

PP

APPROVAL RECORD

# Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

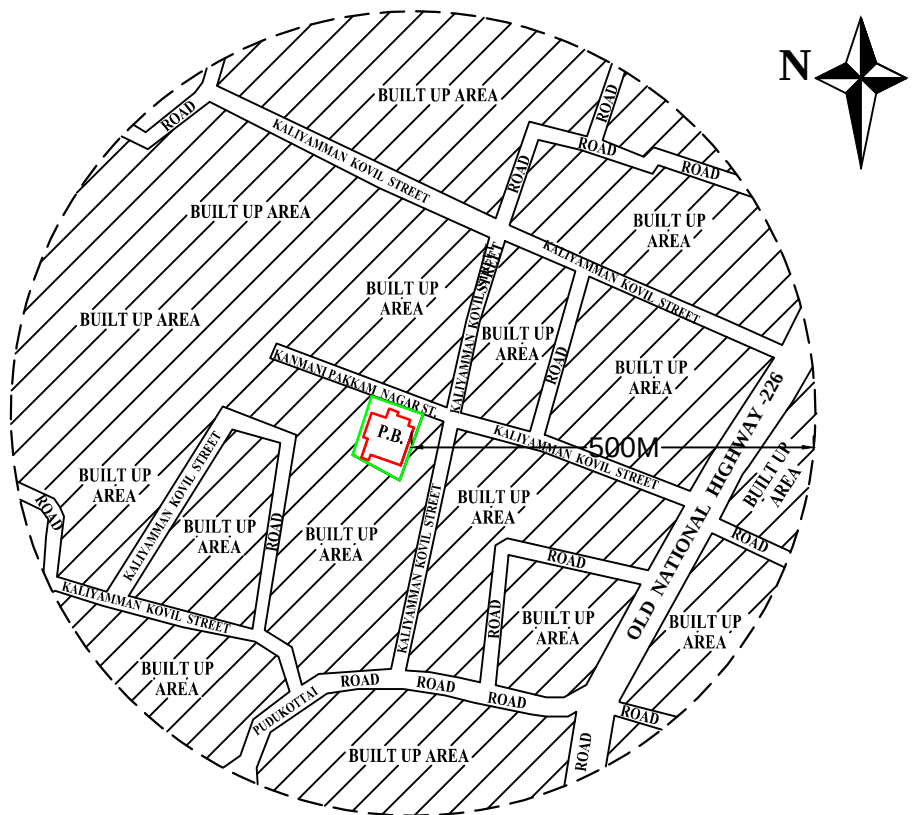
APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**Town Panchayat**PURPOSE  
**Residential**

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.

