Verified RealEstate™

REFERENCE
428/14.3.2024

ISSUED
05 June 2024

PP APPROVAL RECORD

Planning Permission

Sivagangai 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.

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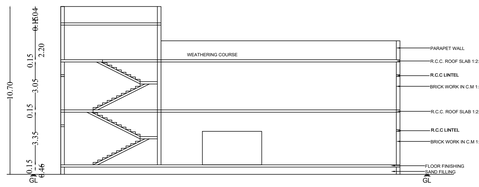
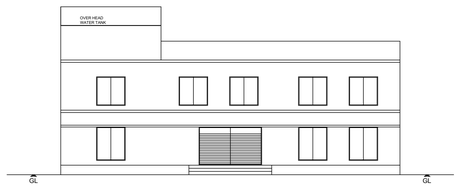
DIGITALLY VERIFIED RECORD

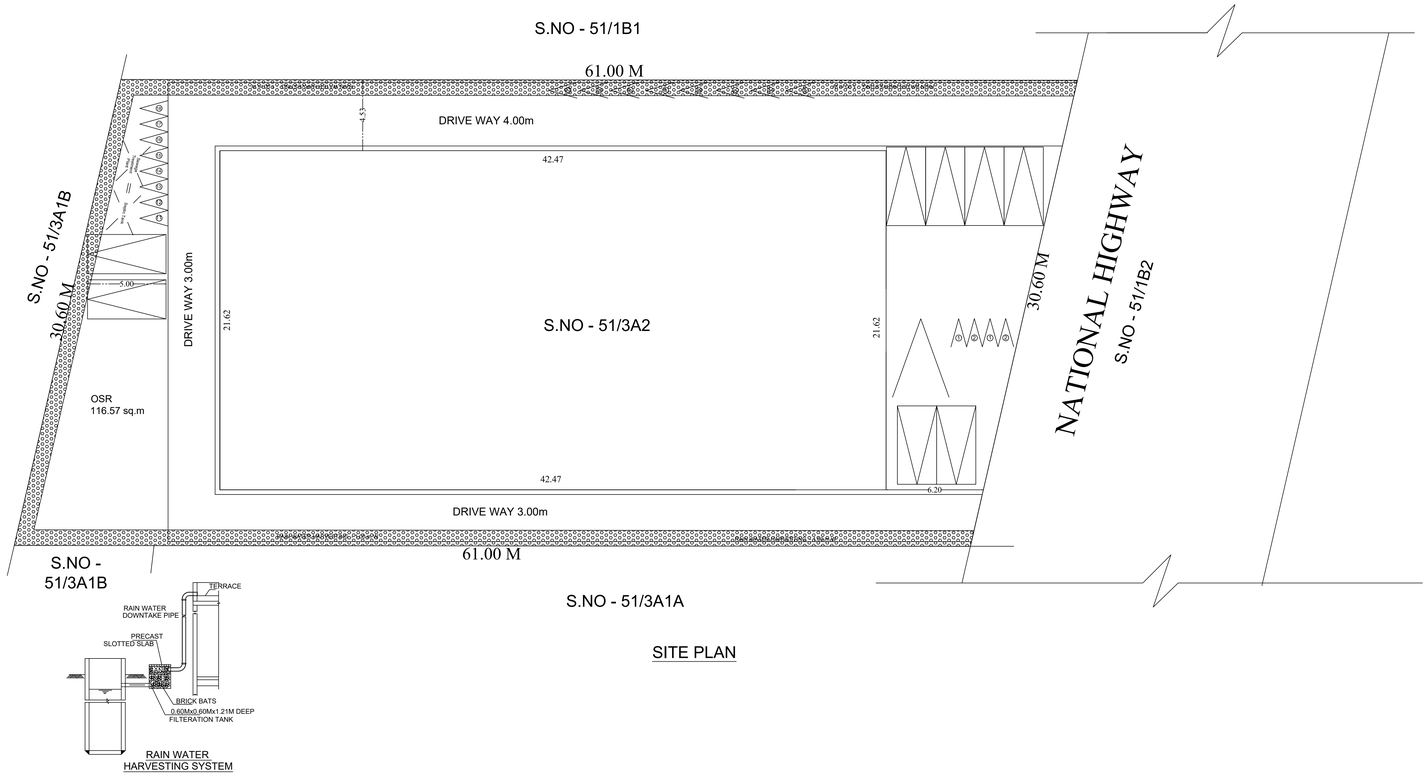
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN S.NO - 51/3A2, PATTA NO - 1197, PEYANVAYAL VILLAGE, KOVILOOR PANCHAYAT, KALLAL UNION, KARAIKUDI TALUK, SIVAGANGAI DISTRICT.



