

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

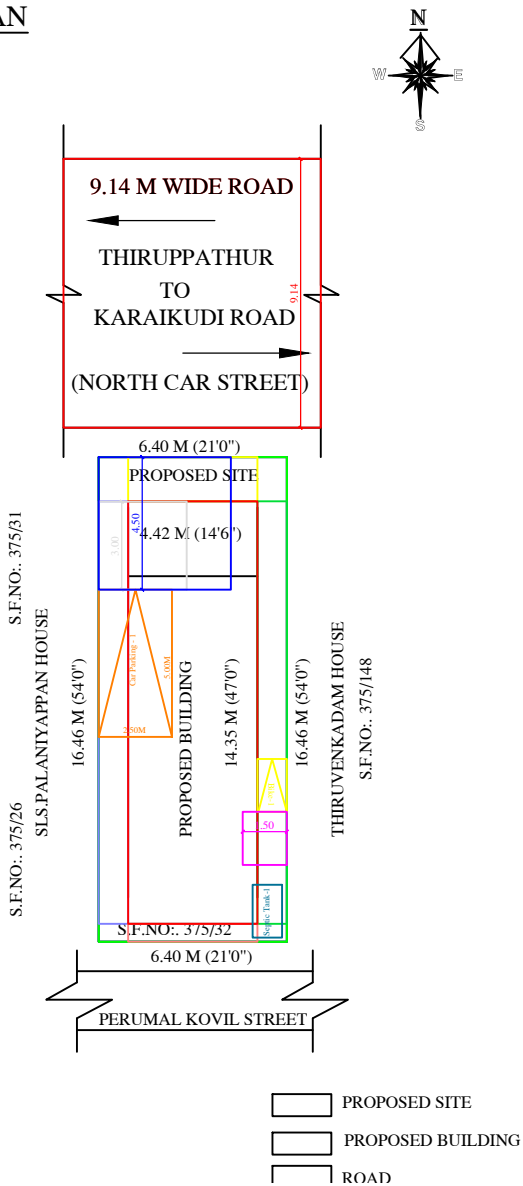
Commercial

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

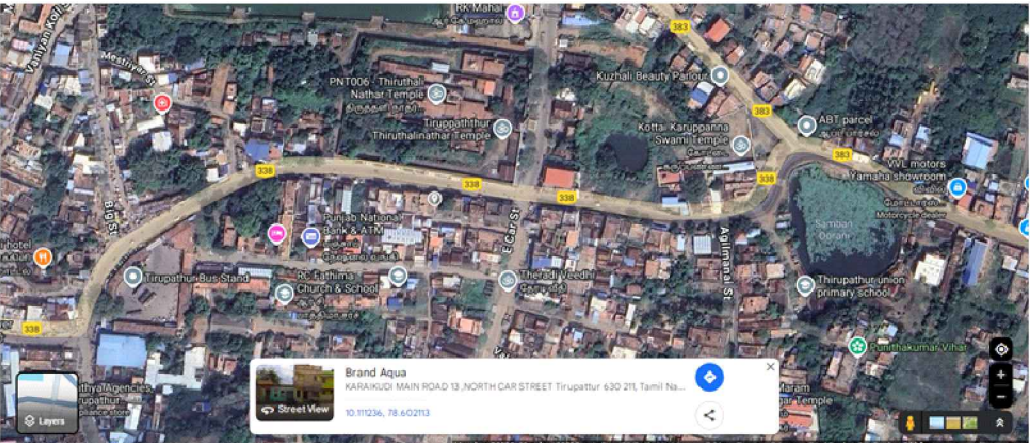
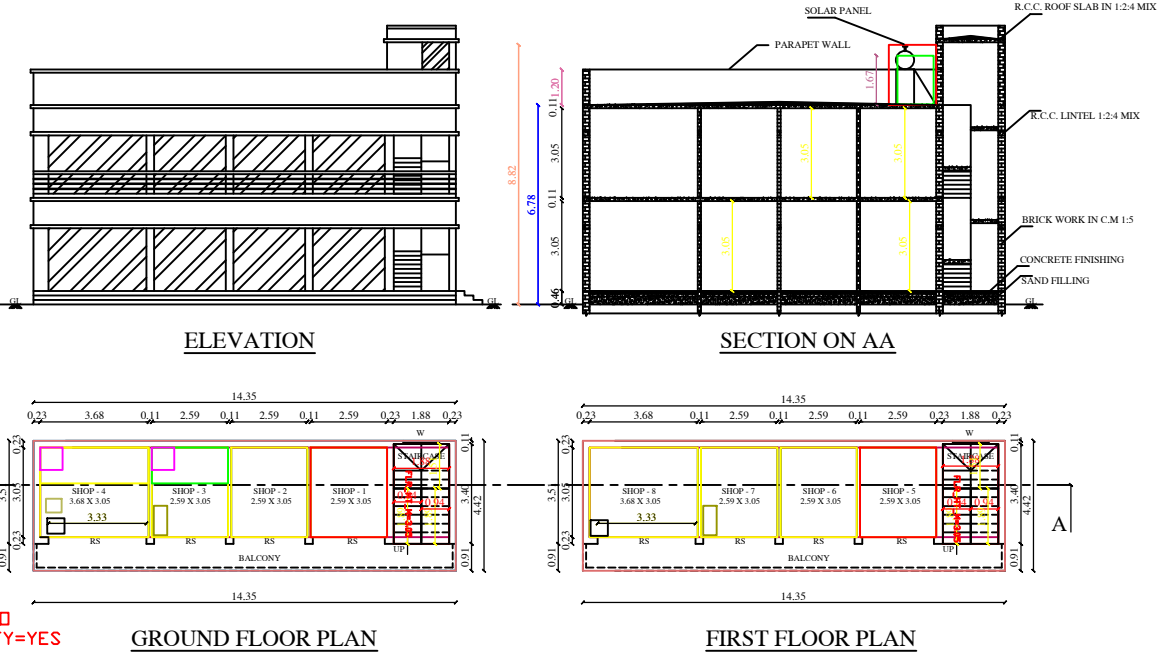
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL BUILDING IN G.R. S.F.NO.: 375/32 (AS PER DOCUMENT), AT OLD DOOR NO.: 12/8 - 13,
OLD WARD NO.: 7, 9, NEW WARD NO.: 12, NORTH CAR STREET (BUS STAND TO FOURTH CROSS ROAD STREET), KARAUKUDI MAIN ROAD, THIRUPPATHUR,
THIRUPPATHUR TOWN PANCHAYATH, THIRUPPATHUR UNION & TALUK, SIVAGANGAI DISTRICT.

