Verified RealEstate™

REFERENCE
1/2026-2027

ISSUED
16 July 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.

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

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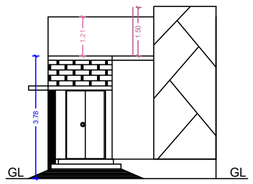
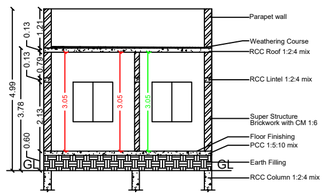
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. RESIDENTIAL BUILDING IN GROUND FLOOR AT OLD S.NO.13/17-PART, NEW S.NO.13/17A, PATTA NO.659, THIRUMALAI VILLAGE & GROUP, THIRUMALAI KONERIPATTI PANCHAYAT, SIVAGANGAI TALUK & SIVAGANGAI DISTRICT.

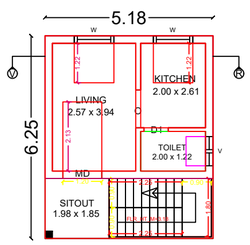
APPLICANT NAME : Mr.K.GANESAN S/O.Mr.KRISHNAN.



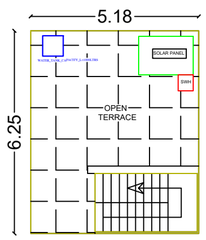
FRONT ELEVATION



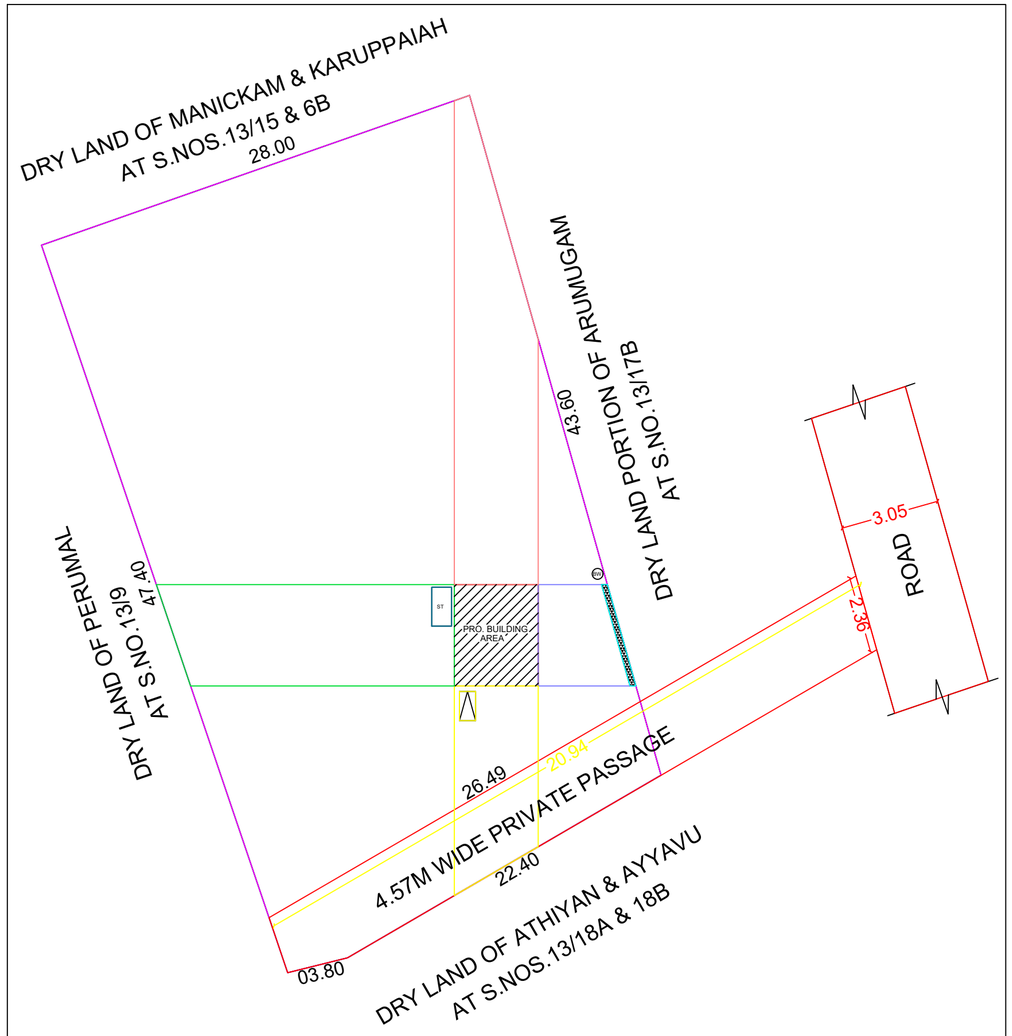
SECTION ON "VR"



