

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.

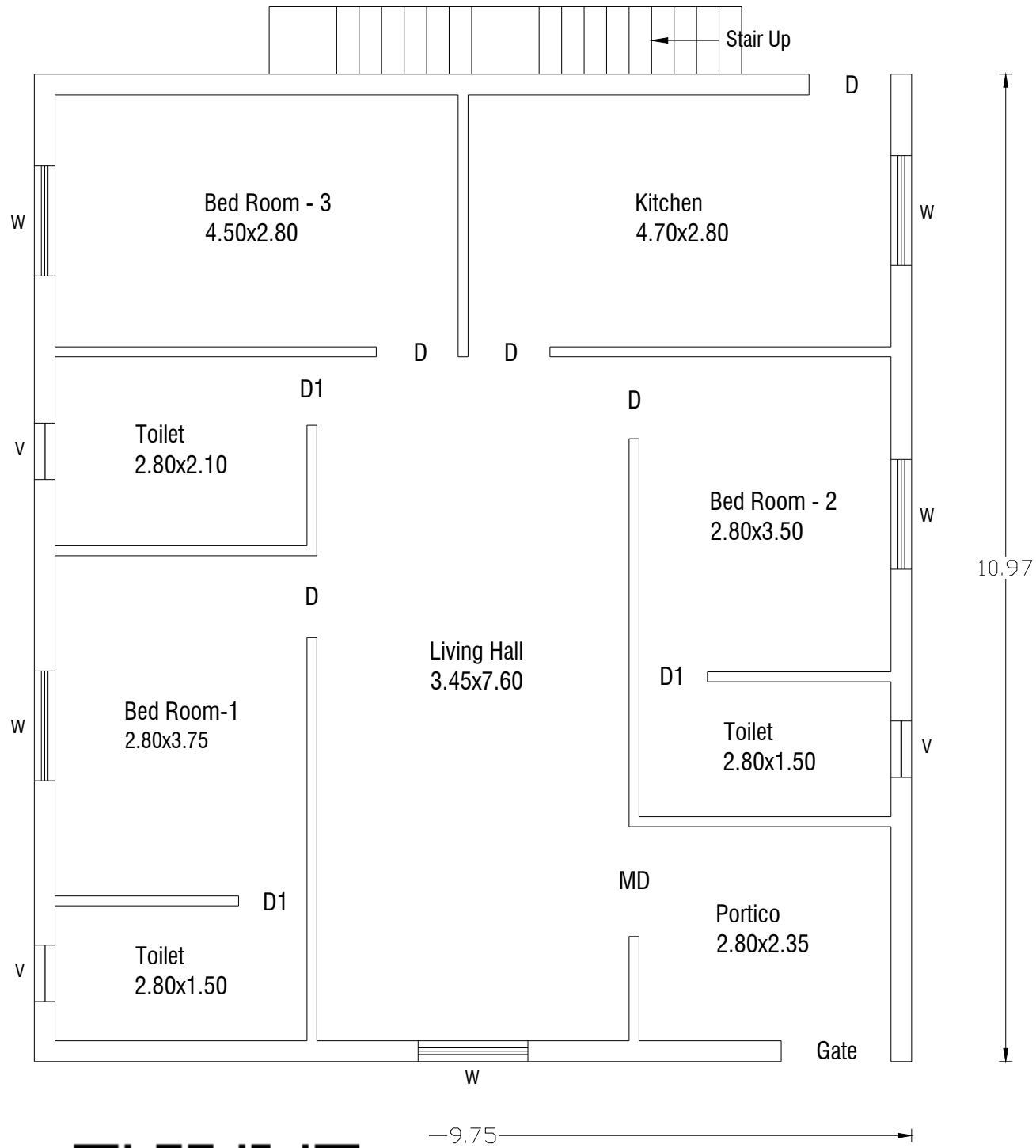
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

ILAYANGUDI TOWN PANCHAYAT, SIVAGANGAI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR RESIDENTIAL BUILDING AT PLOT NO. 147 & 148, SURVEY NO. 63/1A4, PATTA NO. 2697, KASIM NAGAR, SOUTH ILAYANGUDI GROUP, ILAYANGUDI TOWN PANCHAYAT, ILAYANGUDI TALUK, SIVAGANGAI DISTRICT.

