Verified RealEstate™

REFERENCE
064/2024-2025

ISSUED
18 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.

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OMR Thoraipakkam,
Chennai 600 097, India

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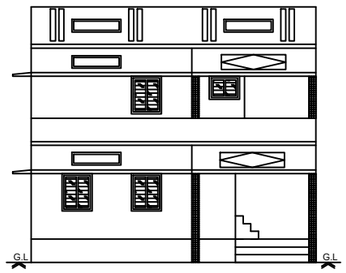
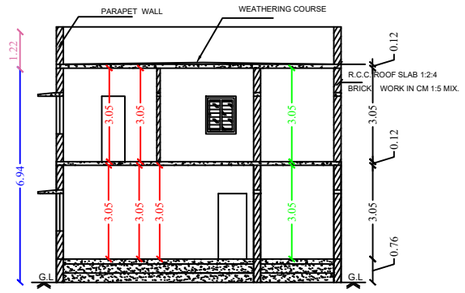
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING GROUND FLOOR AND FIRST FLOOR AT SY.NO.228/2 & 228/3, NEW SY.NO.228/2B & NEW SY.NO.228/3A2, OLD PATTA NO.1110 & 1111, NEW PATTA NO.3241 & 3425, PLOT.NO.23, "CORNER CITY" IN ILLUPPAKUDI VILLAGE, ILLUPPAKUDI GROUP AND PANCHAYAT, SAKKOTTAI UNION, KARAIKUDI TALUK, SIVAGANGAI DISTRICT, TAMILNADU

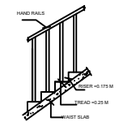
SCALE : 1:100



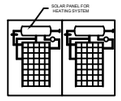
Front Elevation



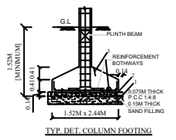
Section on-"AA"



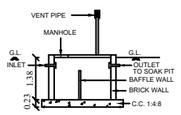
STAIR CASE DETAILS



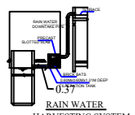
SOLAR HAETING SYSYTEM



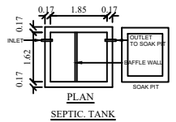
TYP. DET. COLUMN FOOTING



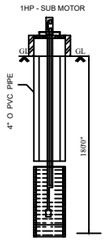
SECTION OF SEP.TANK



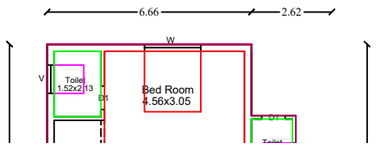
RAIN WATER HARVESTING SYSTEM



PLAN
SEPTIC. TANK

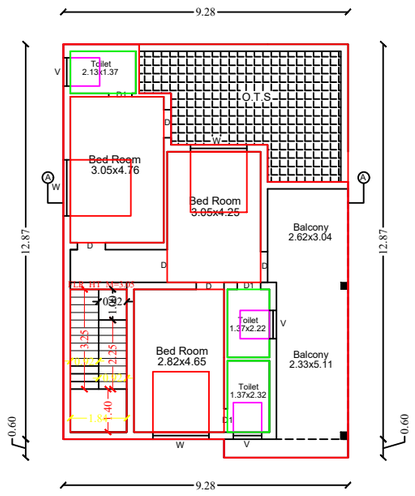


Bore Well Details





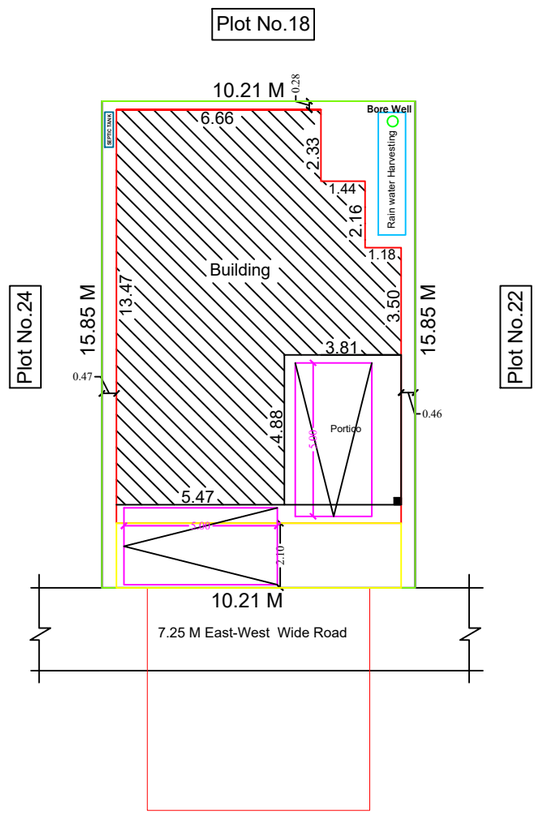
Ground Floor



First Floor

N
W E
S

DTCP APPROVAL LAYOUT NO:19/2021



SITE PLAN

SCALE : 1:100

PLANED BY:-

VIP CONSTRUCTION

VIP CONSTRUCTION
GOVT.REG.NO.TN-21-0035710
Senthilvelan Complex
Prabhu Nagar, Karaikudi
Sivagangai District, Tamilnadu-630 002
Ph:9578204390, 7867987999

LEGEND	FEET	METRE
RD, D DOOR	3'0"x7'0"	0.92x2.13
MD MAIN DOOR	3'6"x7'0"	1.10x2.13
D1 DOOR	2'6"x7'0"	0.76x2.13
AO ARCH OPEN	3'0"x7'0"	0.92x2.13
W WINDOW	4'0"x4'6"	1.22x1.37
V VENTILATOR	3'0"x2'0"	0.92x0.60

AREA DETAILS	SQ.FT.	SQ.M.
As Per Document	1742.00	161.84
As Per Patta	1742.00	161.84
As Per Site	1742.00	161.84
PLINTH AREA DETAILS		
Ground Floor Area including Portico	1252.38	116.35
First Floor Area	1055.94	98.10
Open Space Area	489.62	45.48

FSI DETAILS	PROPOSED	PERMISSIBLE
Total Plinth Area / Plot Area 214.45 / 161.84	1.33	2

OWNER'S NAME & SIGN:-

Mr.J.Yovanrajadurai
S/o. Jeyaraj

ENGINEER:-

Er. S. DINESH, B.E.,M.E(Str).,M.Sc(Val).,
Govt. Registered Engineer
DTCP Sivagangai, Municipality Karaikudi
Reg. No.RE.1/2023.SVG.20/23, Reg.No.111/LS/2022/00003
VIP CONSTRUCTION
Senthilvelan Complex
Prabhu Nagar, Karaikudi - 630 002
Ph:9578204390, 7867987999

OFFICE:-

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

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.