

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

Residential

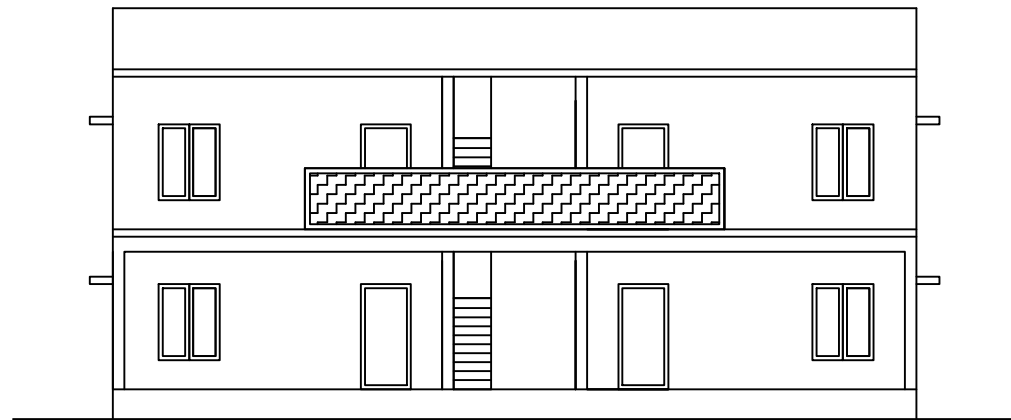
The approval as the planning authority issued it, reproduced in full behind this page.

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

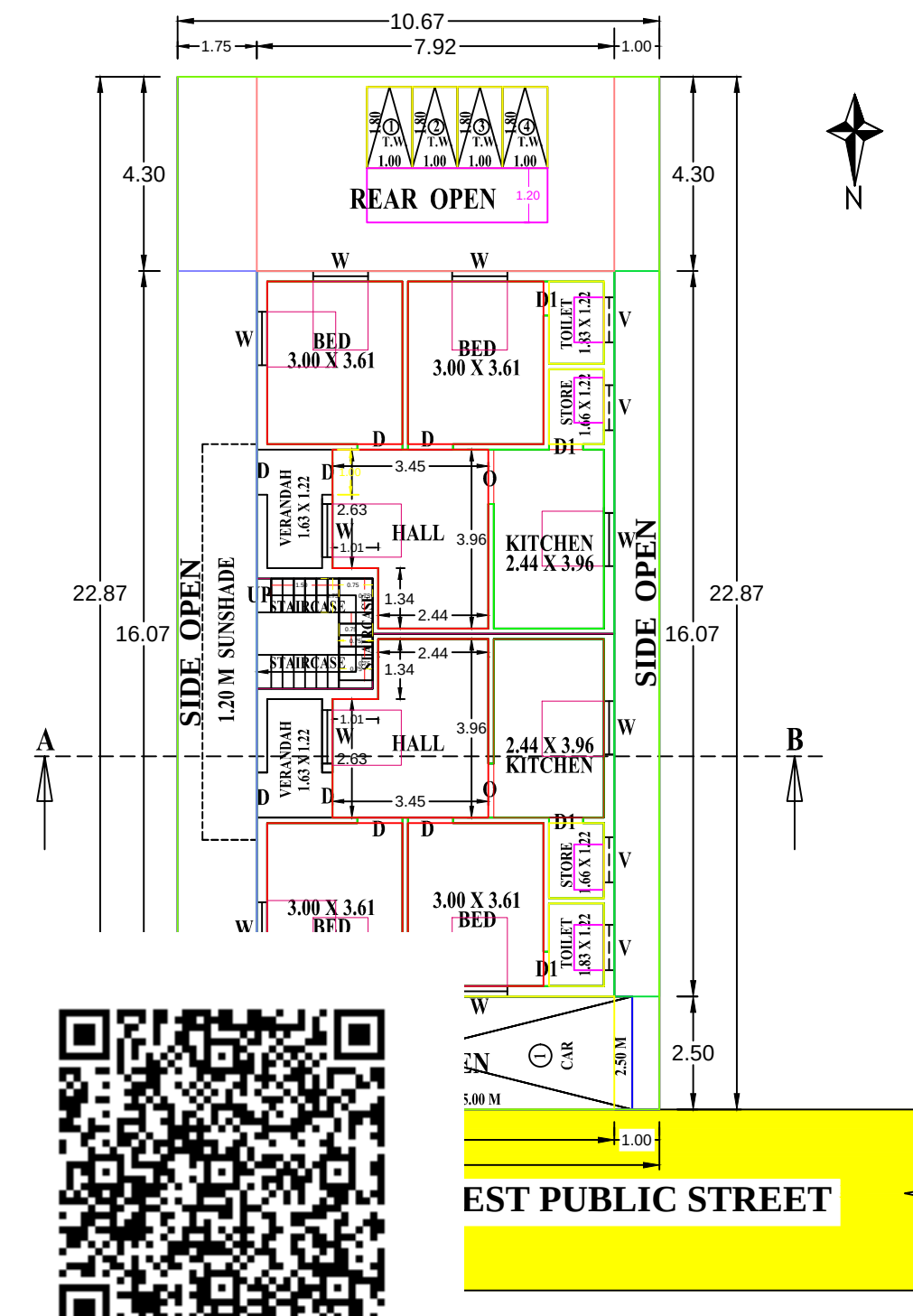
PLAN SHOWING THE PROPOSED RE- CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR AND FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE. IN OLD R.S No: 274/18, AND NEW R.S No: 274/18A, OF THIRUPPATUR VILLAGE. DOOR No : 19C, 19D4,19E,19F, AT KALIYAMMAN KOVIL STREET KEELSARAKIL NATHAM KUDIYIRUPPIL, WARD NO: 5.THIRUPPATTUR TOWN PANCHAYAT,THIRUPPATTUR TALUK & SIVAGANGAI DISTRICT.

