Verified RealEstate™

REFERENCE
2025-26

ISSUED
11 March 2026

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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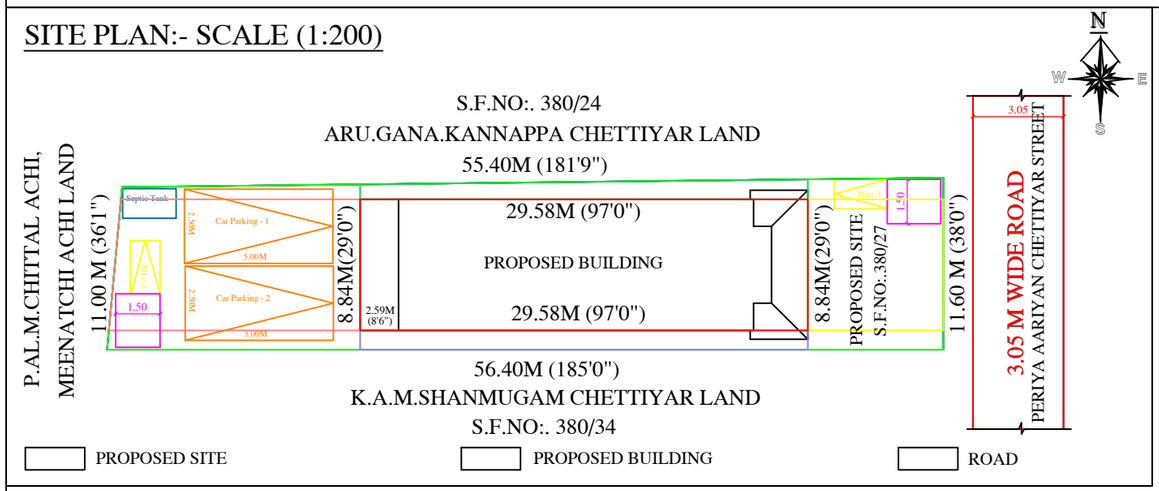
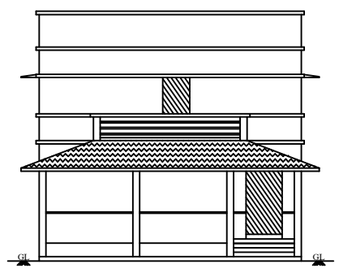
DIGITALLY VERIFIED RECORD

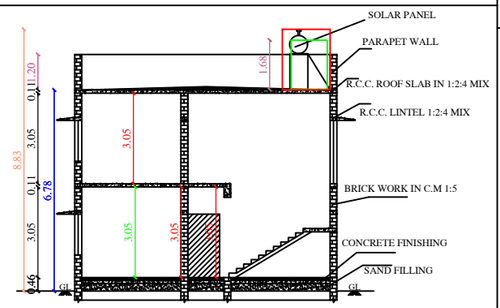
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN G.R.S.F.NO:. 380/27, PATTA NO:. 156 (AS PER DOCUMENT) AT PERIYA AARIYAN CHETTIYAR STREET, WARD NO:. 9, SOUTH ILAYATTHANGUDI GROUP, KILASIVALPATTI VILLAGE & CIRCLE, KILASIVALPATTI PANCHAYATH, THIRUPPATHUR UNION & TALUK, SIVAGANGAI DISTRICT.

SITE PLAN:- SCALE (1:200)

