Verified RealEstate™

REFERENCE
04/2025-2026

ISSUED
20 January 2026

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

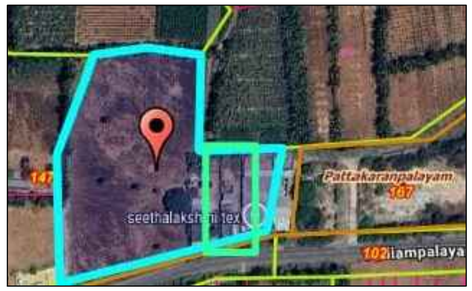
PLAN SHOWING THE DEMOLISHED &PROPOSED CONSTRUCTION OF GROUND FLOOR RCC ROOF COMMERCIAL BUILDING IN OLD S.F.NO:06, R.S.F.NO:147/3,NEW R.S.F.NO:147/3B , PATTA NO: 1100 AT KULLAMPALAYAM VILLAGE & PANCHAYAT, PERUNDURAI UNION & TALUK, ERODE DISTRICT.

DEMOLISHED GF AC SHEET ROOF BUILDING DOOR NO:3/54A, ASSESSMENT NO: 461

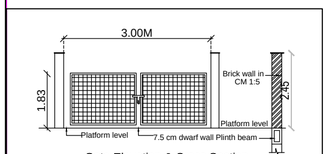
APPLICANT NAME:

Mr.T.KARUNAKARAN,(AADHAR NO:5007 3150 4613)

S/O Mr.K.N.THIRUMALAISAMY,

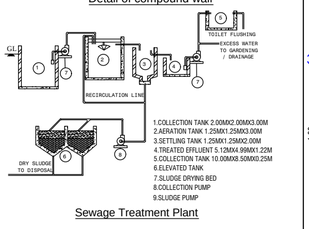


GPS LOCATION LATITUDE:11.15559 LONGITUDE:77.32347

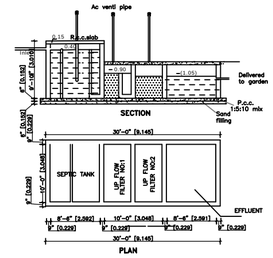


Gate Elevation & Cross Section

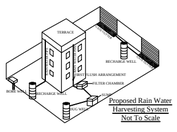
Detail of compound wall



Sewage Treatment Plant



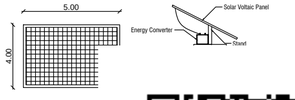
DETAILS OF SEPTIC TANK



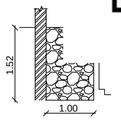
Proposed Rain Water Harvesting System Not To Scale

STAIRCASE DETAILS

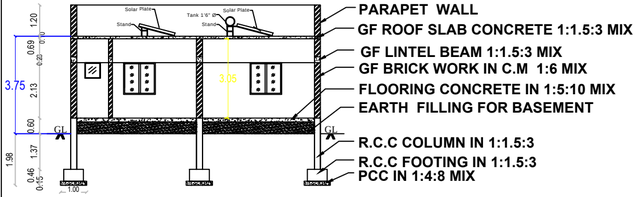
WIDTH - 1.52 m
TREAD - 0.30 m
RISE - 0.15 m



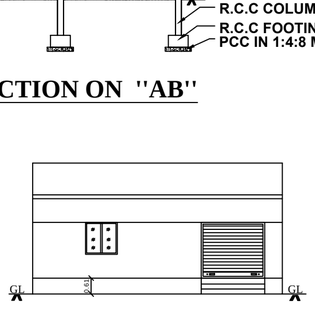


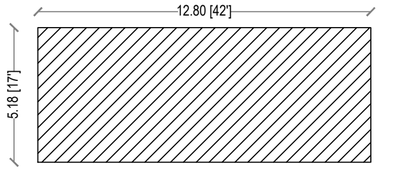


Rainwater Harvesting Details

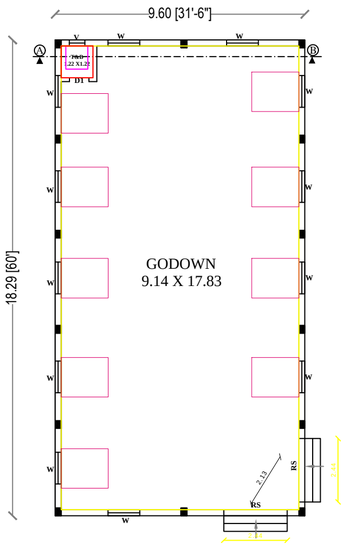


SECTION ON "AB"

