

PP

APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE

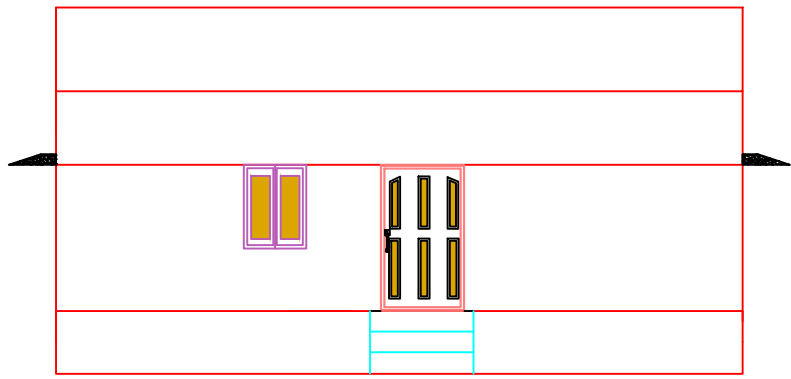
Building Plan

ISSUING AUTHORITY

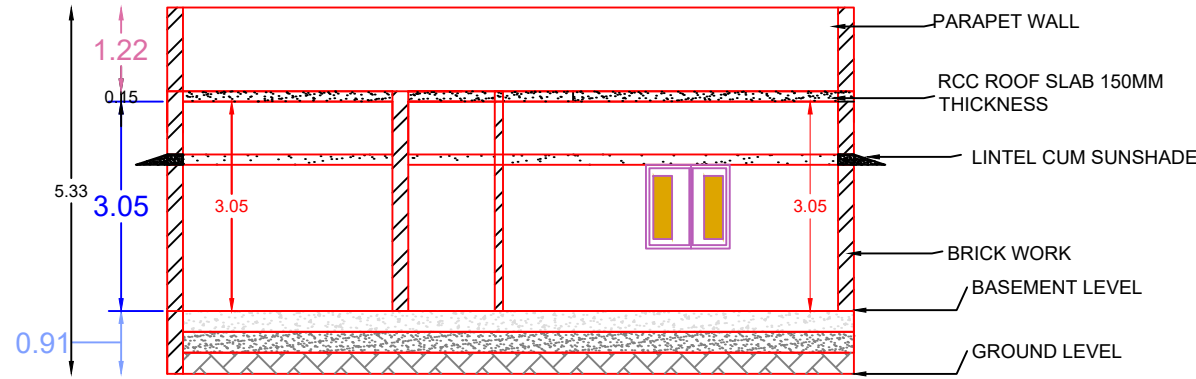
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

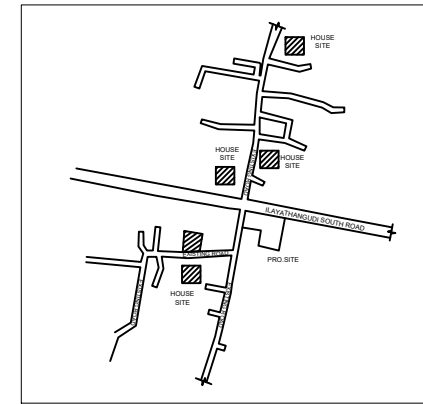
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



