Verified RealEstate™

REFERENCE
02/2026-2027

ISSUED
17 November 2026

PP APPROVAL RECORD

Planning Permission

Tiruppur 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

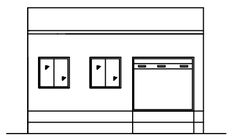
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

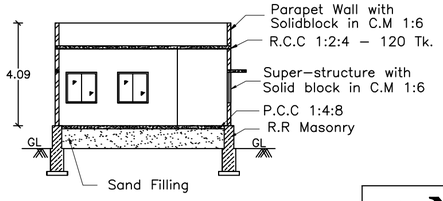
SITE AND DETAIL PLAN SHOWING THE PROPOSED GROUND FLOOR R.C.C. ROOF COMMERCIAL BUILDING IN ADDITION TO THE EXISTING RESIDENTIAL BUILDING IN OLD R.S.F NO: 203/1, NEW R.S.F.NO: 203/1A1A1, PATTA NO : 245, SITE NO : 01, KAIKOLAPALAYAM ROAD, VELLIRAVELI VILLAGE AND PANCHAYAT, UTHUKKULI TALUK & UNION, TIRUPPUR DISTRICT.

APPLICANT:– "Mr. K. ARUNACHALAM S/o. KRISHNASAMY".

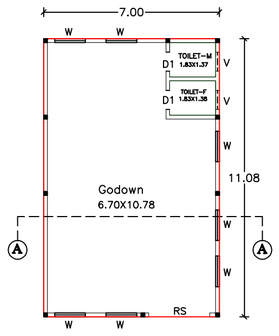
NOTE : PREVIOUS PLAN APPROVAL NO : SWP/SCM/DTCP/RP/0449108/2026 DATE : 09/06/2026



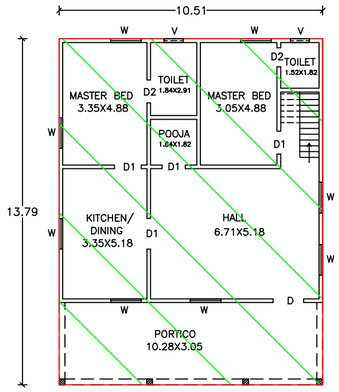
FRONT ELEVATION



SECTION ON AA



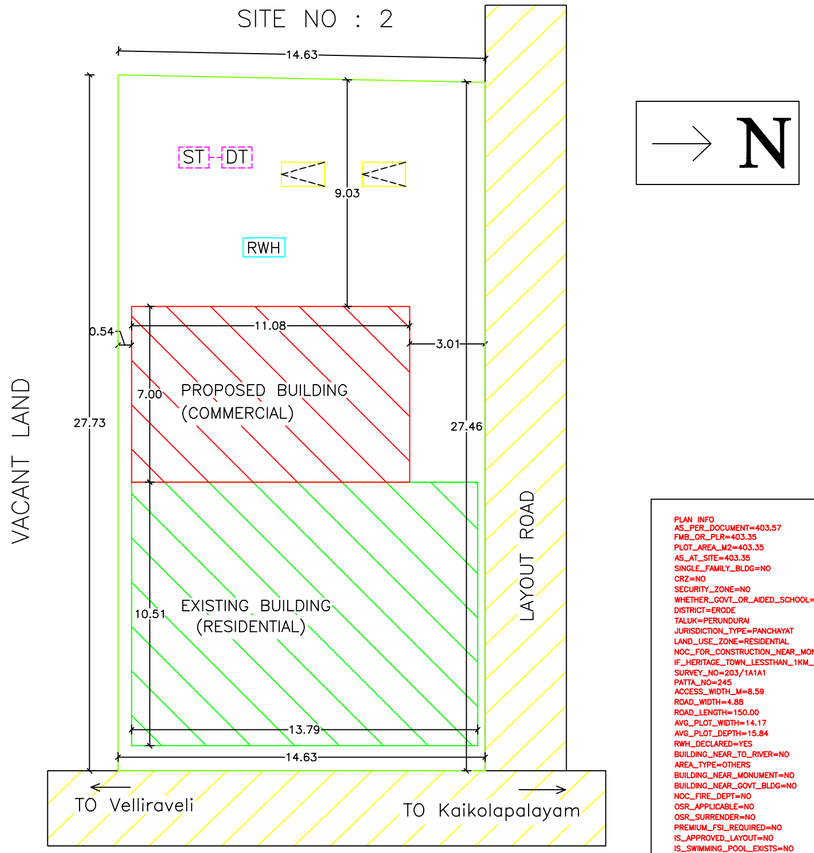
GROUND FLOOR PLAN
(PROPOSED – COMMERCIAL)



GROUND FLOOR PLAN
(EXISTING – RESIDENTIAL)

