Verified RealEstate™

REFERENCE
14/2026-2027

ISSUED
22 September 2026

PP APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

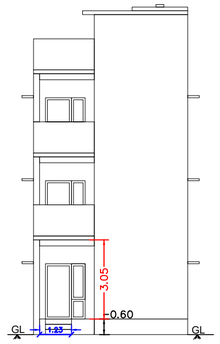
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

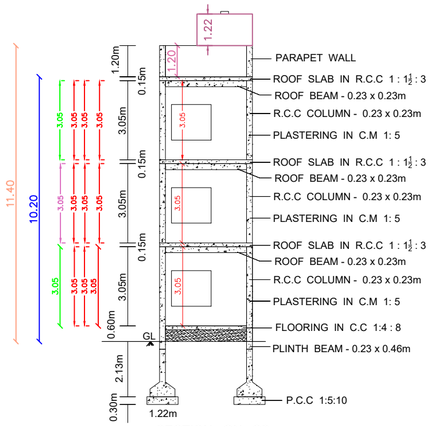
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD



ELEVATION



SECTION ON SS

PLAN INFO
PLOT_NO=2A
PLOT_AREA_M2=114.17
AS_PER_DOCUMENT=114.17
AS_AT_SITE=114.17
FMB_OR_PLR=114.17
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.0
DEPTH_CUTTING_MORE_THAN_1.5_M=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.62
ROAD_LENGTH=27.0
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=13.87
AVG_PLOT_WIDTH=8.23
LAND_USE_ZONE=PRZ
LEASEHOLD_LAND=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
BUILDING_NEAR_TO_RIVER=NO
BARRIER_FREE_ACCESS_FOR_PHYSICALLY_CHALLENGED_PEOPLE=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FOR_CONSTRUCTION_NEAR_AIRPORT=NO
NOC_FOR_CONSTRUCTION_NEAR_DEFENCE_AERODOMES=NO
NOC_STATE_ENV_IMPACT=NO
NOC_RAILWAY=NO
NOC_COLLECTOR_GVT_LAND=NO
NOC_IRRIGATION_DEPT=NO
NOC_FIRE_DEPT=NO
DISTRICT=ERODE
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OCCUPANCY=RESIDENTIAL
RWH_DECLARED=YES
SURVEY_NO= 40 / 3A1A
PATTA_NO=2107
TALUK=MODAKKURICHI
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLK_1_FLR_0_BLT_UP_AREA=49.86
BLK_1_EXISTING_NO_OF_DWELLING_UNITS=1
IS_EXISTINGBUILDING_EXCEPTION=YES

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF R.C.C ROOF FIRSTFLOOR AND SECONDFLOOR BUILDING (AFTER DEMOLISHING THE EXISTING R.C.C ROOF IN PART OF GROUNDFLOOR BUILDING) FOR RESIDENTIAL PURPOSE IN Re . S . F . No : 40 / 3 , SUBDIVISION Re . S . F . No : 40 / 3A1A , PATTA No : 2107 , SITE No : 2 A , (SOLD PLOT FRAME WORK - SPFW / ELPA No : 676 / 2018) , DOOR No : 338 / 4A1 - ASSESSMENT No : 9685 , WARD No : 06 AT SRI SAKTHI GARDEN , 006 - PUDUR 'A' VILLAGE , 46 - PUDUR PANCHAYAT , MODAKKURICHI UNION , MODAKKURICHI TALUK , ERODE DISTRICT .

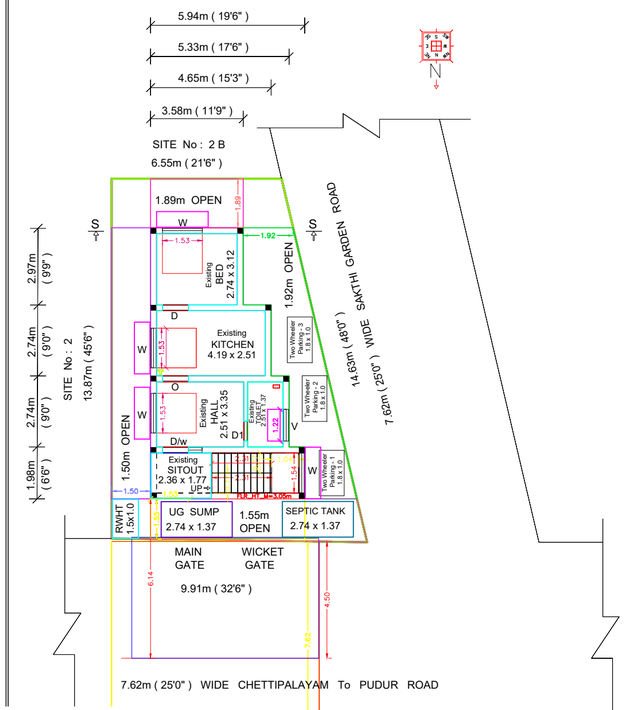
APPLICANT : Mr . S . ANSAR BASHA , S/o . SATHIICK BASHA .

