Verified RealEstate™

REFERENCE
01/2026-2027

ISSUED
30 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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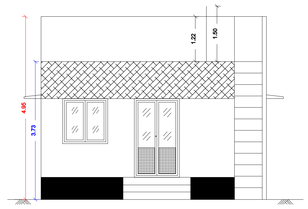
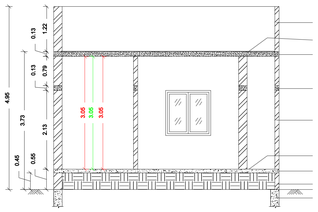
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AT OLD S.NO.3/1B,THEN S.NO.3/1B1,NOW SUB DIVISION S.NO.3/1B1A, PATTA NO.654,SARUGANI VILLAGE,VELLIKATTI PANCHAYAT,MARANI SARUGANI GROUP, DEVAKOTTAI UNION,DEVAKOTTAI TALUK & SIVAGANGAI DISTRICT.

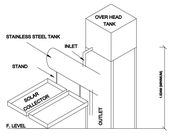
APPLICANT NAME : Mrs.A.SHANTHI W/O.Mr.ARUMUGAM.



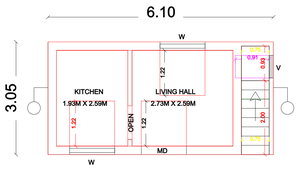
ELEVATION



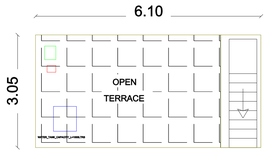
SECTION ON "AA"