N

SITE NO : 2



SITE PLAN (SCALE 1:100)

N

PLAN_INFO
AS_PER_DOCUMENT=403.57
FMB_OR_PLA=403.35
PLOT_AREA_M2=403.35
AS_AT_SITE=403.35
SINGLE_FAMILY_BLDG=NO
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=203/1A1A1
PATTA_NO=245
ACCESS_WIDTH_M=8.59
ROAD_WIDTH=4.88
ROAD_LENGTH=150.00
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_2_G–GWFC_MEMBER_COUNT=1

AREA DETAILS	SQ.M	SQ.FEET
TOTAL AREA OF THE SITE	403.57	4344.00
G.FLOOR COMMERCIAL – PROPOSED	77.55	834.74
G.FLOOR RESIDENTIAL – EXISTING	144.87	1559.38
AREA OF THE OPEN SPACE	181.15	1949.88
CARPET AREA – G.FLOOR COMMERCIAL	71.21	766.50
CARPET AREA – G.FLOOR RESIDENTIAL	93.22	1003.42

PARKING	REQUIRED	PROVIDED
CARS SPACE	0	2
TWO WHEELER SPACE	2	2
FSI (NON PREMIUM)	0.55	
PLOT COVERAGE	55.11%	

COLOUR INDEX

SITE BOUNDARY	
EXISTING BUILDING	
PROPOSED BUILDING	
RAINWATER STORAGE PIT	
ROAD	

DETAILS OF JOINERIES

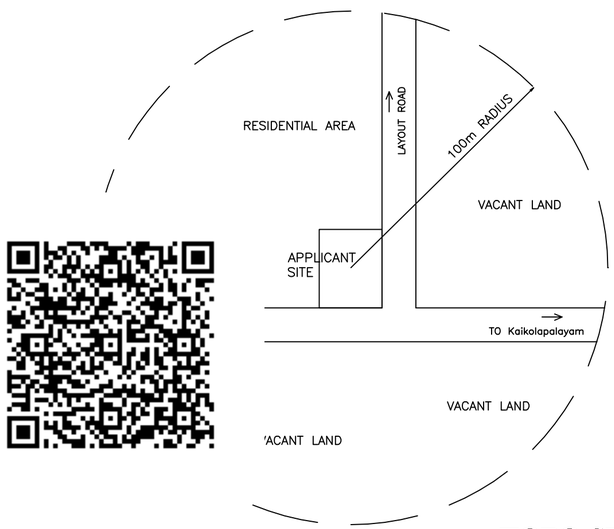
D	- DOOR	0.91 X 2.13
D1	- DOOR1	0.76 X 2.13
W	- WINDOW	1.22 X 1.22
W1	- WINDOW	1.22 X 1.00
V	- VENTILATOR	0.76 X 0.46
O	- OPENING	0.91 X 2.13

APPLICANT:-

Er.A.DHANASEKARAN, M.E(struct),MISTE
L.B.S/REGISTERED ENGINEER GRADE - I
71260, M.P.C NAGAR, THINGALUR.
CELL : 9500660530

REGISTERED ENGINEER:

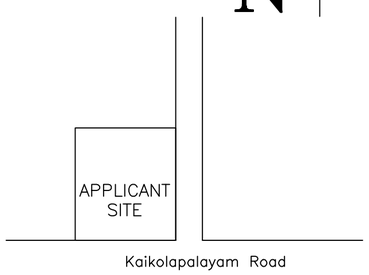
N



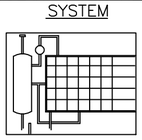
TOPO SKETCH

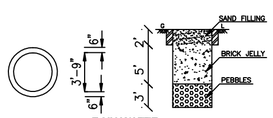
LOCATION MAP:
(NOT TO SCALE)

N

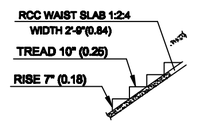


SOLAR WATER HEATING SYSTEM



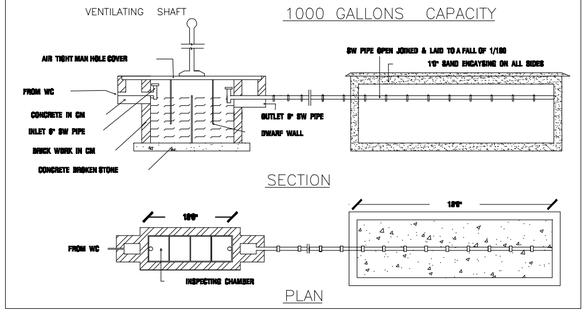


RAIN WATER HARVESTING SYSTEM
SCALE 1:50



STAIRCASE DETAIL
SCALE 1:50

SEPTIC TANK WITH DISPERSION TRENCH
1000 GALLONS CAPACITY



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

Verified RealEstate
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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.