

PP

APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE

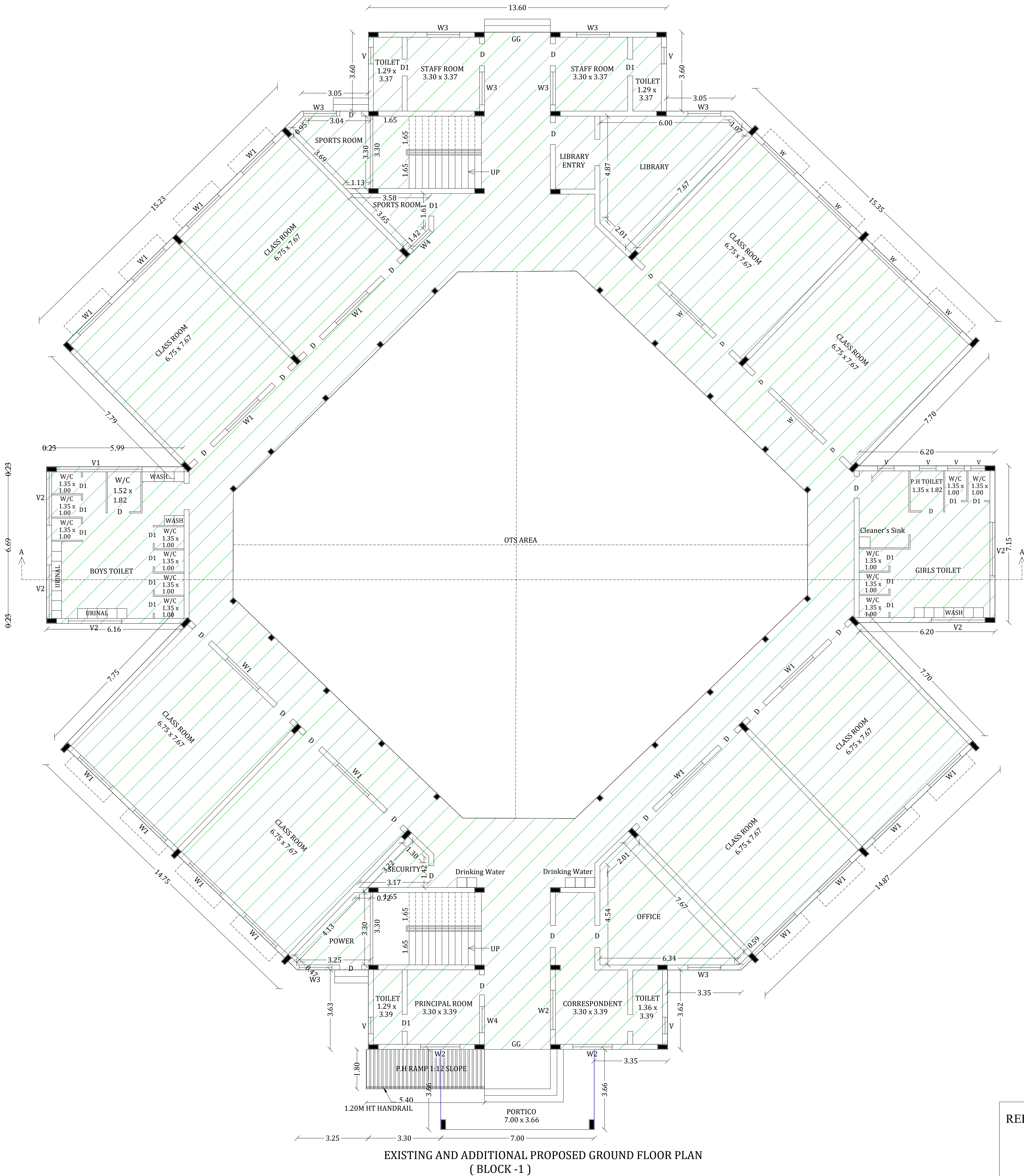
Building Plan

ISSUING AUTHORITY

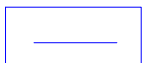
DTCP

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.



EXISTING AND ADDITIONAL PROPOSED GROUND FLOOR PLAN
(BLOCK -1)

REFERENCE:
PROPOSED BUILDING - 

PLAN SHOWING THE EXISTING REVISED AND
PROPOSED ADDITIONAL CONSTRUCTION OF
CBSE SCHOOL BUILDING IN S.NO: 59/ 1 PART, AT
ILAYANKUDI SOUTH VILLAGE,
ILAYANKUDI TOWN PANCHAYAT,
ILAYANKUDI TALUK,
SIVAGANGA DISTRICT.

(SCALE-1:100)

JOINERY DETAILS

D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W1	WINDOW	2.00 x 1.52
W2	WINDOW	1.80 x 1.52
W3	WINDOW	1.50 x 1.52
W4	WINDOW	1.20 x 1.52
V	VENTILATOR	0.76 x 0.76
V1	VENTILATOR	3.90 x 0.76
V2	VENTILATOR	2.44 x 0.76

EXISTING APPROVEL AREA DETAILS

APPROVED NO- 14/2015 (BLOCK -1)

Descriptions	Non FSI	FSI	Total Area
Ground Floor		1013.13	1013.13
First Floor		1013.13	1013.13
Total Area		2026.26	2026.26

PROPOSED ADDITIONAL AREA TO THE
APPROVED BUILDING (BLOCK -1)

Descriptions	Non FSI	FSI	Total Area
Ground Floor		27.08	27.08
Second Floor		978.04	978.04
Head Room	55.72		55.72
Total Area	55.72	1005.12	1060.84

GRAND TOTAL AREA :

Descriptions	Non FSI	FSI	Total Area
Existing Approval Area Details		2026.26	2026.26
Proposed Additional Area to thr Approved Building	55.72	1005.12	1060.84
Total Area	55.72	3031.38	3087.10


CORRESPONDENT
ILM PUBLIC SCHOOL
ILAYANGUDI-630 702
SIVAGANGAI DISTRICT

APPLICANT

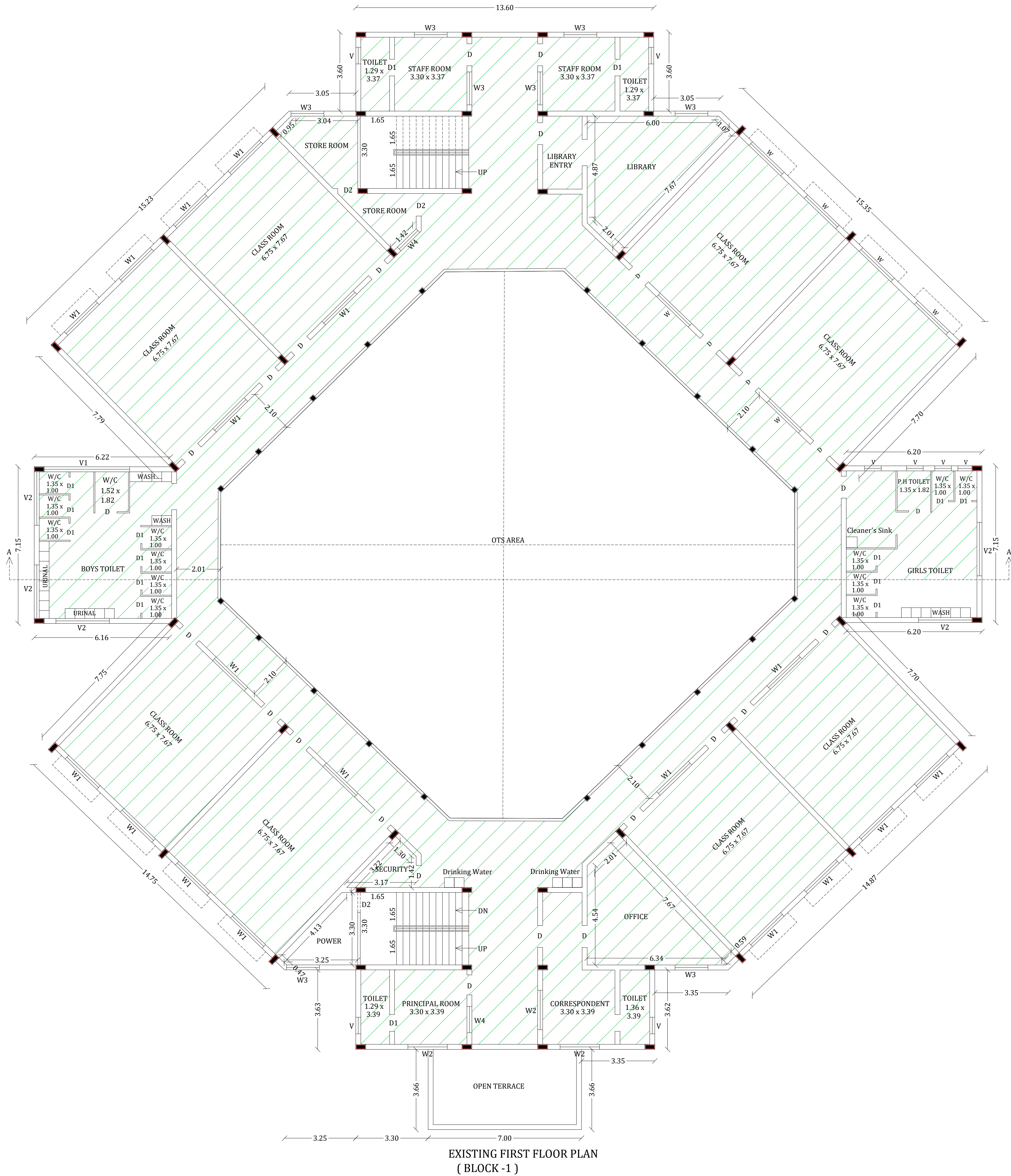

Er.S.Amit Shalom, M.Tech(Struct), A.M.I.E
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVLD/2025,
Chartered Engineer,
Near to VOC ground, Palayamkottai,
Tirunelveli-2, Cell : 90422 15981

STRUCTURAL
ENGINEER


Er. CHRISTO.S B.Tech., AMIE.,
CHARTERED ENGINEER
Registered Valuer IBBI,
Registered Engineer Gr-II,
Kalaiyarkovil, Sivagangai.
Ph 91599 39312

ENGINEER





PLAN SHOWING THE EXISTING REVISED AND PROPOSED ADDITIONAL CONSTRUCTION OF CBSE SCHOOL BUILDING IN S.NO: 59/ 1 PART, AT ILAYANKUDI SOUTH VILLAGE, ILAYANKUDI TOWN PANCHAYAT, ILAYANKUDI TALUK, SIVAGANGA DISTRICT.

(SCALE-1:100)

JOINERY DETAILS

D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W1	WINDOW	2.00 x 1.52
W2	WINDOW	1.80 x 1.52
W3	WINDOW	1.50 x 1.52
W4	WINDOW	1.20 x 1.52
V	VENTILATOR	0.76 x 0.76
V1	VENTILATOR	3.90 x 0.76
V2	VENTILATOR	2.44 x 0.76

EXISTING APPROVEL AREA DETAILS

APPROVED NO- 14/2015 (BLOCK -1)

Descriptions	Non FSI	FSI	Total Area
Ground Floor		1013.13	1013.13
First Floor		1013.13	1013.13
Total Area		2026.26	2026.26

PROPOSED ADDITIONAL AREA TO THE APPROVED BUILDING (BLOCK -1)

Descriptions	Non FSI	FSI	Total Area
Ground Floor		27.08	27.08
Second Floor		978.04	978.04
Head Room	55.72		55.72
Total Area	55.72	1005.12	1060.84

GRAND TOTAL AREA :

Descriptions	Non FSI	FSI	Total Area
Existing Approval Area Details		2026.26	2026.26
Proposed Additional Area to thr Approved Building	55.72	1005.12	1060.84
Total Area	55.72	3031.38	3087.10

