

PP

APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE

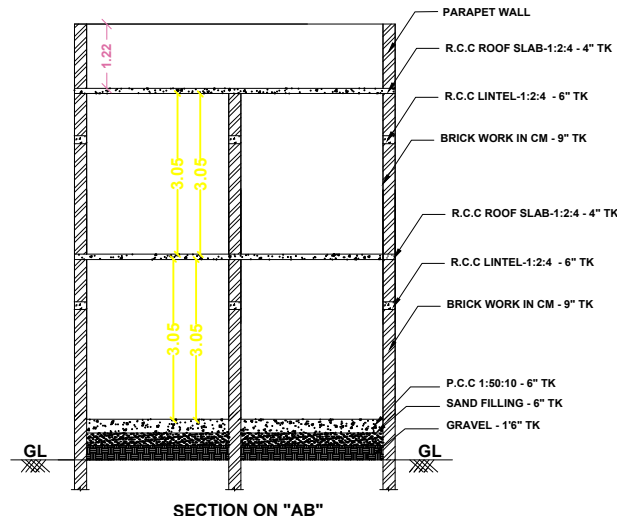
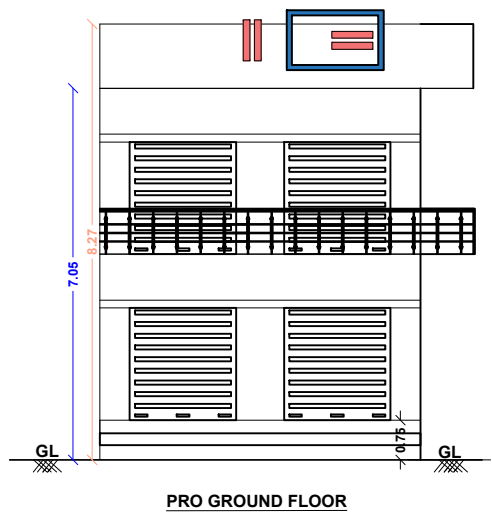
Building Plan