(ALREADY DEMOLISHED THE EXISTING BUILDING)

APPLICANT: Mrs. H. HEMALATHA. W/o. HENDRY FEDRICK DOSS



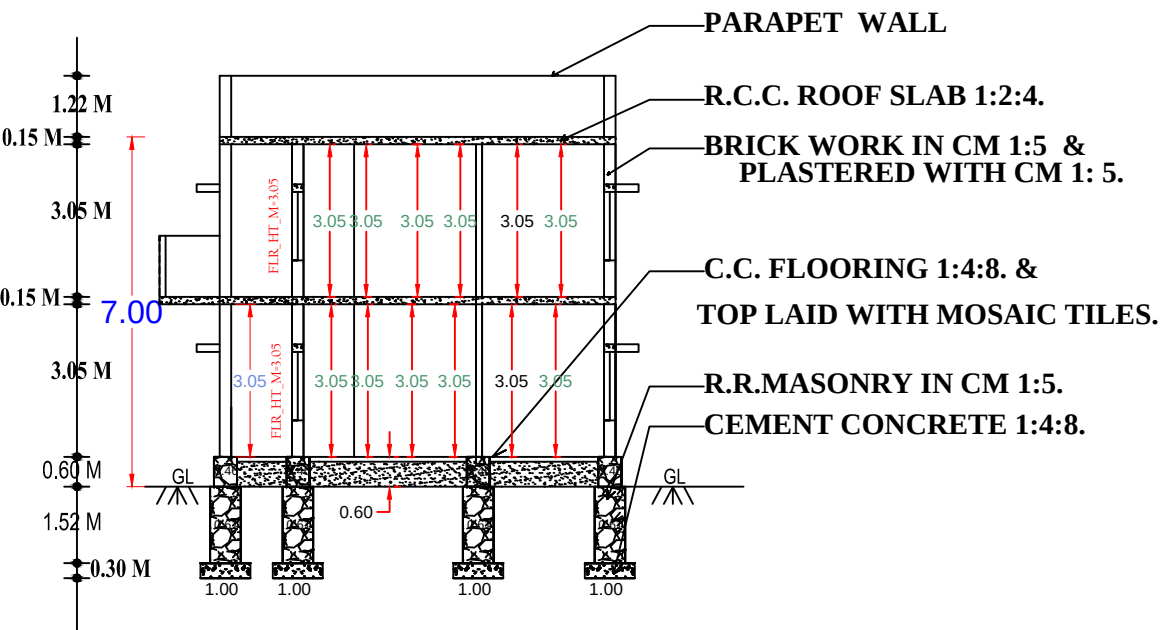
FRONT ELEVATION



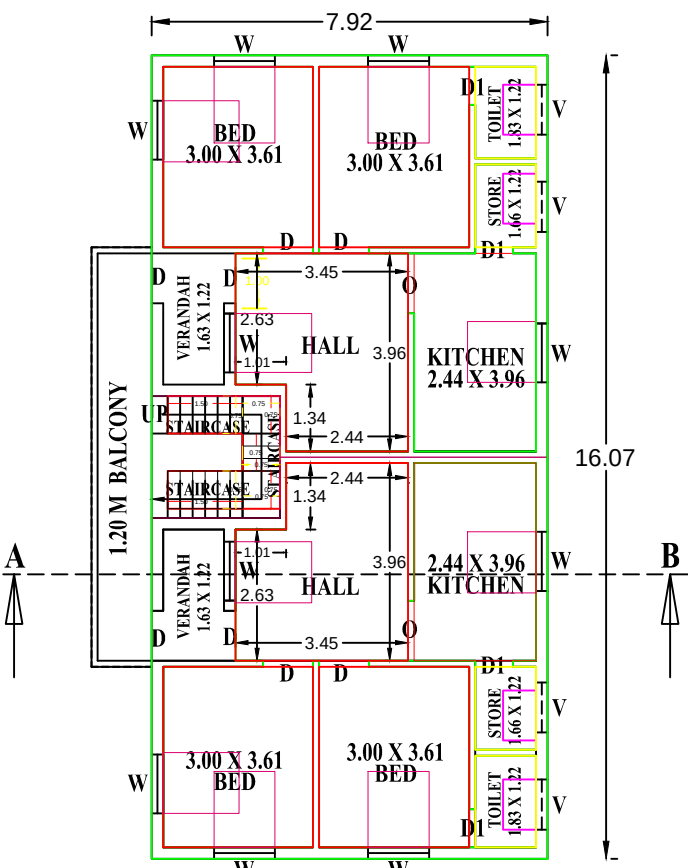
DOOR

SCALE = 1 : 100

ALL DIAMENSIONS ARE IN METRE
WALL THICKNESS :-
MAIN WALL = 0.23M
PARTITION WALL = 0.12 M.

