Verified RealEstate™

REFERENCE
05 2025 26

ISSUED
04 February 2026

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

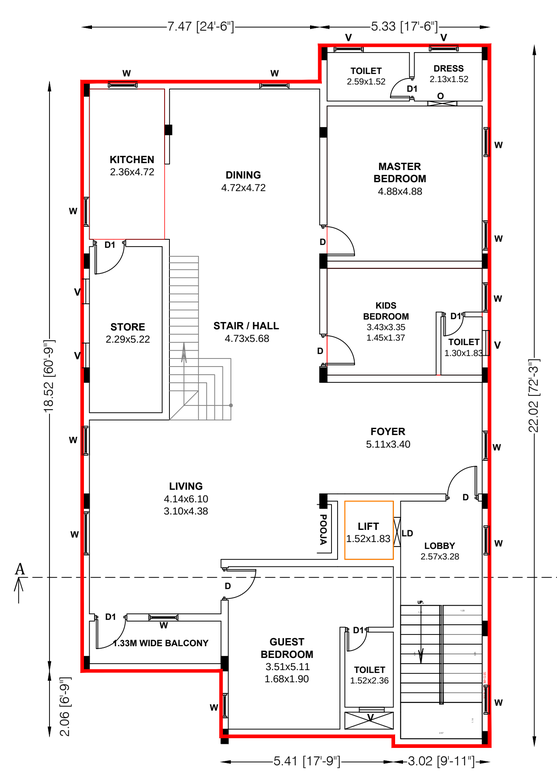
ISSUING AUTHORITY
Rural Panchayat

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

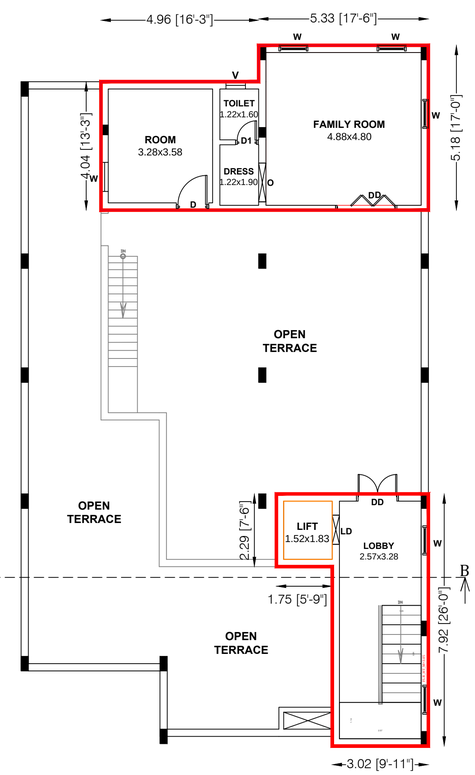
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

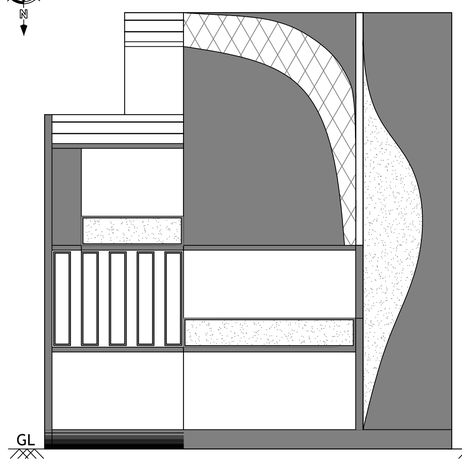


SECOND FLOOR PLAN

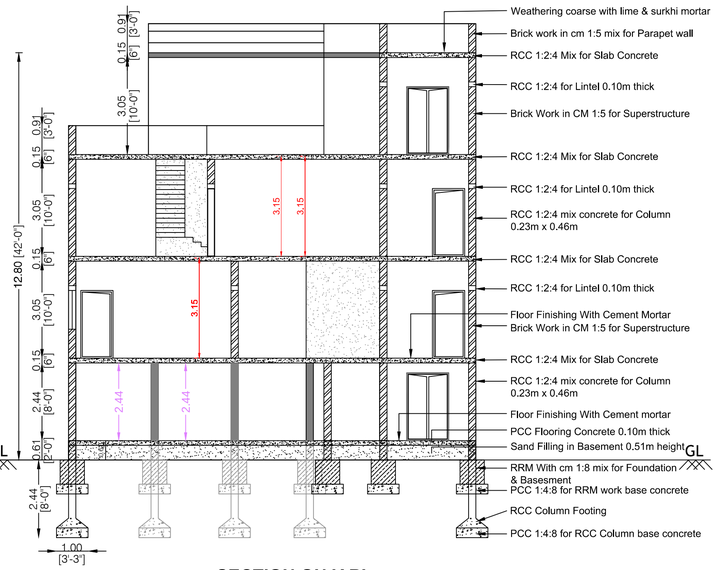


TERRACE FLOOR PLAN



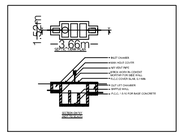


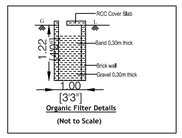
FRONT ELEVATION

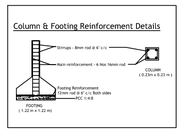


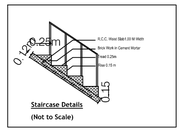
SECTION ON 'AB'

