

PP

APPROVAL RECORD

Planning Permission

Erode district, Tamil Nadu

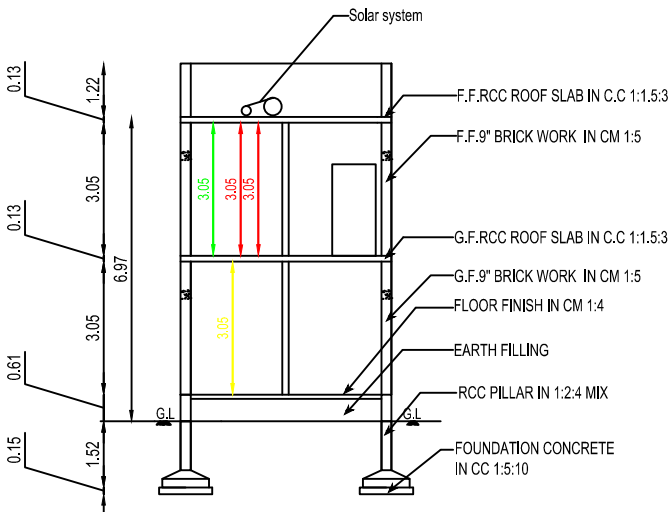
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

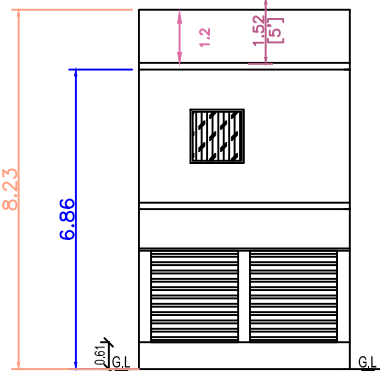
The approval as the planning authority issued it, reproduced in full behind this page.

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

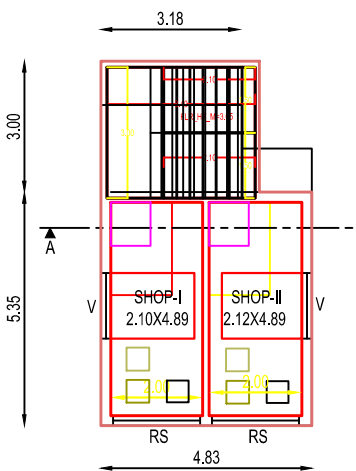
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR COMMERCIAL BUILDING FOR SHOP PURPOSE AND FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE IN R.S.F.NO: 122 / 7B1A , 122 / 8A1 , NOW NEW SUB DIVISION R.S.F.NO : 122 / 12 , PATTA NO : 6034, AT BHAVANI - KAVUNTHAPADI MAIN ROAD , " KALAI VELAN NAGAR ", SITE NO : 22 , PERIYAPULIYUR VILLAGE & PANCHAYAT, BHAVANI PANCHAYAT UNION , BHAVANI TALUK & ERODE DISTRICT.



