Verified RealEstate™

REFERENCE
805/2025

ISSUED
23 February 2026

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

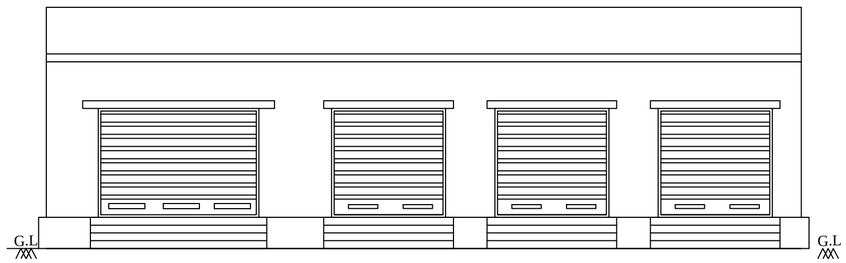
The approval as the planning authority issued it, reproduced in full behind this page.

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

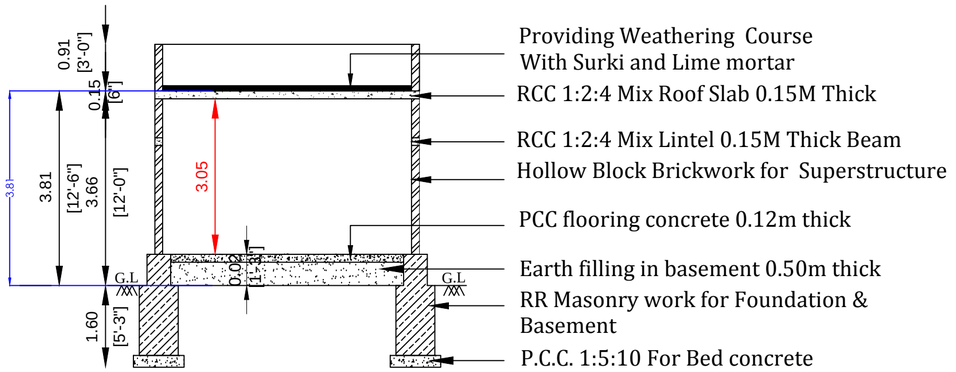
Verified RealEstate™
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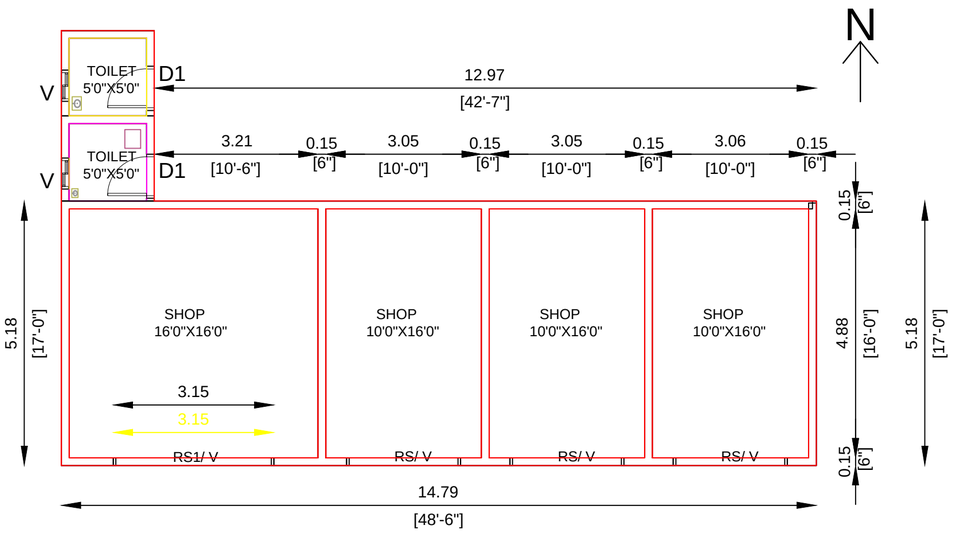
DIGITALLY VERIFIED RECORD



