

PP

APPROVAL RECORD

# Planning Permission

Sembanur

Sivagangai district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Rural Panchayat**

PURPOSE

**Residential**

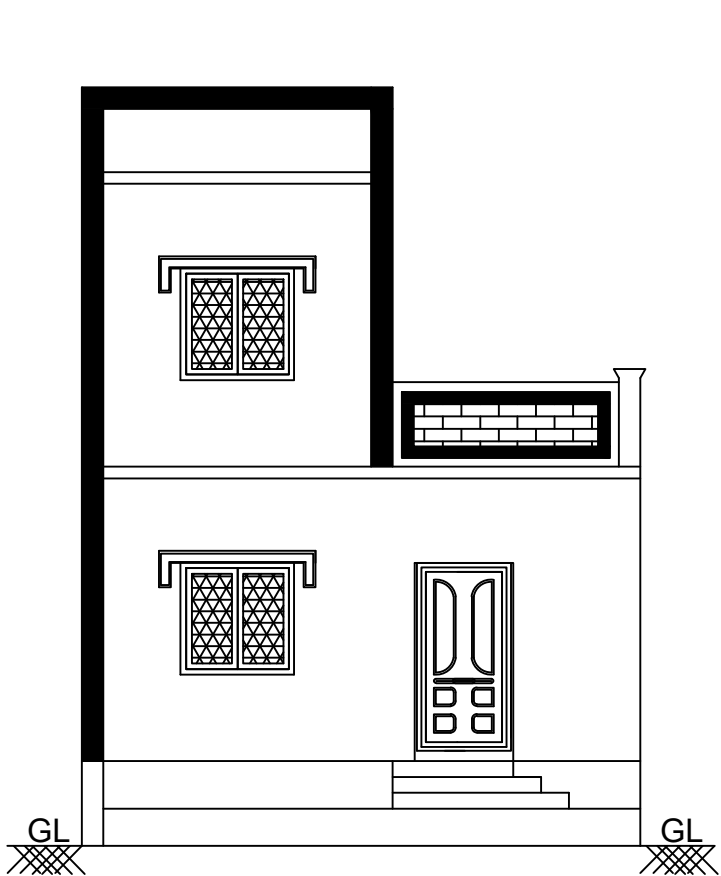
The approval as the planning authority issued it, reproduced in full behind this page.

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

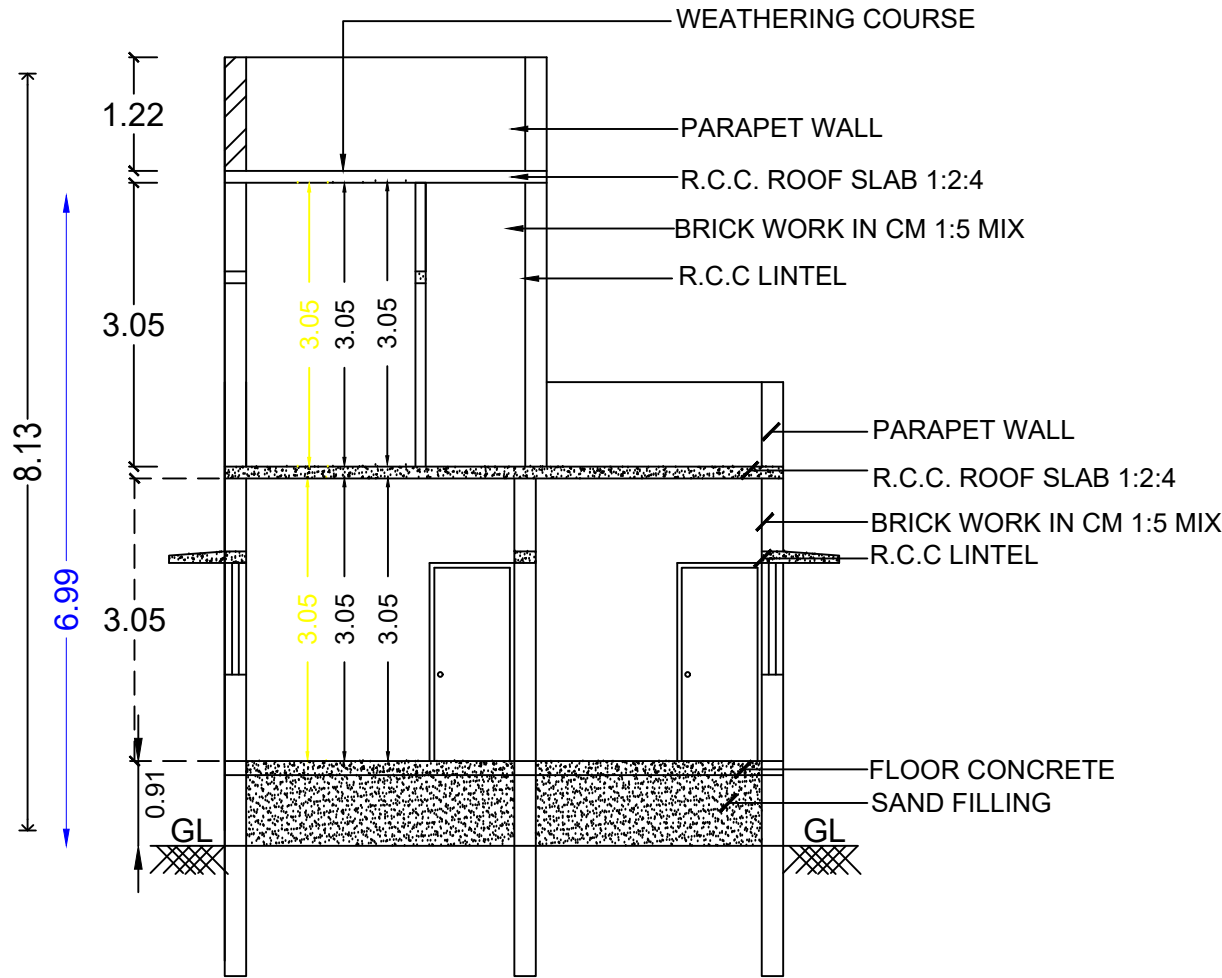
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN GROUND & FIRST FLOOR AT

