Verified RealEstate™

REFERENCE
1/2026-2027

ISSUED
30 April 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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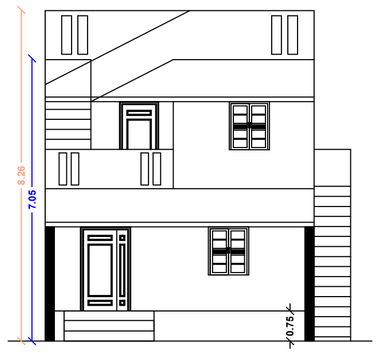
DIGITALLY VERIFIED RECORD

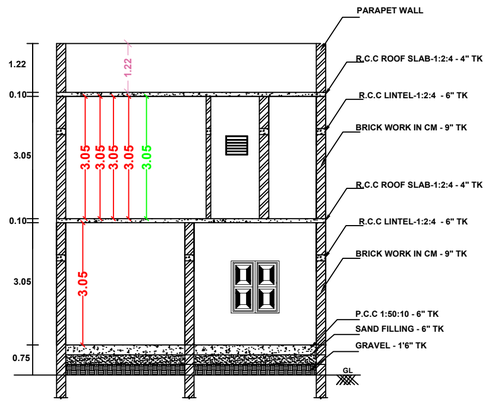
PLAN SHOWING THE PROPOSED CONSTRUCTION OF FIRST FLOOR & EXTENSION GROUND FLOOR RESIDENTAIL R.C.C BUILDING AT S.NO:12/47, PATTA NO:3866, VALLANERI ALIAS ALAGAPURI VILLAGE, VALLANERI PANCHAYAT, SIVAGANGAI TALUK, SIVAGANGAI DISTRICT.

SCALE : 1:100 (ALL DIMENSIONS ARE IN METRE).

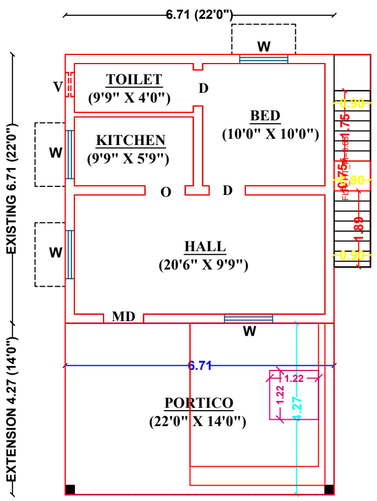
APPLICANT : Mr.RENGASAMY S/o Kalimuthu.



ELEVATION

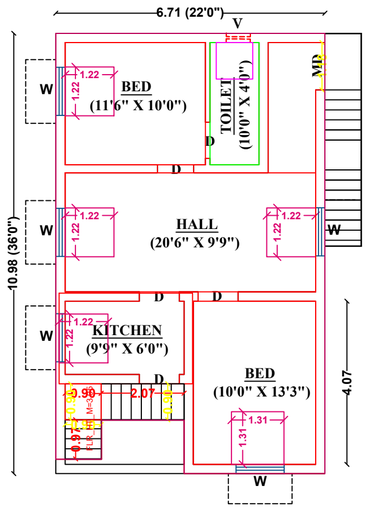


SECTION ON "AB"

