Verified RealEstate™

REFERENCE
07/2025-2026

ISSUED
19 January 2026

PP APPROVAL RECORD

Planning Permission

Survey 158

Sivayam

Karur 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

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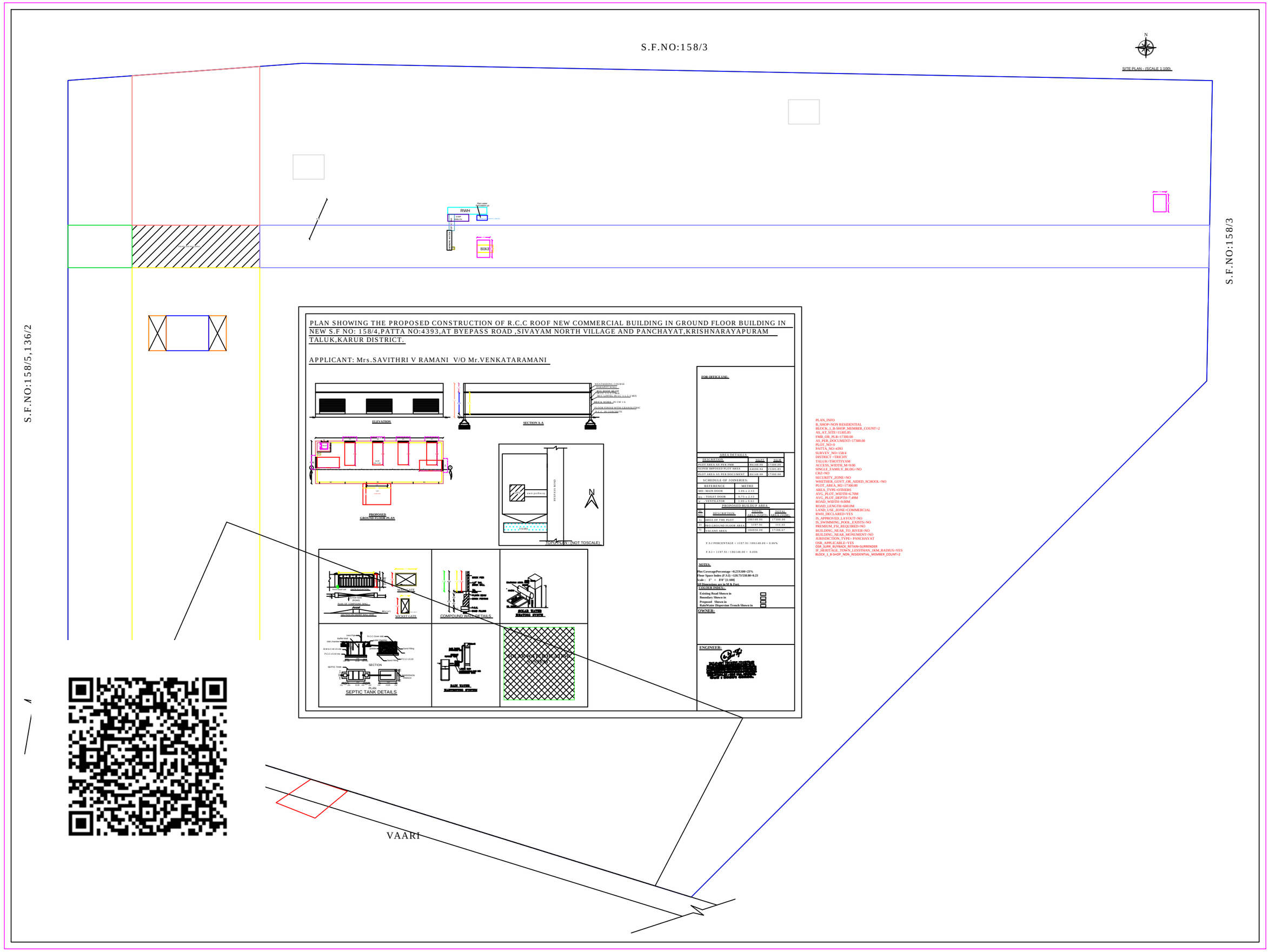
DIGITALLY VERIFIED RECORD


S.F.NO:158/3
SITE PLAN - (SCALE 1:100)
S.F.NO:158/3
S.F.NO:158/5,136/2
RWH
BIKE
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF NEW COMMERCIAL BUILDING IN GROUND FLOOR BUILDING IN NEW S.F NO: 158/4,PATTA NO:4393,AT BYEPASS ROAD ,SIVAYAM NORTH VILLAGE AND PANCHAYAT,KRISHNARAYAPURAM TALUK,KARUR DISTRICT.
APPLICANT: Mrs.SAVITHRI V RAMANI V/O Mr.VENKATARAMANI
ELEVATION
SECTION A-A
PROPOSED GROUND FLOOR PLAN
BYEPASS ROAD
VAARI
TOP PLAN - (NOT TOSCALE)
MEN GATE
WICKET GATE
COMPOUND WALL DETAILS
SOLAR WATER HEATING SYSTEM
SECTION
PLAN
SEPTIC TANK DETAILS
RAIN WATER HARVESTING SYSTEM
SOLAR WATER HEATING SYSTEM
FOR OFFICE USE:
AREA DETAILS
DESCRIPTION
SQ.FT
SQ.M
PLOT AREA AS PER FMB
86148.00
17300.00
SUPER IMPOSED PLOT AREA
64690.94
15305.85
PLOT AREA AS PER DOCUMENT
86148.00
17300.00
SCHEDULE OF JOINERIES:
REFERENCE
METRE
MD - MAIN DOOR
1.06 x 2.13
D1 - TOILET DOOR
0.75 x 2.13
V - VENTILATOR
1.00 x 0.62
PROPOSED BUILDUP AREA
SL NO
DESCRIPTION
TOTAL AREA (SQFT)
TOTAL AREA (SQM)
1) AREA OF THE PLOT
186148.00
17300.00
2) PRO.GROUND FLOOR AREA
1197.91
111.33
3) VACANT AREA
184950.09
17188.67
F.S.I PERCENTAGE = 1197.91 /186148.00 = 0.06%
F.S.I = 1197.91 / 186148.00 = 0.006
NOTES:
Plot Coverage/Percentage =0.23X100=23%
Floor Space Index (F.S.I) =120.73/538.00=0.23
Scale : 1" = 8'0" [1:100]
All Dimensions are in M & Feet.
COLOUR INDEX:
Existing Road Shown in
Boundary Shown in
Proposed Shown in
Rain/Water Dispersion Trench Shown in
OWNER:
ENGINEER:
PLAN_INFO
B_SHOP=NON RESIDENTIAL
BLOCK_1_B-SHOP_MEMBER_COUNT=2
AS_AT_SITE=15305.85
FMB_OR_PLR=17300.00
AS_PER_DOCUMENT=17300.00
PLOT_NO=0
PATTA_NO=4393
SURVEY_NO=158/4
DISTRICT =TRICHY
TALUK=THOTTIYAM
ACCESS_WIDTH_M=9.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=17300.00
AREA_TYPE=OTHERS
AVG_PLOT_WIDTH=6.70M
AVG_PLOT_DEPTH=7.49M
ROAD_WIDTH=9.00M
ROAD_LENGTH=600.0M
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
OSR_APPLICABLE=YES
OSR_SUBR_BUYBACK_RETAIN=SURRENDER
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=YES
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_COUNT=2
VAARI

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.