

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

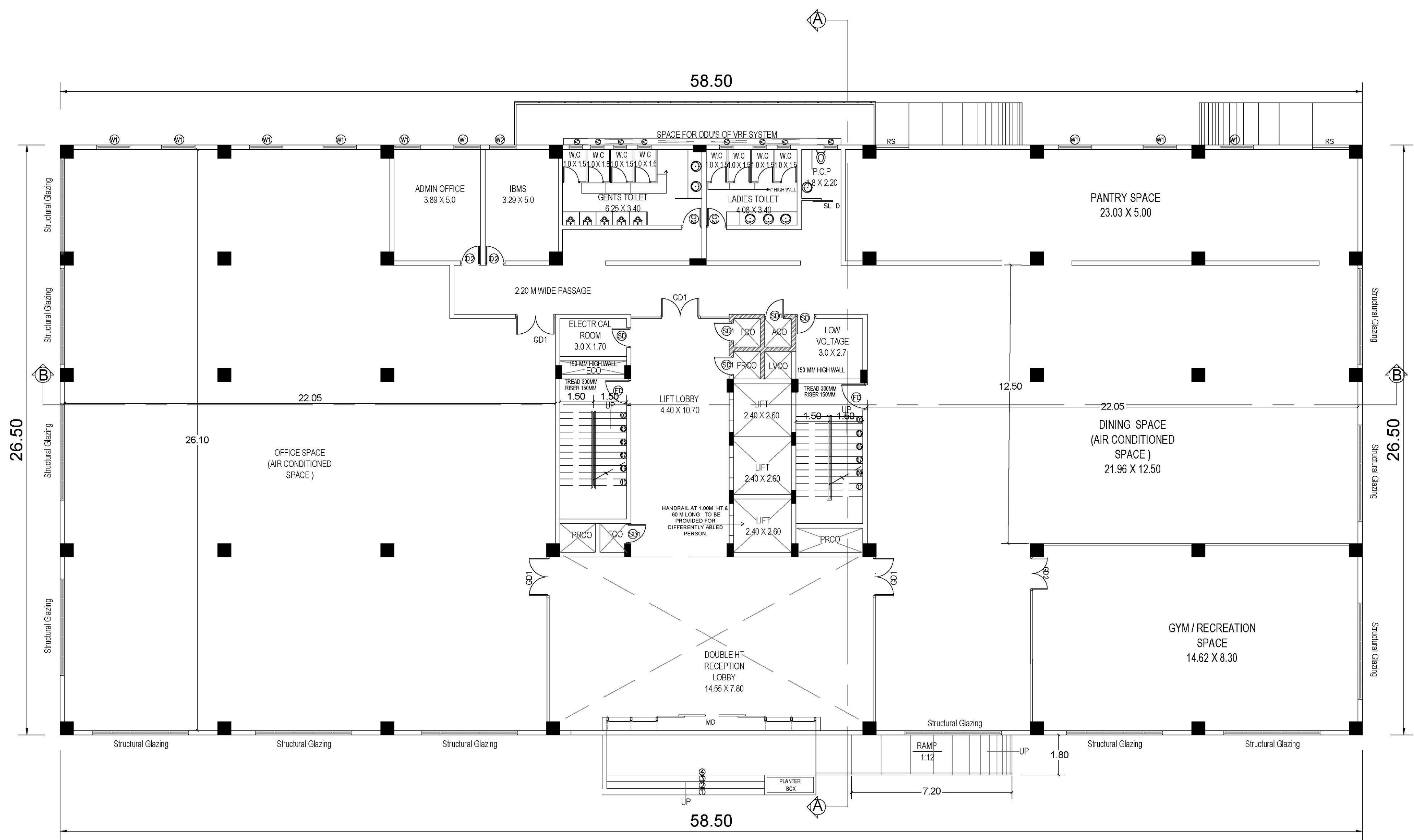
DTCP

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.

PLAN SHOWING THE PROPOSED TIDEL PARK
BUILDING BLOCK 1 OF GROUND, FIRST AND SECOND
& BLOCK 2 OF GROUND FLOOR CONSTRUCTION OF
RCC ROOF BUILDING IN S.NO: 294 / 9 OF
KALANIVASAL VILLAGE KARAUKUDI TALUK,
SIVAGANGAI DISTRICT.

* OFFICE BUILDING - MECHANICALLY VENTILATED



GROUND FLOOR PLAN

SCHEDULE OF JOINERY				
S.NO	SYMBOL	DESCRIPTION	SIZE	
1	MD	Glass Door	2400X2400	
2	GD1	Glass Door	1800X2400	
3	GD2	Glass Door	1500X2400	
4	FD	Fire Door	1200X2100	
5	D2	Flush Door	900X2100	
6	SD	MS Door	900X2100	
7	SD1	MS Door	900X1500	
8	D3	Janitor Door	600X2100	
9	W1	Glazed Window	1500X1800	
10	W2	Glazed Window	1200X1800	
11	V	Ventilator	600X600	
12	RS	Rolling shutter	1500X2100	
13	SLD	Sliding Door	900X2100	

S. THINAKARAN
CHIEF ENGINEER /
TECHNICAL CONSULTANT
TIDEL PARK LTD.

Applicant

KISHOR S. GAVALI
B.E. CIVIL ENGINEER / STRUCTURES, M.E.,
CMA REG. No: 18062-81006/150
DTCP REG No: 100000238-0010004

Structural Engineer

ENIVANAN S. S.
CAZ015/99232
REGISTERED ARCHITECT CMA REG: 110005
REGISTERED ARCHITECT CMA REG: 10100 2019
No 13, FLAT 4, INNOVATIVE APARTMENT,
THAI MOOSAMBAI STREET, VALASARANKAM,
CHENNAI - 600 087.

