PP APPROVAL RECORD

Planning Permission

Survey 197

Vaniyangudi

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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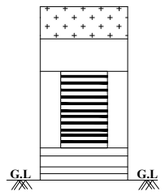
PLAN SHOWING THE PROPOSED CONSTRUCTIONS OF A RCC ROOF GROUND FLOOR COMMRCIAL SHOP

S.No:197/8, PATTA No:2518,PLOT NO:1,ANEES NAGAR "B" BLOCK,MELAVANIYANGUDI GROUP,MELAVANIYANGUDI VILLAGE,VANIYANGUDI PANCHAYAT, SIVAGANGAI TALUK ,SIVAGANGAI UNION, SIVAGANGAI DISTRICT..

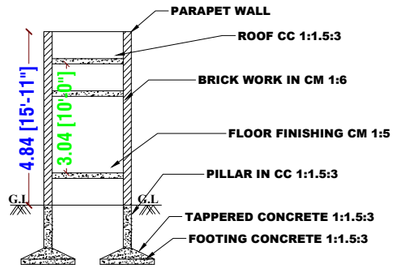
APPLICANT NAME : Mr.RHAMAKRISHNAN KS S/O.SEVUGAN

ALL DIMENSIONS ARE IN METER(SCALE 1:100)

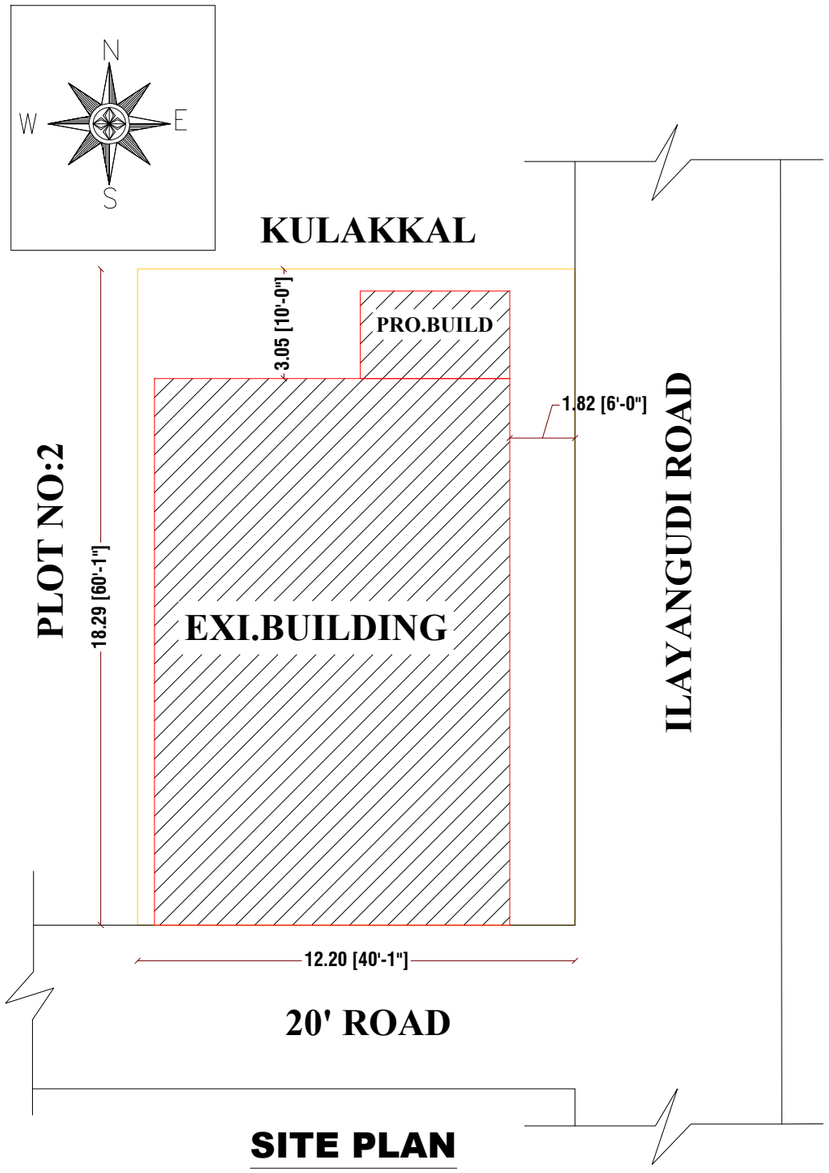
SPFW NO:22/2018



FRONT ELEVATION



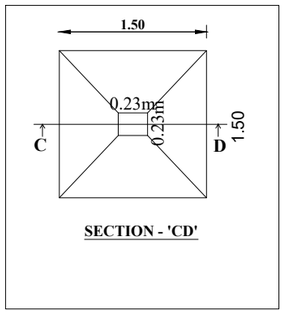
SECTION A-A



SITE PLAN



PRO.



SECTION - 'CD'

CASE TYPE	: NEW PROPOSAL
PLOT USE	: COMMERCIAL
NO.OF.SHOPS	: 1
AREA OF THE PLOT	: 2400.00 SQ.FT/223.00Q.M

JOINERY DETAILS	METRE
MAIN DOOR	1.10X2.10
DOOR	0.90X2.10
WINDOW	1.22X1.22
VENTILATOR	0.90X0.60

AREA DETAILS	SFT	SQM
SITE AREA(As per Doc)	2400.00	223.00
SITE AREA(As per patta)	2400.00	222.00
SITE AREA (As per site)	2400.00	223.00
EXI.BUILD GF	1600.00	148.70
EXI.BUILD FF	1600.00	148.70
EXI.BUILD SF	536.00	49.81
PRO.BUILD GF	109.64	10.19

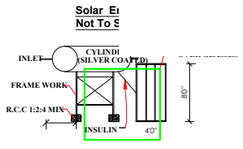
APPLICANT: RHAMAKRISHNAN KS

Er.J.KUMAR B.E.,
CIVIL ENGINEER
License No:112/LS/2021/00020
45f,Thirupathur Road,Sivagangai-630561

