

PP

APPROVAL RECORD

# Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Town Panchayat**

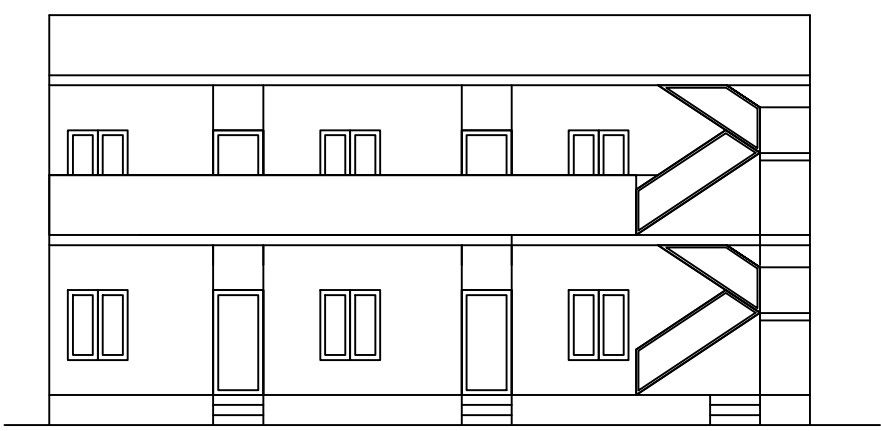
The approval as the planning authority issued it, reproduced in full behind this page.

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

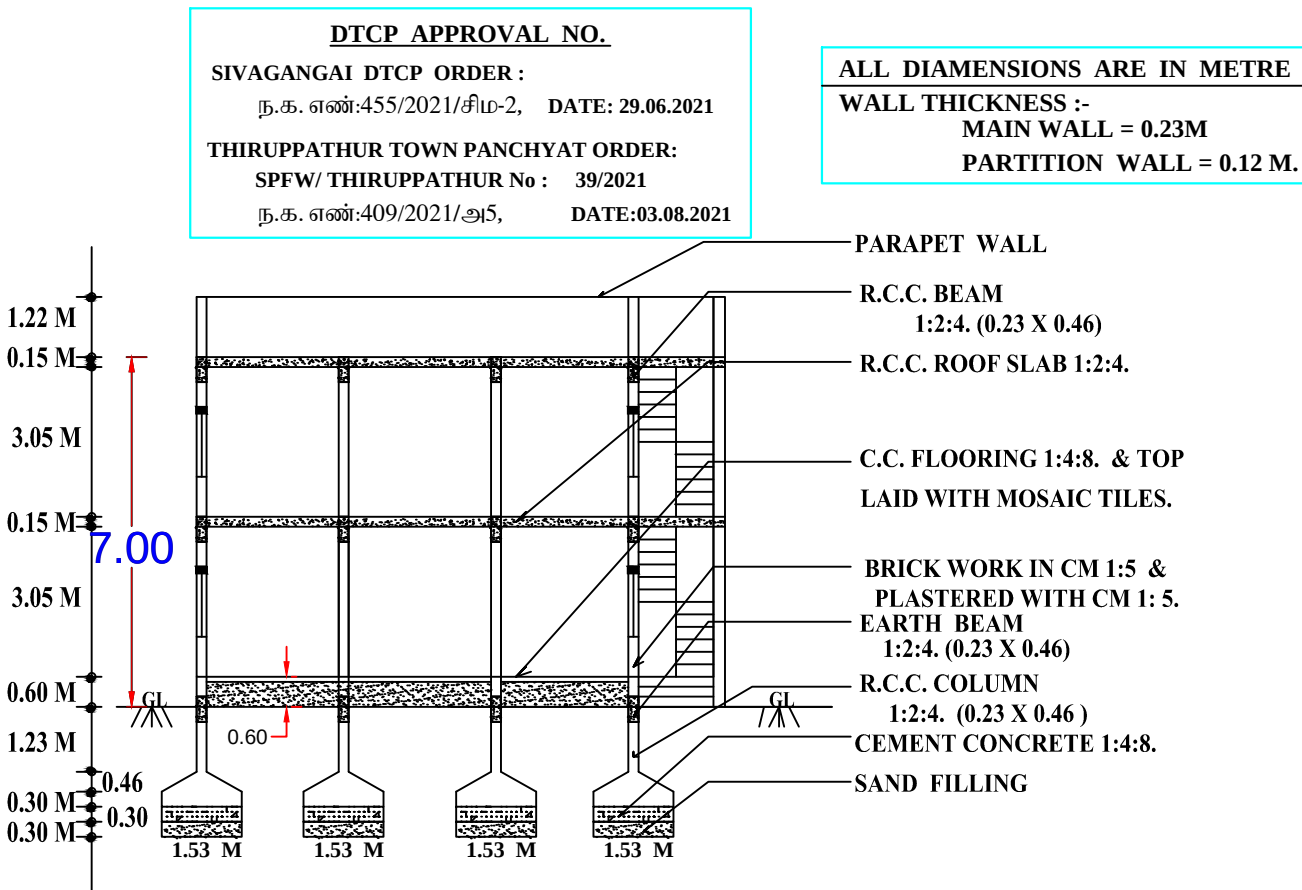
PLAN SHOWING THE ADDITIONAL PROPOSED CONSTRUCTION OF R.C.C. ROOF FIRST FLOOR BUILDING FOR RESIDENTIAL PURPOSE. IN NEW R.S No:342/9A1(OLD R.S.NO:342/9A),OF THIRUPPATUR VILLAGE. PLOT NO :5, DOOR NO: 2/27, 2/28, 2/29. AT PERIYAR NAGAR,SAMASKHAN PALLIVASAL STREET, WARD NO :16.THIRUPPATTUR TOWN PANCHAYAT,THIRUPPATTUR TALUK AND SIVAGANGAI DISTRICT.

