

PP

APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

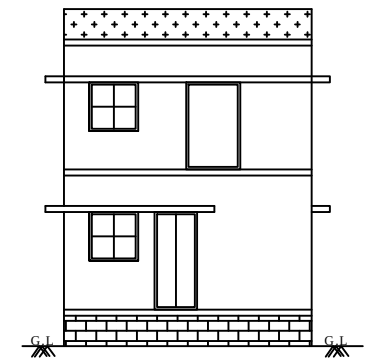
The approval as the planning authority issued it, reproduced in full behind this page.

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

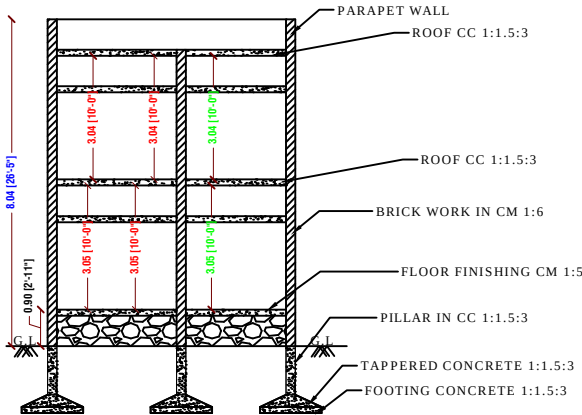
PLAN SHOWING THE PROPOSED CONSTRUCTIONS OF A RCC ROOF RESIDENTIAL GROUND & FIRST FLOOR DWELLING HOUSE AT S.No:229/48,PLOT NO:105,PATTA NO:11234,PAIYUR UTKADAI PILLAIVAYAL VILLAGE,PAIYUR PILLAIVAYAL GROUP,VANIYANGUDI PANCHAYAT ,SIVAGANGAI TALUK, SIVAGANGAI DISTRICT.

DTCP LAYOUT APPROVAL NO:04/2022 DATE :28/04/2022

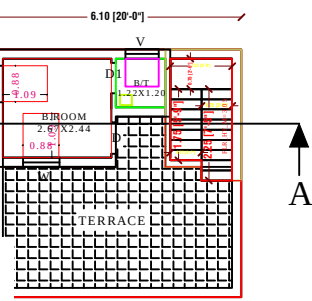
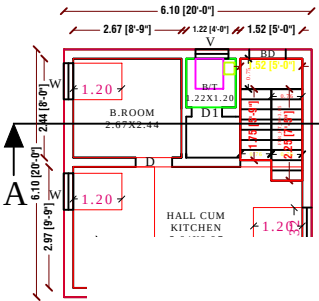
APPLICANT NAME : Mr.VIJAYA KUMAR S/O.RAMACHANDRAN



