Verified RealEstate™

REFERENCE
14/2025-2026

ISSUED
22 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.

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

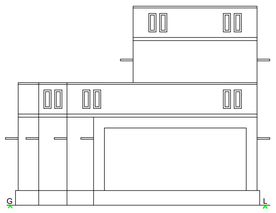
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

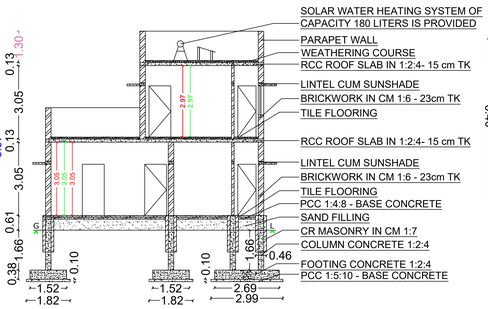
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING (AFTER DEMOLISHING THE EXISTING BUILDING) AT NATHAM SURVEY NO: 242/1G, ANTHIYUR METTUR MAIN ROAD, PATTA NO: 767, PACHAMPALAYAM VILLAGE, ANTHIYUR UNION AND TALUK, ERODE DISTRICT.

APPLICANT:-

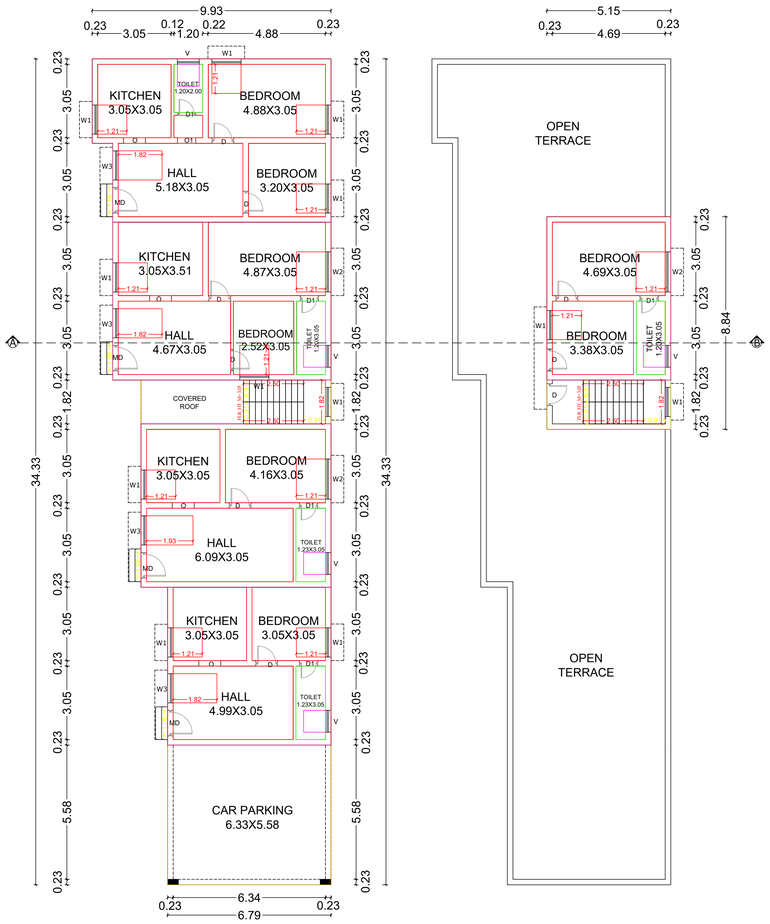
Thiru. S. SHIVACHANDRAN, S/o, Thiru. SHANMUGAM.