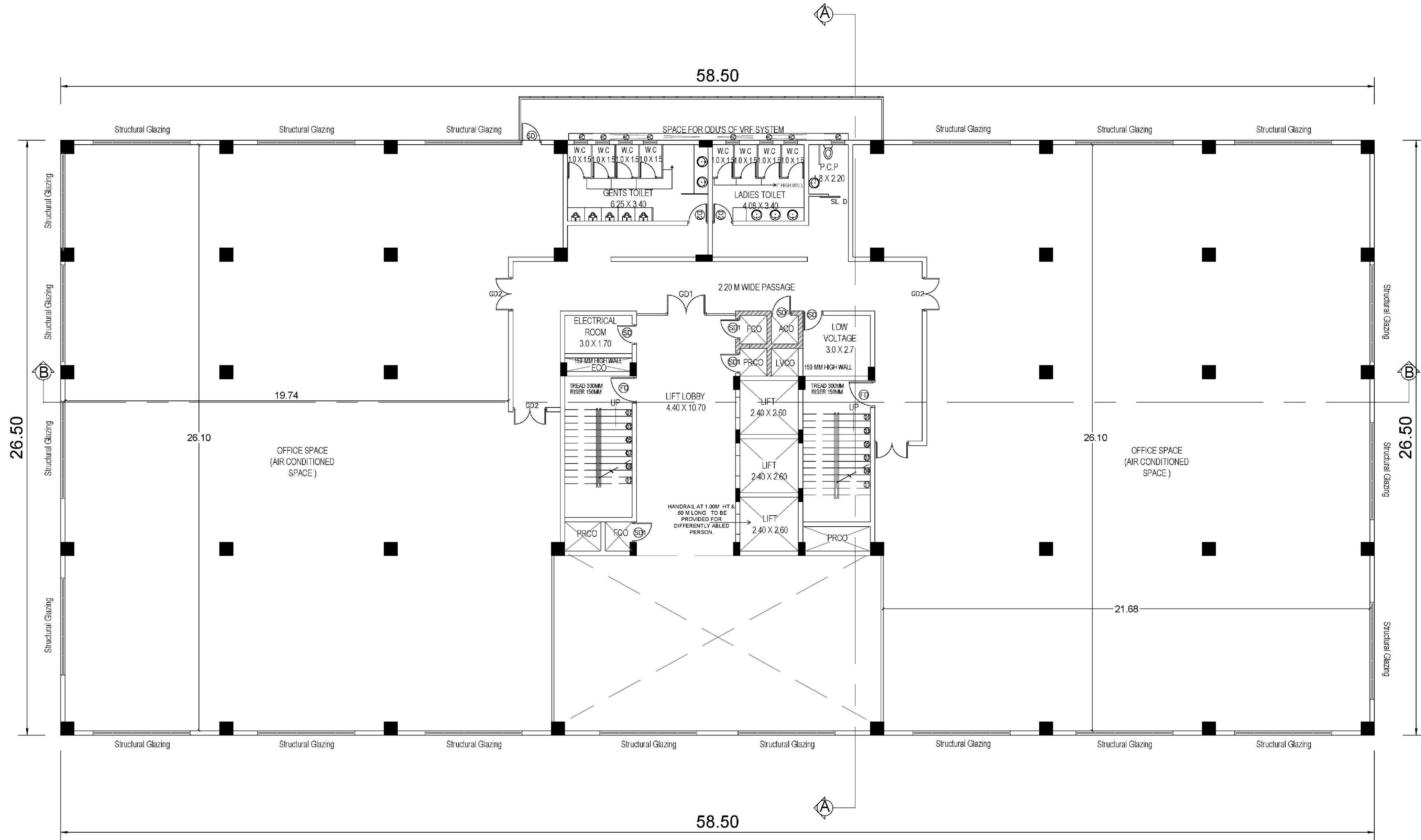
Architect/Engineer



B.P/DTCP NO :414/2024

PLAN SHOWING THE PROPOSED TIDE...RK
BUILDING BLOCK 1 OF GROUND, FIRST AND SECOND
& BLOCK 2 OF GROUND FLOOR CONSTRUCTION OF
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FIRST FLOOR PLAN

SCHEDULE OF JOINERY				
S.NO	SYMBOL	DESCRIPTION	SIZE	
1	MD	Glass Door	2400X2400	
2	GD1	Glass Door	1800X2400	
3	GD2	Glass Door	1500X2400	
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13	SLD	Sliding Door	900X2100	

S. Thirakaran
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CHIEF ENGINEER /
TECHNICAL CONSULTANT
TIDEL PARK LTD.

Applicant

Kishor S. Gaval
KISHOR S. GAVALI
R.E./CIVIL/M.E./STRUCTURES/M.T.E.
CMA REG. No: BEG-41506/150
DTCP REG No: CCE/REG/2015/0119616

