Verified RealEstate™

REFERENCE
07/2025-26

ISSUED
07 December 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.

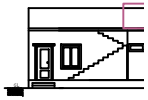
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

PLAN SHOWING T
SUBDIVISION R.S.
PANCHAYAT, NAM

SCALE : 1:100



FRONT ELEVATIO

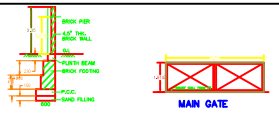
DING IN GROUND FLOOR AT NEW
M ROAD, IN KOSHANAM VILLAGE &

SADHASIVAM.

PLAN ELEVATION AND SECTION	SCALE 1:100	ALL DIMENSIONS ARE IN " METRE"

SCHEDULE OF JOINERIES :-

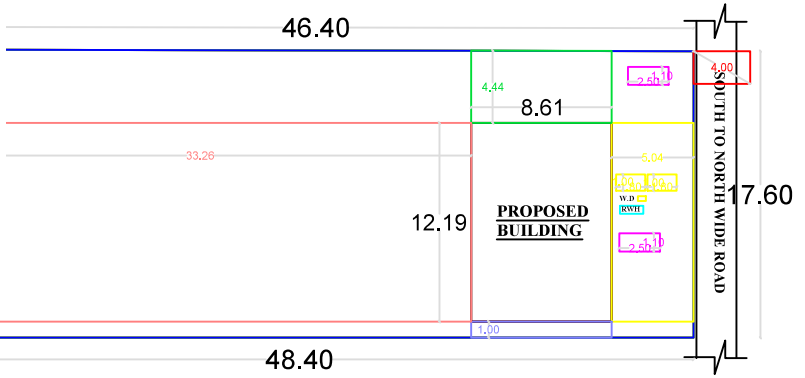
JOINERYS	Ft	M
MD - MAIN DOOR	4'0" X 7'0"	1.22 X 2.13
D - DOOR	3'0" X 7'0"	0.91 X 2.13
D1 - DOOR	2'6" X 4'0"	0.76 X 1.22
W - WINDOW	4'0" X 4'0"	1.22 X 1.22
V - VENTILATOR	3'0" X 2'0"	0.91 X 0.61



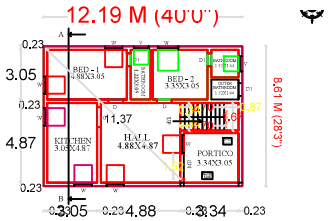
COMPOUND WALL DETAIL

MAIN GATE

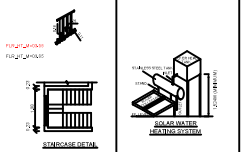
APPLICANT'S PENDING DEED

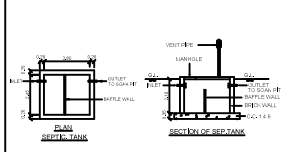


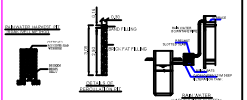
R.S.F NO:105/1,2A THANGAMANI,
T.JAGANATHAN'S PROPERTY

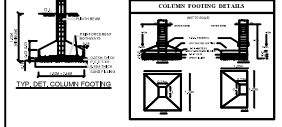


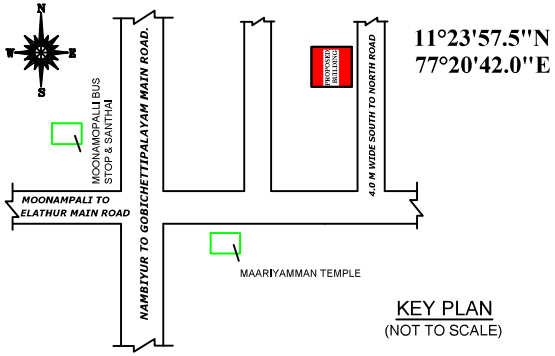
GROUND FLOOR PLAN











11°23'57.5"N
77°20'42.0"E

KEY PLAN
(NOT TO SCALE)

F.S.I = 104.96/836.00 = 0.125 < 2 | PLOT COVEREGE = 12.55%

AREA PARTICULARS	IN SQM	IN SFT
TOTAL AREA (20.64 CENT)	= 836.00m²	8998.63sft
PROPOSED R.C.C. ROOF BUILDING		
GROUND FLOOR (PLINTH AREA)	= 104.96m²	1129.78sft
CARPET AREA (GF)	= 87.79m²	944.96sft
AREA OF OPEN SPACE (GF)	= 728.04m²	7868.85sft

REGISTERED ENGINEER

Er. V. THIYAKARAJAN
B.E.(Civil) & LBS
Consulting & Contracting Civil Engineer
ANNAI CONSTRUCTIONS
4/1,South 4th Street, Gandhipuram,
NAMBIYUR-638458.
Cell: 8807843240, 8838224255

APPLICANT

Mr.S.MANIVANNAN,
S/O Mr.SADHASIVAM.

PLAN INFO
PLOT_NO= -
PLOT_AREA_M2=836.00
AS_PER_DOCUMENT=836.00
AS_AT_SITE= 836.32
FMB_OR_PLR=836.32
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=17.60
DEPTH_CUTTING_MORE_THAN_1.5_M=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=4
ROAD_LENGTH=500
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=17.60
AVG_PLOT_WIDTH=46.40
LAND_USE_ZONE=RESIDENTIAL
BUILDING_FOOT_PRINT=YES
NORTH_DIRECTION=YES
LEASEHOLD_LAND=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
BUILDING_NEAR_TO_RIVER=NO
BARRIER_FREE_ACCESS_FOR_PHYSICALLY_CHALLENGED_PEOPLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FOR_CONSTRUCTION_NEAR_AIRPORT=NO
NOC_FOR_CONSTRUCTION_NEAR_DEFENCE_AERODOMES=NO
NOC_STATE_ENV_IMPACT=NO
NOC_RAILWAY=NO
NOC_COLLECTOR_GVT_LAND=NO
NOC_IRRIGATION_DEPT=NO
NOC_FIRE_DEPT=NO
DISTRICT=ERODE
JURISDICTION_TYPE= PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OCCUPANCY=RESIDENTIAL
RWH_DECLARED=YES
SURVEY_NO=105/2B2
PATTA_NO=3007
TALUK=NAMBIYUR
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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.