

PP

APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

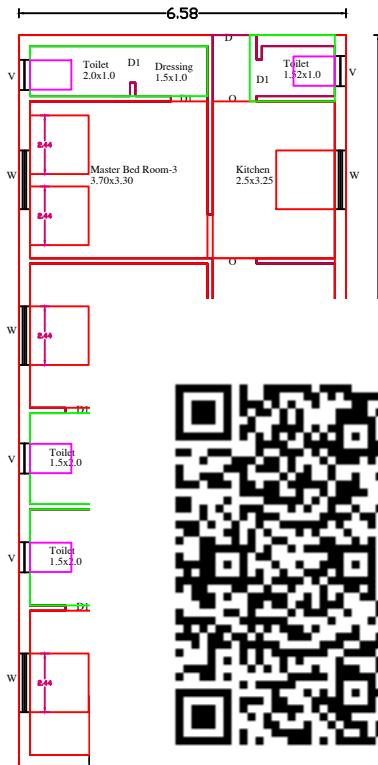
The approval as the planning authority issued it, reproduced in full behind this page.

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

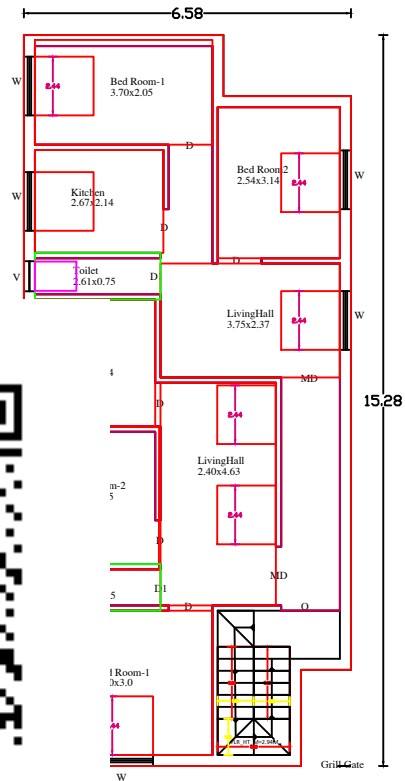
**PLAN SHOWING THE PROPOSED CONSTRUCTION
OF R.C.C ROOF GROUND FLOOR AND FIRST FLOOR
RESIDENTIAL BUILDING AT PLOT NO 10 AND 13
SURVEY NO 13/2A1B AND 13/2A1C, PATTA NO 3091 AND 3092,
M.A SEEMAN NAGAR-I, NORTH ILAYANGUDI GROUP,
ILAYANGUDI TOWN PANCHAYAT, ILAYANGUDI TALUK,
SIVAGANGAI DISTRICT.**

APPLICANT :- JAINUL KANI W/O MOHAMED KHALID

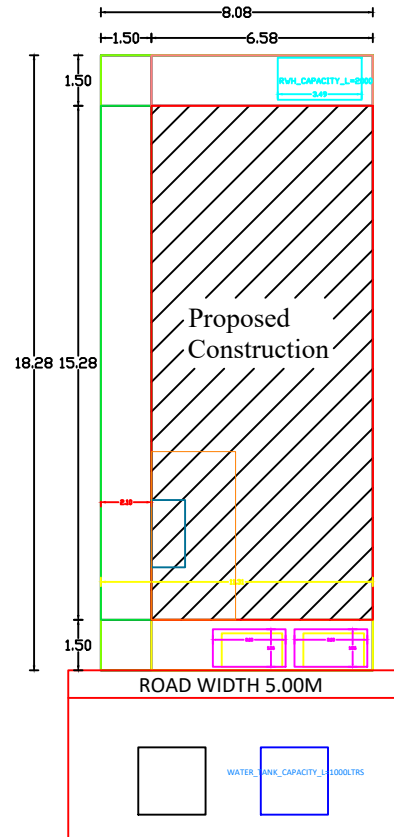
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN



OR CODE

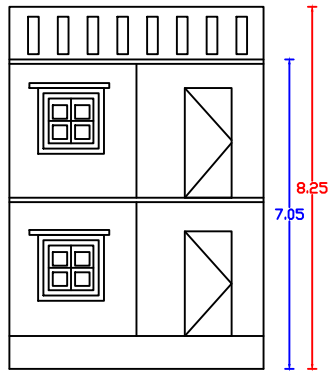
SHEET 1/2

AREA DETAILS	SQ.M	SQ.FEET	PLAN INFO AS AT SITE=147.70 FMB_OR_PLR=147.70 AS_PER_DOCUMENT=147.70 PREMIUM_FSI_REQUIRED=NO IS_APPROVED_LAYOUT=YES PLOT_NO=10 AND 13 SURVEY_NO=13/2A1B AND 13/2A1C PATTA_NO=3091 AND 3092 TALUK=LAYANGUDI OSR_APPLICABLE=NO IS_SWIMMING_POOL_EXISTS=NO DISTRICT=SIVAGANGAI SINGLE_FAMILY_BLDG=YES CRZ=NO SECURITY_ZONE=NO ACCESS_WIDTH_M=5 WHETHER_GOVT_OR_AIDED_SCHOOL=YES PLOT_AREA_M2=147.70 AVG_PLOT_DEPTH=18.28 AVG_PLOT_WIDTH=8.08 AREA_TYPE=OTHERS ROAD_WIDTH=5.00 ROAD_LENGTH=500.00 LAND_USE_ZONE=RESIDENTIAL RWH_DECLARED=YES BUILDING_NEAR_TO_RIVER=NO BUILDING_NEAR_MONUMENT=NO BUILDING_NEAR_GOVT_BLDG=NO IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO NRC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO JURISDICTION_TYPE=PANCHAYAT
AREA OF THE SITE	147.70	1590	
GROUND FLOOR BUILDING	100.54	1083	
FIRST FLOOR BUILDING	97.91	1054	
AREA OF OPEN SPACE	47.16	507	
PARKING	REQUIRED	PROVIDED	
CARS SPACE			
TWO WHEELER SPACE			
FSI=total builduparea/plot area =		1.344	
PLOT COVERAGE =			
DETAILS OF JOINERIES			
MD - DOOR	1.22 X 2.13	W - WINDOW	1.22 X 1.22
D - DOOR	0.91 X 2.13	W1 - WINDOW	1.52 X 1.22
D1 - DOOR1	0.76 X 2.13		
O - OPEN	1.07 X 2.13		
V - VENTILATOR	0.61 X 0.61		
COLOUR INDEX			
SITE BOUNDARY			
PRO.R.C.C ROOF G.F BUILDING			
PRO.R.C.C ROOF F.F BUILDING			
RAINWATER STORAGE PIT			
ROAD			
Note : All Dimension Are Meter			
Reference	N W E S A. Jainul kani JAINUL KANI W/O MOHAMED KHALID		
Scale			
Date :20/01/2026			
APPLICANT:			
Er. M. Mohamed Buhari DTCP Registered Engineer Gr-III Reg No:RE/GrIII/SVG/03/25 TN GOVT- Municipal Corporation Registered Engineer Reg No : 134/LS/2025/00008 Ph: +91 99449 60866 Email: buharir46@gmail.com REGISTERED ENGINEER			

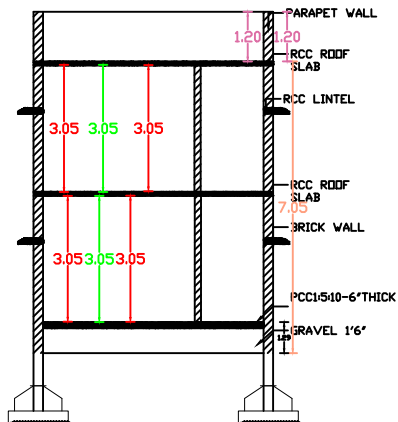
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SIVAGANGAI DISTRICT.**

