Verified RealEstate™

REFERENCE
SWP/BPA/235481/2024

ISSUED
08 July 2024

PP APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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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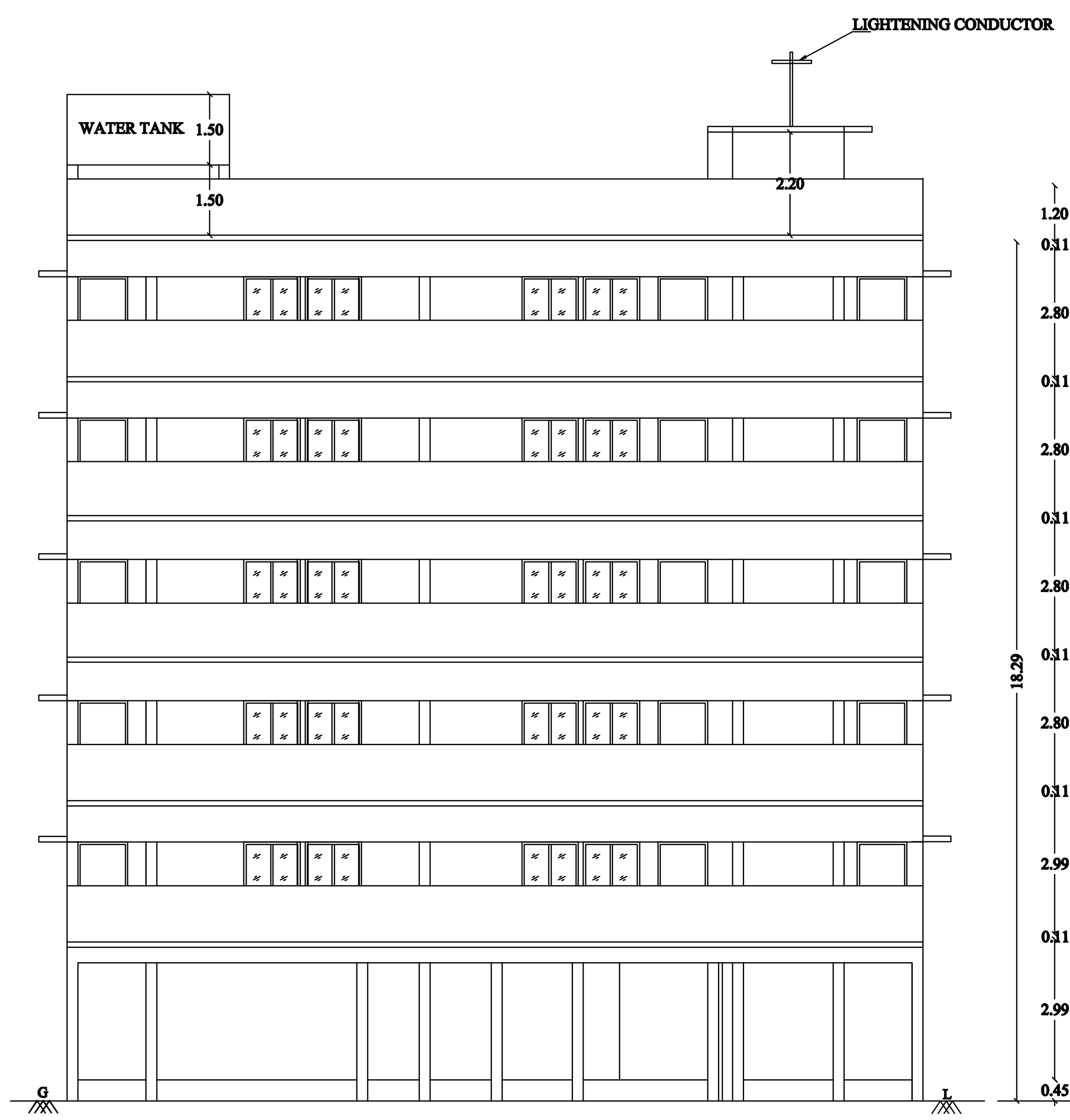
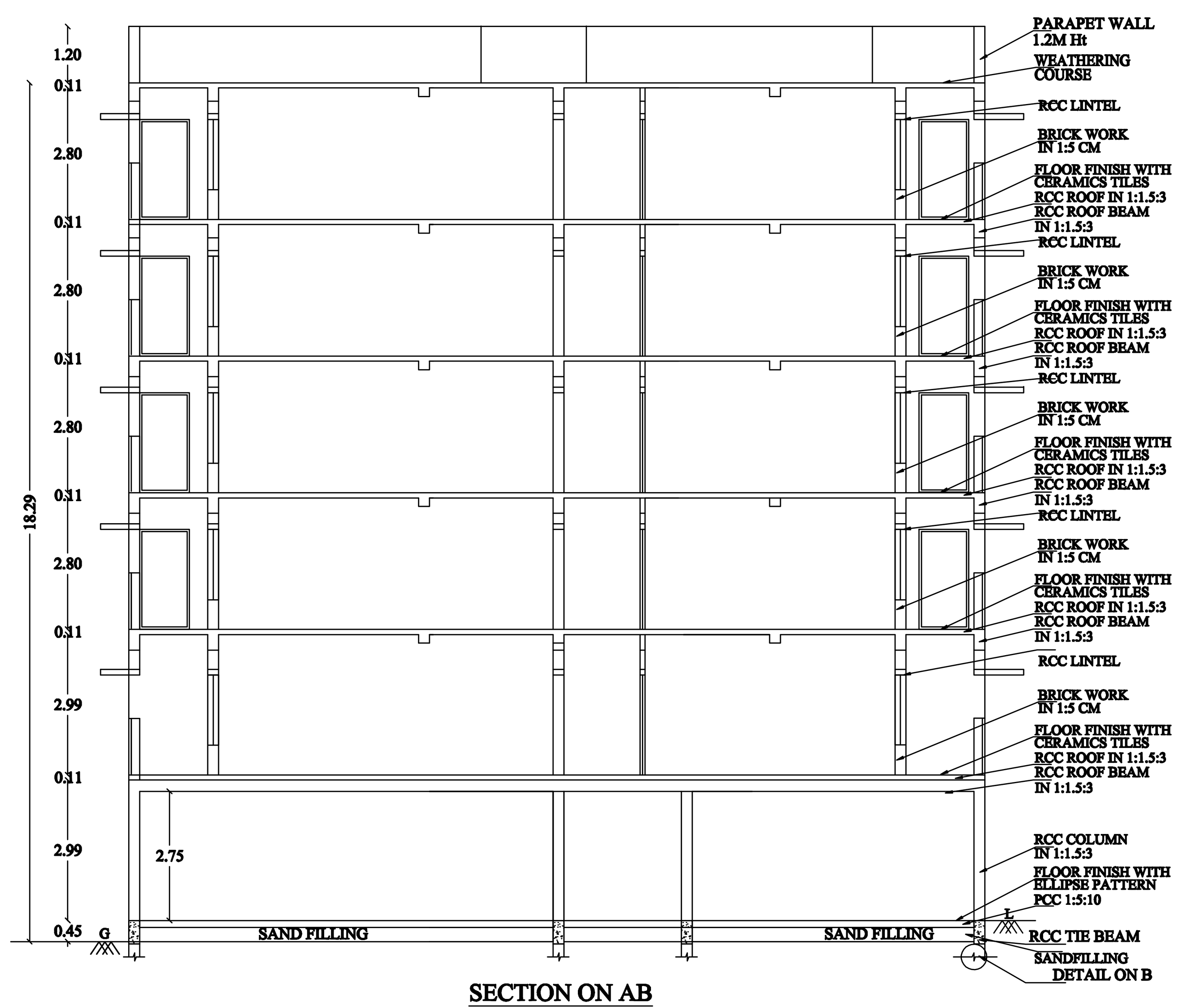
DIGITALLY VERIFIED RECORD