Structural Engineer

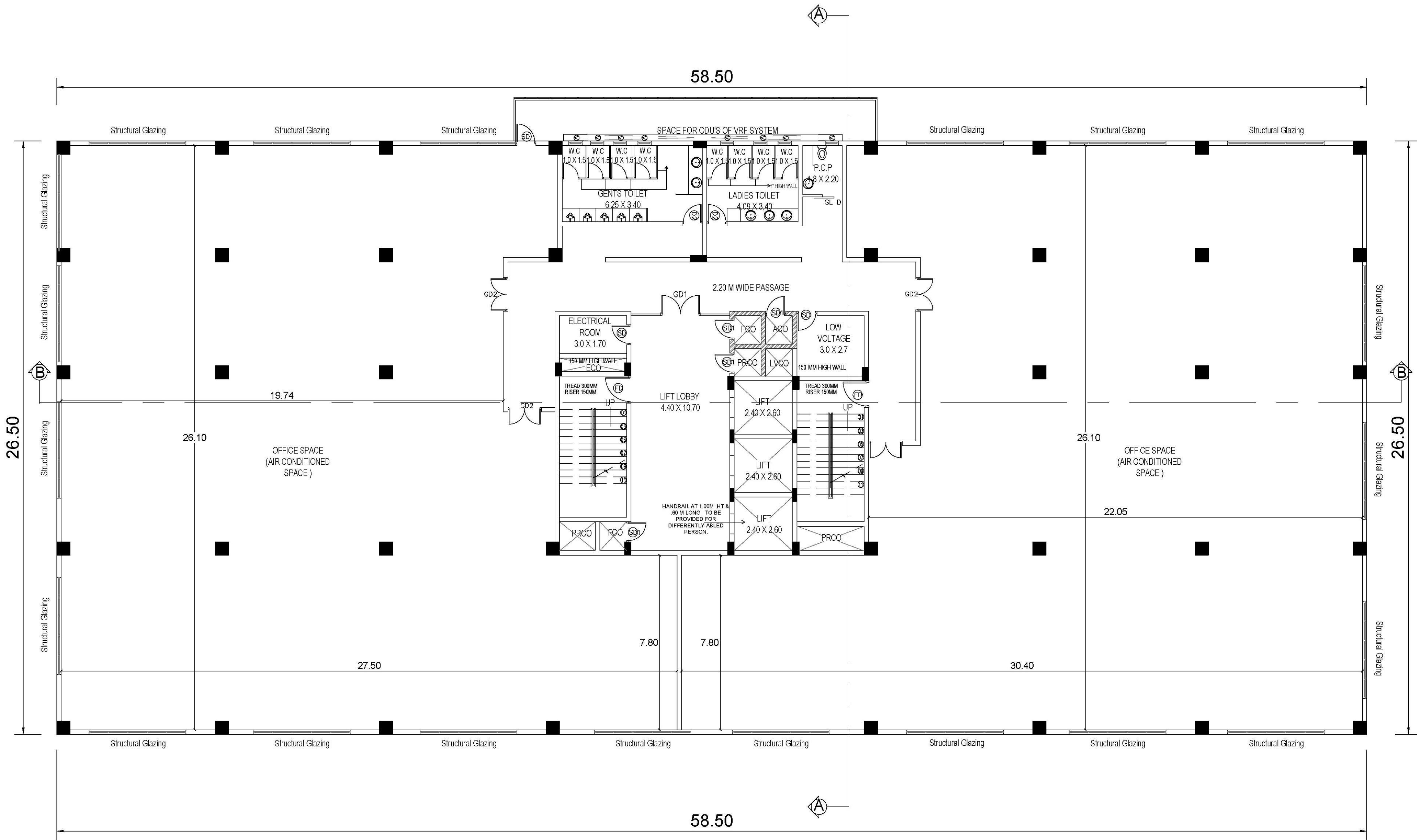
Eniyavan S. R.
ENIYAVAN S. R.
CA/2015/09232
REGISTERED ARCHITECT CMA RAG/110065
REGISTERED ARCHITECT SCC RA 19109 2019
No 13, PLATA, INNOVATIVE APARTMENT,
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CHENNAI - 600 087

Architect/Engineer

B.P/DTCP NO :414/2024

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SECOND FLOOR PLAN

SCHEDULE OF JOINERY				
S.NO	SYMBOL	DESCRIPTION	SIZE	
1	MD	Glass Door	2400X2400	
2	GD1	Glass Door	1800X2400	
3	GD2	Glass Door	1500X2400	
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B.E. CIVIL ENGINEER, MIE.,
CMAA REG. No: 18068-4/1996/150
DTCP REG No: CCL/ENR/REG/2/2019/16

Structural Engineer


ENIYAVAN S.R.
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REGISTERED ARCHITECT GCC RA 10109 2019
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THANJAVUR DISTRICT, VALANGANNAM,
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Architect/Engineer

