Verified RealEstate™

REFERENCE
0942552/2026

ISSUED
03 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 389/3A and 1 more

Viramathi

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

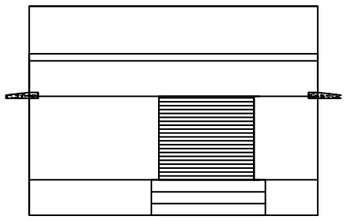
The approval as the planning authority issued it, reproduced in full behind this page.

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

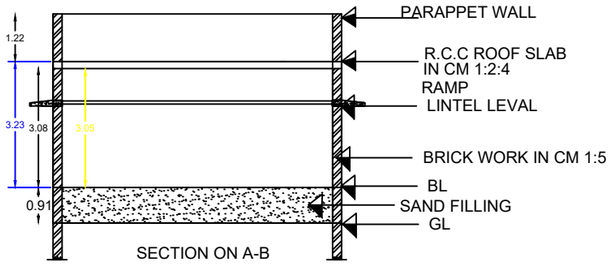
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DIGITALLY VERIFIED RECORD



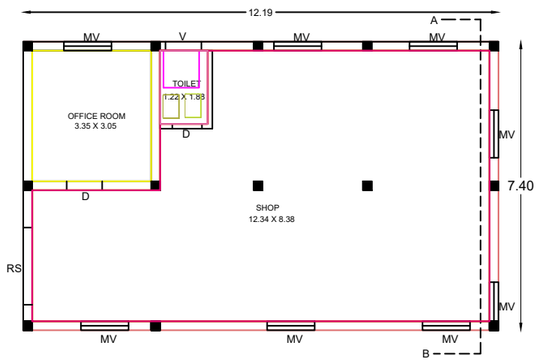
ELEVATION



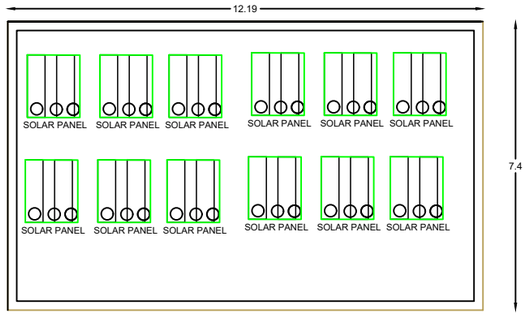
SECTION ON A-B

AMENITIES PROVIDED

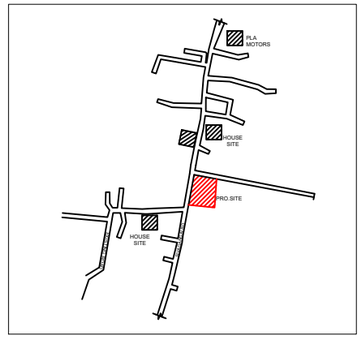
1. HEAD ROOM ROOF HEIGHT 2.1 M
2. SEPTIC TANK WITH DESPERSION TRENCH
3. U TRAP PROVIDED ON SEPTIC TANK
4. SOLAR POWER ASSISTED WATER HEATING SYSTEM
5. DRINKING WATER SUMP WITH TANK
6. PERCULATION PITSIZE 0.3X0.3M REQUIRED DEPTH
7. FIRE SERVICE WATER SUMP
8. BATH ROOM WATER RECYCLING PIT WITH SUMP AND TANK
9. PLINTH BOUNDARY PERCULATION PIT
10. RAIN WATER FILLERATION BED WITH TANK
11. SEWAGE TREATMENT PLANT
12. ENTRANCE GATE 6M WIDE
13. PARKING SPACE PROVIDED FOR BOTH INSIDERS AND OUTSIDERS
14. THUNDER AND LIGHTENING ARRESTER
15. EARTHQUAKE RESISTANCE STRUCTURE
16. FIRE EXTINGUISHER PROVIDED
17. EMERGENCY ALARM
18. FLYASH BRICKS USED FOR BUILDING
19. BOREWELL PROVIDED
20. FIRST AID BOX PROVIDED
21. ALL DOOR AND WINDOW OPENS OUTWARD SIDE
22. LONG BELL ARRANGEMENT



GROUND FLOOR PLAN



TERRACE FLOOR



KEY PLAN (NOT TO SCALE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC COMMERCIAL BUILDING IN S.NO :389/3A,SOUTH ILAYATHANGUDI VILLAGE,VIRAMATHI PANCHAYATH, THIRUPATHUR TALUKA/PANCHAYATH UNION,SIVAGANGAI DISTRICT.