FRONT ELEVATION



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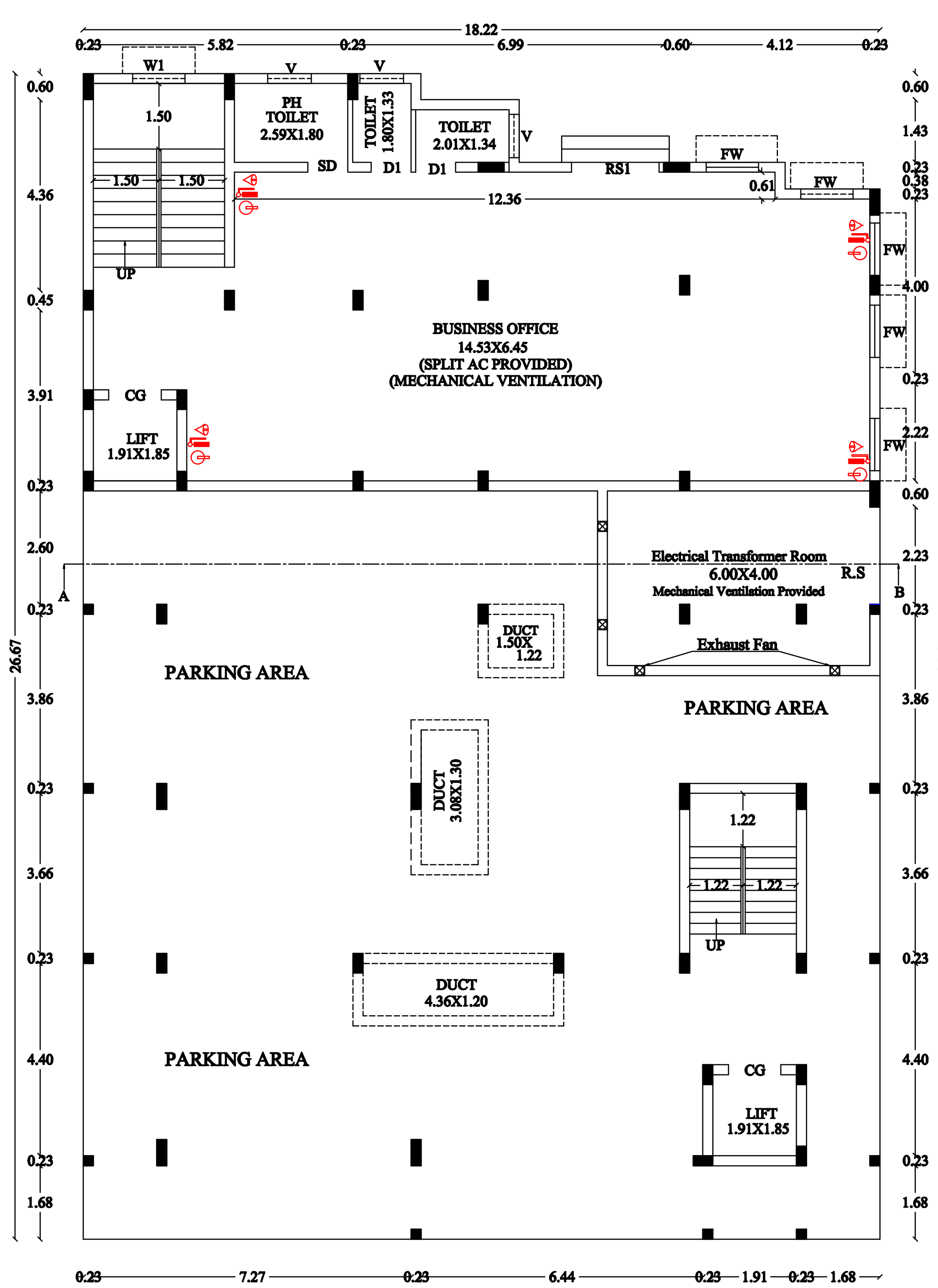