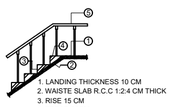
GROUND FLOOR PLAN



TERRACE FLOOR PLAN

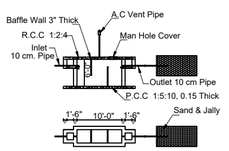


SITE PLAN

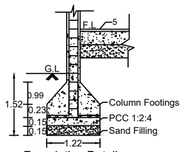


1. LANDING THICKNESS 10 CM
2. WAISTE SLAB R.C.C 1:2:4 CM THICK
3. RISE 15 CM
4. TREAD 25CM
5. HANDRAIL HEIGHT 80 CM

Staircase Details

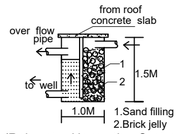


Septic Tank with Dispertion Trench

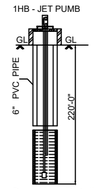


Foundation Details
Section

Footing Plan

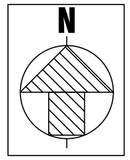


(Rainwater Harvesting System)



Bore Well Details

SHEET NO: 01



COMPASS FOR SITE PLAN

AREA DETAILS	SQ.M.	SQ.FT.
AS PER DOCUMENT AREA	1216.00	13080.00
AS PER PATTA/FMB AREA	1225.00	13181.00
AS PER SITE	1228.65	13220.00

ALL DIMENSIONS ARE IN METRES

AREA STATEMENT

S.No	AREA DETAILS	FSI SQ MT (A)	NON-FSI SQ MT (B)	TOTAL AREA SQ MT I = (A+B)	TOTAL AREA IN SQ FT
01	STILT/BASEMENT FLOOR	---	---	---	---
02	GROUND FLOOR	32.38	---	32.38	350.00
03	FIRST FLOOR	---	---	---	---
04	SECOND FLOOR	---	---	---	---
05	HEAD ROOM	---	---	---	---
06	LIFT AREA	---	---	---	---
	TOTAL	32.38	---	32.38	350.00

FLOOR SPACE INDEX (FSI) $= \frac{32.38}{1228.65} = 0.03$

PLOT COVERAGE (PC) = 03%

JOINERY DETAILS

MD	Main Door	1.22 x 2.10
D	Door	0.90 x 2.10
D1	Door	0.75 x 2.10
O	Door open	0.91 x 2.10
W	Window	1.22 x 1.22
W0	Window	1.83 x 1.22
W1	Window	0.91 x 1.22
V	Ventilator	0.91 x 0.60

ROAD
BOUNDRY
PROPOSED BUILDING
DRIVE WAY

PARKING STATEMENT

NO. OF FLOOR	DESCRIPTION	TOTAL NO OF PARKING	
		REQUIRED	PROVIDED
GF	CAR	00 No	00 No
	TWO WHEELER	00 No	01 No

MITHRAN ASSOCIATES
Er.A.VIGNESH MANIKANDAN B.E., A.M.I.E.,
CHARTERED ENGINEER
REGISTERED ENGINEER GRADE-II
Reg. No. RE-II/SVG 09/24, Reg. No. 112/LS/2020/00026
CONTACT : +91-9791777183

REGISTERED ENGINEER

APPLICANT

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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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.