

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.

ILAYANGUDI TOWN PANCHAYAT SIVAGANGAI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF
GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING
AFTER DEMOLITION THE EXISTING BUILDING BEARING DOOR NO
14,15,16 GRS SURVEY NO 109/477, 109/479 AND 109/480
SOUTH ILAYANGUDI GROUP, AMBALACHETTIYAR STREET,
ILAYANGUDI TOWN PANCHAYAT AND TALUK, SIVAGANGAI DISTRICT.
APPLICANT : RAJASHEKAR S/O THATCHINAMOORTHY

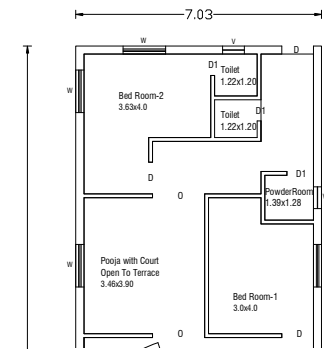
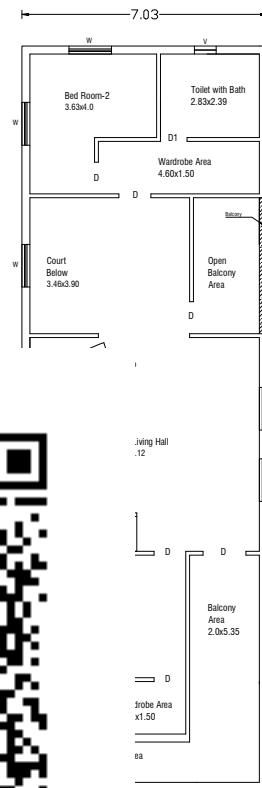
NOTES

APPLICANT SHALL STRICTLY FOLLOW THE PROVISION AND REGULATION OF TNCDBR-2019 ANY
DEVIATION FROM THE SAID RULES WILL BE THE SOLE RESPONSIBILITY OF THE APPLICANT.

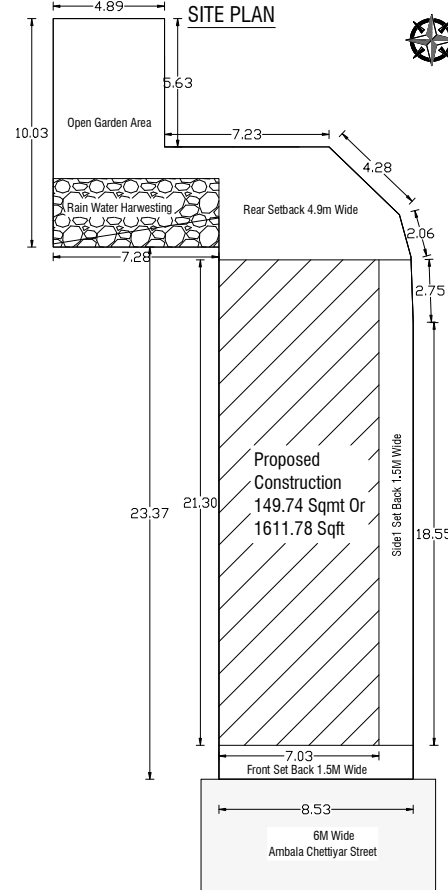
SHEET/2

AREA DETAILS

AREA OF THE SITE AS PER DOCUMENT = 289.57 SQMT OR 3116.91 SQFT
AREA OF THE SITE AS PER GRS FMB = 275.73 SQMT OR 2968 SQFT
AREA OF THE SITE AS PER SITE = 289.57 SQMT OF 3116.91

PROPOSED GROUND FLOOR PLAN**PROPOSED FIRST FLOOR PLAN**

it or 1611.78Sqft



AREA DETAILS	SQ-MT	SQ-FT
AREA OF THE SITE	275.73	2968
GROUND FLOOR BUILDUP	149.74	1611
FIRST FLOOR BUILDUP	143.74	1611
AREA OF OPEN SPACE	125.99	1357

PARKING	REQUIRED	PROVIDED
CAR PARKING		
BIKE PARKING		

FSI= TOTAL BUILDUP AREA/PLOT AREA
= 1.085 < 2

DETAILS OF JOINERIES

MD - MAIN DOOR	1.22X2.13
D - DOOR	0.91X2.13
D1 - DOOR1	0.76X2.13
O - OPEN	1.07X2.13
V - VENTILATOR	0.61X0.61
W - WINDOW	1.22X1.22
W1 - WINDOW1	1.52X1.22