APPLICANT: Mrs. S. SELVI. D/o. SELVAM.

SCALE = 1 : 100



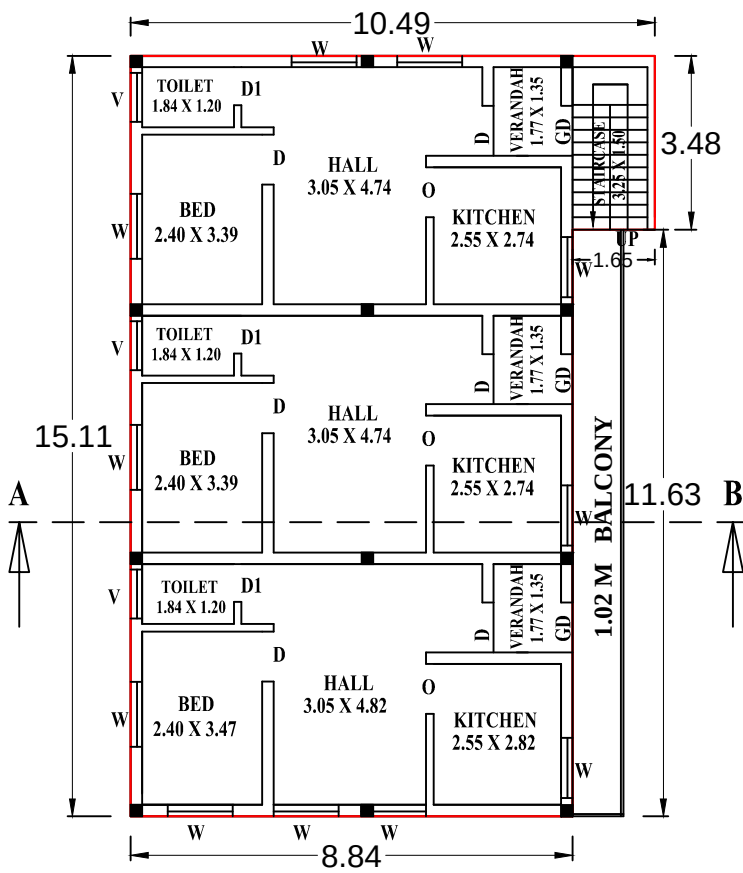
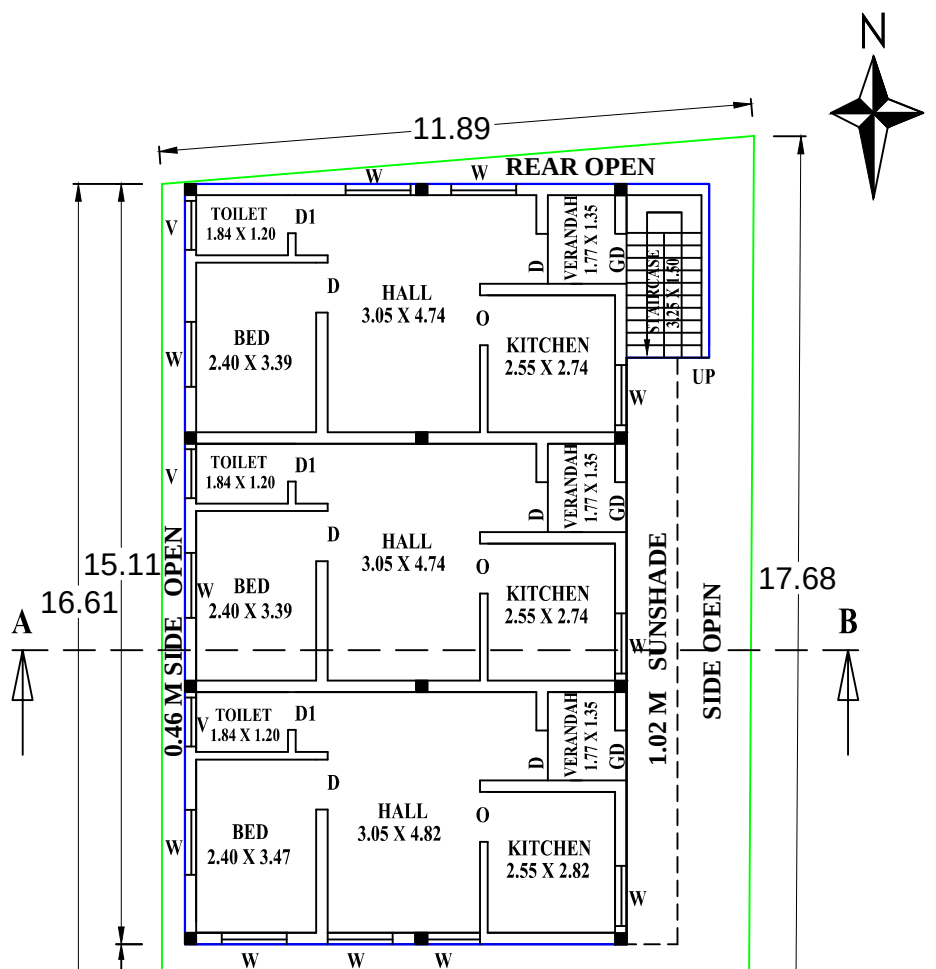
FRONT ELEVATION



