PP APPROVAL RECORD

Planning Permission

Survey 204/4A and 2 more

Kalayarkovil

Sivagangai district, Tamil Nadu

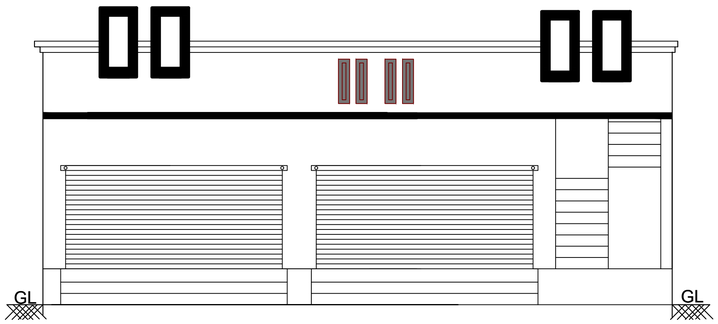
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

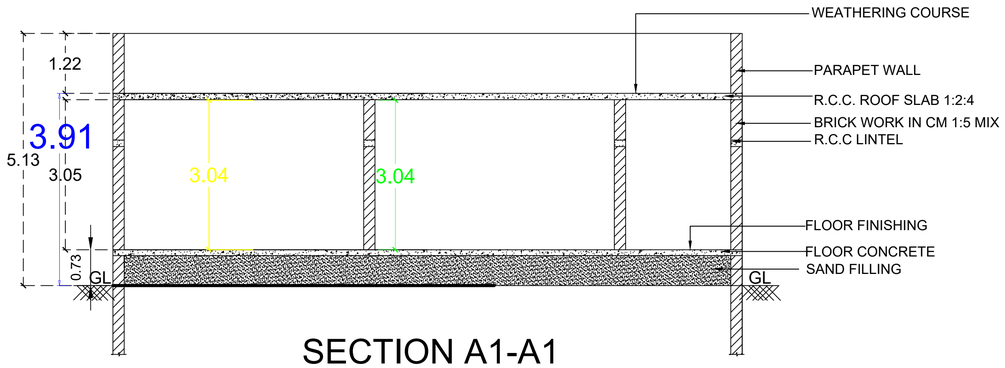
The approval as the planning authority issued it, reproduced in full behind this page.

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

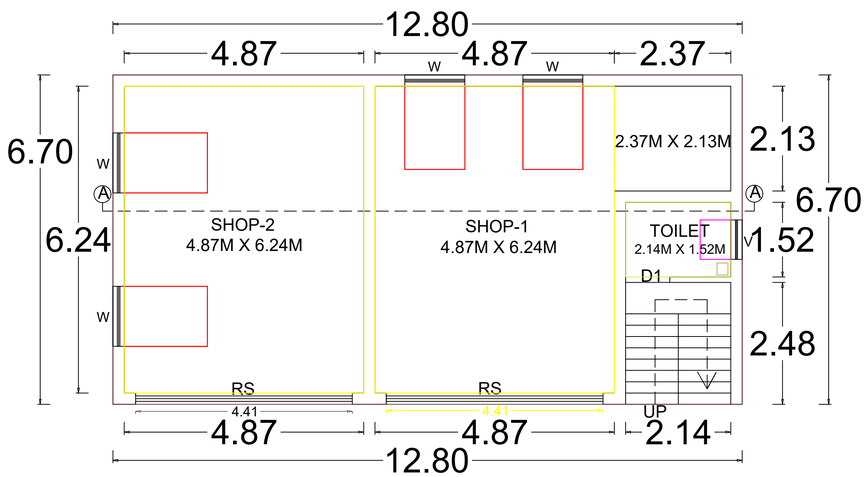
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL SHOP BUILDING IN GROUND FLOOR AT OLD S.NO.204/4A-PART, NEW S.NO.204/4A4D, PATTA NO.3174, KALAIYARKOIL VILLAGE & PANCHAYAT, SOMANATHAMANGALAM GROUP, KALAIYARKOIL TALUK, SIVAGANGAI DISTRICT.