APPLICANT : THANABALAN S/O. CHANDRAN

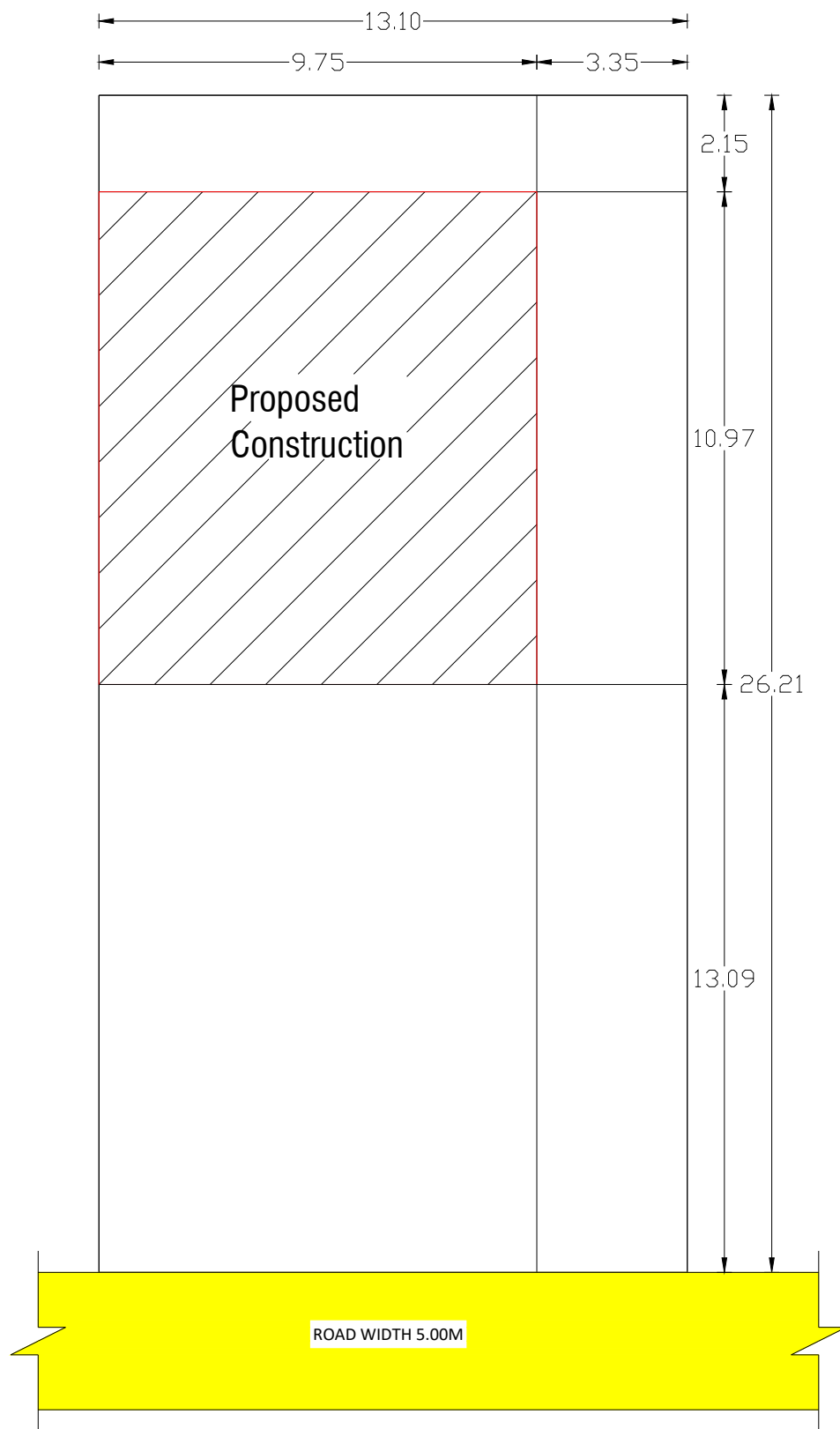
PROPOSED GROUND FLOOR PLAN



NOTES

1. APPLICANT SHALL STRICTLY FOLLOW THE PROVISION AND REGULATION OF THE TNCDBR-2019 RULES. AS PER DRAWING DEVIATION FROM THE SAID RULES WILL BE RESPONSIBILITY OF THE APPLICANT.
2. LAND REGULARIZED ORDER COPY NO : 02/2026-2027 DATE: 30/06/2026