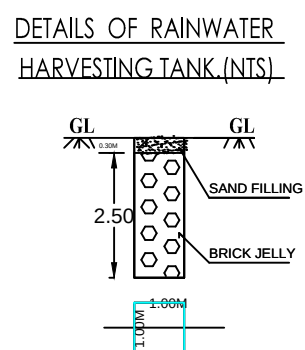
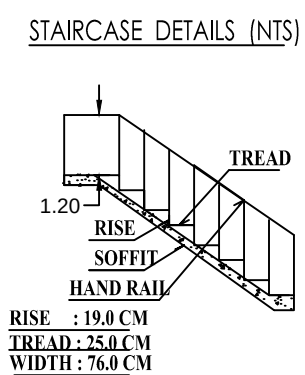
SECTION ON 'AB'

PREVIOUS PLAN APPROVED NO. 26/2022-2023, DATE: 02.06.2022

**TAX ASSESEMENT No.**  
DOOR NO: 2/27, 12385 2023-2024/200364/1/5955  
DOOR NO: 2/28, 12386 2023-2024/200364/1/5956  
DOOR NO: 2/29, 12387 2023-2024/200364/1/5957



PROPOSED FIRST FLOOR



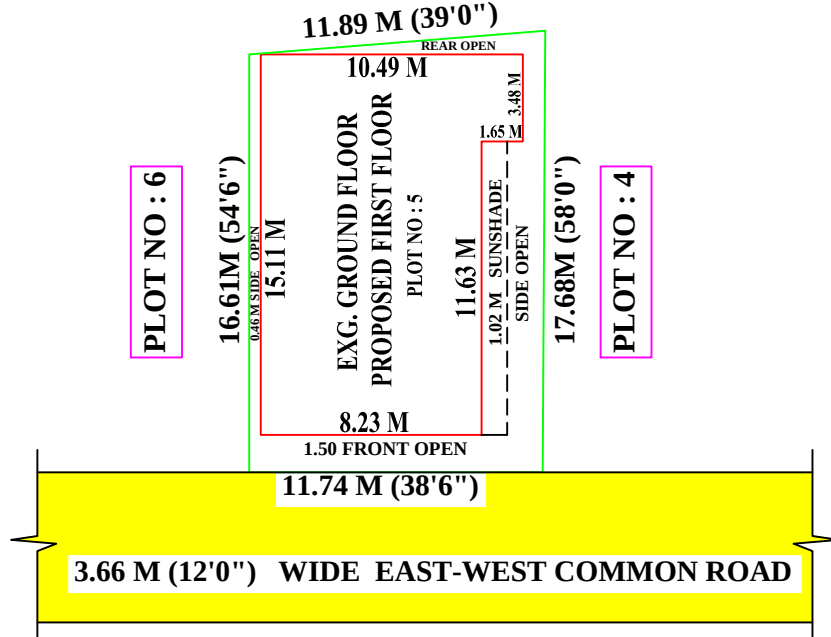
| SCHEDULE OF JOINERIES |               |
|-----------------------|---------------|
| G.D..GRILL DOOR. .... | 1.00M X 2.10M |
| D..DOOR. ....         | 1.00M X 2.10M |
| D1..DOOR. ....        | 0.76M X 2.10M |
| O..OPEN. ....         | 1.22M X 2.10M |
| W.WINDOW .....        | 1.22M X 1.52M |
| V...VENTILATOR.....   | 1.00M X 0.61M |