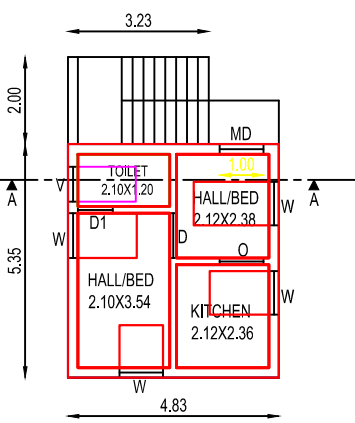
SECTION-AA



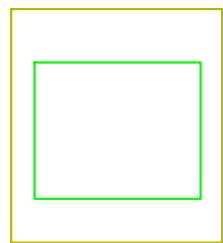
ELEVATION



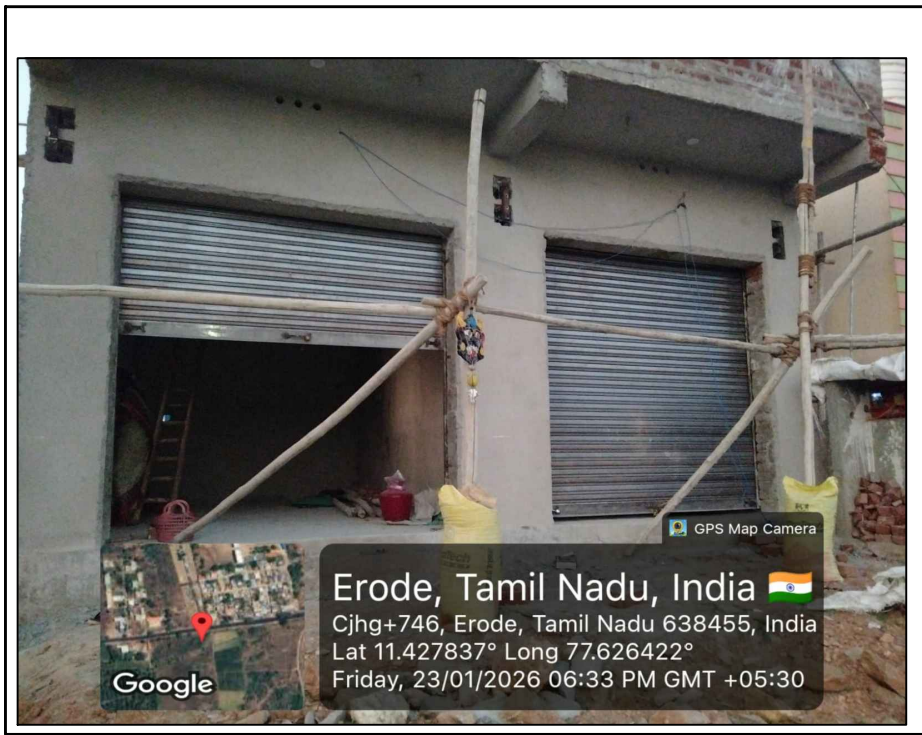
GROUND FLOOR PLAN
(Scale : 1:100)



FIRST FLOOR PLAN
(Scale : 1:100)



TERRACE FLOOR PLAN



KEY PLAN
(NOT TO SCALE)



17.4 M BHAVANI - KAVUNTHABADI MAIN ROAD

ALL DIMENSIONS ARE IN FEET & METRE

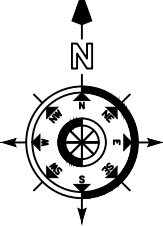
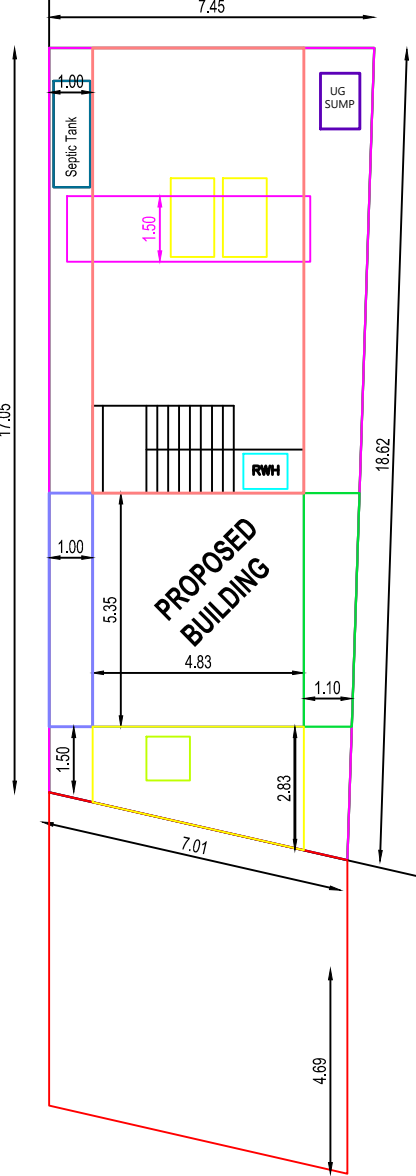
நகர் ஊரமஸ்பர சூணை இயக்கசனர் பர ரு ரு மாவட்ட நகர் ஊரமஸ்பர ரு ரு அவர்களின் நக.எண் ROC NO : K87RPKQX / 2025 / TCP நாள் : 05.03.2025
பரெய மலி மர் ஊராட்சி மன்ற தலவைவர் அவர்களின் சபெல்முறத ஆணைகள் நக.எண் ROC NO : ERD / BHAVANI / PERIYAPULIYUR / 02 / 2025-2026 , நாள் : 26.08.2025 ,
SWP / DTCP / ERODE / LAYOUT / APPROVAL NO : 60 / 2025

APPLICANT: Mr. D. VELUSAMY,
S/O. DURAISAMY.

