

PP

APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

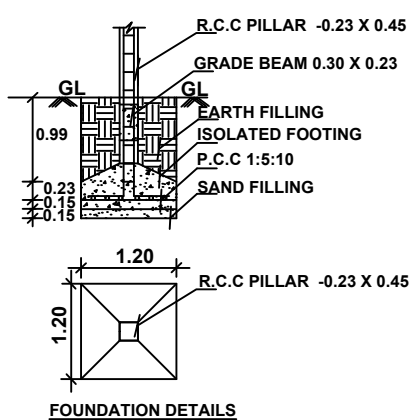
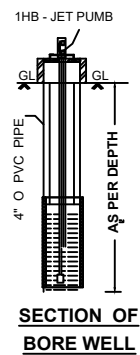
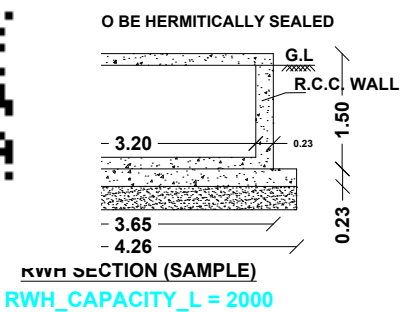
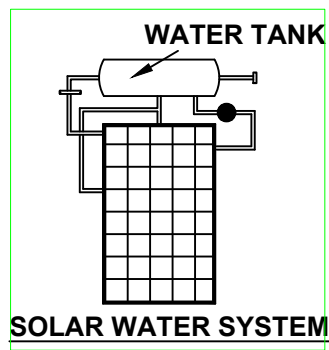
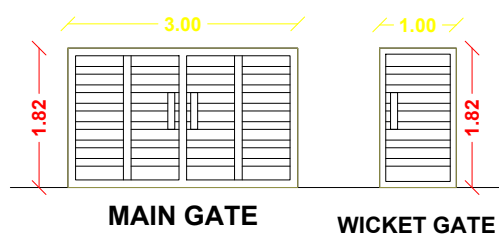
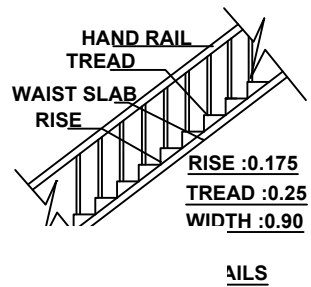
