

PP

APPROVAL RECORD

# Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

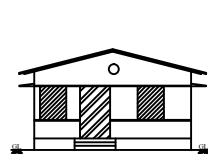
**Rural Panchayat**

The approval as the planning authority issued it, reproduced in full behind this page.

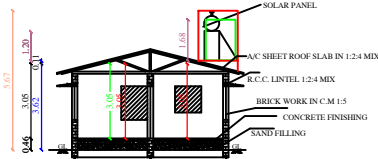
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF A/C. SHEET ROOF RESIDENTIAL BUILDING IN S.F.NO.: 101-12, PATTA NO.: 945  
AT KATTUKUDIPATTI VILLAGE & CIRCLE, MANALLOOR PANCHAYATH, S.PUDUR UNION, SINGAMPUNARI TALUK, SIVAGANGAI DISTRICT.**

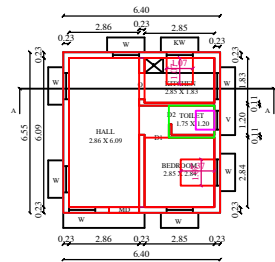
NAME OF THE OWNER: G.SELVI W/o GANESAN



ELEVATION

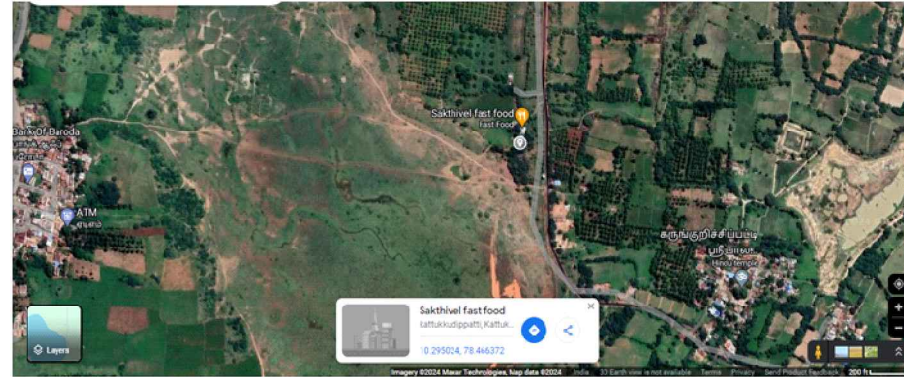


SECTION ON AA



GROUND FLOOR PLAN

**PLAN INFO**  
 PLOT\_AREA\_M2=991.75  
 SINGLE\_FAMILY\_BLDG=YES  
 CRZ=NO  
 SECURITY\_ZONE=NO  
 ACCESS\_WIDTH\_M=20.40  
 ROAD\_WIDTH=3.00  
 ROAD\_LENGTH=200.0  
 AVG\_PLOT\_DEPTH=60.00  
 AVG\_PLOT\_WIDTH=15.00  
 LAND\_USE\_ZONE = RESIDENTIAL  
 SURVEY\_NO=101/12  
 PATTA\_NO=945  
 JURISDICTION\_TYPE= VILLAGE PANCHAYATH  
 DISTRICT=SIVAGANGAI  
 TALUK=SINGAMPUNARI  
 RWH\_DECLARED=YES  
 AREA\_TYPE=OTHERS  
 BUILDING\_NEAR\_TO\_RIVER=NO  
 BUILDING\_NEAR\_MONUMENT=NO  
 BUILDING\_NEAR\_GVVT\_BLDG=NO  
 PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
 FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=NO  
 IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
 DSR\_APPLICABLE=NO  
 PREMIUM\_FSI\_REQUIRED=NO  
 IS\_APPROVED\_LAYOUT=NO  
 AS\_PER\_DOCUMENT=991.75  
 AS\_AT\_SITE=246.75  
 FMB\_OR\_PLR=906.18  
 IS\_SWIMMING\_POOL\_EXISTS=NO



10.295024, 78.466372

| AREA STATEMENT        | Sq.ft    | Sq.mt  |
|-----------------------|----------|--------|
| SITE AREA             | 10671.22 | 991.75 |
| PRO.GROUND FLOOR AREA | 451.06   | 41.92  |
| VACANT AREA           | 10220.16 | 949.83 |

**SCHEDULE OF JOINERIES:**

|                    |               |    |             |
|--------------------|---------------|----|-------------|
| MD -MAIN DOOR      | - 4'0" X 8'0" | or | 1.22 X 2.44 |
| GG -GRILL DOOR     | - 3'6" X 7'0" | or | 1.07 X 2.13 |
| PD -POOJA DOOR     | - 3'0" X 7'0" | or | 0.91 X 2.13 |
| D -DOOR            | - 3'3" X 7'0" | or | 0.99 X 2.13 |
| D1 -DOOR           | - 2'6" X 7'0" | or | 0.76 X 2.13 |
| W -WINDOW          | - 5'0" X 4'6" | or | 1.52 X 1.37 |
| W1 -WINDOW         | - 3'6" X 4'6" | or | 1.07 X 1.37 |
| KW -KITCHEN WINDOW | - 3'6" X 3'6" | or | 1.07 X 1.07 |
| V-VENTILATOR       | - 2'0" X 2'6" | or | 0.61 X 0.76 |

| Tamilnadu Combined Development & Building Rules - 2019     |          |           |    |
|------------------------------------------------------------|----------|-----------|----|
| Height of the building less than 7m, above 9 m Plot width. |          |           |    |
| Setback                                                    | Required | Available | OK |
| Front                                                      | 1.50 m   | 2.32 m    | OK |
| Side1                                                      | 1.00 m   | 1.48 m    | OK |
| Side2                                                      | 1.00 m   | 5.00 m    | OK |
| Rear                                                       | Nil      | 15.12 m   | OK |
| FSI                                                        | 2.00     | 0.042     | OK |
| Two Wheeler Park                                           | 0        | 1         | OK |
| Car Parking                                                | 0        | 0         | OK |