APPLICANT :- JAINUL KANI W/O MOHAMED KHALID

ELEVATION

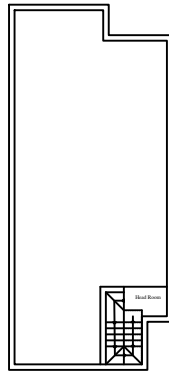


SECTION

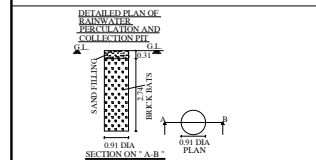
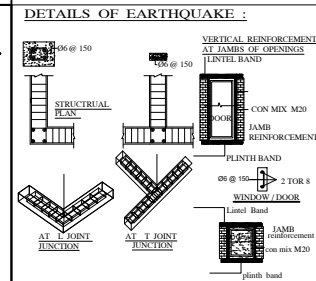
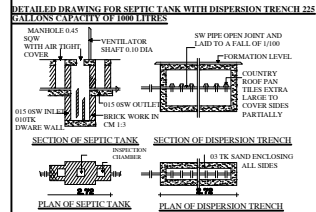
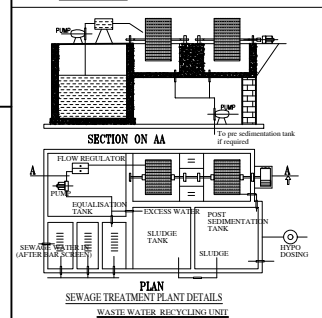
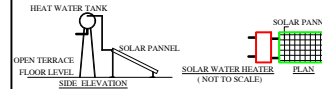
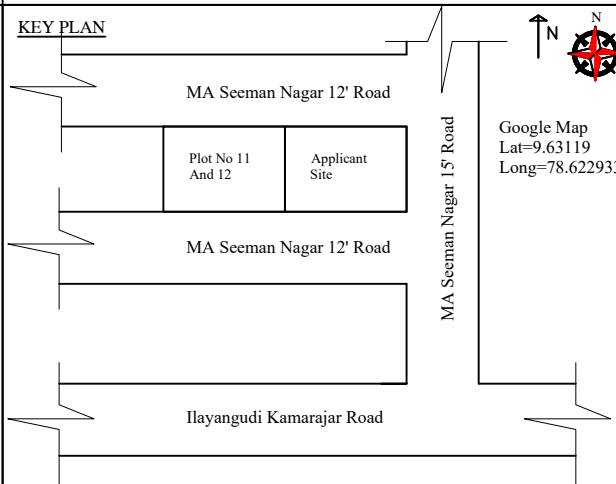


OFFICE USE

TERRACE FLOOR PLAN



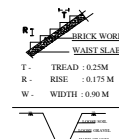
KEY PLAN



OR CODE

SHEET 2/2

STAIRCASE DETAILS
(NOT TO SCALE)



DETAILS OF JOINERIES

MD - DOOR 1.22 X 2.13 W - WINDOW 1.22 X 1.22
D - DOOR 0.91 X 2.13 W1 - WINDOW 1.52 X 1.22
D1 - DOOR 0.76 X 2.13
O - OPEN 1.07 X 2.13
V - VENTILATOR 0.61 X 0.61

COLOUR INDEX

SITE BOUNDARY ☐
PRO.R.C.C ROOF G.F BUILDING ☐
PRO.R.C.C ROOF F.F BUILDING ☐
RAINWATER STORAGE PIT ☐
ROAD ☐

Note : All Dimension
Are Meter

Reference

Scale

Date : 20/01/2026

A. Jainul Kani
JAINUL KANI W/O MOHAMED KHALID

APPLICANT:-

Er. M. Mohamed Buhari
DTCP Registered Engineer Gr-III
Reg No:RE/GRII/ SVG 03/25
TN GOVT. Municipal/ Corporation
Registered Engineer
Reg No : 134/LS/2025/00008
Ph: +91 99449 60866
Email: buharir46@gmail.com
REGISTERED ENGINEER:

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.

