Verified RealEstate™

REFERENCE
388/2026

ISSUED
06 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 1913/4 and 1 more

Avalpoondurai

Erode district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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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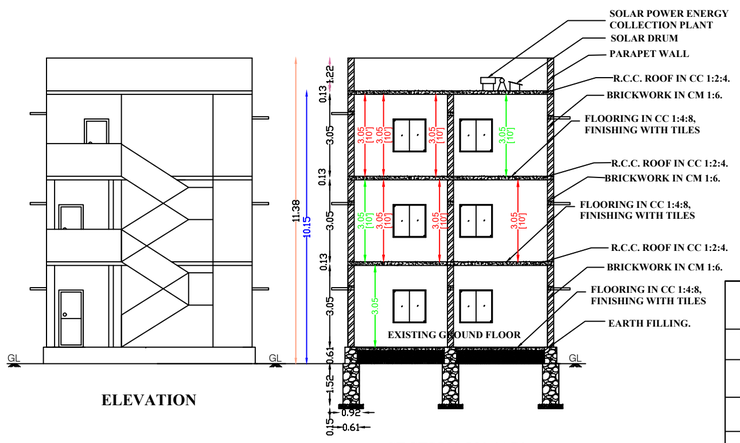
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR AND THE ADDITIONAL PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING IN FIRST FLOOR AND SECOND FLOOR AT D.NO:- 108, 109, 110, 110A, NATHAM S.F.NO: 1913/4, NORTH STREET, WARD No:- 1, AVALPOONDURAI "A" VILLAGE & AVALPOONDURAI TOWN PANCHAYAT, MODAKKURUCHI TALUK, ERODE DISTRICT.

APPLICANT:

Mrs.R.YASOTHA ., W/O Mr.BALAKRISHNAN

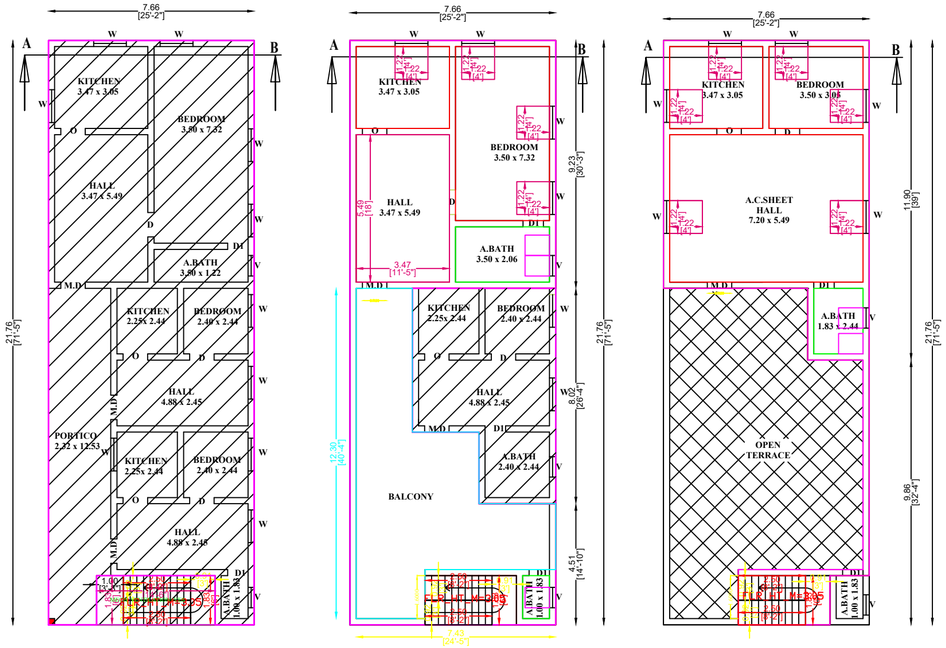
PROPERTY TAX No:- 175, 176, 177, 178



ELEVATION

SECTION ON 'AB'

REF	JOINERY SCHEDULE	METER	FEET
MD	Main Door	0.91 x 2.13	3'0" X 7'0"
D	Door	0.91 x 2.13	3'0" x 7'0"
D1	Door	0.76 x 2.13	2'6" x 7'0"
W	Window	1.22 x 1.22	4'0" x 4'0"
V	Ventilator	0.76 x 0.61	2'6" x 2'0"

