Verified RealEstate™

REFERENCE
ERD/MDK/NANJAI UTHUKULI 12/2025-2026

ISSUED
25 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.

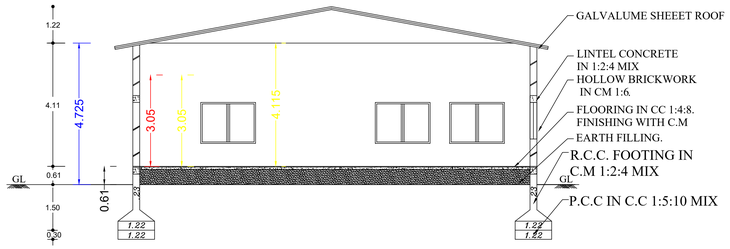
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

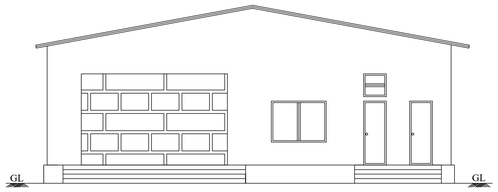
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# PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF COMMERCIAL BUILDING IN GROUND FLOOR AT R.S.F.NO: 635/2, AS PER SUBDIVISION R.S.F.NO: 635/2B1A2, PATTA NO: 2894, NANJAI UTHUKKULI "B" VILLAGE & NANJAI UTHUKKULI PANCHAYAT, MODAKKURUCHI PANCHAYAT UNION & TALUK, ERODE DISTRICT.

Applicant : 1. Mr. P. K. Subramaniam, S/o. Mr. Karumanagounder.
2. Mrs. P. Gandhimathi, W/o. Mr. P. K. Subramaniam.

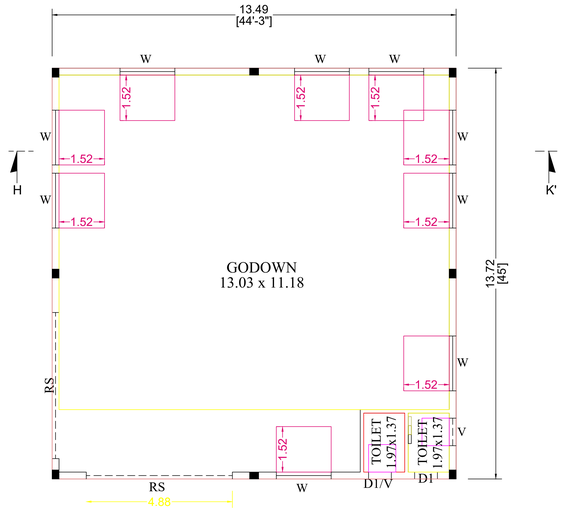



SECTION HK'

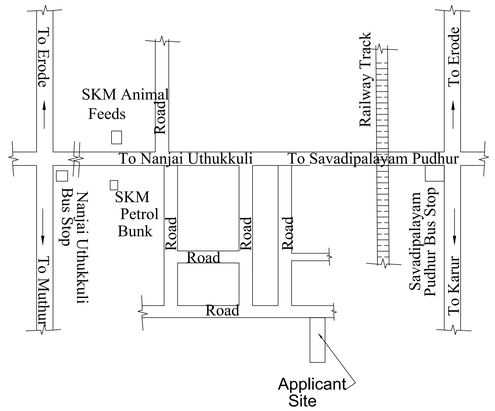



ELEVATION

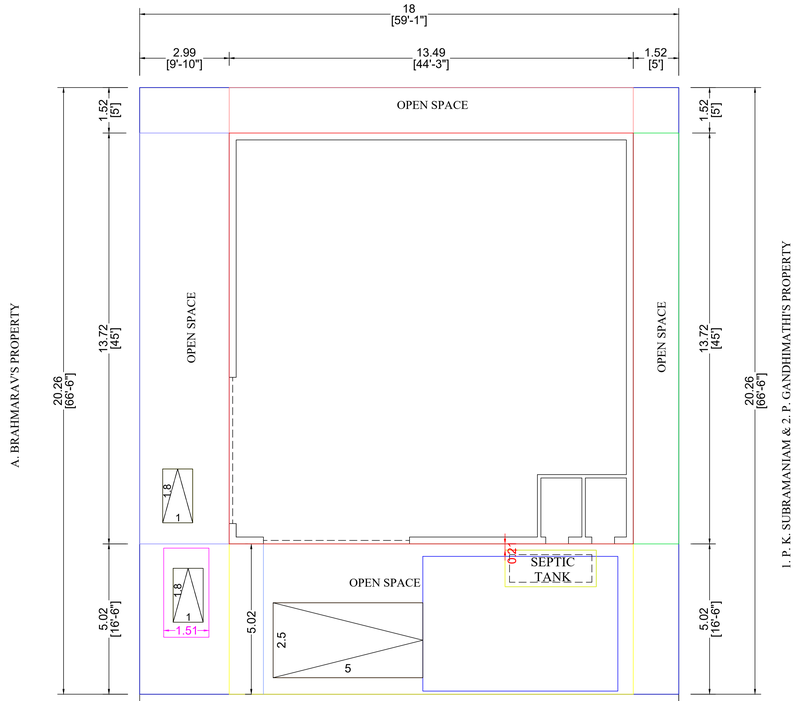
KEY PLAN
(SCALE 1:10000)




