

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.

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF R.C.C. ROOF IN PART OF GROUND FLOOR AND PROPOSED FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE. IN NEW R.S.NO:259/7,(OLD R.S.No:259/2B),OF THIRUPPATUR TOWN. PLOT NO: 5, DOOR NO : 71/4B1, AT MATHANI NAGAR, KALIYAMMAN KOVIL STREET, WARD NO : 06, THIRUPPATTUR TOWN PANCHAYAT , THIRUPPATTUR TALUK AND SIVAGANGAI DISTRICT.

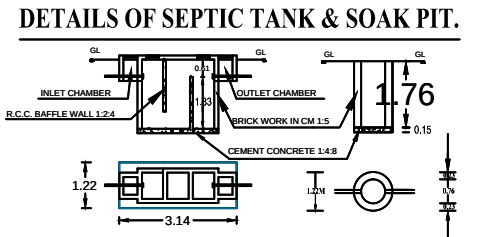
APPLICANT: Mrs. R. PUSHPAVALLI. W/o. RAJAPPA. SCALE = 1 : 100

DTCP APPROVAL NO.
SIVAGANGAI DTCP ORDER :
ந.க. எண்:1999/2023/சிமடா-2, DATE:23.11.2023
THIRUPPATTUR TOWN PANCHAYAT ORDER:
ந.க. எண்:893/2024/அ3, DATE:28.01.2025
SPFW/ THIRUPPATTUR No. 69/2024-2025

PREVIOUS PLAN APPROVED NO.
49/2005-2006, DATE: 05.09.2005

TAX ASSESEMENT No.
DOOR NO: 71/4B1,6876
2024-2025/200364/1/8607

PLAN INFO
PLOT_AREA_M2=243.77
FMB_OR_PLR=250.00
AS_PER_DOCUMENT=243.77
AS_AT_SITE=247.23
PLOT_NO=5
SURVEY_NO=259/7
PATTA_NO= 2732
VILLAGE=THIRUPPATTUR
TALUK=THIRUPPATTUR
DISTRICT=SIVAGANGAI
ROAD_WIDTH=7.60
ROAD_LENGTH=500
AVG_PLOT_DEPTH= 26.00
AVG_PLOT_WIDTH= 9.40
ACCESS_WIDTH_M=7.60
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE = RESIDENTIAL
RWTH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_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=NON
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



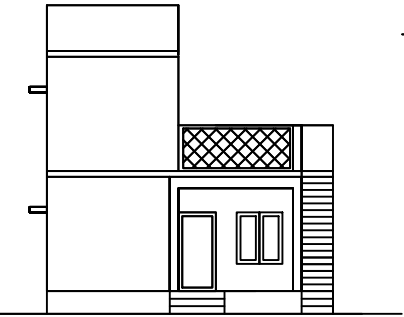
APPLICANT

37.4294277

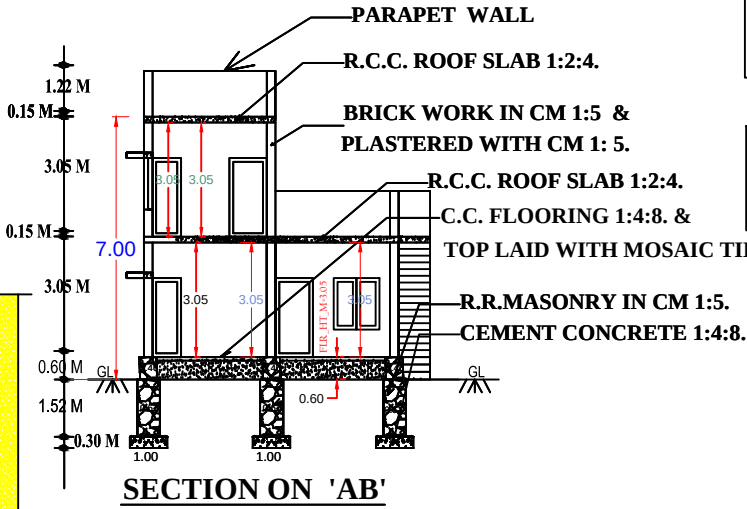
ENGINEER

Er.Joseph Dhanraj
Consulting Civil Engineer
2/362 -3, Min Nagar 1st Street
Thirupattur - 63021:
GSM: 9443034123