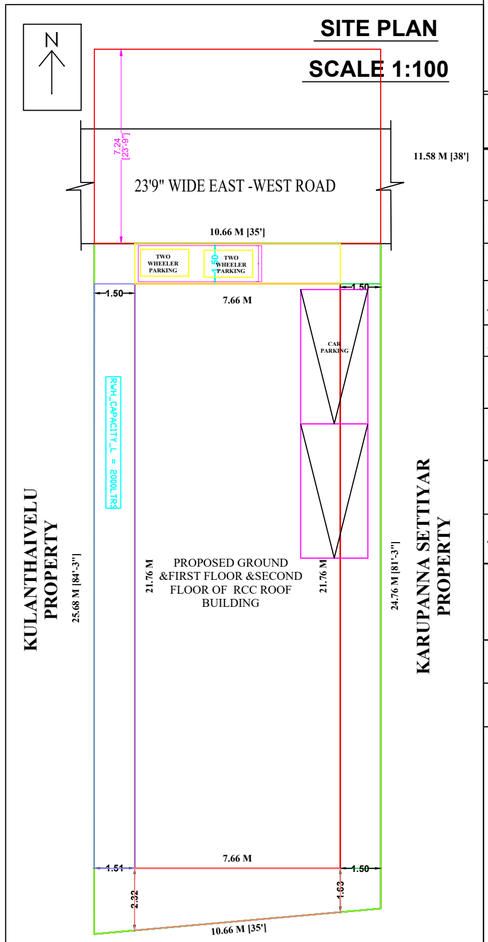


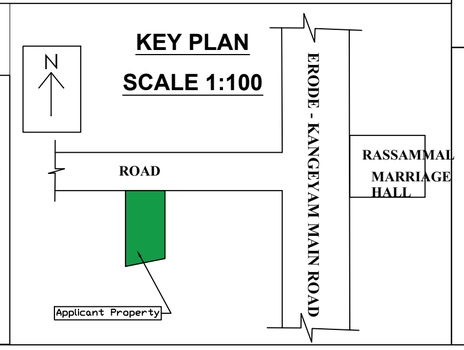
EXISTING AND ADD.PROPOSED FIRST FLOOR PLAN

ADD.PROPOSED SECOND FLOOR PLAN

SITE PLAN

SCALE 1:100





PLAN INFO
AS_AT_SITE=269.07
FMB_OR_PLR=269.07
AS_PER_DOCUMENT=269.07
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO= NO
SURVEY_NO=1913/4
PATTA_NO=NO
TALUK= MODAKKURICHI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=ERODE
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.66
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=269.07
AVG_PLOT_DEPTH=25.68
AVG_PLOT_WIDTH=10.66
AREA_TYPE=OTHERS
ROAD_WIDTH=7.24
ROAD_LENGTH= 250M
LAND_USE_ZONE=ROWHOUSE
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS = NO

AREA DETAILS	SQ.M.	SQ.FT.
AREA AS PER DOCUMENT	269.07	2896.25
EXISTING GROUND FLOOR AREA	166.68	1794.13
EXISTING FIRST FLOOR AREA	36.20	389.65
ADD.PROPOSED GROUND FLOOR AREA	8.07	86.86
ADD.PROPOSED FIRST FLOOR AREA	130.48	1404.47
PROPOSED SECOND FLOOR AREA	85.98	925.49
TOTAL PLINTH AREA	410.16	4415.03
FLOOR AREA OF THE BUILDING	328.12	3531.85
AREA OF OPEN SPACE	102.39	1102.12

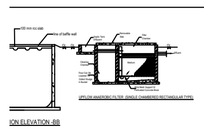
ALL DIMENSIONS ARE IN 'METRE' — **SCALE 1:100**

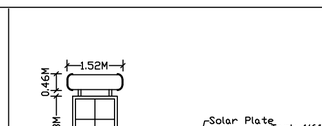
PROPOSED SEPTIC TANK - 1 NO & SOAK PIT - 1 Nos.,

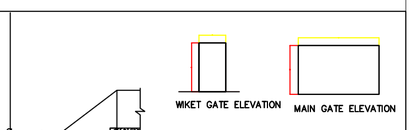
PROPOSED RAINWATER HARVESTING TANK & SUMP - 1 Nos.,

COLOUR INDEX

- SITE BOUNDRY SHOWN
- EXISTING BUILDING SHOWN
- PROPOSED BUILDING SHOWN
- DWELLING UNITS SHOWN
- EXISTING ROAD SHOWN







APPLICANT

R. Yasotha

Er. K. JEEVA B.E.,
Licensed Building Surveyor
JMT CONSTRUCTION
5/4, Modakkurichi (Tk), Erode - 638104.
Cell 96591 66600, 98659 09108.

ENGINEER

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.