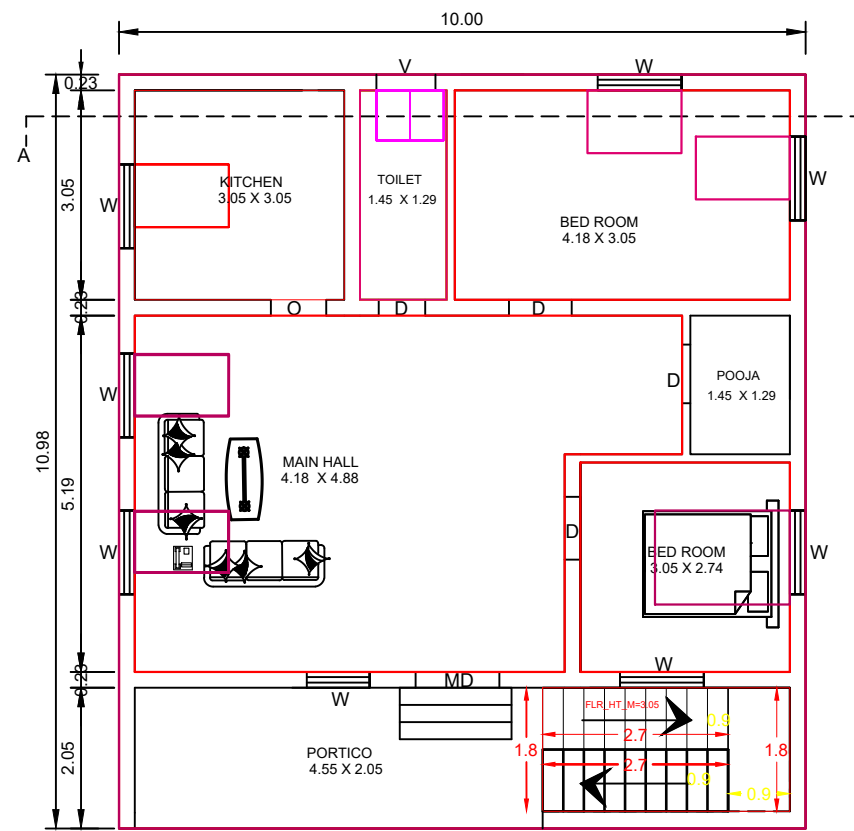
FRONT ELEVATION
(SCALE 1:150)



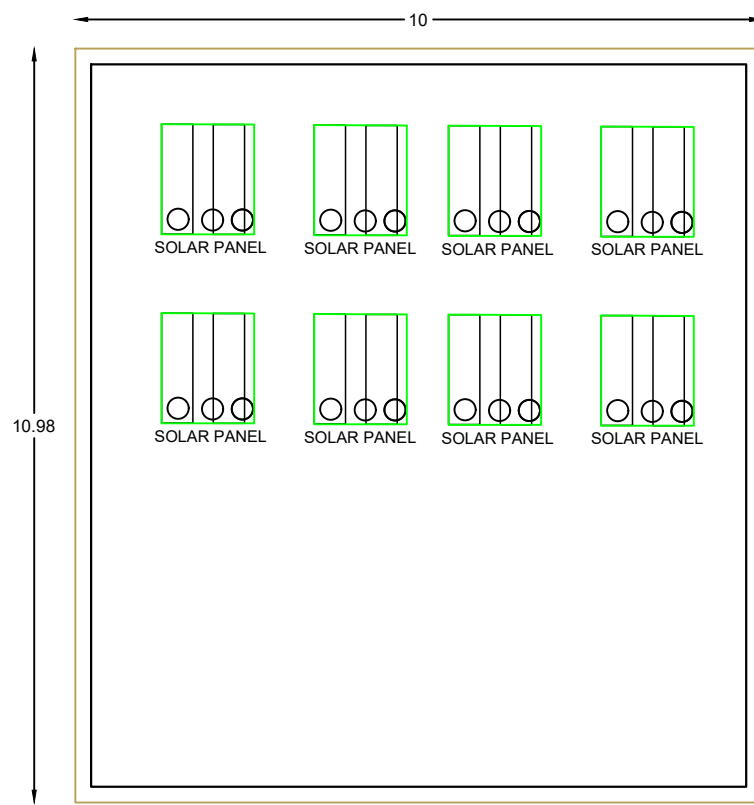
SECTION ON A-B
(SCALE 1:150)



KEY PLAN
(NOT TO SCALE)



GROUND FLOOR PLAN



TERRACE FLOOR ROOF

- AMENITIES PROVIDED
1. HEAD ROOM ROOF HEIGHT 2.1 M
 2. SEPTIC TANK WITH DISPERSION TRENCH
 3. U TRAP PROVIDED ON SEPTIC TANK
 4. SOLAR POWER ASSISTED WATER HEATING SYSTEM
 5. DRINKING WATER SUMP WITH TANK
 6. PERCULATION PIT SIZE 0.5X0.3M REQUIRED DEPTH
 7. FIRE SERVICE WATER SUMP
 8. BATH ROOM WATER RECYCLING PIT WITH SUMP AND TANK
 9. PLINTH BOUNDARY PERCULATION PIT
 10. RAIN WATER FILLERATION BED WITH TANK
 11. SEWAGE TREATMENT PLANT
 12. ENTRANCE GATE 6M WIDE
 13. PARKING SPACE PROVIDED FOR BOTH INSIDERS AND OUTSIDERS
 14. THUNDER AND LIGHTENING ARRESTER
 15. EARTHQUAKE RESISTANCE STRUCTURE
 16. FIRE EXTINGUISHER PROVIDED
 17. EMERGENCY ALARM
 18. FLYASH BRICKS USED FOR BUILDING
 19. BOREWELL PROVIDED
 20. FIRST AID BOX PROVIDED
 21. ALL DOOR AND WINDOW OPENS OUTWARD SIDE
 22. LONG BELL ARRANGEMENT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL BUILDING IN S.NO : 270/3B, SOUTH
ILAYATHANGUDI VILLAGE/PANCHAYATH, THIRUPPATHUR
TALUK/PANCHAYATH UNION, SIVAGANGAI DISTRICT.