SITE PLAN



OR CODE

SHEET1/2

AREA DETAILS	SQ-MT	SQ-FT
AREA OF THE SITE	343.55	3698.00
GROUND FLOOR BUILDUP	106.96	1151.30
AREA OF OPEN SPACE	236.59	2546.70

PARKING	REQUIRED	PROVIDED
CAR PARKING		
BIKE PARKING		

F.S.I = TOTAL BUILDUP AREA/PLOT AREA
= 0.311 <2

DETAILS OF JOINERIES

MD - MAIN DOOR	1.22X2.13
D - DOOR	0.91X2.13
D1 - DOOR1	0.76X2.13
O - OPEN	1.07X2.13
V - VENTILATOR	0.61X0.61
W - WINDOW	1.22X1.22
W1 - WINDOW1	1.52X1.22

COLOR INDEX

SITE BOUNDARY	☐
PRO RCC ROOF GF BUILDING	☐
PRO RCC ROOF FF BUILDING	☐
RAINWATER STORAGE PIT	☐
ROAD	☐

NOTE: ALL DIMENSION ARE METER
REFERENCE
SCALE
DATE : 01/07/2026

PLAN_INFO
AS_AT_SITE = 343.55
FMB_OR_PLR = 343.55
AS_PER_DOCUMENT = 343.55
PREMIUM_FSI_REQUIRED = NO
IS_APPROVED_LAYOUT = REGULARIZED
PLOT_NO = 147, 148
SURVEY_NO = 63/1A4
PATTA_NO = 2697
TALUK = ILAYANGUDI
OSR_APPLICABLE = NO
IS_SWIMMING_POOL_EXISTS = NO
DISTRICT = SIVAGANGAI
SINGLE_FAMILY_BLDG = YES
CRZ = NO
SECURITY_ZONE = NO
ACCESS_WIDTH_M = 5
WHETHER_GOV'T_OR_AIDED_SCHOOL = YES
PLOT_AREA_M2 = 343.55
AVG_PLOT_DEPTH = 26.21
AVG_PLOT_WIDTH = 13.10
AREA_TYPE = OTHERS
ROAD_WIDTH = 5.00
ROAD_LENGTH = 500.00
LAND_USE_ZONE = RESIDENTIAL RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER = NO
BUILDING_NEAR_MONUMENT = NO
BUILDING_NEAR_GOV'T_BLDG = NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS = NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT = NO
JURISDICTION_TYPE = TOWN PANCHAYAT

Thanabalan S/O. Chandran

THANABALAN S/O. CHANDRAN

APPLICANT

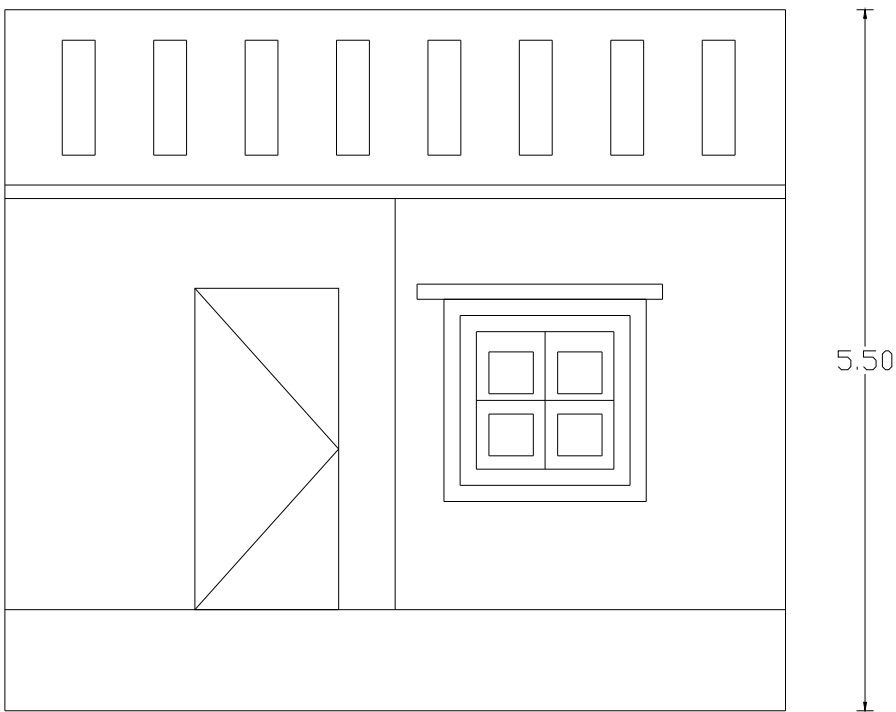
Er. M. Mohamed Buhari
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DTCP Registered Engineer Gr-III
Reg No: RE/GrIII/SVG 03/25
TN GOVT- Municipal/ Corporation
Registered Engineer
Reg No : 134/LS/2025/00008
Ph: +91 99449 60866
Email: buharir46@gmail.com

