

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town 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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL BUILDING AT
S.NO:536/26B,PATTA NO:947, MAHIBALANPATTI VILLAGE, KILAMADAM, NERKUPPAI TOWN PANCHAYAT,
THIRUPATHUR TALUK, SIVAGANGAI DISTRICT.

AREA DETAILS:	SFT	SQM
SITE AREA	1518.00	141.00
PROPOSED R.C.C.ROOF BUILDING		
GROUND FLOOR	733.00	68.13
Vacant Area	785.00	72.87

JOINERY DETAILS	FEET	METER
MD-MAIN DOOR	5'0"X7'0"	1.52X2.13
D1-DOOR	3'0"X7'0"	0.91X2.13
D2-DOOR	2'6"X7'0"	0.79X2.13
W4-WINDOW	4'0"X4'0"	1.22X1.22
KW4-WINDOW	4'0"X3'0"	1.22X0.91
W5-WINDOW	5'0"X4'0"	1.52X1.22
V -VENTILATOR	3'0"X2'0"	0.91X0.61

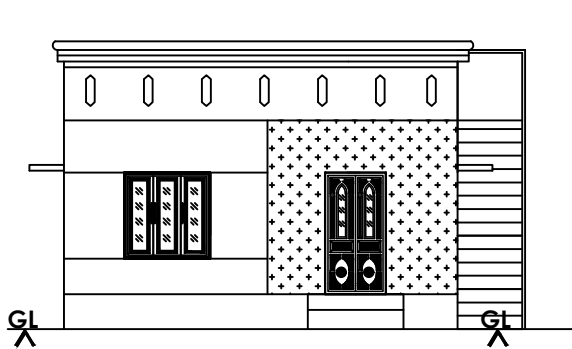
S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	FRONT SETBACK	1.50M	1.50M
2.	REAR SETBACK	N.A	2.16M
3.	SIDE 1 SETBACK	1.00M	2.17M
4.	SIDE 2 SETBACK	N.A	0.62M
5.	CAR PARKING	N.A	N.A
6.	TWO WHEELER	1 NO	2 NOS

FLOOR SPACE INDEX:			
= TOTAL BUILTUP AREA / TOTAL SITE AREA			
= $\frac{68.13}{141.00} = 0.48 < 2$			

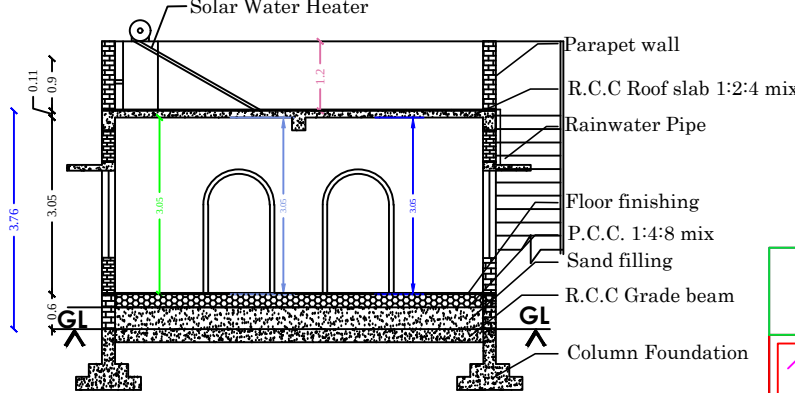
PLOT COVERAGE:			
= TOTAL G.F AREA / TOTAL SITE AREA			
= $\frac{68.13}{141.00} = 0.48 \Rightarrow 48\%$			

NOTE:-
1.ALL DIMENSIONS ARE IN METER,
2.ALL WINDOW SHUTTERS ARE OPENING OUTWARDS
3.ALL WASTE WATER UTILIZED FOR GARDEN
4.SOLAR WATER SYSTEM WILL BE PROVIDED
5.U-TRAP WILL BE PROVIDED IN SEPTIC TANK.