B.P/DTCP NO :414/2024

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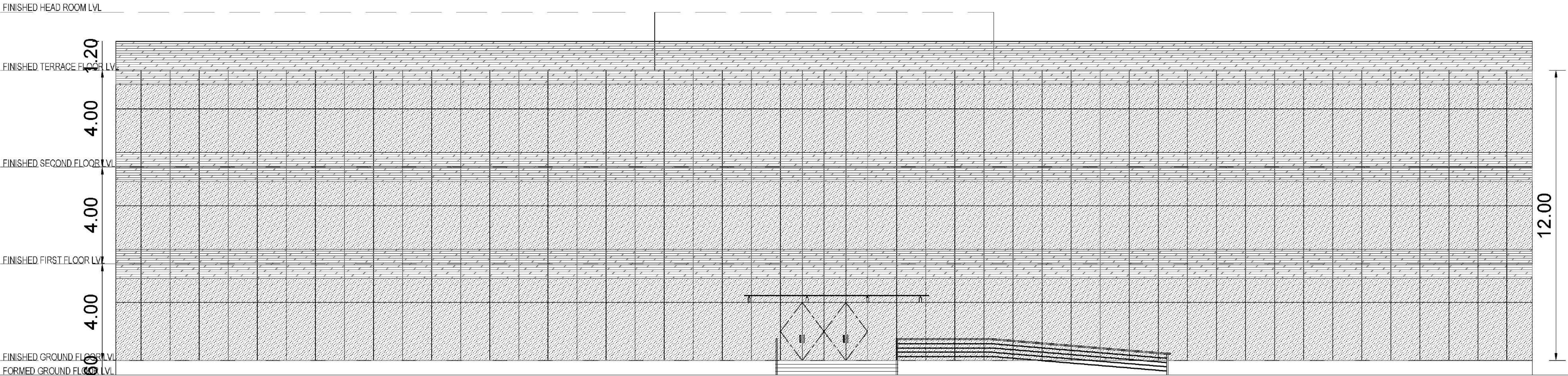
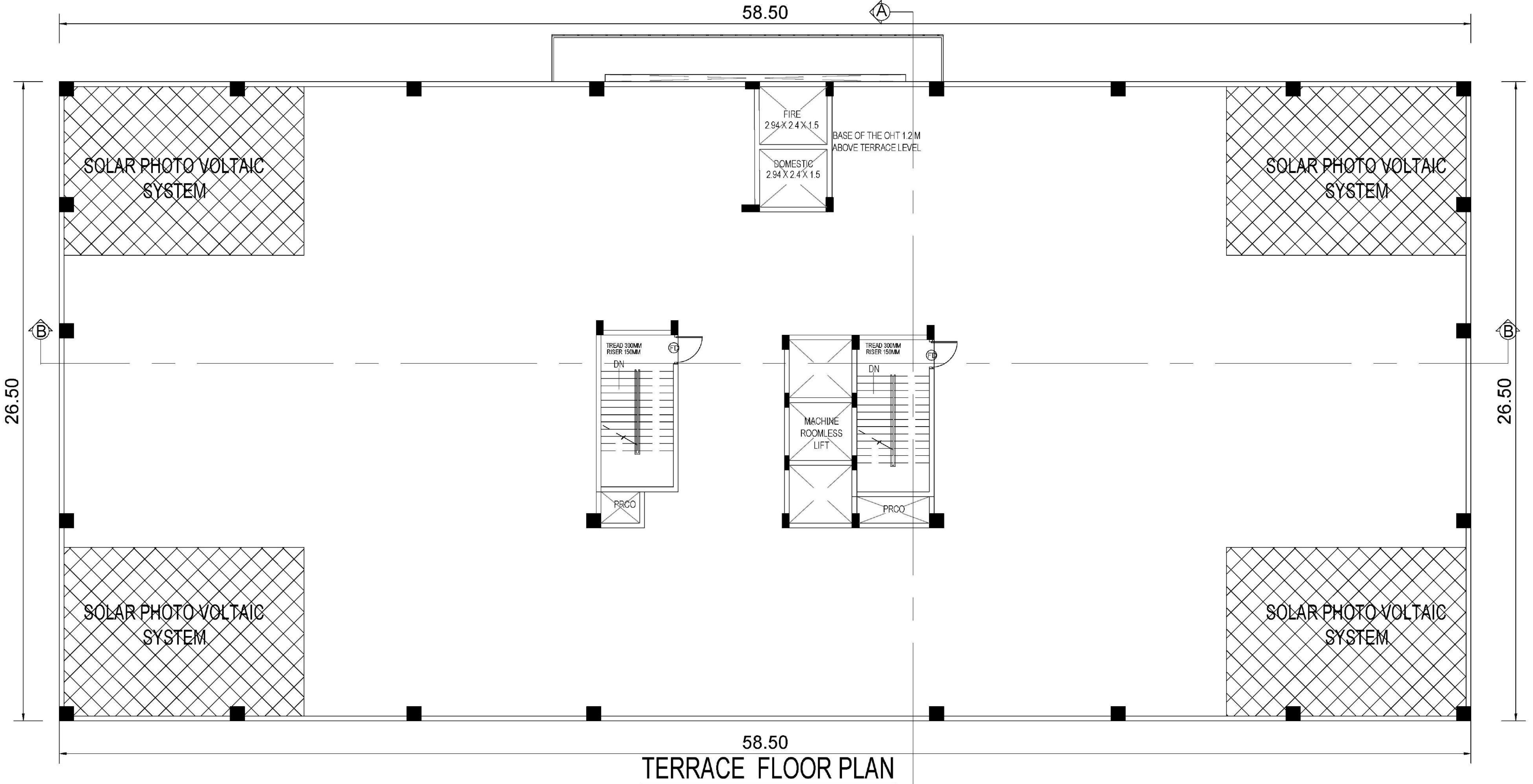
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KISHOR S. GAVALI
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CMA REG. NO: 18426/JUN/2016
DTCP REG. NO: 1022/2016/REG/2016/1916

Structural Engineer


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REGISTERED ARCHITECT GOC RA 10/09/2019
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CHENNAI - 600 087.