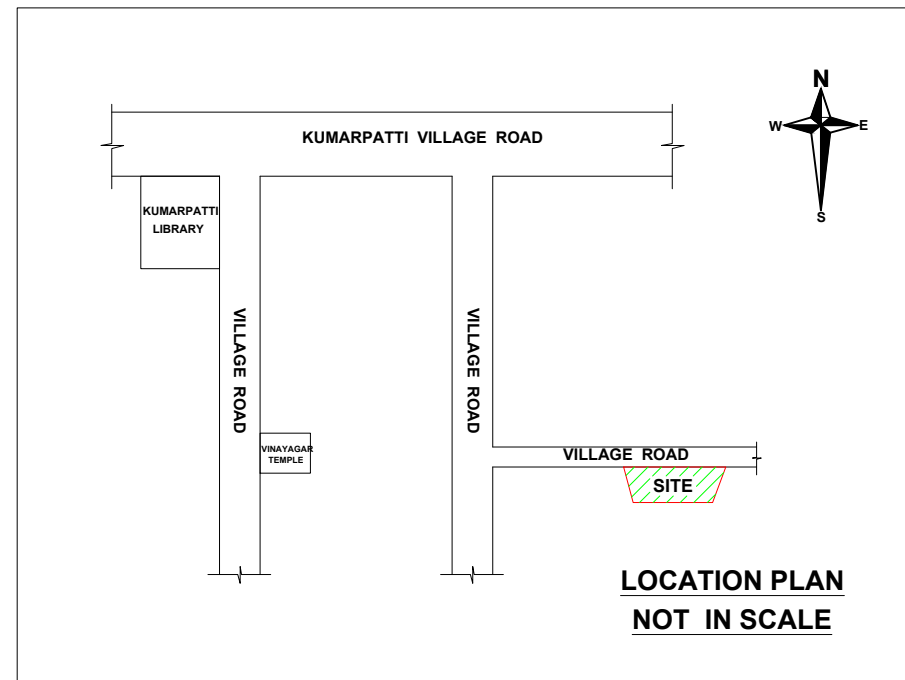
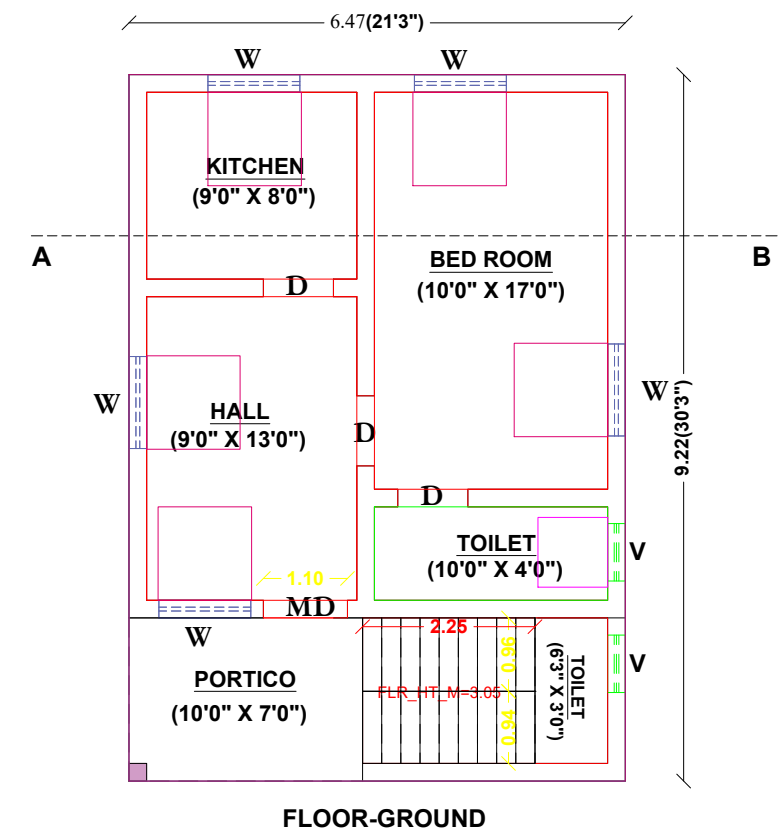
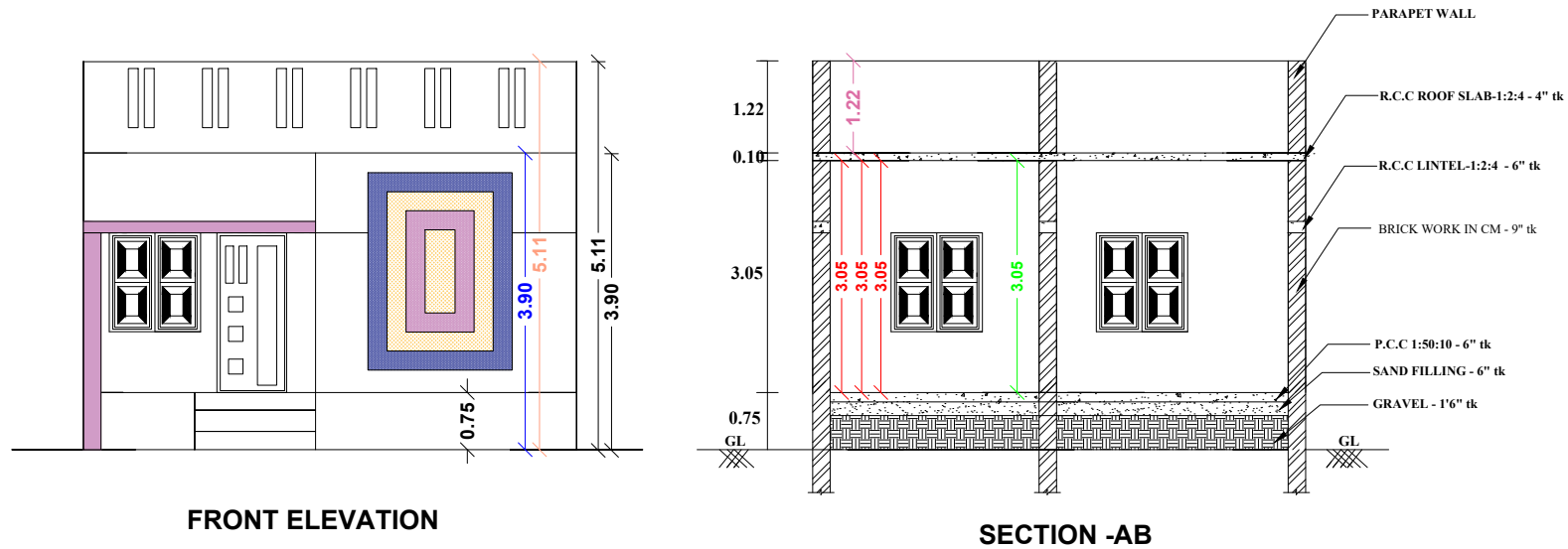
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND R.C.C ROOF BUILDING IN
OLD S.NO:37/5A-PART, NOW S.NO:37/8, PATTa NO:1232, KUMARPATTI VILLAGE & GROUP
KUMARPATTI PANCHAYAT, SIVAGANGAI TALUK , SIVAGANGAI DISTRICT.