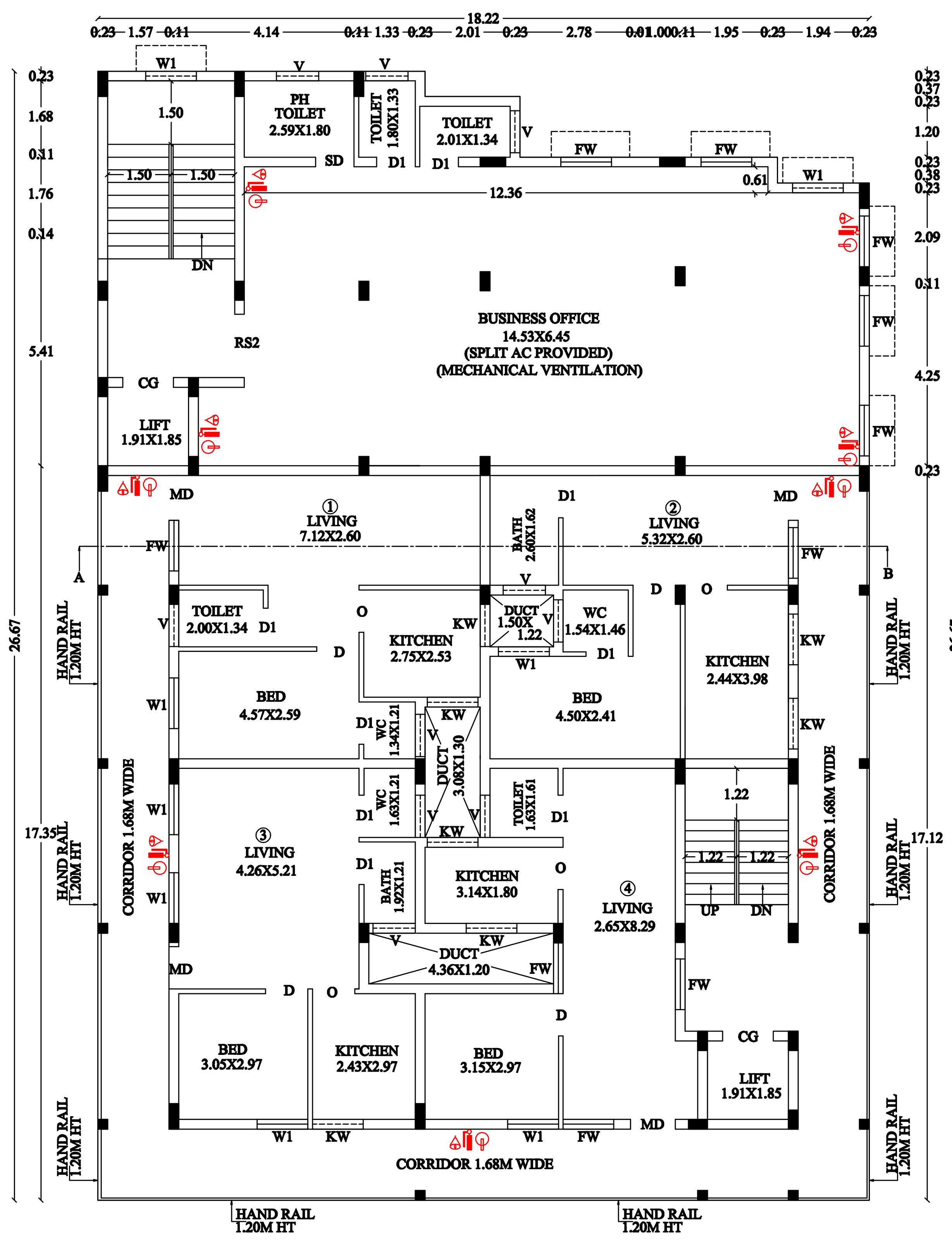
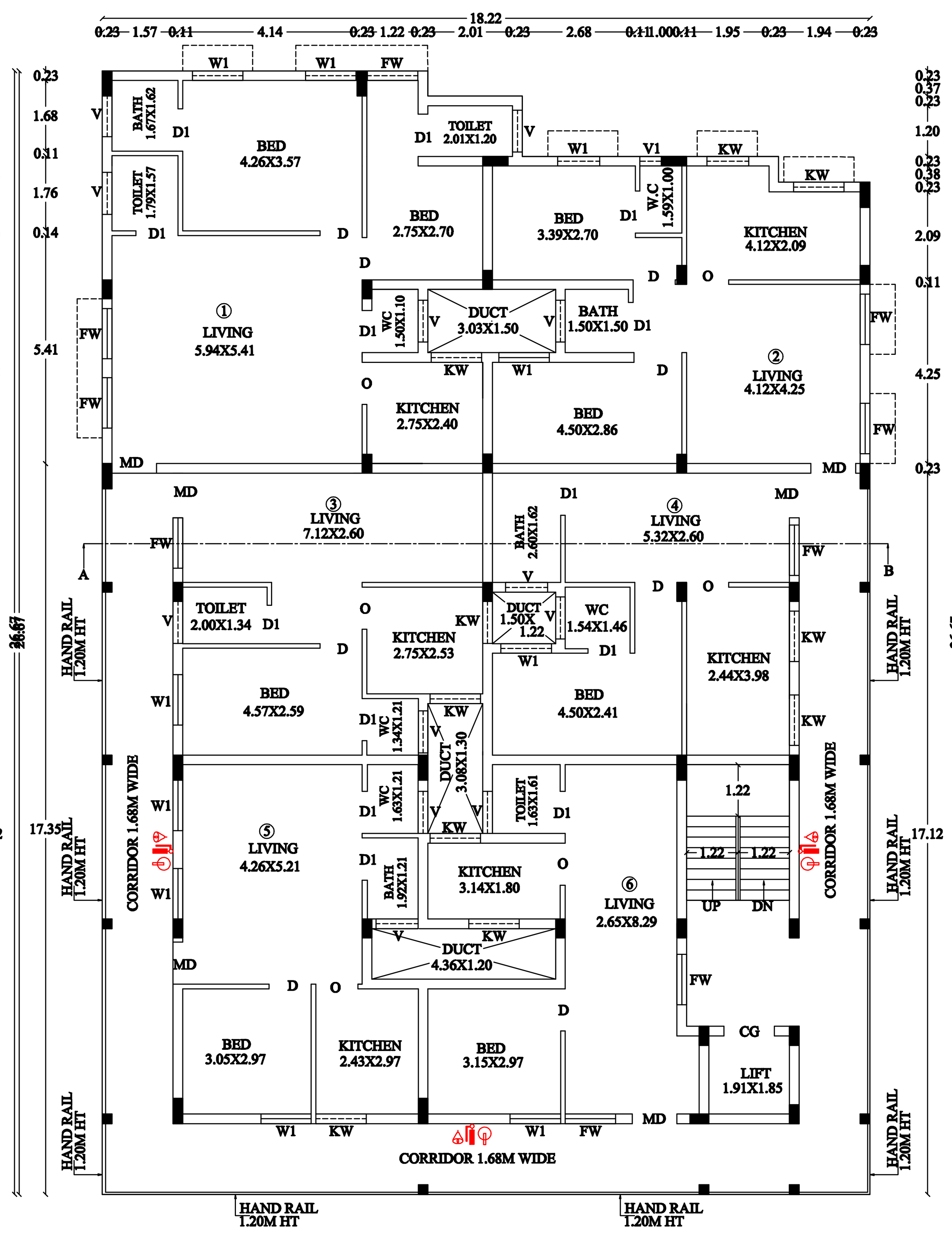