[Signature]
CORRESPONDENT
ILM PUBLIC SCHOOL
ILAYANGUDI-630 702
SIVAGANGAI DISTRICT

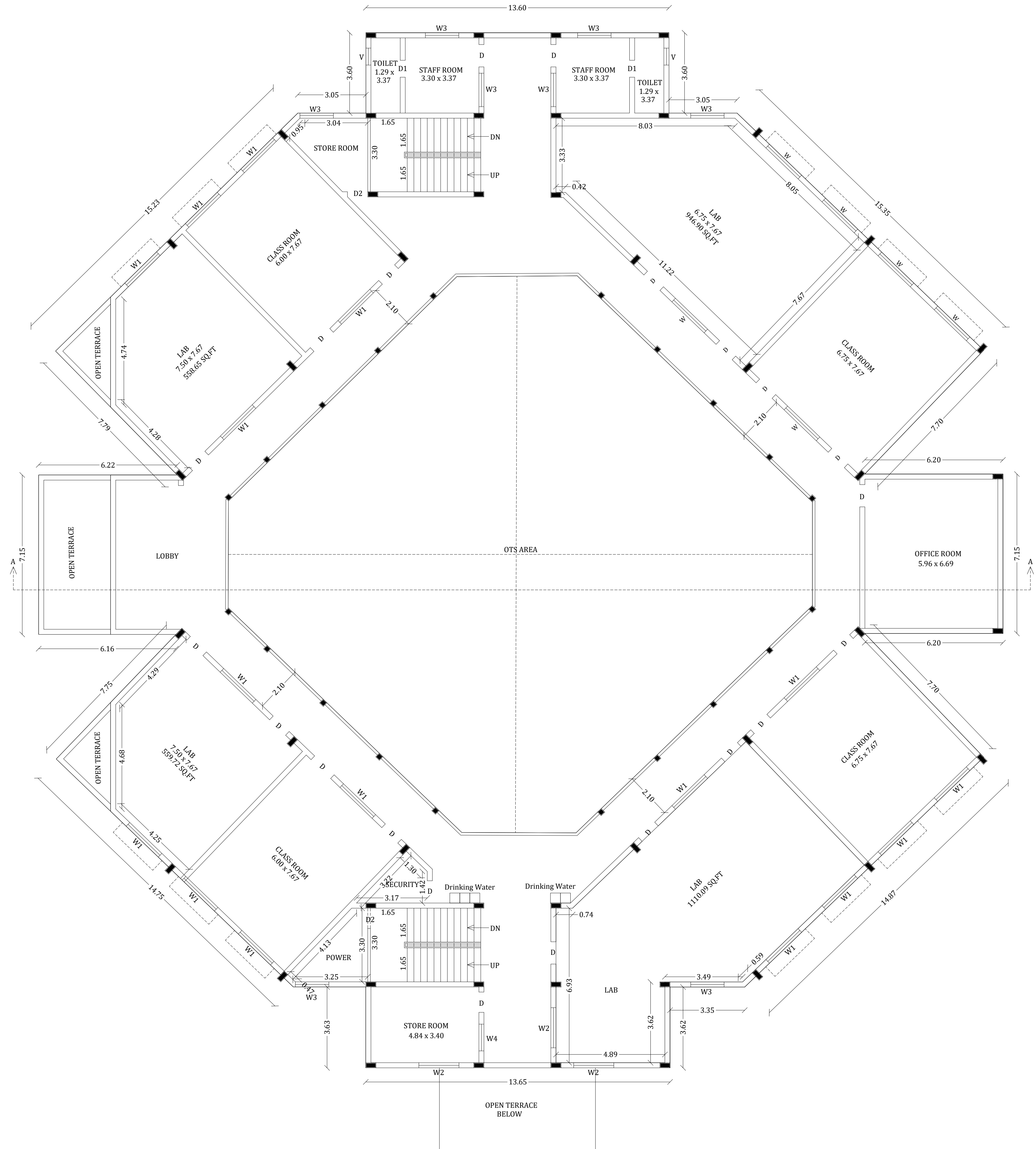
APPLICANT

[Signature]
Er.S.Amit Shalom,M.Tech(Struct)A.M.I.E
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVLD/2025,
Chartered Engineer,
Near to VOC ground, Palayamkottal,
Tirunelveli-2, Cell : 90422 15981

STRUCTURAL
ENGINEER

[Signature]
Er. CHRISTO.S B.Tech.,AMIE.,
CHARTERED ENGINEER
Registered Valuer IBBI,
Registered Engineer Gr-II,
Kalaiyarkovil, Sivagangai.
Ph 91599 39312

ENGINEER



PROPOSED SECOND FLOOR PLAN
(BLOCK -1)

PLAN SHOWING THE EXISTING REVISED AND
PROPOSED ADDITIONAL CONSTRUCTION OF
CBSE SCHOOL BUILDING IN S.NO: 59/ 1 PART, AT
ILAYANKUDI SOUTH VILLAGE,
ILAYANKUDI TOWN PANCHAYAT,
ILAYANKUDI TALUK,
SIVAGANGA DISTRICT.

(SCALE-1:100)

JOINERY DETAILS

D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W1	WINDOW	2.00 x 1.52
W2	WINDOW	1.80 x 1.52
W3	WINDOW	1.50 x 1.52
W4	WINDOW	1.20 x 1.52
V	VENTILATOR	0.76 x 0.76
V1	VENTILATOR	3.90 x 0.76
V2	VENTILATOR	2.44 x 0.76

EXISTING APPROVEL AREA DETAILS

APPROVED NO- 14/2015 (BLOCK -1)

Descriptions	Non FSI	FSI	Total Area
Ground Floor		1013.13	1013.13
First Floor		1013.13	1013.13
Total Area		2026.26	2026.26

PROPOSED ADDITIONAL AREA TO THE
APPROVED BUILDING (BLOCK -1)

Descriptions	Non FSI	FSI	Total Area
Ground Floor		27.08	27.08
Second Floor		978.04	978.04
Head Room	55.72		55.72
Total Area	55.72	1005.12	1060.84

GRAND TOTAL AREA :

Descriptions	Non FSI	FSI	Total Area
Existing Approval Area Details		2026.26	2026.26
Proposed Additional Area to thr Approved Building	55.72	1005.12	1060.84
Total Area	55.72	3031.38	3087.10

[Signature]
CORRESPONDENT
ILM PUBLIC SCHOOL
ILAYANGUDI-630 702
SIVAGANGAI DISTRICT

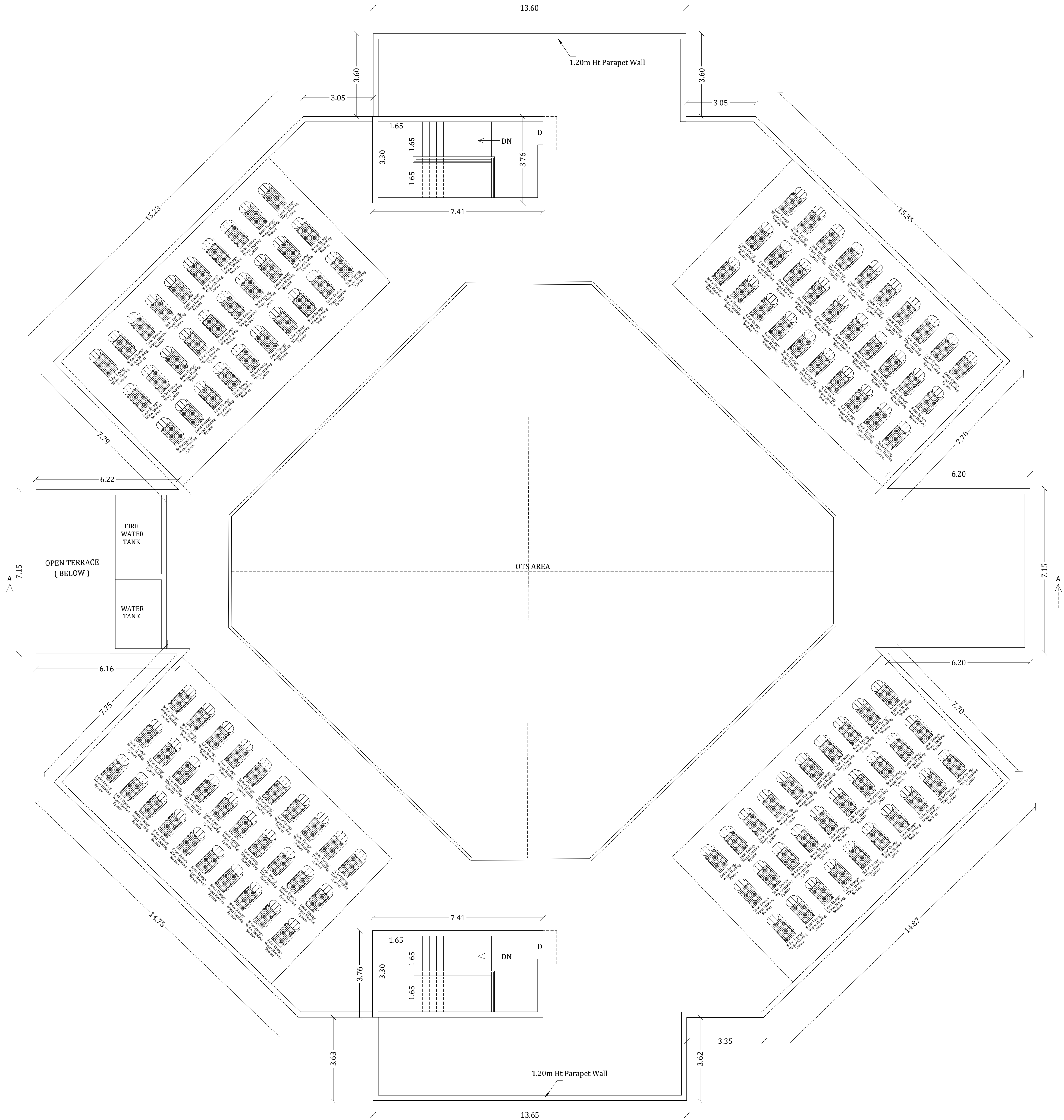
APPLICANT

[Signature]
Er.S.Amit Shalom,M.Tech(Struct),A.M.I.E
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVLD/2025,
Chartered Engineer,
Near to VOC ground, Palayamkottai,
Tirunelveli-2, Cell : 90422 15981

STRUCTURAL
ENGINEER

[Signature]
Er. CHRISTO.S B.Tech.,AMIE.,
CHARTERED ENGINEER
Registered Valuer IBBI,
Registered Engineer Gr-II,
KalaiyarKovil, Sivagangai.
Ph 91599 39312

ENGINEER



TERRACE FLOOR PLAN
(BLOCK -1)

PLAN SHOWING THE EXISTING REVISED AND
PROPOSED ADDITIONAL CONSTRUCTION OF
CBSE SCHOOL BUILDING IN S.NO: 59/ 1 PART, AT
ILAYANKUDI SOUTH VILLAGE,
ILAYANKUDI TOWN PANCHAYAT,
ILAYANKUDI TALUK,
SIVAGANGA DISTRICT.
(SCALE-1:100)

JOINERY DETAILS		
D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W1	WINDOW	2.00 x 1.52
W2	WINDOW	1.80 x 1.52
W3	WINDOW	1.50 x 1.52
W4	WINDOW	1.20 x 1.52
V	VENTILATOR	0.76 x 0.76
V1	VENTILATOR	3.90 x 0.76
V2	VENTILATOR	2.44 x 0.76

EXISTING APPROVEL AREA DETAILS APPROVED NO- 14/2015 (BLOCK -1)			
Descriptions	Non FSI	FSI	Total Area
Ground Floor		1013.13	1013.13
First Floor		1013.13	1013.13
Total Area		2026.26	2026.26

PROPOSED ADDITIONAL AREA TO THE APPROVED BUILDING (BLOCK -1)			
Descriptions	Non FSI	FSI	Total Area
Ground Floor		27.08	27.08
Second Floor		978.04	978.04
Head Room	55.72		55.72
Total Area	55.72	1005.12	1060.84

GRAND TOTAL AREA :			
Descriptions	Non FSI	FSI	Total Area
Existing Approval Area Details		2026.26	2026.26
Proposed Additional Area to thr Approved Building	55.72	1005.12	1060.84
Total Area	55.72	3031.38	3087.10

[Signature]
CORRESPONDENT
ILM PUBLIC SCHOOL
ILAYANGUDI-630 702
SIVAGANGAI DISTRICT

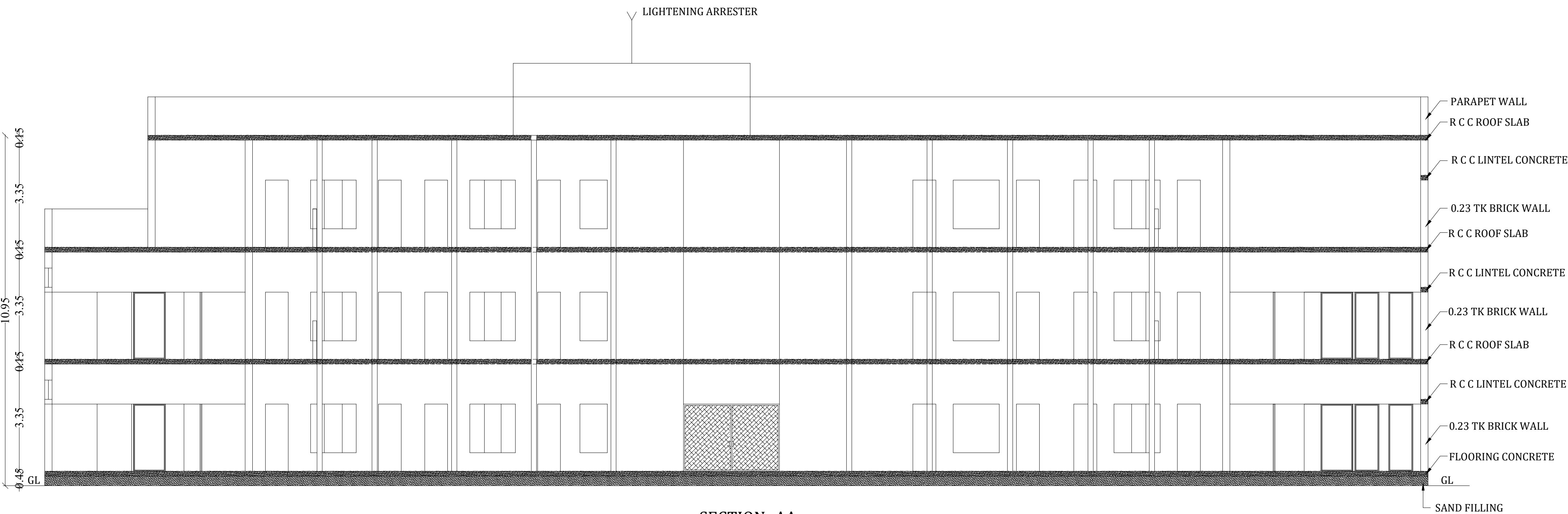
APPLICANT

[Signature]
Er. S.Amit Shalom, M.Tech(Struct), A.M.I.E.
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVLD/2025,
Chartered Engineer,
Near to VOC ground, Palayamkottal,
Tirunelveli-2, Cell : 90422 15981

