

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

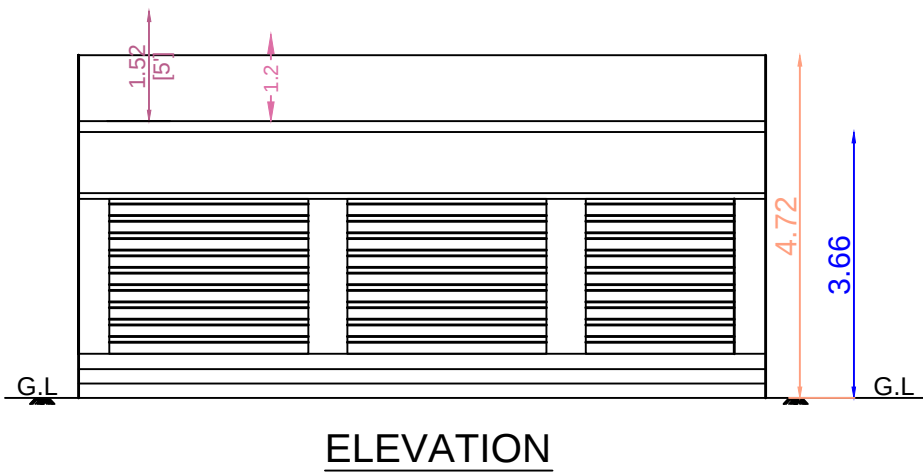
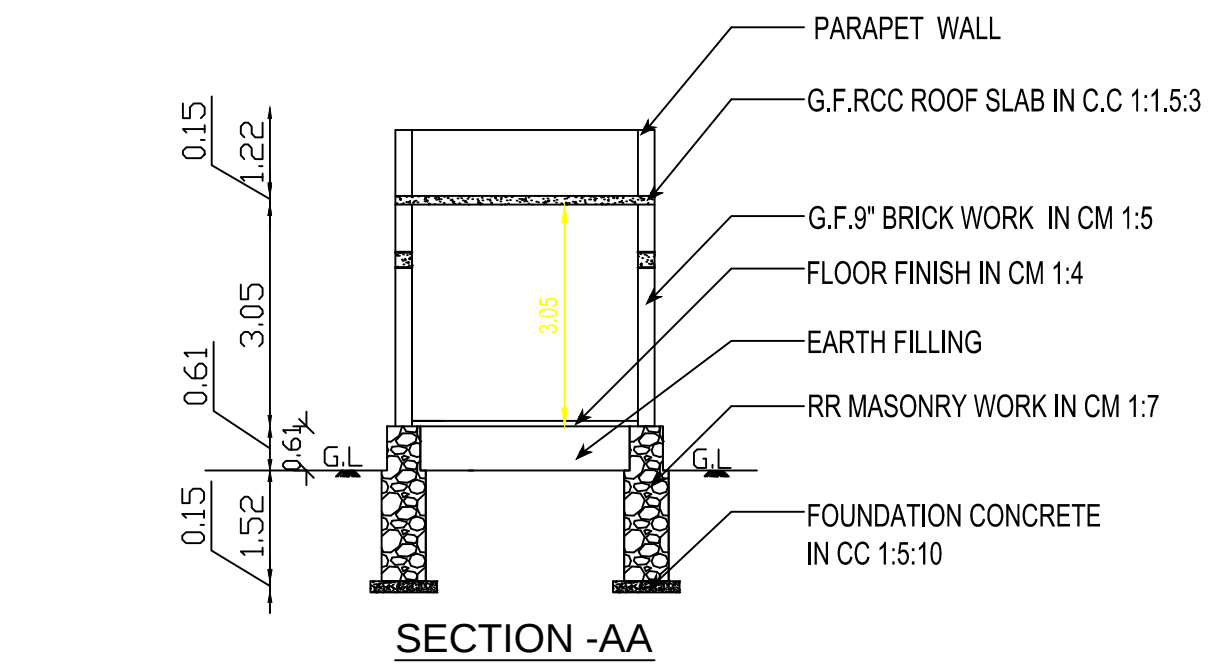
The approval as the planning authority issued it, reproduced in full behind this page.