FRONT ELEVATION

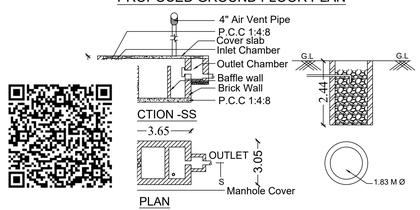


SECTION ON "AB"

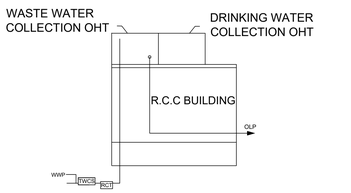


PROPOSED GROUND FLOOR PLAN

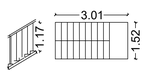
PROPOSED FIRST FLOOR PLAN



SEPTIC TANK & SOAK PIT DETAILS

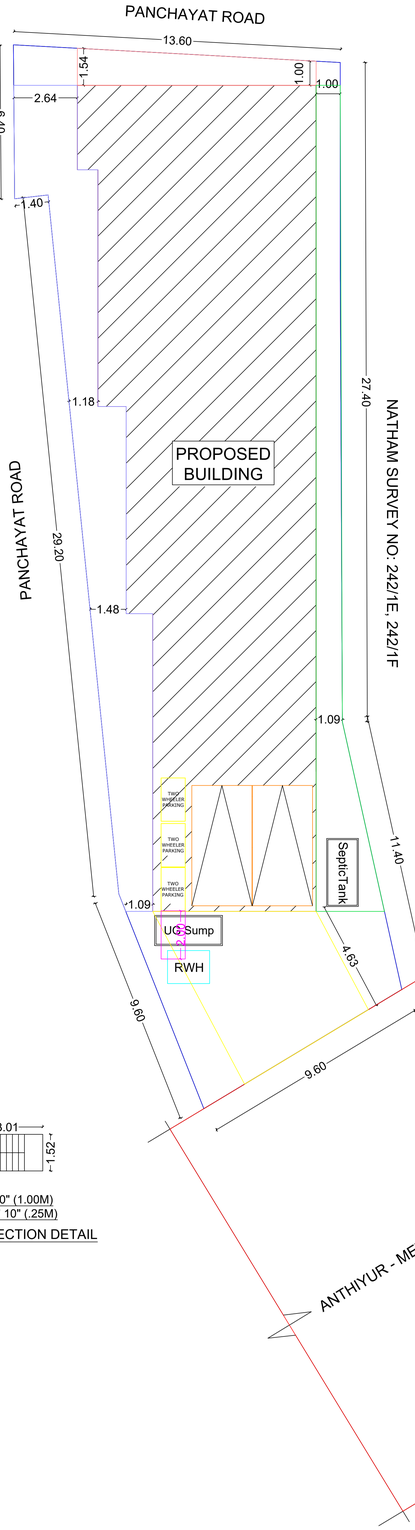


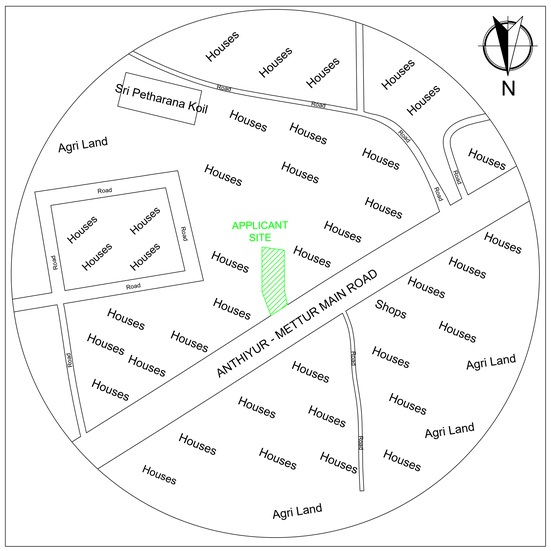
FLOW DIAGRAM OF WASTE WATER RECYCLING & REUSE



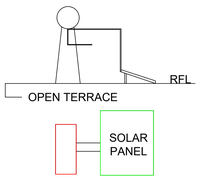
WIDTH : 3'0" (1.00M)
TREAD : 0' 10" (.25M)

STAIRCASE SECTION DETAIL

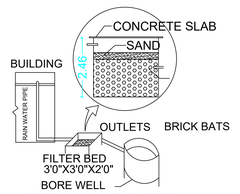




TOPO PLAN
(SCALE 1:1000)



