Verified RealEstate™

REFERENCE
ERD/MDK/MGP
01/2026-2027

ISSUED
10 June 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

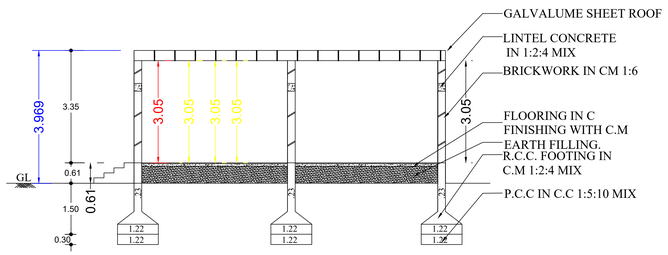
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

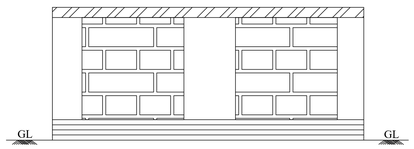
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF COMMERCIAL BUILDING IN GROUND FLOOR AT R.S.F.NO: 167/1A1A1A1, OLD S.F.NO'S: 11, 12 & 13, HOUSE SITE NO: 41, NANJAI UTHUKKULI 'A' VILLAGE, MUTHUGOUNDENPALAYAM PANCHAYAT, MODAKKURUCHI PANCHAYAT UNION & TALUK, ERODE DISTRICT.

(Layout Approval No: 760/90)

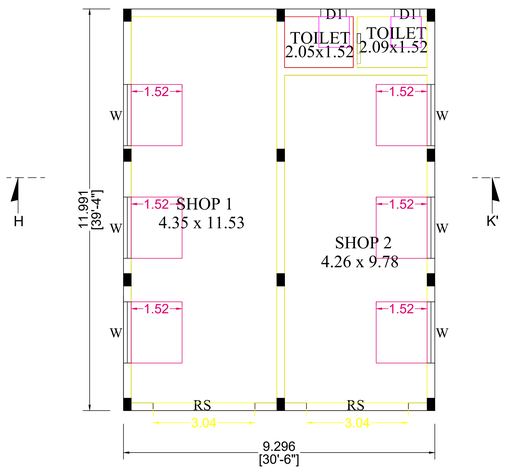
Applicant : Mr. P. M. Shanmugam, S/o. Mr. Muthusamy Gounder.



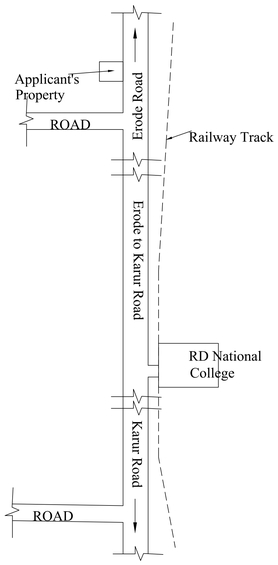
SECTION ON HK'