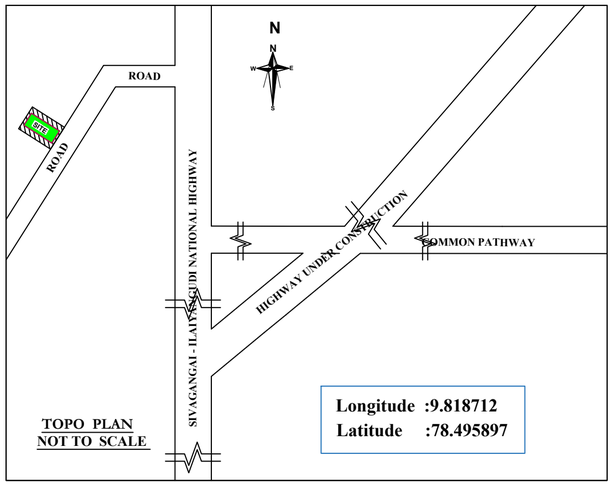


EXISTING GROUND FLOOR &

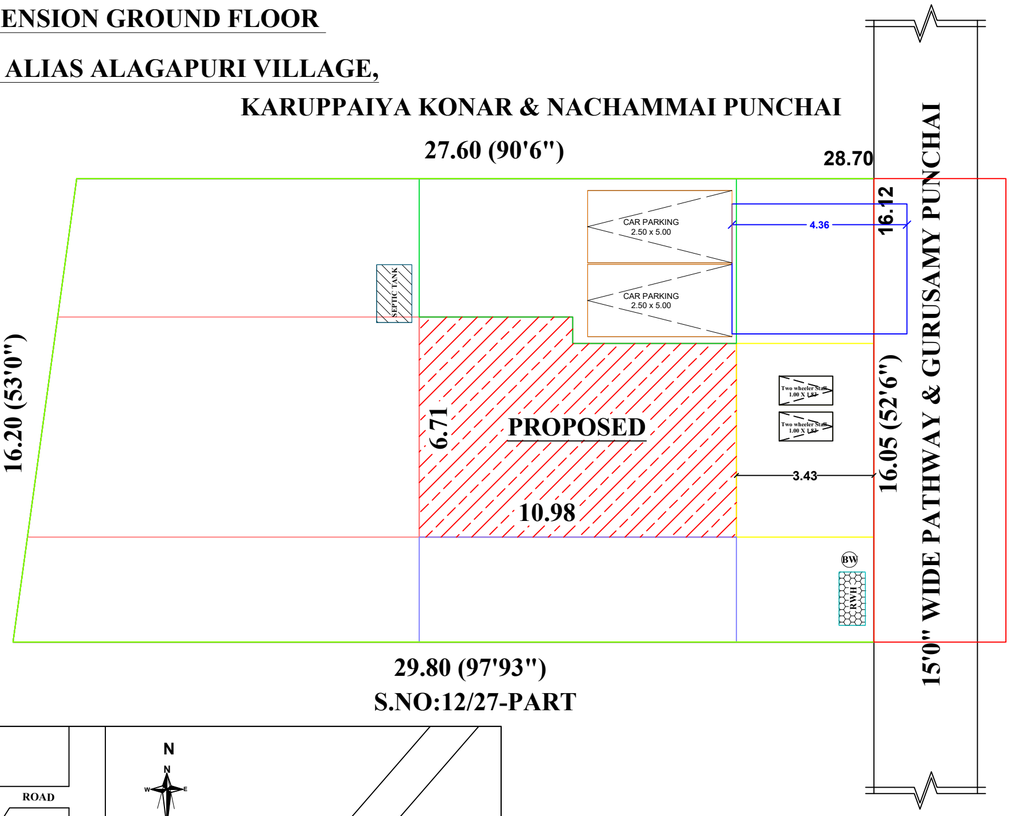
EXTENSION GROUND FLOOR PLAN

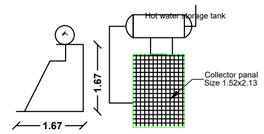


PRO FIRST FLOOR PLAN

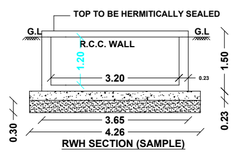


TOPO PLAN
NOT TO SCALE

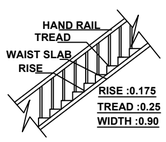




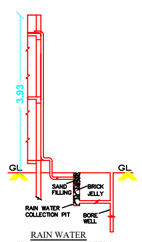
SOLAR WATER HEATER DETAILS



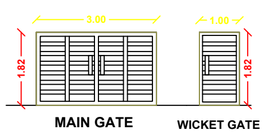
RWH SECTION (SAMPLE)



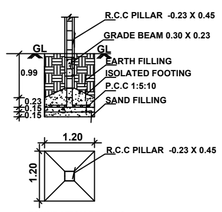
STAIRCASE DETAILS



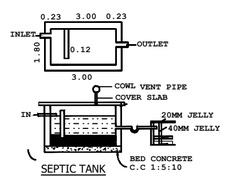
RAIN WATER
HARVESTING SYSTEM
RWH_CAPACITY_L=10000LTRS



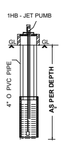
MAIN GATE WICKET GATE



FOUNDATION DETAILS



SEPTIC TANK
NOT TO SCALE



SECTION OF
BORE WELL

PROPOSED BUILDING	
PROPOSED SITE	
SOLAR PANEL	
RAIN WATER HARVESTING	

CASE TYPE :	ADD PROPOSAL
PLOT USE :	RESIDENTIAL
DWELLING UNITS :	2 - Nos
AREA OF THE PLOT :	5026.82 Sq.ft
SCHEME/AREA:SITE SUB DIVISION LAND	

JOINERY DETAILS	METRE
MD - CW DOOR	1.10 X 2.10
D - CW DOOR	0.90 X 2.10
W - CW WINDOW	1.22 X 1.22
V - VENTILATOR	0.90 X 0.60

AREA DETAILS	SFT	SQM
SITE AREA (As per Doc)	5026.82	467.18
SITE AREA (As per Patta)	5024.92	467.00
EXISTING GF	536.50	49.86
EXTENSION GF (PORTICO)	308.27	28.65
PROPOSED FF	758.91	70.53
OPEN AREA	4182.05	388.67

FSI=TOTAL FLOOR AREA / PLOT AREA $\frac{149.04}{467.18} = 0.319$

NO OF TWO WHEELER PARKING:2 NOS

NO OF FOUR WHEELER PARKING:2 NOS

APPLICANT :
Mr.RENGASAMY S/o Kalimuthu.

Mr.T.N.BHARATHIDASAN
B.E.,M.SC(VALUATION).,C.ENGG.(I) M.I.E., F.I.V.,
CHARTERED ENGINEER & APPROVED VALUER
REGISTER ENGINEER NO:112/LS/2019/00002
330, GOMATHI ANNEX, GANDHI ROAD
SIVAGANGAI-630561, PH.NO:94430 94330

ENGINEER

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.