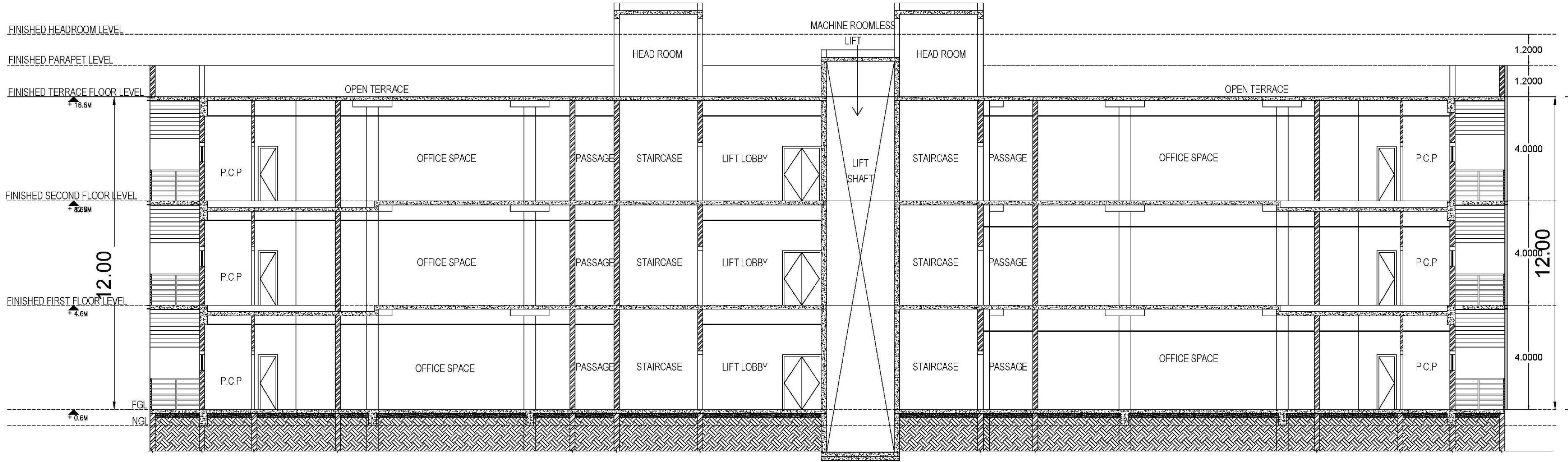
Architect/Engineer



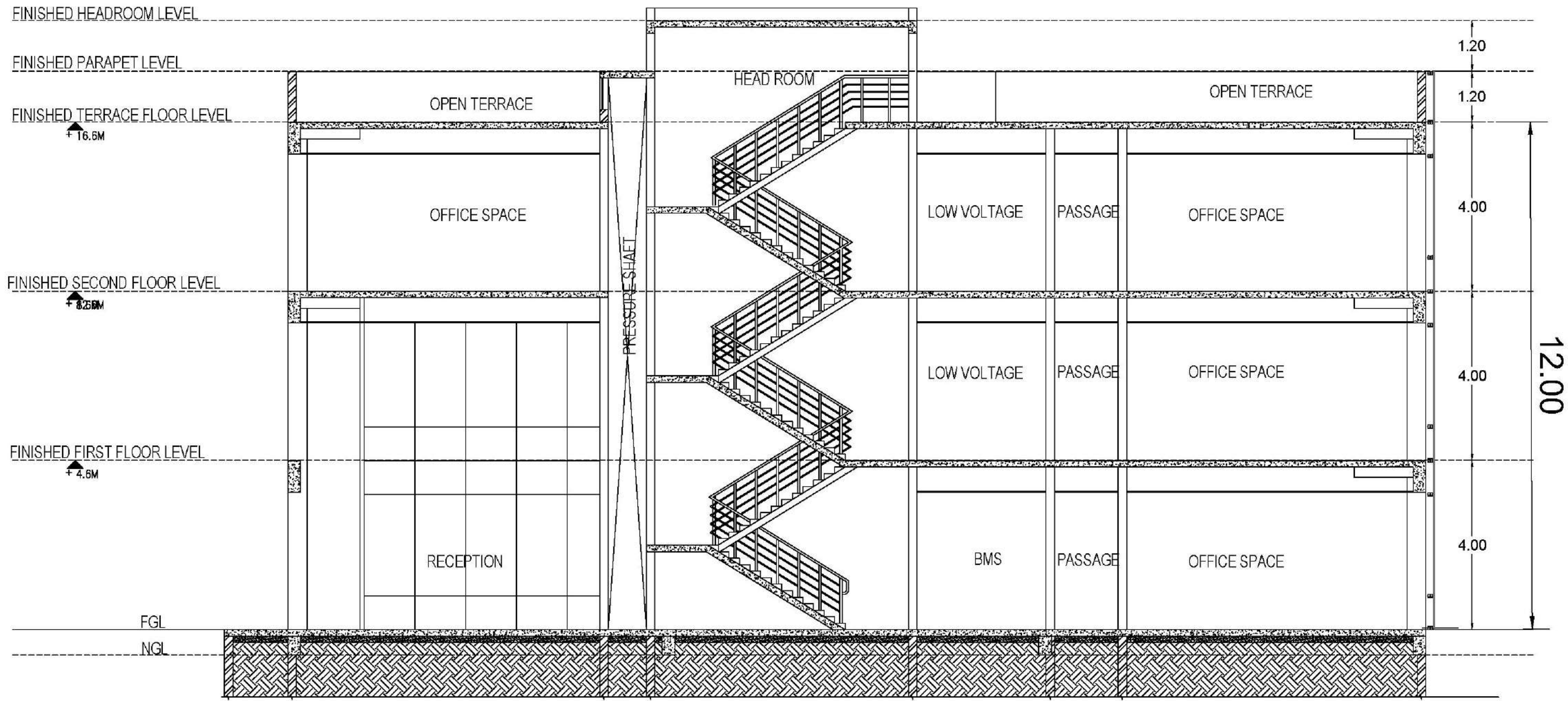
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SECTION B-B