GROUND FLOOR




DHANDAPANI & R. VENKATRAMAN'S PROPERTY




OPEN SPACE

60 LINKS WIDE EAST - WEST CART TRACK




WATER_TANK_CAPACITY_L=2500LTRS

| AREA DETAILS | SQ.M. | SQ.FT. |
|---|---|---|
| AREA OF THE SITE (27.50 CENTS) | 1,112.78 | 11,977.90 |
| SITE AREA TAKEN FOR CONSTRUCTION | 364.68 | 3,925.38 |
| PLINTH AREA OF THE PROPOSED GALVALUME SHEET ROOF COMMERCIAL BUILDING IN GROUND FLOOR | 185.08 | 1992.18 |
| FLOOR AREA OF THE PROPOSED GALVALUME SHEET ROOF COMMERCIAL BUILDING IN GROUND FLOOR | 166.59 | 1793.16 |
| AREA OF OPEN SPACE | 179.60 | 1,933.20 |
| PROPOSED SEPTIC TANK - 1 NO & SOAK PIT | - | 1 NO., |
| PROPOSED RAINWATER HARVESTING TANK & SUMP | - | 1 NO., |

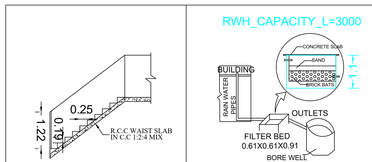
| Details of Waste Water Recycling Tank - Kitchen, Bath Waste Water Reuse Method | |
|---|---|
| WWP | Waste Water Pipe Line 2" Dia From Kitchen, Bath & Dining |
| C | Collection Chamber |
| RCT | Organic (or) Mechanical Recycling Tank |
| TWCS | Treated Waste Water Collection Sump |
| TWS OHT | Treated Waste Water Storage O.H.T |
| OLP | Treated Water Outlet Pipe Line 9" Dia. To W.C. &Flush Tank |

| REF | JOINERY SCHEDULE | METER |
|---|---|---|
| MD | Main Door | 1.06 x 2.13 |
| D | Door | 0.91 x 2.13 |
| D1 | Door | 0.76 x 2.13 |
| O | Open | 1.22 x 2.13 |
| W | Window | 1.82 x 1.52 |
| W1 | Window | 1.52 x 1.52 |
| W2 | Window | 1.22 x 1.22 |
| V | Ventilator | 0.91 x 0.76 |

AS_PER_DOCUMENT=1112.78
AS_AT_SITE=364.68
FMB_OR_PLR=1113.00
PLOT_AREA_M2=364.68
SURVEY_NO=635/2B1A2
PATTA_NO=2894
ROAD_WIDTH=12.07
ROAD_LENGTH=250
AREA_TYPE=OTHERS
OSR_APPLICABLE=NO
AVG_PLOT_DEPTH=20.26
AVG_PLOT_WIDTH=18.00
LAND_USE_ZONE=COMMERCIAL
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
JURISDICTION_TYPE=PANCHAYAT
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
RWH_DECLARED=YES
BLOCK_1_B-SHOP_MEMBER_COUNT=4

ALL DIMENSIONS ARE IN 'METRE' & 'FEET' — SCALE - 1 : 100



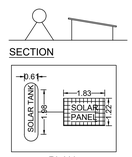



PLAN

RAIN WATER HARVESTING SUMP

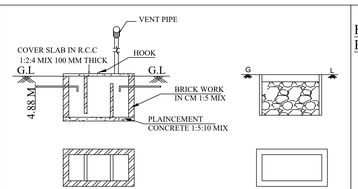



STAIRCASE DETAILS




PLAN

SOLAR SYSTEM

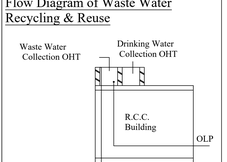



SEPTIC TANK DETAILS



DISPERSION TRENCH

Flow Diagram of Waste Water Recycling & Reuse




| APPLICANT | ENGINEER |
|---|---|
| | AARUPADAI ENGG CONSTRUCTION<br>Er.D.DINESH ,B.E.,PGDQSV.,A.M.I.E.,C.E(INDIA).,<br>Licensed Building Surveyor<br>LPA Reg.No:10/2020/RE-Gr.II/EDTCP<br>Corporation Reg.NO:0561/L5/20/2020/0009<br>7/1/3,1st Floor,Navanaikanpalayam Vaikkalmedu Bus Stop,<br>Erode-2,Cell:83441 03774,80565 75813 |

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.