SOLAR WATER HEATER



RAIN WATER HARVESTING SUMP

SITE PLAN
(SCALE 1:100)

PLAN INFO
PLOT_AREA_M2=463.83
AS_PER_DOCUMENT=450.00
FMB_OR_PLR = 450.00
AS_AT_SITE = 463.83
ACCESS_WIDTH_M=18.61
ROAD_WIDTH=18.61
ROAD_LENGTH=182.2
AVG_PLOT_WIDTH=9.6
AVG_PLOT_DEPTH=38.8
SURVEY_NO=242/1G
PLOT_NO=NO
PATTA_NO=767
DISTRICT=ERODE
TALUK=ANTHIYUR
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=MIXED RESIDENCE
AREA_TYPE=OTHERS
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
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=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

AREA OF THE PROPOSED BUILDING

AREA DETAILS	IN SQ.MT	IN SQ.FT
APPLICANT SITE AS ON DOCUMENT NO: 3067/2025	225.00	2422.00
APPLICANT SITE AS ON DOCUMENT NO: 3068/2025	225.00	2422.00
APPLICANT SITE TOTAL AREA	450.00	4844.00
PRO. R.C.C ROOF GROUND FLOOR AREA	276.06	2971.50
PRO. R.C.C ROOF FIRST FLOOR AREA	45.53	490.09
PRO. R.C.C ROOF TOTAL AREA	321.59	3461.59
OPEN SPACE	173.94	1872.29
CARPET AREA OF PRO. GROUND FLOOR	165.04	1776.49
CARPET AREA OF PRO. FIRST FLOOR	22.17	238.63
ALL DIMENSIONS ARE IN METRES		
SUFFICIENT VENTILATIONS ARE PROVIDED FOR ALL ROOMS		
PRO. SEPTIC TANK & SOAK PIT EACH	1 NO	
PRO. RAIN WATER HARVESTING SUMP	1 NO	
SOLAR WATER HEATING SYSTEM OF 180 LITRES CAPACITY IS PROVIDED.		

PLOT COVERAGE = 276.06 / 450.00 X 100 = 61.34%

F.S.I = 321.58 / 450.00 = 0.71

SCALE - 1:100

SCHEDULE OF JOINERIES

JOINERY DETAILS	SYMBOLS	METRE	FEET
MAIN DOOR MD	M.D	1.06 X 2.13	3'6" X 7'0"
DOOR D	D	0.91 X 2.13	3'0" X 7'0"
DOOR D1	D1	0.76 X 2.13	2'6" X 7'0"
OPEN O	O	0.91 X 2.13	3'0" X 7'0"
WINDOW W	W	0.91 X 1.21	3'0" X 4'0"
WINDOW W1	W1	1.21 X 1.21	4'0" X 4'0"
WINDOW W2	W2	1.67 X 1.21	5'6" X 4'0"
WINDOW W3	W3	1.21 X 1.82	4'0" X 6'0"
KITCHEN WINDOW KW	KW	0.91 X 1.06	3'0" X 3'6"
VENTILATOR V	V	0.91 X 0.91	3'0" X 3'0"

Er. N.GOPINATH , B.E., M.I.E., A.I.V.,
CHARTERED ENGINEER, APPROVED VALUER &
REGISTERED ENGINEER GRADE - I
36, First Floor, Maruthi Iyer Mess Upstairs,
K.O.N Theatre Road, B.Komarapalayam - 638183
Contact: 9944201108
e-mail: praneeshconstro@gmail.com

PRANEESH CONSTRUCTIONS & CONSULTANTS
PRECISION ♦ STABILITY ♦ TRUST

APPLICANT	ENGINEER
	Er. N. GOPINATH, B.E., CONSULTING CIVIL ENGINEER, REGISTERED ENGINEER GRADE - I, LICENSE NO : 050/LS/2019/00002, 39A, FIRST FLOOR, MARUTHI IYER MESS UPSTAIRS, K.O.N. THEATRE ROAD, KOMARAPALAYAM - 638 183, CONTACT : 99442 01108

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
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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.