

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

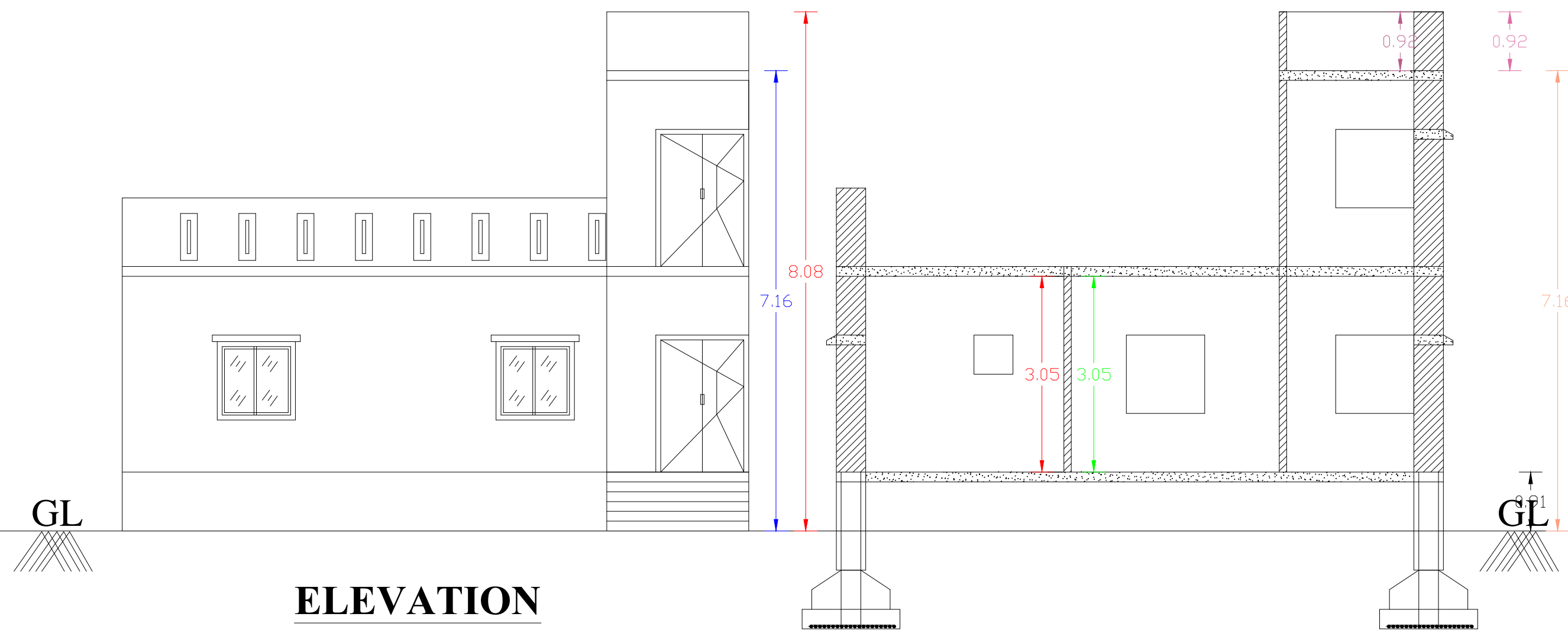
Residential

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

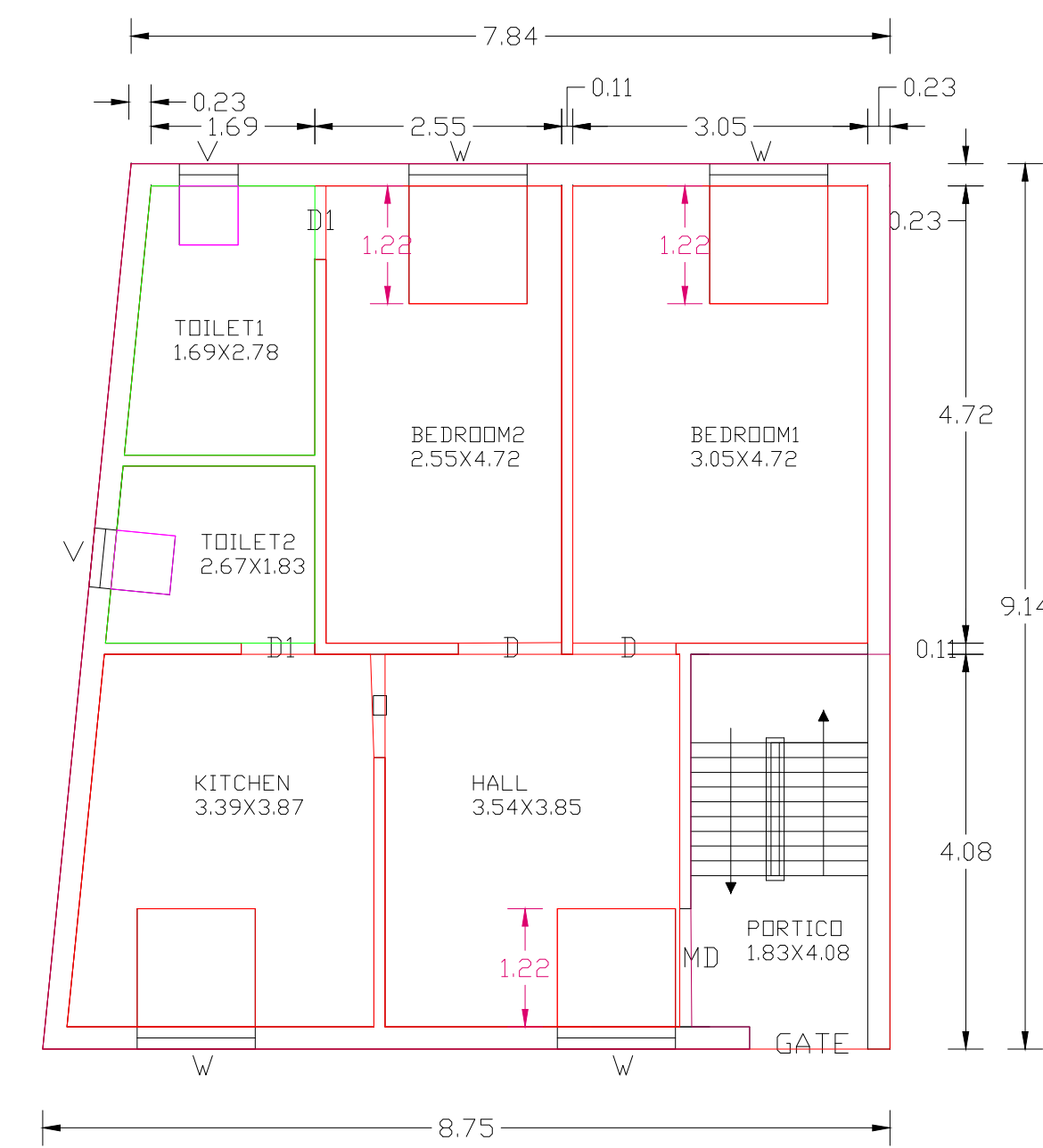
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING IN , PLOT NO : -209, S.NO:413/4A PATTA NO:5472 VAIGAI NAGAR, ILAYANGUDI TOWN PANCHAYAT, ILAYANGUDI TALUK, SIVAGANGAI DIST.