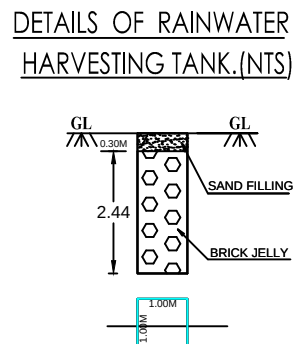
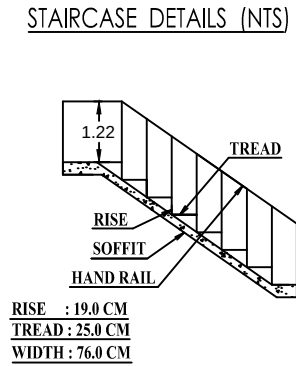


SECTION ON 'AB'



FIRST FLOOR

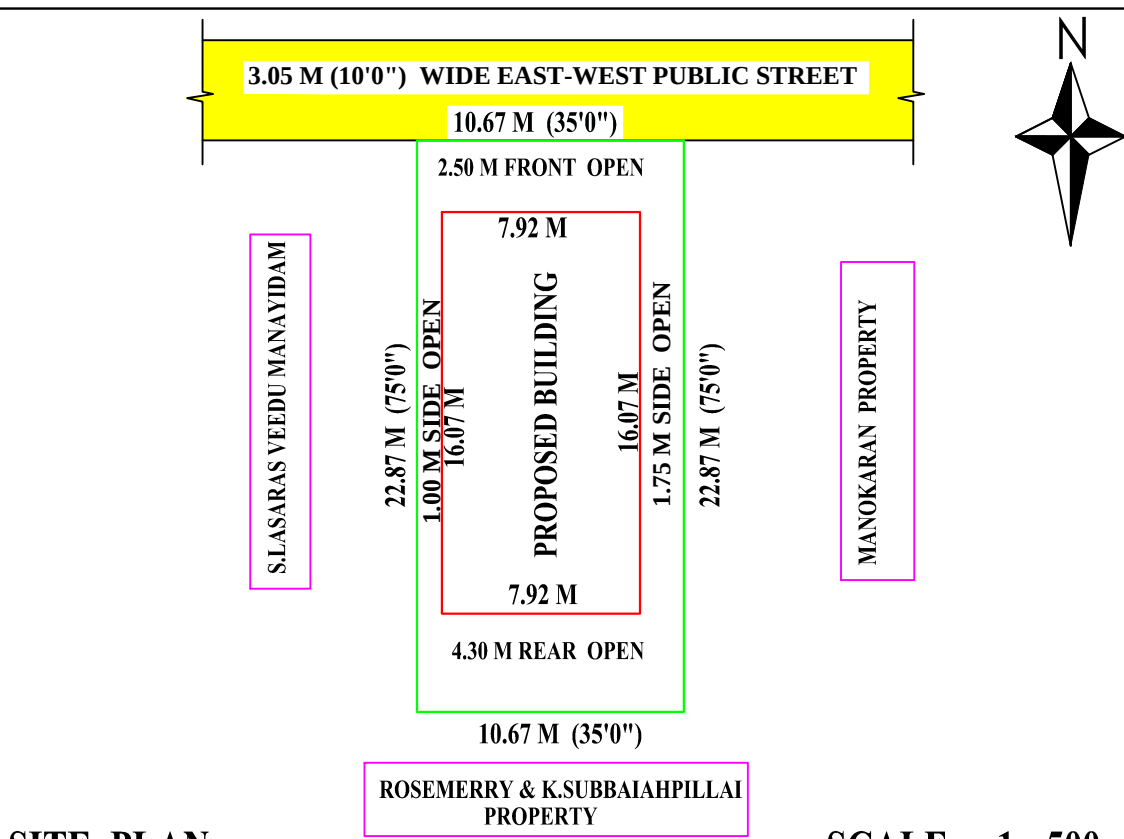
SCHEDULE OF JOINERIES	
D..DOOR.	1.00M X 2.10M
D1..DOOR.	0.76M X 2.10M
W.WINDOW	1.22M X 1.52M
W1.WINDOW	1.83M X 1.52M
V...VENTILATOR.....	1.00M X 0.61M
O..OPEN.	1.22M X 2.10M