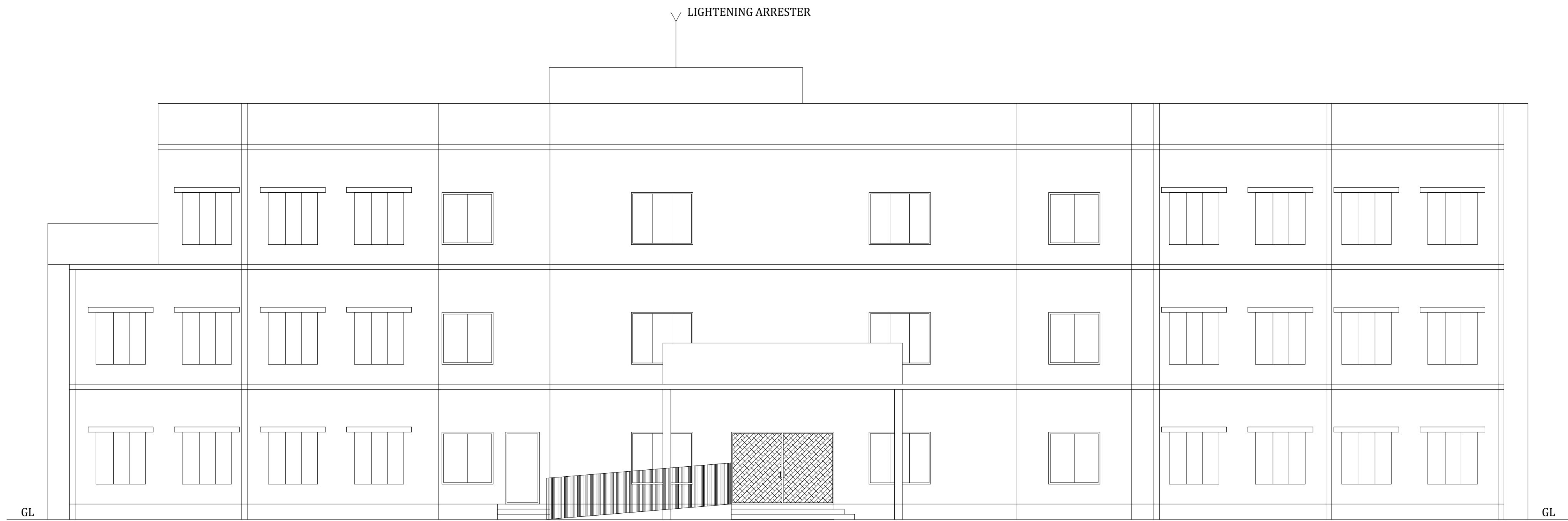
STRUCTURAL
ENGINEER

[Signature]
Er. CHRISTO.S B.Tech., AMIE.,
CHARTERED ENGINEER
Registered Valuer IBBI,
Registered Engineer Gr-II,
Kalaiyarkovil, Sivagangai.
Ph 91599 39312

ENGINEER



SECTION -AA
(BLOCK -1)



ELEVATION
(BLOCK -1)

PLAN SHOWING THE EXISTING REVISED AND
PROPOSED ADDITIONAL CONSTRUCTION OF
CBSE SCHOOL BUILDING IN S.NO: 59/ 1 PART, AT
ILAYANKUDI SOUTH VILLAGE,
ILAYANKUDI TOWN PANCHAYAT,
ILAYANKUDI TALUK,
SIVAGANGA DISTRICT.

(SCALE-1:100)

JOINERY DETAILS

D	DOOR	1.00 x 2.10
D1	DOOR	0.76 x 2.10
W1	WINDOW	2.00 x 1.52
W2	WINDOW	1.80 x 1.52
W3	WINDOW	1.50 x 1.52
W4	WINDOW	1.20 x 1.52
V	VENTILATOR	0.76 x 0.76
V1	VENTILATOR	3.90 x 0.76
V2	VENTILATOR	2.44 x 0.76

EXISTING APPROVEL AREA DETAILS
APPROVED NO- 14/2015 (BLOCK -1)

Descriptions	Non FSI	FSI	Total Area
Ground Floor		1013.13	1013.13
First Floor		1013.13	1013.13
Total Area		2026.26	2026.26

PROPOSED ADDITIONAL AREA TO THE
APPROVED BUILDING (BLOCK -1)

Descriptions	Non FSI	FSI	Total Area
Ground Floor		27.08	27.08
Second Floor		978.04	978.04
Head Room	55.72		55.72
Total Area	55.72	1005.12	1060.84

GRAND TOTAL AREA :

Descriptions	Non FSI	FSI	Total Area
Existing Approval Area Details		2026.26	2026.26
Proposed Additional Area to thr Approved Building	55.72	1005.12	1060.84
Total Area	55.72	3031.38	3087.10

N. M. N. K.
CORRESPONDENT
ILM PUBLIC SCHOOL,
ILAYANGUDI-630 702
SIVAGANGAI DISTRICT

APPLICANT

S. Amit Shalom
Er.S.Amit Shalom,M.Tech(Struct),A.M.I.E
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVLD/2025,
Chartered Engineer,

STRUCTURAL
ENGINEER

Ch
Er. CHRISTO.S B.Tech.,AMIE.,
CHARTERED ENGINEER
Registered Valuer IBBI,
Registered Engineer Gr-II,
Kalaiyarkovil, Sivagangai.
Ph 91599 39312

ENGINEER

PLAN SHOWING THE PROPOSED CBSE SCHOOL BUILDING IN S.NO: 59/ 1 PART, AT ILAYANKUDI SOUTH VILLAGE, ILAYANKUDI TOWN PANCHAYAT, ILAYANKUDI TALUK, SIVAGANGA DISTRICT.

(SCALE:1:100)

JOINERY DETAILS		
MD	MAIN DOOR	1.75 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	1.20 x 2.10
D2	DOOR	0.76 x 2.10
D3	DOOR	1.50 x 2.10
W	WINDOW	1.35 x 1.20
W1	WINDOW	1.00 x 1.20
W2	WINDOW	1.20 x 1.20
W3	WINDOW	0.90 x 1.20
V	VENDILATOR	0.60 x 0.60
O	OPEN	1.95 x 2.10

EXISTING BUILDING AREA DETAILS			
Descriptions	Non FSI	FSI	Total Area
Area of the Ground Floor (Block -2)		135.12	135.12
Area of the First Floor (Block -2)		140.52	140.52
Area of the Ground Floor (Block -3)		96.07	96.07
Area of the Ground Floor (Block -4)		69.40	69.40
Area of the Ground Floor (Block -5)		162.52	162.52
Total Area		603.63	603.63