ISSUING AUTHORITY

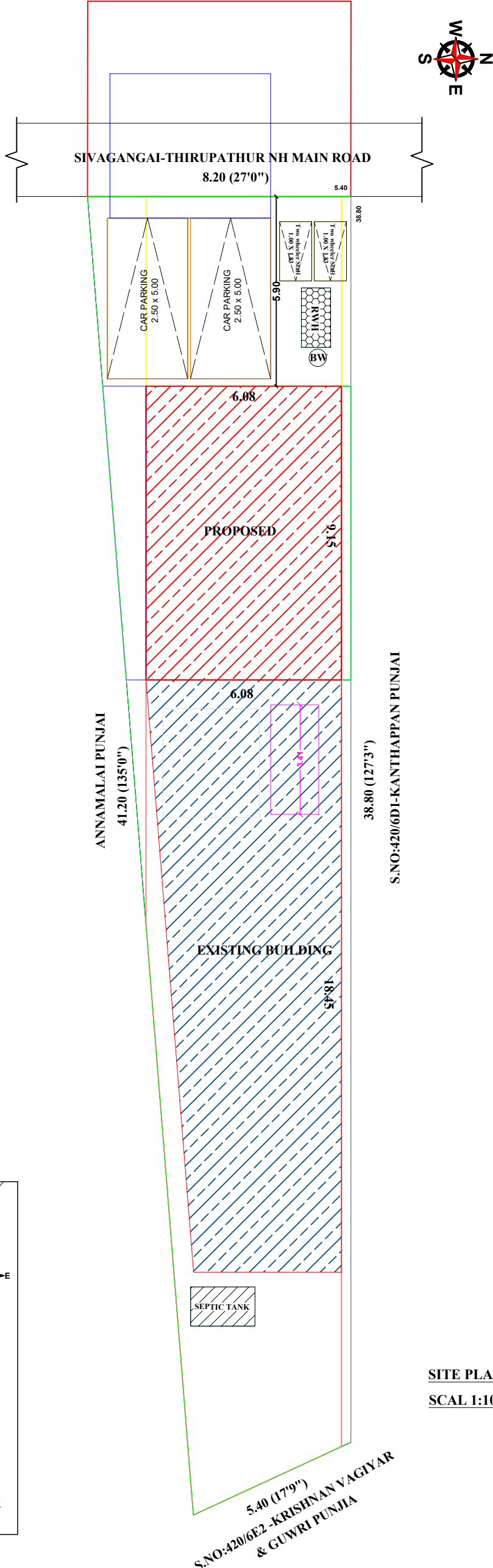
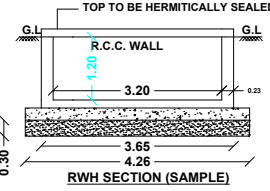
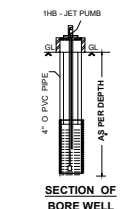
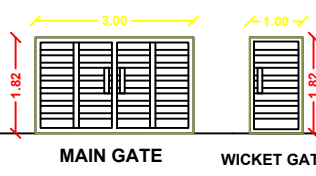
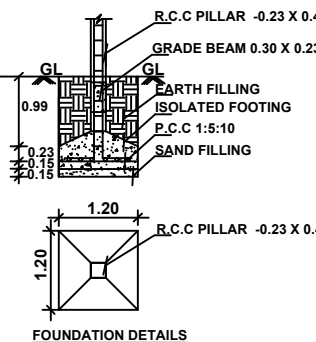
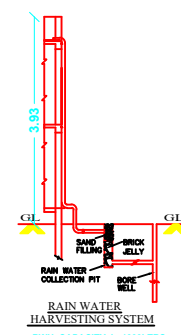
