PP APPROVAL RECORD

Planning Permission

Survey 147/19 and 1 more

Kalayarkovil

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.

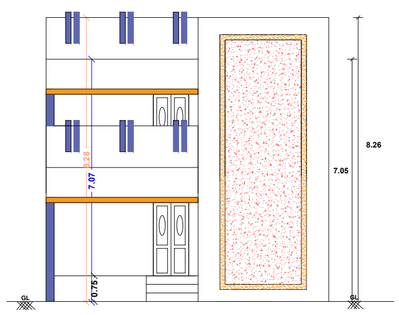
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR R.C.C ROOF RESIDENTIAL BUILDING

AT NOW S.NO: 147/19, PLOT NO:28, SORNAVALLI NAGAR, MANTHALI VILLAGE, SOMANATHAMANGAAM GROUP,

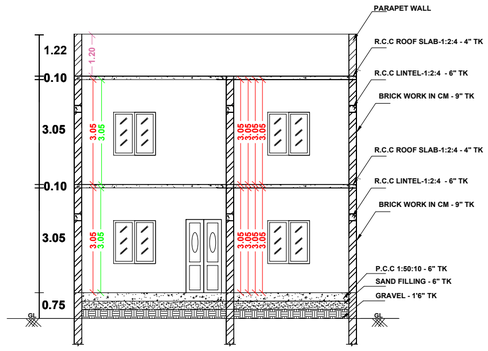
KALAYARKOVIL PANCHAYAT, KALAYARKOVIL TALUK & SIVAGANGAI DISTRICT.

SCALE : 1:100 (ALL DIMENSIONS ARE IN METRE).

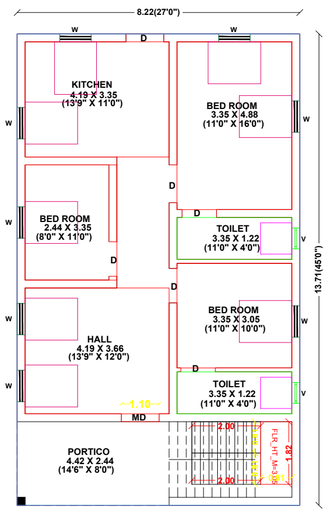
APPLICANT : Mr.G.MANOHARAN S/o Ganapathy.



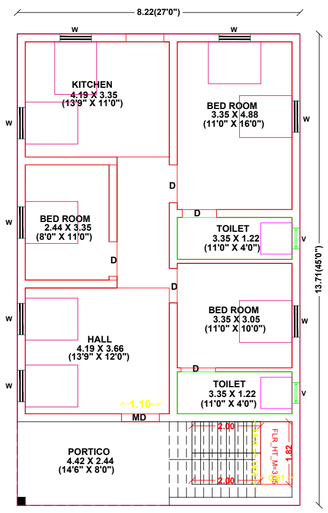
FRONT ELEVATION



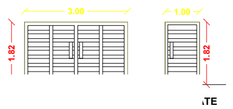
SECTION ON "AB"