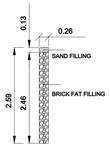
SOLAR WATER HEATING SYSTEM



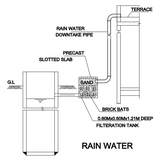
PROPOSED GROUND FLOOR PLAN



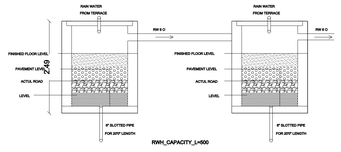
TERRACE FLOOR PLAN



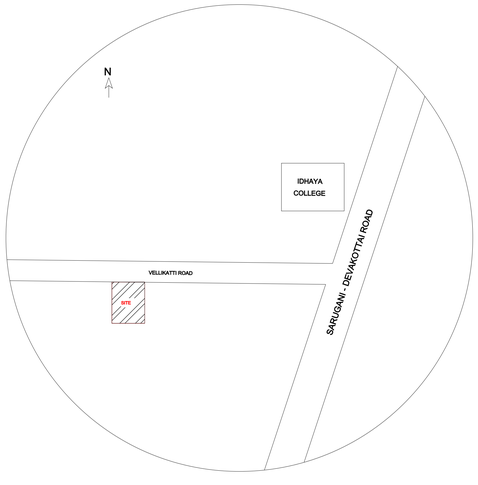
DETAILS OF PERCULATION PIT



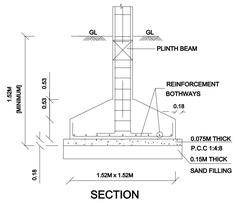
RAIN WATER HARVESTING SYSTEM



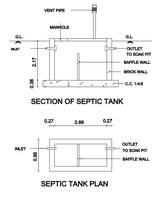
RAIN WATER HARVESTING SYSTEM



LOCATION PLAN

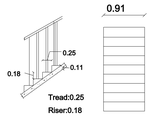


SECTION

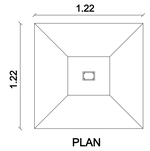


SECTION OF SEPTIC TANK

SEPTIC TANK PLAN

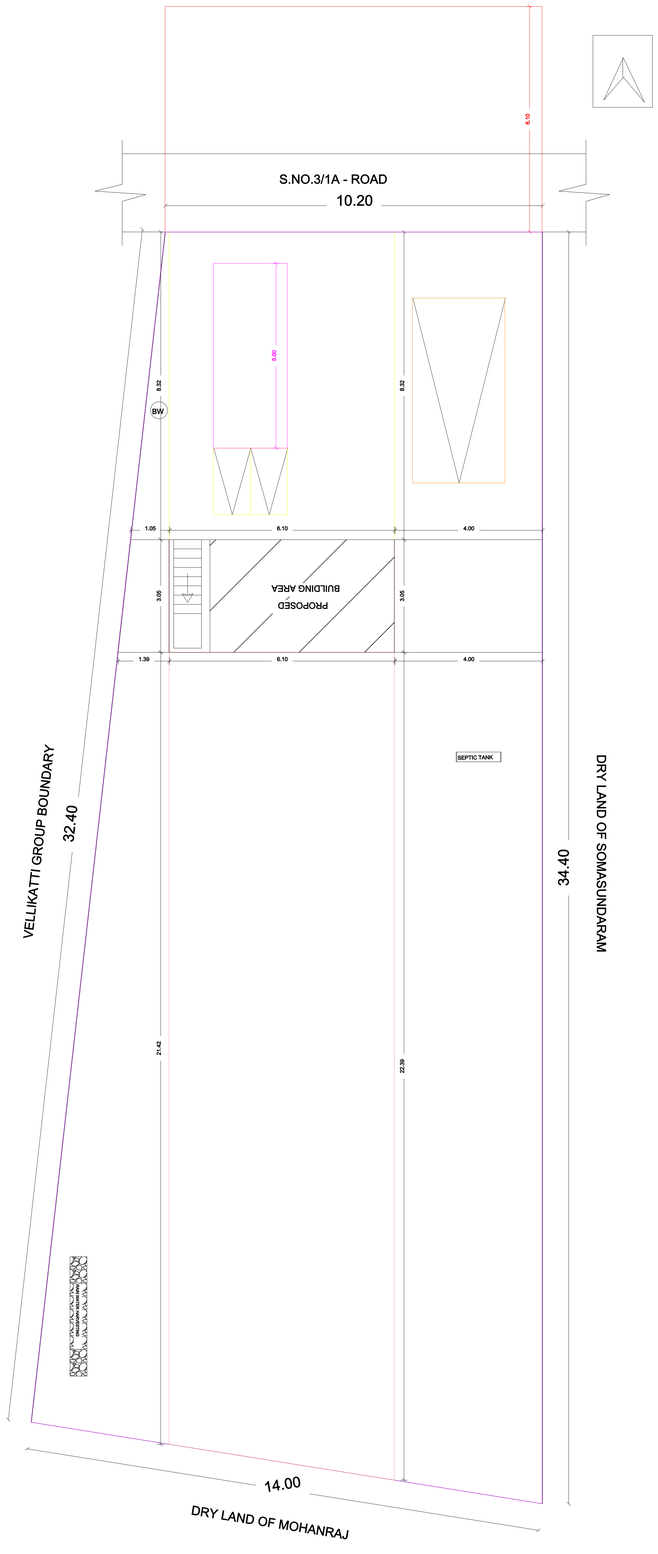


STAIRCASE DETAIL



PLAN

FOUNDATION DETAILS



SITE PLAN

SHEET NO.01

COMPASS FOR SITE PLAN

AREA DETAILS	SQ.M.	SQ.FT.
AS PER DOCUMENT AREA	405.00	4359.38
AS PER PATTA / FMB AREA	405.00	4359.38
AS PER SITE	402.00	4327.09

ALL DIMENSIONS ARE IN METER

AREA STATEMENT

S.NO.	AREA DETAILS	FSI SQ.MT. (A)	NON-FSI SQ.MT. (B)	TOTAL AREA SQ.MT. I = (A+B)	TOTAL AREA SQ.FT.
01.	PRO.GROUND FLOOR	18.58	---	18.58	199.99
02.	PRO.FIRST FLOOR	---	---	---	---
03.	PRO.SECOND FLOOR	---	---	---	---
	TOTAL AREA	18.58	---	18.58	199.99

FLOOR SPACE INDEX (FSI) = $\frac{18.58}{405.00}$ = 0.05

PLOT COVERAGE (PC) = 5%

JOINERY DETAILS	
MD - MAIN DOOR	1.22 X 2.10
D - DOOR	0.90 X 2.10
D1 - DOOR 1	0.75 X 2.10
O - DOOR OPEN	0.91 X 2.10
W1 - WINDOW 1	1.22 X 1.22
W2 - WINDOW 2	0.91 X 1.22
V - VENTILATOR	0.90 X 0.60

ROAD
BOUNDARY
PRO.BUILDING
DRIVE WAY

PARKING STATEMENT

NO.OF FLOOR	DESCRIPTION	TOTAL NO. OF PARKING	
		REQUIRED	PROVIDED
	CAR	00 NO	01 NO
	TWO WHEELER	01 NO	02 NO

TKA ASSOCIATES
MENAKA DESINGS
CADS & STRUCTURES
Er.T.ANANTH D.C.E.
REGISTERED ENGINEER GRADE III
Reg. No.RE/GRIII/SVG.002/26
Reg. No. 112/LS/2024/00005
SIVAGANGAI-630561
CELL : +91 8754685291 & +91 63827-47050
REGISTERED ENGINEER

APPLICANT

Mrs.A.SHANTHI W/O.Mr.ARUMUGAM.

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.