Verified RealEstate™

REFERENCE
05/2026-27

ISSUED
16 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 102/4A3A and 1 more

Puliyur Sayanapuram

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

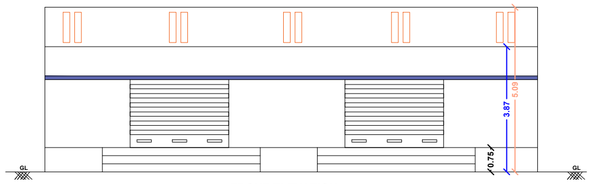
verified.realestate

DIGITALLY VERIFIED RECORD

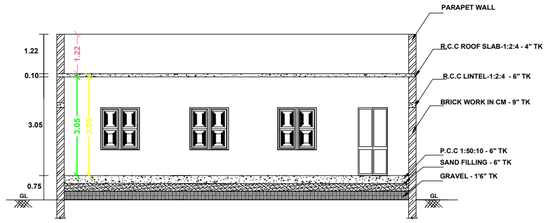
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR R.C.C ROOF COMMERCIAL BUILDING IN NOW S.NO:102/4A3A, PATTA NO:1789, PULIYUR VILLAGE, SOTTATHATY GROUP, PULIYUR PANCHAYAT, THIRUPUVANAM TALUK ,SIVAGANGAI DISTRICT.

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

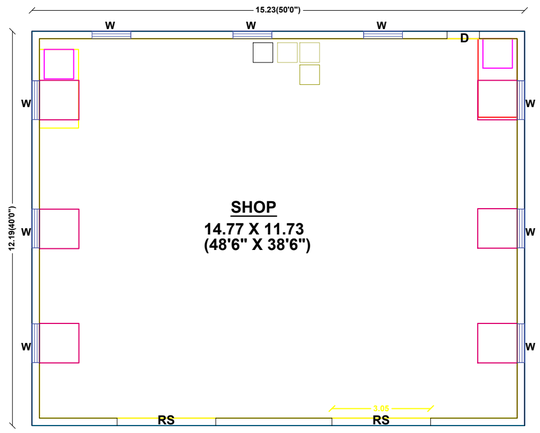
NAME OF THE OWNER : Mr.N.SARATHKUMAR S/o Nallamayan
& Mr.M.MANIKANDAN S/o Muthuraman



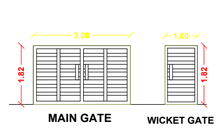
FRONT ELEVATION



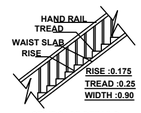
SECTION ON "AB"



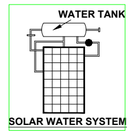
PRO GROUND FLOOR PLAN



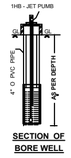
MAIN GATE WICKET GATE



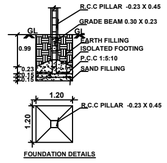
STAIRCASE DETAILS



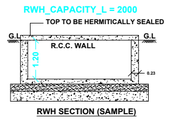
SOLAR WATER SYSTEM



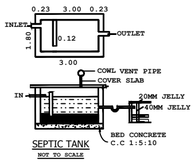
SECTION OF BORE WELL



FOUNDATION DETAILS

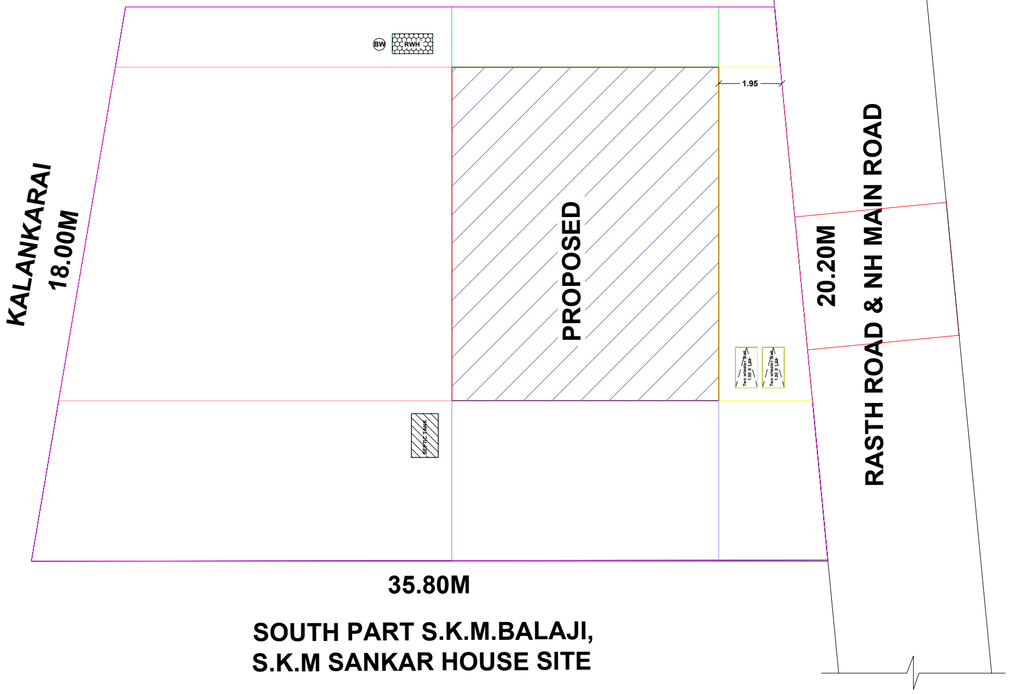


RWH SECTION (SAMPLE)

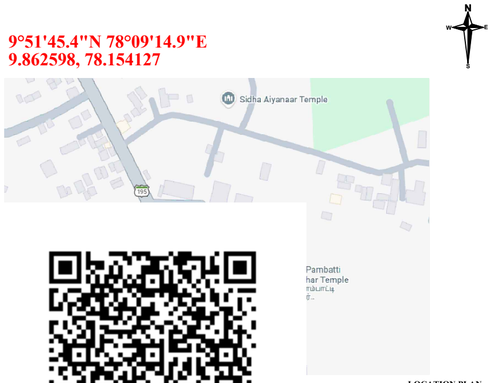


SEPTIC TANK
NOT TO SCALE





SITE PLAN
SCAL 1:100



LOCATION PLAN
NOT IN SCALE

SHEET NO: 01 / 01

AREA STATEMENT	SQ.M	SQ.FT
DOCUMENT AREA	842.53	9069.00
SITE AREA	834.35	8980.94
PATTA AREA	842.53	9069.00
ROAD AREA	--	--

PROPOSED COMMERCIAL BUILDING AREA

DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)	TOTAL (SQ.FT)
PRO GROUND FLOOR	185.65	-	185.65	1998.33
PRO FIRST FLOOR		-		
TERRACE FLOOR	-	-	-	-
TOTAL AREA	185.65	-	185.65	1998.33

TOTAL FSI AREA = 185.65SQ.M
FLOOR SPACE INDEX =185.65/834.35 = 0.22

LAYOUT APPROVAL NUMBER :--
KOPPU NO: DATE :--
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 :
SITE BOUNDARY :
PROPOSED BUILDING :
EXISTING ROAD :

REFERENCE :
SCALE : 1:100
DATE:



APPLICANT : Mr.N.SARATHKUMAR & Mr.M.MANIKANDAN

REGISTERED ENGINEER :

JAYAM
BUILDERS & CONSTRUCTION

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
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Chennai 600 097, India
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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.