GROUND FLOOR PLAN

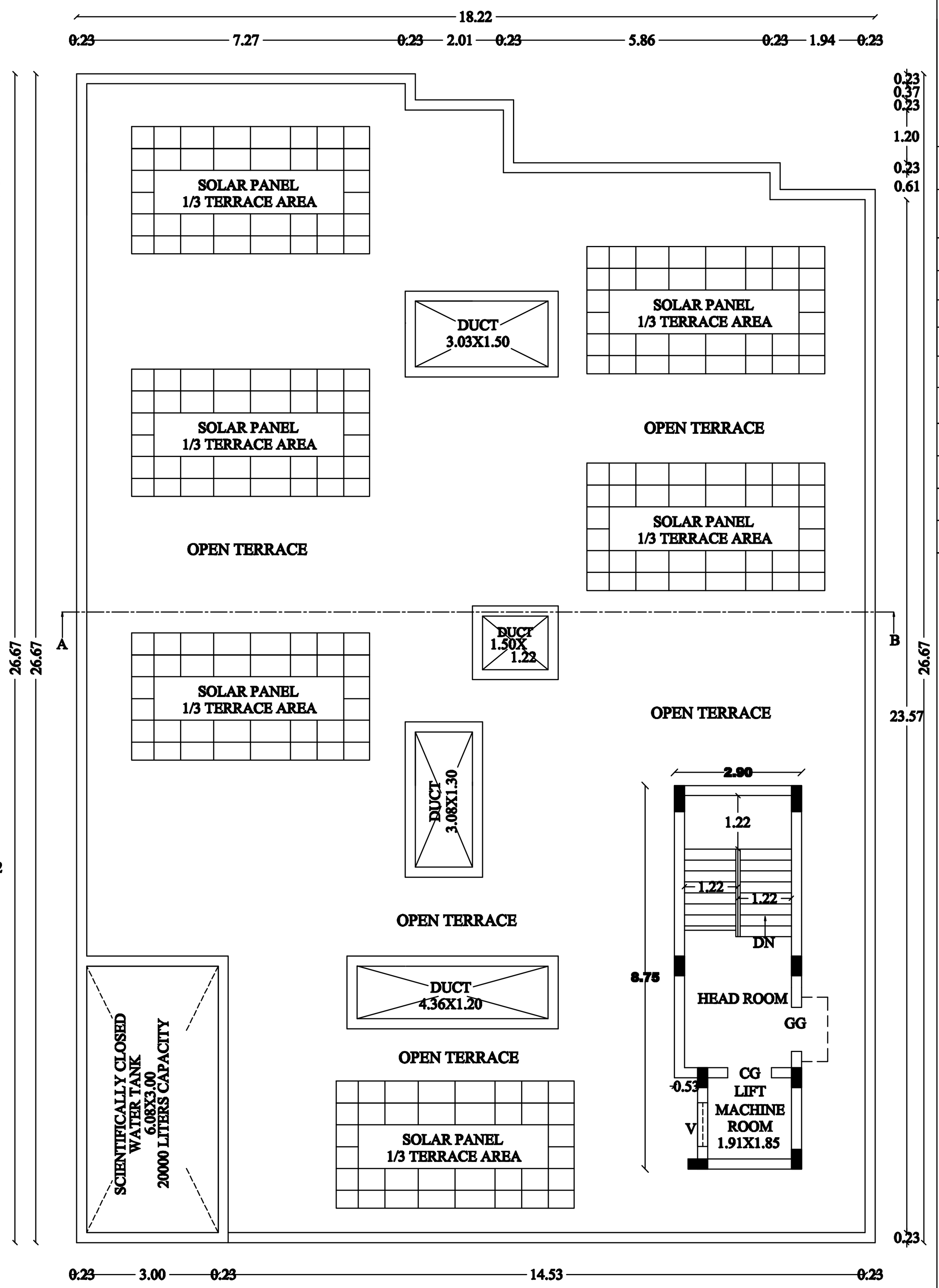


FIRST FLOOR PLAN



TYPICAL FLOOR PLAN

SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

SHEET NO: 01

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION BUSINESS OFFICE CUM RESIDENTIAL APARTMENT BUILDING AT S.F.NO:140/1C1& 140/1C2, KOLLANKUDI VILLAGE & PANCHAYATH, KALAIYARKOVIL TALUK, SIVAGANGAI DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
File No. :SWP/BPA/0235481/2024 DATED ON 27.5.2024
DWG SCRUTINY NO : 499016-2024-TR,
DCR NO:DCR52024MWDIJ

REFERENCE:

Existing Road
Site Boundary
Proposed Building
Driveway

	UNIT NO	PLINTH AREA	CARPET AREA
FLOOR 1	1)	49.77SQ.M	44.11SQ.M
	2)	49.20SQ.M	43.05SQ.M
	3)	49.78SQ.M	43.22SQ.M
	4)	49.00SQ.M	40.93SQ.M
FLOOR 2-5	1)	84.58 SQM	74.32 SQM
	2)	63.36SQ.M	54.99SQ.M
	3)	49.77SQ.M	44.11SQ.M
	4)	49.20SQ.M	43.05SQ.M
	5)	49.78SQ.M	43.22SQ.M
	6)	49.00SQ.M	40.93SQ.M

SCHEDULE OF JOINERIES:

REFERENCE	METRE
CG - COLLAPSE GATE	1.20 X 2.13
GG - GRILL GATE	1.06 X 2.20
MD - MAIN DOOR	1.06 X 2.13
D - FLUSH DOOR	1.00 X 2.13
D1 - FLUSH DOOR	0.91 X 2.13
FW - FRENCH WINDOW	1.20 X 2.13
W1 - GLAZED WINDOW	1.20 X 1.80
KW - GLAZED WINDOW	1.20 X 1.37
V - VENTILATOR	1.00 X 1.00
V1 - VENTILATOR	0.50 X 1.20

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF UNITS
1)	GROUND FLOOR AREA				
	PARKING AREA	28.78	284.64	466.54	-
	BUSINESS OFFICE	153.12	-		
2)	FIRST FLOOR AREA				
	BUSINESS OFFICE	152.49	-	455.45	4
	RESIDENTIAL	302.96	-		
3)	SECOND FLOOR AREA	450.89	-	450.89	6
4)	THIRD FLOOR AREA	450.89	-	450.89	6
5)	FOURTH FLOOR AREA	450.89	-	450.89	6
6)	FIFTH FLOOR AREA	450.89	-	450.89	6
7)	HEAD ROOM AREA	–	24.27	24.27	–

B.P/DTCP(SIVAGANGAI DISTRICT)NO:14/2024

APPLICANT

M. Pandi

ENGINEER

SHEET NO: 02

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION BUSINESS OFFICE CUM RESIDENTIAL APARTMENT BUILDING AT S.F.NO:140/1C1& 140/1C2, KOLLANKUDI VILLAGE & PANCHAYATH, KALAIYARKOVIL TALUK, SIVAGANGAI DISTRICT.