OLD S.NO: 498/9-PART, NEW S.NO: 498/9B, SEMBANUR VILLAGE & PANCHAYAT, KALLAL UNION, KARAIKUDI TALUK,

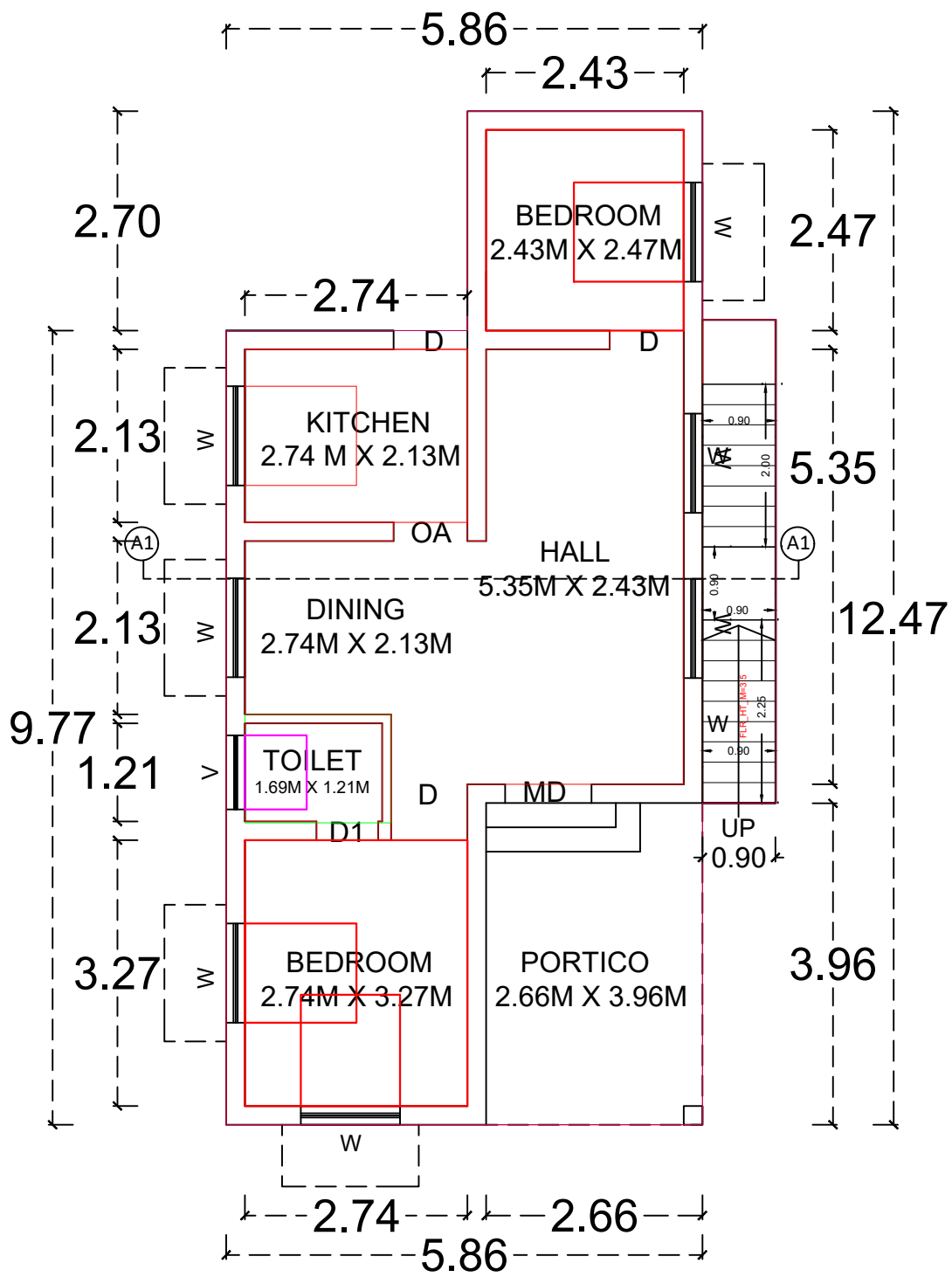
SIVAGANGAI DISTRICT.