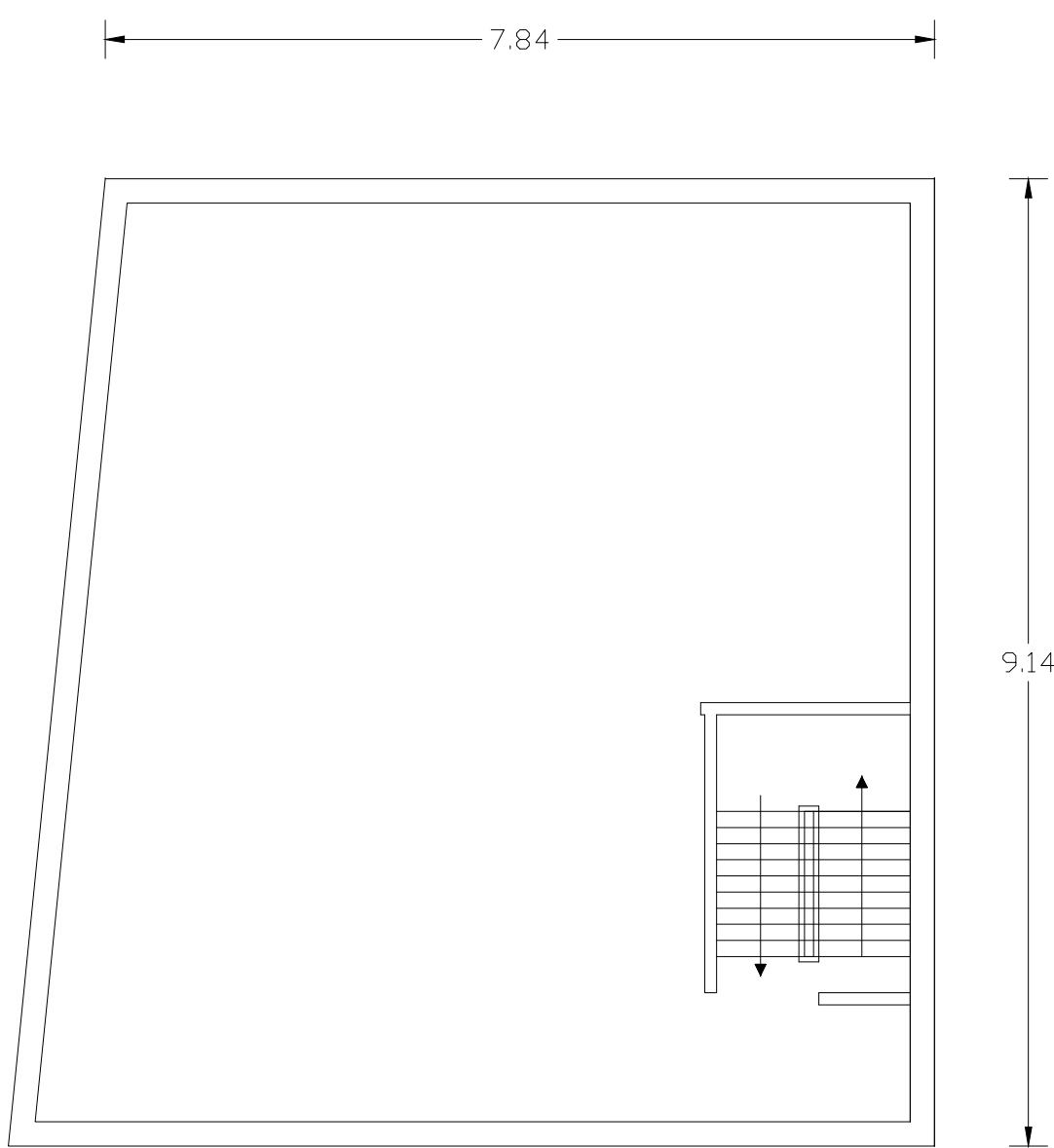
APPLICANT :- BENASIR.R D/O