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

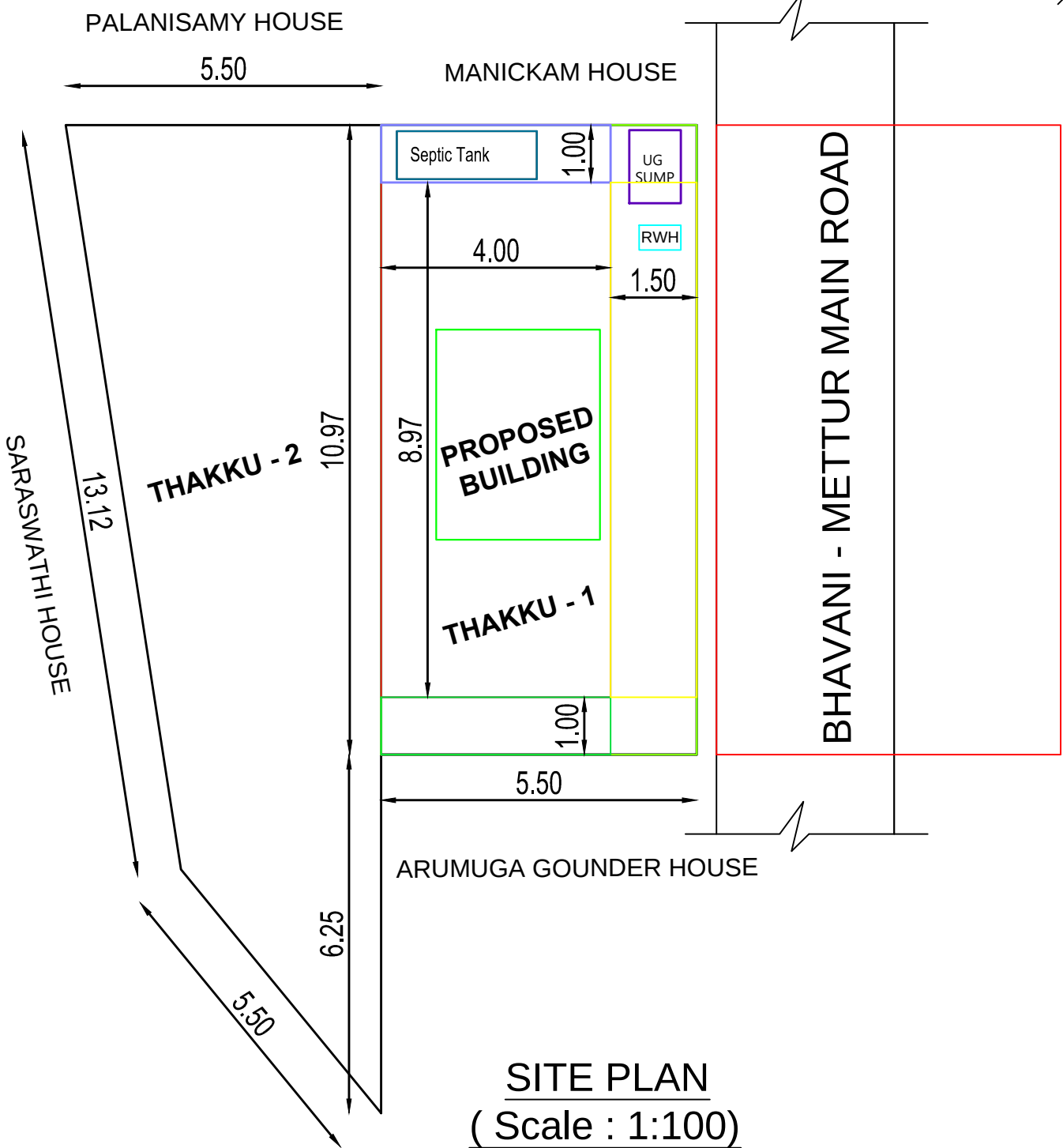
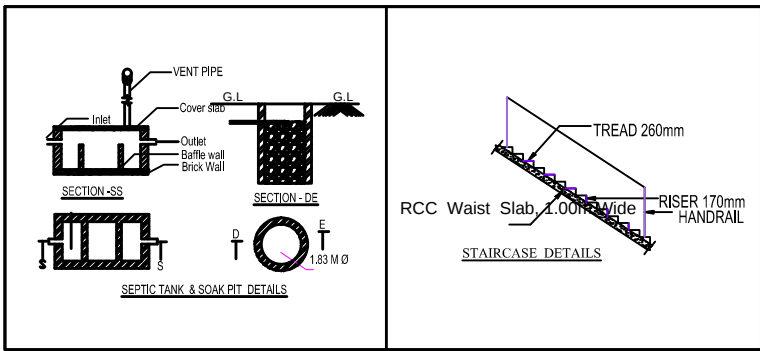
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RCC ROOF COMMERCIAL BUILDING FOR SHOP PURPOSE