SECTION A - A1

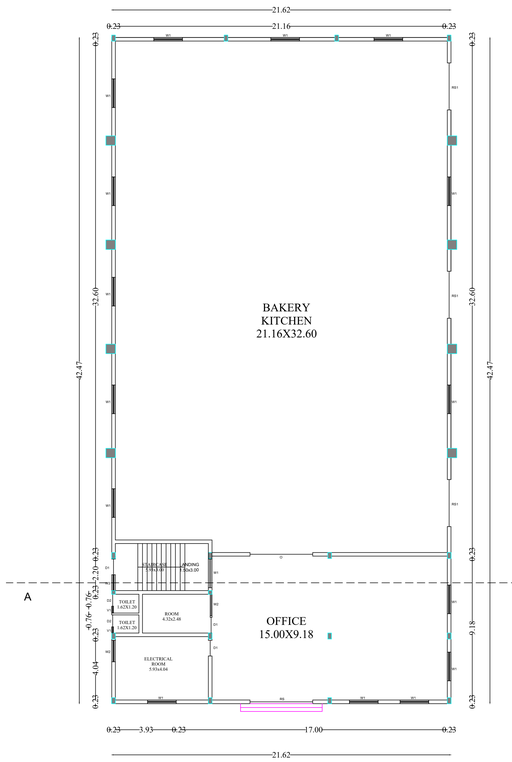


FRONT ELEVATION

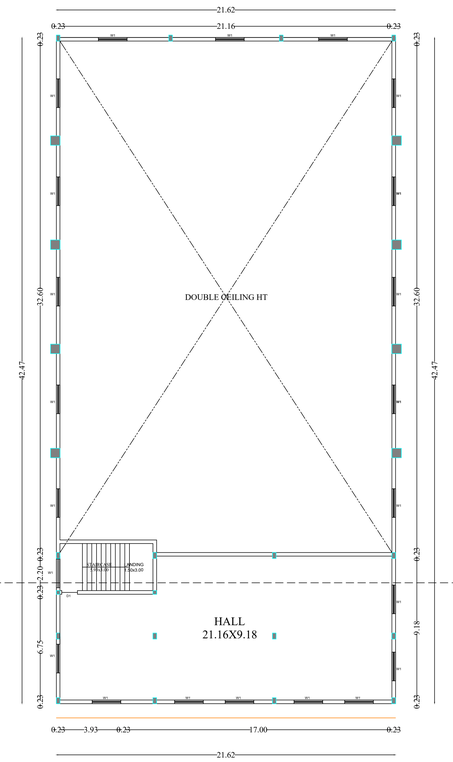


SITE PLAN

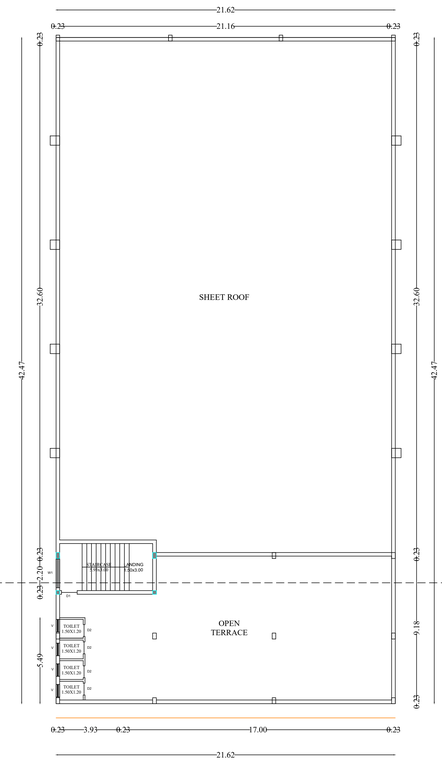
RAIN WATER HARVESTING SYSTEM



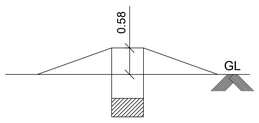
GROUND FLOOR PLAN



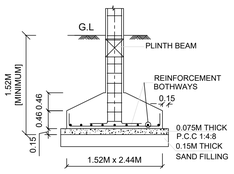
FIRST FLOOR PLAN



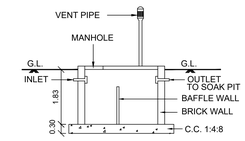
TERRACE FLOOR PLAN



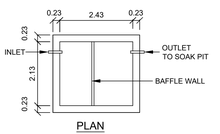
Dwarf Wall Details



TYP. DET. COLUMN FOOTING

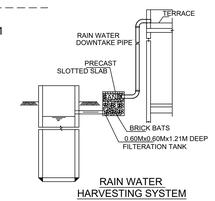


SECTION OF SEP.TANK

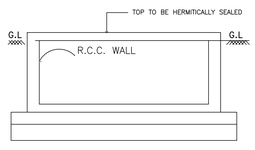


PLAN
SEPTIC. TANK

A1



RAIN WATER HARVESTING SYSTEM



RWH SECTION (SAMPLE)

Schedule of Joinery

TYPE	DESCRIPTION	METRE
W1	Window	1.83 X 1.52
W2	Window	1.37 X 1.52
W3	Window	1.00 X 1.52
D1	Door	1.00X 2.43
D2	Door	0.76 X 2.13
V	Ventilator	0.91 X 0.61
V1	Ventilator	0.44 X 1.20
RS	Rolling Shutter	4.00 x 2.43
RS1	Rolling Shutter	3.00 x 2.43
O	Opening	4.00 x 2.43

LEGEND :

PROPOSED BUILDING -

