Verified RealEstate™

REFERENCE
162/2023

ISSUED
06 February 2024

PP APPROVAL RECORD

Planning Permission

Ganapathipatti

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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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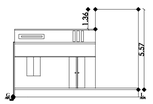
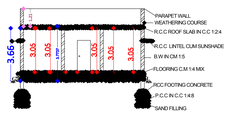
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF RESIDENTIAL IN **SF NO375/14** AT NAGAMANGALAM VILLAGE, GANAPATHIPATTI PANCHAYAT, SINGAMPUNARI TALUK, SIVAGANGAI DISTRICT.

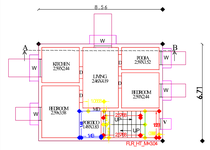
OWNER : Mrs.S.PANDIMEEENA W/O Mr.SELVAM.



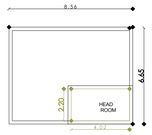
ELEVATION



SECTION ON 'AB'

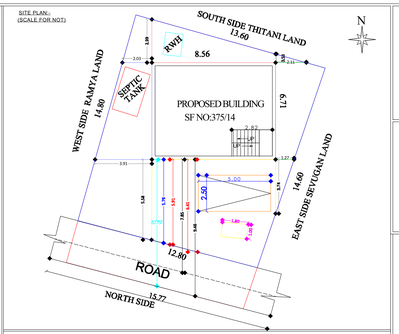


GROUND FLOOR PLAN

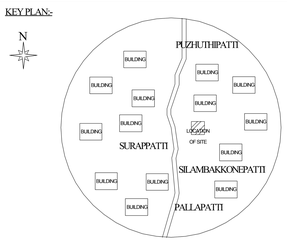


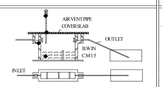
TERRACE PLAN

SITE PLAN:-
(SCALE FOR NOT)



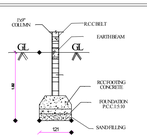
KEY PLAN:-





DETAILS OF SEPTIC TANK & D-TRENCE

DETAILS OF STAIRCASE



FOUNDATION DETAILS

RAINWATER HARVESTING PIT

TRIAL PIT

JOINERY:

M.D	- MAIN DOOR	1.06 X 2.1
D	- DOOR	0.91 X 2.1
D	- DOOR	0.76 X 2.1
W	- WINDOW	0.91 X 1.2
V	- VENTILATOR	0.60 X 0.60

AREA OF CALCULATION:

AREA OF THE DOCUMENT	20980.67SFT (OR) 1949.15 SQM
AREA OF THE FMB	2086.49 SFT (OR) 193.84 SQM
AREA OF THE PATTA & CHITTA	2474.64 SFT (OR) 229.89 SQM

SL.NO	DESCRIPTION	SQ.FT	SQ.MT
1.	GROUND FLOOR AREA	617.85	57.40
	TOTAL AREA	617.85	57.40

FSI DETAILS :

$$FSI = \frac{\text{BUILD-UP AREA}}{\text{PLOT AREA}} \qquad FSI = \frac{57.40}{193.84} = 0.296 < 2$$

REFERENCE:

COLOUR SHOWN IN SITE BOUNDARY ○
COLOUR SHOWN IN PRO BUILD ○

APPLICANT :

REGISTERED CONSTRUCTION ENGINEER :

Er.V.Selvam.,

Licensed surveyor

Building contractor

62.Ricemill road

Thuvarankurichy Trichy

621314

PLAN INFO
PLOT_AREA_M2=193.84
SINGLE_FAMILY_BLDG=2
CRZ=NO
AS_AT_SITE=193.84
FMB_OR_PLR=193.84
SUPER IMPOSED=193.84
AS_PER_DOCUMENT=193.84
SECURITY_ZONE=NO
ACCESS_WIDTH_M=3.04
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=3.04
ROAD_LENGTH=16.00
AVG_PLOT_DEPTH= 10.68
AVG_PLOT_WIDTH= 14.70
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=0
SURVEY_NO=375/14
PATTA_NO=3745
TALUK=SINGAMPUNARI
DISTRICT=SIVAGANGAI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_SWIMMING_POOL_EXISTS=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
BUILDING FOOT PRINT =NO
SHEET NO =1
AISLE WIDTH FOR PARKING PLOT=2.50
JURISDICTION_TYPE=VILLAGE PANCHAYAT
EMERGENCY EXIT TRAVEL DISTANCE=3.01

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.