

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

Commercial

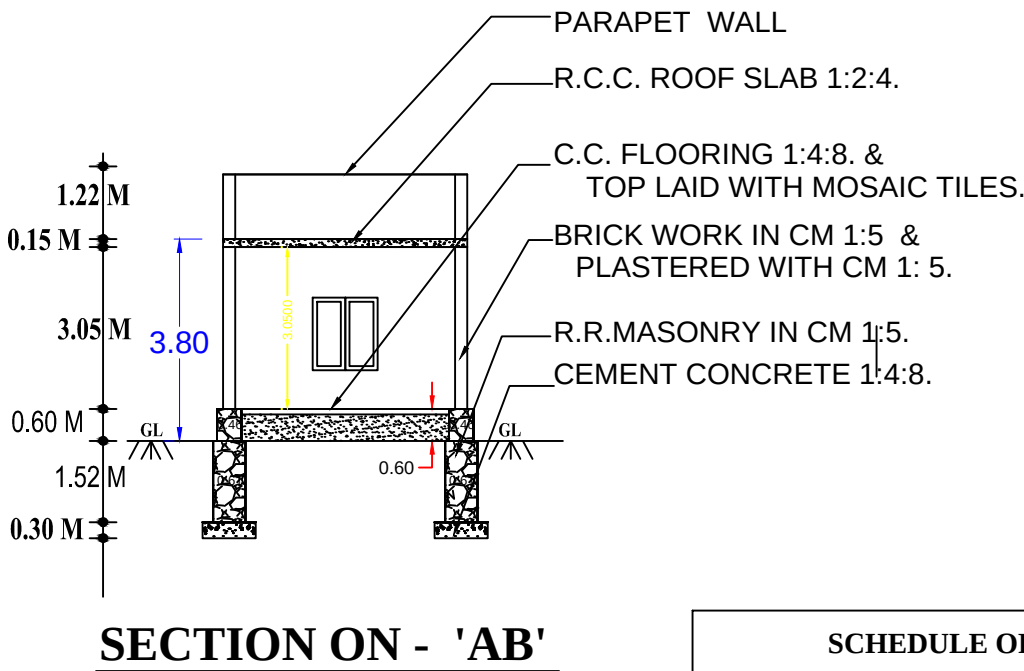
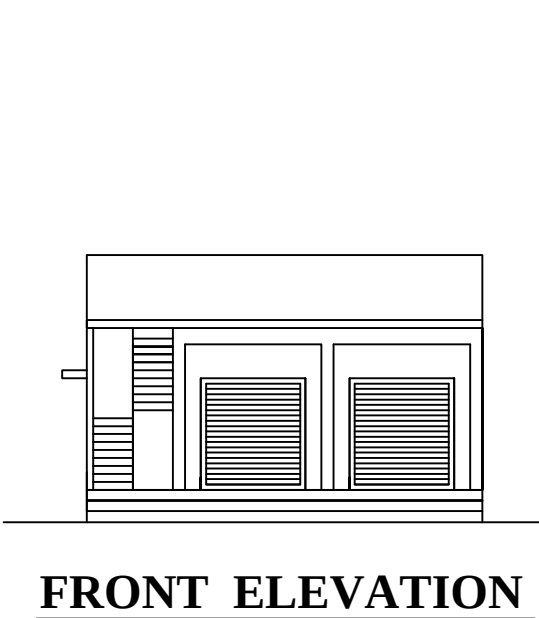
The approval as the planning authority issued it, reproduced in full behind this page.