SCALE : 1:100 (ALL DIMENSIONS ARE IN METRE).

NAME OF THE OWNER : Mr.K.BASKARAN S/o Karmegam.



DRYLAND OF AYYADHURAI

102.00M

PROERTY OF RAMU
15.00M

108.80M 08'80"

CANAL ROAD

15.00 15.80M

PROERTY OF KADHASAMY



SITE PLAN
NOT TO SCAL

CASE TYPE	NEW PROPOSAL	
PLOT USE	RESIDENTIAL	
DWELLING UNITS	1 -NOS	
AREA OF THE PLOT	18298.80Sft	
SCHEME/AREA		
LAYOUT APPROVAL NUMBER :	DATE :	
JOINERY DETAILS	METRE	
MD - CW DOOR	1.10 X 2.10	
D - CW DOOR	0.90 X 2.10	
W - CW WINDOW	1.22 X 1.22	
V - VENTILATOR	0.90 X 0.60	
AREA DETAILS	SFT	SQM
SITE AREA (As per doc)	18298.80	1700.00
SITE AREA (As per patta)	18298.80	1700.00
SITE AREA (AS PER SITE)	17034.89	1582.58
PRO BUILD GF	642.71	59.71
OPEN AREA	16392.17	1522.87

APPLICANT

Mr.K.BASKARAN S/o Karmegam.

ENGINEER

Mr.T.N.BHARATHIDASAN
B.E.,M.SC(VAULATION),C.ENGG.(I) M.I.E., F.I.V.,
CHARTERED ENGINEER & APPROVED VALUER
REGISTER ENGINEER NO:112/LS/2019/00002
330, GOMATHI ANNEX, GANDHI ROAD
SIVAGANGAI-630561, PH.NO:94430 94330

PLAN_INFO
AS_AT_SITE=1582.58
FMB_OR_PLR=1700.00
PLOT_AREA_M2=1700.00
AS_PER_DOCUMENT=1700.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=15.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.10
ROAD_LENGTH=9.14
AREA_TYPE=OTHERS
MIN_PLOT_WIDTH=15.00
MIN_PLOT_DEPTH=108.80
LAND_USE_ZONE=RESIDENTIAL
LEASEHOLD_LAND=NO
BUILDING_NEAR_TO_RIVER=NO
SURVEY_NO=37/8
PATTa_NO=1232
NAGAR=NIL
VILLAGE=KUMARAPATTI
PANCHAYAT=KUMARAPATTI
TALUK=SIVAGANGAI
DISTRICT=SIVAGANGAI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURRENDER_RETAIN=SURRENDER
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AVG_PLOT_WIDTH=15.00
AVG_PLOT_DEPTH=108.80
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

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.