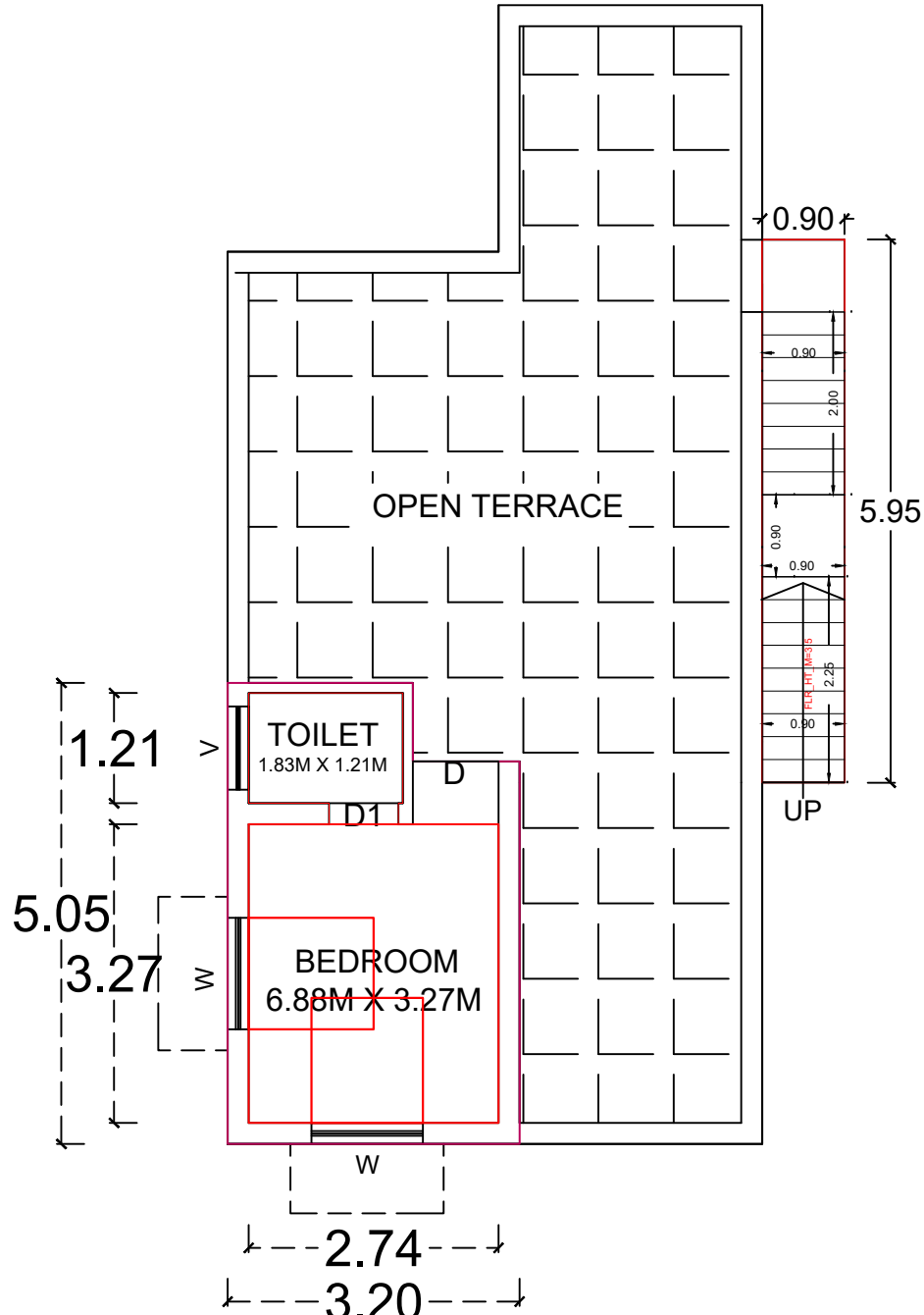
FRONT ELEVATION



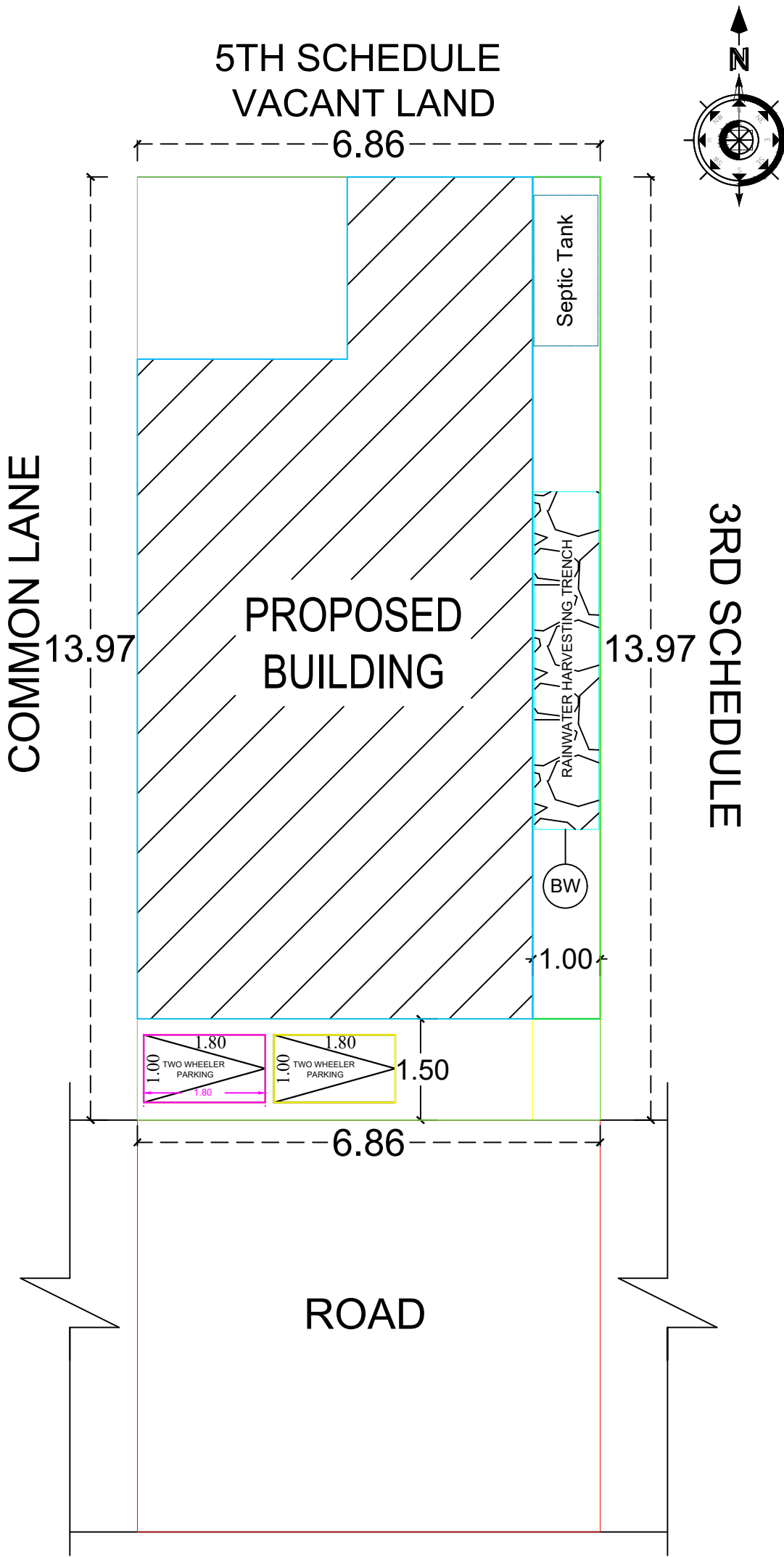
SECTION ON AB



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN  
(1:100)

SPECIFICATIONS

1. SAND FILLING
2. P.C.C. MIX RATIO 1:5:10 40MM METAL
3. R.C.C. ISOLATED FOUNDATION
4. BRICK WORK CM MIX RATIO 1:6
- 5 R.C.C. 1:1.5:3 MIX AS PER IS 456 : 2000

SCHEDULE OF JOINERIES

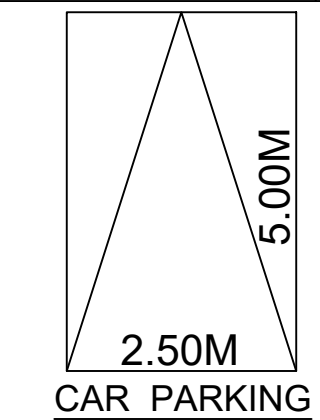
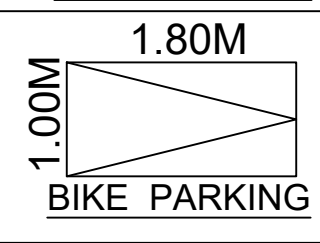
|              |             |
|--------------|-------------|
| MAIN DOOR MD | 1.20 X 2.10 |
| DOOR D       | 1.00 X 2.10 |
| DOOR D1      | 0.90 X 2.10 |
| WINDOW W     | 1.20 X 1.20 |
| VENTILATOR V | 0.90 X 0.60 |

PLINTH AREA DETAILS

