PP APPROVAL RECORD

Planning Permission

Survey 213/2B5A1 and 1 more

North Ilayathagudi

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF GROUND FLOOR RESIDENTIAL BUILDING AT S.NO: 213/2B5A1, PATTA NO:5802, NORTH ILAYATHAGUDI VILLAGE & PANCHAYAT, THIRUPATHUR UNION & TALUK AT SIVAGANGAI DISTRICT.

AREA DETAILS:	SFT	SQM
SITE AREA	3487.54	324.00
PROPOSED BUILDING AREA		
GROUND FLOOR	600.00	55.74
VACANT AREA	2887.54	268.26

JOINERY DETAILS	FEET	METER
MD-MAIN DOOR	5'0"X7'0"	1.52X2.13
D1-DOOR	3'0"X7'0"	0.91X2.13
D2-DOOR	2'6"X7'0"	0.79X2.13
W4-WINDOW	4'0"X4'0"	1.22X1.22
KW4-WINDOW	4'0"X3'0"	1.22X0.91
W5-WINDOW	5'0"X4'0"	1.52X1.22
V -VENTILATOR	3'0"X2'0"	0.91X0.61

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	FRONT SETBACK	1.50M	5.04M
2.	REAR SETBACK	N.A	7.71M
3.	SIDE 1 SETBACK	1.00M	2.05M
4.	SIDE 2 SETBACK	N.A	1.82M
5.	CAR PARKING	1 NO	1 NO
6.	TWO WHEELER	1 NO	1 NO

PROPOSED FLOOR SPACE INDEX:

= TOTAL BUILTUP AREA / TOTAL SITE AREA

= 55.74 / 324.00 = 0.17 < 2

PLOT COVERAGE:

= TOTAL G.F AREA / TOTAL SITE AREA

= 55.74 / 324.00 = 0.17 => 17%

NOTE:-

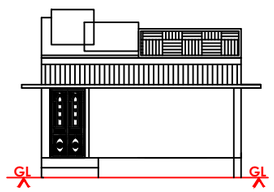
1.ALL DIMENSIONS ARE IN METER,
2.ALL WINDOW SHUTTERS ARE OPENING OUTWARDS
3.ALL WASTE WATER UTILIZED FOR GARDEN
4.SOLAR WATER SYSTEM WILL BE PROVIDED
5.U-TRAP WILL BE PROVIDED IN SEPTIC TANK.

OWNER'S SIGN:

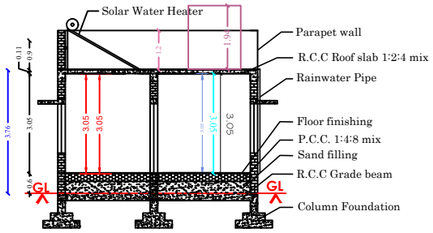
K. Palaniyamuel.

OWNER'S NAME:

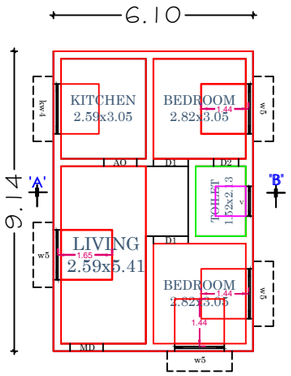
Mr.A.KARUPPIAH S/O Mr.ALAGAPPAN
Mrs.K.PALANIYAMMAL W/O Mr.KARUPPAIAH



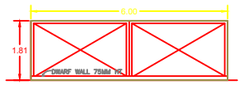
FRONT ELEVATION



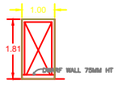
SECTION ON AB



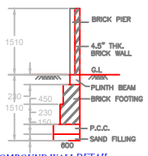
GROUND FLOOR PLAN



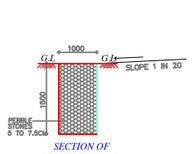
MAIN GATE



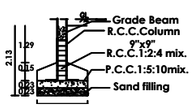
WICKET GATE

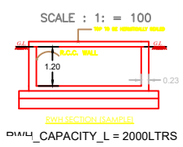


COMPOUND WALL DETAIL



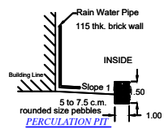
SECTION OF PEBBLE TRENCH





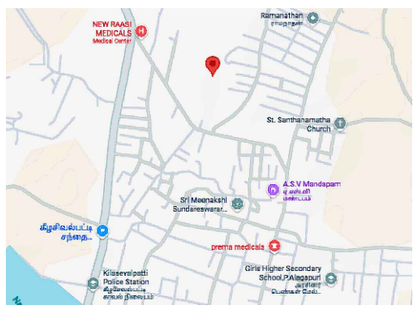
SWL SECTION (SAMPLE)