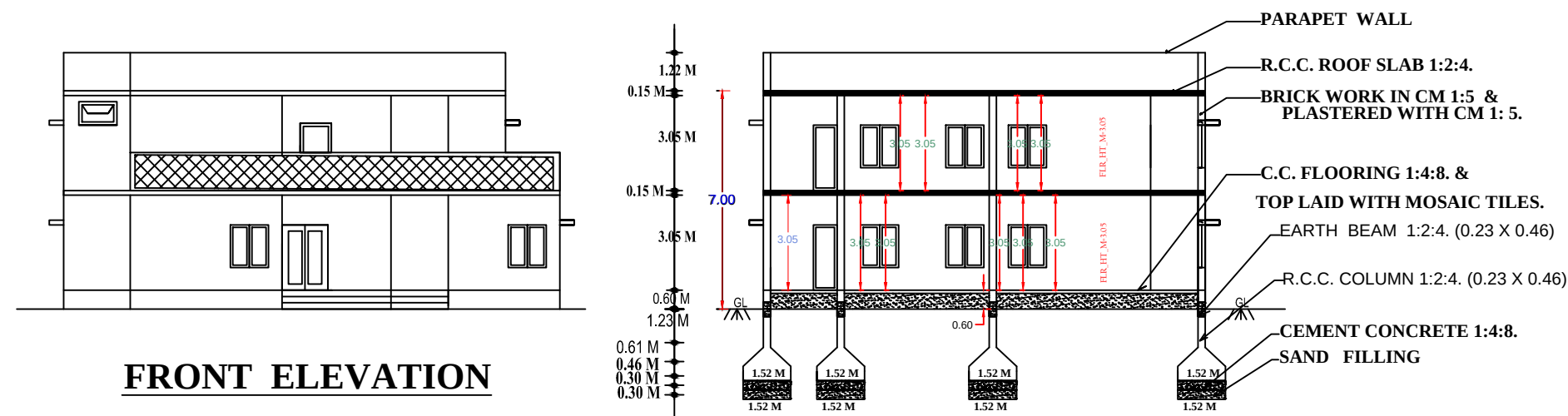
**SCALE = 1 : 100**

**APPLICANT: Mr. N. MUTHUKUMAR. S/O. NAGAPPAN.**

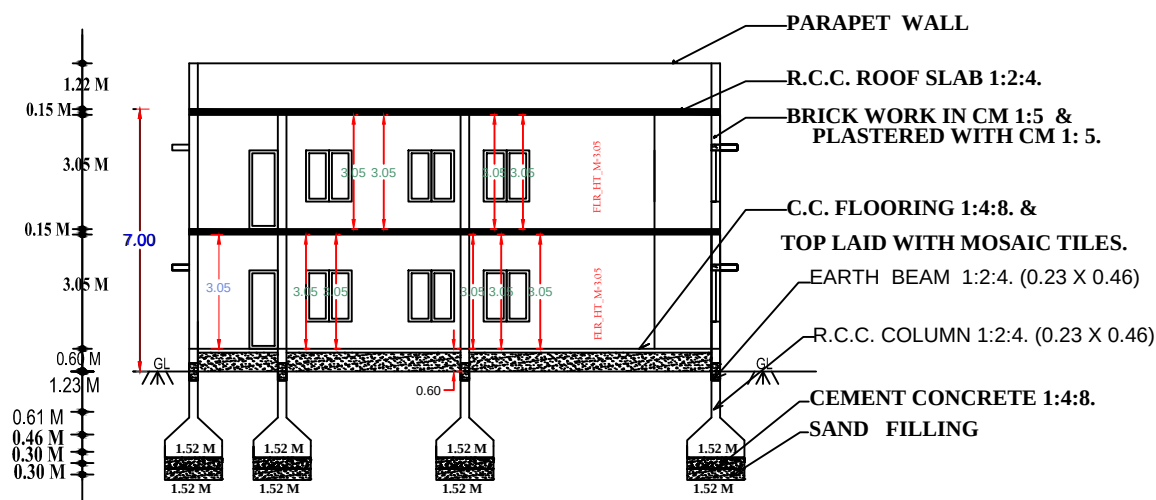


## TOPO PLAN

**SCALE = 1 : 5000**



## FRONT ELEVATION



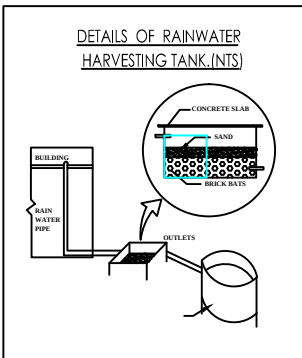
## SECTION ON 'AB'

