Verified RealEstate™

REFERENCE
94/2026/T2

ISSUED
21 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 165/1A1A and 2 more

Yercaud, OF YERCAUD VILLAGE YERCAUD taluk

Salem 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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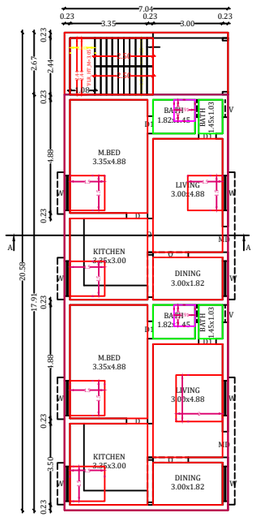
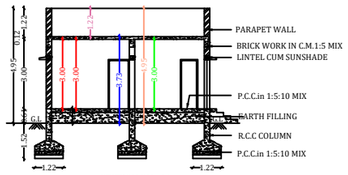
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF RCC ROOF(GABLE) RESIDENTIAL BUILDING IN GROUND FLOOR IN S.NO:165/1A1A(AS PER DOCUMENT), NEW S.NO: 165/120 (AS PER PATTA) PLOT NO: 23 OF YERCAUD VILLAGE , YERCAUD UNION & TALUK, SALEM DISTRICT.

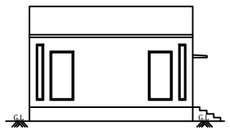
NAME OF THE APPLICANT : 1.Mr.K.R.SRINIVASAN S/o. Mr K.K.RAJARAM.
2. Mrs.S.SUMATHI W/o. Mr.K.R.SRINIVASAN.



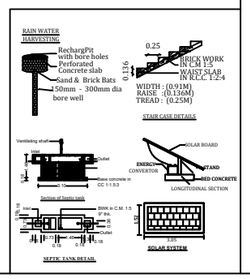
GROUND FLOOR PLAN

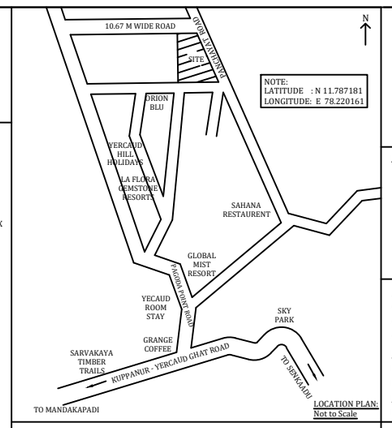


SECTION ON "AA"



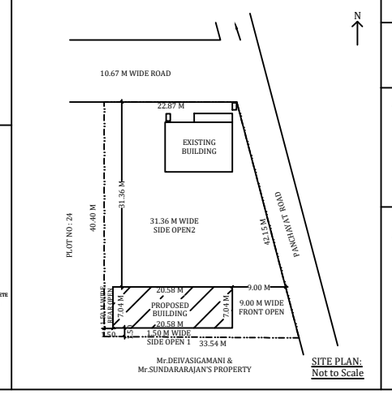
FRONT ELEVATION





LOCATION PLAN:
Not to Scale

NOTE:
LATITUDE : N 11.787181
LONGITUDE: E 78.220161



Mr.DEIVASIGAMANI &
Mr.SUNDARARAJAN'S PROPERTY

SITE PLAN:
Not to Scale

JOINERY DETAILS:

MAIN DOOR	3'6" X 7'0"	1.10 X 2.13
DOOR	3'0" X 7'0"	0.91X 2.13
OPEN	5'0" X 7'0"	1.50 X 2.13
WINDOW	5'0" X 4'0"	1.52 X 1.22
WINDOW 1	3'3" X 4'0"	1.00 X 1.22
KITCHEN WINDOW	5'0" X 4'0"	1.50 X 1.22
VENTILATOR	3'0" X 2'6"	0.91 X 0.76

