Verified RealEstate™

REFERENCE
22/2025-2026

ISSUED
04 March 2026

PP APPROVAL RECORD

Planning Permission

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

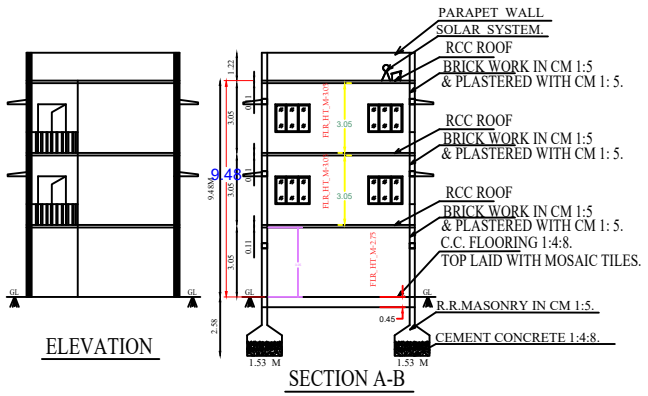
DIGITALLY VERIFIED RECORD

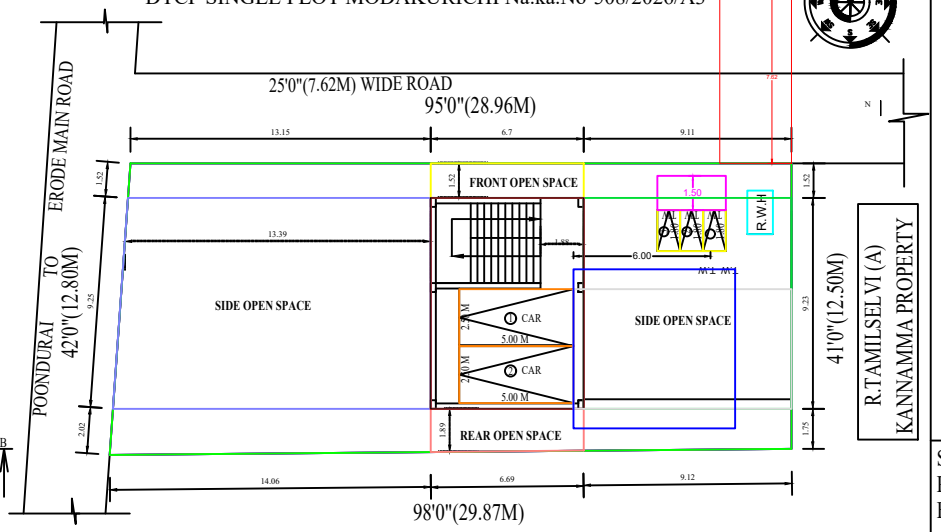
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT FLOOR , FLOOR-01 & FLOOR -02, COMMERCIAL BUILDING IN R.S. No: 357/ 9 PART, PATTA NO :558, AT SITE NO : 20 P, POONDURAI MAIN ROAD, 46 PUDUR VILLAGE AND PANCHAYAT, MODAKURICHI TALUK, ERODE DISTRICT.

NAME OF THE APPLICANT: Mr.N.RAMALINGAM, S/O.Mr.V.S.NACHIMUTHU GOUNDER

SPFW/ ELPA No: 213/ 2018

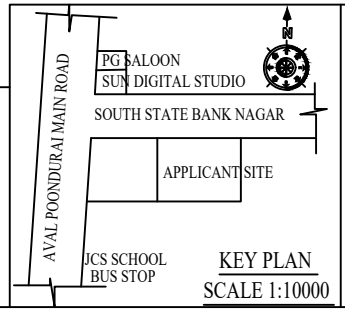
DTCP SINGLE PLOT MODAKURICHI Na.ka.No-508/2026/A3



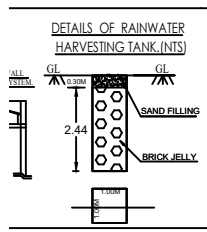


PONNUSAMY PROPERTY

SITE PLAN SCALE 1:100



KEY PLAN
SCALE 1:10000



SHEDULE OF JOINERIES

ROLLING SHUTTER	1.22M X 2.13M
D..DOOR.	1.22M X 2.13M
D1..DOOR.	0.76M X 2.13M
W...WINDOW.....	1.52M X 1.22M
V...VENTILATOR.....	1.22M X 0.61M

AREA DETAILS	SQ.MT.	SQ.FT.
SITE AREA AS PER DOCUMENT	370.02	3983.00
PROPOSED STILT FLOOR AREA	61.84	665.64
PROPOSED FLOOR -01 AREA	61.84	665.64
PROPOSED FLOOR -02 AREA	61.84	665.64
TOTAL BUILDING AREA	185.52	1996.92
NET OPEN SPACE AREA	308.18	3317.36

OFFICE USE :-

PLAN INFO
PLOT_AREA_M2=370.02
FMB_OR_PLR=370.02
AS_PER_DOCUMENT=370.02
AS_AT_SITE=371.56
SURVEY_NO=357/ 9 PART
PATTA_NO=558
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.62M
ROAD_LENGTH=300
AVG_PLOT_DEPTH=29.41
AVG_PLOT_WIDTH=12.65
LAND_USE_ZONE=COMMERCIAL
DISTRICT=ERODE
TALUK=MODAKURICHI
VILLAGE=46 PUDUR
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

APPLICANT:-

REGISTERED ENGINEER:-

AARUPADAI ENGG CONSTRUCTION
Er.D.DINESH ,B.E.,PGDQSV.,A.M.I.E.,C.E(INDIA).,
Licensed Building Surveyor
LPA Reg.No:10/2020/RE-Gr.II/EDTCP
Corporation Reg.NO:056/LS/2020/0009
74/3,1st Floor,Navanaikanpalayam Vaikkalmedu Bus Stop.
Erode-2,Cell:83441 03774,80565 75813

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.