|                   |               |            |
|-------------------|---------------|------------|
| PLOT AREA         | 1031.25 SQ.FT | 95.80 SQ.M |
| GROUND FLOOR AREA | 758.00 SQ.FT  | 70.41 SQ.M |
| FIRST FLOOR AREA  | 221.25 SQ.FT  | 20.55 SQ.M |
| VACANT AREA       | 273.25 SQ.FT  | 25.39 SQ.M |

COLOR INDEX

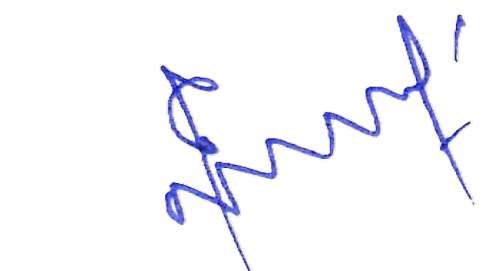
|  |                      |
|--|----------------------|
|  | SITE / BOUNDARY AREA |
|  | PROPOSED BUILDING    |
|  | EXISTING ROAD        |

|                                                                                                       |                                                                         |                      |      |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------|------|
| <br>CAR PARKING   | PARKING CALCULATION:-<br>Floor Area above 75.00sq.m = 1 Car Parking     |                      |      |
|                                                                                                       | PARKING PROVIDED:-<br>No. of Car Pockets : 0<br>No. of Bike Pockets : 2 |                      |      |
| <br>BIKE PARKING | F.S.I DETAILS                                                           | PROPOSED PERMISSIBLE |      |
|                                                                                                       | Total Plinth Floor Area<br>Site Area<br>= 90.96<br>95.80                | 0.95                 | 2.00 |

