Verified RealEstate™

REFERENCE
160/A3/2024-25

ISSUED
03 May 2024

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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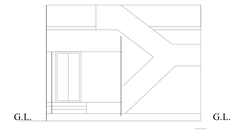
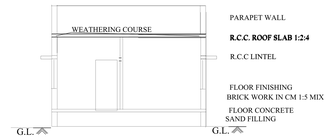
DIGITALLY VERIFIED RECORD

PLAN INFO
PLOT_AREA_M2=128.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.20
ROAD_LENGTH=300.00
AREA_TYPE=OTHERS
MIN_PLOT_DEPTH=14.80
MIN_PLOT_WIDTH= 8.50
LAND_USE_ZONE = RESIDENTIAL
LEASEHOLD_LAND=NO
BUILDING_NEAR_TO_RIVER=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
SURVEY_NO=145/9B,10B
PATTA_NO=
DISTRICT=SIVAGANGAI
TALUK=SINGAMPUNARI SOUTH
JURISDICTION_TYPE=TOWN PANCHAYAT
OSR_APPLICABLE =NO
IS_APPROVED_LAYOUT =NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
AS_AT_SITE=127.93
FMB_OR_PLR=128.00
AS_PER_DOCUMENT=128.00
AVG_PLOT_DEPTH=15.05
AVG_PLOT_WIDTH=8.50
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SWIMMING_POOL=NO

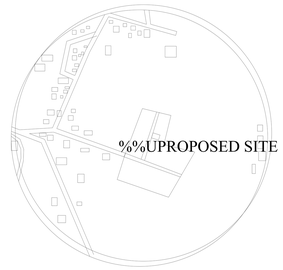
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING IN OLD. S.NO - 145/9,10, NEW S.NO - 145/9B,10B, PLOT NO - 33, NEW WARD NO- 07, RV NAGAR, SINGAMPUNARI SOUTH , SINGAMPUNARI TOWN PANCHAYAT, SINGAMPUNARI TALUK, SIVAGNAGAI DISTRICT.



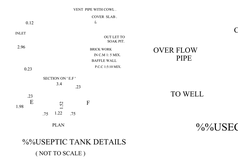
%%UFRONT ELEVATION



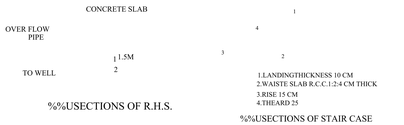
%%USECTION A-A1



%%UPROPOSED SITE

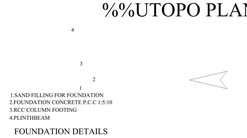


%%USEPTIC TANK DETAILS
(NOT TO SCALE)

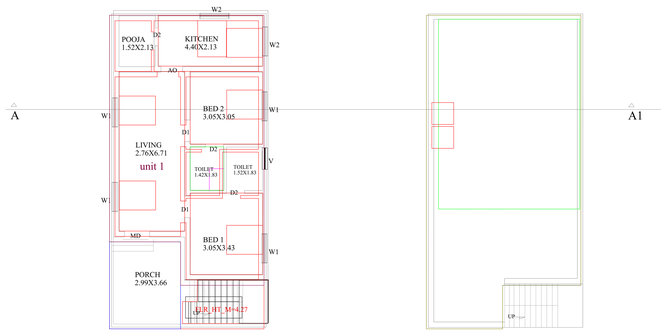


%%USECTIONS OF R.H.S.

%%USECTIONS OF STAIR CASE

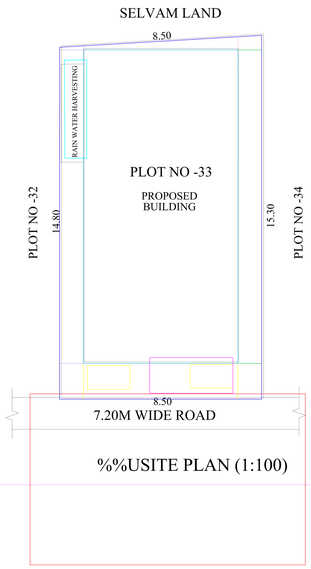


FOUNDATION DETAILS



%%UGROUND FLOOR PLAN

%%UTERRACE FLOOR PLAN



%%USITE PLAN (1:100)

NO:	G.F	SIZE	
DOMESTIC DETAILS	NOS	WIDTH	HEIGHT
D1-DOOR	1	1.06	2.13
D2-DOOR	2	0.91	2.13
D3-DOOR	2	0.76	2.13
W1-WINDOW	4	1.22	1.52
W2-WINDOW	1	1.22	0.91
V-VENTILATOR	2	0.91	0.61
AO - ARCH OPENING	1	0.91	2.13

AREA DETAILS	SQ.FT	SQ.M
TOTAL PLOT EXTENT	1377.79	128.00
PRO. GROUND FLOOR AREA	922.80	85.73
TOTAL BUILD UP AREA	922.80	85.73
OPEN SPACE AREA	454.99	42.27
PLOT COVERAGE		66.97 %%%

FSI CALCULATION:

TOTAL BUILDUP AREA / TOTAL PLOT EXTENT = 922.80 / 1377.79 = 0.67

PARKING CALCULATION:

DWELLING UNIT AREA ABOVE 75.00 Sq.m = 1 CAR SPACE
DWELLING UNIT AREA BELOW 75.00 Sq.m = 1 TWO WHEELER SPACE

PARKING PROVIDED:

NO.OF CAR PARKING SPACE : NIL
NO.OF TWO WHEELER SPACE :2 NO'S

1.WASTE WATER WILL BE USED FOR GARDEN PURPOSE.
2.RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.

COLOUR INDEX

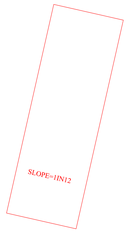
- SITE BOUNDARIES
- PROPOSED BUILDING
- PROP.SEPTIC TANK&BOREWELL
- RAIN WATER HARVESTING
- CAR PARKING
- 9.15M - WIDE ROAD

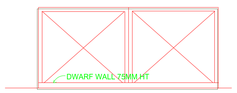
APPLICANT:

MR.S.RAJENDRAN

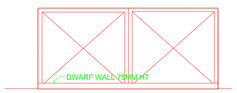
ENGINEER:

OFFICE USE:





MAIN GATE ELEVATION



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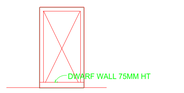
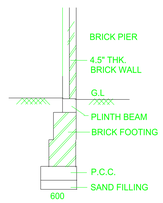
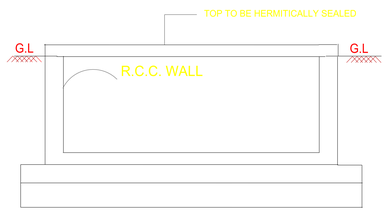


WIKET GATE ELEVATION



%%UCOMPOUND WALL%%U



%%URWH SECTION (SAMPLE)

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

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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.