SCALE 1:100

REFERENCE				
BOUNDARY	-			
PROPOSED BUILDING	-			
EXISTING ROAD	-			
DRIVEWAY	-			

SITE EXTENT AS PER PATTA	1075.00 SQM	11571.20 SQFT
VACANT AREA	965.20 SQM	

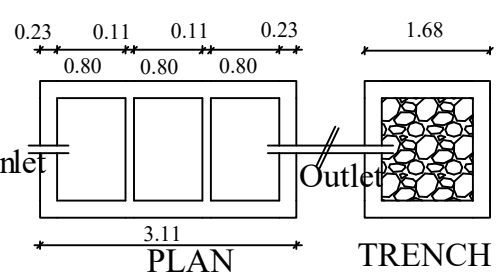
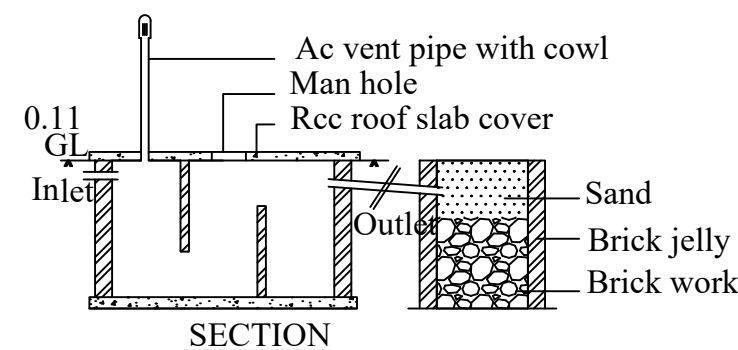
PRO.BUILDING COMMERCIAL SHOP		FSI		AREA		TOTAL COVERED AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
BLOCK	FLOOR						
BLOCK 1	GROUND FLOOR	109.80		-	-	109.80	
	TOTAL AREA	109.80		-	-	109.80	

$$F.S.I = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE EXTENT}} = \frac{109.80}{1075 \text{ Sq.m}} = 0.12$$
$$\text{PLOT COVERAGE} = \frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$$
$$= \frac{109.80}{1075.00 \text{ Sq.m}} \times 100 = 12 \%$$