RASUL KHAN



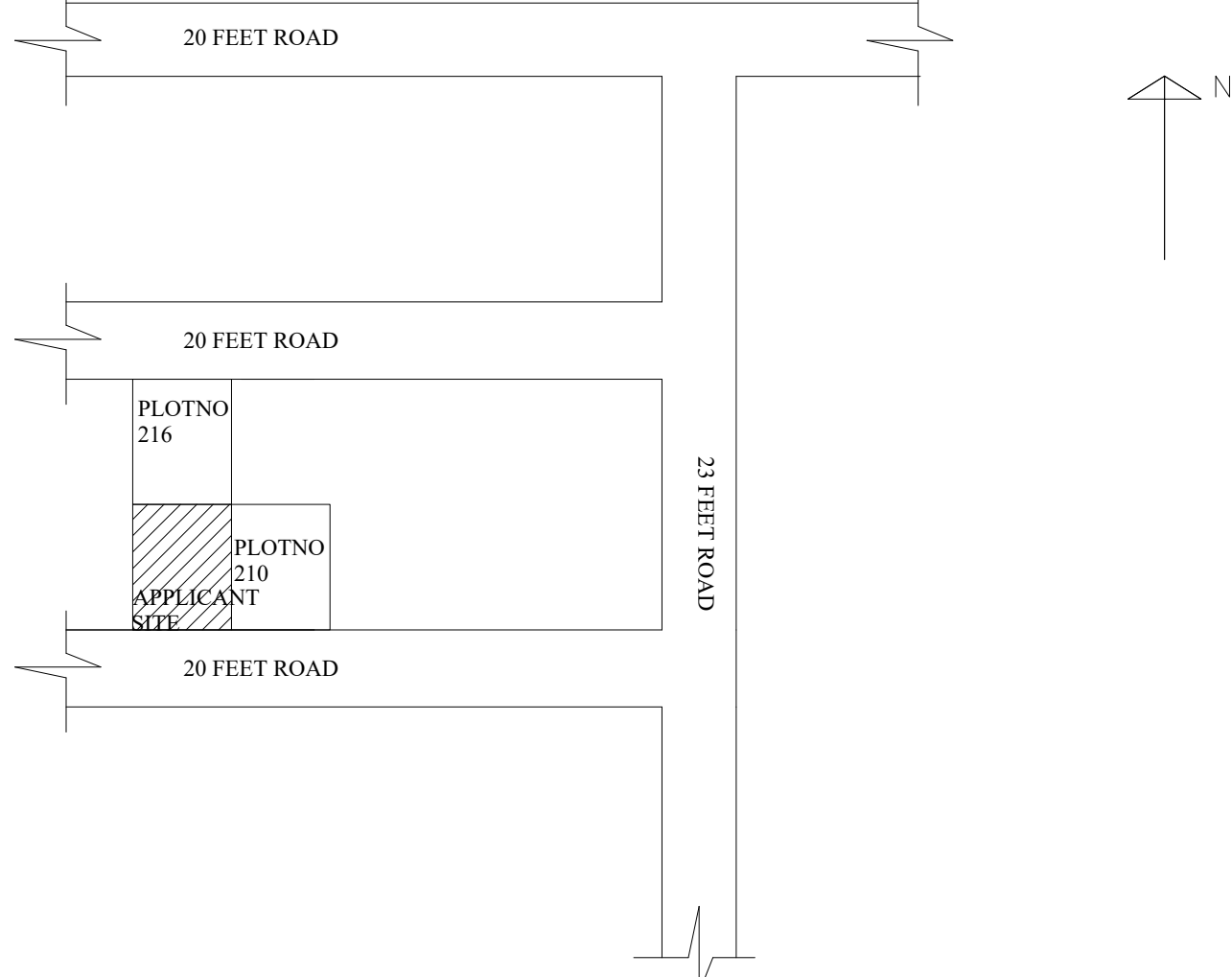
SECTION ON A A