EXISTING ROAD -

SITE BOUNDARY -

DRIVE WAY -

FIRE SAFETY MEASURES

FA - FIRE ALARMS

FE - FIRE EXTINGUISHER

SB - SAND BASKET

SITE AREA DETAILS

AS PER DOCUMENT - 1866.00 SQ.M
AS PER PATTA - 1866.00 SQ.M
AS PER SITE - 1866.00 SQ.M

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
GROUND FLOOR AREA	918.13	-	918.13
FIRST FLOOR AREA	233.21	-	233.21
SECOND FLOOR AREA	-	22.12	22.12
TOTAL	1151.34	22.12	1173.46

$$\text{FSI} = \frac{\text{TOTAL BUILTUP AREA AS PER FSI RULES}}{\text{SITE AREA}} = \frac{1151.34}{1866.00} = 0.62 < 2.0$$

$$\%\ \text{OF PLOT COVERAGE AREA} = \frac{918.13}{1866.00} \times 100 = 49.20\%$$

PARKING DETAILS:

NO.Of Car Parking Required - 9 Nos.

NO.Of Car Parking Provided - 9 Nos+ 1 Nos(DA)

NO.Of Two Wheeler Parking Required - 18 Nos.

NO.Of Two Wheeler Parking Provided - 18 Nos+ 2 Nos(DA)

ALL DIMENSIONS ARE IN METER

APPLICANT

GEO-TECH ENGINEER

STRUCTURAL ENGINEER

REGISTERED 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.