COLOR INDEX

SITE BOUNDARY	☐
PRO RCC ROOF GF BUILDING	☐
PRO RCC ROOF FF BUILDING	☐
RAINWATER STORAGE PIT	☐
ROAD	☐

NOTE: ALL DIMENSION ARE METER
REFERENCE
SCALE
DATE : 31/03/2026

PLAN INFO
AS AT SITE=289.15
FMB OR PLR=275.77
AS PER DOCUMENT=275.77
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=REGULARIZED
PLOT_NO= -
SURVEY_NO= 109/479
PATT_A_NO= 109/479
TALUK=ILAYANGUDI
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=275.77
AVG_PLOT_DEPTH=33.4
AVG_PLOT_WIDTH=8.53
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_GOV_BLDG=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=VILLAGE PANCHAYAT

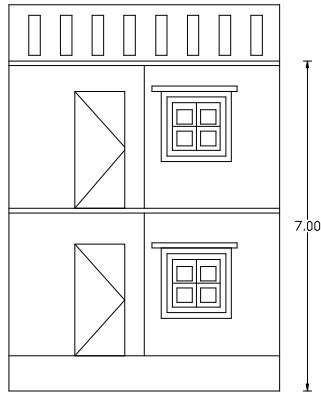
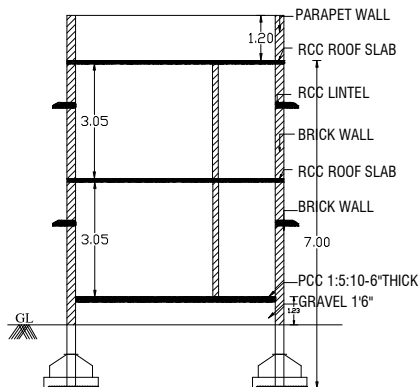
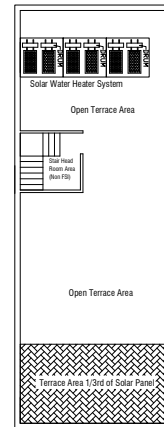
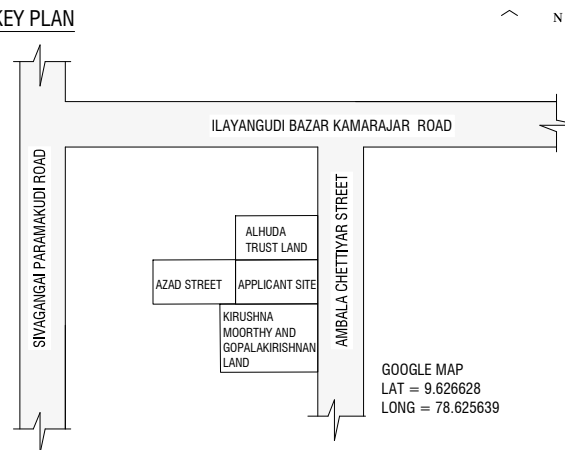
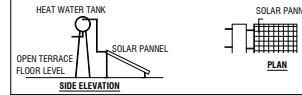
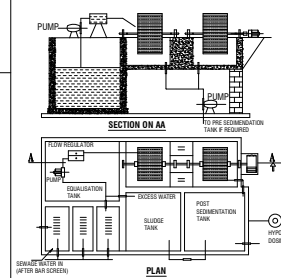
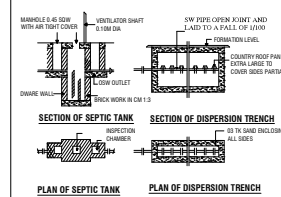
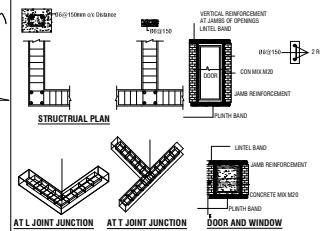
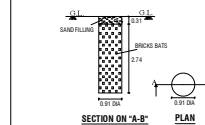
T. Rajadurai
RAJASHEKAR S/O THATCHINAMOORTHY
APPLICANT

Er. M. Mohamed Buhari
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Registered Engineer
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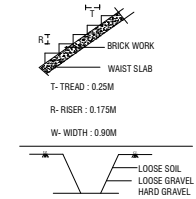
REGISTERED ENGINEER

ILAYANGUDI TOWN PANCHAYAT SIVAGANGAI DISTRICT

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ELEVATION**SECTION****OFFICE USE****TERRACE FLOOR PLAN****KEY PLAN****SOLAR WATER HEATER (NOT TO SCALE)****SEWAGE TREATMENT PLANT DETAILS WASTE WATER RECYCLING UNIT****DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH**
225 GALLONS CAPACITY OF 1000 LITERS**DETAILS OF EARTHQUAKE****DETAILED PLAN OF RAINWATER PERCUSSION AND COLLECTION PIT****OR CODE**

SHEET/2/2

STAIRCASE (DETAILS NOT TO SCALE)**DETAILS OF JOINERIES**

MD - MAIN DOOR	1.22X2.13
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RAJASHEKAR S/O THATCHINAMOORTHY

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
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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.