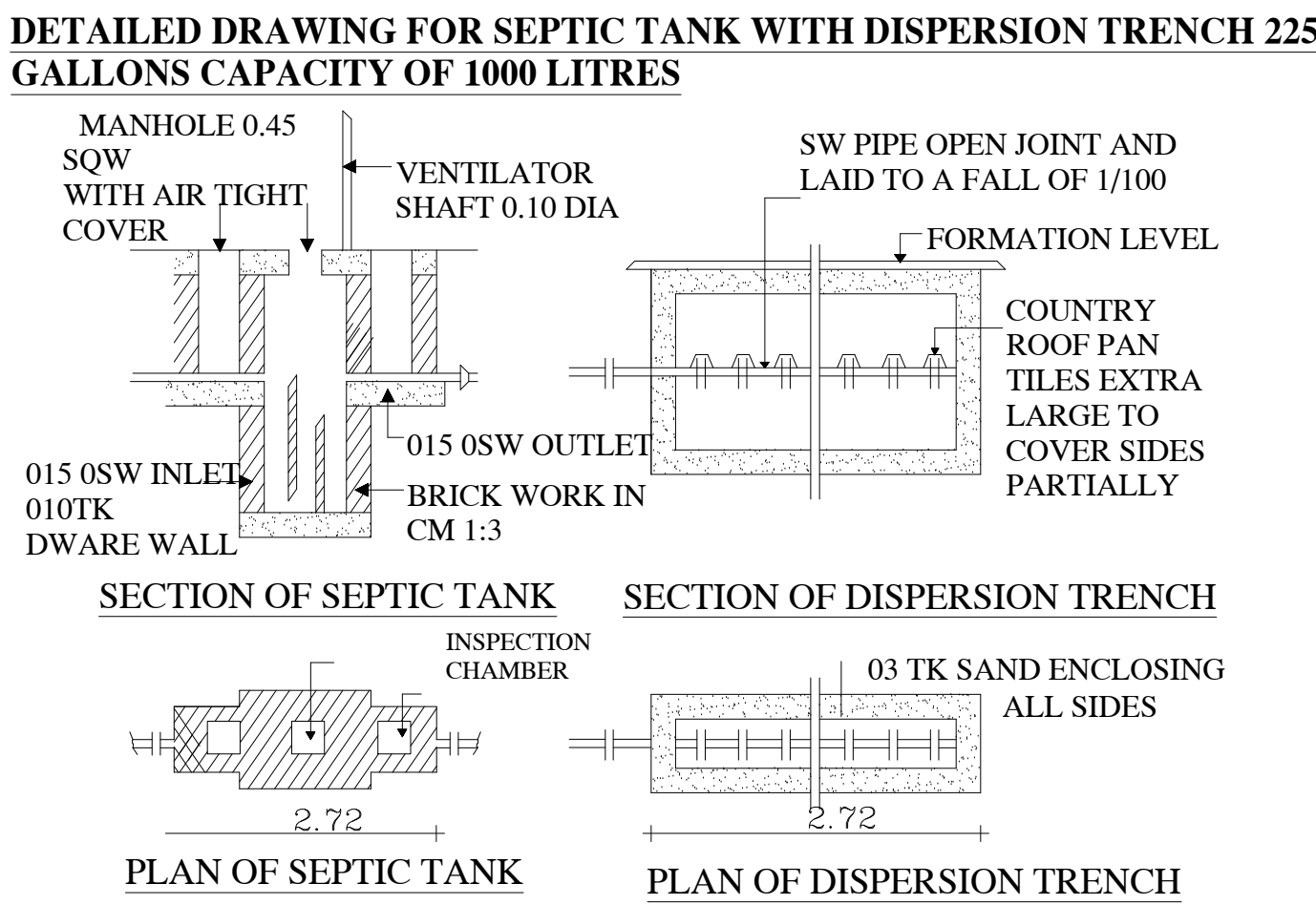