JOINERY DETAILS:

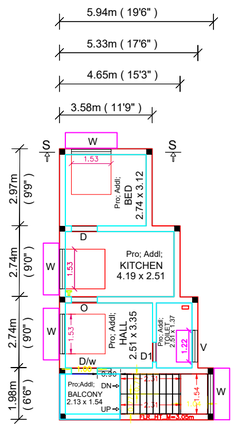
D/w - DOOR - 1.53m x 2.13m
D - DOOR - 1.00m x 2.13m
D1 - DOOR - 0.76m x 2.13m
W - WINDOW - 1.53m x 1.53m
V - VENTILATOR - 1.22m x 0.61m
O - OPEN - 1.00m x 2.13m

EXISTING RAIN WATER HARVESTING TANK - 1No
EXISTING SEPTIC TANK - 1No
EXISTING BOREWELL - 1No
EXISTING SUMP - 1No
PROPOSED OVER HEAD TANK - 1No

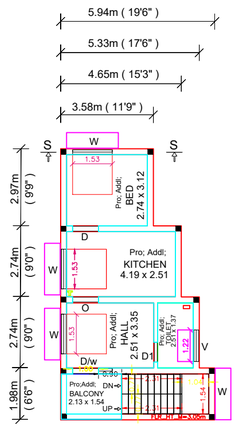
AREA DETAILS	SQM	SQFT
Total Area Of The Applicant Site	114 . 17	1228 . 50
Plinth Area Of The Pro; Addl; R.C.C Roof Building In F.F	49 . 86	536 . 06
Plinth Area Of The Pro; Addl; R.C.C Roof Building In S.F	49 . 86	536 . 06
Total Plinth Area Of The Pro; Addl; Building In F.F & S.F	99 . 72	1072 . 12
Carpet Area Of The Pro; Addl; R.C.C Roof Building In F.F	35 . 77	385 . 00
Carpet Area Of The Pro; Addl; R.C.C Roof Building In S.F	35 . 77	385 . 00
Total Carpet Area Of The Pro; Addl; Building In F.F & S.F	71 . 54	770 . 00
Area Of The Existing R.C.C Roof Building In G.F	49 . 86	536 . 06
Area Of The Open Space	64 . 31	692 . 44



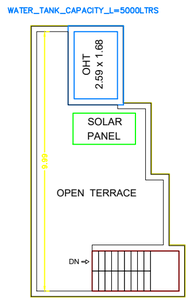
ROUND FLOOR PLAN



PROPOSED ADDITIONAL FIRST FLOOR PLAN

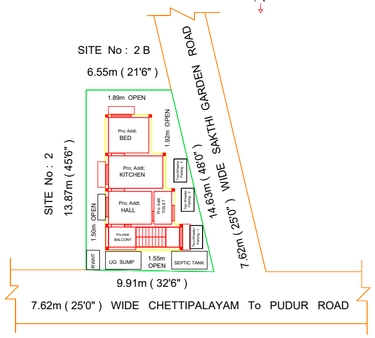


PROPOSED ADDITIONAL SECOND FLOOR PLAN



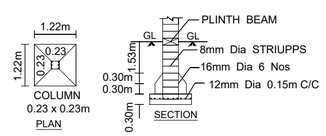
TERRACE FLOOR PLAN

SITE PLAN
SCALE = 1 : 200



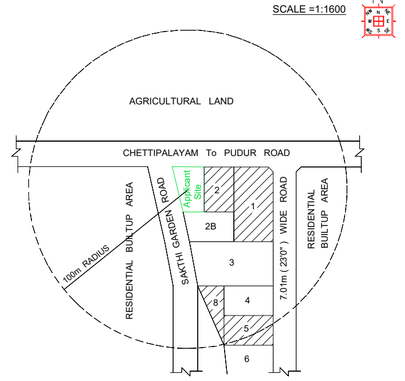
INDEX:

- APPLICANT SITE BOUNDARY
- PROPOSED ADDITIONAL BUILDING
- EXISTING BUILDING
- EXISTING ROAD



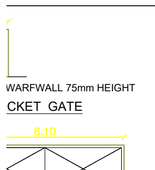
COLUMN FOUNDATION DETAILS

TOPO SKETCH
SCALE =1:1600

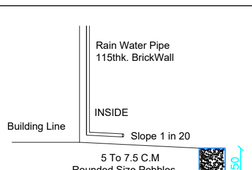


SITE , PLAN , ELEVATION
SECTION : SCALE = 1:100
ALL MEASUREMENTS ARE IN METER

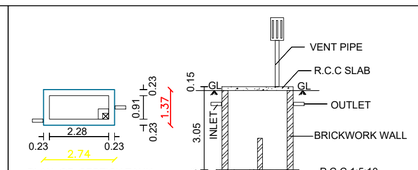




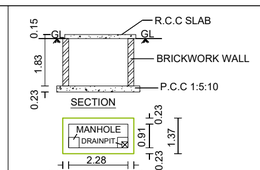
MAIN GATE



RAIN WATER HARVESTING TANK DETAILS



SEPTIC TANK DETAILS

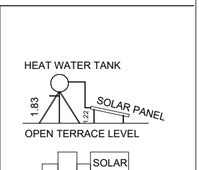


SUMP DETAILS



STAIRCASE DETAILS

WIDTH - 0.75m
TREAD - 0.25m
RISER - 0.19m
HANDRAIL - 1.20m



SOLAR WATER HEATER

APPLICANT	ENGINEER
	CELL : 98427 75484 R. MUTHUKUMAR, D.C.E., ENGINEER-GRADE III-RE REGISTERATION No : 056/LS/2019/00008 SIRAJ PLANNERS 48, NETHAJI ROAD, ERODE-1.

SIRAJ PLANNERS - 9842775484

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.