

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  
COMMERCIAL SHOP IN S.NO : 479/40 ILAYATHANGUDI SOUTH  
VILLAGE, KEELASEEVALPATTI PANCHAYATH,THIRUPATHUR  
TALUK/PANCHAYATH UNION, SIVAGANGAI DISTRICT.

SCALE 1:100

REFERENCE

|                   |   |  |
|-------------------|---|--|
| BOUNDARY          | - |  |
| PROPOSED BUILDING | - |  |
| EXISTING ROAD     | - |  |
| DRIVEWAY          | - |  |



|                          |            |              |
|--------------------------|------------|--------------|
| SITE EXTENT AS PER PATTA | 200.0 SQM  | 2152.78 SQFT |
| SITE EXTENT AS AT SITE   | 165.60 SQM | 1782.50 SQFT |
| VACANT AREA              | 106.09 SQM | 1141.94 SQFT |

| PRO.BUILDING<br>COMMERCIAL SHOP |              |       |        | AREA    |       |                       |        |
|---------------------------------|--------------|-------|--------|---------|-------|-----------------------|--------|
|                                 |              | FSI   |        | NON FSI |       | TOTAL COVERED<br>AREA |        |
|                                 |              | SQ.M  | SQ.FT  | SQ.M    | SQ.FT | SQ.M                  | SQ.FT  |
| BLOCK                           | FLOOR        |       |        |         |       |                       |        |
| BLOCK 1                         | GROUND FLOOR | 59.51 | 640.56 | -       | -     | 59.51                 | 640.56 |
|                                 |              |       |        |         |       |                       |        |
|                                 | TOTAL AREA   | 59.51 | 640.56 | -       | -     | 59.51                 | 640.56 |

$$\text{F.S.I} = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE EXTENT}} = \frac{59.51}{165.60 \text{ Sq.m}} = 0.36$$

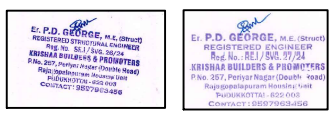
$$\text{PLOT COVERAGE} = \frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$$
$$= \frac{59.51}{165.60 \text{ Sq.m}} \times 100 = 36\%$$

| SET BACK | REQUIRED                         | AVAILABLE                        |    |
|----------|----------------------------------|----------------------------------|----|
| FRONT    | 1.50                             | 5.36                             | OK |
| SIDE 1   | 1.00                             | 1.22                             | OK |
| SIDE 2   | 1.00                             | 1.25                             | OK |
| REAR     | 0                                | 2.04                             | OK |
| PARKING  | 01 TWO WHEELER<br>00 CAR PARKING | 01 TWO WHEELER<br>00 CAR PARKING | OK |
| FSI      | 2.00                             | 0.36                             | OK |

NOTE : ALL DIMENSIONS ARE IN METRE

JOINERY SCHEDULE

|    |                        |             |
|----|------------------------|-------------|
| D1 | DOOR 1                 | 0.77 x 2.13 |
| V  | VENTILATOR             | 0.61 x 0.61 |
| MV | MECHANICAL VENTILATION |             |
| RS | ROLLING SHUTTER        |             |