SWH_CAPACITY_L = 2000LTRS



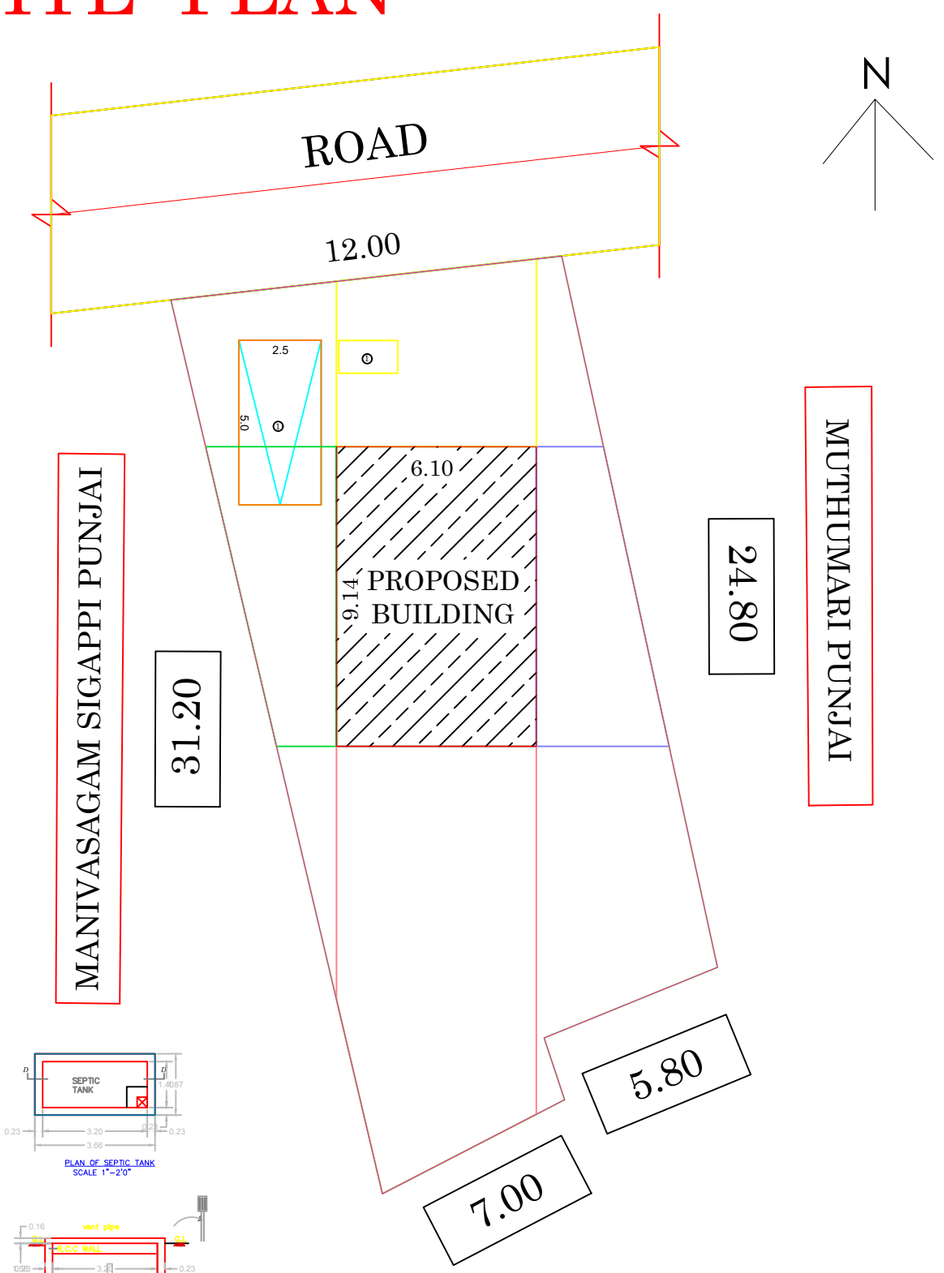
PERCULATION PIT



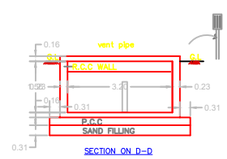


KEY PLAN - 10°11'26.1"N 78°39'52.6"E

SITE PLAN



PLAN OF SEPTIC TANK
SCALE 1"=2'0"



SECTION ON D-D

M.BALAMURALI BE.,
REGISTERED ENGINEER GRADE II (RE)
DTCP PDKT/RE/GR-II/23/05/001
109/LS/2023/00008

REGISTERED ENGINEER SIGN

SEYON CONSTRUCTIONS
No-3, First Floor, Santhi Complex,
Sempottal, Pudukkottai Main Road,
Ponnamaravathi - 622 407
Cell : 95241 99096
seyonconstructions.bv@gmail.com

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

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.