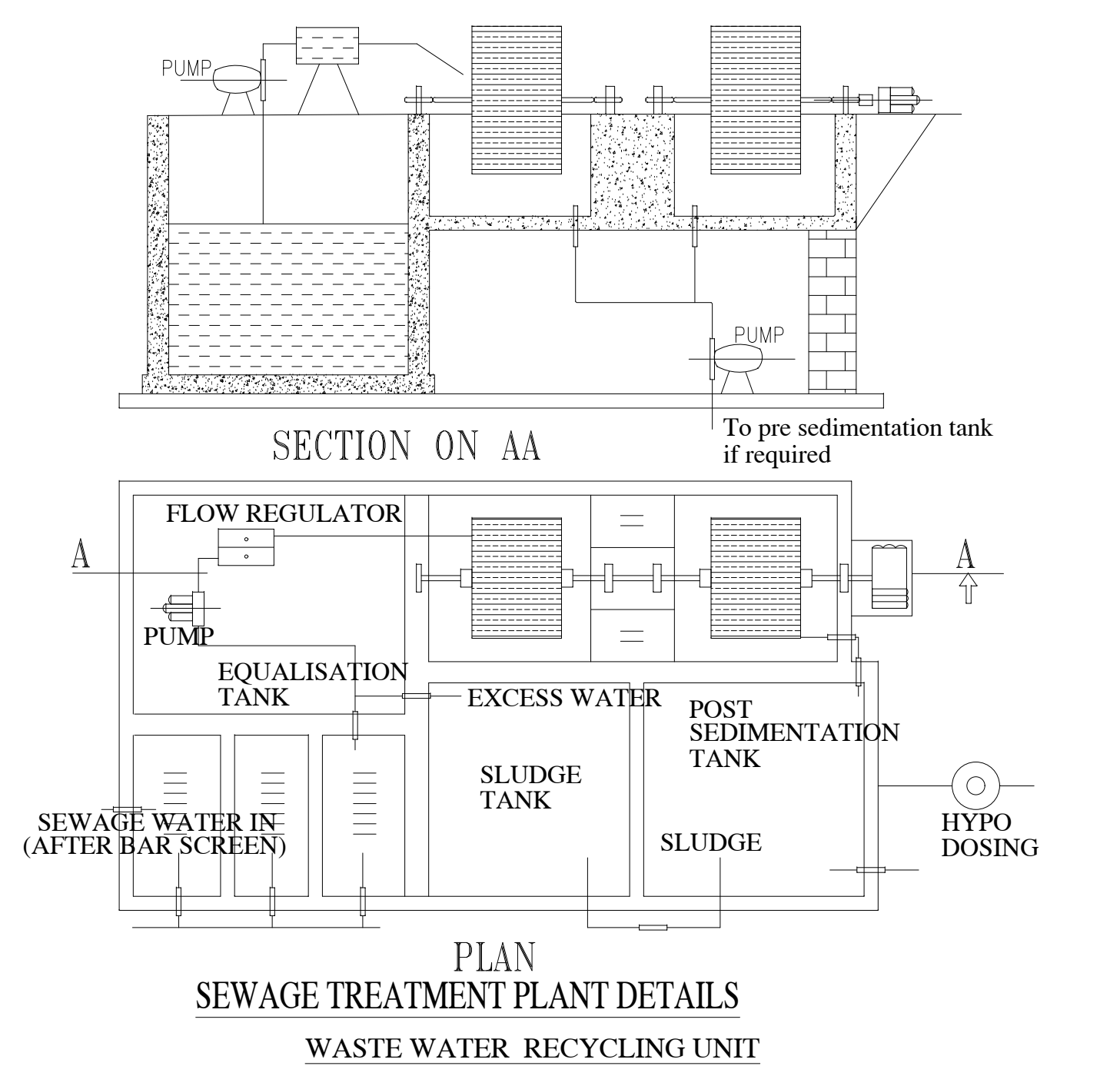
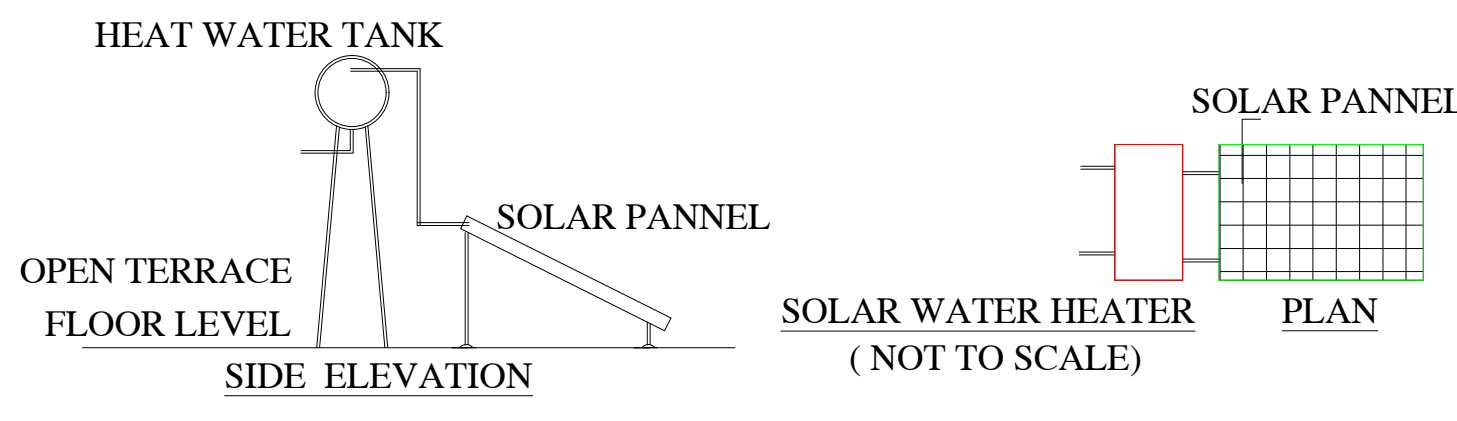