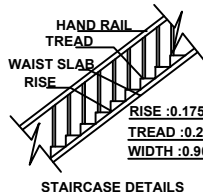
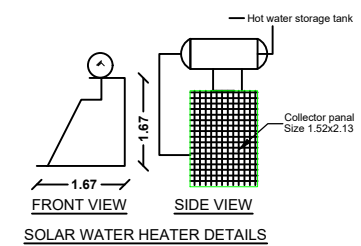
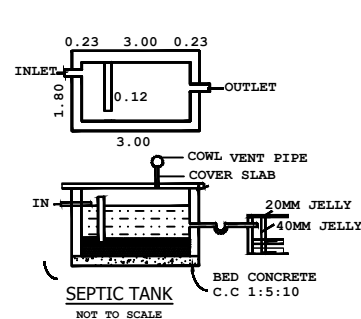
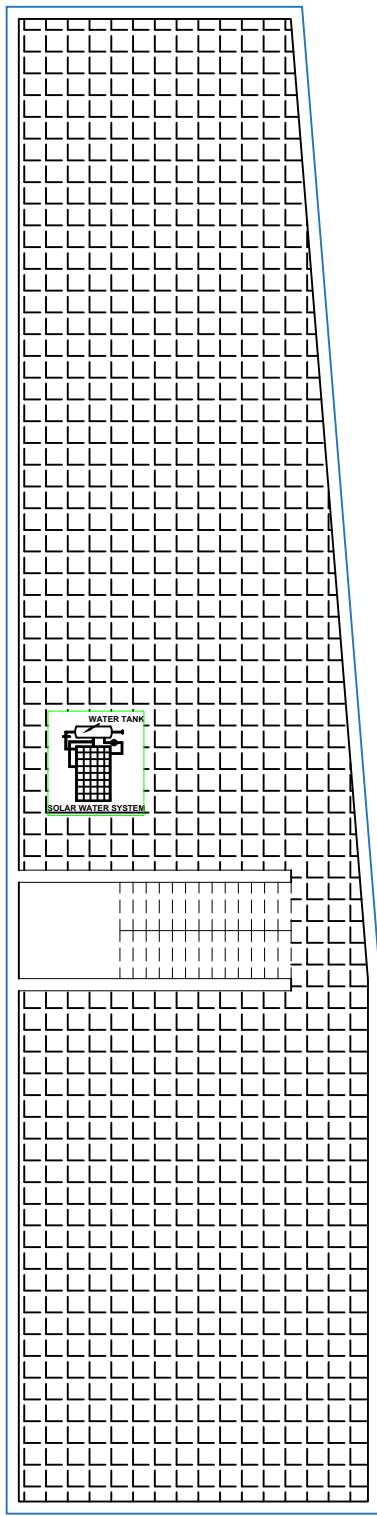
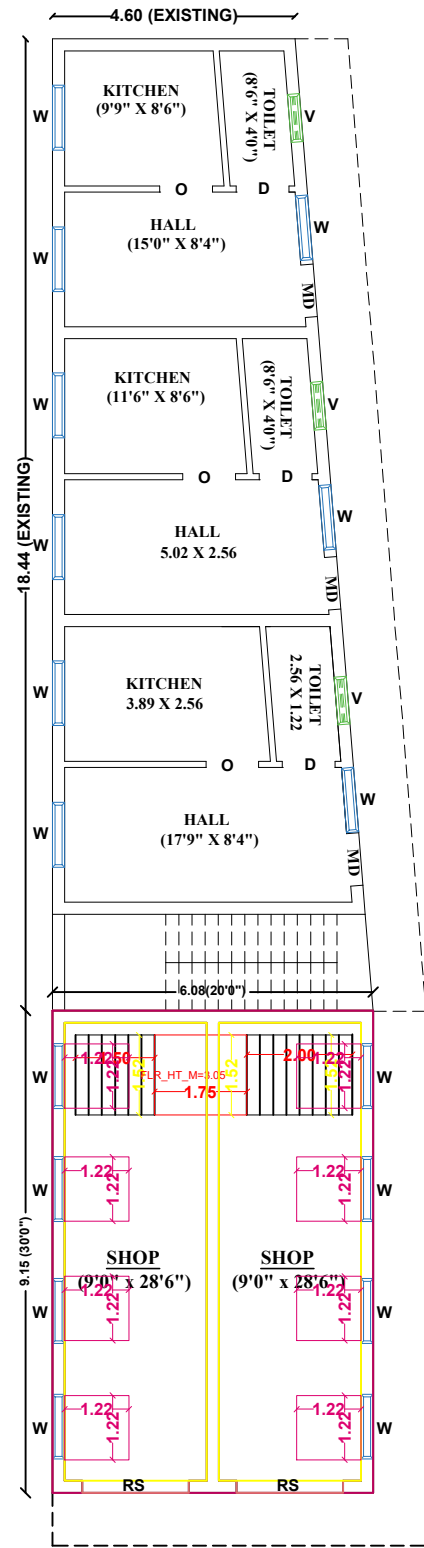
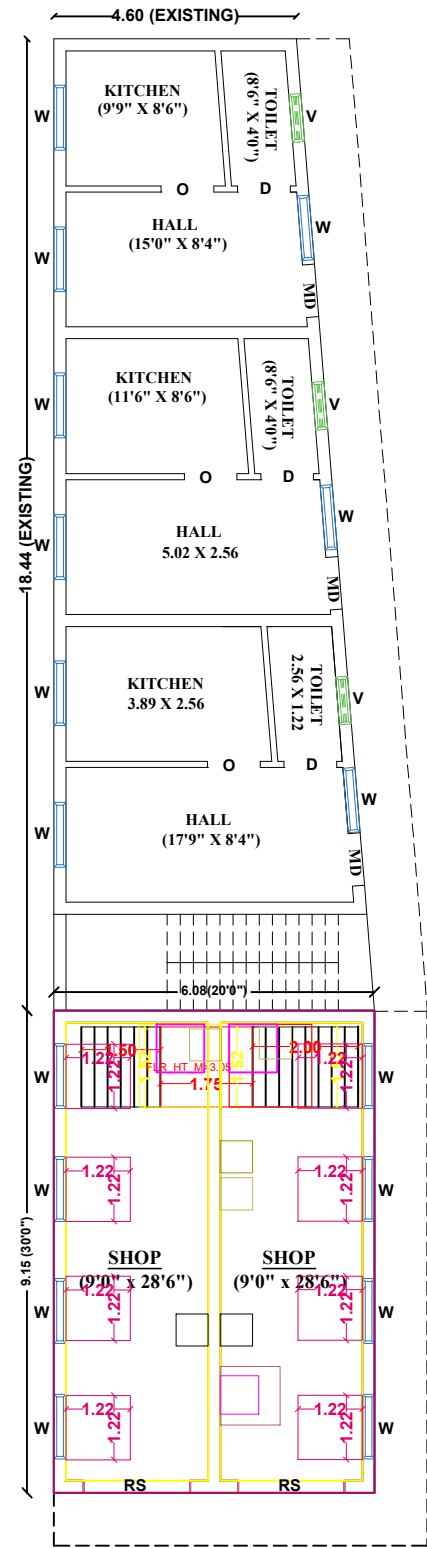
Rural Panchayat

