PP APPROVAL RECORD

Planning Permission

Survey 62/16A1B and 1 more

Kongampatti Idayavalasai

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

hello@verified.realestate

+91 9996 12 9996

verified.realestate

KONGAMPATTI IDAYAVALASAI VILLAGE PANCHAYAT, ILAYANGUDI UNION & TALUK, SIVAGANGAI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO. 52, SURVEY NO. 62/16A1B, PATTA NO. 2224, BISMILLAH NAGAR, NORTH ILAYANGUDI GROUP, KONGAMPATTI IDAYAVALASAI VILLAGE PANCHAYAT, ILAYANGUDI UNION, ILAYANGUDI TALUK, SIVAGANGAI DISTRICT.

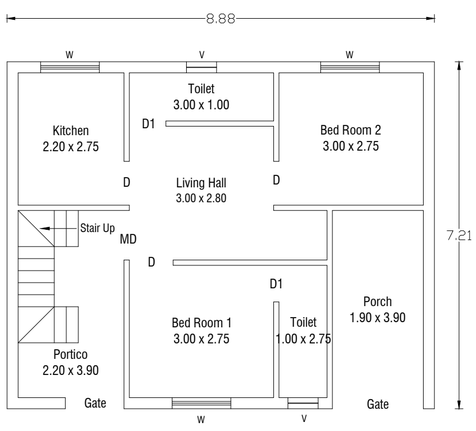
APPLICANT : NASEER AHAMED KHAN S/O. KAJA MOHIDEEN

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 : 8/0475/2025 DATE: 30/03/2026

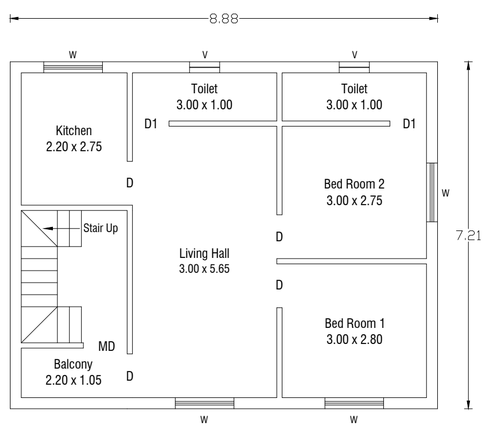
OR CODE

PROPOSED GROUND FLOOR PLAN



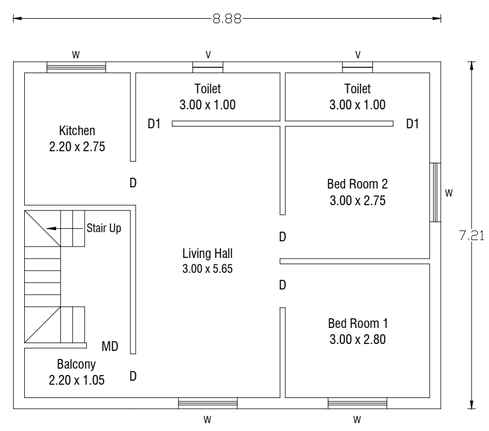
Proposed Ground Floor
Buildup Area = 64.02Sqmt or 690Sqft

PROPOSED FIRST FLOOR PLAN



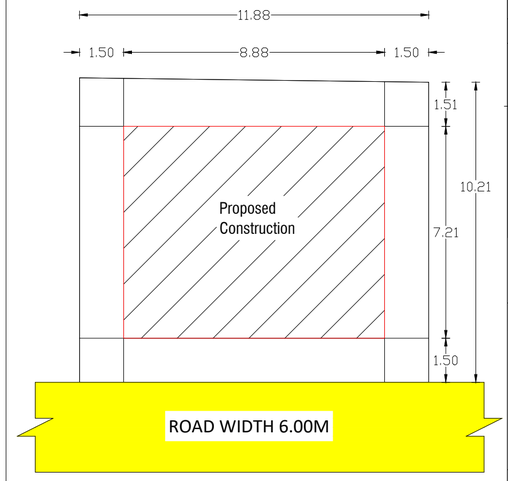
Proposed First Floor
Buildup Area = 64.02Sqmt or 690Sqft