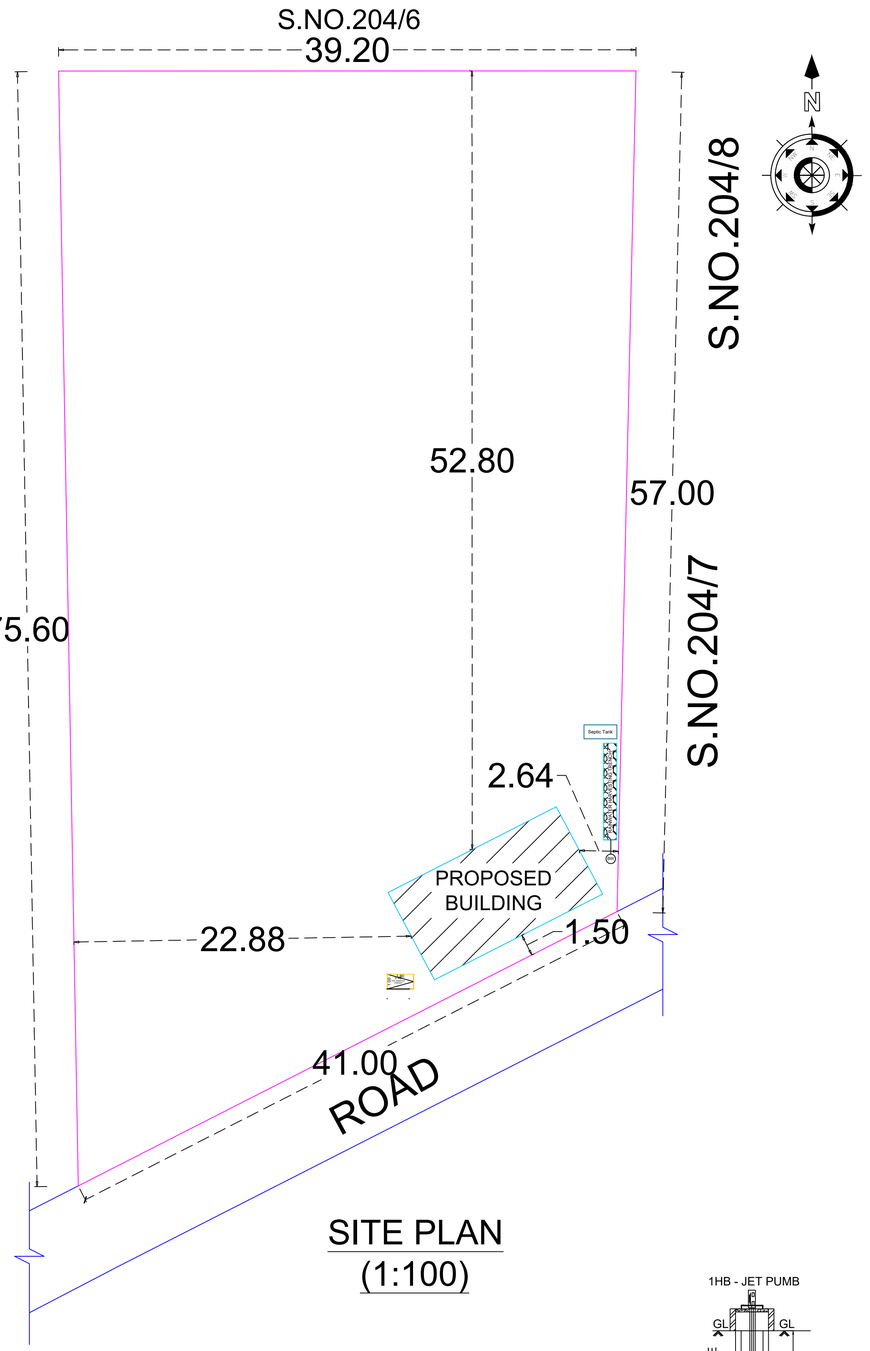
FRONT ELEVATION



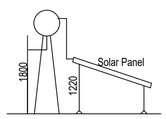
SECTION A1-A1

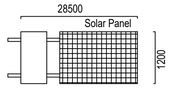


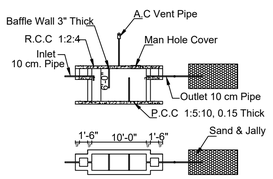
GROUND FLOOR PLAN



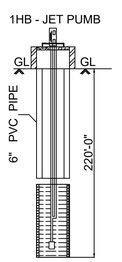
SITE PLAN
(1:100)







Septic Tank with Dispertion Trench



Bore Well Details



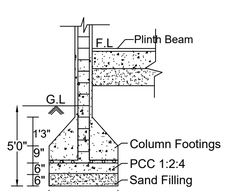
ov

1.Sand filling
2.Brick jelly
(Rainwater Harvesting System)



1. LANDING THICKNESS 10 CM
2. WAISTE SLAB R.C.C 1:2:4 CM THICK
3. RISE 15 CM
4. TREAD 25CM
5. HANDRAIL HEIGHT 80 CM

Staircase Details



Foundation Details

SPECIFICATIONS

1. SAND FILLING
2. P.C.C. MIX RATIO 1:5:10 40MM METAL
3. R.C.C. ISOLATED FOUNDATION
4. BRICK WORK CM MIX RATIO 1:6
5 R.C.C. 1:1.5:3 MIX AS PER IS 456 : 2000

SCHEDULE OF JOINERIES

MAIN DOOR MD	1.20 X 2.10
DOOR D	1.00 X 2.10
DOOR D1	0.90 X 2.10
WINDOW W	1.20 X 1.20
VENTILATOR V	0.90 X 0.60

SITE AREA DETAILS

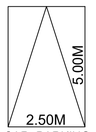
AS PER PATTA	27448.00 SQ.FT	2550.00 SQ.M
AS PER DOCUMENT	27007.25 SQ.FT	2509.06 SQ.M
AS PER SITE	27007.25 SQ.FT	2509.06 SQ.M

PLINTH AREA DETAILS

PLOT AREA	27007.25 SQ.FT	2509.06 SQ.M
GROUND FLOOR	923.25 SQ.FT	85.76 SQ.M
VACANT AREA	26084.00 SQ.FT	2423.30 SQ.M

COLOR INDEX

	SITE / BOUNDARY AREA
	PROPOSED BUILDING
	EXISTING ROAD

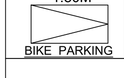


PARKING CALCULATION:-

Floor Area above 75.00sq.m = 1 Car Parking

PARKING PROVIDED:-

No. of Car Pockets : 0
No. of Bike Pockets : 1



F.S.I DETAILS	PROPOSED	PERMISSIBLE
Total Plinth Floor Area / Site Area = 85.76 / 2509.06	0.03	2.00

APPLICANT

Mr.A.DAVID S/O Mr.ARUL

ENGINEER

Er. R. ANBAZHAGAN, B.E.,F.I.E.,F.I.V.,
REGISTERED DTCP ENGINEER
REGD. NUMBER: RE/Gr.I/SVG Region/001/2019,
SIVAGANGAI MUNCIPALITY,
6, THIRUPPATHUR ROAD,
(NEAR ANJANEYAR KOIL)
SIVAGANGAI - 630 561.
CELL NO: 98653 48124.

OFFICE USE

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.