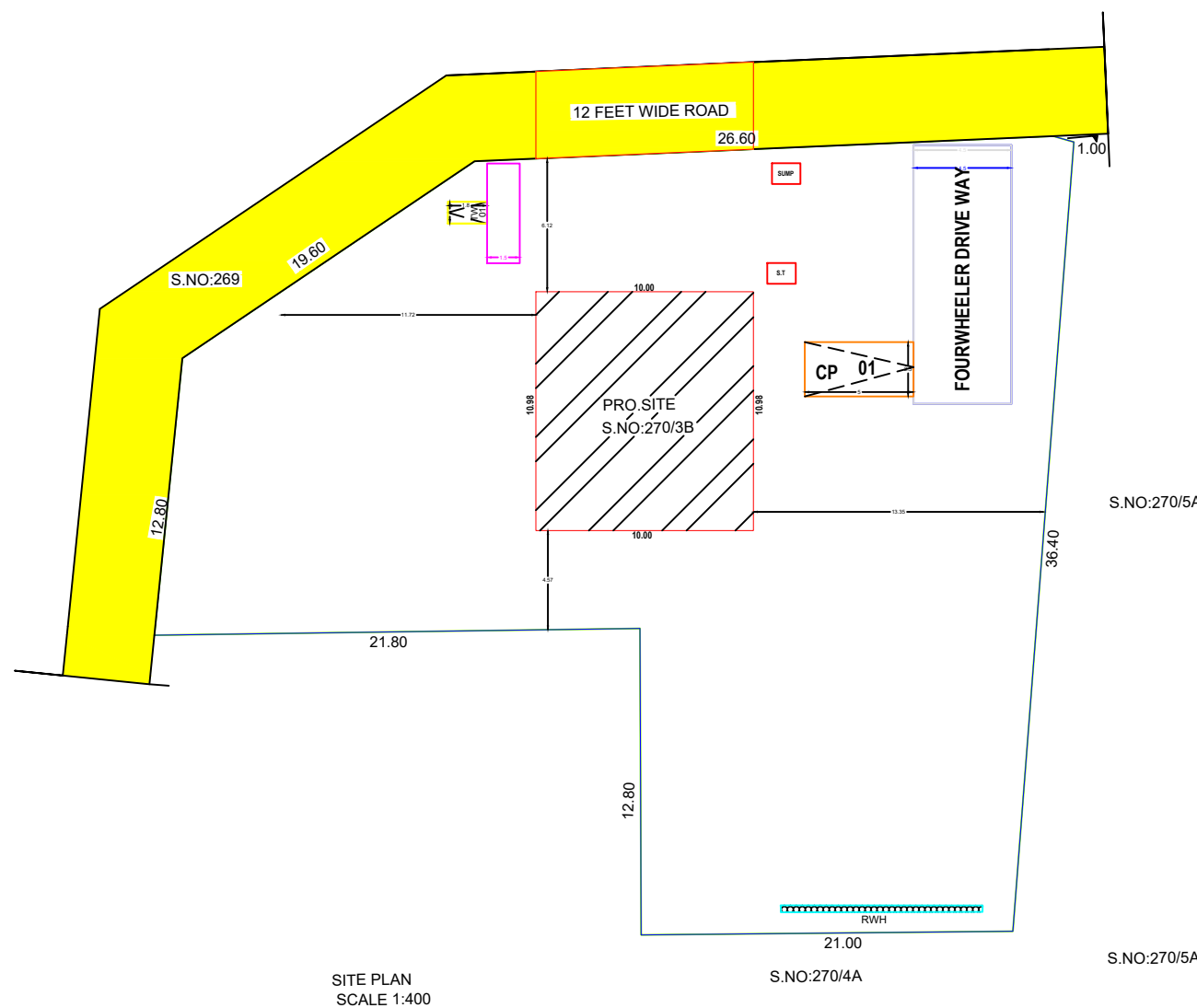
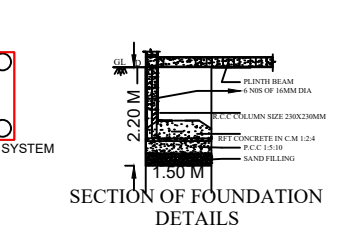
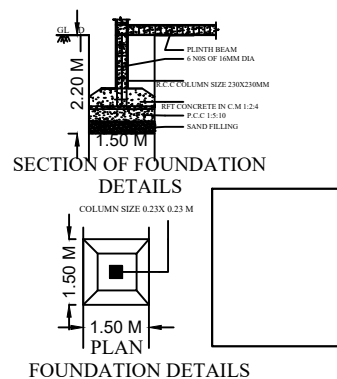
SET BACK	REQUIRED	AVAILABLE	
FRONT	3.00	6.12	OK
SIDE 1	1.00	4.57	OK
SIDE 2	1.00	11.72	OK
REAR	0	13.35	OK
PARKING	01 TWO WHEELER 00 CAR PARKING	01 TWO WHEELER 00 CAR PARKING	OK
FSI	2.00	0.12	OK

NOTE : ALL DIMENSIONS ARE IN METRE

JOINERY SCHEDULE		
D	DOOR	1.22 x 2.13
W	WINDOW	1.22 x 1.22
D1	DOOR 1	0.77 x 2.13
V	VENTILATOR	0.61 x 0.61
O	OPEN	1.22 x 2.13



(U trap septic tank design to be used)



SITE PLAN
SCALE 1:400

Er. S. MOHAMED ASHIK, B.E.
DTCP Registered Engineer (RE)
Reg. No: DTCP PDKT / RE / GR-18/2507/019
PDKT Corporation Registered Engineer (RE)
Reg. No: 109/L/S/2020/0002
No: 19/20, Kalyanaramapuram 2nd Street,
Thirugokarom, Pudukkottai - 622 002.
Cell: 9600904824

REGISTERED ENGINEER

APPLICANT

OFFICE USE

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.