SITE PLAN



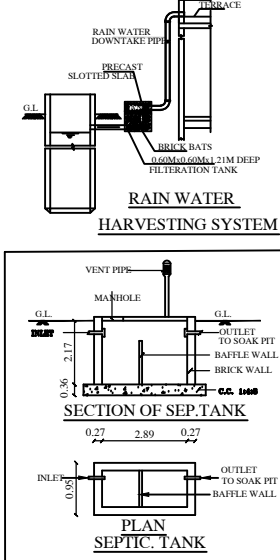
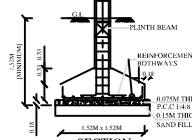
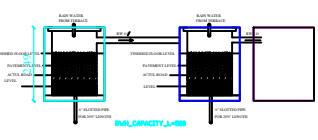
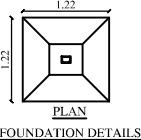
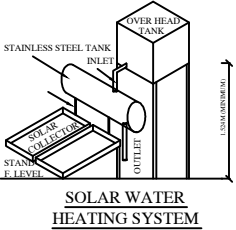
PLAN INFO=B-SHOP
PLOT_NO=-
PLOT_AREA_M2=105.39
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.40
ROAD_WIDTH=9.14
ROAD_LENGTH=200.0
AVG_PLOT_DEPTH=16.46
AVG_PLOT_WIDTH=6.40
SURVEY_NO=375/32
PATTA_NO=-
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV_T_BLDG=NO
DSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AS_PER_DOCUMENT=105.39
AS_AT_SITE=105.34
FMB_OR_PLR=105.39
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=SIVAGANGAI
TALUK=THIRUPPATHUR
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=COMMERCIAL
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=20
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=5
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_COUNT=20
BLOCK_1_B-SHOP_MEMBER_COUNT=5



10.111236, 78.602113



DIGITAL APPROVAL AUTHORITY



AREA STATEMENT	Sq.ft	Sq.mt
SITE AREA (AS PER DOCUMENT)	1134.00	105.39
PROPOSED COMMERCIAL BUILDING AREA		
GROUND FLOOR BUILDING AREA	682.51	63.43
FIRST FLOOR BUILDING AREA	682.51	63.43
VACANT AREA	451.49	41.96

SCHEDULE OF JOINERIES:			
RS - ROLLING SHUTTER	- 8'0" X 8'0"	OR	2.44 X 2.44
D - DOOR	- 3'6" X 7'0"	OR	1.07 X 2.13
W - WINDOW	- 4'0" X 4'0"	OR	1.22 X 1.22

FLOOR SPACE INDEX:-	
= TOTAL BUILTUP AREA / TOTAL SITE AREA	
= 126.86 / 105.39	
= 1.20 < 2.00	

Tamilnadu Combined Development & Building Rules - 2019			
Height of the building less than 7m upto 12m, below 9 m Plot width			
Setback (OTHERS)	Required	Available	OK
Front	1.50 m	1.50 m	OK
Side1 (Left)	1.00 m	1.00 m	OK
Side2 (Right)	1.00 m	1.00 m	OK
Rear	NILL	0.61 m	OK
FSI	2.0	1.20	OK
Two Wheeler Park	1	1	OK
Car Park	1	1	OK

REFERENCE	
E ALL DIMENSIONS ARE IN METER	
NOTE: THE NUMBER OF CAR/TWO WHEELER PARKING SPACES REQUIRED SHALL BE CALCULATED FOR 75% OF THE TOTAL PLINTH AREA IN THE BUILDING	
E WASTE WATER COLLECT TO SOAK PIT	
E SOLAR WATER HEATER SYSTEM TO BE PROVIDED	
E RAIN WATER HARVESTING SYSTEM TO BE PROVIDED	
E "U" TRAP SEPTIC TANK DESIGN TO BE PROVIDED	

E.THANGAMALAR W/O S.ELANGOVAN

Name of the Owner

Owner Signature

Er. S. Muthu Navaneetha Krishnan B.E(civil).
DTCP Regd. Registered Engineer Gr.I
Reg.No: RE / Gr.I / SVG Dist / 11 / 2023
A.T Ramachandran Compound Building First Floor,
Sannathi Street, Tirupathur - 630211. Sivagangai Dist.,
Ph.no - +91 9360669253 / +91 9384650626

Registered Engineer Signature	
Do Rainwater harvest at house Save the planet ! Get Rain water !!	OFFICE:- Er.S.Muthu Navaneetha Krishnan.B.E.,Civil. (DTCP & Licensed Surveyor) Dharani Construction, A.T.Ramachandran Compound, Sannathi Street, Thiruppathur, Sivagangai District - 630 211, Cell:- 93606 69253, 95006 17684.
Drawn by:- M.Sundaram.B.E.	Date:-14.05.2025.

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.