TOPO PLAN

SCALE = 1 : 5000



KOODU SAYABU PROPERTY

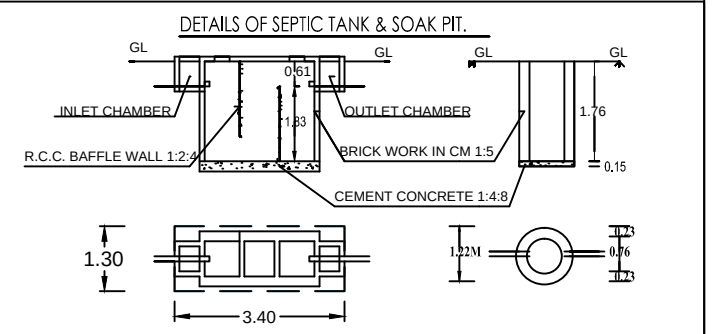


SITE PLAN

SCALE = 1 : 500

| AREA DETAILS.                                         | SQ.MT. | SQ.FT.  |
|-------------------------------------------------------|--------|---------|
| SITE AREA AS PER DOCUMENT. ( PLOT NO : 5 )            | 202.53 | 2180.00 |
| SITE AREA AS PER PATTa                                | 200.00 | 2152.00 |
| EXISTING GROUND FLOOR BUILDING AREA.                  | 140.28 | 1509.00 |
| PROPOSED FIRST FLOOR BUILDING AREA.                   | 140.28 | 1509.00 |
| NET OPEN SPACE AREA.                                  | 59.72  | 643.00  |
| RAINWATER HARVESTING TANK...1.NO, SEPTIC TANK...1.NO, |        |         |
| OVER HEAD TANK...1.NO, BORE WELL...1.NO,              |        |         |

**PLAN INFO**  
PLOT\_AREA\_M2=202.53  
FMB\_OR\_PLR=200.00  
AS\_PER\_DOCUMENT=202.53  
AS\_AT\_SITE=202.80  
PLOT\_NO=5  
DOOR\_NO= 2/27,2/28,2/29.  
SURVEY\_NO= 342/ 9A2  
PATTa\_NO=6040  
VILLAGE=THIRUPPATTUR  
TALUK=THIRUPPATTUR  
DISTRICT=SIVAGANGAI  
ROAD\_WIDTH=3.66  
ROAD\_LENGTH=200  
AVG\_PLOT\_DEPTH= 11.74  
AVG\_PLOT\_WIDTH= 16.61  
ACCESS\_WIDTH\_M=3.66  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
WHETHER\_GOVt\_OR\_AIDED\_SCHOOL=NO  
LAND\_USE\_ZONE = RESIDENTIAL  
RWH\_DECLARED=YES  
AREA\_TYPE=CBA  
BUILDING\_NEAR\_TO\_RIVER=NO  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVt\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=YES  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
JURISDICTION\_TYPE=PANCHAYAT  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
OSR\_APPLICABLE=NO  
OSR\_SURRENDER=NO  
OSR\_SURR\_BUYBACK\_RETAIN=RETAIN  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IF\_HERITAGE\_TOWN\_LESSTHAN\_1KM\_RADIUS=NO



**Er.M.GUNASEKARAN**  
Licensed Building Surveyor  
& Consulting Civil Engineer  
LBS No : 12/2022  
Thiruvudaiyur Patti  
Thirupattur - 630211  
Sivagangai District  
Cell No : 9659669125, 9842887948

REGISTERED ENGINEER

*Signature*

APPLICANT

| INDEX :-          |  |
|-------------------|--|
| SITE BOUNDARY     |  |
| PROPOSED BUILDING |  |
| EXISTING BUILDING |  |
| EXISTING ROAD     |  |

# 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

## 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

## 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

## 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