TAX ASSESEMENT No.
DOOR NO: 19C, 6732
2025-2026/200364/1/55
DOOR NO: 19D4, 6737
2025-2026/200364/1/56
DOOR NO: 19E, 6738
2025-2026/200364/1/57
DOOR NO: 19F, 6739
2025-2026/200364/1/58

TOPO PLAN

SCALE = 1 : 5000

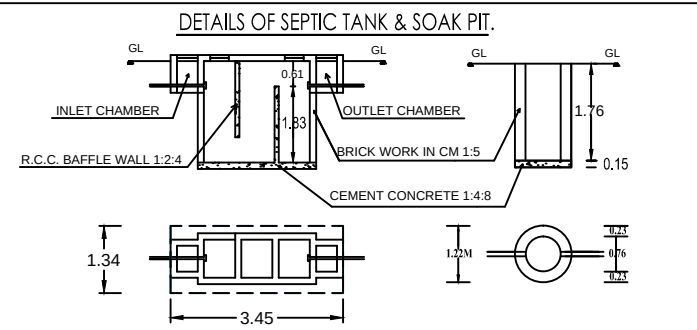


SITE PLAN

SCALE = 1 : 500

AREA DETAILS.	SQ.MT.	SQ.FT.
SITE AREA AS PER PATTA	244.00	2625.44
SITE AREA AS PER DOCUMENT	243.96	2625.00
PROPOSED GROUND FLOOR BUILDING AREA.	127.27	1369.00
PROPOSED FIRST FLOOR BUILDING AREA.	127.27	1369.00
TOTAL BUILDING AREA.	254.54	2738.00
NET OPEN SPACE AREA.	116.69	1256.00
EXISTING BUILDING AREA	130.00	1399.00
RAINWATER HARVESTING TANK...1.NO, SEPTIC TANK...1.NO, OVER HEAD TANK...1.NO, BORE WELL...1.NO,		

PLAN INFO
PLOT_AREA_M2=243.96
FMB_OR_PLR=244.00
AS_PER_DOCUMENT=243.96
AS_AT_SITE=244.02
PLOT_NO=-
SURVEY_NO=274/18A
PATTA_NO=8594
VILLAGE=THIRUPPATHUR
TALUK=THIRUPPATTUR
DISTRICT=SIVAGANGAI
ROAD_WIDTH=3.05
ROAD_LENGTH=200
AVG_PLOT_DEPTH= 22.87
AVG_PLOT_WIDTH= 10.67
ACCESS_WIDTH_M=3.05
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE = RESIDENTIAL
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_SURRENDER_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



Er.M. GUNASEKARAN
Licensed Building Surveyor
& Consulting Civil Engineer
LBS No : 19/2022
Thiruvudaiyur Patti
Thirupattur - 630211
Sivagangai District
Cell No : 965988125, 9842887948

REGISTERED ENGINEER

H. Hemalatha

APPLICANT

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.

