PP APPROVAL RECORD

Planning Permission

Survey 196/3G and 1 more

A Thekkur

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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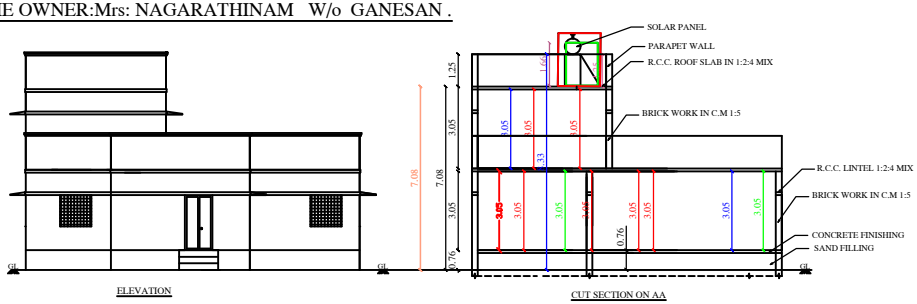
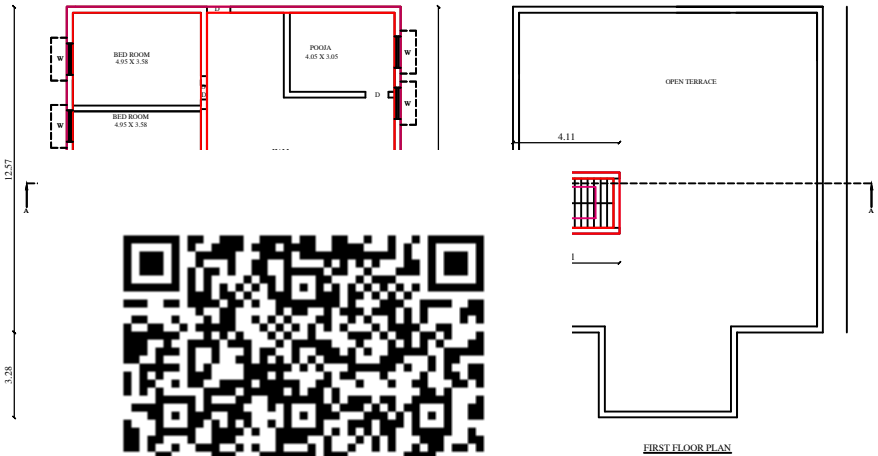
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING IN

SF.NO : 196/3G (Asper Patta), PATTA NO:2226 , A THEKKUR VILLAGE AND PANCHAYAT ,

TIRUPATHUR TALUK, SIVAGANGAI (DISTRICT).

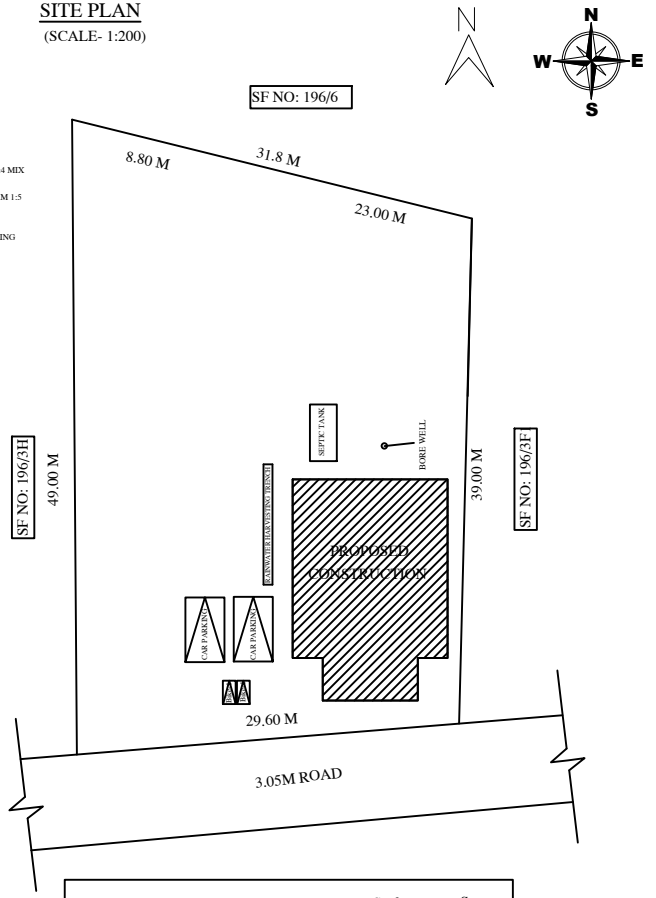
NAME OF THE OWNER:Mrs: NAGARATHINAM W/o GANESAN .