R.S.F.NO: 684 / 4 , NOW NEW SUB - DIVISION R.S.F.NO : 684 / 291 ,PATTA NO : 1451 , BHAVANI - METTUR MAIN ROAD , URACHIKOTTAI VILLAGE BUS STOP, THOTTIPALAYAM VILLAGE & PANCHAYAT , BHAVANI PANCHAYAT UNION , BHAVANI TALUK AND ERODE DISTRICT.

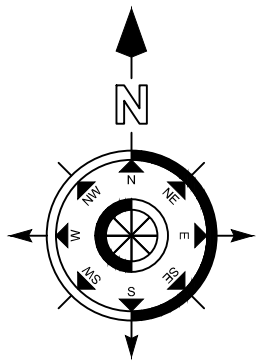
APPLICANT: Mr. J.VIJAYAKUMAR
S/O JAYARAMAN.



AN



SITE PLAN
(Scale : 1:100)



PLAN INFO
PLOT_AREA_M2=60.34
AS_PER_DOCUMENT =60.34
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=3
DISTRICT= ERODE
TALUK= BHAVANI
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 684 / 291
PATTA_NO= 1451
ACCESS_WIDTH_M=6.00
ROAD_WIDTH=6.00
ROAD_LENGTH=200.00
AVG_PLOT_WIDTH= 10.97
AVG_PLOT_DEPTH=5.50
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVTD_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURRE_BUYBACK_RETAIN=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FMB_OR_PLR = 60.34
AS_AT_SITE = 60.34

AREA DETAILS	SQ.FT	SQ.MT
APPLICANT SITE AREA AS ON DOCUMENT - THAKKU 1	648.00	60.22
APPLICANT SITE AREA AS ON DOCUMENT - THAKKU 2	859.50	79.88
TOTAL APPLICANT SITE AREA AS ON DOCUMENT - THAKKU 1 & 2	1507.50	140.10
APPLICANT SITE AREA AS ON FMB PATTA	1183.60	110.00
APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY	1183.60	110.00
PLINTH AREA OF PROPOSED RCC ROOF BUILDING IN GROUND FLOOR	386.07	35.88
CARPET AREA IN GROUND FLOOR	312.80	29.07
PRO. SEPTIC TANK & SOAK PIT - EACH	1 NO	
PRO. STAIR CASE	1 NO	
PRO. RAIN WATER HARVESTING SUMP	1 NO	

PLOT COVERAGE	=	$\frac{49.62}{77.39}$	X 100	= 64.11%
F.S.I	=	$\frac{99.24}{77.39}$		= 1.282

JOINERY DETAILS	FEET	METRE	JOINERY DETAILS	FEET	METRE
D - DOOR	40" X 70"	1.22 X 2.13	V - VENTILATOR	26" X 40"	0.76 X 1.22
D1 - DOOR	26" X 70"	0.76 X 2.13	V1 - VENTILATOR	26" X 26"	0.76 X 0.76
W - WINDOW	40" X 40"	1.22 X 1.22	RS - ROLLING SHUTTER	80" X 70"	2.43 X 2.13

Er. S.Prabhukumar,B.E,
Consulting Civil Engineer
E - mail id: svbprabhukumar@gmail.com
Cell : 98427 - 72750
94885 - 72750
Office : 82824 - 17175



SRIVEERMATHIPLANNER S
Engineer & Contractor

Office : 60 E, Varnapuram 5th Street, Murugan Kovil Opp 1st Floor,Bhavani - 638301
Resi : 153D/10, Varnapuram 5th Street, Anna Nagar, Bhavani - 638301

APPLICANT	ENGINEER
	 Er.S.PRABHUKUMAR,B.E., Registered Engineer - Grade II Registration No:055/LS/2019/00005 Sri Veeramathi Planners, Varnapuram 5th Street, Opp. Murugan Kovil, 1st Floor, Bhavani Cell: 98427 72750

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](#)



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

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

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

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



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.