SCALE 1:100

BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
DRIVEWAY
REFERENCE

N
W E
S

SITE AREA AS DOCUMENT	136.77SQM	1472.18 SQFT
SITE AREA AS PATTA	136.77 SQM	1472.18 SQFT

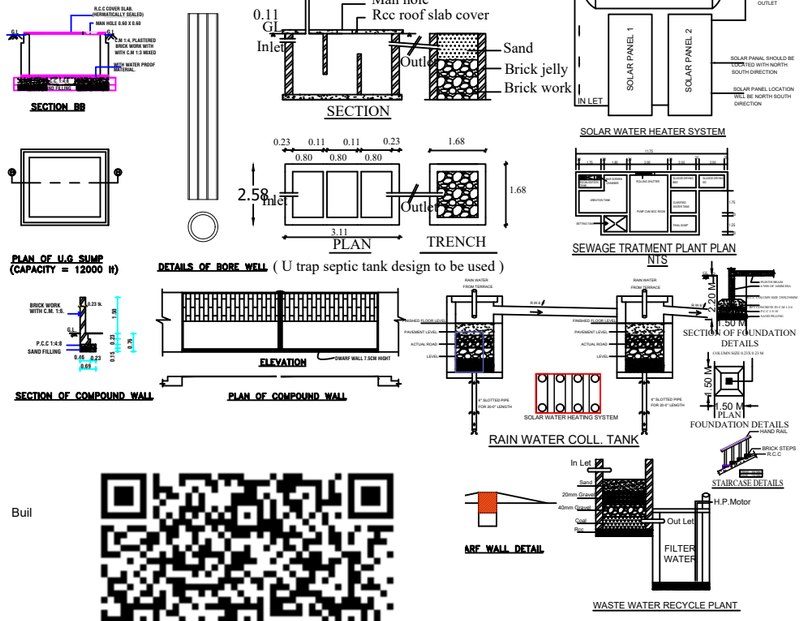
PRO.BUILDING COMMERCIAL SHOP		FSI		AREA NON FSI		TOTAL COVERED AREA	
		SQ.M		SQ.M	SQ.FT	SQ.M	SQ.FT
BLOCK	FLOOR						
BLOCK 1	GROUND FLOOR	90.21		-	-	90.21	
	TOTAL AREA	90.21		-	-	90.21	

$$\text{F.S.I} = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE EXTENT}} = \frac{90.21}{136.77\ \text{Sq.m}} = 0.66$$

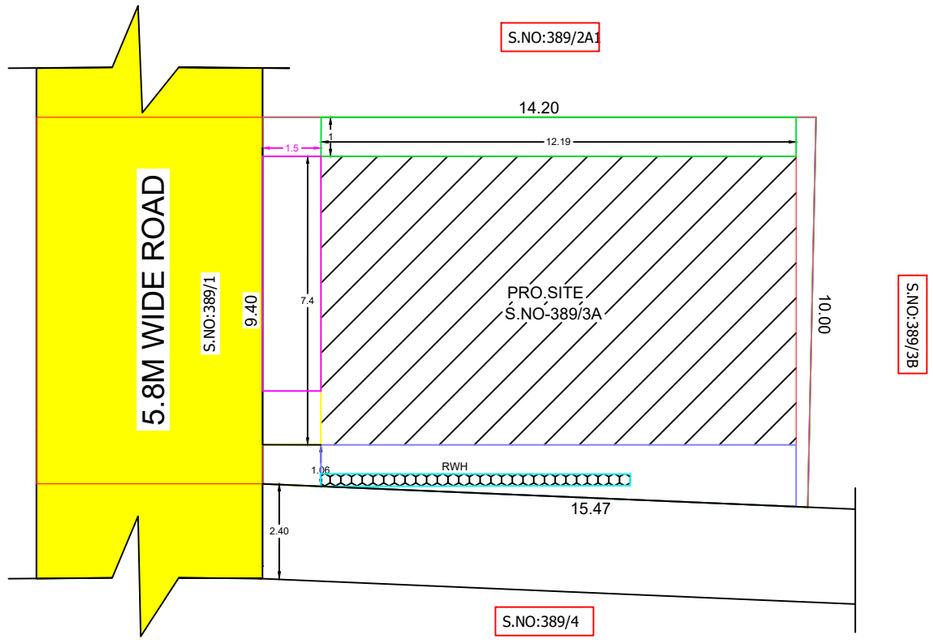
$$\text{PLOT COVERAGE} = \frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100 = \frac{90.21}{136.77\ \text{Sq.m}} \times 100 = 66\ \%$$

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019

SET BACK	REQUIRED	AVAILABLE	
FRONT	1.50	2.12	OK
SIDE 1	1.00	3.74	OK
SIDE 2	1.00	1.33	OK
REAR	0	13.74	OK
PARKING	01 TWO WHEELER 1 CAR PARKING	01 TWO WHEELER 01 CAR PARKING	OK
FSI	2.00	0.66	OK



Buil



SITE PLAN

NOTE : ALL DIMENSIONS ARE IN METRE

JOINERY SCHEDULE

1.22 x 2.13	DOOR	D
1.22 x 1.22	WINDOW	W
0.77 x 2.13	DOOR 1	D1
0.61 x 0.61	VENTILATOR	V
1.22 x 2.13	OPEN	O

M. Sivadhu

APPLICANT

Er. K. AKASH, B.E.,
DTCP Registered Engineer (RE)
Reg. No: DTCP Pudukkottai/RE/GR-III/26/04/007
PDKT Corporation Registered Engineer (RE)
Reg. No: 109 / LS / 2026 / 00012
1045, Periyar Nagar, Rajagopalapuram (Po),
Pudukkottai - 622 003.
Ph. No: 6379092030

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.