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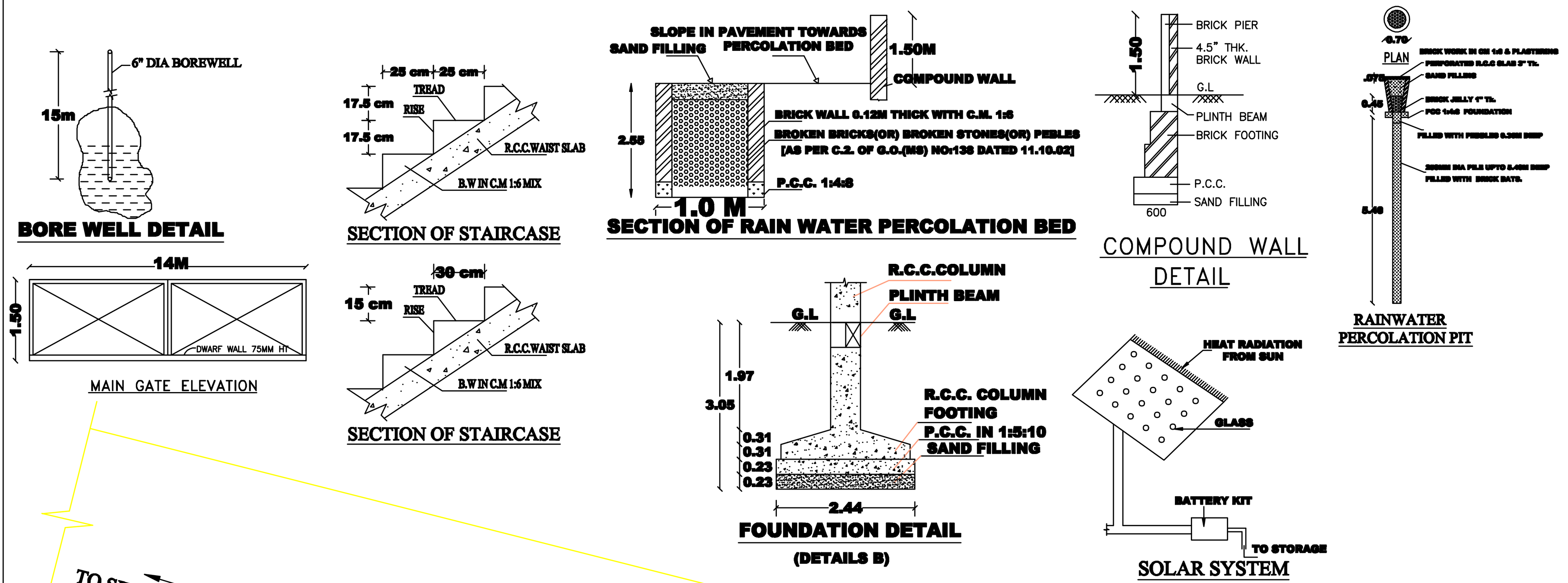
REFERENCE:
Existing Road
Site Boundary
Proposed Building