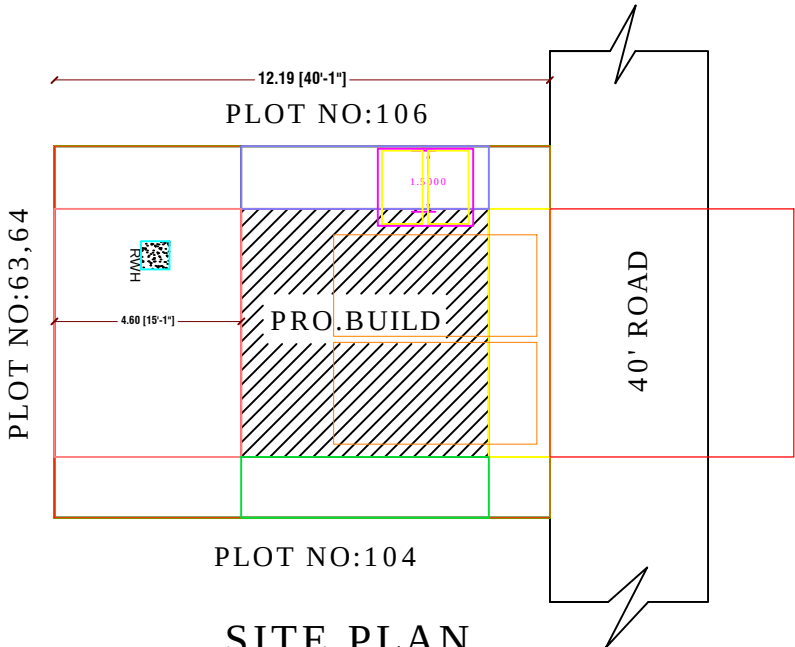
FRONT ELEVATION



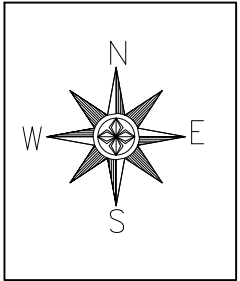
SECTION A-A



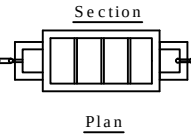
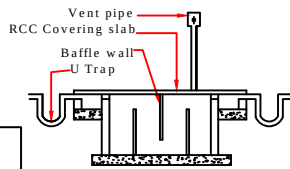
FIRST FLOOR PLAN



SITE PLAN
SCALE 1:100



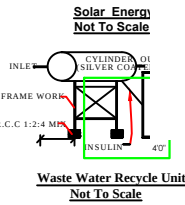
TOTAL F.S.I AREA
SITE AREA
48.09
= 111.52
= 0.43 < 2.0



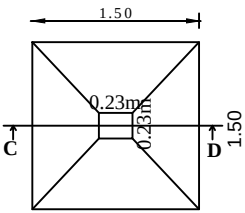
Using 'U' type trap 2 Nos in inlet, outlet & Ventpipe will be covered with mosquito proof covering net in inner side of vent pipe and top of vent pipe

Septic Tank With U Trap
Not To Scale

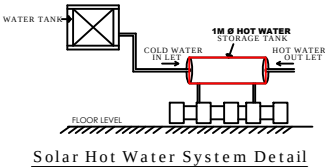
PRO.GRO



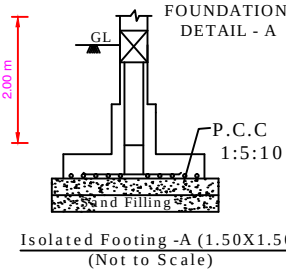
Bath & wash basin pipe line connection is directly connected to the rectangle pit for recycling the waste water.



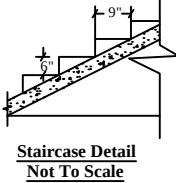
SECTION - 'CD'



Solar Hot Water System Detail



Isolated Footing -A (1.50X1.50)
(Not to Scale)



Staircase Detail
Not To Scale

NOTE:
Width - 30" - 0.91M
Tread - 09" - 0.23M
Rise - 06" - 0.15M

CASE TYPE	: NEW PROPOSAL	
PLOT USE	: RESIDENTIAL	
DWELLING UNITS	: 1NOS	
AREA OF THE PLOT	: 1200.00 SQ.FT/111.52SQ.M	
JOINERY DETAILS	METRE	
MAIN DOOR	1.10X2.10	
DOOR	0.90X2.10	
WINDOW	1.22X1.22	
VENTILATOR	0.90X0.60	
AREA DETAILS	SFT	SQM
SITE AREA(As per Doc)	1200.00	111.52
SITE AREA(As per patta)	1199.95	111.00
SITE AREA (As per site)	1200.00	111.52
PRO.BUILD GF	399.84	37.16
PRO.BUILD FF	117.60	10.93
VACANT AREA	800.11	74.36

R. Vijaya Kumar

APPLICANT: Mr.R.VIJAYA KUMAR

Er.J.KUMAR B.E.,
CIVIL ENGINEER

License No:112/LS/2021/00020
45f,Thirupathur Road,Sivagangai-630561
ENGINEER

PLAN INFO
AS_AT_SITE=111.48
FMB_OR_PLR=111.00
AS_PER_DOCUMENT=111.52
BLK_1_FLR_0_BLT_UP_AREA=37.16
BLK_1_FLR_1_BLT_UP_AREA=10.93
PLOT_AREA_M2=111.52
LAND_USE_ZONE=RESIDENTIAL
BUILDING_NEAR_TO_RIVER=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.00
ROAD_WIDTH=6.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=12.19
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
MIN_PLOT_DEPTH=12.19
MIN_PLOT_WIDTH=9.14
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
DISTRICT=SIVAGANGAI
JURISDICTION_TYPE=PANCHAYAT
PATTA_NO=11234
SURVEY_NO=229/48
PLOT_NO=105
TALUK=SIVAGANGAI
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
BUILDING_NEAR_TO_RIVER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
RWTH_DECLARED=YES
IS_COMMON_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

OFFICE

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

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

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

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.