SECTION A-A

SCHEDULE OF JOINERY				
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Applicant

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B.E.(CIVIL), M.E.(STRUCTURES), M.T.E.,
CMA REG. No: 56/G.E-1/1906/150
DTCP REG. No: 02/REG/2018/0010016

Structural Engineer

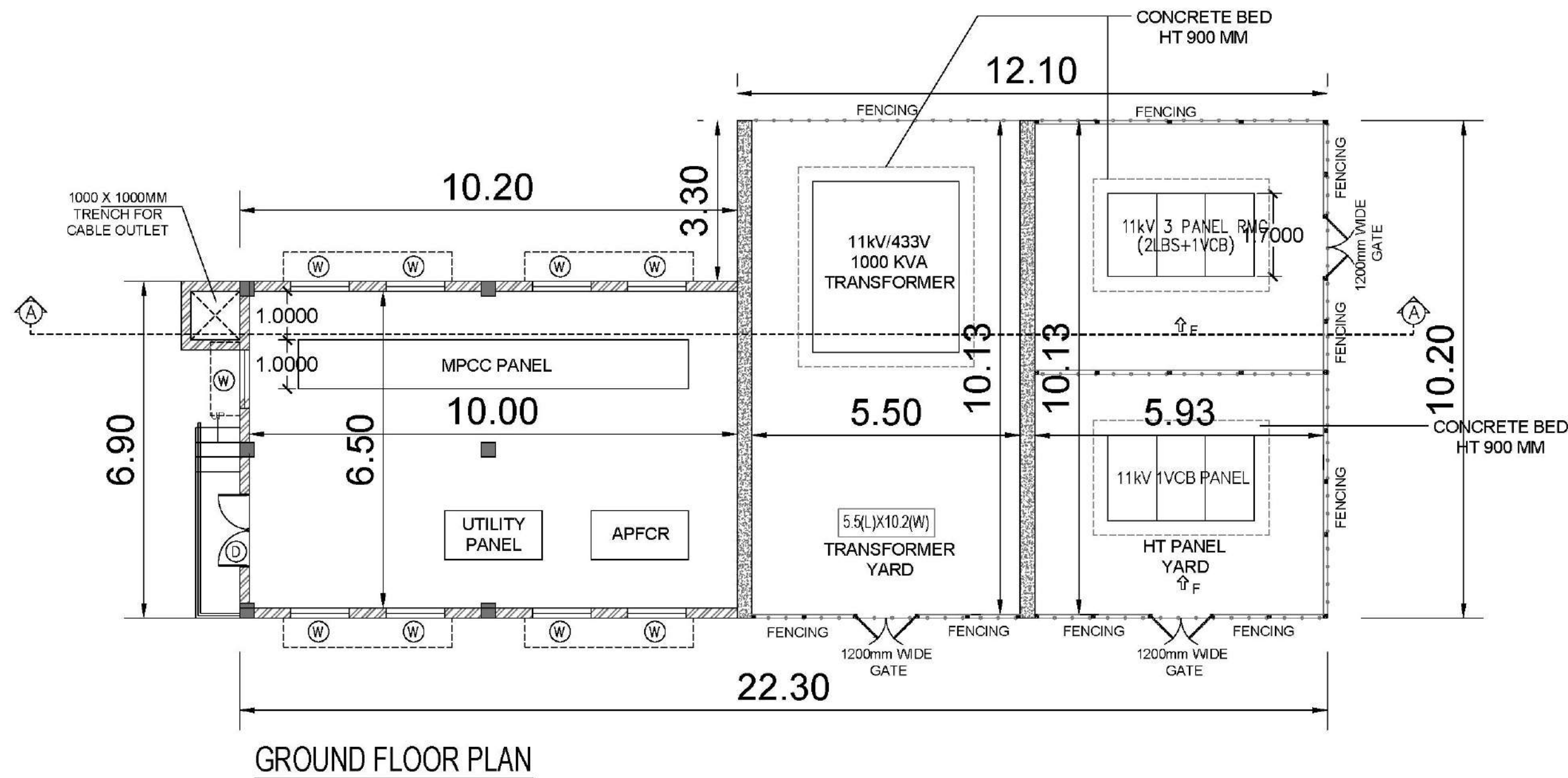