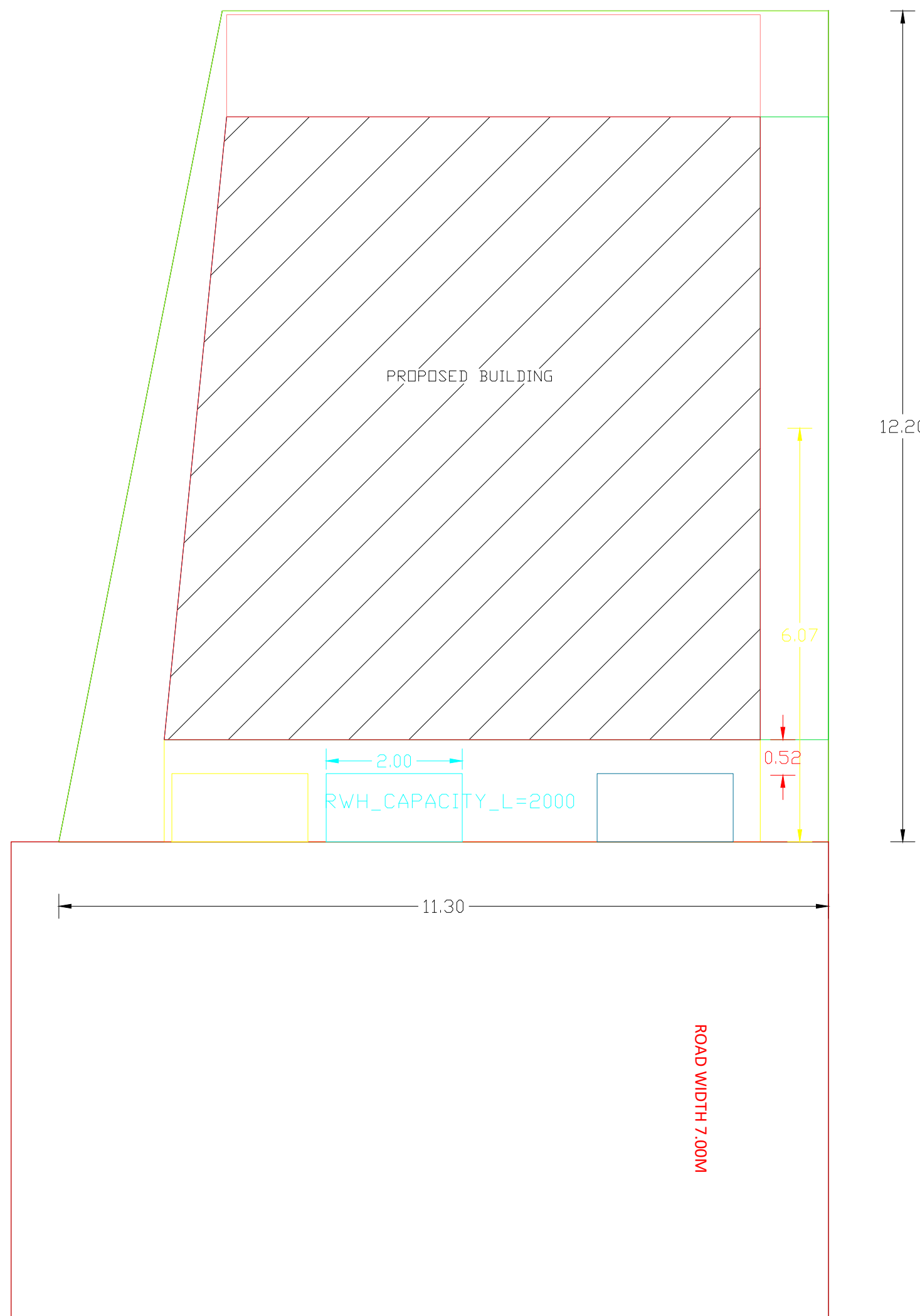
PROPOSED GROUND FLOOR PLAN