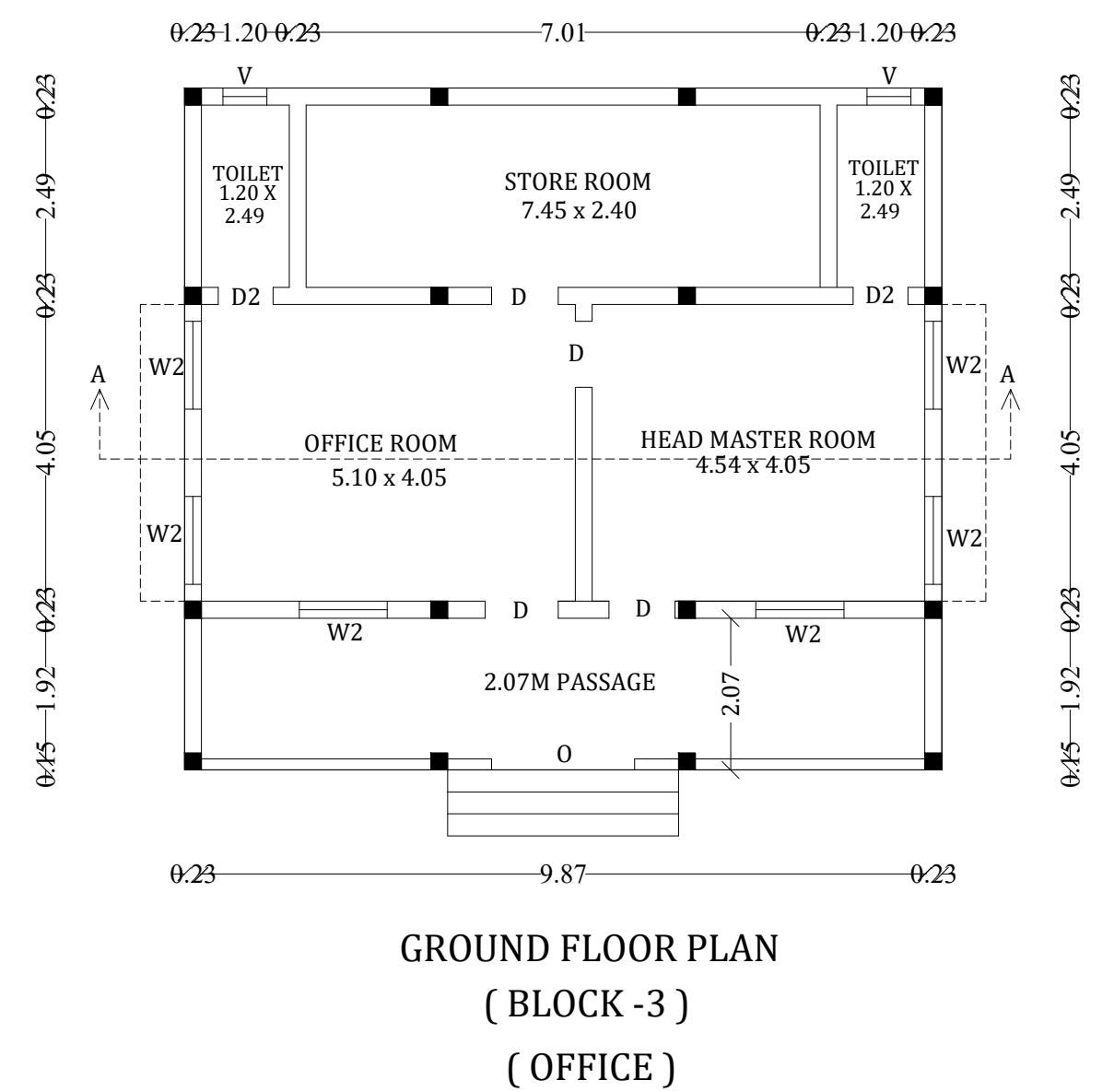
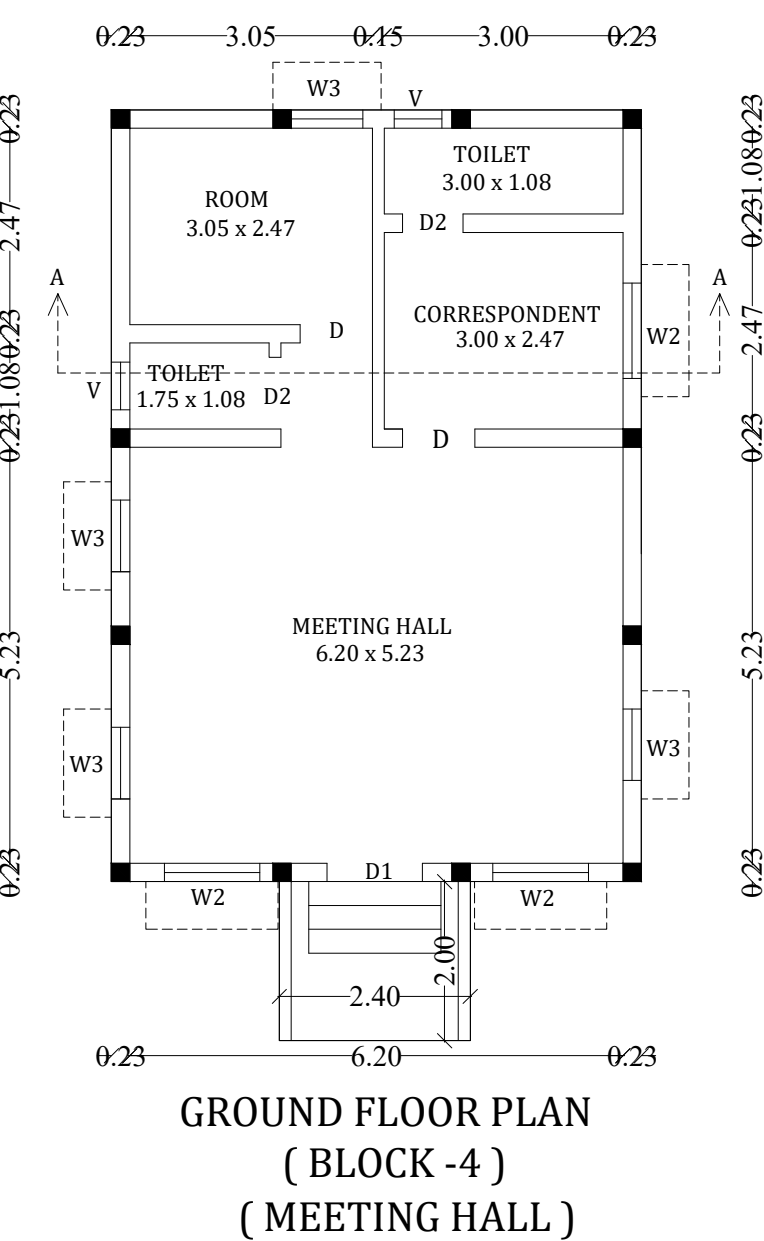
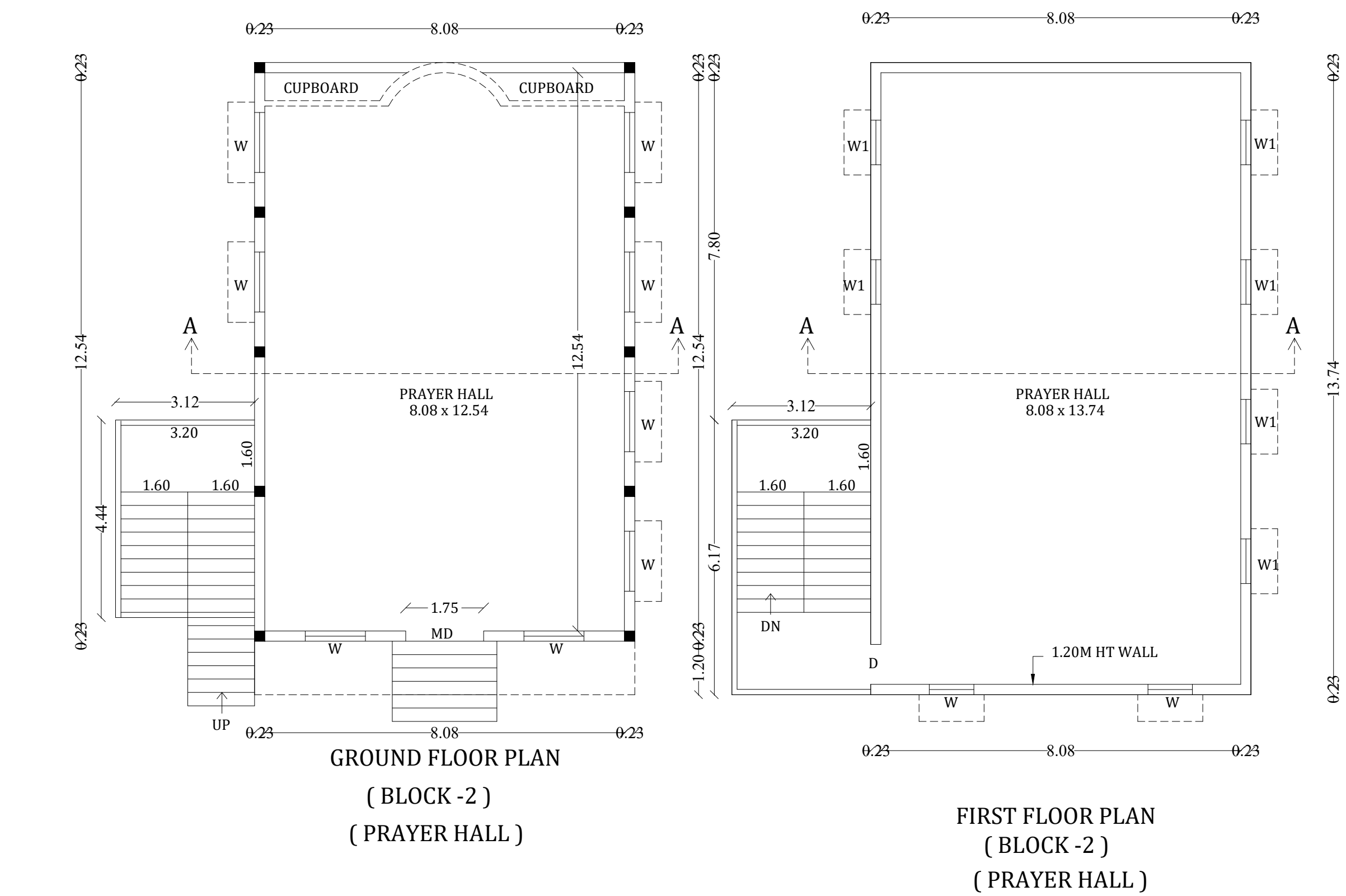
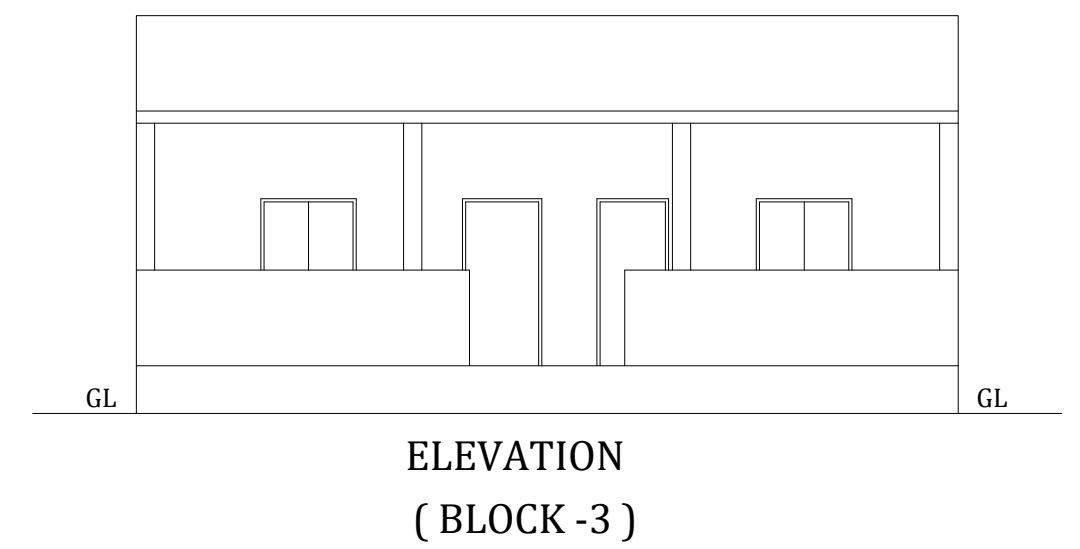
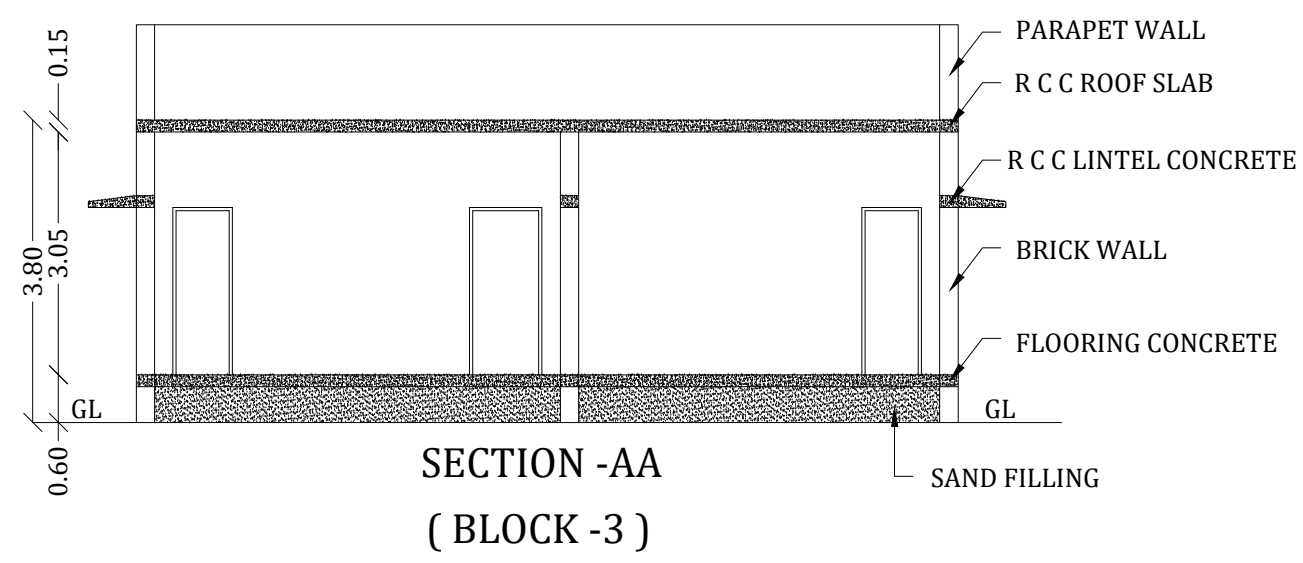
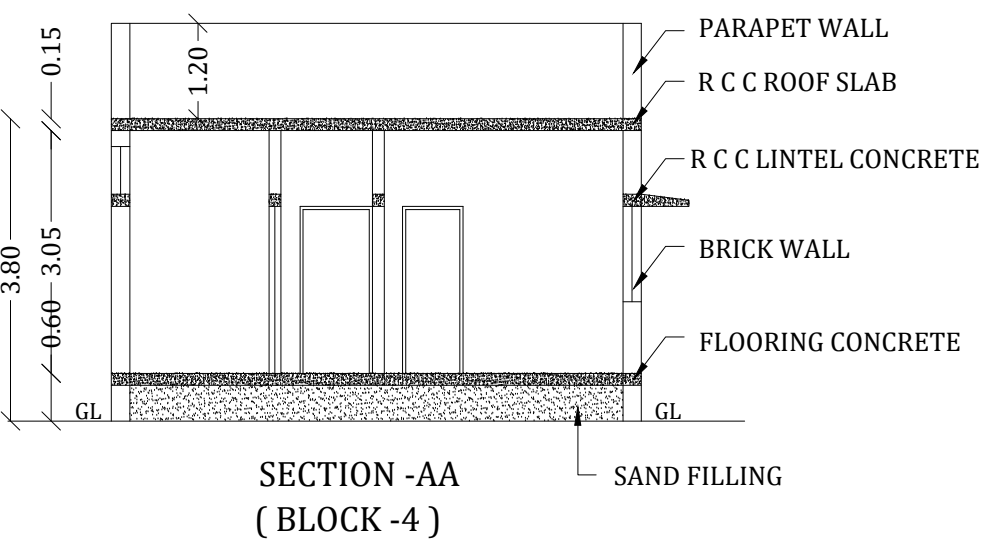
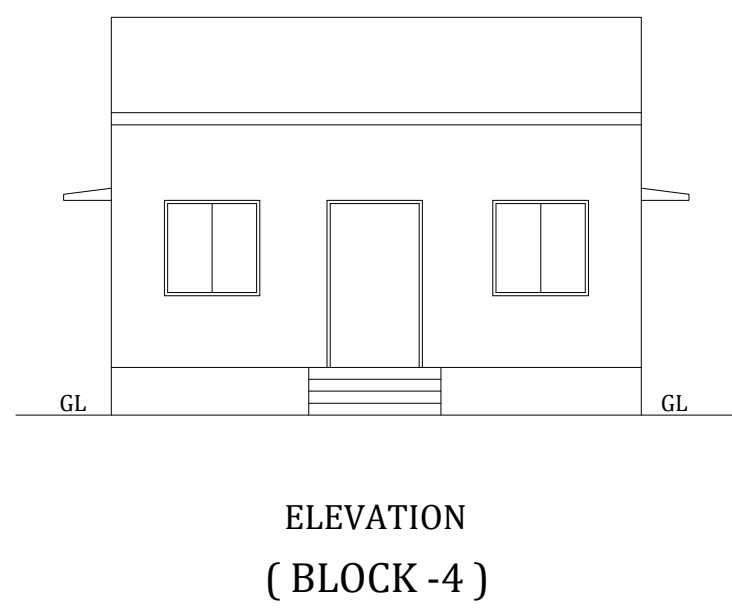
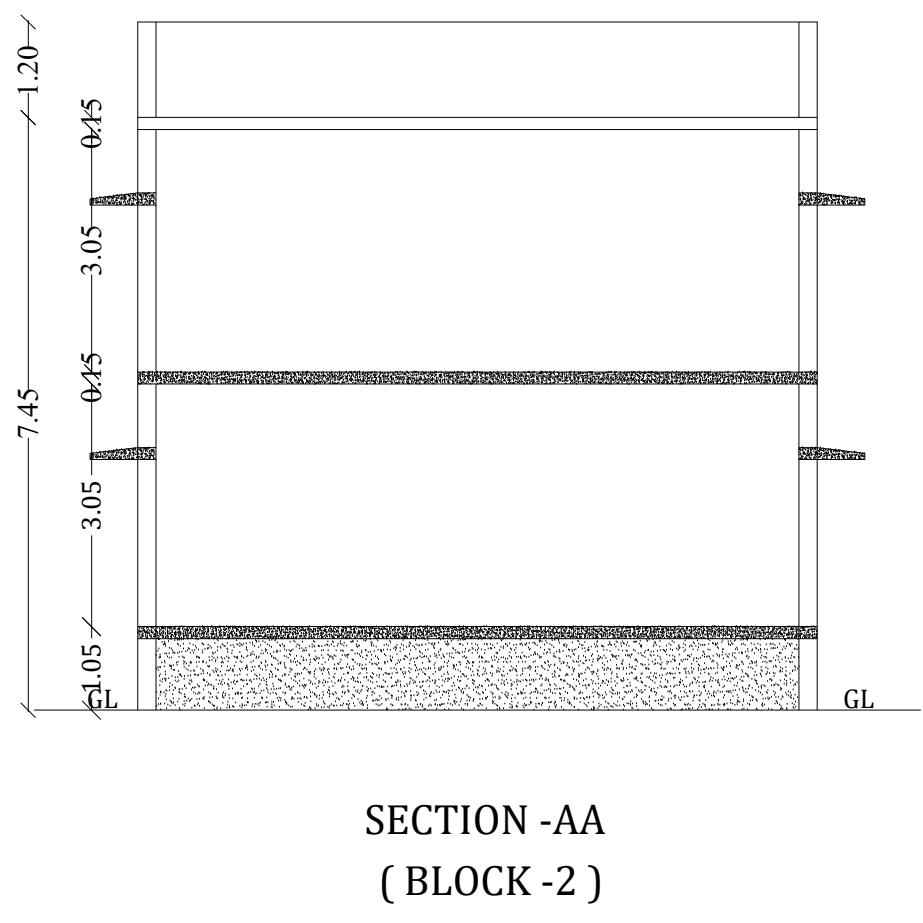
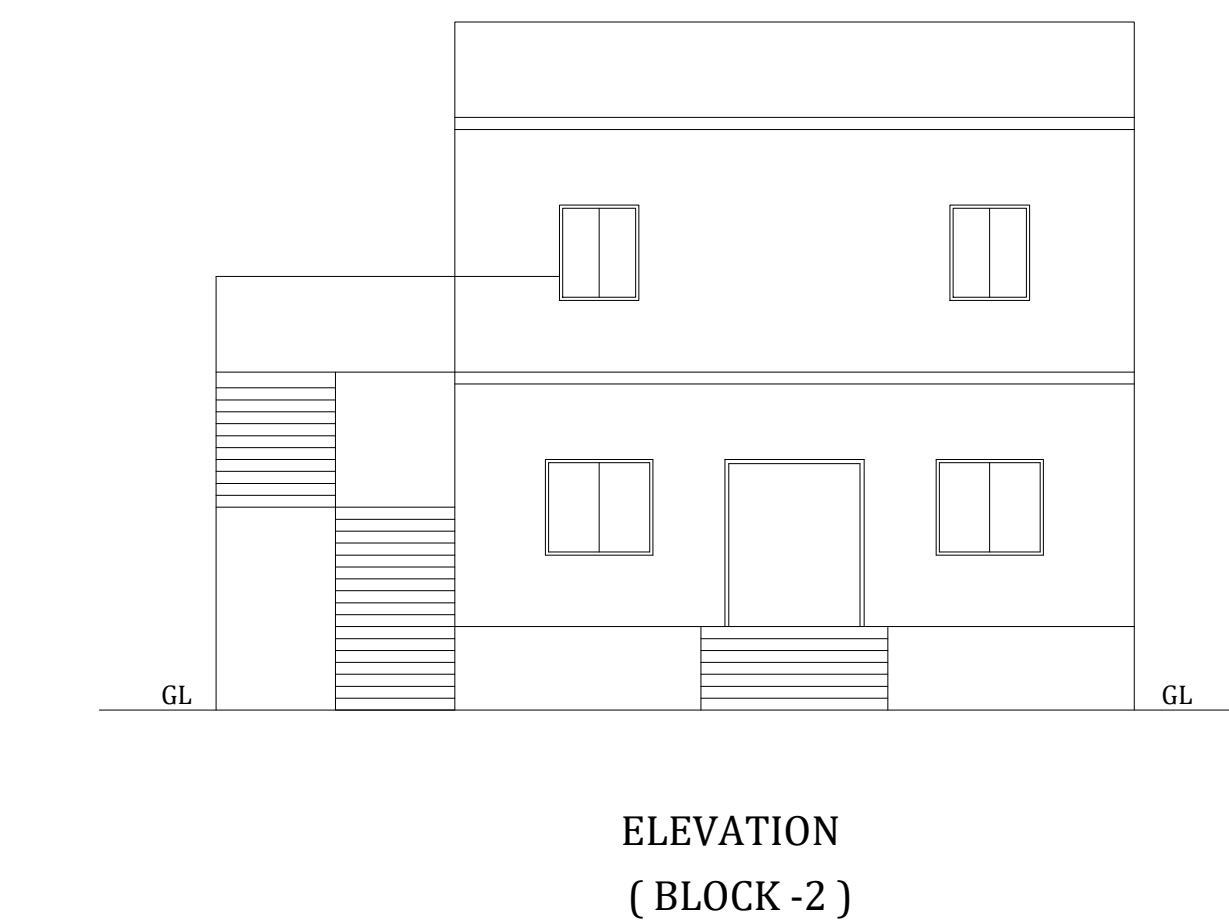
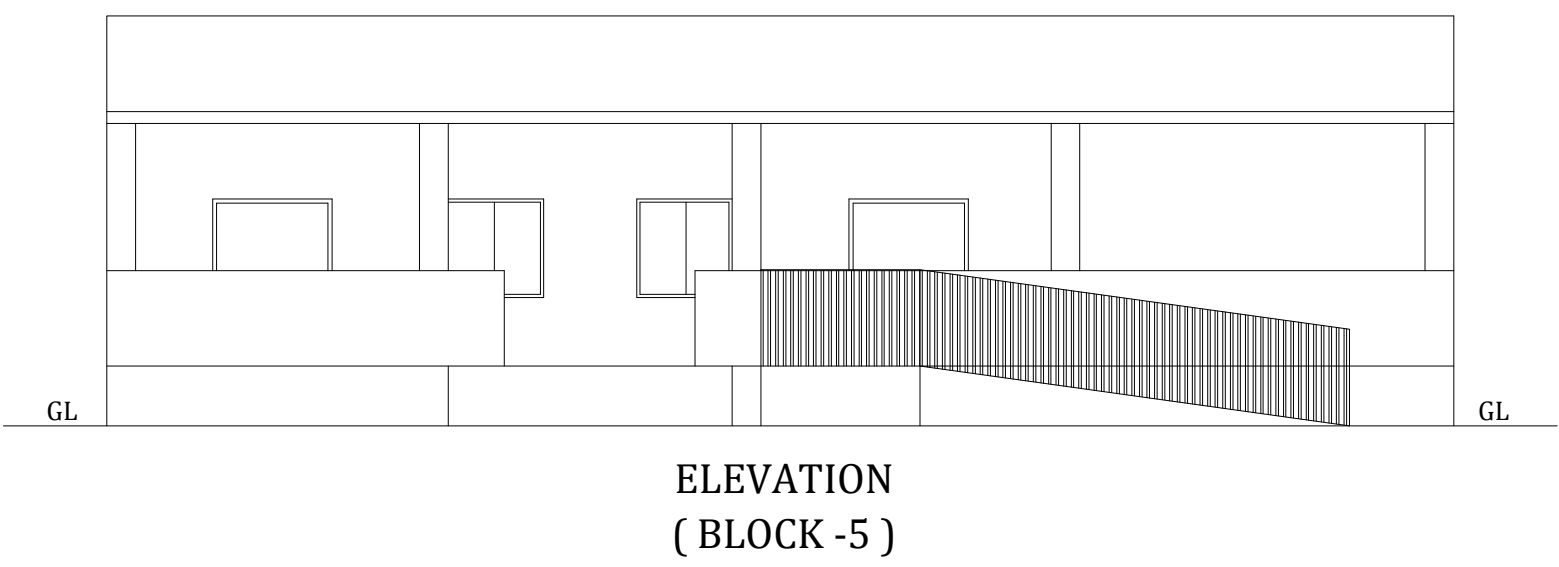
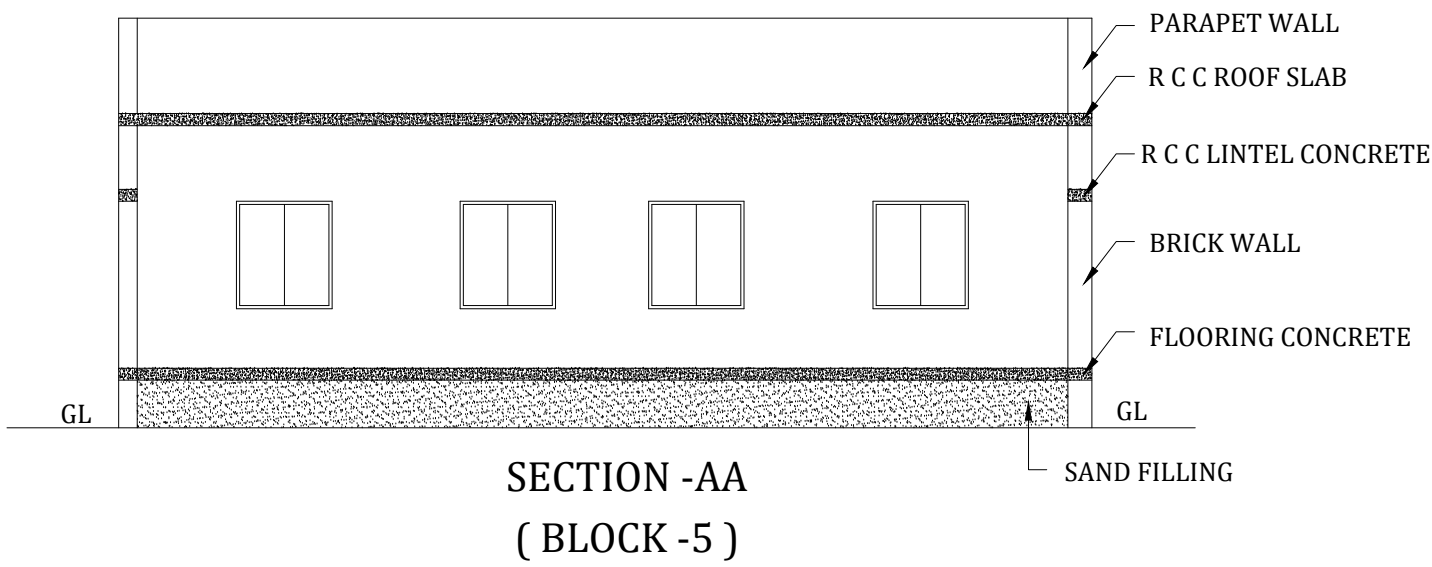
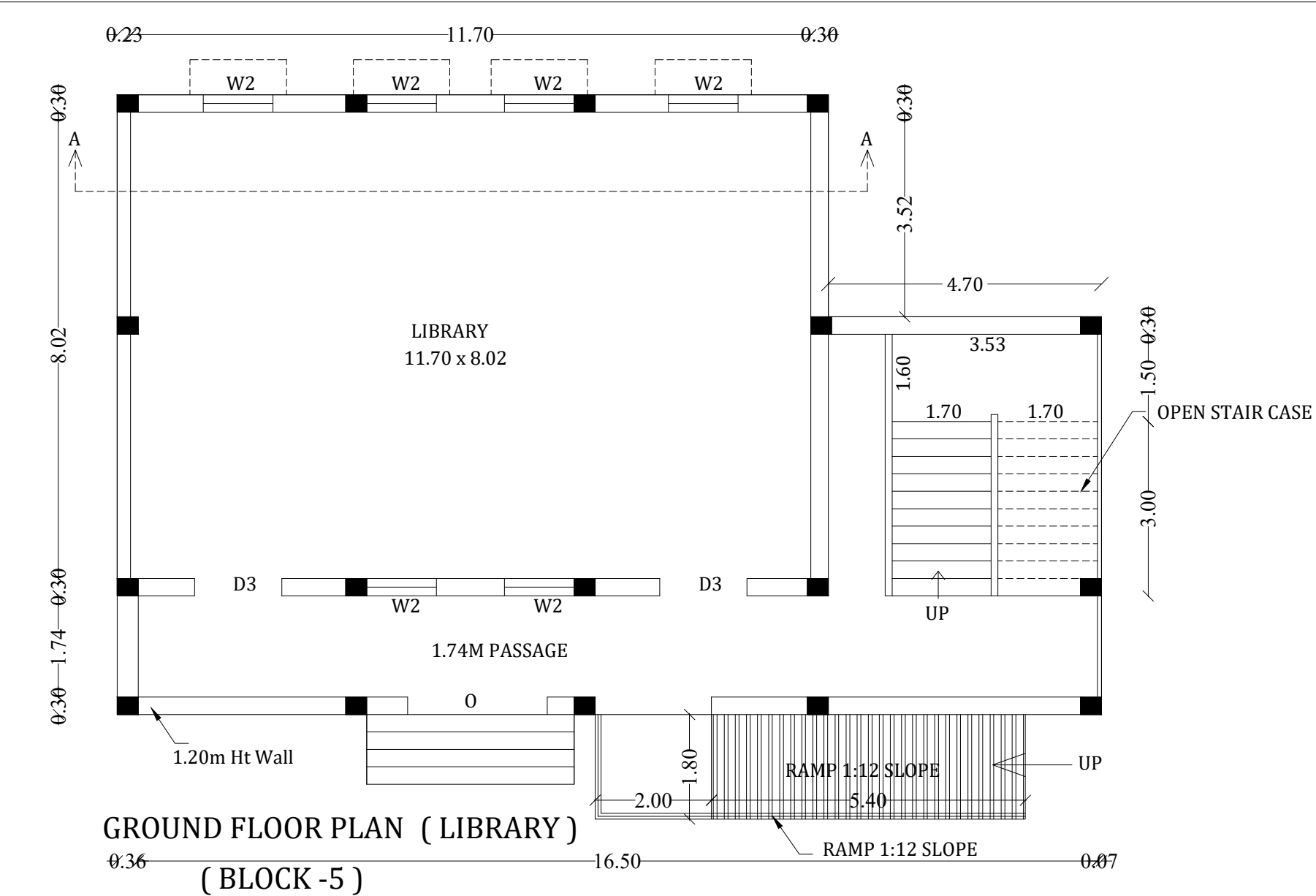
APPLICANT