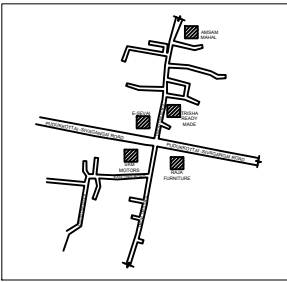
REGISTERED ENGINEER

S. Adainapman

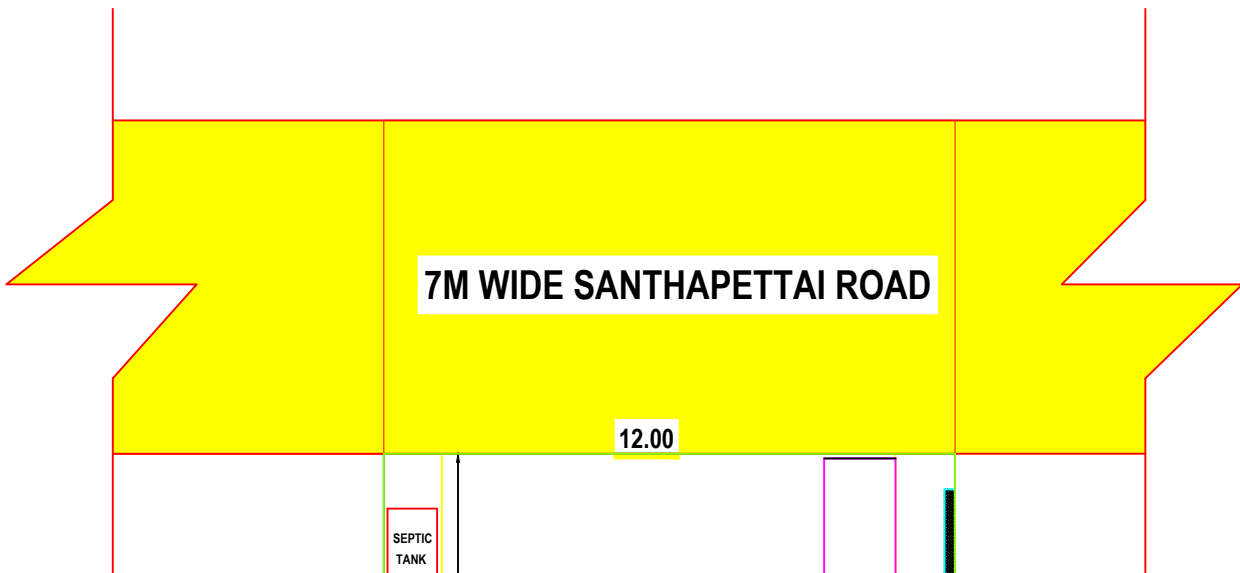
APPLICANT

OFFICE USE

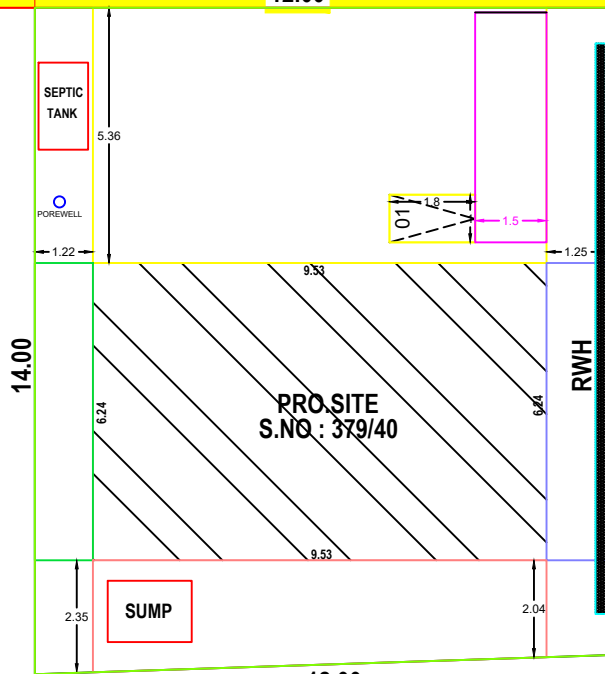
- AMENITIES PROVIDED
1. HEAD ROOM ROOF HEIGHT 2.1 M
  2. SEPTIC TANK WITH DISPERSION TRENCH
  3. U TRAP PROVIDED ON SEPTIC TANK
  4. SOLAR POWER ASSISTED WATER HEATING SYSTEM
  5. DRINKING WATER SUMP WITH TANK
  6. PERCOLATION PIT SIZE 0.3X0.3M REQUIRED DEPTH
  7. FIRE SERVICE WATER SUMP
  8. BATH ROOM WATER RECYCLING PIT WITH SUMP AND TANK
  9. PLINTH BOUNDARY PERCOLATION PIT
  10. RAIN WATER FILTRATION BED WITH TANK
  11. SEWAGE TREATMENT PLANT
  12. ENTRANCE GATE 6M WIDE
  13. PARKING SPACE PROVIDED FOR BOTH INSIDERS AND OUTSIDERS
  14. THUNDER AND LIGHTENING ARRESTER
  15. EARTHQUAKE RESISTANCE STRUCTURE
  16. FIRE EXTINGUISHER PROVIDED
  17. EMERGENCY ALARM
  18. FLYASH BRICKS USED FOR BUILDING
  19. BOREWELL PROVIDED
  20. FIRST AID BOX PROVIDED
  21. ALL DOOR AND WINDOW OPENS OUTWARD SIDE
  22. LONG BELL ARRANGEMENT