PROPOSED SECOND FLOOR PLAN



Proposed Second Floor
Buildup Area = 64.02Sqmt or 690Sqft

SITE PLAN



AREA DETAILS	SQ-MT	SQ-FT
AREA OF THE SITE	122.28	1316
GROUND FLOOR BUILDUP	64.02	690
FIRST FLOOR BUILDUP	64.02	690
FIRST SECOND BUILDUP	64.02	690
AREA OF OPEN SPACE	58.26	626

PARKING	REQUIRED	PROVIDED
CAR PARKING		
BIKE PARKING		

FSI=TOTAL BUILDUP AREA/PLOT AREA
= 1.58 <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 : 01/08/2026

PLAN_INFO
AS_AT_SITE=122.28
FMB_OR_PLR=122.28
AS_PER_DOCUMENT=122.28
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=REGULARIZED
PLOT_NO= 52
SURVEY_NO= 62/16A1B
PATTA_NO= 2224
TALUK=ILAYANGUDI
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=SIVAGANGAI
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
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WHETHER_GOVT_OR_AIDED_SCHOOL=YES
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RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_
1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=VILLAGE PANCHAYAT

NASEER AHAMED KHAN
S/O. KAJA MOHIDEEN

APPLICANT

Er. M. Mohamed Buhari
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

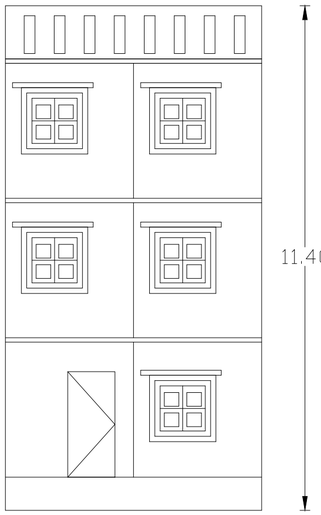
REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO. 52, SURVEY NO. 62/16A1B, PATTA NO. 2224, BISMILLAH NAGAR, NORTH ILAYANGUDI GROUP, KONGAMPATTI IDAYAVALASAI VILLAGE PANCHAYAT, ILAYANGUDI UNION,ILAYANGUDI TALUK, SIVAGANGAI DISTRICT.

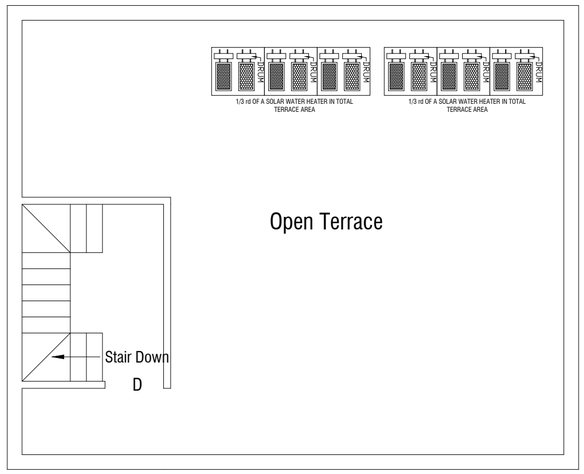
APPLICANT : NASEER AHAMED KHAN S/O. KAJA MOHIDEEN

OFFICE USE

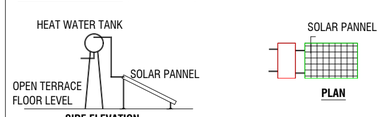
ELEVATION



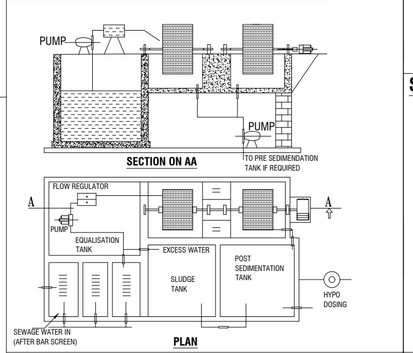
TERRACE FLOOR PLAN



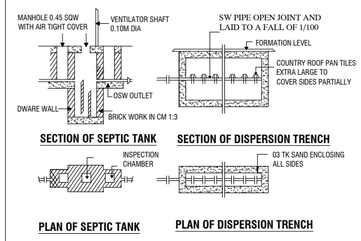
SOLAR WATER HEATER (NOT TO SCALE)