	UNIT NO	PLINTH AREA	CARPET AREA
FLOOR 1	1)	49.77SQ.M	44.11SQ.M
	2)	49.20SQ.M	43.05SQ.M
	3)	49.78SQ.M	43.22SQ.M
	4)	49.00SQ.M	40.93SQ.M
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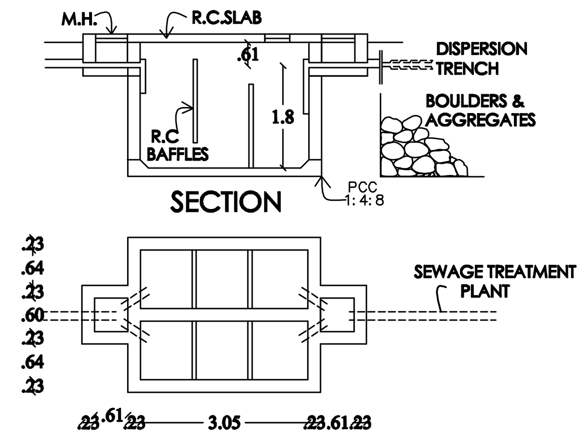
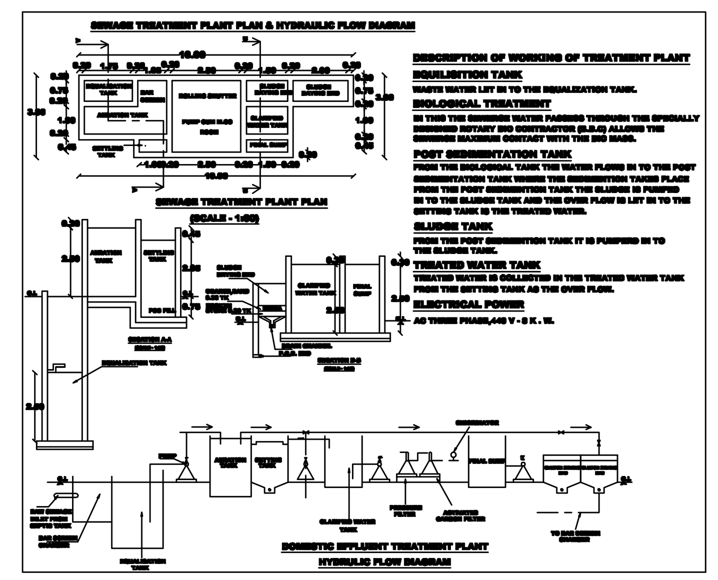
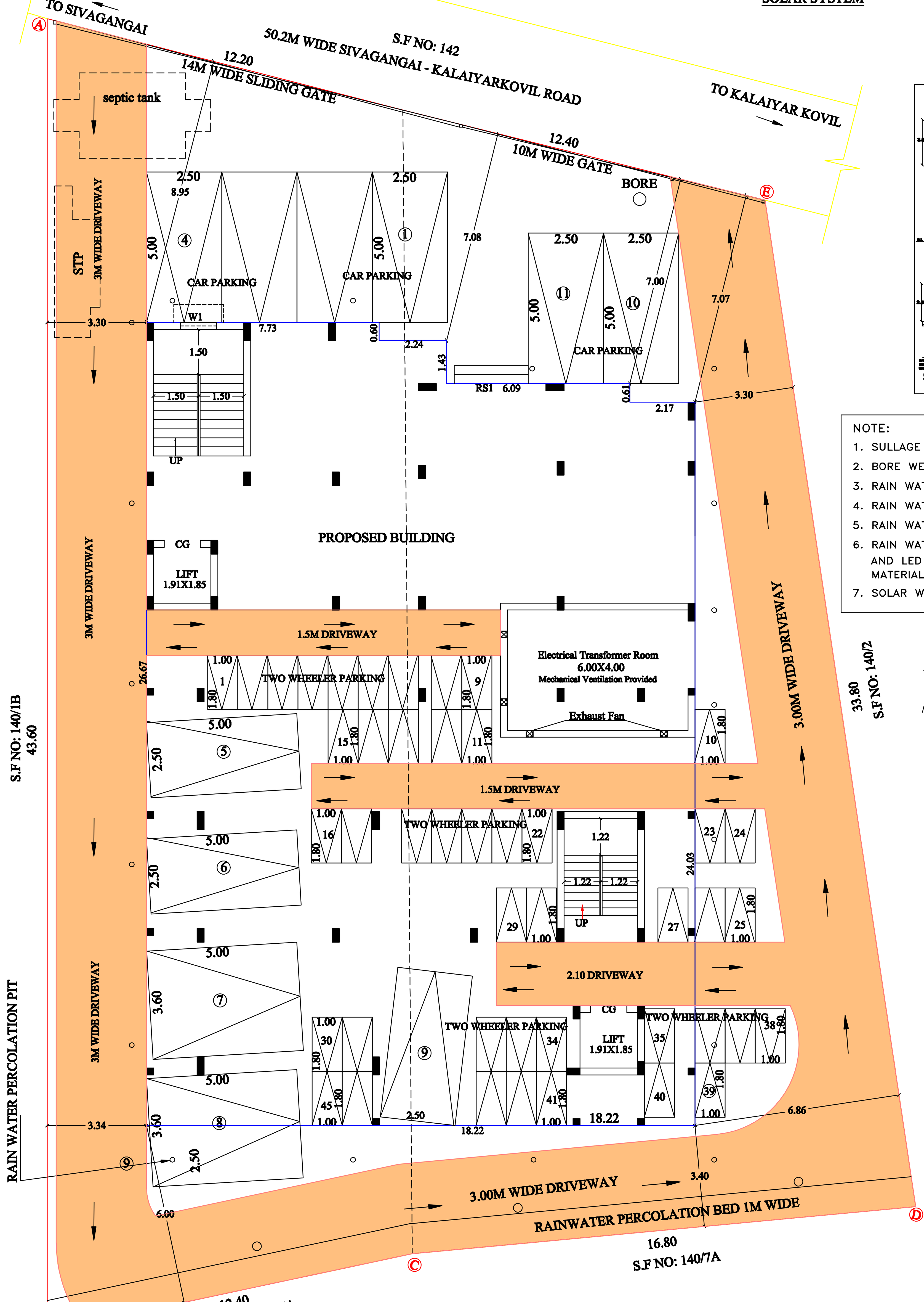
		49.00SQ.M	40.93SQ.M