APPLICANT

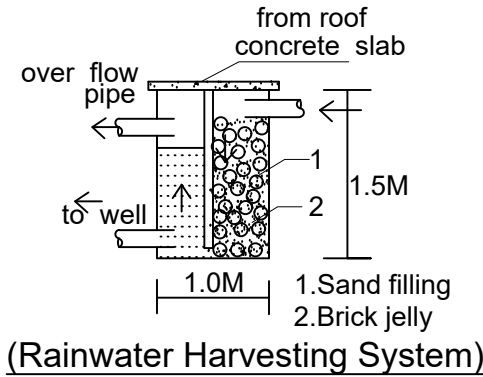
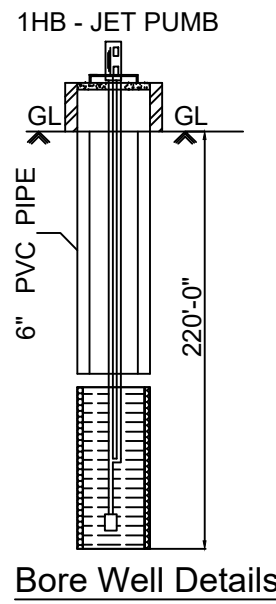
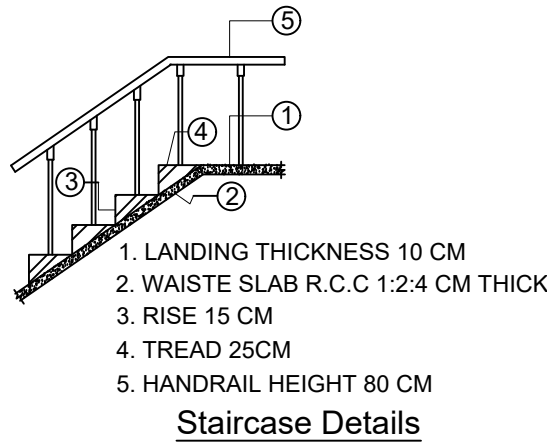
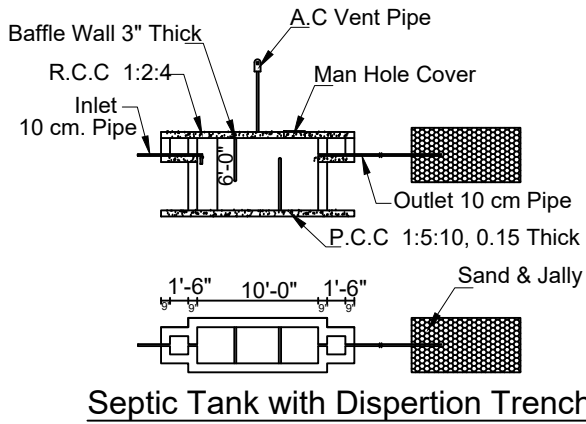
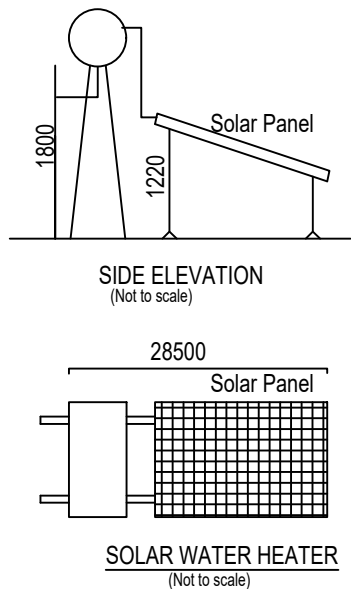
Mrs.R.POONKODI W/O Mr.RAMASAMY

ENGINEER



Er. R. ANBAZHAGAN, B.E.,F.I.E.,F.I.V.,  
REGISTERED DTCP ENGINEER  
REGD. NUMBER: RE/Gr.I/SVG Region/001/2019,  
SIVAGANGAI MUNICIPALITY,  
6, THIRUPPATHUR ROAD,  
(NEAR ANJANEYAR KOIL)  
SIVAGANGAI - 630 561.  
CELL NO: 98653 48124.

OFFICE USE



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**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.