AREA DETAILS:	**SQFT**	**SQMT**
AS PER DOCUMENT	12311.00	1143.72
AS PER T.S.L.R	12311.00	1143.72
AS PER SITE	12311.00	1143.72
BLOCK :1		
EXISTING GROUND FLOOR	1064.00	98.85
EXISTING FIRST FLOOR	1064.00	98.85
BLOCK:2		
PROPOSED GROUND FLOOR	1559.50	144.88

TOTAL F.S.I AREA - 342.58/1143.72 = 0.299

BOUNDARY SHOWN IN -
PROPOSED SHOWN IN -
ROAD SHOWN IN -

SCALE
ALL DIMENSIONS ARE IN METER
SCALE 1:100

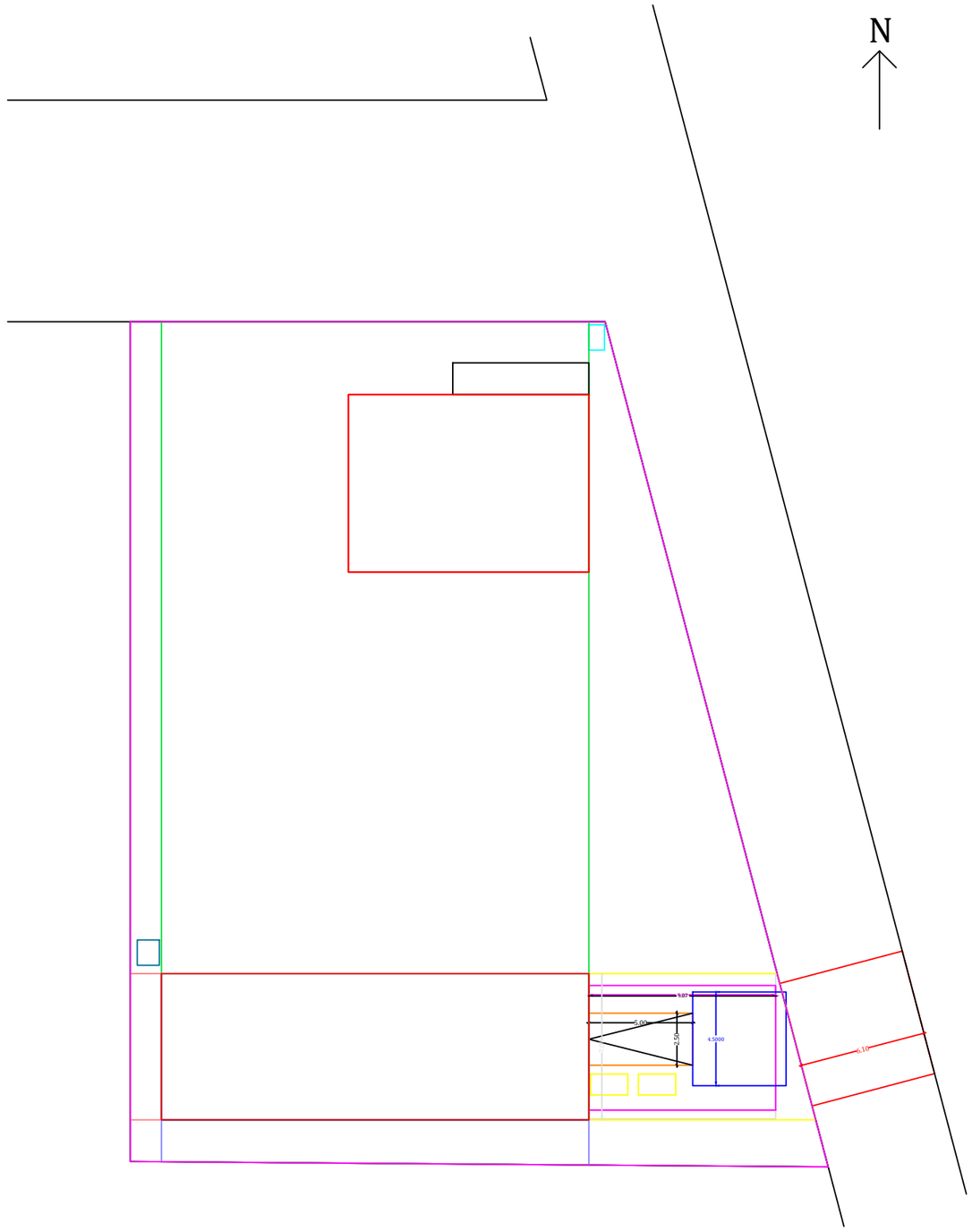
APPLICANT:

1.Mr.K.R.SRINIVASAN S/o. Mr K.K.RAJARAM.
2. Mrs.S.SUMATHI W/o. Mr.K.R.SRINIVASAN.

ENGINEER :

V.Sasireka
VENUS BUILDERS
Er.V.SASIREKA,B.E.,M.Sc., (REV), M.I.E.,A.I.V.C.E (I),
Licensed Building Surveyor (Class-I)
Approved Valuer, Regd. Valuer for I.T.WT-C.No:936(4)/CCIT/TRY/2014-15
A2, Chinnathambi Complex, Sona College, SALEM - 636 005. Cell:98944 71230.

PLAN INFO
DISTRICT=SALEM
TALUK=YERCAUD
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO=165/120
VILLAGE=YERCAUD
PATTA_NO=0
PLOT_AREA_M2=1143.72
AS_AT_SITE=1143.72
FMB_OR_PLR=1143.72
AS_PER_DOCUMENT=1143.72
MIN_PLOT_DEPTH=22.87
MIN_PLOT_WIDTH=40.40
AVG_PLOT_DEPTH=33.54
AVG_PLOT_WIDTH=42.15
ACCESS_WIDTH_M=4.76
ROAD_WIDTH=6.10
ROAD_LENGTH=150
AREA_TYPE=OTHERS
SINGLE_FAMILY_BLDG=YES
CRZ=NO
LAND_USE_ZONE =PRZ
BUILDING_NEAR_TO_RIVER=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=NO
BUILDING_NEAR_TO_RIVER=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
LTL_ACCESIBLE_HORIZONTAL_IS_MORETHAN_1.5M=YES
LTL_ACCESIBLE_VERTICALLY_IS_MORETHAN_1.25M=YES
LTL_INACCESIBLE_HORIZONTALLY_IS_MORETHAN_1.25M=YES
LTL_INACCESIBLE_VERTICALLY_IS_MORETHAN_2.5M=YES
HTL_ACCESIBLE_HORIZONTAL_IS_MORETHAN_1.75M=YES
HTL_ACCESIBLE_VERTICALLY_IS_MORETHAN_4.5M=YES
HTL_INACCESIBLE_HORIZONTALLY_IS_MORETHAN_1.25M=YES
HTL_INACCESIBLE_VERTICALLY_IS_MORETHAN_4.5M=YES
WATER_BODIES_BEYOND_15M=YES
RESERVE_FOREST_WOODED_LAND_BEYOND_150M=YES
BLDG_LENGTH_MORETHAN_10M=22.87
IS_SWIMMING_POOL_EXISTS=NO
GRADIENT_GEOTECH_NOC=YES
GEOLOGICALLY_GEOTECH_NOC=YES
STORMWATER_ADMIT=NO
WORSHIP_RELIGIOUS=NO
ROOF_TYPE=GABLE
RAILWAY_BOUNDARY_BEYOND_30M=YES
BURIAL_PLACE_BEYOND_90M=YES
BLK_2_NON_FSI_AREA=0
BLK_2_FLR_1_BLT_UP_AREA=1064.00
BLK_2_FLR_2_BLT_UP_AREA=1064.00
BLK_2_EXISTING_NO_OF_DWELLING_UNITS=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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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.