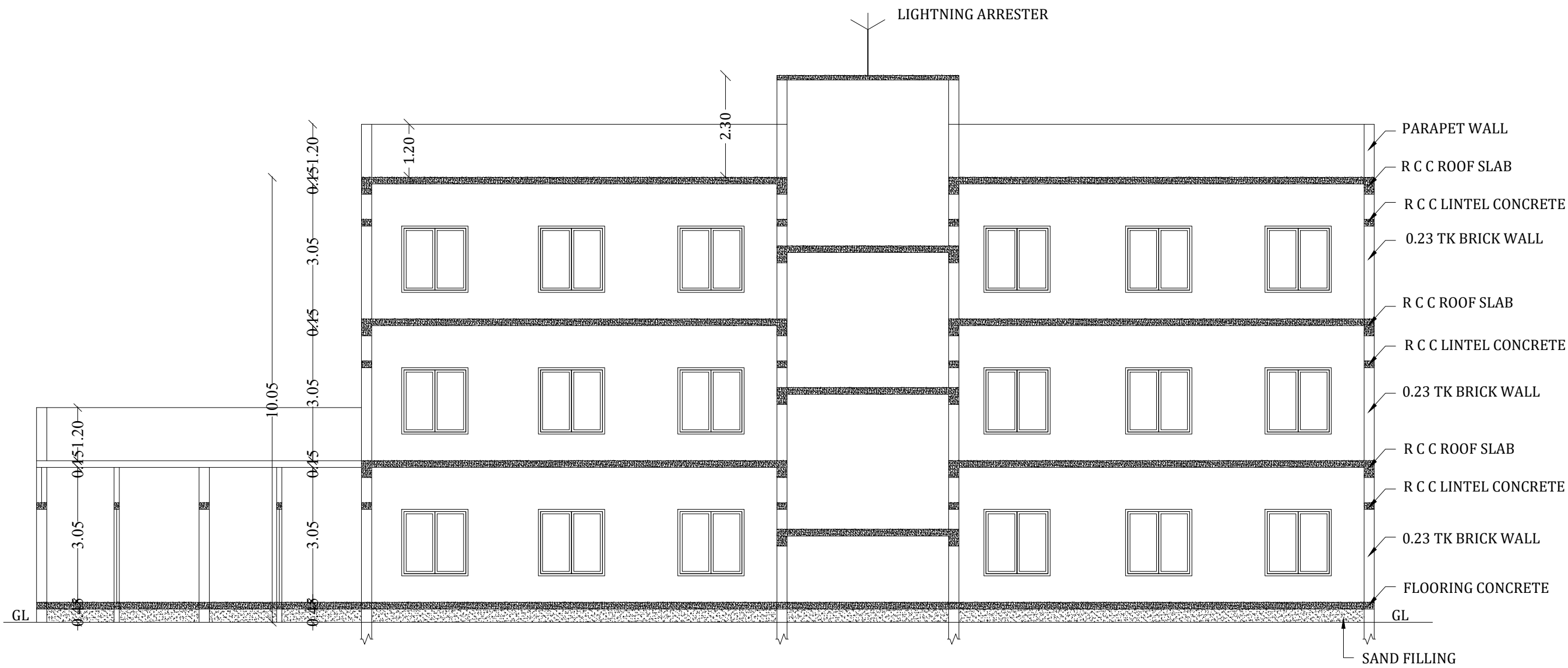
Er.S.Amit Shalom
Er.S.Amit Shalom, M.Tech(Struct), AM.I.E.
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVL/D/2025,
Chartered Engineer,
Near to VOC ground, Palayamkottai,
Tirunelveli-2, Cell : 90422 15981

