Verified RealEstate™

REFERENCE
07/2025-2026

ISSUED
25 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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

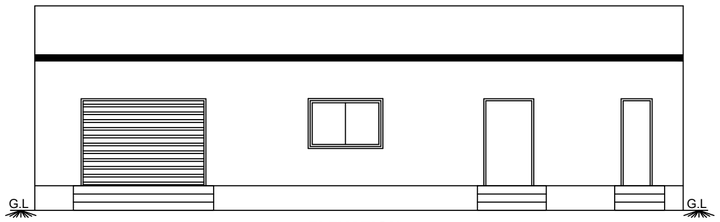
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DIGITALLY VERIFIED RECORD

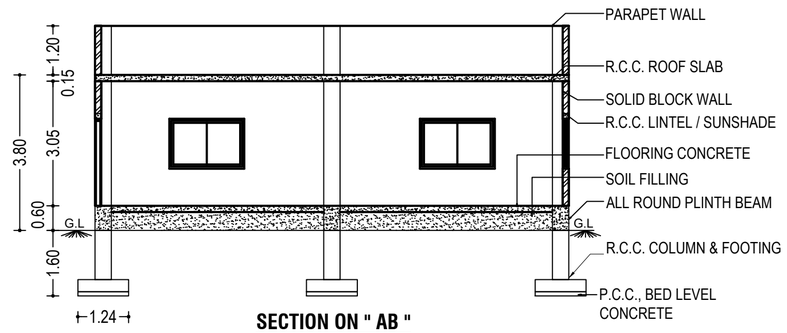
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR COMMERCIAL BUILDING IN R.S.F. NO. 171/14A, AT MELAPALAYAM, ATTAVANAI PIDARIYUR VILLAGE, OTTAPARAI PANCHAYAT, CHENNIMALAI PANCHAYAT UNION, PERUNDURAI TALUK, ERODE DISTRICT.

APPLICANTS: 1. Mr. M.S.GOPAL, S/o. S.A.SHANMUGAM. (Late).

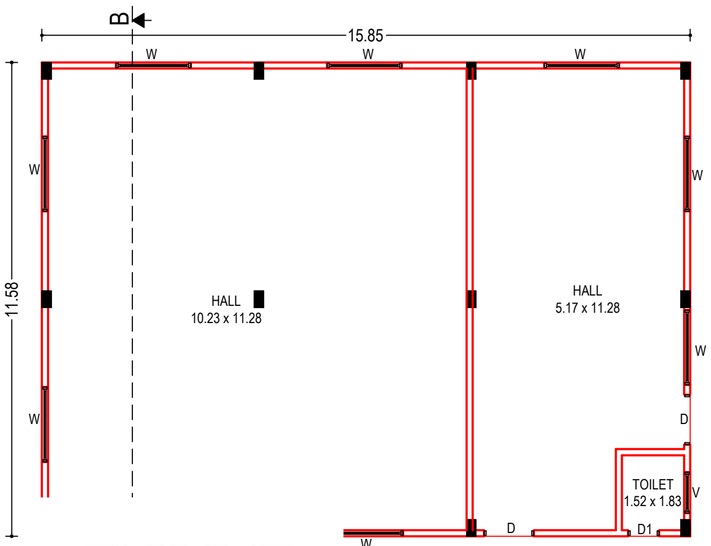
2. Mr. S.MOHANRAJA, S/o. S.A.SHANMUGAM. (Late).



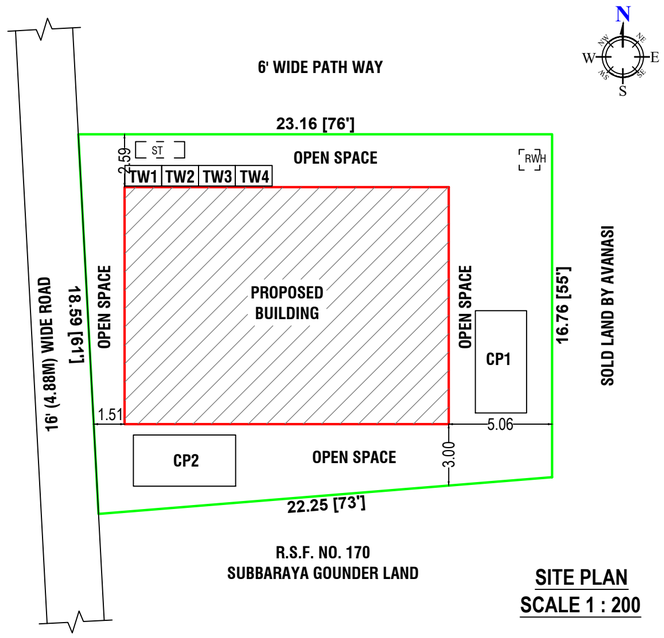
ELEVATION



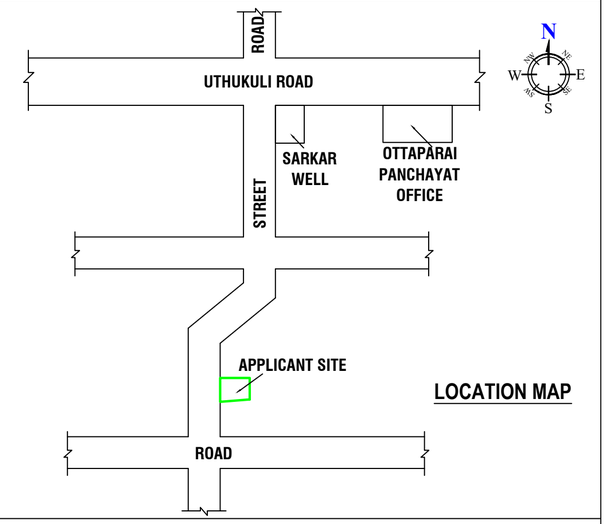
SECTION ON " AB "