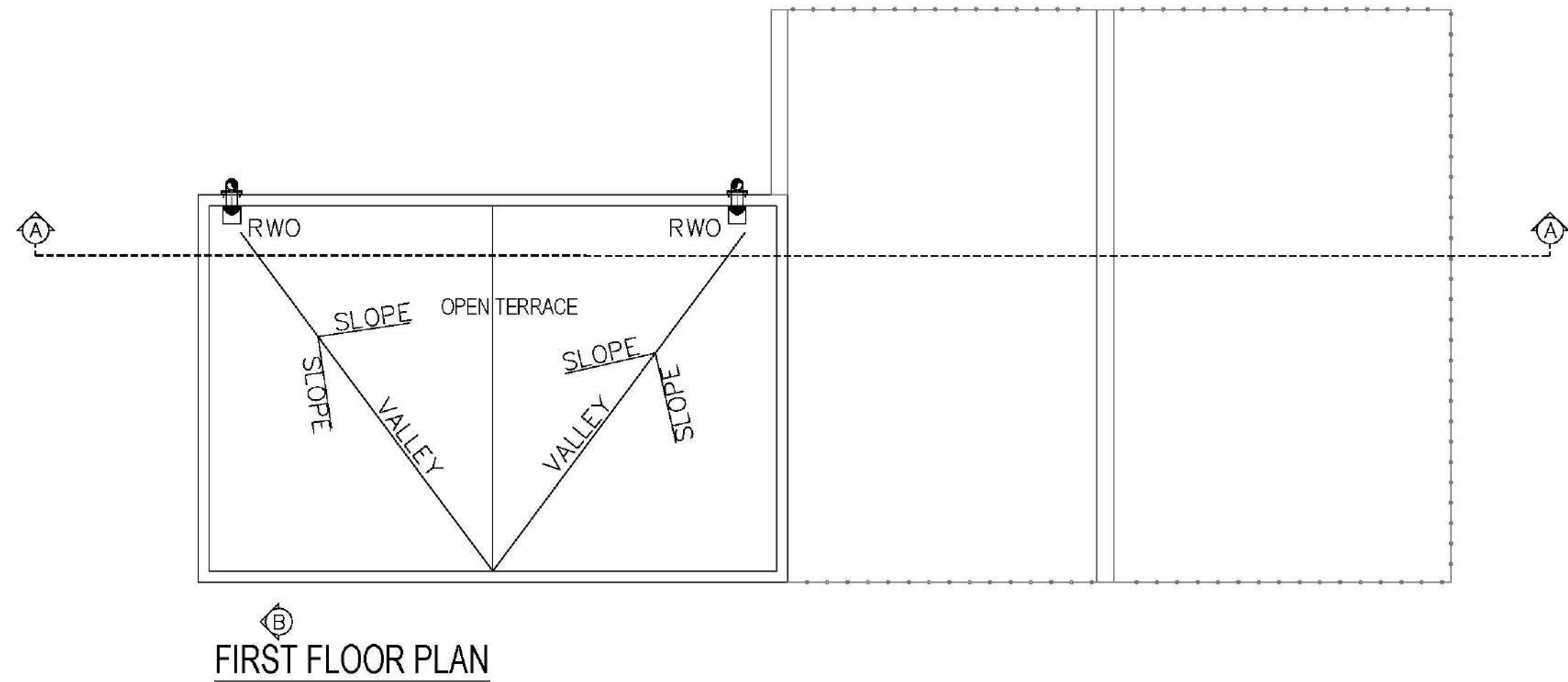
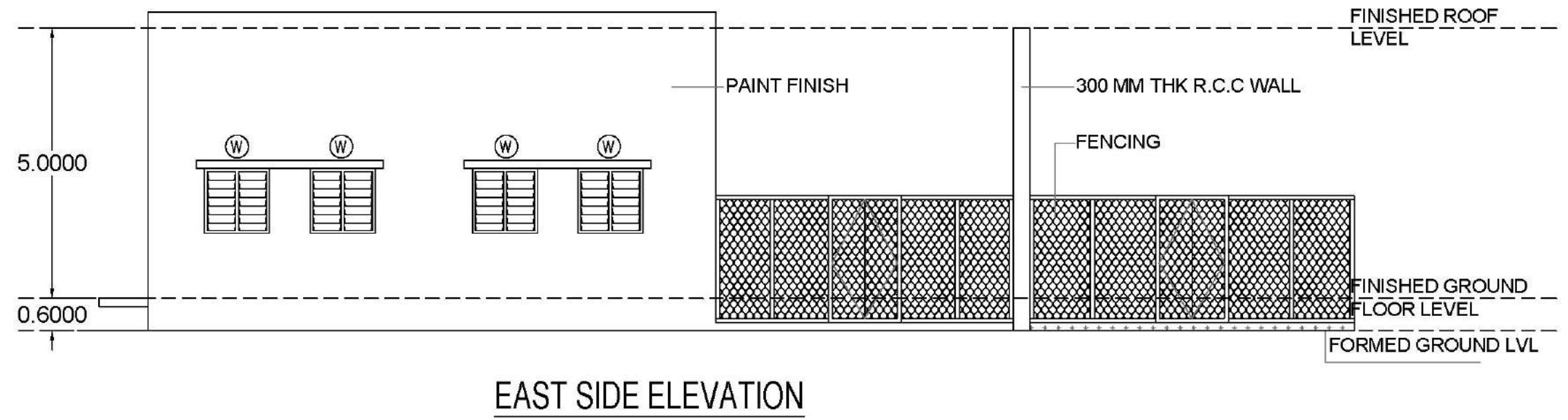
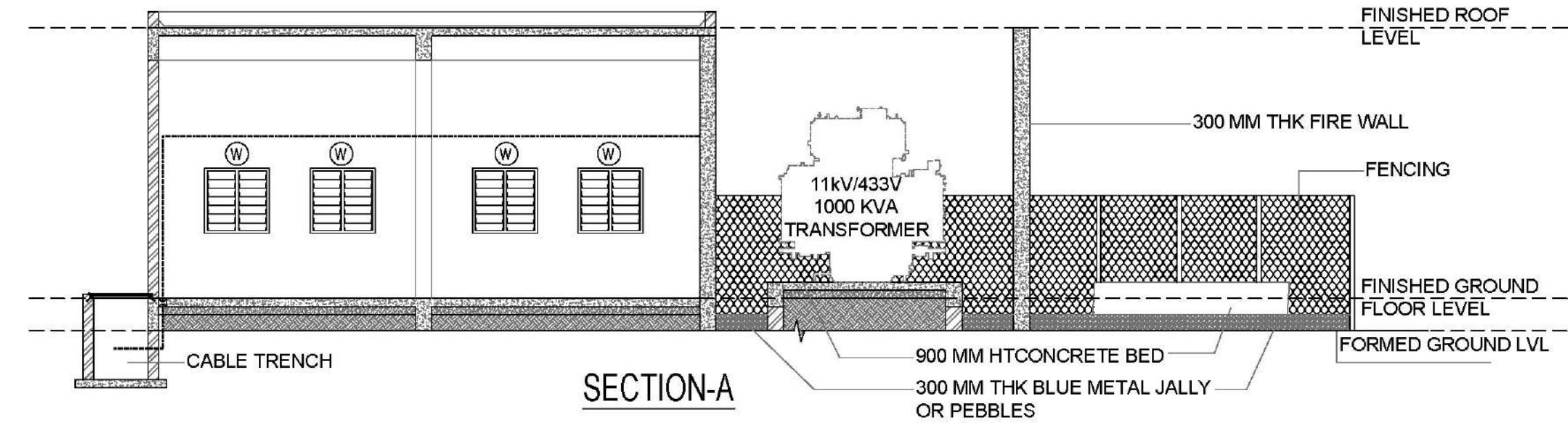
Eniyavan S. R.
ENIYAVAN S. R.
CA/2015/69232
REGISTERED ARCHITECT CMA REG: 17/02/05
REGISTERED ARCHITECT OCC. RA 10199 2019
No 13, PLATA, INNOVATIVE APARTMENT,
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CHENNAI - 600 087.