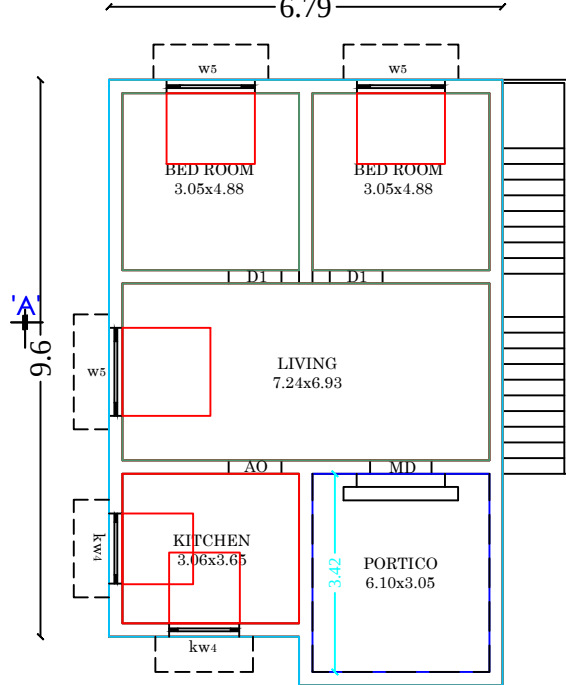
OWNER'S SIGN: 
OWNER'S NAME: Mr.V.BALU S/O VALLIYAPPAN



FRONT ELEVATION

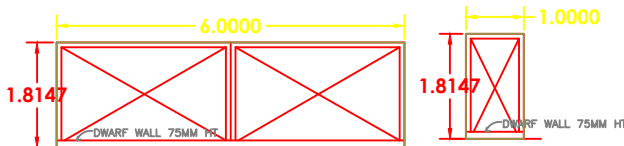


SECTION ON AB



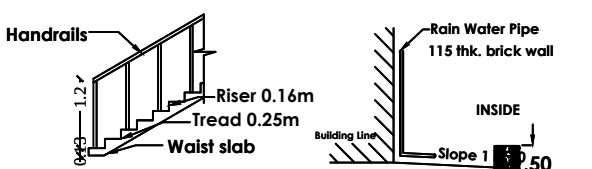
GROUND FLOOR PLAN

PLAN INFO
SURVEY_NO=536/26B
PATTA_NO=947
DISTRICT=SIVAGANGAI
TALUK=THIRUPATHUR
SINGLE_FAMILY_BLDG=YES
AS_AT_SITE=141.16
FMB_OR_PLR=141.00
AS_PER_DOCUMENT=141.00
CRZ=NO
SECURITY_ZONE=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
ACCESS_WIDTH_M=3.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=141.00
AVG_PLOT_DEPTH= 11.58
AVG_PLOT_WIDTH= 12.19
AREA_TYPE=OTHERS
ROAD_WIDTH=3.00
ROAD_LENGTH=24.00
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=TOWNPANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

