

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.

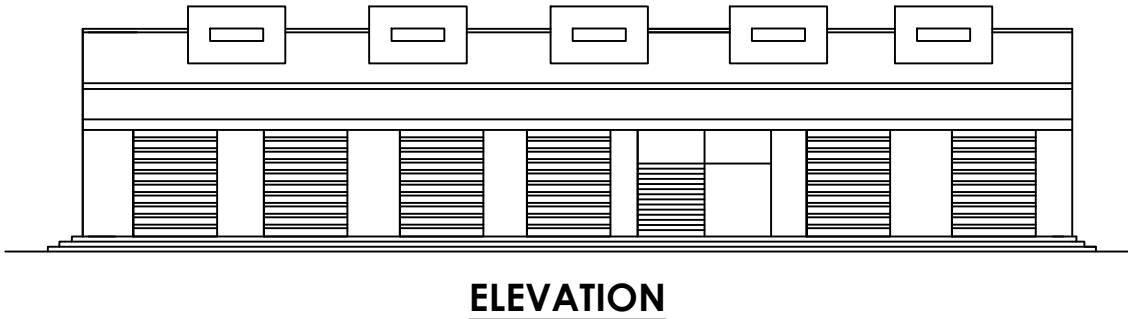
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF SHOP BUILDING IN NEW S.F.NO:309/4A, PATTA NO:1541, AT VANIYANKADU, VANIYANKADU PANCHAYAT, THIRUPPATTUR TALUK, SIVAGANGAI DISTRICT.

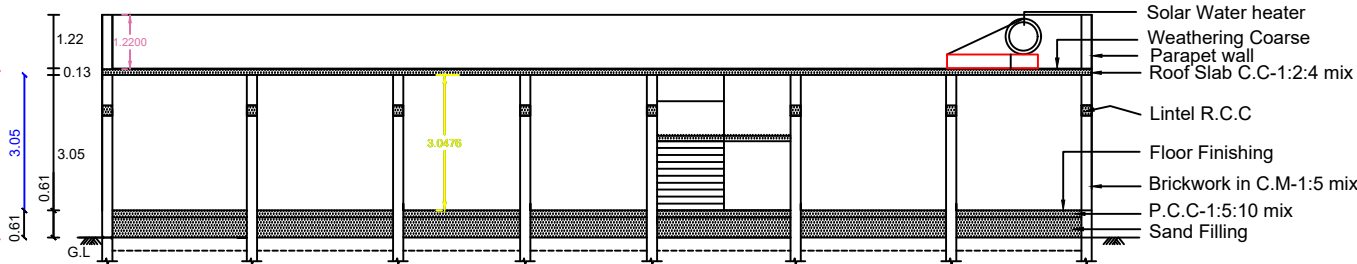
NAME OF OWNER :Mr.S.MARIYAPPAN S/O SHANMUGAM

PLAN_INFO
PLOT_AREA_M2=2088.00
SINGLE_FAMILY_BLDG=NO
ROAD_WIDTH=24.32
ROAD_LENGTH=1000
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=27.80
AVG_PLOT_WIDTH=52.00
LAND_USE_ZONE=COMMERCIAL
LEASEHOLD_LAND=NO
SURVEY_NO=309/4A
PLOT_NO=0
DISTRICT=SIVAGANGAI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=YES

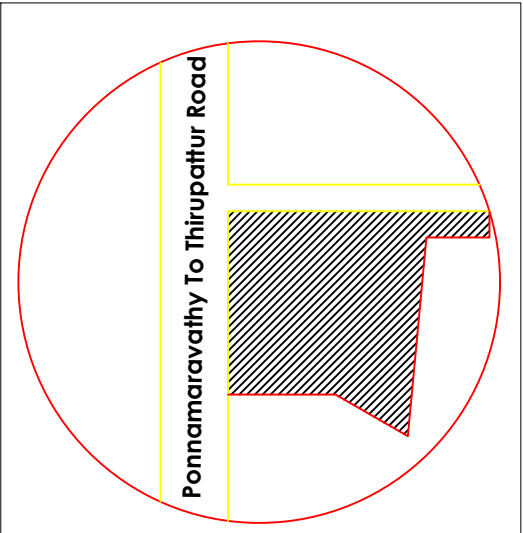
OSR_SURR_BUYBACK_RETAIN=RETAIN
BLOCK_1_B-SHOP_MEMBER_COUNT=30
BLOCK_1_STAFF_MEMBER_COUNT=10
BLOCK_1_PUBLIC_MEMBER_COUNT=20
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AS_PER_DOCUMENT=2088.00
IS_SWIMMING_POOL_EXISTS= NO
IS_PRIVATE_EXCLUSIVE_PASSAGE=NO
PATTA_NO=1541
TALUK=THIRUPPATTUR
AS_AT_SITE=2088.00
FMB_OR_PLR=2088.00
RWH_DECLARED=YES
VILLAGE=VANIYANKADU
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