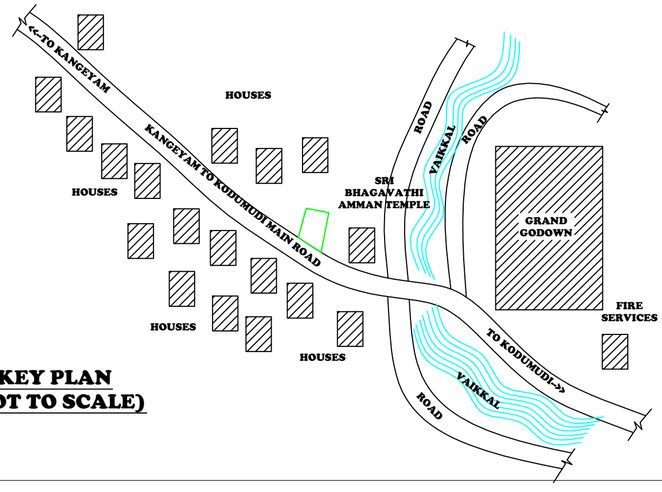
FRONT ELEVATION



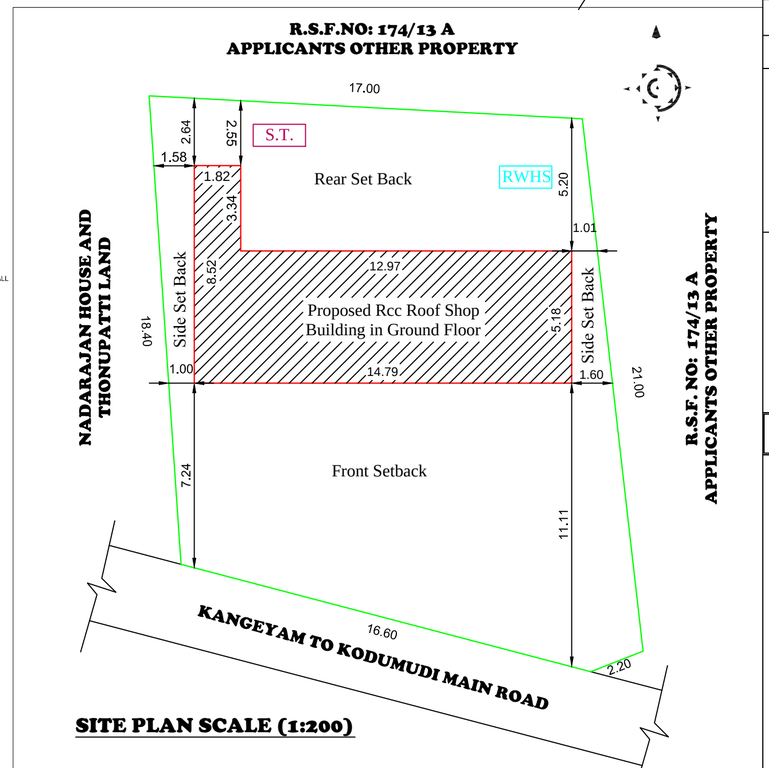
SECTION ON 'AB'



GROUND FLOOR PLAN

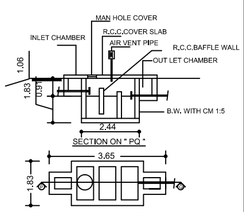


KEY PLAN (NOT TO SCALE)

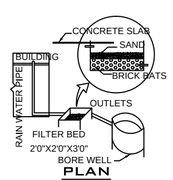


SITE PLAN SCALE (1:200)

SEPTIC TANK



RAIN WATER HARVESTING TANK



PLAN INFO
PLOT_AREA_M2=370.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=16.60
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH= 19.70
AVG_PLOT_WIDTH= 16.80
AS_AT_SITE=350.85
AS_PER_DOCUMENT=370.00
FMB_OR_PLR=370.00
LAND_USE_ZONE = COMMERCIAL
PLOT_NO=109
SURVEY_NO= 174/3B
DISTRICT=ERODE
TALUK=KODUMUDI
PATTA_NO=109
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=10

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL PURPOSE SHOP BUILDING AFTER DEMOLISHING THE EXISTING BUILDINGS IN GROUND FLOOR AT D.NO:5, ST-1,GANAPATHIPALAYAM MAIN VEETHI, WARD NO:01, TAX ASSESSMENT NO: 4 IN R.S.F.NO: 174/13, NATHAM NEW S.F.NO:174/13B, KODUMUDI VILLAGE AND TOWN PANCHAYAT,KODUMUDI TALUK, ERODE DISTRICT.

APPLICANT:-

Mr.M.CHANDRAN, S/o. MARUTHAI ASARI

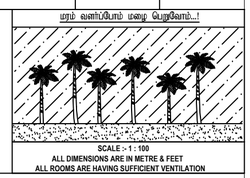
S.NO	DESCRIPTION	Sq.mt	Sq.ft
1.	AREA OF THE SITE	370.00	3982.75
2.	PLINTH AREA OF THE PROPOSED RCC ROOF BUILDING IN GROUND FLOOR	82.73	890.50
3.	DEMOLISHED EXISTING AC SHEET ROOF BUILDING	78.03	840.00
4.	DEMOLISHED EXISTING MADRAS TERRACE ROOF BUILDING	55.74	600.00
5.	DEMOLISHED EXISTING M. TILED ROOF BUILDING	22.29	240.00
6.	AREA OF THE OPEN SPACE	287.27	3092.25

JOINERIES:

ROLLING SHUTTER RS1 - 10'0" X 7'0"

ROLLING SHUTTER RS - 7'0" X 7'0"

VENTILATOR V - 10'0" X 2'0"



INDEX:-

1. APPLICANT SITE BOUNDARY SHOWN IN
2. PROPOSED RCC SHEET ROOF BUILDING SHOWN IN
3. APPROACH ROAD SHOWN IN

APPLICANT	REGISTERED ENGINEER
	A. RAJASUBRAMANIAN APPROVED BUILDING SURVEYOR, 314-E, Erode-Karur Main Road, CHINNAKANDANUR, KODUMUDI, Cell: 9003424075, 6382192070

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.