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

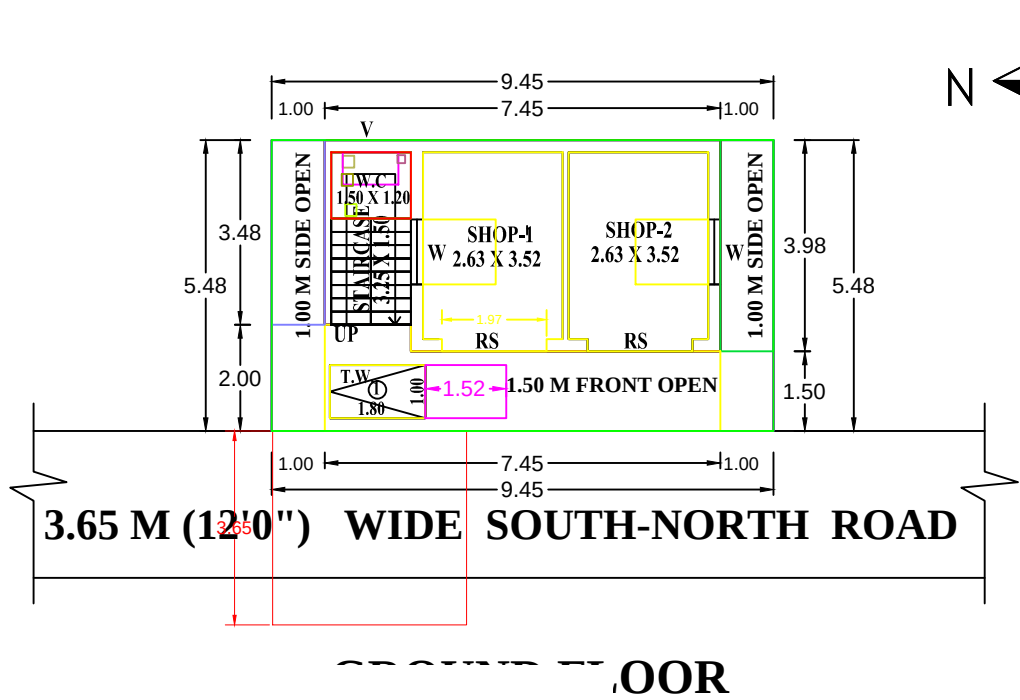
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR BUILDING FOR COMMERCIAL PURPOSE. IN NEW G.R.S.No: 256/11B2 (OLD G.R.S.No: 256/11B, 256/11) , OF THIRUPPATUR VILLAGE. AT ACHUKATTU SINGAMPUNARI ROAD . NEW WARD NO: 1 (OLD WARD NO: 3 & 18), THIRUPPATTUR TOWN PANCHAYAT THIRUPPATTUR TALUK AND SIVAGANGAI DISTRICT.

APPLICANT: Mr. A. MUSTAQ ALI. S/o ASAF ALI.
SCALE = 1 : 100

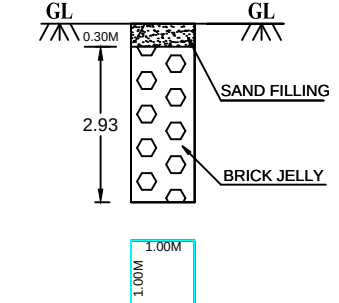
WALL THICKNES:-
MAIN WALL = 0.23 M,
PARTITION WALL = 0.15 M



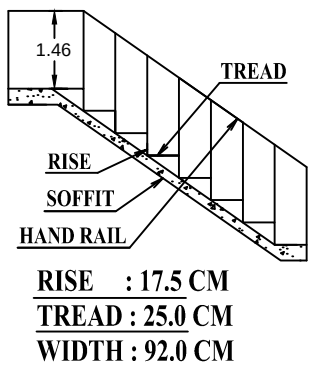
SCHEDULE OF JOINERIES	
RS..ROLLING SHUTTER.....	1.97 M X 2.10M
D1..DOOR.....	0.76M X 2.10M
W..WINDOW.....	1.22M X 1.52M
V..VENTILATOR.....	0.76M X 0.61M
RAINWATER HARVESTING TANK	..1.NO.
SEPTIC TANK...1.NO,	BORE WELL...1.NO.