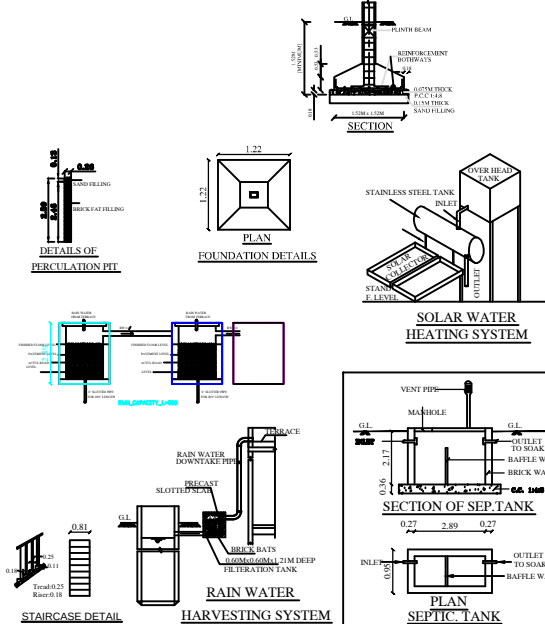
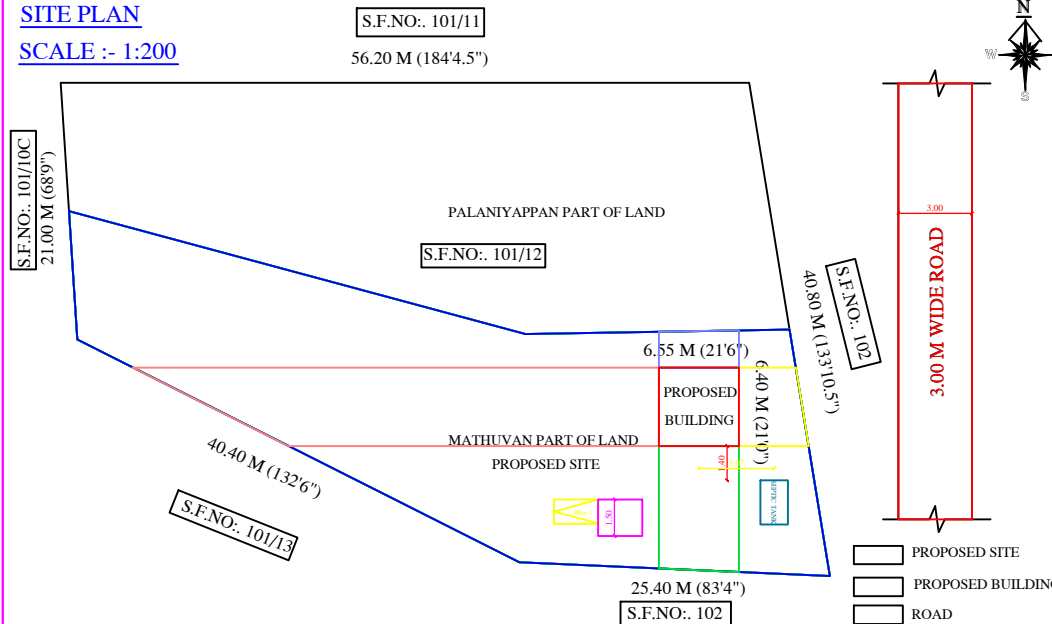
**REFERENCE ALL DIMENSIONS ARE IN METER**

NOTE: THE NUMBER OF CAR/TWO WHEELER PARKING SPACES REQUIRED SHALL BE CALCULATED FOR 75% OF THE TOTAL PLOT AREA IN THE BUILDING.

1. WASTE WATER COLLECT TO SOAK PIT
2. SOLAR WATER HEATER SYSTEM TO BE PROVIDED
3. RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4. "U" TRAP SEPTIC TANK DESIGN TO BE PROVIDED

**SITE PLAN**

SCALE :- 1:200



*(Handwritten Signature)*

Owner Signature

**Er. M. SUNDARAM, B.E.,**  
 LBS / PMV / 31 / 610/17  
 DTCP PDKT/RE/G-II/24/02/002  
 Perumal Kovil Street,  
 Ponnamaravathy - 622 407.  
 Cell: 9842670294, 9787022063

Registered Engineer Signature

Do Rainwater harvest at house  
 Save the planet :  
 Plant a tree !  
 Get Rain water !!  
 Drawn by:-  
 SAK Construction  
 M.Sundaram,B.E.

OFFICE:-  
 Er.M.Sundaram,B.E.,Civil.  
 (DTPC & Licensed Surveyor)  
 Sri Annai Kamaatchi Construction,  
 55 - Annai Saraswathi Illam,  
 Perumal Kovil Street,  
 Ponnamaravathy Taluk,  
 Pudukkottai District - 622 407.  
 Cell:- 98426 70294, 97870 22063.

DATE:- 28.05.2024

# 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

## 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



# 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](mailto: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.