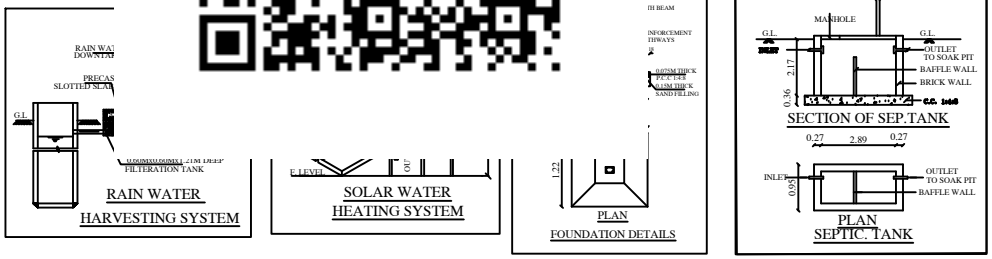




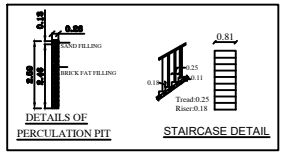
SITE PLAN

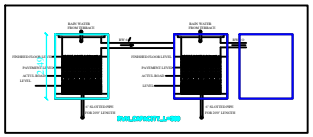
(SCALE- 1:200)





AREA STATEMENT	Sq.ft	Sq.mt
SITE AREA(AS PER PATTA)	15063.04	1400.00
SITE AREA (AS PER DOCUMENTS)	15063.04	1400.00
SITE AREA (AS PER FMB)	14248.47	1324.20
PRO.GROUND FLOOR AREA	1934.97	179.83
PRO. FIRST FLOOR AREA	104.64	9.69
VACANT AREA	13128.07	1220.08





SCHEDULE OF JOINERIES:

MD -MAIN DOOR	-	4'0" X 8'0"	OR	1.22 X 2.44
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	-	3'0" X 7'0"	OR	0.91 X 2.13
W -WINDOW	-	3'0" X 4'0"	OR	1.07 X 1.22
KW -KITCHEN WINDOW	-	3'6" X 3'6"	OR	1.06 X 1.06
V-VENTILATOR	-	2'0" X 2'6"	OR	0.61 X 0.76

Tamilnadu Combined Development & Building Rules - 2019

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

Setback	Required	Available	OK
Front	1.50m	2.04 m	OK
Side1	1.0 m	5.09 m	OK
Side2	Nil	3.83 m	OK
Rear	Nil	20.59 m	OK
FSI	2.0	0.128	OK
Two Wheeler Park	2	2	OK
Car Parking	2	2	OK

REFERENCE

- ALL DIMENSIONS ARE IN METER

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

- WASTE WATER COLLECT TO SOAK PIT
- SOLAR WATER HEATER SYSTEM TO BE PROVIDED
- RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
- "U" TRAP SEPTIC TANK DESIGN TO BE PROVIDED

Owner Signature

Er.N.SILAMBARASAN M.E.,
(Registered Engineer)
Reg. No: 109/LS/2021/00030
NS BUILDERS
PONNAMARAVATHY (TK),
PUDUKKOTTAI (Dist),
Contact Number: 7639124293, 8098233766

Registered Engineer Signature

Drawn by :

DREM NEST ASSOCIATES

ER.S .SARATH KUMAR D.C.E.,B.E.,
CIVIL ENGINEER
A.THEKKUR,TIRUPPATHUR (TK),
SIVAGANGAI (Dt)- 630201.
CELL : 7639124293 , 8098233766.

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

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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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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.