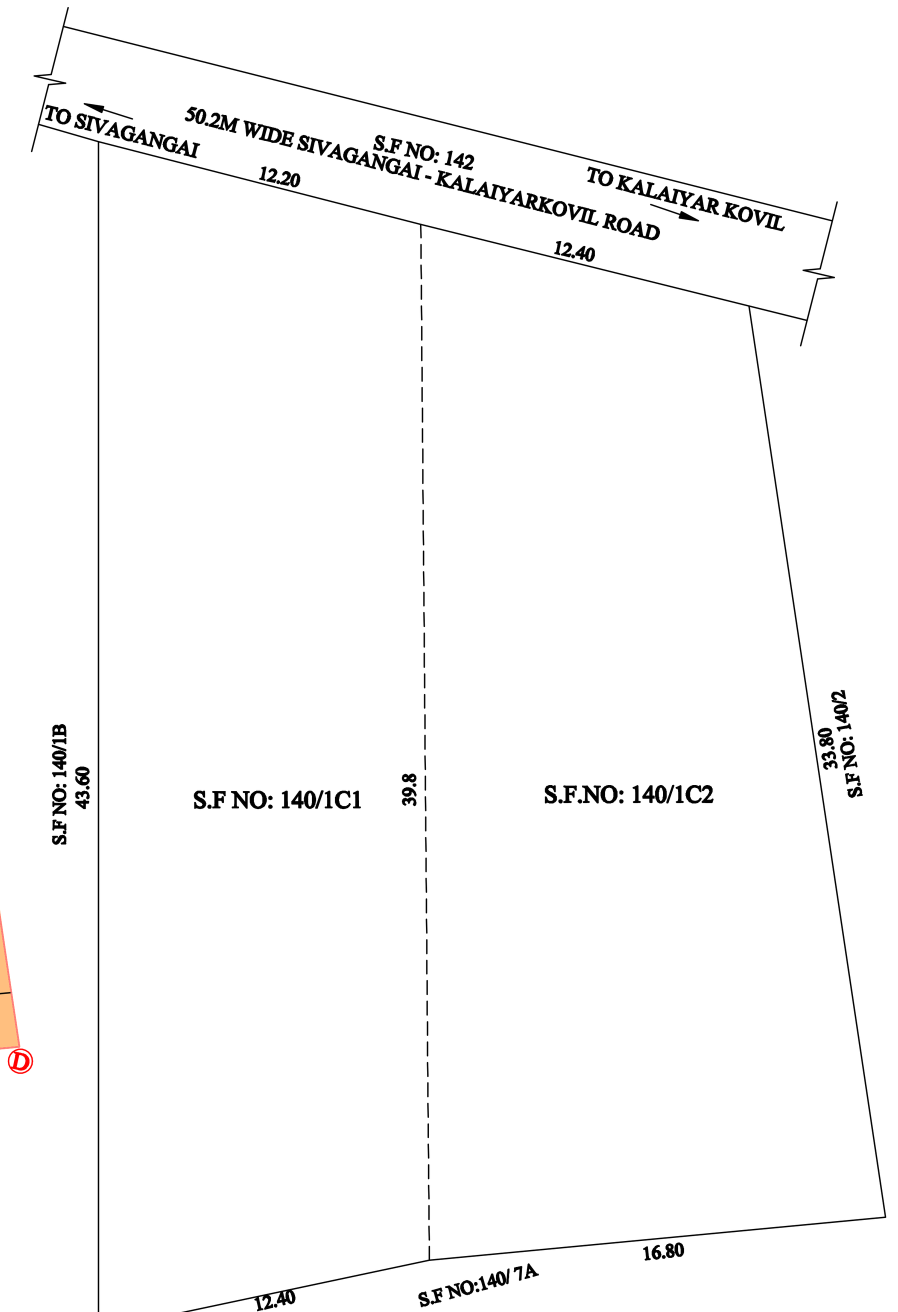
PLAN
SEPTIC TANK DETAILS





SITE PLAN
(SCALE 1:100)

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO STP
2. BORE WELL WITH MOTAR WATER TANK AND PANCHAYATH WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.



SITE PLAN WITH T.S.NO DETAILS
(SCALE 1:200)

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	1000.00
PLOT AREA (as per FMB)	1000.00

PROPOSED BUILTUP AREA

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	BUSINESS OFFICE	153.12	-		
2)	FIRST FLOOR AREA			455.45	
	BUSINESS OFFICE	152.49	-		
	RESIDENTIAL	302.96	-		4
3)	SECOND FLOOR AREA	450.89	-	450.89	6
4)	THIRD FLOOR AREA	450.89	-	450.89	6
5)	FOURTH FLOOR AREA	450.89	-	450.89	6
6)	FIFTH FLOOR AREA	450.89	-	450.89	6
7)	HEAD ROOM AREA	–	24.27	24.27	–
8)	TOTAL AREA	2440.91	308.91	2749.82	28

PLOT COVERAGE = 466.54 / 1000 X 100 = 46.65 %
F.S.I = 2440.91 / 1000 = 2.441

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE	9 NOS	9 NOS
PHYSICALLY CHALLENGED CAR PARKING SPACE	2 NOS	2 NOS
TWO WHEELER PARKING	44 NOS	45 NOS

B.P/DTCP(SIVAGANGAI DISTRICT)NO: 14/2024

APPLICANT

M. Pandi

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

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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.