Verified RealEstate™

REFERENCE
16/2026-2027

ISSUED
12 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 90/1B and 1 more

Polavapalayam, NAMBIYUR taluk

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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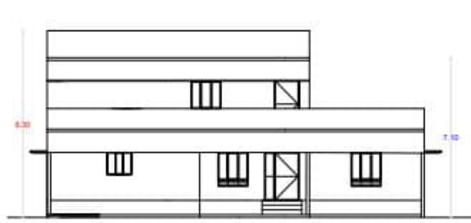
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING IN (OLD S.F NO.154A), SUB DIVISION S.F NO: 90/1B OF POLAVAPALAYAM VILLAGE AND PANCHAYAT, PATTA NO:1730, POLAVAPALAYAM, NAMBIYUR UION AND TALUK, ERODE DISTRICT.

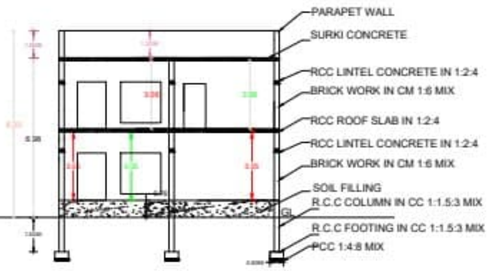
NAME OF THE APPLICANT: Mr T.MOHANKUMAR S/O Thiru THANGAVEL.

(AADHAR NO: 2606 4359 3708)

PLAN_INFO
PLOT_AREA_M2=422.79
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=6.82
AVG_PLOT_DEPTH=15.81
AVG_PLOT_WIDTH= 21.34
LAND_USE_ZONE=RESIDENTIAL
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=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO= 90/1B
PATTA_NO=1730
AS_PER_DOCUMENT=422.79
AS_AT_SITE = 422.79
FMB_OR_PLR=422.79
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
VILLAGE= POLAVAPALAYAM



FRONT ELEVATION



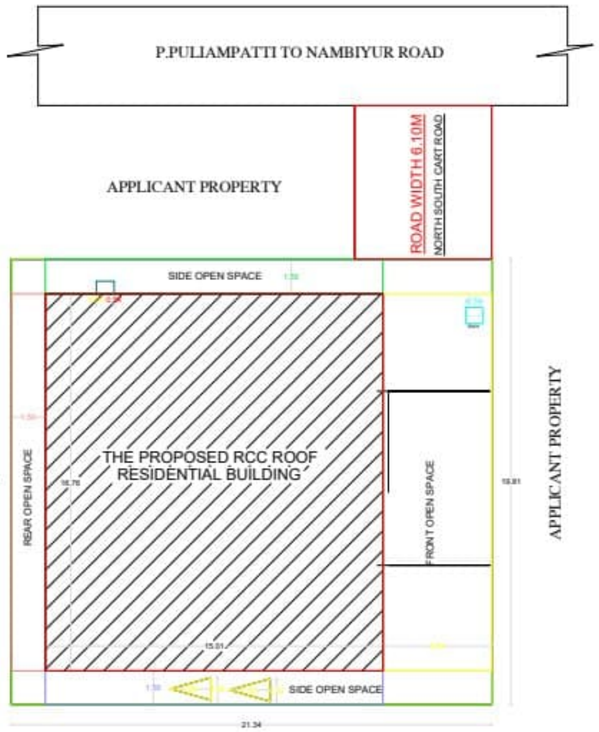
SECTION ON 'AB'



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SITE PLAN

N

AREA DETAILS:		SQFT	SQM
TOTAL LAND AREA	...	1.74 Acre	
TAKEN SITE AREA OF CONSTRUCTION	...	4550.91	422.79
AREA OF BUILDING:			
GROUND FLOOR	...	2147.53	199.51
PORTICO & SIT OUT	...	561.23	52.14
TOTAL GROUND FLOOR	...	2708.76	251.65
FIRST FLOOR	...	1004.07	93.28
TOTAL G.F & F.F AREA	...	3712.83	344.93
OPEN SPACE	--	1842.15	171.14

JOINERY DETAILS

MD	- MAIN DOOR	0.91X2.13
AO	- ARCH OPEN	0.91X2.13
D	- DOOR	0.91X2.13
D1	- DOOR	0.76X1.83
W	-WINDOW	1.85X1.52
W1	-WINDOW	1.22X1.30
W2	-WINDOW	0.91X0.91
O	-OPEN	0.76X2.13
V	-VENTILATOR	0.76X0.76

COLOR INDEX

SITE BOUNDARY
PROPOSED BUILDING
ROAD

SCALE:

PLAN SECTION AND ELEVATION 1:100

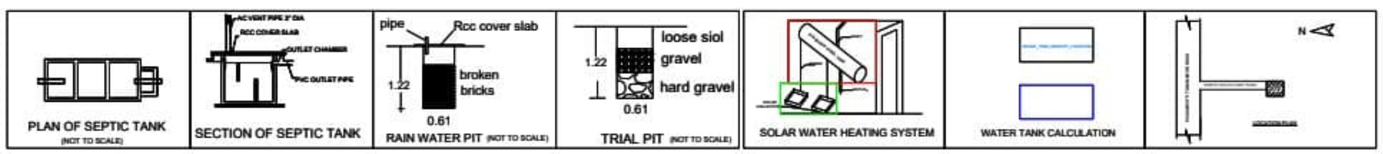
SITE PLAN 1:100

ALL DIMENSIONS ARE IN METRE & FEET

APPLICANT SIGN

ENGINEER/LBS

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



Er.SELVAKUMAR B.E.,M.E.,(CEM).,L.B.S.
CELL: 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.