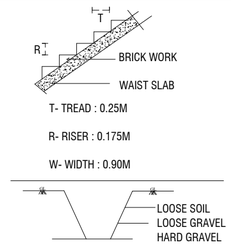
SEWAGE TREATMENT PLANT DETAILS WASTE WATER RECYCLING UNIT



DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITERS



STAIRCASE (DETAILS NOT TO SCALE)



DETAILS OF JOINERIES

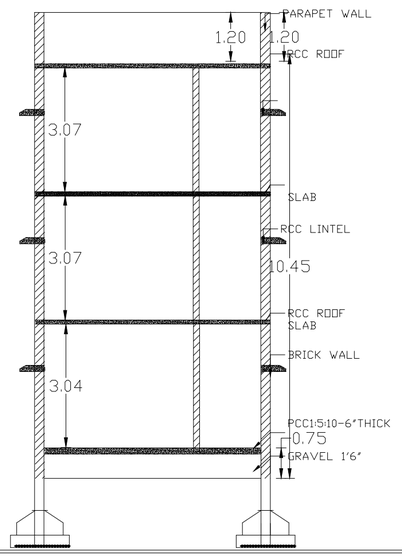
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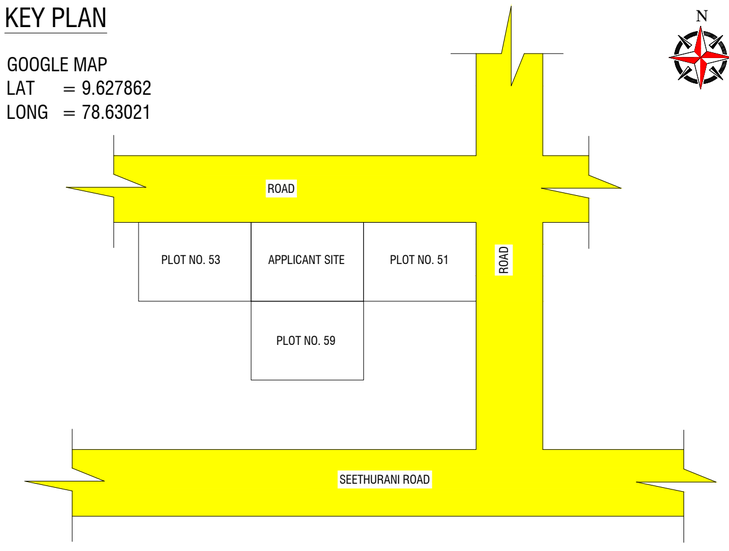
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BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_
1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=VILLAGE PANCHAYAT

SECTION

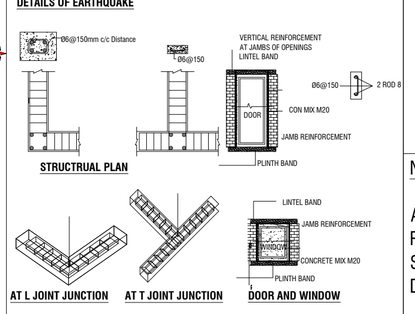


KEY PLAN

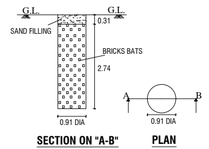
GOOGLE MAP
LAT = 9.627862
LONG = 78.63021



DETAILS OF EARTHQUAKE



DETAILED PLAN OF RAINWATER PERCULATION AND COLLECTION PIT



NOTE

ALL DIMENSION ARE IN METER
REFERENCE
SCALE
DATE : 01/08/2026

NASEER AHAMED KHAN
S/O. KAJA MOHIDEEN
APPLICANT

Er. M. Mohamed Buhari
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

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

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.