REGISTERED ENGINEER

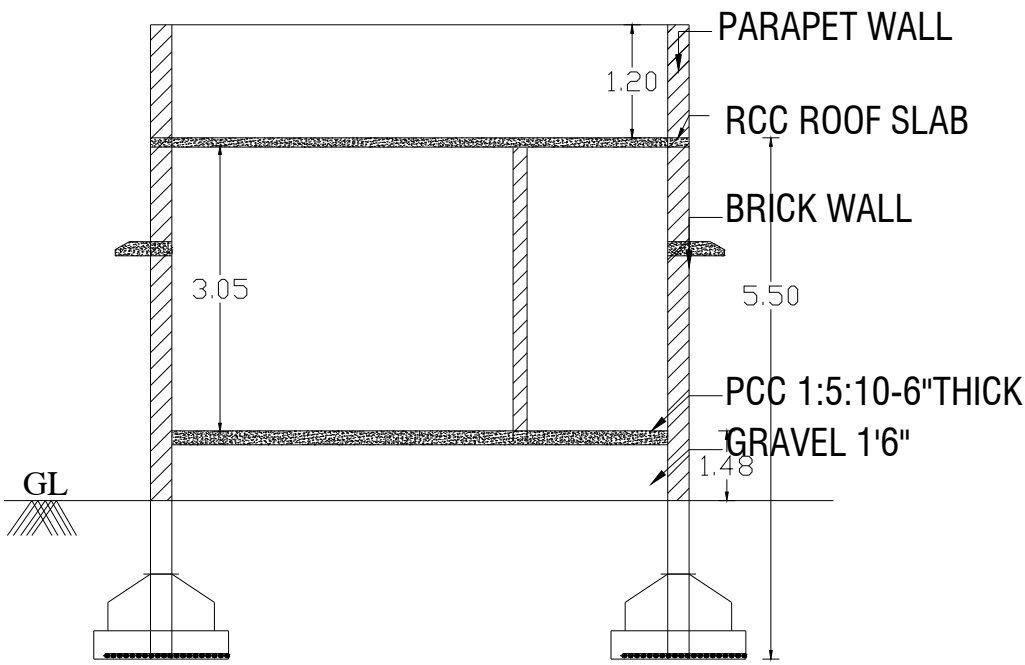
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SOUTH ILAYANGUDI GROUP, ILAYANGUDI TOWN PANCHAYAT,
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APPLICANT : THANABALAN S/O. CHANDRAN