STRUCTURAL ENGINEER

Er.Christo.S.B
Er. CHRISTO.S B.Tech., AMIE.,
CHARTERED ENGINEER
Registered Valuer IBB, I,
Registered Engineer Gr-II,
Kalaiyarkovil, Sivagangai.
Ph 91599 39312

ENGINEER

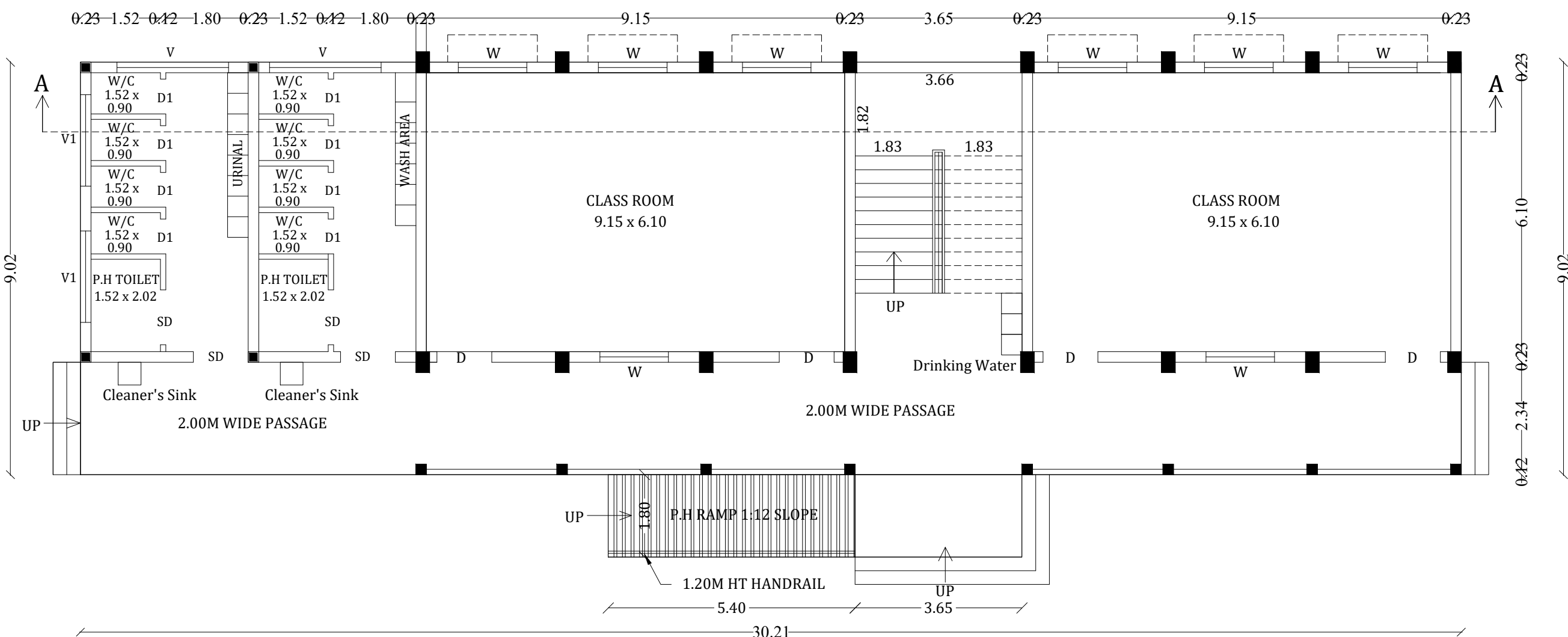




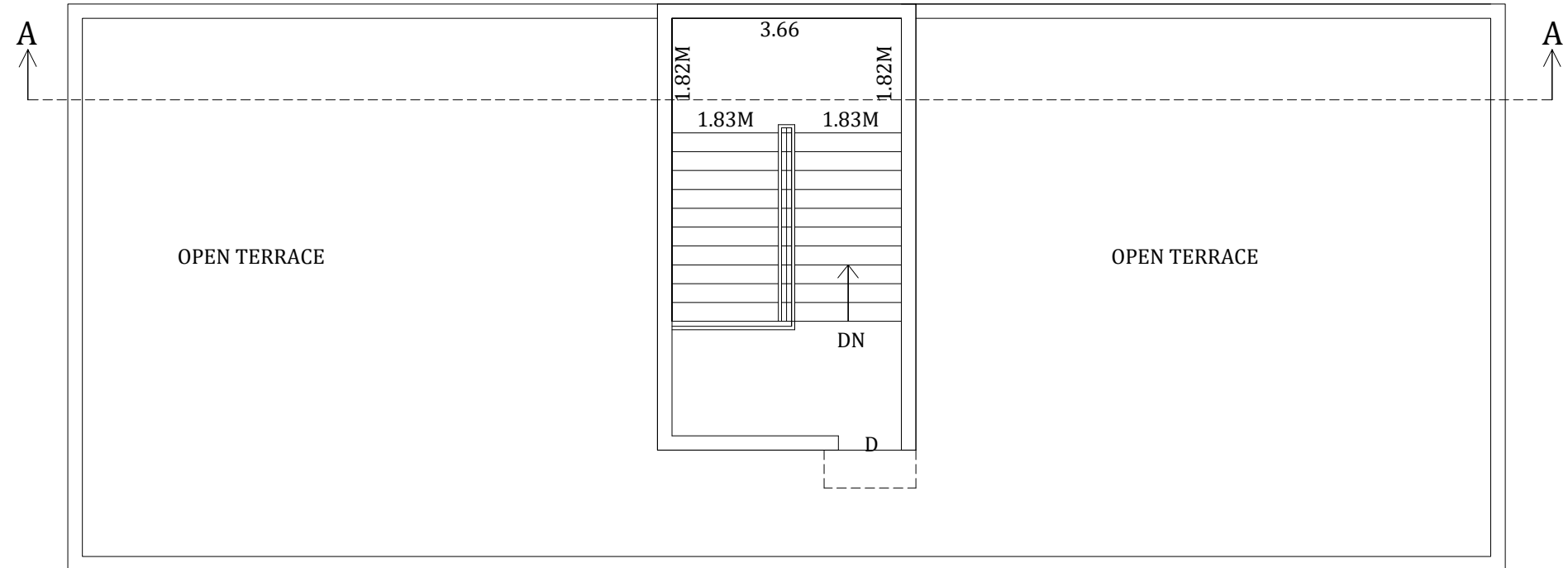
SECTION A-A
(BLOCK -6)



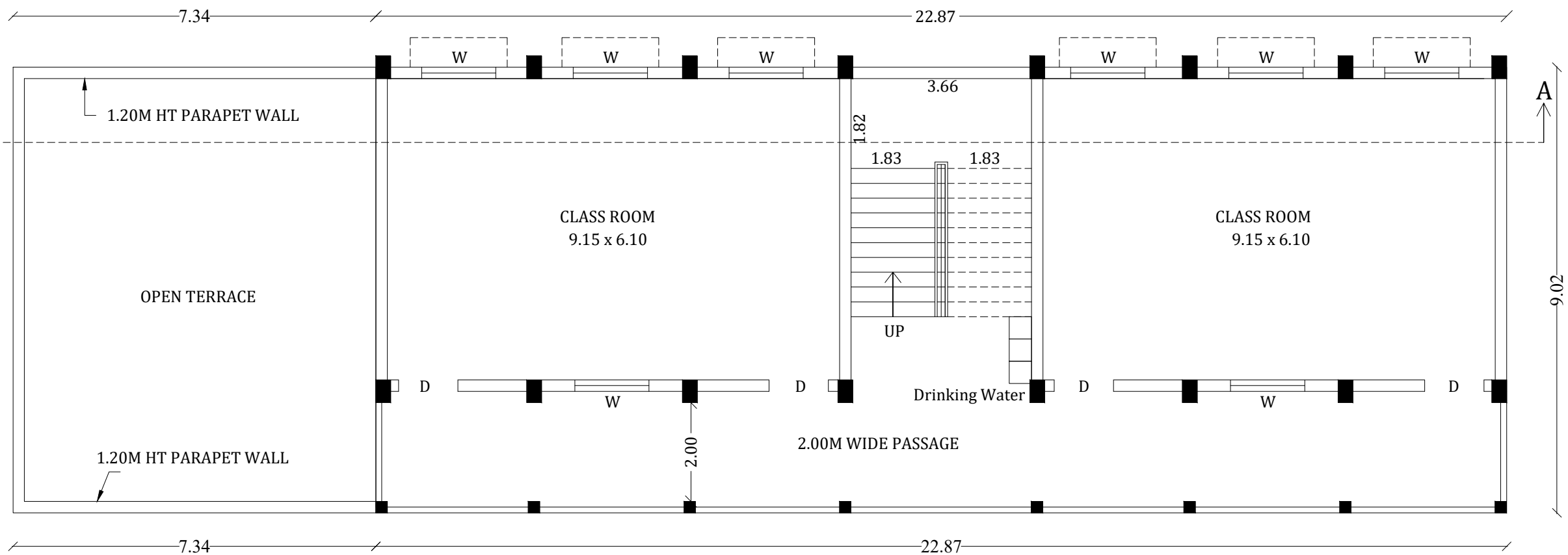
ELEVATION
(BLOCK -6)



PROPOSED GROUND FLOOR PLAN
(BLOCK -6)



PROPOSED TERRACE FLOOR PLAN
(BLOCK -6)



PROPOSED TYPICAL FLOOR FIRST AND SECOND FLOOR PLAN
(BLOCK -6)

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF CBSE SCHOOL
BUILDING IN S.NO: 59/ 1 PART, AT
ILAYANKUDI SOUTH VILLAGE,
ILAYANKUDI TOWN PANCHAYAT,
ILAYANKUDI TALUK, SIVAGANGA
DISTRICT.

(SCALE:1:100)

JOINERY DETAILS

D	DOOR	1.20 x 2.10
W	WINDOW	1.50 x 1.50

AREA DETAILS: (BLOCK -6)

Descriptions	Non FSI SQ.M	FSI SQ.M	Total Area SQ.M
Area of the Ground Floor		272.47	272.47
Area of the First Floor		206.31	206.31
Area of the Second Floor		206.31	206.31
Area of the Terrace Floor	29.18		29.18
Total Floor Area	29.18	685.09	714.27

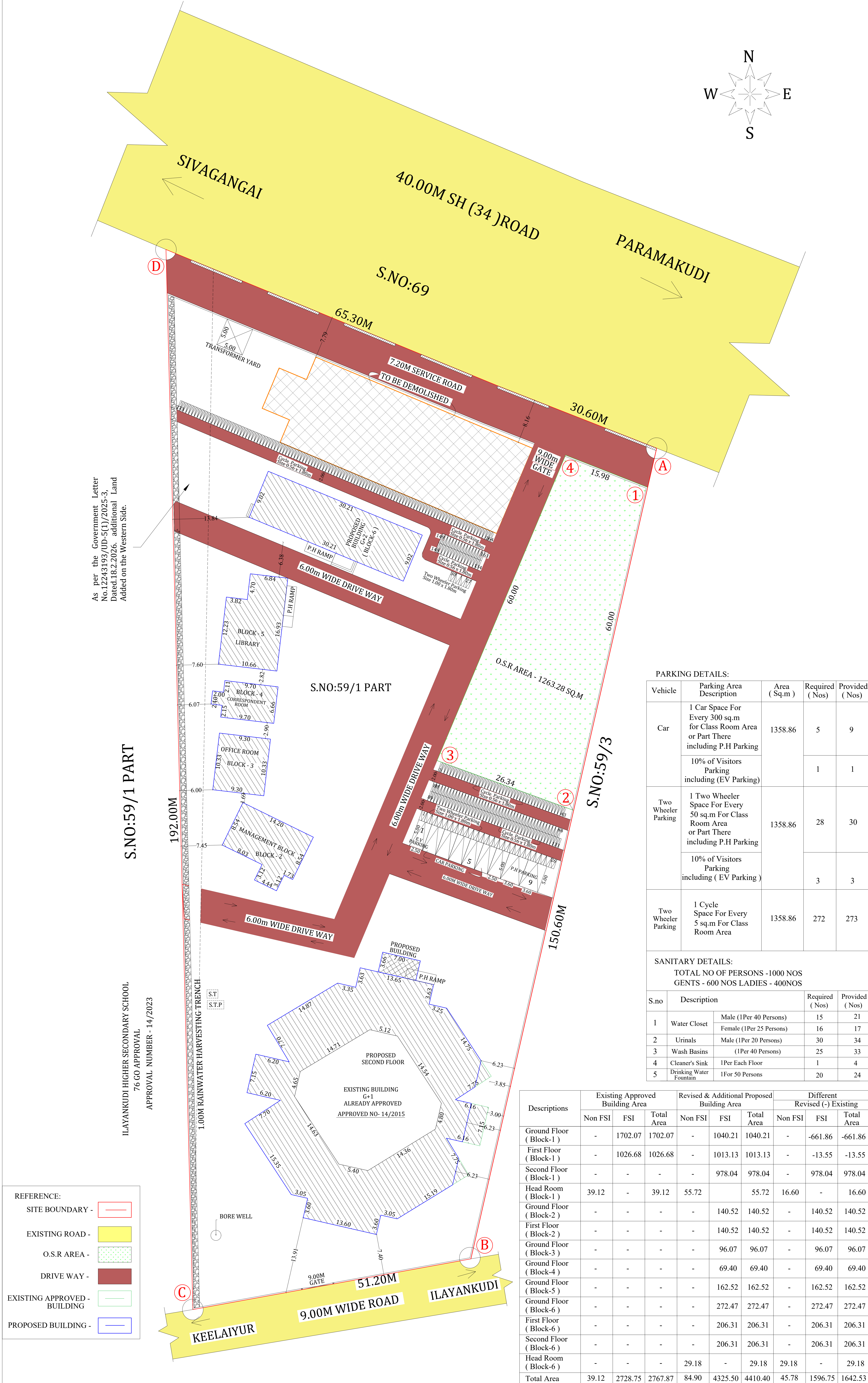
[Signature]
CORRESPONDENT
ILM PUBLIC SCHOOL
ILAYANGUDI-630 702
SIVAGANGAI DISTRICT