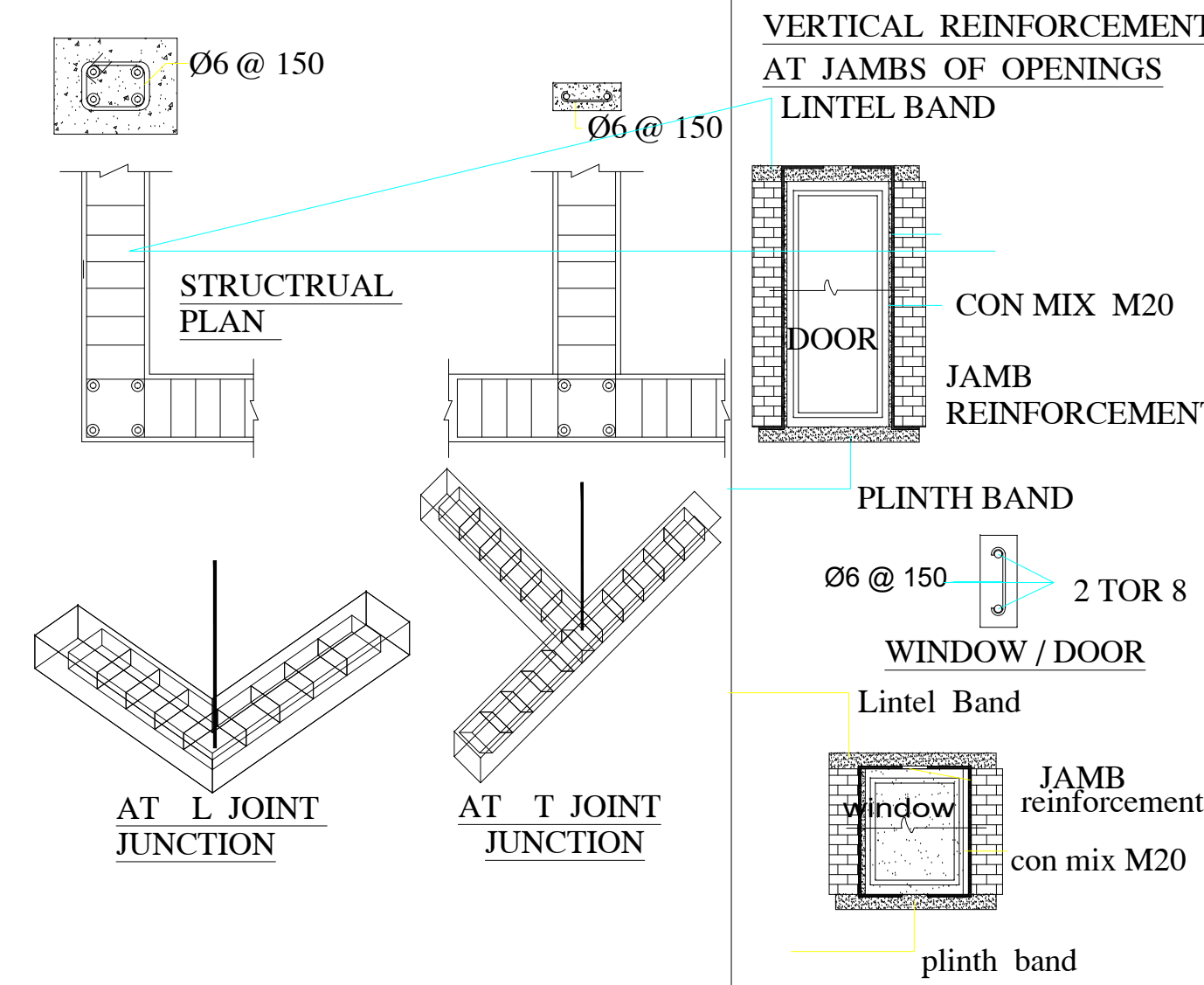
PROPOSED FIRST FLOOR PLAN



KEY MAP



DETAILS OF EARTHQUAKE :