ELEVATION

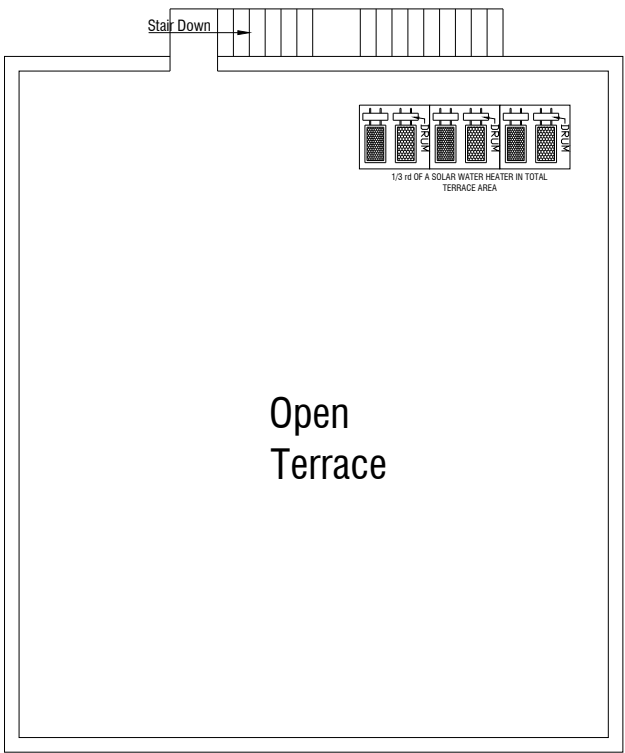


SECTION

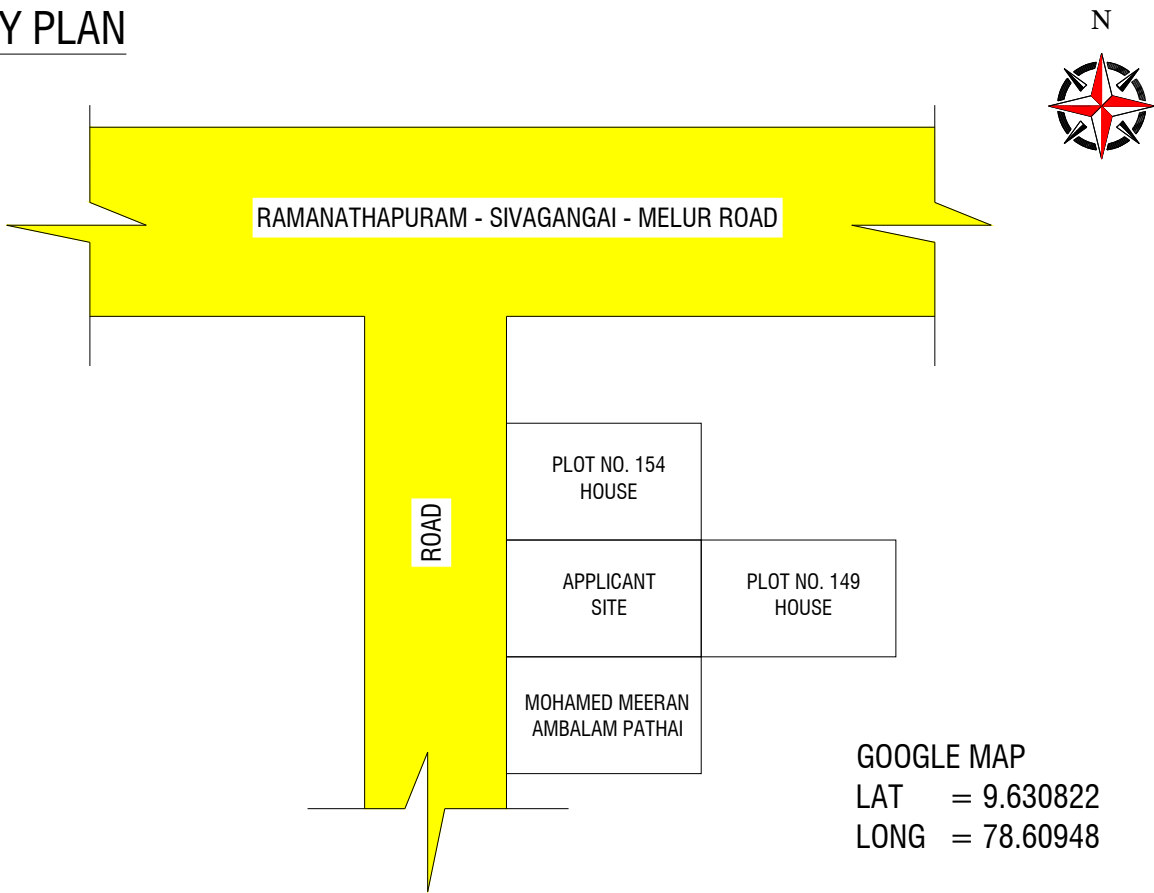


OFFICE USE

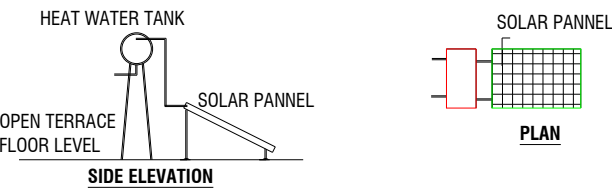
TERRACE FLOOR PLAN



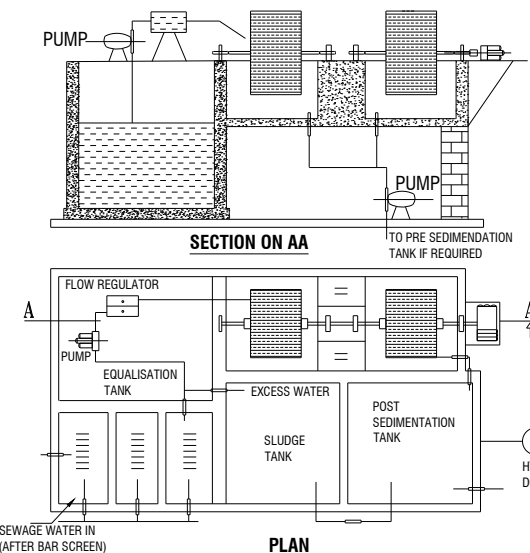
KEY PLAN



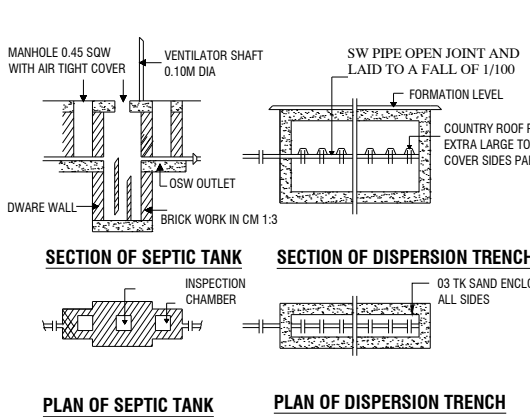
SOLAR WATER HEATER (NOT TO SCALE)



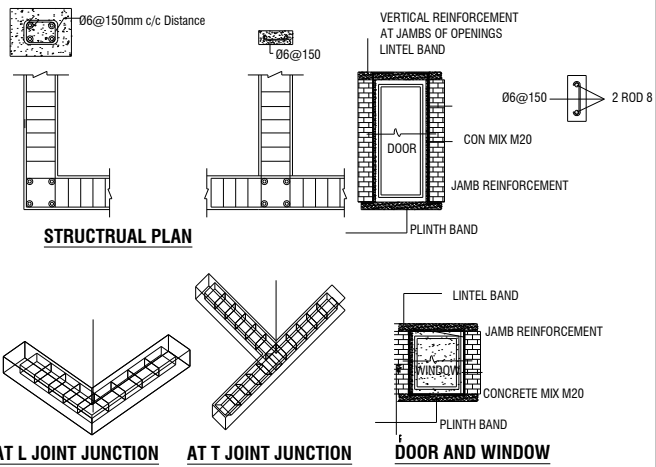
SEWAGE TREATMENT PLANT DETAILS WASTE WATER RECYCLING UNIT



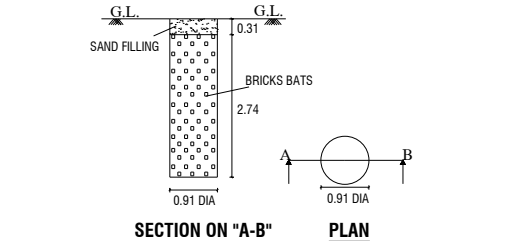
DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH



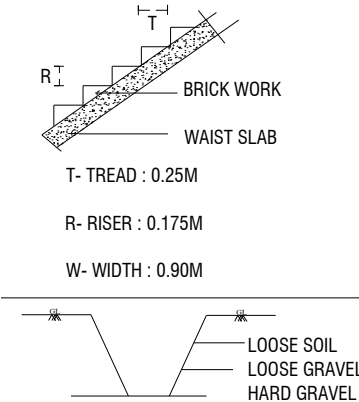
DETAILS OF EARTHQUAKE



DETAILED PLAN OF RAINWATER PERCULATION AND COLLECTION PIT



STAIRCASE (DETAILS NOT TO SCALE)



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Reg No : 134/LS/2025/00008
Ph: +91 99449 60866
Email: buharir46@gmail.com
REGISTERED ENGINEER

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.

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.