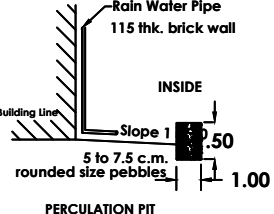


MAIN GATE

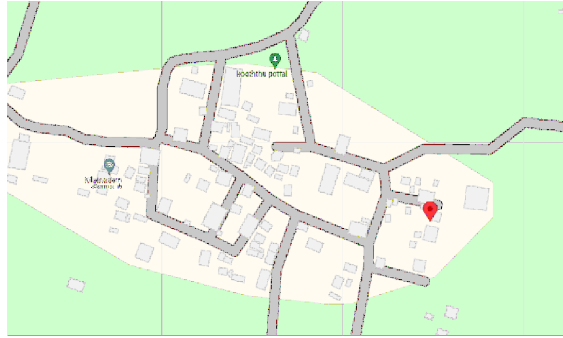
WICKET GATE



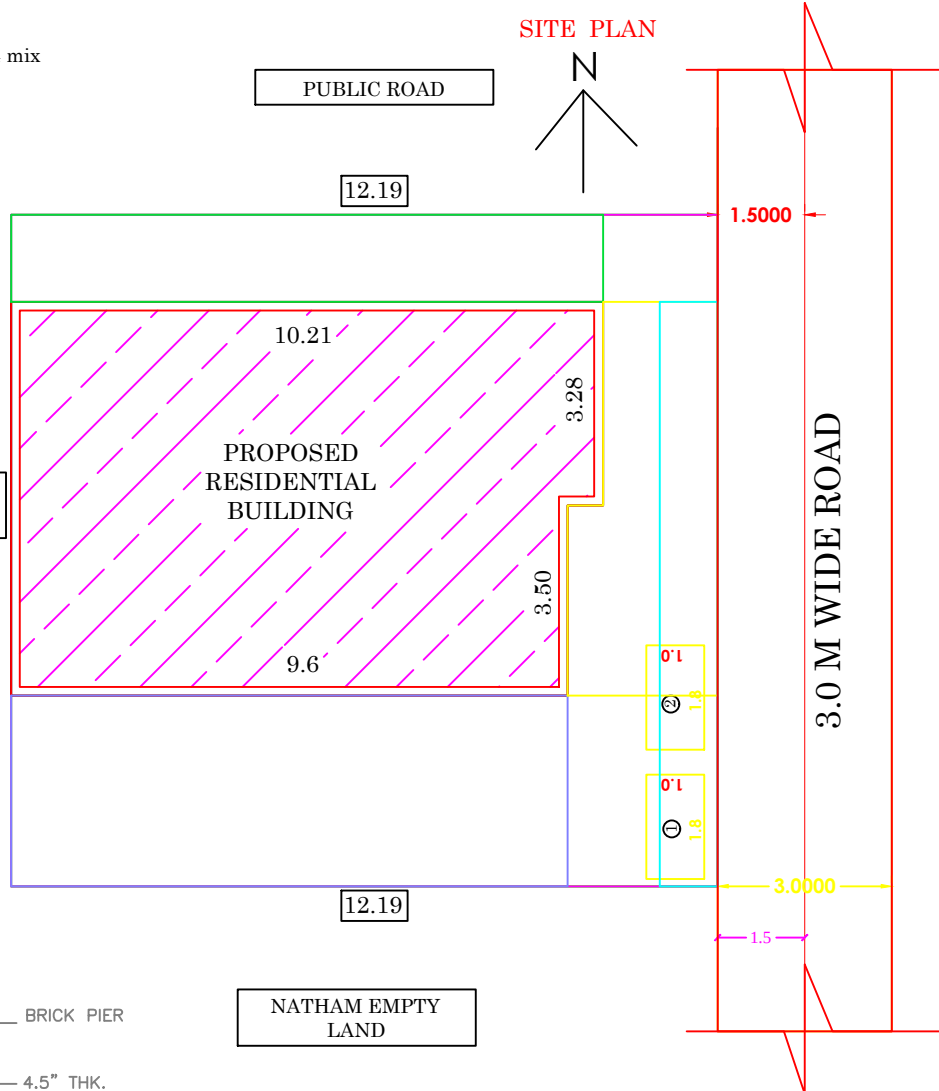
STAIRCASE DETAILS



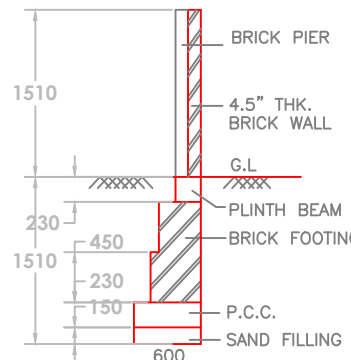
PERCOLATION PIT



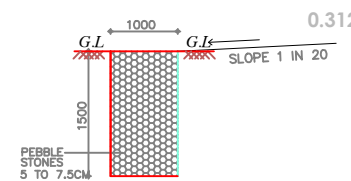
KEY PLAN - 10°11'19.2"N 78°32'40.8"E



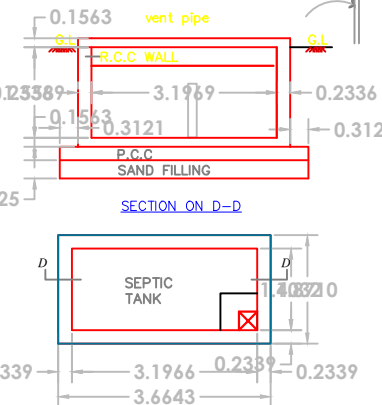
SITE PLAN



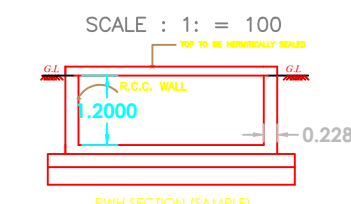
COMPOUND WALL DETAIL



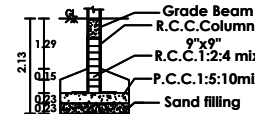
SECTION OF PEBBLE TRENCH



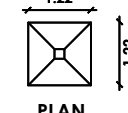
PLAN OF SEPTIC TANK



RWH_CAPACITY_L = 2000LTRS



COLUMN DETAILS



PLAN


M.BALAMURALI BE.,
REGISTERED ENGINEER GRADE II (RE)
DTCP PDKT/RE/GR-II/23/05/001
109/LS/2023/00008
REGISTERED ENGINEER SIGN


SEYON CONSTRUCTIONS
No-3, First Floor, Santhi Complex,
Sempottal, Pudukkottai Main Road,
Ponnamaravathy - 622 407
Cell : 95241 99096 - 85262 45878
seyonconstructions.bv@gmail.com

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.