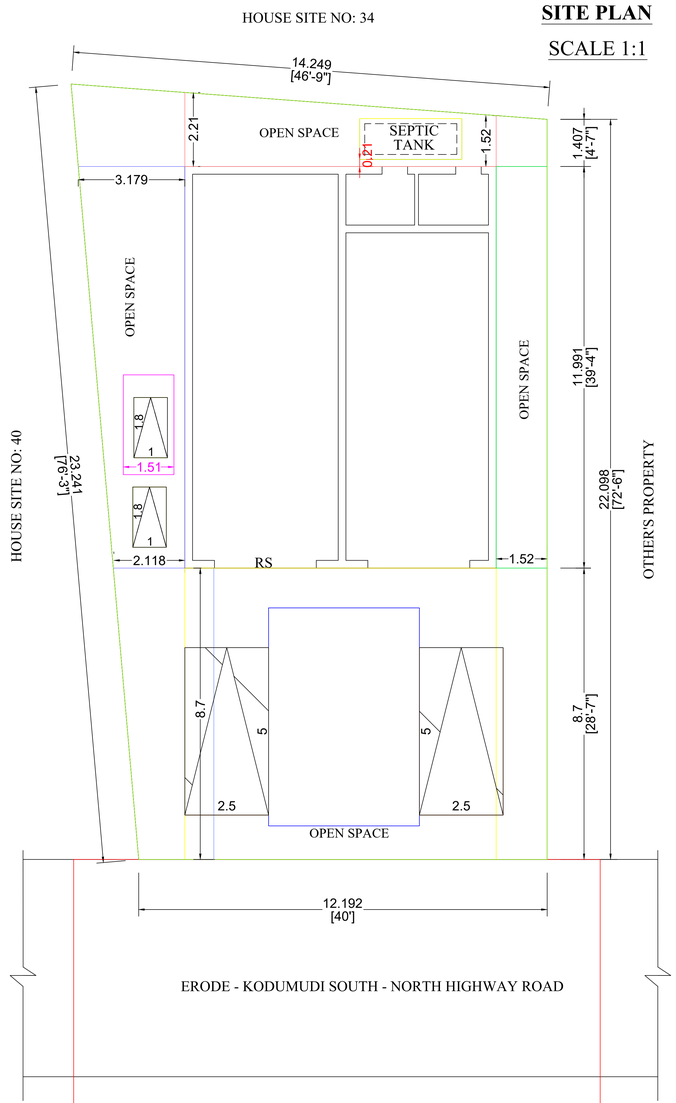


ELEVATION



GROUND FLOOR PLAN





SITE PLAN

SCALE 1:1

KEY PLAN
(SCALE 1:10000)

AREA DETAILS	SQ.M.	SQ.FT.
AREA OF THE SITE	298.98	3,217.00
PLINTH AREA OF THE PROPOSED GALVALUME SHEET ROOF COMMERCIAL BUILDING IN GROUND FLOOR	111.47	1,199.85
FLOOR AREA OF THE PROPOSED GALVALUME SHEET ROOF COMMERCIAL BUILDING IN GROUND FLOOR	91.79	988.02
AREA OF OPEN SPACE	187.51	2,017.15
PROPOSED SEPTIC TANK - 1 NO & SOAK PIT	-	1 NO.,
PROPOSED RAINWATER HARVESTING TANK & SUMP	-	1 NO.,

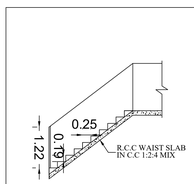
Details of Waste Water Recycling Tank - Kitchen, Bath Waste Water Reuse Method

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

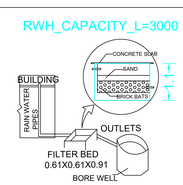
REF	JOINERY SCHEDULE	METER
RS	Rolling Shutter	1.06 x 2.13
D1	Door	0.76 x 2.13
W	Window	1.82 x 1.52
V	Ventilator	0.91 x 0.76

AS_PER_DOCUMENT=298.98
AS_AT_SITE=298.15
FMB_OR_PLR=298.98
PLOT_AREA_M2=298.15
SURVEY_NO=167/1A1A1A1
PATTA_NO=1037
ROAD_WIDTH=18.28
ROAD_LENGTH=250
AREA_TYPE=OTHERS
OSR_APPLICABLE=NO
AVG_PLOT_DEPTH=22.67
AVG_PLOT_WIDTH=13.22
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

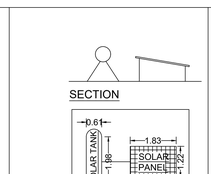


STAIRCASE DETAILS

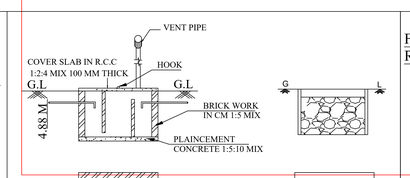


PLAN

RAIN WATER HARVESTING SUMP



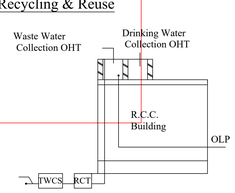
SOLAR SYSTEM



SEPTIC TANK DETAILS

DISPERSION TRENCH

Flow Diagram of Waste Water Recycling & Reuse



APPLICANT	ENGINEER
	R. Harshaprabhu Er. R. HARSHAPPRABHU, B.E.,(CIVIL),A.M.I.E , REGISTERED ENGINEER, Chartered Engineer & Approved Valuer DTCP Reg No 16/2025/RE-GR-II/EDTCP 95/5,6, Kaniyakaliamman Nagar Phase - 2, Near Amman Nagar Sinniampalayam, Erode-638 104 Mobile No 94873 89173

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.