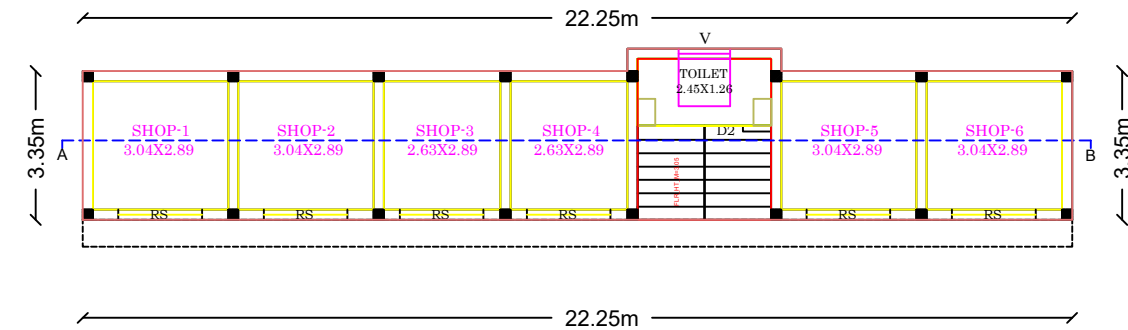
ELEVATION



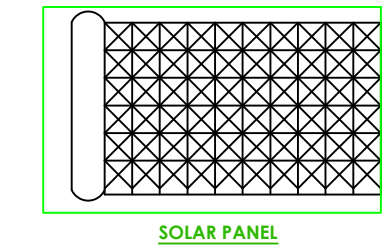
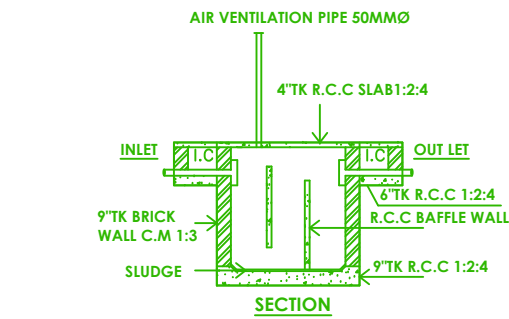
SECTION ON "AB"