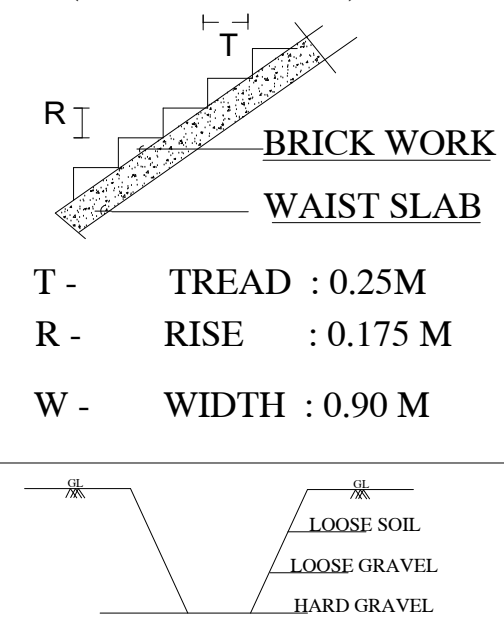
AREA DETAILS	SQ.M	SQ.FEET
AREA OF THE SITE	123.22	1320.00
PLINTH AREA		
GROUND FLOOR BUILDING	75.84	816.00
FIRST FLOOR BUILDING	5.33	57.37
TOTAL PLINTH AREA	81.17	873.70
AREA OF OPEN SPACE	47.38	510.00
FLOOR AREA		
GROUND FLOOR BUILDING	26.78	588.28
FIRST FLOOR BUILDING	60.71	653.55
TOTAL	87.49	1241.83
PARKING	REQUIRED	PROVIDED
CARS SPACE		
TWO WHEELER SPACE		
FSI=total builduparea/plot area	0.66	
PLOT COVERAGE		

DETAILS OF JOINERIES			
MD - DOOR	1.22 X 2.13	W - WINDOW	1.22 X 1.22
D - DOOR	0.91 X 2.13	W1 - WINDOW	1.52 X 1.22
D1 - DOOR1	0.76 X 2.13		
O - OPEN	1.07 X 2.13		
V - VENTILATOR	0.61 X 0.61		

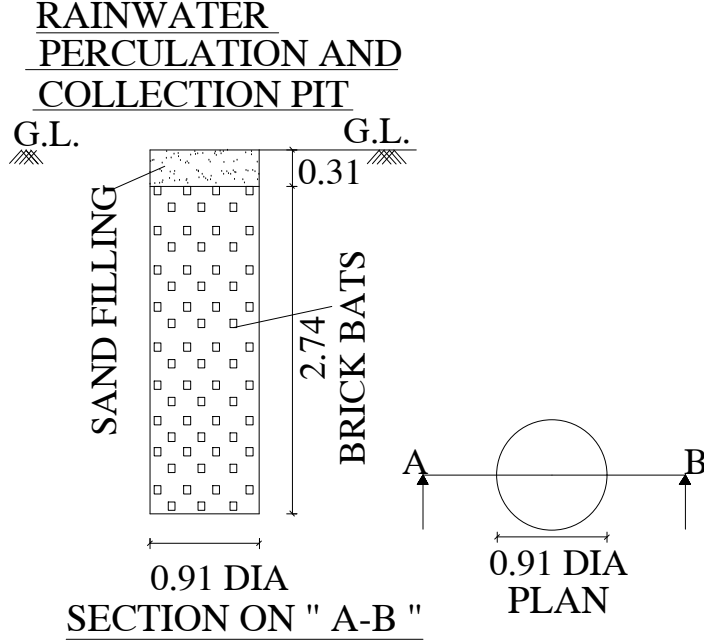
COLOUR INDEX

SITE BOUNDARY	☐
PRO.R.C.C ROOF G.F BUILDING	☐
PRO.R.C.C ROOF F.F BUILDING	☐
RAINWATER STORAGE PIT	☐
ROAD	☐

STAIRCASE DETAILS (NOT TO SCALE)



DETAILED PLAN OF RAINWATER PERCULATION AND COLLECTION PIT



PLAN INFO
AS_AT_SITE=123.22
FMB_OR_PLR=123.22
AS_PER_DOCUMENT=123.22
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
PLOT_NO= 209
SURVEY_NO=413/4A
PATTA_NO=5472
TALUK=ILAYANGUDI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=SIVAGANGAI
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=11.30
WHETHER_GOVT_OR_AIDED_SCHOOL=YES
PLOT_AREA_M2=123.22
AVG_PLOT_DEPTH=12.20
AVG_PLOT_WIDTH=11.30
AREA_TYPE=OTHERS
ROAD_WIDTH=7.00
ROAD_LENGTH=500.00
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=TOWN PUNCHAYAT

R. Benaf

APPLICANT:-

Er.M.MOHAMED BUHARI, BE
DTCP Register Engineer
Reg No:RE/GrIII/SVG 03/25
Ph : 9944950866
Email: buharir46@gmail.com

REGISTERED ENGINEER:



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.