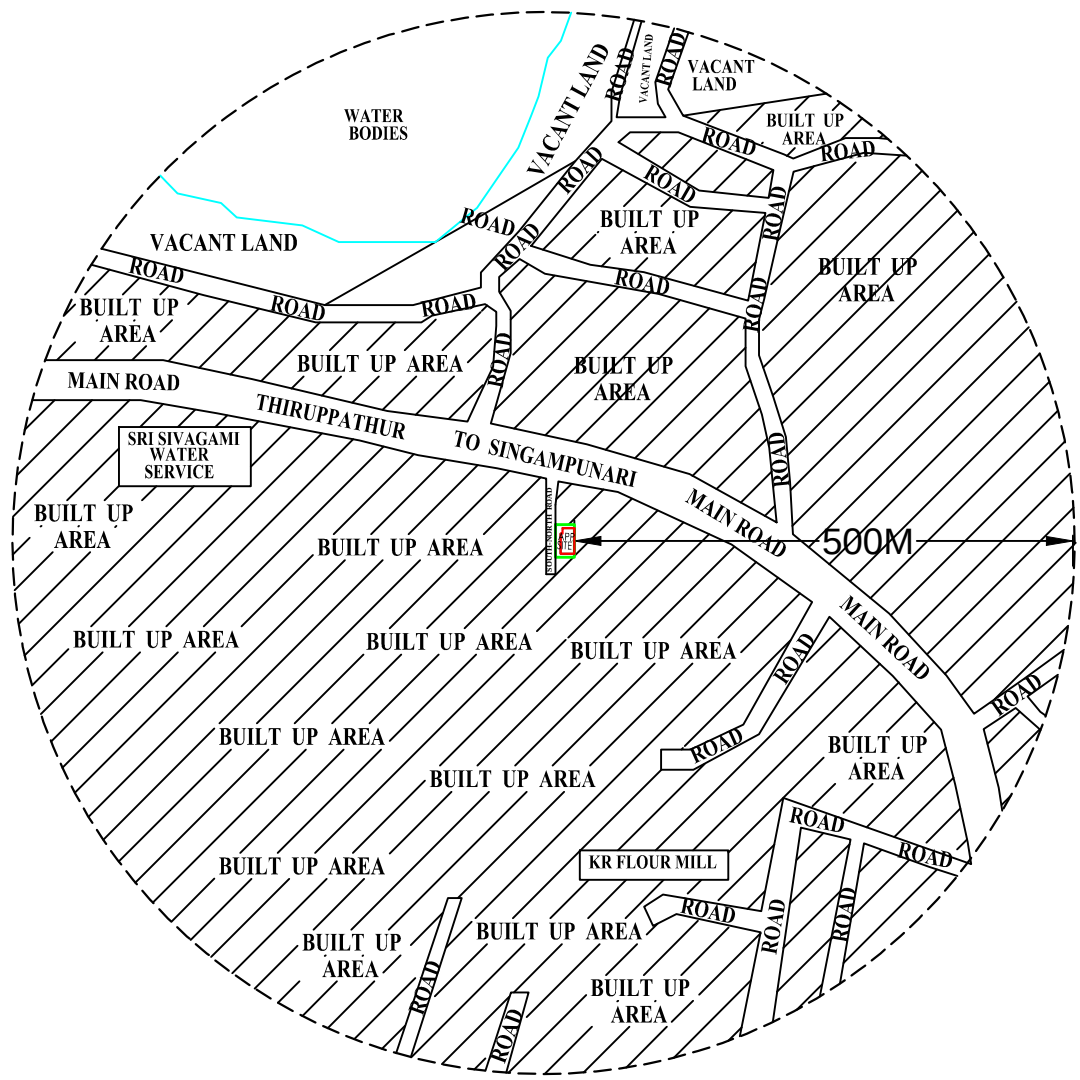
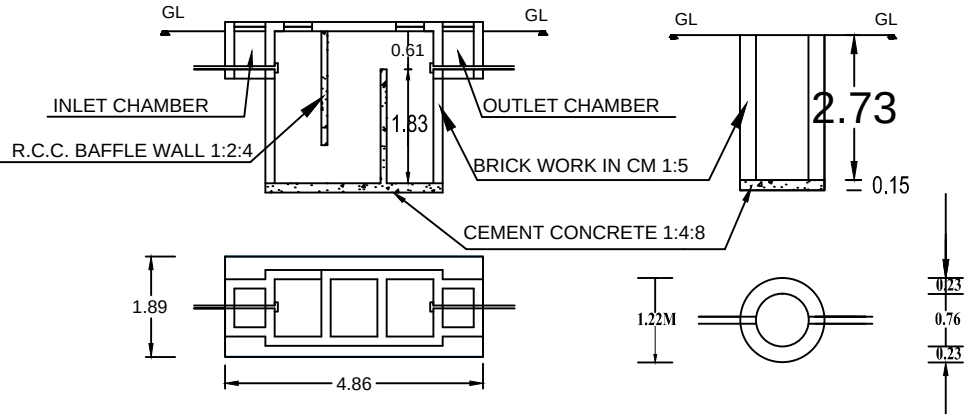
DETAILS OF RAINWATER HARVESTING TANK.(NTS)