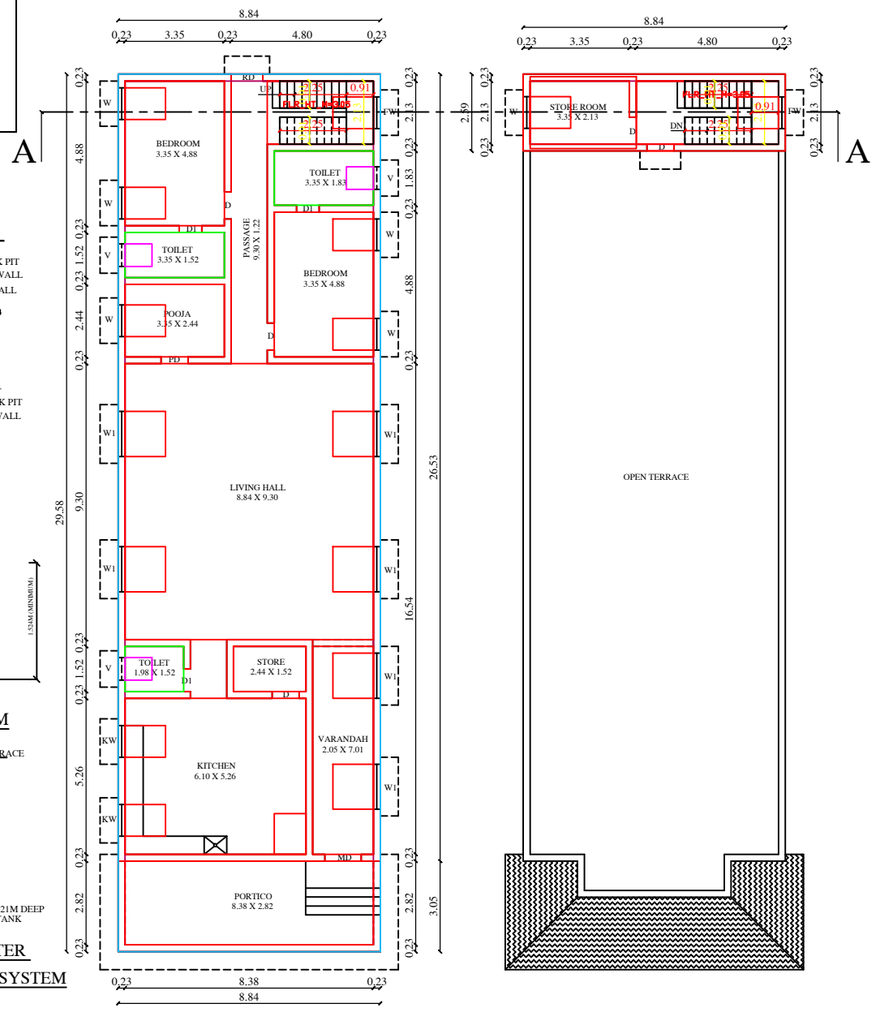




ELEVATION



SECTION ON AA



GROUND FLOOR PLAN

FIRST FLOOR PLAN

AREA STATEMENT	Sq.ft	Sq.mt
SITE AREA	6976.00	648.33
RESIDENTIAL BUILDING AREA		
GROUND FLOOR BUILDING AREA	2813.63	261.49
FIRST FLOOR BUILDING AREA	246.40	22.90
VACANT AREA	4162.37	386.84

SCHEDULE OF JOINERIES:

MD - MAIN DOOR	-	4'0" X 8'0"	OR	1.22 X 2.44
RD - REAR DOOR	-	3'0" X 7'0"	OR	0.91 X 2.13
PD - POOJA DOOR	-	3'0" X 7'0"	OR	0.91 X 2.13
D - DOOR	-	3'0" X 7'0"	OR	0.91 X 2.13
D1 - DOOR	-	2'6" X 7'0"	OR	0.76 X 2.13
O - OPEN	-	3'6" X 7'0"	OR	1.07 X 2.13
W - WINDOW	-	3'6" X 4'6"	OR	1.07 X 1.37
W1 - WINDOW	-	5'0" X 4'6"	OR	1.52 X 1.37
KW - KITCHEN WINDOW	-	3'6" X 3'6"	OR	1.07 X 1.07
FW - FRENCH WINDOW	-	3'6" X 7'0"	OR	1.07 X 2.13
V - VENTILATOR	-	2'6" X 2'0"	OR	0.76 X 0.61

FLOOR SPACE INDEX:-

= TOTAL BUILTUP AREA / TOTAL SITE AREA

= 284.39 / 648.33 = 0.44 < 2.00

Tamilnadu Combined Development & Building Rules - 2019

Height of the building less then 7m, above 9 m Plot width

Setback (CBA)	Required	Available	OK
Front	1.50 m	4.57 m	OK
Side1	Nil	0.50 m	OK
Side2	Nil	0.65 m	OK
Rear	Nil	8.07 m	OK
FSI	2.00	0.44	OK
Two Wheeler Park	2	2	OK
Car Parking	2	2	OK