**SCALE = 1 : 100**  
**ALL DIMENSIONS ARE IN METRE**

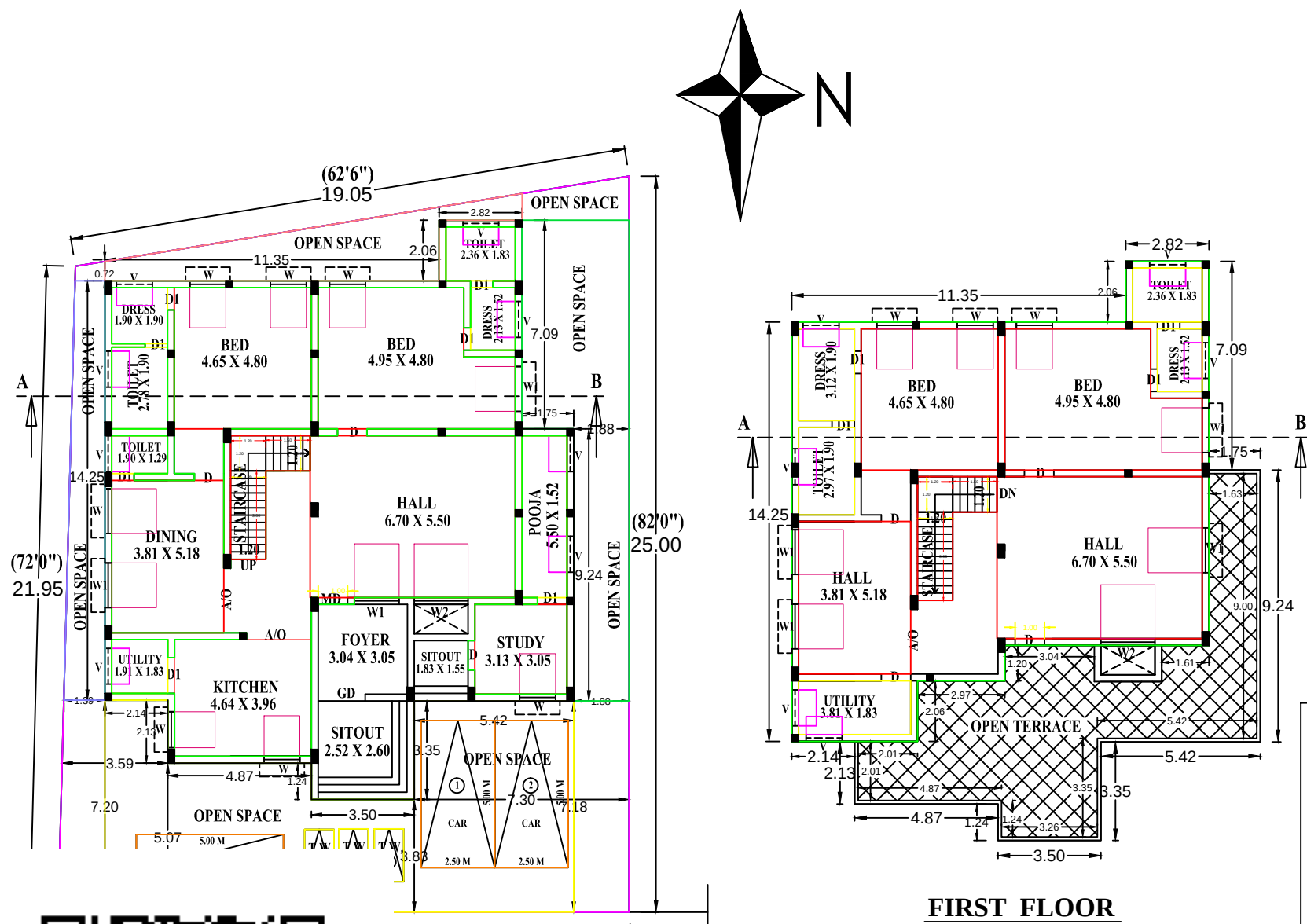
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**WALL THICKNESS:**  
**MAIN WALL = 0.23 M**  
**PARTITION = 0.12 M**