STAIRCASE DETAILS (NTS)

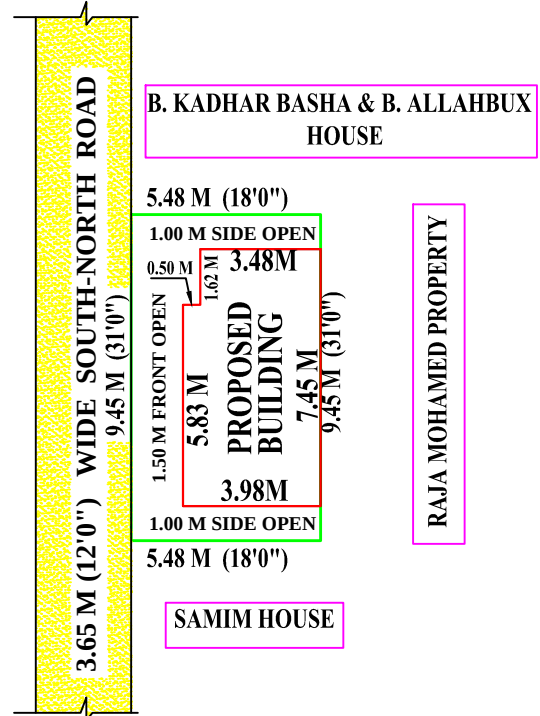


DETAILS OF SEPTIC TANK & SOAK PIT.



TOPO SKETCH

SCALE = 1 : 5000



SITE PLAN

SCALE = 1 : 500

AREA DETAILS.

	SQ.MT.	SQ.FT.
SITE AREA AS PER DOCUMENT.	51.85	558.00
SITE AREA AS PER PATTA.	52.00	559.00
PROPOSED GROUND FLOOR BUILDING AREA.	28.84	310.00
NET OPEN SPACE AREA.	23.01	248.00
ALL DIAMANSION ARE IN METER.		
ALROUND COMPOUND WALL PROVIDED = 44.00 M		

PLAN INFO
PLOT_AREA_M2=51.85
FMB_OR_PLR=52.00
AS_PER_DOCUMENT=51.85
AS_AT_SITE=51.79
PLOT_NO=-
SURVEY_NO= G.R.S.NO:256/11B2
PATTA_NO= 13533/2022
VILLAGE=THIRUPPATTUR
TALUK=THIRUPPATTUR
DISTRICT=SIVAGANGA
ROAD_WIDTH= 3.65
ROAD_LENGTH=500
AVG_PLOT_DEPTH= 5.48
AVG_PLOT_WIDTH= 9.45
ACCESS_WIDTH_M=3.65
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=COMMERCIAL
RWH_DECLARED=YES
AREA_TYPE=OTHERS
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
OSR_SURRENDER=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN
BLOCK_1_B-SHOP_MEMBER_COUNT=4
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

APPLICANT

A. Mustaq d

ENGINEER

A. Yusuf Riyash
E.R.A.YOUSUF RIYASH D.C.E.,
Reg. No.: 31/2024-2025
Licenced Building Surveyor
SSR Builders
Achukattu Street, Thiruppattur - 630 211.
Cell: 87605 06819.

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.