LOOR PLAN

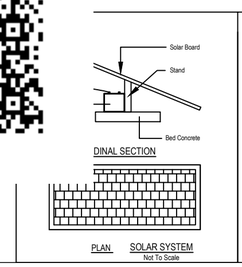


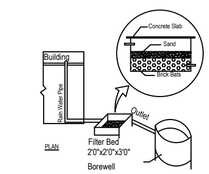
SITE PLAN
SCALE 1 : 200



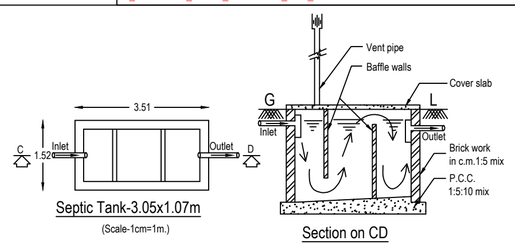
LOCATION MAP

PLAN INFO
DISTRICT=ERODE
TALUK=PERUNDURAI
PATTA_NO=-
PLOT_NO=-
AS_AT_SITE=400.94
FMB_OR_PLR=401.43
PLOT_AREA_M2=401.43
AS_PER_DOCUMENT=401.43
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=R.S.F. NO. 171/14A
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.59
ROAD_WIDTH=4.88
ROAD_LENGTH=250
AVG_PLOT_DEPTH=23.16
AVG_PLOT_WIDTH=16.76
LAND_USE_ZONE = MUZ
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



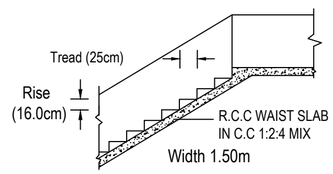


Rain Water Harvesting Tank



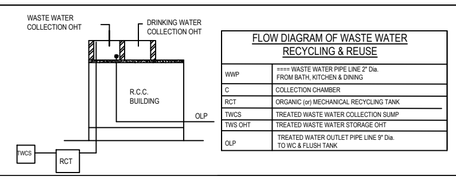
Septic Tank-3.05x1.07m
(Scale-1cm=1m.)

Section on CD



STAIRCASE DETAILS

Not to scale



FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE

WWP	==== WASTE WATER PIPE LINE 2" Dia. FROM BATH, KITCHEN & DINING
C	COLLECTION CHAMBER
RCT	ORGANIC (or) MECHANICAL RECYCLING TANK
TWCS	TREATED WASTE WATER COLLECTION SUMP
TWS OHT	TREATED WASTE WATER STORAGE OHT
OLP	TREATED WATER OUTLET PIPE LINE 9" Dia. TO WC & FLUSH TANK

AREA DETAILS

DESCRIPTION	SQ MT	SQ FT
AREA OF THE APPLICANT SITE (ITEM-6 ONLY)	401.43	4321.00
PLINTH AREA OF THE PROPOSED R.C.C. ROOF BUILDING	183.58	1976.04
FLOOR AREA OF THE PROPOSED R.C.C. ROOF BUILDING	175.44	1888.42
AREA OF THE OPEN SPACE	217.85	2344.96
PROPOSED SEPTIC TANK AND SOAK PIT EACH	-	1 No.,
PROPOSED RAINWATER HARVESTING SUMP	-	1 No.,

FLOOR SPACE INDEX (FSI) = TOTAL BUILDING AREA / TOTAL LAND AREA = 183.58 / 401.43 = **0.457<2**

REF	JOINERY SCHEDULE	FEET	METRE
RS	ROLLING SHUTTER	10'0" X 7'0"	3.05 X 2.13
D	DOOR	4'0" X 7'0"	1.22 X 2.13
D1	DOOR	2'6" X 7'0"	0.76 X 2.13
W	WINDOW	6'0" X 5'0"	1.83 X 1.52
V	VENTILATOR	3'0" X 2'0"	0.91 X 0.61

PARKING DETAILS	STATUS
CAR PARKING	Verified
TWO WHEELER	Verified

COLOUR INDEX:

SITE BOUNDARY SHOWN IN -

PROPOSED BUILDING SHOWN IN -

ALL MEASURE MENTS ARE IN METRE / FEET

APPLICANT

ENGINEER

Er.M.MOHANASUNDARAM
D.C.E., D.Archi,(CAD),L.B.S.,
Licensed Civil Engineer,
Regd.No:1044/08-09,610/10-11
HIGH TECH PLANNERS & BLUE PRINTERS
Tamilnadu Girama Bank (Upstair),
Kangeyam Road, CHENNIMALAI.
Cell:94890 35500

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.