APPLICANT

[Signature]
Er.S.Amit Shalom,M.Tech(Struct),A.M.I.E.
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVLD/2025,
Chartered Engineer,
Near to VOC ground, Palayamkottal,
Tirunelveli-2, Cell : 90422 15981

STRUCTURAL ENGINEER

[Signature]
Er. CHRISTO.S B.Tech.,AMIE.,
CHARTERED ENGINEER
Registered Valuer IBBI,
Registered Engineer Gr-II,
Kalaiyarkovil, Sivagangai.
Ph 91599 39312
ENGINEER



SITE PLAN SHOWING THE EXISTING REVISED AND ADDITIONAL PROPOSED CONSTRUCTION OF ILM CBSE SCHOOL BUILDING IN S.NO:59/1PART, AT ILAYANKUDI SOUTH VILLAGE, ILAYANKUDI TOWN PANCHAYAT, ILAYANKUDI TALUK, SIVAGANGA DISTRICT.

SCALE 1:400		SHEET NO:1
-------------	--	------------

S.No	Survey No	Document Lease Area
01	59/1PART	12586.00 Sq.m[3.11 Acre]

SITE AREA DETAILS : 12586.00 Sq.m[3.11 Acre]		
---	--	--

EXISTING BUILDING APPROVED AREA DETAILS APPROVED NO- 14/2015 (BLOCK -1)			
--	--	--	--

Descriptions	Non FSI	FSI	Total Area
Ground Floor		1702.07	1702.07
First Floor		1026.68	1026.68
Head Room	39.12		39.12
Total Area	39.12	2728.75	2767.87

EXISTING REVISED AND ADDITIONAL PROPOSED AREA TO THE ABOVE APPROVED BUILDING			
--	--	--	--

(BLOCK -1)			
Descriptions	Non FSI	FSI	Total Area
Ground Floor	---	1040.21	1040.21
First Floor	---	1013.13	1013.13
Second Floor	---	978.04	978.04
Head Room	55.72		55.72
Total Area	55.72	3031.38	3087.10

PROPOSED BUILDING AREA			
(BLOCK -2)			
Descriptions	Non FSI	FSI	Total Area
Ground Floor	---	140.52	140.52
First Floor	---	140.52	140.52

BLOCK -3			
Ground Floor	---	96.07	96.07

BLOCK -4			
Ground Floor	---	69.40	69.40

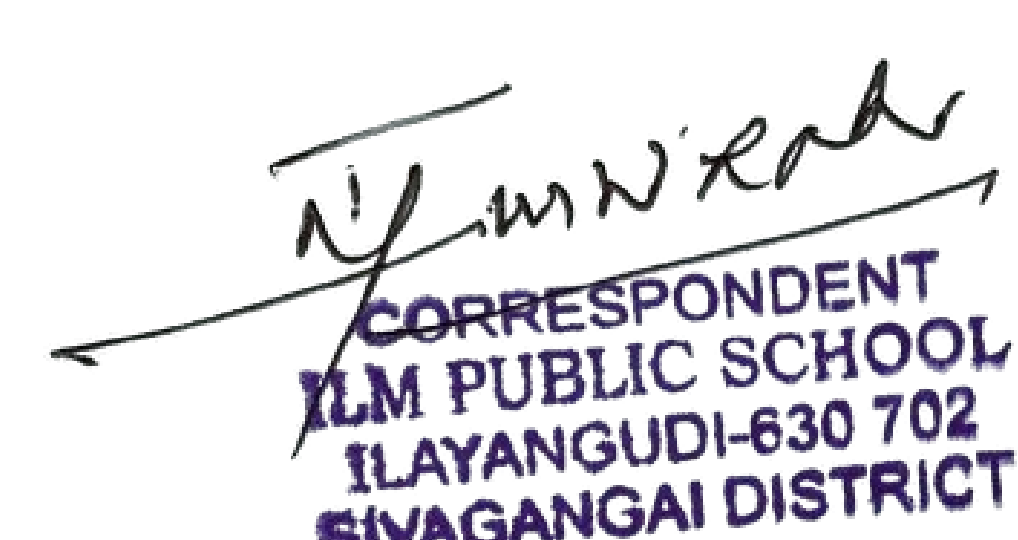
BLOCK -5			
Ground Floor	---	162.52	162.52

BLOCK -6			
Ground Floor	---	272.47	272.47
First Floor	---	206.31	206.31
Second Floor	---	206.31	206.31
Head Room	29.18	---	29.18
Total Area	29.18	685.09	714.27

GRAND TOTAL AREA			
Descriptions	Non FSI	FSI	Total Area
Existing Revised And Additional Proposed Area to the Above Approved Building	55.72	3031.38	3087.10
Proposed Building Area (Block -2 to 6)	29.18	1294.12	1323.30
Total Area	84.90	4325.50	4410.40

Descriptions	Non FSI	FSI	Total Area
Existing Approved Area	39.12	2728.75	2767.87
Revised Building Area	55.72	2026.26	2026.26
Proposed Building Area (Block -1 to 6)	29.18	2299.24	2384.14
Different	45.78	1596.75	1642.53

FLOOR SPACE INDEX = $\frac{4325.50}{12586.00} = 0.343$



CORRESPONDENT
ILM PUBLIC SCHOOL
ILAYANGUDI-630 702
SIVAGANGAI DISTRICT

APPLICANT

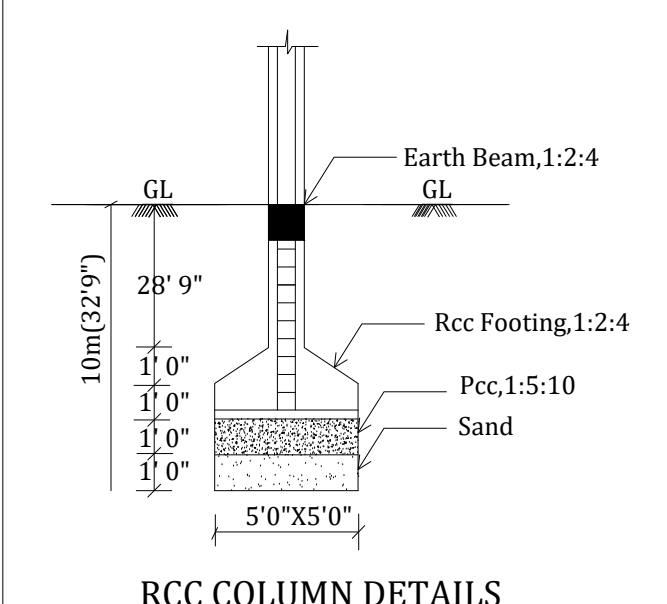
REFERENCE:

- SITE BOUNDARY -
- EXISTING ROAD -
- O.S.R AREA -
- DRIVE WAY -
- EXISTING APPROVED - BUILDING
- PROPOSED BUILDING -

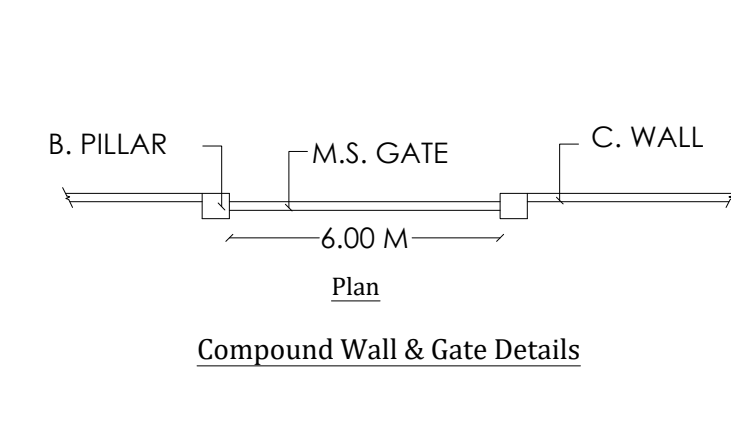
PARKING DETAILS:				
Vehicle	Parking Area Description	Area (Sq.m)	Required (Nos)	Provided (Nos)
Car	1 Car Space For Every 300 sq.m for Class Room Area or Part There including P.H Parking	1358.86	5	9
	10% of Visitors Parking including (EV Parking)		1	1
Two Wheeler Parking	1 Two Wheeler Space For Every 50 sq.m For Class Room Area or Part There including P.H Parking	1358.86	28	30
	10% of Visitors Parking including (EV Parking)		3	3
Two Wheeler Parking	1 Cycle Space For Every 5 sq.m For Class Room Area	1358.86	272	273

SANITARY DETAILS:				
TOTAL NO OF PERSONS -1000 NOS GENTS - 600 NOS LADIES - 400NOS				
S.no	Description		Required (Nos)	Provided (Nos)
1	Water Closet	Male (1Per 40 Persons) Female (1Per 25 Persons)	15 16	21 17
2	Urinals	Male (1Per 20 Persons)	30	34
3	Wash Basins	(1Per 40 Persons)	25	33
4	Cleaner's Sink	1Per Each Floor	1	4
5	Drinking Water Fountain	1For 50 Persons	20	24

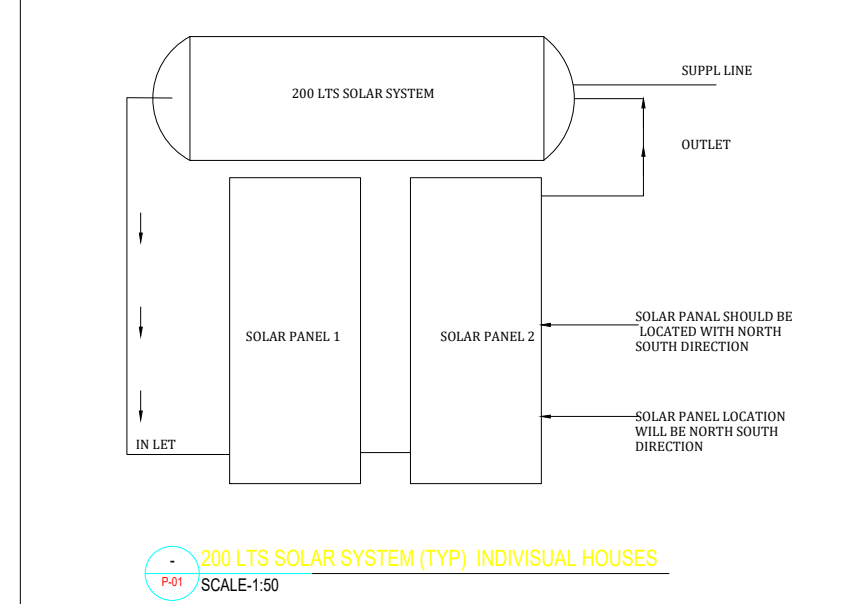
Descriptions	Existing Approved Building Area			Revised & Additional Proposed Building Area			Different Revised (-) Existing		
	Non FSI	FSI	Total Area	Non FSI	FSI	Total Area	Non FSI	FSI	Total Area
Ground Floor (Block-1)	-	1702.07	1702.07	-	1040.21	1040.21	-	-661.86	-661.86
First Floor (Block-1)	-	1026.68	1026.68	-	1013.13	1013.13	-	-13.55	-13.55
Second Floor (Block-1)	-	-	-	-	978.04	978.04	-	978.04	978.04
Head Room (Block-1)	39.12	-	39.12	55.72		55.72	16.60	-	16.60
Ground Floor (Block-2)	-	-	-	-	140.52	140.52	-	140.52	140.52
First Floor (Block-2)	-	-	-	-	140.52	140.52	-	140.52	140.52
Ground Floor (Block-3)	-	-	-	-	96.07	96.07	-	96.07	96.07
Ground Floor (Block-4)	-	-	-	-	69.40	69.40	-	69.40	69.40
Ground Floor (Block-5)	-	-	-	-	162.52	162.52	-	162.52	162.52
Ground Floor (Block-6)	-	-	-	-	272.47	272.47	-	272.47	272.47
First Floor (Block-6)	-	-	-	-	206.31	206.31	-	206.31	206.31
Second Floor (Block-6)	-	-	-	-	206.31	206.31	-	206.31	206.31
Head Room (Block-6)	-	-	-	29.18	-	29.18	29.18	-	29.18
Total Area	39.12	2728.75	2767.87	84.90	4325.50	4410.40	45.78	1596.75	1642.53