SITE NO : 21

7.20 M LAY OUT ROAD

R.S.F.NO : 128 LAND PROPERTY



PLAN INFO
PLOT_AREA_M2= 127.58
AS_PER_DOCUMENT = 127.58
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
DISTRICT= ERODE
TALUK= ANTHIYUR
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 122 / 12
PATTA_NO= 6034
ACCESS_WIDTH_M=7.18
ROAD_WIDTH=7.18
ROAD_LENGTH=200.00
AVG_PLOT_WIDTH= 7.23
AVG_PLOT_DEPTH= 17.84
LAND_USE_ZONE =COMMERCIAL , COMMERCIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_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_LESS_THAN_1KM_RADIUS=NO
FMB_OR_PLR = 127.58
AS_AT_SITE = 127.58
BLOCK_1_B-SHOP_MEMBER_COUNT=2

AREA DETAILS	SQ.FT	SQ.MT
APPLICANT SITE AREA AS ON DOCUMENT	1376.75	127.90
APPLICANT SITE AREA AS ON FMB PATTA	1377.28	128.00
APPLICANT SITE AREA AS ON SUPER IMPOSED PLOT BOUNDARY	1372.76	127.58
PLINTH AREA OF PROPOSED RCC ROOF SHOP BUILDING IN G.F.	278.25	25.86
PLINTH AREA OF PROPOSED RCC ROOF RESIDENTIAL BUILDING IN F.F.	278.25	25.86
TOTAL CARPET AREA IN G.F.	221.01	20.54
TOTAL CARPET AREA IN F.F.	214.98	19.98
OPEN SPACE AREA	1098.50	102.09
PRO. SEPTIC TANK & SOAK PIT - EACH	1 NO	
PRO. STAIR CASE	1 NO	
PRO. RAIN WATER HARVESTING SUMP	1 NO	

PLOT COVERAGE = $\frac{25.86}{127.58} \times 100 = 20.27\%$
F.S.I = $\frac{51.72}{127.58} = 0.405$

JOINERY DETAILS	FEET	METRE	JOINERY DETAILS	FEET	METRE
MD - MAIN DOOR	4'0" X 7'0"	1.22 X 2.13	W2 - WINDOW	4'0" X 4'0"	1.22 X 1.22
D - DOOR	3'0" X 7'0"	0.91 X 2.13	W & KW - WINDOW	3'0" X 4'0"	0.91 X 1.22
O - OPEN	3'0" X 7'0"	0.91 X 2.13	V - VENTILATOR	3'0" X 3'0"	0.91 X 0.91
D1 - DOOR	2'6" X 7'0"	0.76 X 2.13	RS - ROLLING SHUTTER	6'0" X 8'0"	1.83 X 2.44

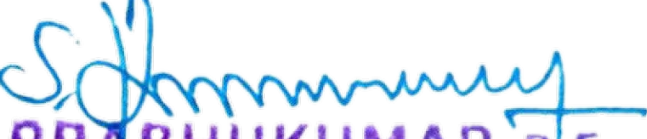
Er. S.Prabhukumar,B.E,
Consulting Civil Engineer
E - mail id: svbprabhukumar@gmail.com
Cell : 98427 - 72750
94885 - 72750
Office : 82824 - 17175

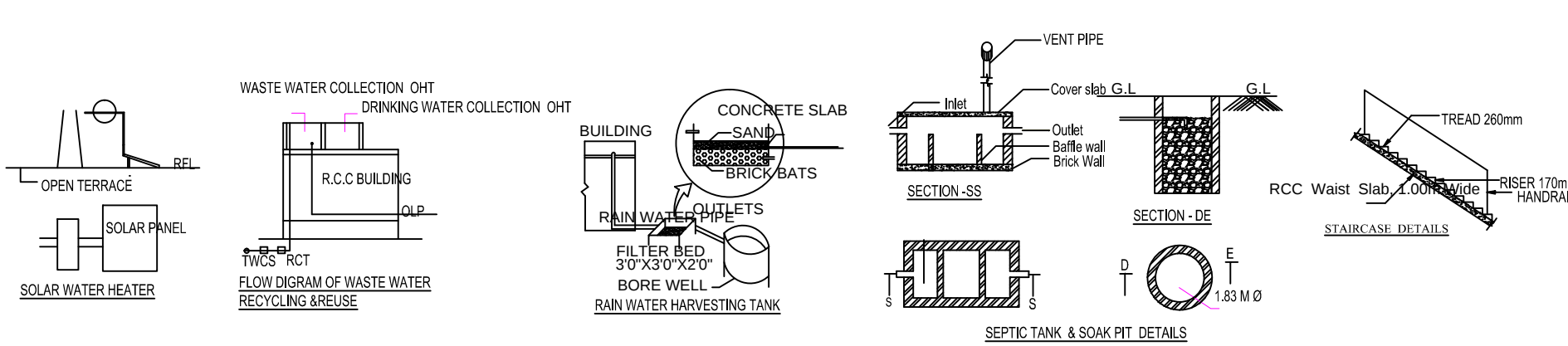


Engineer & Contractor
Office : 60 E, Varnapuram 5th Street, Murugan Kovil Opp 1st Floor,Bhavani - 638301
Resi : 153D/10, Varnapuram 5th Street, Anna Nagar, Bhavani - 638301

APPLICANT

REGISTERED 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

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



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.