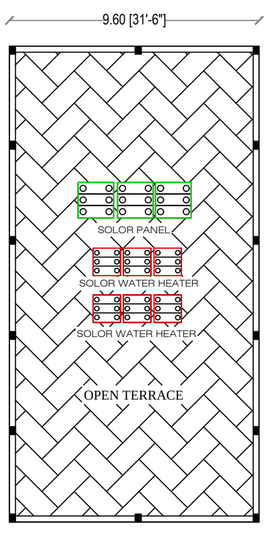




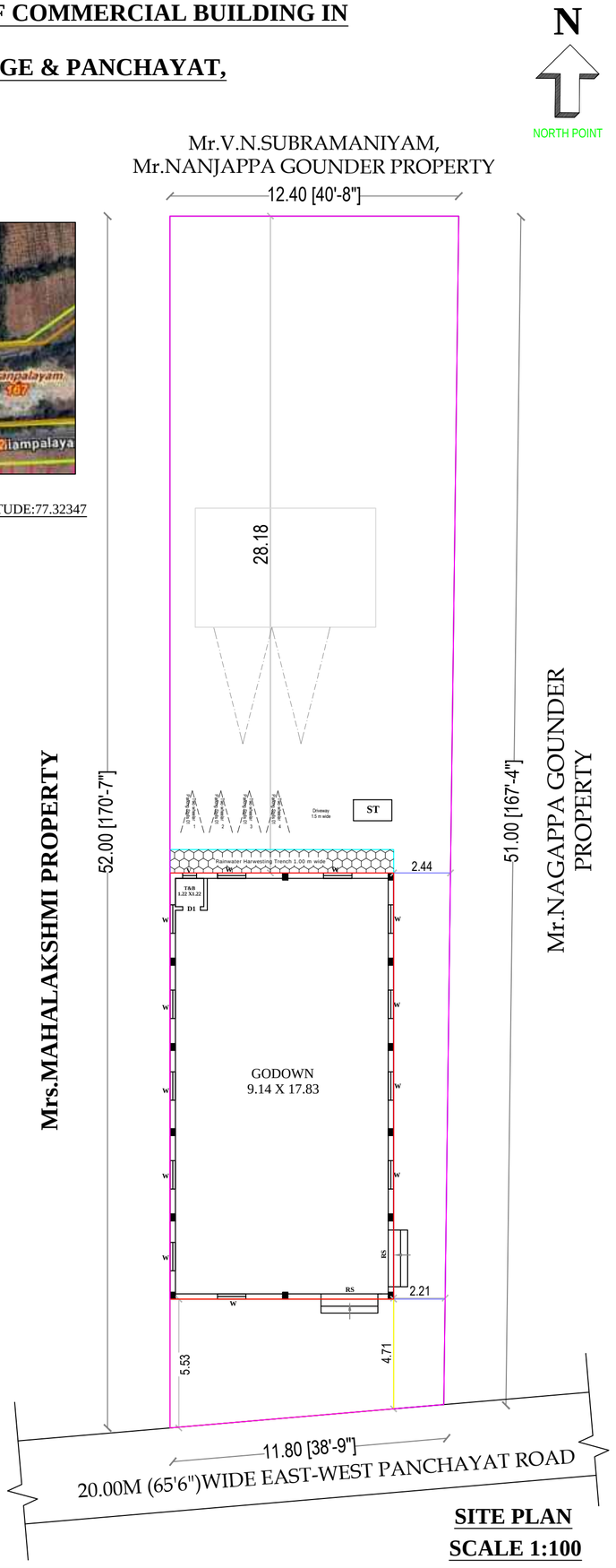
DEMOLISHED GROUND FLOOR AC SHEET ROOF PLAN, DOOR NO:3/54A, ASSESSMENT NO: 461



GROUND FLOOR RCC ROOF PLAN



TERRACE PLAN



SITE PLAN

SCALE 1:100

ALL DIMENSIONS ARE IN FEET AND METER SCALE 1:100

N

NORTH POINT

REFERENCE SHEET 01/01

AREA STATEMENT	SQ.FT	SQ.MT
TOTAL LAND AREA OF THE SITE [15 CENT]	6544.51	608.00
PLINTH AREA OF THE GF RCC BUILDING PLAN	1889.94	175.58
FLOORING AREA OF THE GF RCC BUILDING PLAN	1750.87	162.66
DEMOLISHED GF AC SHEET BUILDING PLAN	714.00	66.33
AREA OF THE OPEN SPACE	4654.56	432.42

SCHEDULE OF JOINERY		FEET	METRE
RS	ROLLING SHUTTER	8'0" X 7'0"	2.44 X 2.13
W	WINDOW	4'0" X 4'0"	1.22 X 1.22
D1	PLASTIC DOOR	2'6" X 7'0"	0.75 X 2.13
V	VENTILATER	2'0" X 2'0"	0.60 X 0.60

PLAN INFO
PLOT_AREA_M2=608.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=11.80
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=20.00
ROAD_LENGTH=350.00
AVG_PLOT_DEPTH= 51.50
AVG_PLOT_WIDTH= 12.10
LAND_USE_ZONE = COMMERTIAL
DISTRICT=ERODE
TALUK=PERUNDURAI
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
OSR_APPLICABLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=R.S.F.NO:147/3B
PATTA_NO=1100
AS_PER_DOCUMENT=608.00
AS_AT_SITE=621.86
FMB_OR_PLR=621.86
IS_SWIMMING_POOL_EXISTS= NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=00

REFERENCE :

Site Boundary -
Proposed Building -
RWH & ST -
Road -

DRAWING BY : GK PLANNERS
237-6 SIVAM NAGAR,
NEAR NALLAPPAS THEATRE,
PERUNDURAI,
ERODE -638052 CONTACT:
99652-66826, 97509-66826,

APPLICANT



Karuna Karan

Mr.T.KARUNAKARAN,

REGISTRED ENGINEER (RE)



Er.S.GOPALAKRISHNAN,B.E.,M.E.,(Str).,
AMIE.,CE(I).,FIV.,MISTE.,
REGISTERED ENGINEER GRADE I (RE-Gr.I)
REG.No. 01/2024/RE-Gr.I/EDTCP (Renewal) (Valid Upto - 31.03.2029)
GK PLANNERS
237-6, Sivam Nagar, Near Nallappas Theatre,
Perundurai, Erode - 638 052.

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.