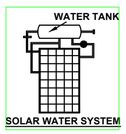


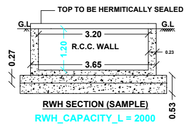
PRO GROUND FLOOR PLAN



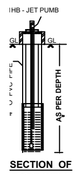
PRO FIRST FLOOR PLAN







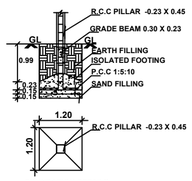




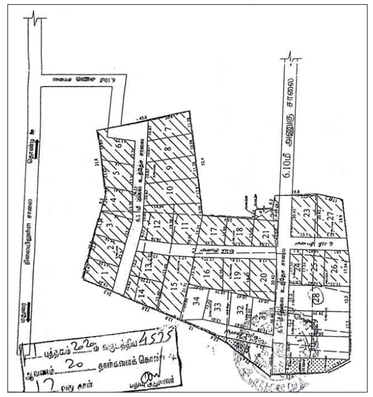
SECTION OF BORE WELL



STAIRCASE DETAILS



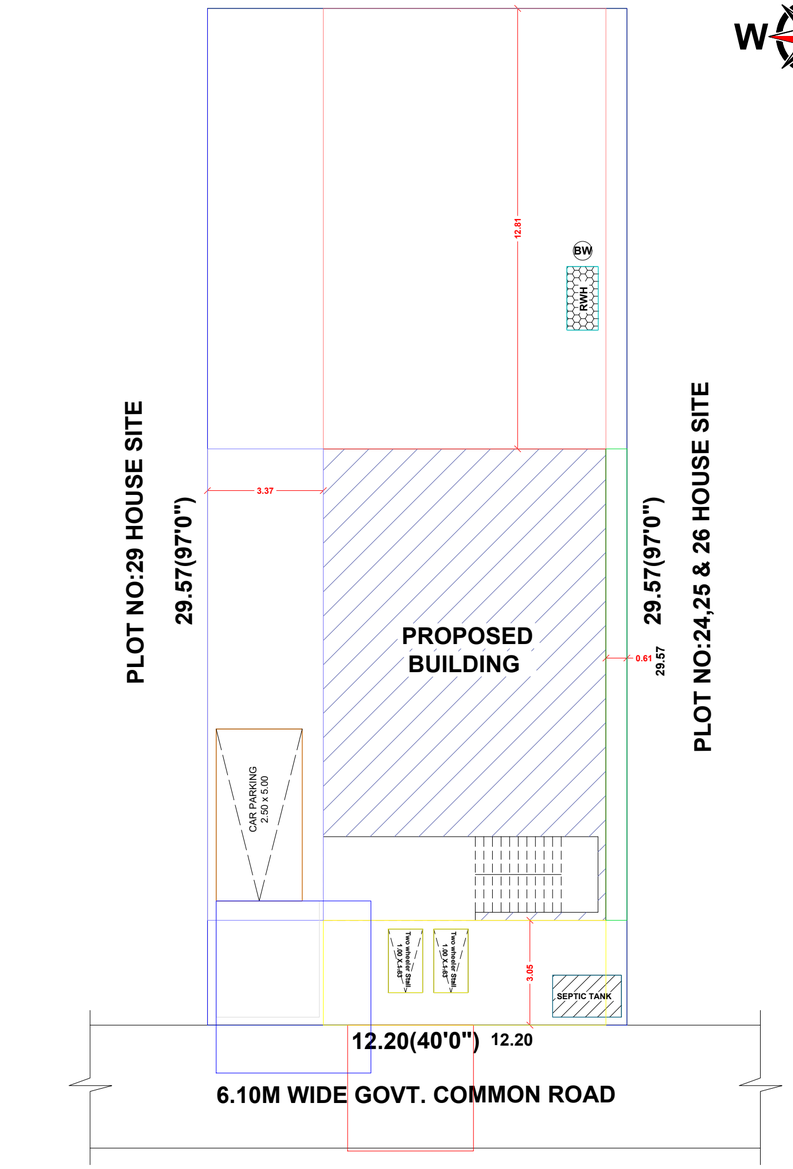
FOUNDATION DETAILS



TOPO PLAN
NOT IN SCALE

S.NO:145/3 -PUNJAI LAND

12.20(40'0")



SHEET NO: 01 / 01

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT	SQ.M	SQ.FT
DOCUMENT AREA	355.14	3822.72
SITE AREA	355.14	3822.72
PATTA AREA	355.14	3822.72

PROPOSED RESIDENTIAL BUILDING AREA

DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)	TOTAL (SQ.FT)
PRO GROUND FLOOR (RESIDENTIAL)	112.87	-	112.87	1215.00
PRO FIRST FLOOR (RESIDENTIAL)	112.87	-	112.87	1215.00
TERRACE FLOOR	-	-	-	-
TOTAL AREA	225.74	-	225.74	2429.86

TOTAL FSI AREA = 225.74SQ.M

FLOOR SPACE INDEX =225.74/355.14 = 0.63

LAYOUT APPROVAL NUMBER : 22/2019

KOPPU NO: 7042/2018/CM-4 DATE :09.01.2019

PLOT REGULATION - N.K.NO:-- - DATE:--

OLD BUILDING APPROVAL NO:

JOINERY SCHEDULE

MD -MAIN DOOR	:1.37X2.13
D - DOOR	:0.91X2.13
D1 -DOOR	:0.75X2.13
W - WINDOW	:1.22X1.22
W1- WINDOW	:0.91X1.22
V -VENTILATOR	:0.76X0.76
RS- ROILING SHATTER	:3.05X2.13

FOUNDATION	- COLUMN FOOTING
BRICK WORK	- C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	- C.M 1:5 FOR WALLS & C.M 1:3 FOR CEILING
R.C.C WORK	- USING 20MM HBGS JELLY IN C.C:1:1.5:3
WOOD WORK	- USING BEST QUALITY OF COUNTRY WOOD
FLOORING	- FINISH WITH VITRIFIED TILES
WEATHERING	-BRICK JELLY,LIME MORTAR OVER ROOF
COURSE	SLAB ONE LAYER OF PRESSED TILES

INDEX :		REFERENCE :
SITE BOUNDARY	:	SCALE : 1:100
PROPOSED BUILDING	:	DATE:
EXISTING ROAD	:	

N W E S

APPLICANT : Mr.G.MANOHARAN S/o Ganapathy.

REGISTERED ENGINEER :

JAYAM BUILDERS & CONSTRUCTION

M. Navaneethan

Er.M.NAVANEETHAN

B.E.(CIVIL),C.ENGG.(I), A.M.I.E.,
CHARTERED ENGINEER., AM 3054813
REGISTER ENGINEER NO:112/LS/2024/00002
DTCP REG.ENGINEER NO:RE.III/SVG.11/24
48, 5Th SASTHIRI STREET, VALLALAR NARAG,
SIVAGANGAI-630561, PH.NO:9994920215

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.