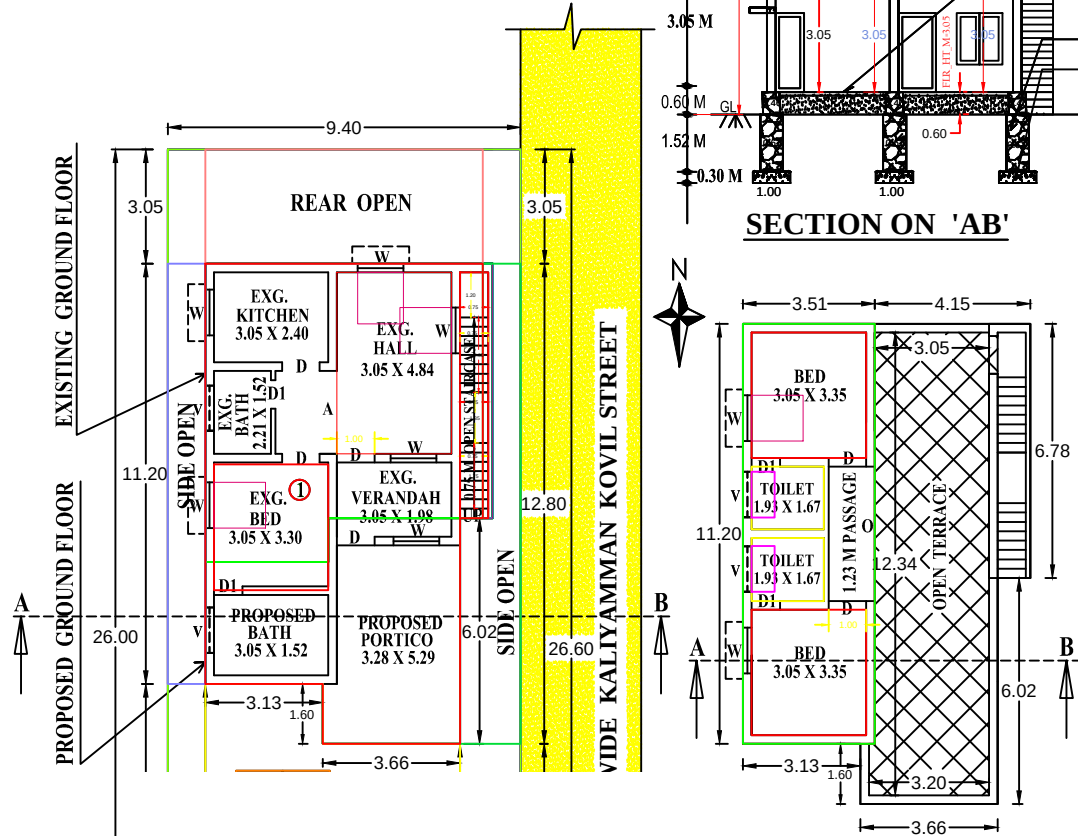
OFFICE USE ONLY



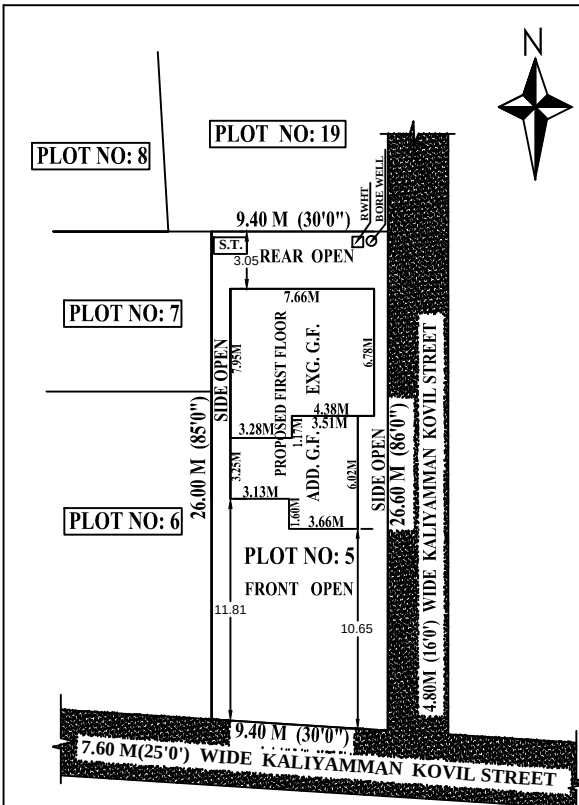
FRONT ELEVATION



SECTION ON 'AB'