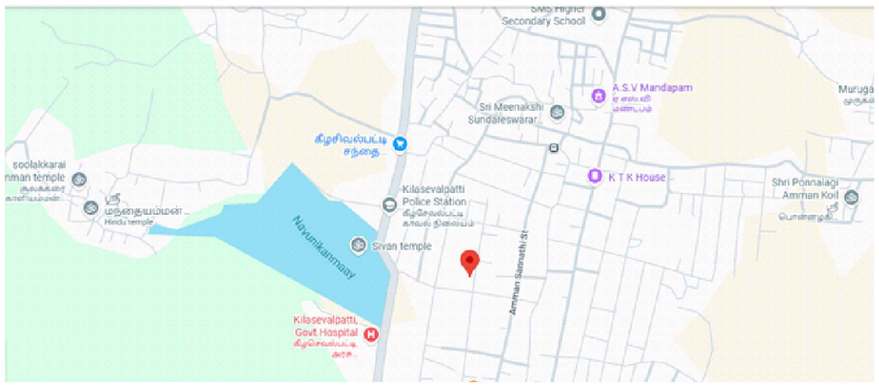
REFERENCE ALL DIMENSIONS ARE IN METER

1. T.VISALAKSHI W/o THIRUNAVUKARASU.
2. K.TR.KUMAR S/o THIRUNAVUKARASU.

Name of the owner's

T. Visalakshi

Owner's Signature

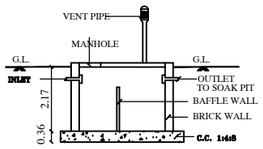


10.181747, 78.662908.

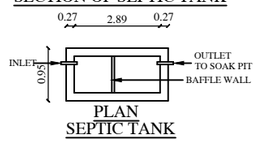
NOTE:

THE NUMBER OF CAR/TWO WHEELER PARKING SPACES REQUIRED SHALL BE CALCULATED FOR 75% OF THE TOTAL PLINTH AREA IN THE BUILDING

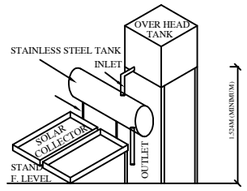
1. WASTE WATER COLLECT TO SOAK PIT
2. SOLAR WATER HEATER SYSTEM TO BE PROVIDED
3. RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4. "U" TRAP S



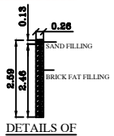
SECTION OF SEPTIC TANK



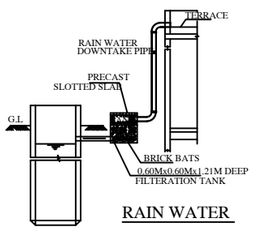
PLAN
SEPTIC TANK



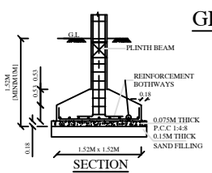
SOLAR WATER
HEATING SYSTEM



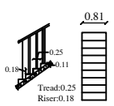
DETAILS OF
PERCULATION PIT



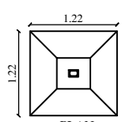
RAIN WATER
HARVESTING SYSTEM



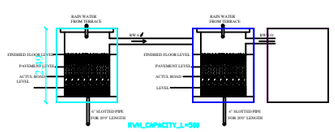
SECTION



STAIRCASE DETAIL



PLAN
FOUNDATION DETAILS



PLAN INFO
PLOT_NO=-
PLOT_AREA_M2=648.33
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=11.60
ROAD_WIDTH=3.05
ROAD_LENGTH=200.0
AVG_PLOT_DEPTH=55.90
AVG_PLOT_WIDTH=11.30
SURVEY_NO=380/27
PATTA_NO=156
RWH_DECLARED=YES
AREA_TYPE=CBA
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AS_PER_DOCUMENT=648.33
AS_AT_SITE=157.55
FMB_OR_PLR=648.33
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=SIVAGANGAI
TALUK=THIRUPPATHUR
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=RESIDENTIAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES

DIGITAL APPROVAL AUTHORITY

Er. M. SUNDARAM,B.E.,
LBS / PMV / 31 / 610/17
DTCP PDKT/RE/G-II/24/02/002
Perumal Kovil Street,
Ponnamaravathy - 622 407.
Cell: 9842670294, 9787022063

Registered Engineer Signature

Do Rainwater harvest at house

Save the planet : Plant a tree ! Get Rain water !!

Drawn by:-
SAK Construction
M.Sundaram.B.E.

OFFICE:- Date:- 19.02.2026.
Er.M.Sundaram,B.E.,Civil.
(DTCP & Licensed Surveyor)
Sri Annai Kamaatchi Construction,
55 - Annai Saraswathi Illam,
Perumal Kovil Street,
Ponnamaravathy Taluk,
Pudukkottai District - 622 407.
Cell:- 98426 70294, 97870 22063.

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

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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

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OMR Thoraipakkam,
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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.