ENGINEER

PLAN INFO
AS_AT_SITE=223.14
FMB_OR_PLR=223.14
AS_PER_DOCUMENT=223.00
BLK_1_FLR_0_BLT_UP_AREA=10.19
PLOT_AREA_M2=223.14
LAND_USE_ZONE=RESIDENTIAL
BUILDING_NEAR_TO_RIVER=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.00
ROAD_WIDTH=12
ROAD_LENGTH=250
AREA_TYPE=OTHERS
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
DISTRICT=SIVAGANGAI
JURISDICTION_TYPE=PANCHAYAT
PATTA_NO=2518
SURVEY_NO=197/8
PLOT_NO=1
TALUK=SIVAGANGAI
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
BUILDING_NEAR_TO_RIVER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=1

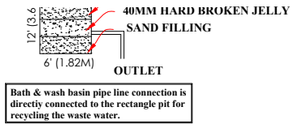
OFFICE USE ONLY



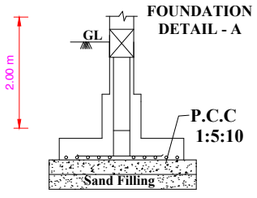
Waste Water Recycle Unit
Not To Scale

:LAB 1:2:4

:EN JELLY

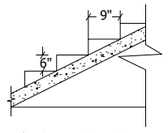


Bath & wash basin pipe line connection is directly connected to the rectangle pit for recycling the waste water.



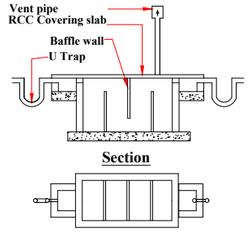
Isolated Footing -A (1.50X1.50)
(Not to Scale)

A

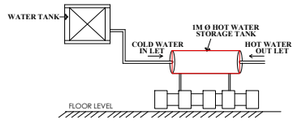


Staircase Detail
Not To Scale

NOTE:
Width - 3'0" - 0.91M
Tread - 0'9" - 0.23M
Rise - 0'6" - 0.15M



Using 'U' type trap 2 Nos in inlet, outlet & Ventpipe will be covered with mosquito proof covering net in inner side of vent pipe and top of vent pipe



Solar Hot Water System Detail

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.