Verified RealEstate™

REFERENCE
1/2026-27

ISSUED
29 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 30

Pattakaranpalayam

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.

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

hello@verified.realestate

+91 9996 12 9996

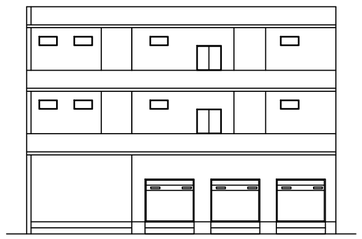
verified.realestate

DIGITALLY VERIFIED RECORD

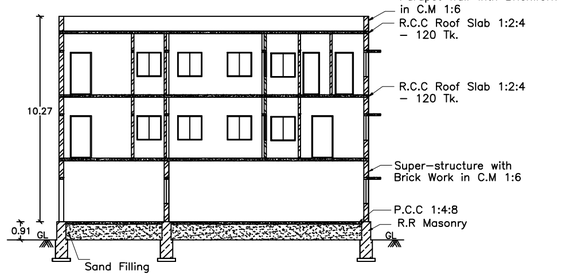
SITE AND DETAIL PLAN SHOWING THE PROPOSED GROUND FLOOR (G+2) R.C.C. ROOF RESIDENTIAL BUILDING IN ADDITION WITH THE EXISTING COMMERCIAL BUILDING IN NEW R.S.F NO: 30/1C, 30/2D, 30/8B, PATTA NO :1335, PERUMAMPALAYAM, NEAR MILKY MIST, PATTAKARANPALAYAM VILLAGE AND PANCHAYAT, PERUNDURAI TALUK & UNION, ERODE DISTRICT.

APPLICANT:– "Mr. JAI KISHOR MANDAL S/o. SURYAKANTH MANDAL".

[Existing Building Approval Plan – B.A No : 05 /2025–26. Date: 29.01.2026]

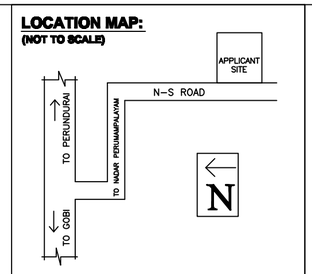


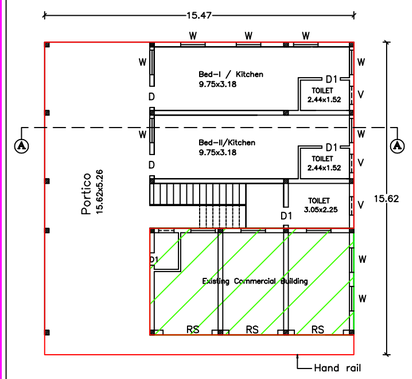
ELEVATION



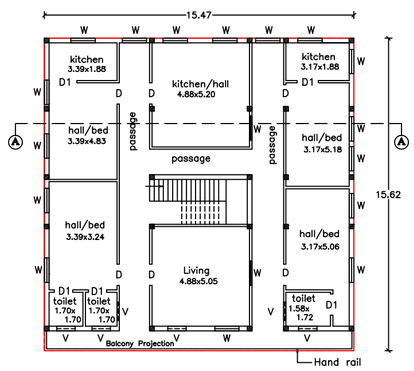
SECTION ON AA

LOCATION MAP:
(NOT TO SCALE)

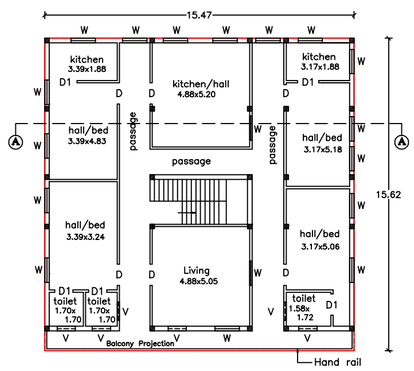




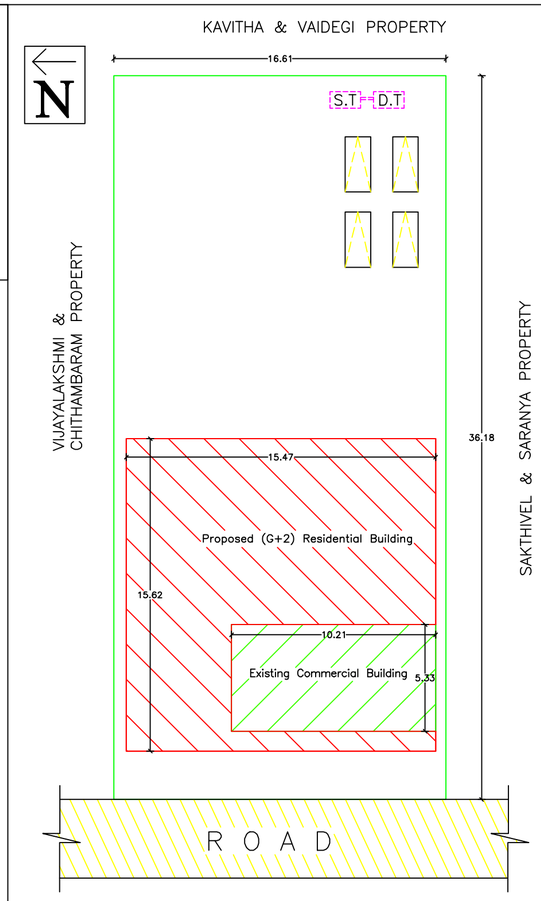
Ground Floor Plan (Exg & Prop)
(SCALE 1:100)



