OF THE PATTA | 146.32 | 1575.00 |
| 4. | AREA OF THE SUPER IMPOSED POLT BOUNDARY | 143.48 | 1544.41 |
| | FSI AREA | | |
| 6. | TOTAL PLINTH AREA OF THE PRO. RCC BUILDING IN G.F | 60.44 | 650.57 |
| 7. | TOTAL PLINTH AREA OF THE PRO. RCC BUILDING IN F.F | 60.44 | 650.57 |
| 8. | TOTAL PLINTH AREA OF THE PRO. RCC BUILDING IN S.F | 60.44 | 650.57 |
| | NON - FSI AREA | | |
| 9. | TOTAL CARPET AREA OF THE PROPOSED RCC BUILDING | 77.46 | 833.77 |
| 10. | AREA OF THE OPEN SPACE | 83.04 | 879.73 |

| JOINERY DETAILS | FEET | METER |
|---|---|---|
| MD - Door | 5'0" x 7'0" | 1.52 x 2.13 |
| D - Door | 3'0" x 7'0" | 0.91 x 2.13 |
| D1 - Door | 2'6" x 7'0" | 0.76 x 2.13 |
| O - Open | 3'0" x 4'6" | 0.91 x 1.37 |
| W - Window | 6'0" x 4'6" | 1.83 x 1.37 |
| W1 - Window | 4'0" x 4'6" | 1.22 x 1.37 |
| V - Ventilator | 3'0" x 2'0" | 0.91 x 0.60 |

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

**INDEX :**
1. APPLICANT SITE BOUNDARY SHOWN IN -
2. PROPOSED R.C.C BUILDING SHOWN IN -
3. EXISTING ROAD SHOWN IN -
4. RAIN WATER HAVESTING SYSTEM -


Er.M. VEERAPERIYASAMY. M.E., M.I.E, A.I.V.,
CHARTERED ENGINEER, REGISTERED CIVIL ENGINEER,

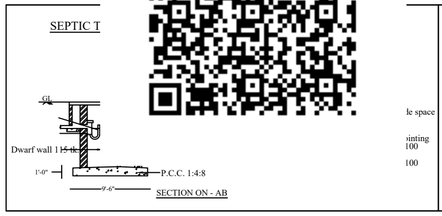
BEST PLANNERS

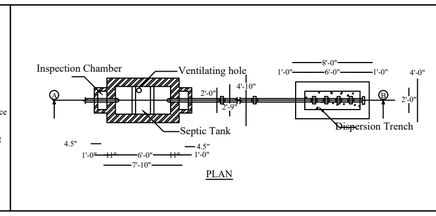
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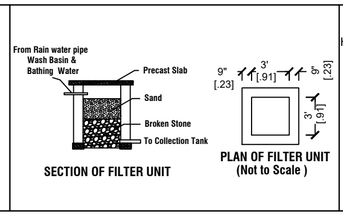

**APPLICANT**

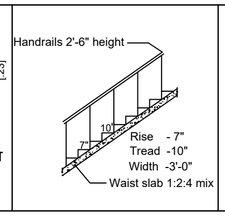
**REGISTERED ENGINEER**

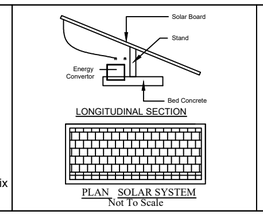
Er. M. VEERAPERIYASAMY,
B.E., M.E (Struct)., AIV., MIE.,
Chartered Engineer, M - 1770068
Registered Engineer : 55/LS/2019/10
Structural Engineer
BEST PLANNERS
5/924, Kalingarayanpalayam,
Bhavani - 638 301. ☎: 98427 55502

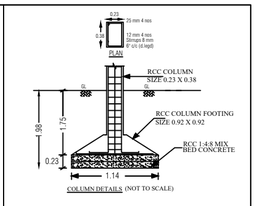




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BEST PLANNERS Er.Samy-98427-55502

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

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# 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.