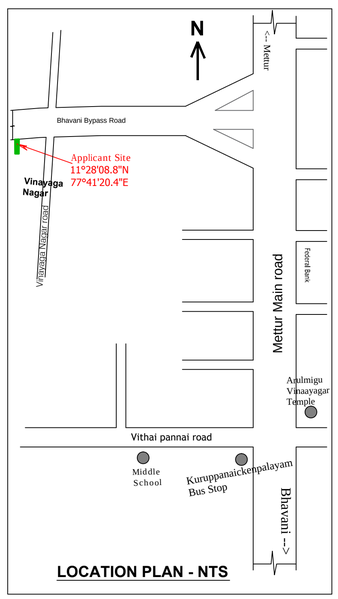
PLAN INFO
PLOT_AREA_M2= 960.79
AS_PER_DOCUMENT = 960.79
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_ AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=BHAVANI
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=21/2A3B
PATTA_NO=2134
PLOT_NO=1,2
ACCESS_WIDTH_M=19.80
ROAD_WIDTH=40.00
ROAD_LENGTH=1000.00
AVG_PLOT_WIDTH= 19.80
AVG_PLOT_DEPTH= 49.40
LAND_USE_ZONE=RESIDENTIAL
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
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
FMB_OR_PLR = 960.79
AS_AT_SITE = 960.80