LOCATION PLAN



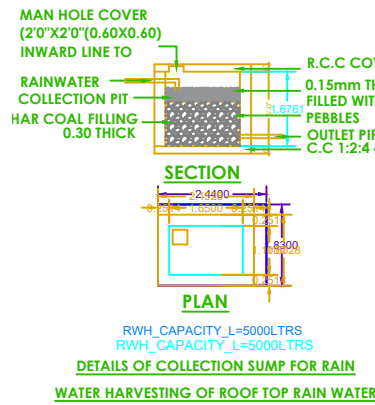
PROPOSED GROUND FLOOR PLAN



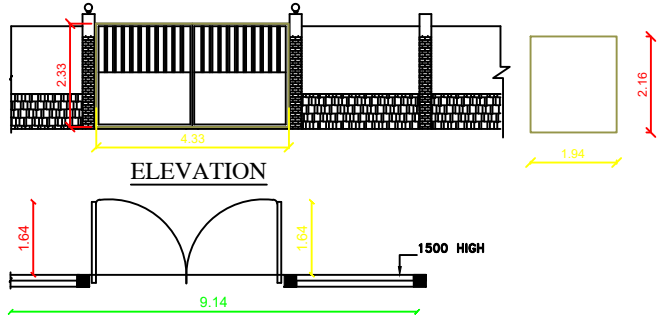
SOLAR PANEL



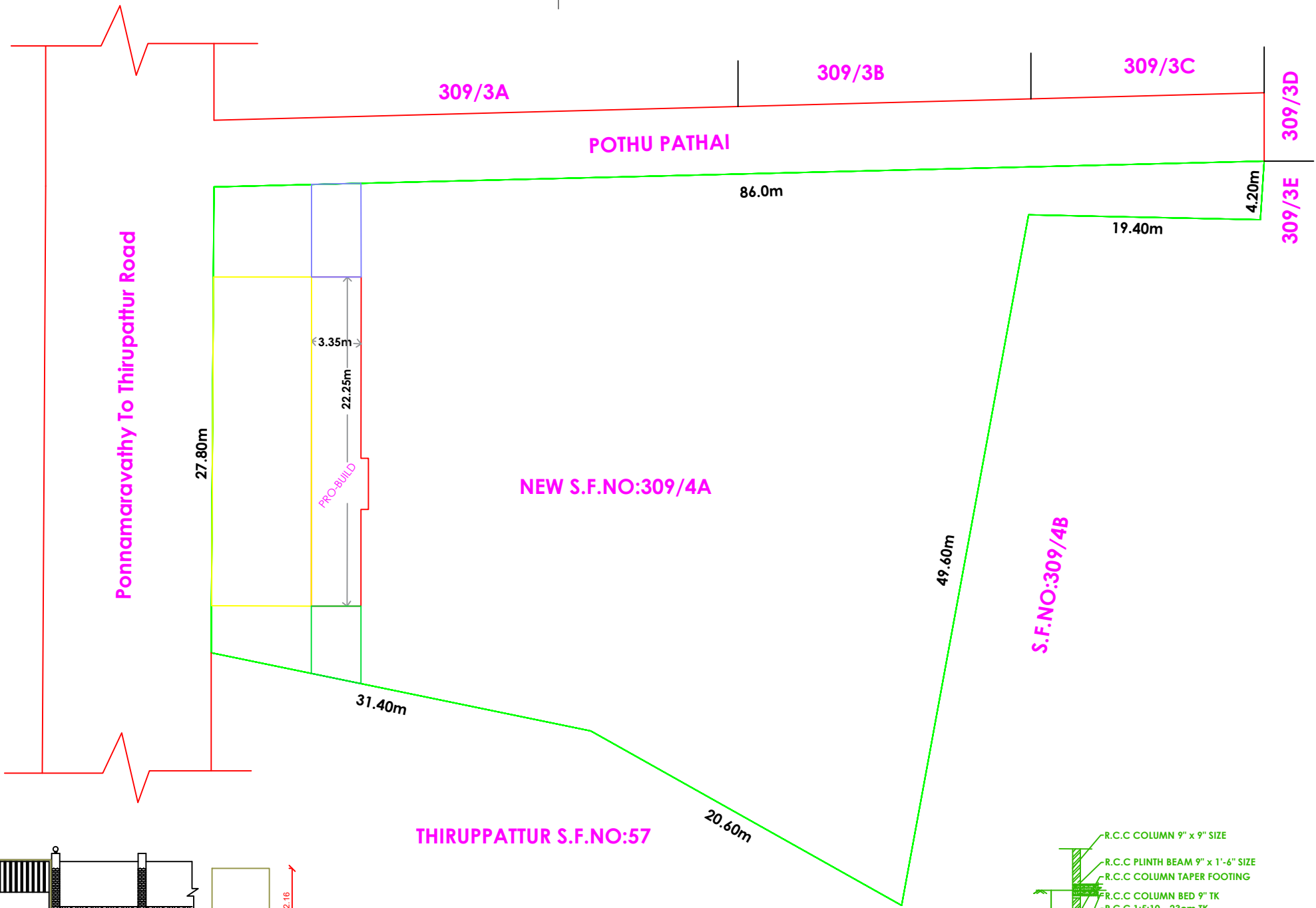
STAIRCASE DETAILS



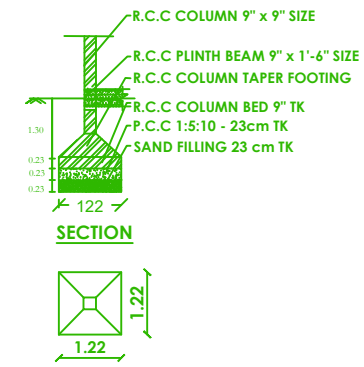
DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER



Compound wall Detail



SITE PLAN-SCALE 1:400



COLUMN DETAILS PLAN

CERTIFICATE

- 01.RAIN WATER WILL BE COLLECTED THROUGH PITS.
02.U-TRAP WILL BE PROVIDED IN SEPTIC TANK.
03.WASTE WATER WILL BE UTILISED BY GARDENING.
04.EXHAUST FAN WILL BE PROVIDE IN KITCHEN ROOM.
05.SOLAR WASTE WATER USED IN KITCHEN.

CALCULATION:

AREA STATEMENT	SQ.FT	SQ.M
1.AREA OF SITE	22475.78	2088.00
2.PROPOSED R.C.C ROOF SHOP BUILDING		
(i) GROUND FLOOR		
PLINTH AREA	821.00	76.27
VACANT AREA	21624.78	2011.73
3.TOILET	1 NOS	
4.BOREWELL	1 NOS	

SCHEDUL OF JOINERIES

SYMBOL	DESCRIPTION	IN METER
RS	ROLLING SHUTTER	1.88X2.13
W	WINDOW	1.50X1.83
V	VENTILATOR	0.91X0.61

LEGEND

SL.NO	DESCRIPTION	REQUIRED	PROVIDED
01	CAR PARKING	N.A	N.A
02	TWO WHEELER	N.A	N.A
03	FRONT SETBACK	4.50m	4.53m
04	REAR SETBACK	N.A	43.22m
05	SIDE-1 SETBACK	1.00m	5.22m
06	SIDE-2 SETBACK	1.00m	5.11m

NOTE: NUMBER OF CAR/ TWO WHEELAR PARKING SHOULD BE CALCULATED IN THE 75% OF PLINTH AREA

Er:A.KARTHIKEYAN,DCE,BE.,
Registered Engineer-109/LS/2021/00015
AR CONSTRUCTION
SUPREME COMPLEX,RAILWAY STATION ROAD,
TVS CORNER, PUDUKKOTTAI.
MOBILE : 96985-09592 ,
REGISTERED ENGINEER

Er.A.KARTHIKEYAN DCE.,BE.,
REGISTERED ENGINEER
AR CONSTRUCTION
T.S.NO:8547/2,SUPREME COMPLEX.,
TVS CORNER,RAILWAY STATION ROAD,
PUDUKKOTTAI.96985-09592



OWNER'S SIGNATURE



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
+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.