KEY PLAN  
(NOT TO SCALE)

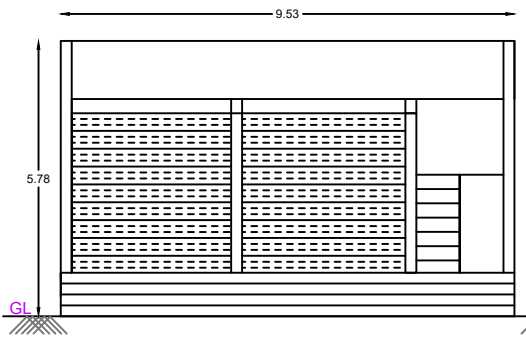


S.NO : 379/B

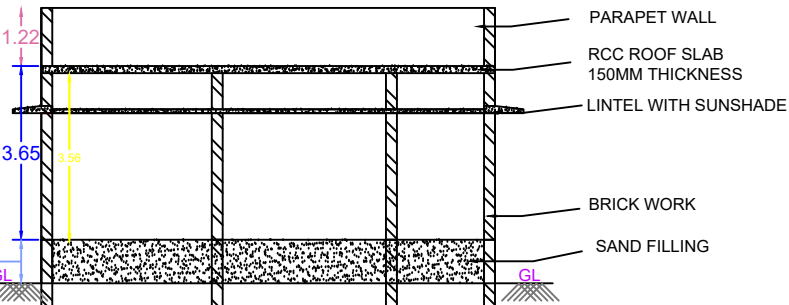


ALAGAPPA CHETTIYAR HOUSE

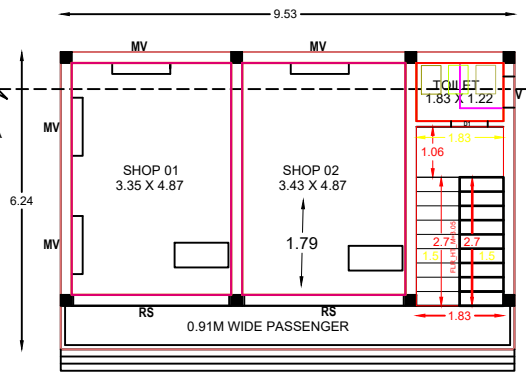
SITE PLAN  
SCALE 1:400



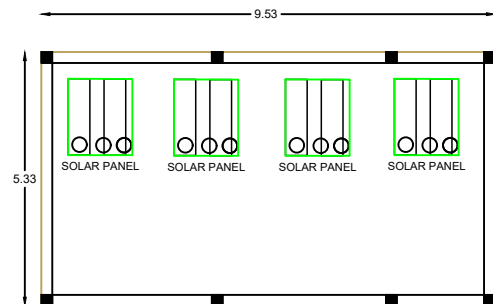
ELEVATION



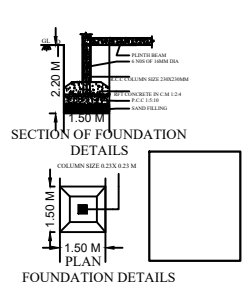
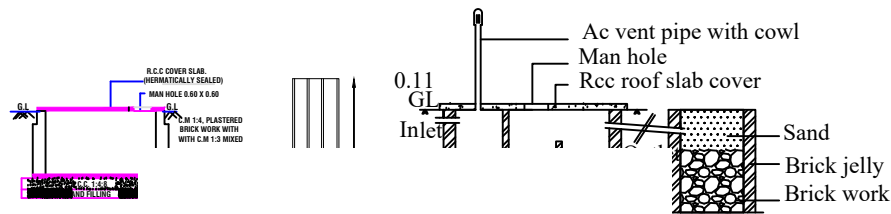
SECTION ON AB



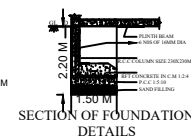
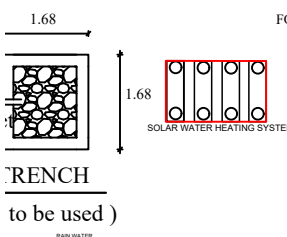
GROUND FLOOR PLAN



TERRACE FLOOR



PLAN OF U.G. SL  
(CAPACITY = 120)



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