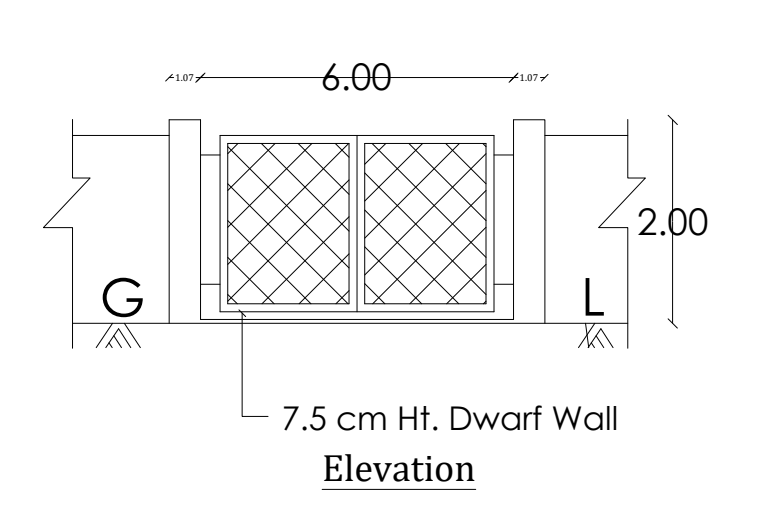
RCC COLUMN DETAILS



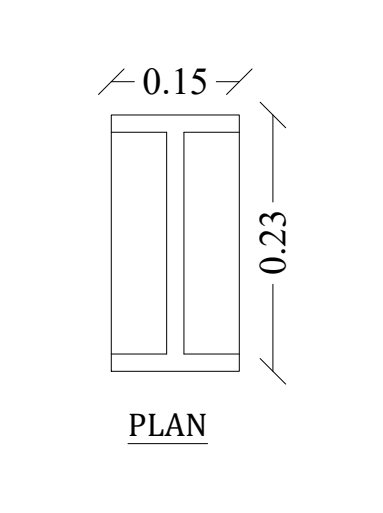
Compound Wall & Gate Details



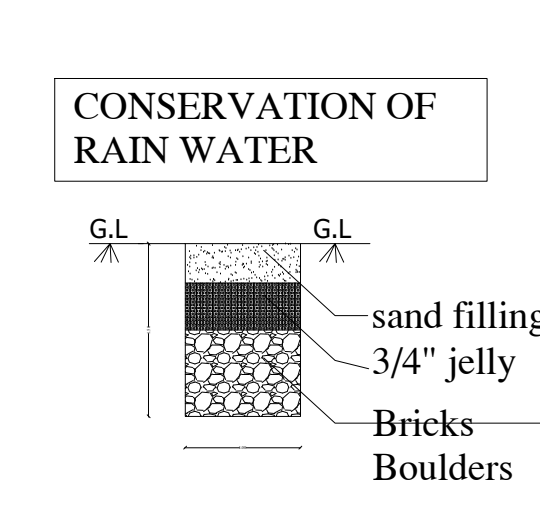
SOLAR SYSTEM (TYP) INDIVIDUAL HOUSES



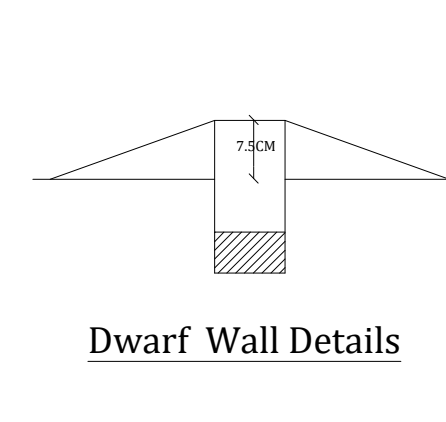
7.5 cm Ht. Dwarf Wall Elevation



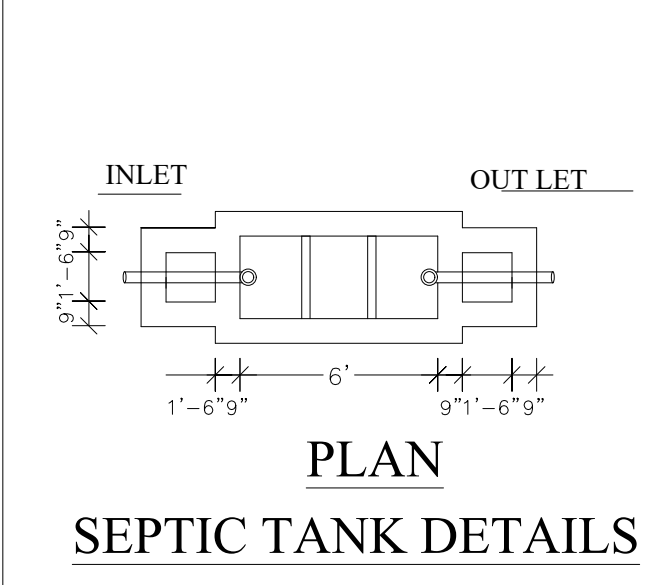
PLAN



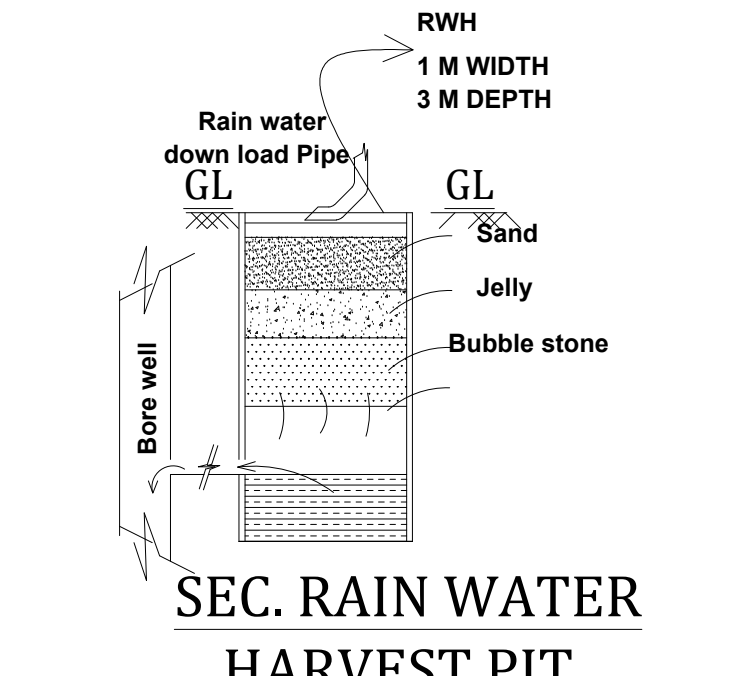
CONSERVATION OF RAIN WATER



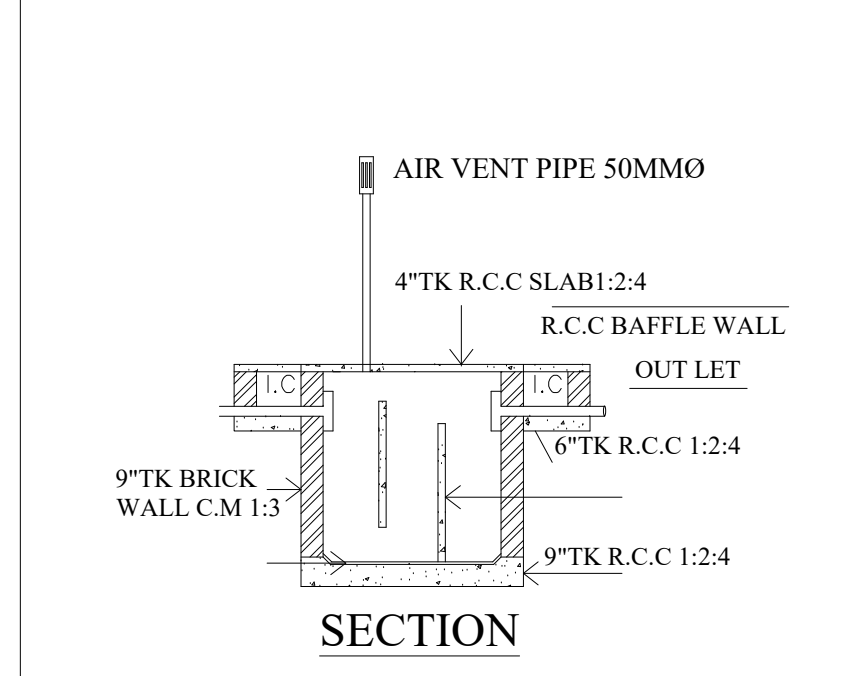
Dwarf Wall Details



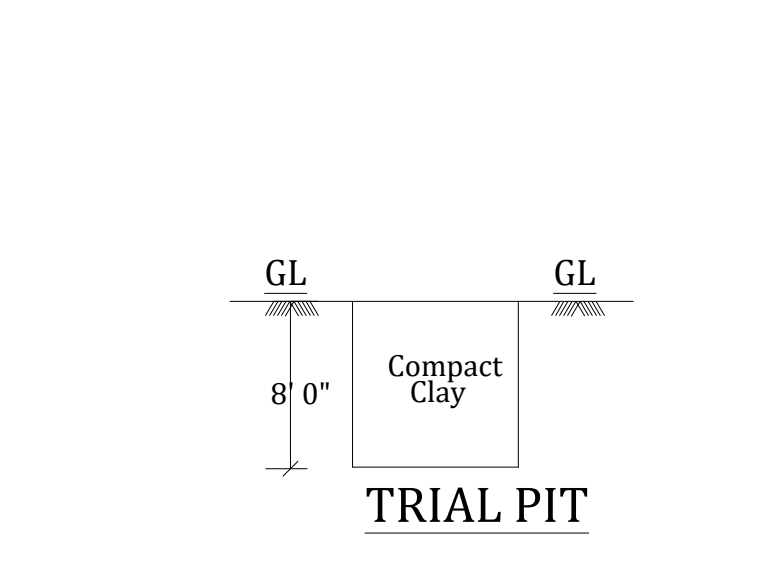
PLAN
SEPTIC TANK DETAILS
SCALE 1"=8'0"



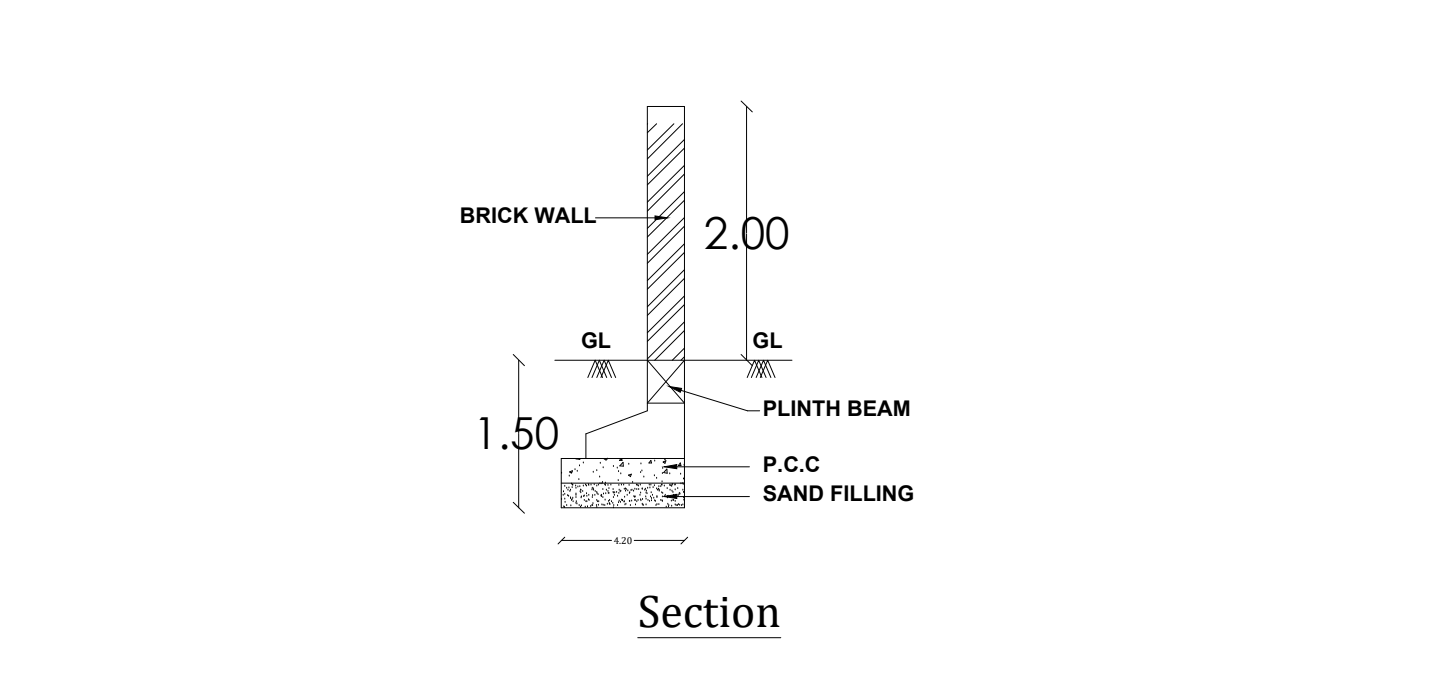
SEC. RAIN WATER HARVEST PIT



SECTION



TRIAL PIT



Section



Er.S.Amit Shalom,M.Tech(Struct),A.M.I.E
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVLD/2025,
Chartered Engineer,
Near to VOC ground, Palayamkottai,
Tirunelveli-2, Cell : 90422 15981

STRUCTURAL ENGINEER



Er. CHRISTO.S B.Tech.,AMIE.,
CHARTERED ENGINEER
Registered Valuer IBB,
Registered Engineer Gr-II,
Kalaiyarkovil, Sivagangai.
Ph 91599 39312

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.

