Verified RealEstate™

REFERENCE
14/2024-2025

ISSUED
13 September 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.

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

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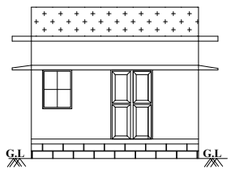
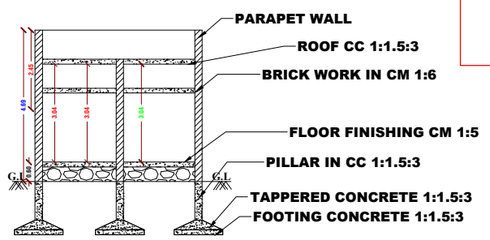
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTIONS OF A GROUND FLOOR DWELLING HOUSES NEW S.R.No:247/20B, PATTA No:5640,PLOT NO:3 SOUTH,PATTATHARASI(A) MOORTHY NAYINARENTHAL VILLAGE,K.K PALLAM GROUP,MANGULAM VILLAGE PANCHAYAT, MANAMADURAI TALUK ,MANAMADURAI UNION, SIVAGANGAI DISTRICT.

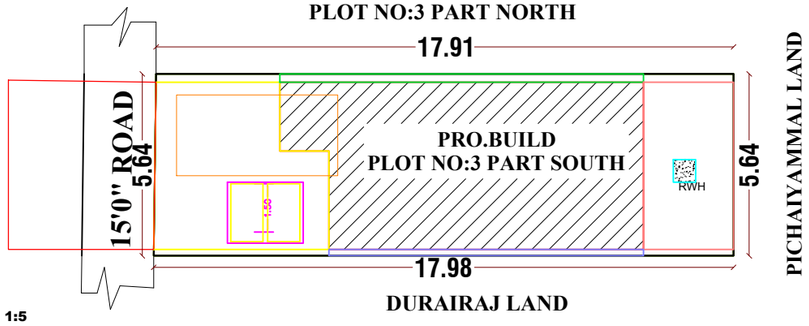
APPLICANT NAME : Mrs.D.YOGESWARI



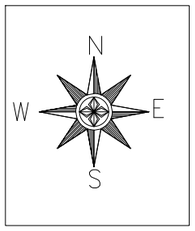
FRONT ELEVATION



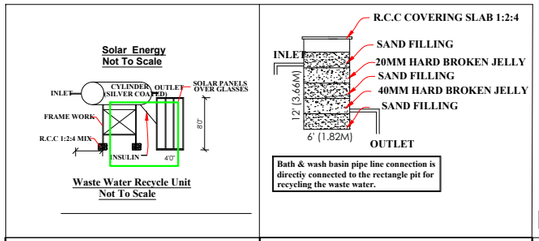
SECTION A-A

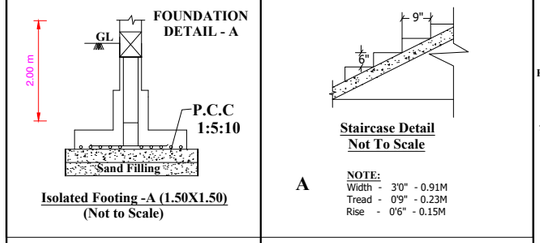


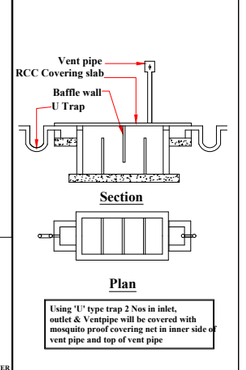
SITE PLAN

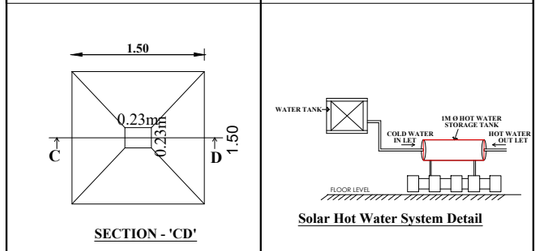


PRO









CASE TYPE	:	NEW PROPOSAL
PLOT USE	:	RESIDENTIAL
DWELLING UNITS	:	1NOS
AREA OF THE PLOT	:	1089.00 SQ.FT/101.20 SQ.M

JOINERY DETAILS	METRE
MAIN DOOR	1.10X2.10
DOOR	0.90X2.10
WINDOW	1.22X1.22
VENTILATOR	0.90X0.60

AREA DETAILS	SFT	SQM
SITE AREA(As per Doc)	1089.00	101.20
SITE AREA(As per patta)	1086.76	101.00
SITE AREA (As per site)	1088.80	101.19
PRO.BUILD GF	578.78	53.79
VACANT AREA	510.21	47.41

APPLICANT:D.YOGESWARI

D. Yogeswari

Er.J.KUMAR B.E.,
CIVIL ENGINEER
License No:112/LS/2021/00020
45f,Thirupathur Road,Sivagangai-630561

ENGINEER

PLAN INFO
AS_AT_SITE=101.19
FMB_OR_PLR=101.00
AS_PER_DOCUMENT=101.20
BLK_1_FLR_0_BLT_UP_AREA=53.79
PLOT_AREA_M2=101.19
LAND_USE_ZONE=RESIDENTIAL
BUILDING_NEAR_TO_RIVER=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.00
ROAD_WIDTH=4.57
ROAD_LENGTH=250
AVG_PLOT_DEPTH=17.945
AVG_PLOT_WIDTH=5.64
AREA_TYPE=CBA
MIN_PLOT_DEPTH=17.91
MIN_PLOT_WIDTH=5.64
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
DISTRICT=SIVAGANGAI
JURISDICTION_TYPE=VILLAGE PANCHAYAT
PATTA_NO=5640
SURVEY_NO=247/20B
PLOT_NO=3 SOUTH
TALUK=MANAMADURAI
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
BUILDING_NEAR_TO_RIVER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

OFFICE USE ONLY

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.