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 & FIRST FLOOR R.C.C ROOF BUILDING
AT S.NO.420/6D1D, PATTA NO:4430, OLD S.NO.420/6D1, OKKUR VILLAGE, OKKUR GROUP,
OKKUR PANCHAYAT, SIVAGANGAI TALUK, SIVAGANGAI DISTRICT.
SCALE : 1:100 (ALL DIMENSIONS ARE IN METRE).
NAME OF THE OWNER : Mr.A.KARUPPIAH S/o Athiraman



SITE PLAN
SCALE 1:100

COLOR INDEX	
PROPOSED BUILDING	
PROPOSED SITE	
EXISTING BUILDING	

CASE TYPE	: NEW PROPOSAL
PLOT USE	: COMMERCIAL
NO OF SHOPS	: 4 -NOS
AREA OF THE PLOT	: 2412.00Sft
SCHEME/AREA	: SITE SUBDIVISION LAND
OLD PLAN APPROVAL NUMBER : 1/2025-2026	
DATE : 19.08.2025	

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)	2412.00	224.08
SITE AREA (As per patta)	2411.13	224.00
SITE AREA (AS PER SITE)	2411.13	224.00
PRO GROUND FLOOR	598.90	55.66
PRO FIRST FLOOR	598.90	55.66

APPLICANT: Mr.A.KARUPPIAH S/o Athiraman

Mr.T.N.BHARATHIDASAN
B.E. (M.S. VALUATION), C. ENG. (I) M.E., F.I.V.,
CHARTERED ENGINEER & APPROVED VALUER
REGISTER ENGINEER NO:11213/2019/00002
330, GOMATHI ANNEX, GANDHI ROAD
SIVAGANGAI-630561, PH.NO:94430 94330

ENGINEER

PLAN INFO
AS AT SITE=263.45
FMB OR PLR=224.00
PLOT AREA_M2=224.00
AS PER DOCUMENT=224.08
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=8.20
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=10.00
ROAD_LENGTH=10.00
AREA_TYPE=EWS
MIN_PLOT_WIDTH=5.40
MIN_PLOT_DEPTH=38.80
LAND_USE_ZONE=RESIDENTIAL
LEASEHOLD_LAND=NO
BUILDING_NEAR_TO_RIVER=NO
SURVEY_NO=420/6D1D
PATTA_NO=4430
VILLAGE=OKKUR
PANCHAYAT=OKKUR
TALUK=SIVAGANGAI
DISTRICT=SIVAGANGAI
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=SURRENDER
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AVG_PLOT_WIDTH=5.40
AVG_PLOT_DEPTH=38.80
RWTH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4

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

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.