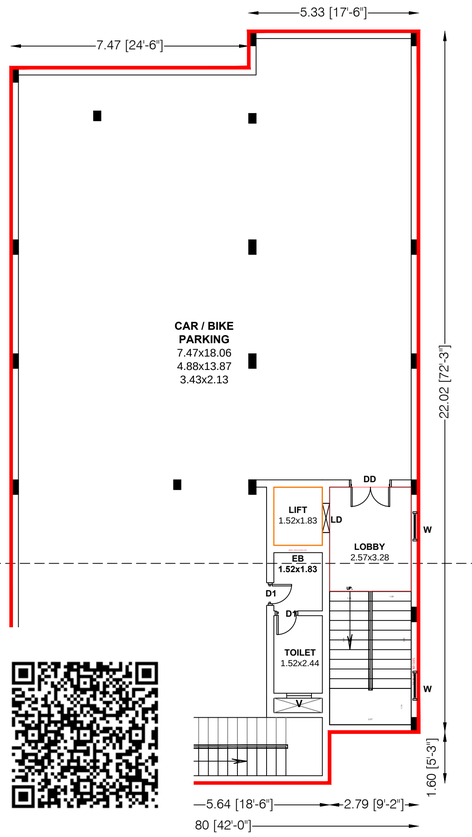




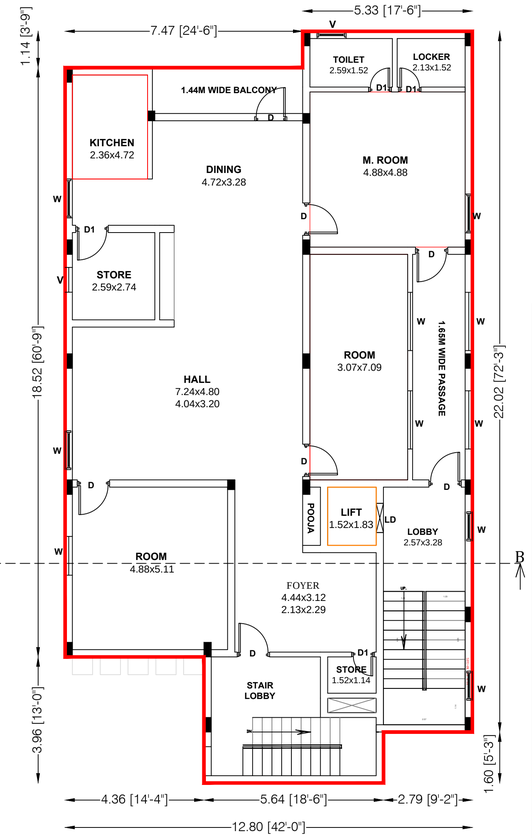




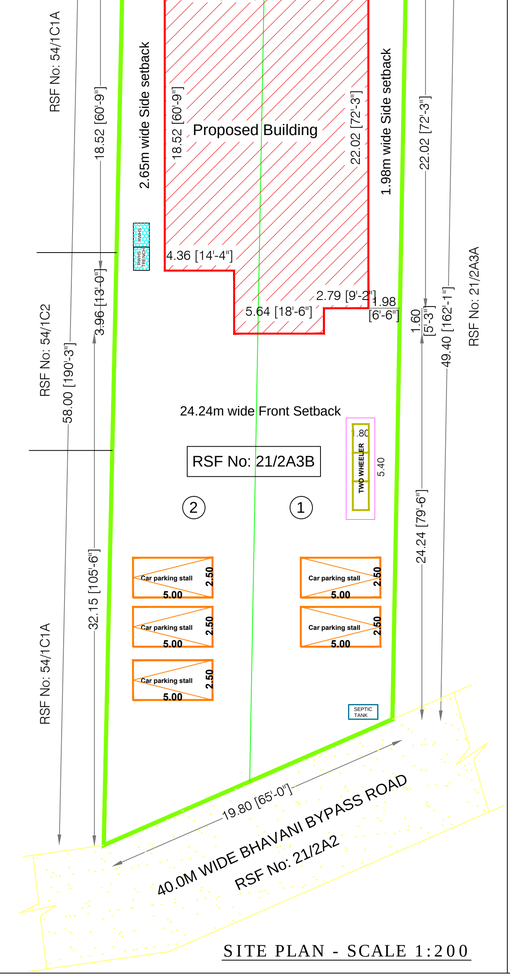
LOCATION PLAN - NTS



STILT FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN - SCALE 1:200

PLAN SHOWING THE PROPOSED R.C.C. TERRACED ROOF RESIDENTIAL CONSTRUCTION IN STILT FLOOR, FIRST FLOOR, SECOND FLOOR AND TERRACE FLOOR AT NEW R.S.F. NO: 21/2A3B, PATTA NO: 2134, (OLD R.S.F. NO: 21/2A3), URACHIKOTTAI VILLAGE, KURUPPANAICKENPALAYAM PANCHAYAT, BHAVANI BYPASS ROAD, NEAR BY 'VINAYAGA NAGAR, BHAVANI TALUK, ERODE DISTRICT.

SITE APPROVAL DETAILS:
SWP/DTCP/ERODE/LAYOUT APPROVAL NO: 304/205, DATE: 22.08.2025

APPLICANT: Mrs.G.NITHYA W/o.Mr.G.KAMALA KANNAN.

S.No	Area Details	Sq.m	Sq.ft
1.	Area of the Applicant site (23.77 Cents)	962.00	10354.21
2.	Area of the Proposed R.C.C. Building in Stilt Floor	272.10	2928.86
3.	Area of the Proposed R.C.C. Building in First Floor	272.10	2928.86
4.	Area of the Proposed R.C.C. Building in Second Floor	261.41	2813.79
5.	Area of the Proposed R.C.C. Building in Terrace Floor	75.60	813.75
6.	Total FSI Area of the R.C.C. Building in First Floor, Second Floor & Terrace Floor	609.11	6556.40
7.	Non FSI Area of the R.C.C. Building in Stilt Floor	272.10	2928.86
8.	Area of the open space	689.90	7425.35
9.	Carpet area of the Building in All Floor	343.52	3697.62

Joineries:
Double Door - DD - 1.22 x 2.13
Door - D - 0.91 x 2.13
Door - D1 - 0.69 x 2.13
Lift Door - LD - 0.91 x 2.13
Window - W - 1.22 x 1.22,
Ventilator - V - 0.61 x 0.61

Index :
Applicant site shown in
Proposed R.C.C. Building shown in
Road shown in

All rooms have sufficient ventilation,All dimensions are in metre and feet
Exhaust fan provided in the kitchen,All doors and windows opening are outside

SCALE 1:100

Erey Associates
Engineer for Every...
email:ereyassociates@gmail.com
1-681, Mettur Main road, Kuruppanaickenpalayam
Post, Bhavani Taluk, Erode District-638301
Cell - 9842767123 - 9080440431

Er.M.PARANDHAMAN
B.E.(Civil), M.E.(Struct), AMIE, D.E.E.E, D.D.M
Construction, Estimates, 3D Modeling, Public Building- Factory Stability, Valuation, DTCP Approvals, Structural Drawing

APPLICANT

ENGINEER

Er. D. VENGADESHWARAN, B.E.,
Registered Engineer Grade-II,
Reg.No.: RE - 11/02/2024
EREY ASSOCIATES
Opp. Bus Stand, BHAVANI.
Cell : 98427 67123, 70102 13427.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.