Verified RealEstate™

REFERENCE
28/2026-27

ISSUED
25 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 208

Thalavady

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.

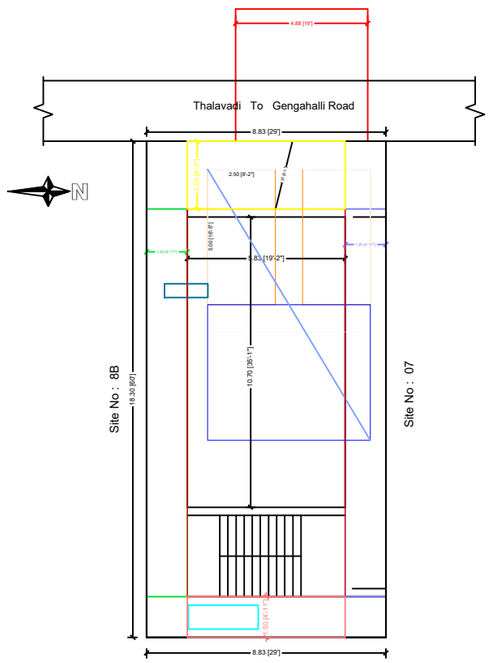
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OMR Thoraipakkam,
Chennai 600 097, India

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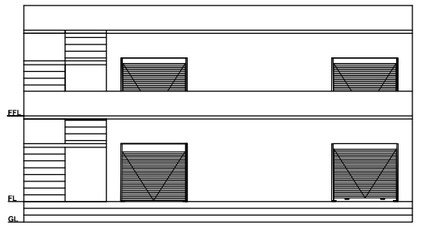
DIGITALLY VERIFIED RECORD

71.45 [234'-5"]

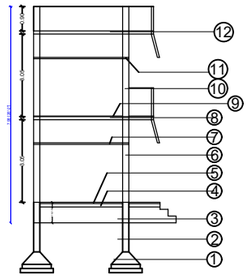
Plan Showing The Proposed Construction Of The RCC Roof Ground Floor, First Floor Commercial (Shop) Building In New SF No : 208 / 3A1, Sub Div of new SF No : 208 / 3A1A1A1A, Old SF No : 7, Site no : 8A, Doctor Rajkumar Nagar, Dodakajanur Village, Dodakajanur Village Panchayat, Thalavadi Panchayat Union, Thalavadi Taluk, Erode District.



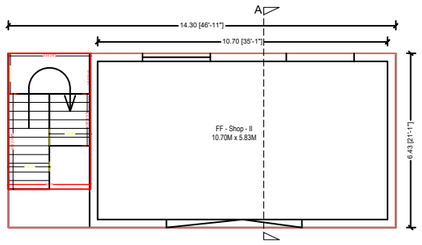
SITE PLAN



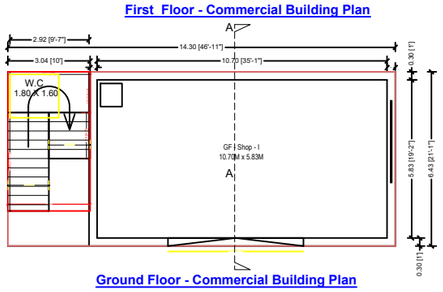
Building Front Elevation



Section On AA



First Floor - Commercial Building Plan



Ground Floor - Commercial Building Plan

Specifications Of Section On 'AA'

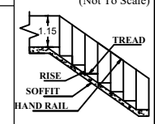
1. RCC 1:1.5:3 Mix For Column Footings
2. RCC 1:1.5:3 Mix For Column
3. Earth Filling For Basement
4. CC 1:4:8 for Flooring Concrete
5. Flooring with Cement Mortar Top Finish
6. Brick Work In CM 1:5, Plastered with 1:4
7. RCC 1:1.5:3 For Lintel cum Sunshade
8. RCC 1:1.5:3 For Roof
9. BW In CM 1:5, Plastered with 1:4 For Parapet Wall

Applicant :

Mr. SHASHIKUMAR.,

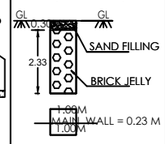
S/o. Mr. REAVANNA.

STAIRCASE DETAILS
(Not To Scale)

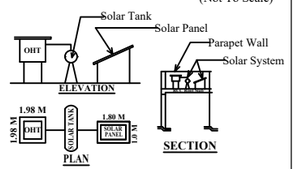


RISE : 17.5 CM
TREAD : 25.0 CM
WIDTH : 76.0 CM

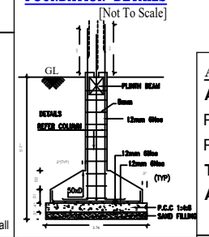
DETAILS OF RAINWATER HARVESTING TANK.
[Not To Scale]



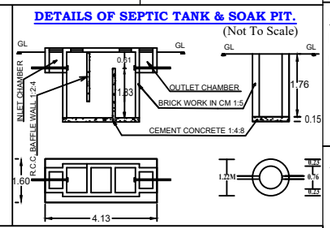
DETAILS OF SOLAR ENERGY SYSTEM
(Not To Scale)



FOUNDATION DETAILS
[Not To Scale]



DETAILS OF SEPTIC TANK & SOAK PIT.
(Not To Scale)



PLAN INFO
AS_PER_DOCUMENT=161.59
FMB_OR_PLR=161.59
PLOT_AREA_M2=161.59
AS_AT_SITE=161.59
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=ERODE
TALUK=THALAVADI
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=COMMERCIAL
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SURVEY_NO=208/3A1A1A1A
PATTA_NO=813
ACCESS_WIDTH_M=13.41
ROAD_WIDTH=9.14
ROAD_LENGTH=80.00
AVG_PLOT_WIDTH=14.17
AVG_PLOT_DEPTH=15.84
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1

Area Details :	**Sq.Ft.**	**Sq.Mt.**
Area Of the Land / Site	**1740.00**	**161.65**
Pro - Plinth Area Of The Commercial Bldg in GF	989.38	91.95
Pro - Plinth Area Of The Commercial Bldg in FF	989.38	91.95
Total Area Of The Building	**1978.76**	**183.90**
Area Of The Open Space	**751.00**	**69.70**

Joinery Details :		**Feet**	**Meter**
Rolling Shutter	RS	8'0" x 8'0"	2.44 x 2.44
Door 1	D1	2'9" x 7'0"	0.83 x 2.14
Ventilator 1	V1	3'0" x 2'0"	0.91 x 0.62

Notes : All Dimensions Are In Meter & Feet

Scale :- Building Plan - 1:100, Site Plan - 1:100
Key-Plan : Not To Scale

Reference : Site Boundary, Pro - Building, Road, RWH, Septic Tank

Applicant :

Registered Engineer :

P. Arumugam
Er.P.ARUMUGAM, DCE,BE
Registered Civil Engineer
Reg.No : 12/2024/EDTCP
Gobi, Erode - 638 452.
Ph : 80563 23782

Office Use :

Key Plan
[Not To Scale]

50.00 [164'-1"]

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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.