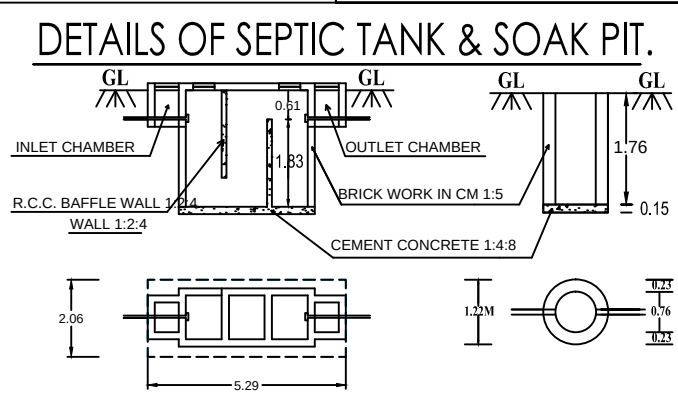
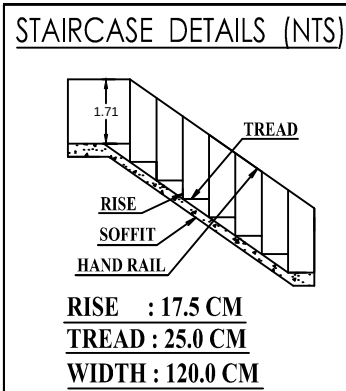
PLAN INFO  
PLOT\_AREA\_M2=447.53  
FMB\_OR\_PLR=450.00  
AS\_PER\_DOCUMENT=447.53  
AS\_AT\_SITE=447.77  
PLOT\_NO=64.65 North Part  
SURVEY\_NO=258/3A6,258/48A2  
PATTA\_NO=8081, 8008  
VILLAGE=THIRUPPATTUR  
TALUK=THIRUPPATTUR  
DISTRICT=SIVAGANGAI  
ROAD\_WIDTH=5.71  
ROAD\_LENGTH=500  
AVG\_PLOT\_DEPTH= 21.95  
AVG\_PLOT\_WIDTH= 19.42  
ACCESS\_WIDTH\_M=5.71  
SINGLE\_FAMILY\_BLDG=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
LAND\_USE\_ZONE = RESIDENTIAL  
RWH\_DECLARED=YES  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_TO\_RIVER=NO  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
JURISDICTION\_TYPE= PANCHAYAT  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
OSR\_APPLICABLE=NO  
OSR\_SURRENDER=NO  
OSR\_SURRE\_BUYBACK\_RETAIN=RETAIN  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO



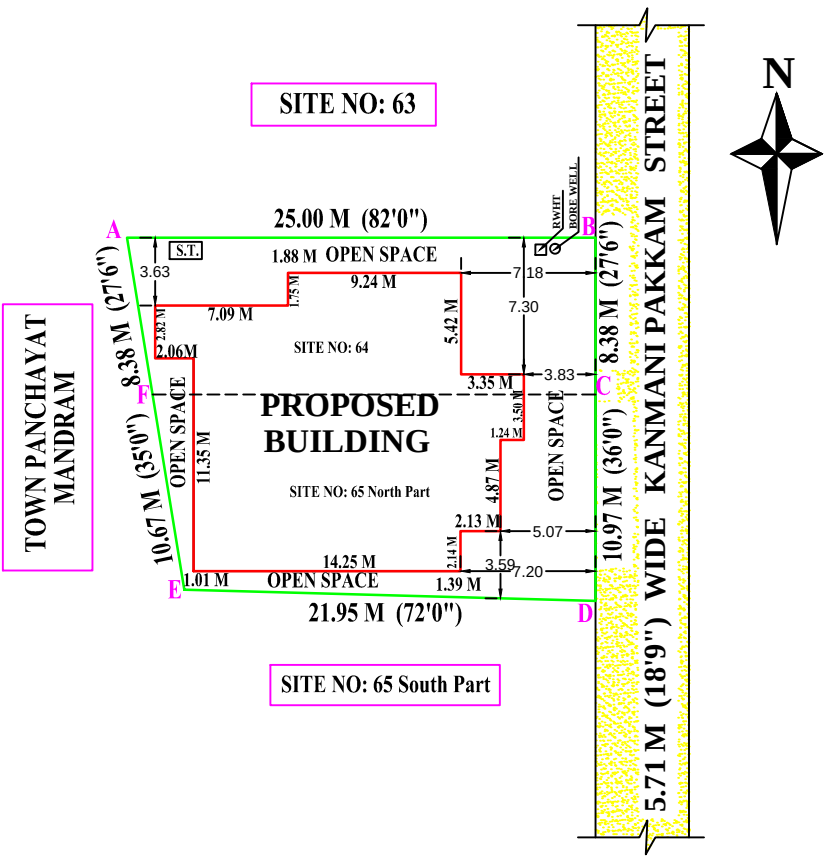
| SCHEDULE OF JOINERIES               |       |         |
|-------------------------------------|-------|---------|
| GD.. GRILL DOOR.....                | 1.00M | X 2.10M |
| MD.. MAIN DOOR.....                 | 1.60M | X 2.10M |
| D..DOOR. ....                       | 1.00M | X 2.10M |
| D1.DOOR. ....                       | 0.76M | X 2.10M |
| W...WINDOW.....                     | 1.22M | X 1.37M |
| W1...WINDOW.....                    | 1.52M | X 1.52M |
| W2...WINDOW.....                    | 1.83M | X 1.52M |
| V...VENTILATOR.....                 | 1.22M | X 0.76M |
| A/O..OPEN. ....                     | 2.20M | X 2.10M |
| RAINWATER HARVESTING TANK..1.NO     |       |         |
| SEPTIC TANK..1.NO, BORE WELL..1.NO. |       |         |



## FIRST FLOOR



| AREA DETAILS.                                                                                      | SQ.MT. | SQ.FT.  |
|----------------------------------------------------------------------------------------------------|--------|---------|
| SITE AREA AS PER DOCUMENT.( 64, 65 North part)<br>( 64 =202.55 sq.mt, 65 North part= 244.98 sq.mt) | 447.53 | 4815.50 |
| SITE AREA AS PER PATTA.                                                                            | 450.00 | 4842.00 |
| PROPOSED GROUND FLOOR BUILDING AREA.                                                               | 246.13 | 2648.00 |
| PROPOSED FIRST FLOOR BUILDING AREA.                                                                | 179.02 | 1926.00 |
| TOTAL BUILDING AREA                                                                                | 425.15 | 4574.00 |
| NET OPEN SPACE AREA.                                                                               | 201.40 | 2167.00 |
| ALL DIAMANSION ARE IN METER.                                                                       |        |         |
| ALROUND COMPOUND WALL PROVIDED = 85.39 M                                                           |        |         |



## SITE PLAN

**SCALE = 1 : 200**

| MERGER OF THE SITES AREA:  |           | SQ.MT. | SQ.FT.   |
|----------------------------|-----------|--------|----------|
| SITE NO: 64                | (ABCFA) = | 202.55 | 2179.50  |
| SITE NO: 65 Northr Part    | (FCDEF) = | 244.98 | 2636.00  |
| TOTAL SITE AREA : (ABCDEF) |           | 447.53 | 4815.50. |

## INDEX :-

**SITE BOUNDARY** \_\_\_\_\_ 

**PROPOSED BUILDING** \_\_\_\_\_ 

**EXISTING ROAD** \_\_\_\_\_ 

APPLICANT

Nov 23/25

# ENGINEER

**A. Ferozkhan**  
Er. **A. FEROUZ KHAN, D.C.E.**  
Licensed Building Surveyor &  
Consulting Civil Engineer  
17/2-29, Srithali Melkarai  
**THIRUPPATTUR-630211**  
Sivagangai District  
Cell: 94420 43431

OFFICE USE ONLY



# 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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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.

