Verified RealEstate™

REFERENCE
4/2026-27

ISSUED
20 July 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 RCC ROOF COMMERCIAL (SHOP) BUILDING IN

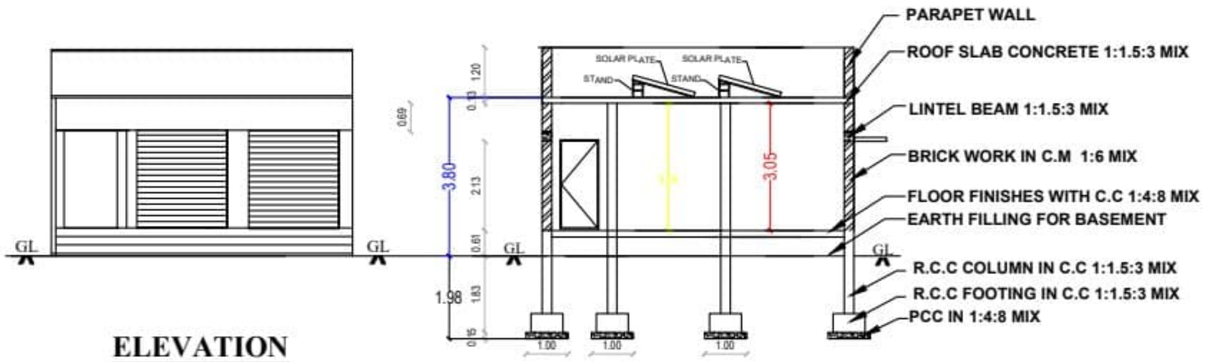
OLD S.F.NO: 506/1A1A, NEW S.F.NO: 506/1A1A2, PATTA NO: 2806 OF KOSHANAM VILLAGE AND PANCHAYAT

AT SELLIPALAYAM, MAIN ROAD, KOSHANAM, NAMBIYUR UNION & TALUK, ERODE DISTRICT.

(DOCUMENT NO: 690/ 2026)

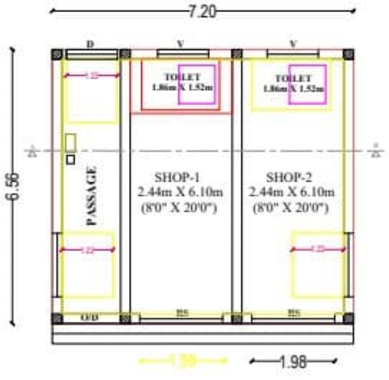
APPLICANT NAME: Mr.R. SATHISHKUMAR S/o.Mr. RAJAN.

(AADHAR NO: 9795 7225 8255)

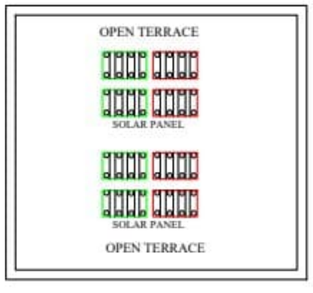


ELEVATION

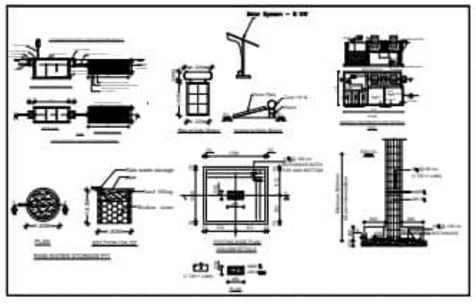
SECTION ON "AB"



PROPOSED GROUND



TERRACE FLOOR PLAN





SITE PLAN

OFFICE USE: **SHEET NO: 1 / 1**

PLAN INFO
PLOT_AREA_M2=92.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00m
ROAD_LENGTH=13.60
AVG_PLOT_DEPTH=10.00
AVG_PLOT_WIDTH=9.20
LAND_USE_ZONE = COMMERCIAL
DISTRICT=ERODE
TALUK=NAMBIYUR
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=YES
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=506_1A1A2
PATTA_NO=2806
AS_PER_DOCUMENT=688.00
AS_AT_SITE=92.00
FMB_OR_PLR=688.00
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=00

AREA DETAILS		SQ.FT	SQ.MT
SITE AREA:			
AS PER DOCUMENT (NO: 690/ 2026) 17 CENT	..	7405.60	688.00
AS PER PATTA (NO:2806)	..	7405.60	688.00
AS AT SITE (TAKEN AREA OF CONSTRUCTION)	..	990.29	92.00
PLINTH AREA OF THE PROPOSED COMMERCIAL BUILDING:			
SHOP-1 + PASSAGE	..	303.65	28.21
SHOP-2	..	204.73	19.02
TOTAL AREA	..	508.38	47.23
FLOOR AREA OF THE PROPOSED COMMERCIAL SHOP BUILDING	..	412.26	38.30
AREA OF THE OPEN SPACE	..	481.91	44.79

JOINERIES	FEET	METRE
RS- ROLLING SHUTTER	6'0"X10'0"	1.83X3.05
WINDOW	5'0"X4'0"	1.52X1.22
D DOOR	3'0"X7'0"	0.91X2.13
D1 DOOR	2'6"X6'6"	0.76X1.98
V VENTILATOR	4'0"X2'0"	1.22X0.61

COLOUR INDEX

TOTAL LAND -
BUILDING -
ROAD -
RWH & ST -

APPLICANT	ENGINEER
R. Sathishkumar	Er.K.SELVAKUMAR, B.E.,M.E.,(CEM) REGISTERED ENGINEER(RE) MATHI PLANNERS 82, Elathur, Nambiyur Taluk, Erode District - 638 458.

Er.K.SELVAKUMAR B.E., M.E., LBS
9360712761

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.