First Floor Plan (Proposed)
(SCALE 1:100)



First Floor Plan (Proposed)
(SCALE 1:100)



AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE SITE AS PER DOCUMENT	16 CENTS	
AREA OF THE SITE TAKEN	600.98	6468.94
PLINTH AREA – G.FLOOR– EXISTING	54.46	586.20
PLINTH AREA – G.FLOOR– PROPOSED	187.16	2014.59
PLINTH AREA – F.FLOOR– PROPOSED	241.62	2600.79
PLINTH AREA – S.FLOOR– PROPOSED	241.62	2600.79
TOTAL PROPOSED AREA	670.40	7216.17
GRAND TOTAL (EXG+PROP)	724.86	7802.39
AREA OF THE OPEN SPACE	359.36	3868.15
CARPET AREA – GROUND FLOOR	205.32	2210.06
CARPET AREA – FIRST FLOOR	191.23	2058.39
CARPET AREA – SECOND FLOOR	191.23	2058.39

PARKING	REQUIRED	PROVIDED
CARS SPACE	4	4
TWO WHEELER SPACE	4	4
FSI (NON PREMIUM)	0.40	
PLOT COVERAGE	40.20%	

COLOUR INDEX

SITE BOUNDARY	
EXISTING BUILDING	
PROPOSED BUILDING	
RAINWATER STORAGE PIT	
ROAD	

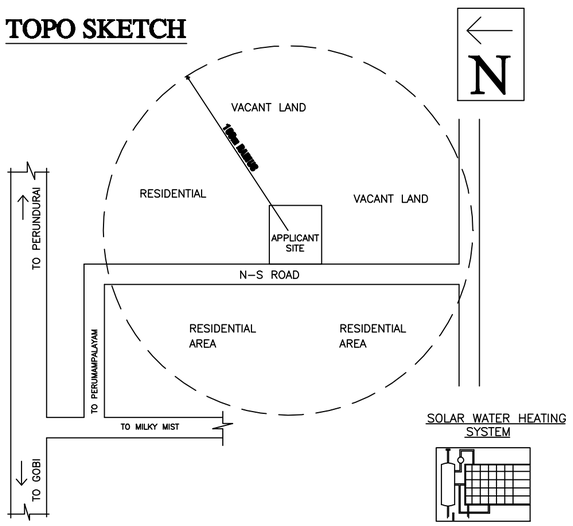
DETAILS OF JOINERIES

D	- DOOR	0.91 X 2.13
D1	- DOOR1	0.76 X 2.13
W	- WINDOW	1.22 X 1.22
W1	- WINDOW	1.22 X 1.00
V	- VENTILATOR	0.76 X 0.46
O	- OPENING	0.91 X 2.13

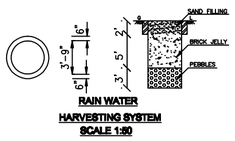
Office Use :

PLAN INFO
PLOT_AREA_M2=600.98
AS_PER_DOCUMENT=600.98
FMB_OR_PLR=600.98
AS_AT_SITE=600.98
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=PERUNDURAI
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=RESIDENTIAL
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO=30/1C, 2D, & 8B
PATTA_NO=1335
ACCESS_WIDTH_M=10.60
ROAD_WIDTH=9.15
ROAD_LENGTH=150.00
AVG_PLOT_WIDTH=11.50
AVG_PLOT_DEPTH=22.50
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
GSR_APPLICABLE=NO
GSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IS_EXISTINGBUILDING_EXCEPTION=YES
BLK_1_NON_FSI_AREA_M2=00
BLK_1_FLR_0_BLT_UP_AREA_M2=49.94
4BLK_1_EXISTING_NO_OF_DWELLING_UNIT=00
BLK_1_FLR_0_SUB_OCCUPANCY_COLOUR_CODE=13
BLOCK_1_B–SHOP_MEMBER_COUNT=2

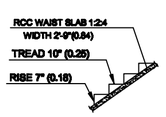
TOPO SKETCH



SOLAR WATER HEATING SYSTEM

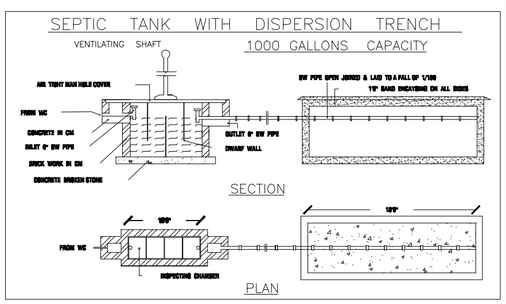


RAIN WATER HARVESTING SYSTEM
SCALE 1:50



STAIRCASE DETAIL
SCALE 1:50

SEPTIC TANK WITH DISPERSION TRENCH
1000 GALLONS CAPACITY



APPLICANT:-

Er.A.DHANASEKARAN, M.E(struct),MISTE
L.B.S/REGISTERED ENGINEER GRADE - I
7/260, M.P.C NAGAR, THINGALUR.
CELL : 9500660530

REGISTERED ENGINEER:

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.