Verified RealEstate™

REFERENCE
262/2025

ISSUED
14 November 2025

PP APPROVAL RECORD

Planning Permission

Erode

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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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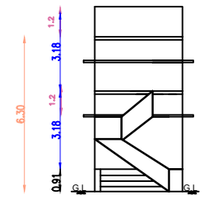
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. TERRACED ROOF GROUND FLOOR & FIRST FLOOR BUILDING FOR SHOP IN (After Demolized RCC roof building)NATHAM NO:1612/3,NEW SUBDIVISION NATHAM NO:2050/10,Ex.D.No:9,10,AT SINKARA STREET, ANTHIYUR TOWN PANCHAYAT, ANTHIYUR (T.K), ERODE (D.T).

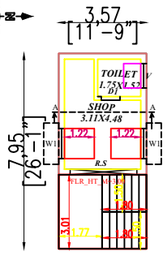
Note: Demolized RCC roof building area=11.00 sq.m

Building License Approval No : 23/2025-2026
Date : 14.11.2025

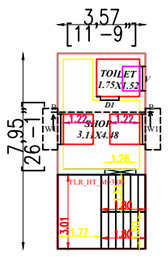
APPLICANT: K.MANOHARAN,
S/o.K.KANDASAMY,



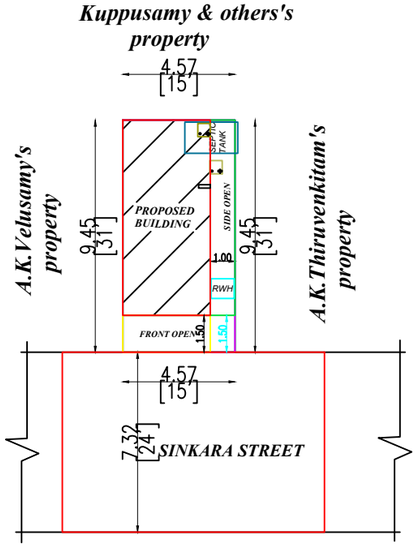
ELEVATION



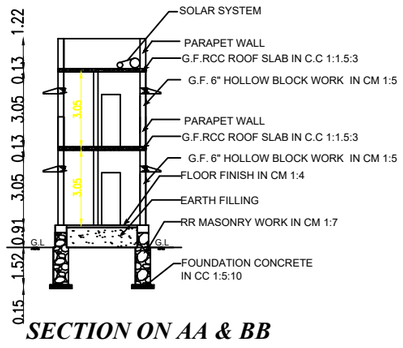
GROUND FLOOR PLAN
(SCALE 1:100)



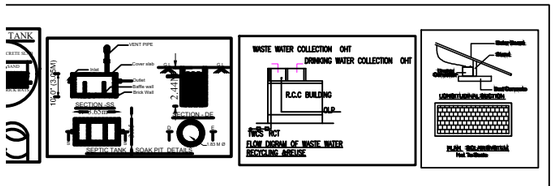
FIRST FLOOR PLAN

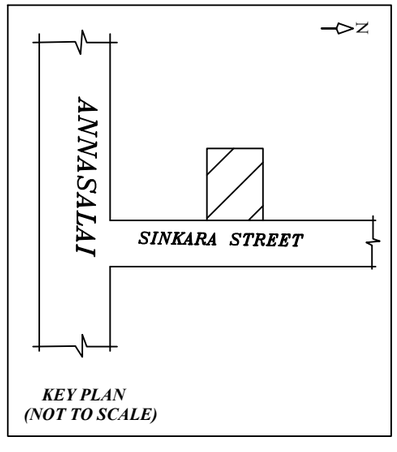


SITE PLAN
(SCALE 1:100)



SECTION ON AA & BB





KEY PLAN
(NOT TO SCALE)

PLAN INFO
PLOT_AREA_M2= 43.20
AS_PER_DOCUMENT = 43.20
FMB_OR_PLR = 43.20
AS_AT_SITE = 43.20
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT= ERODE
TALUK= ANTHIYUR
JURISDICTION_TYPE=PANCHAYAT
PLOT_NO=0
SURVEY_NO= 2050 /10
PATTA_NO= 10133
ACCESS_WIDTH_M=7.32
ROAD_WIDTH=7.32
ROAD_LENGTH=1000.00M
AVG_PLOT_WIDTH= 4.57
AVG_PLOT_DEPTH= 9.45
LAND_USE_ZONE =COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=11.00

AREA DETAILS	SQ.FT	SQ.MT
APPLICANT SITE AREA AS ON DOCUMENT	465.00	43.20
APPLICANT SITE AREA AS ON FMB PATTA	465.00	43.20
APPLICANT SITE AREA AS AT SITE	465.00	43.20
PLINTH AREA OF RCC ROOF G.F PRO.BUILDING	305.37	28.37
PLINTH AREA OF RCC ROOF F.F PRO.BUILDING	305.37	28.37
TOTAL AREA OF G.F & F.F BUILDING	610.74	56.74
CARPET AREA OF G.F& F.F BUILDING	310.65	28.86
OPEN SPACE AREA	159.63	14.83

INDEX:

SITE BOUNDARY -
PROPOSED BUILDING -
EXISTING ROAD -

PRO. SEPTIC TANK & SOAK PIT - EACH - 1 NO
PRO. STAIR CASE - 1 NO
PRO. RAIN WATER HARVESTING SUMP - 1 NO

ALL DIMENSIONS ARE IN METRE

JOINERY DETAILS	FEET	METRE	JOINERY DETAILS	FEET	METRE
R.S - ROLLING SHUTTER	9'0" X 7'0"	2.72 X 2.13	R.S - ROLLING SHUTTER	4'3" X 7'0"	1.26 X 2.13
D - DOOR	3'0" X 7'0"	0.91 X 2.13	W1 - WINDOW	4'0" X 4'0"	1.22 X 1.22
O - OPEN	3'0" X 7'0"	0.91 X 2.13	W2 & KW -WINDOW	3'0" X 4'0"	0.91 X 1.22
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13	V - VENTILATOR	3'0" X 3'0"	0.91 X 0.91

APPLICANT

ENGINEER

Er. T. MATHIVANAN, D.C.E.,
Licenced Building Surveyor
90, Nanjappa Road, Thavittupalayam,
ANTHIYUR - 638 501.

PONMALAR PLANNERS
Er.T.MADHIVANAN, P.No:9842591742

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.