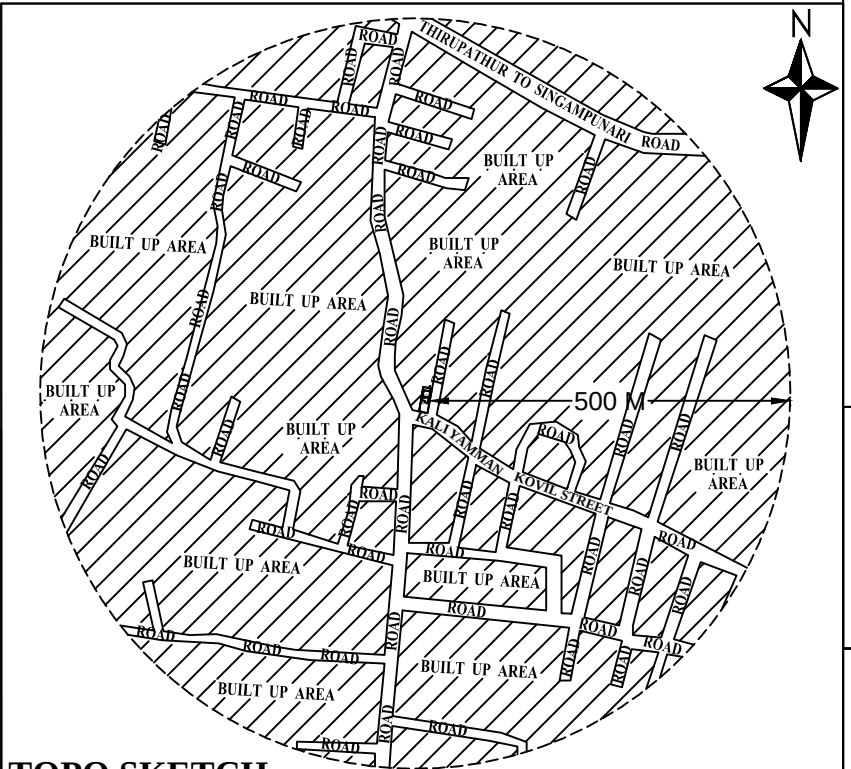


PROPOSED FIRST FLOOR



SITE PLAN SCALE = 1 : 500

- INDEX:-
- SITE BOUNDARY
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - EXISTING ROAD



TOPO SKETCH SCALE = 1 : 5000

AREA DETAILS.	SQ.MT.	SQ.FT.
SITE AREA AS PER DOCUMENT. (SITE No: 5).	243.77	2623.00
SITE AREA AS PER PATTA.	250.00	2690.00
PROPOSED GROUND FLOOR BUILDING AREA.	32.03	345.00
PROPOSED FIRST FLOOR BUILDING AREA.	39.31	423.00
TOTAL BUILDING AREA	71.34	767.00
EXISTING GROUND FLOOR BUILDING AREA	55.77	600.00
NET OPEN SPACE AREA.	155.97	1678.00
ALROUND COMPOUND WALL PROVIDED = 71.40 M		
SCHEDULE OF JOINERIES		
D.DOOR.....	1.00M X 2.10M	
D1.DOOR.....	0.76M X 2.10M	
W...WINDOW.....	1.22M X 1.37M	
V...VENTILATOR.....	1.22M X 0.76M	
O...OPEN.....	1.22M X 2.10M	
RAINWATER HARVESTING TANK..1.NO		
SEPTIC TANK...1.NO, BORE WELL...1.NO.		
WALL THICKNESS:		
MAIN WALL = 0.23 M		
PARTITION = 0.12 M		
STAIRCASE DETAILS (NTS)		
DETAILS OF RAINWATER HARVESTING TANK.(NTS)		



(EXISTNG & PROPOSED)

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.