Architect/Engineer

B.P/DTCP NO :414/2024

PLAN SHOWING THE PROPOSED TIDEL PARK BUILDING BLOCK 1 OF GROUND, FIRST AND SECOND & BLOCK 2 OF GROUND FLOOR CONSTRUCTION OF RCC ROOF BUILDING IN S.NO: 294 / 9 OF KALANIVASAL VILLAGE KARAIKUDI TALUK, SIVAGANGAI DISTRICT.

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DTCP REG No: CCL/REG/2016/2715916

Structural Engineer

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No.13, FLATA, INDIAN TOWER, ANANDH
THAI MOOGAMBIGAI STREET, VALASARAIKKAM,
CHENNAI - 600 087.

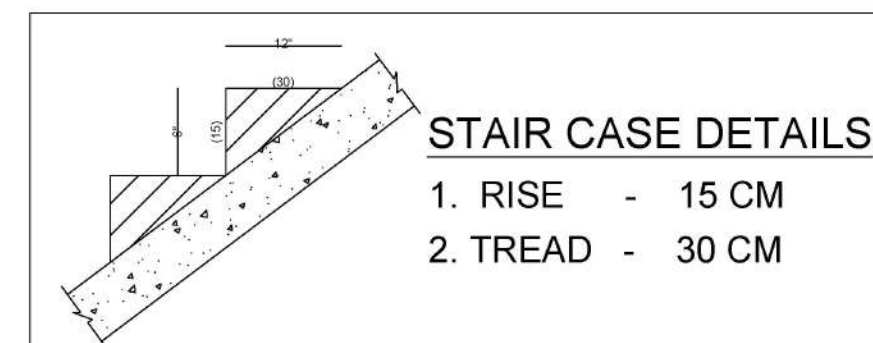
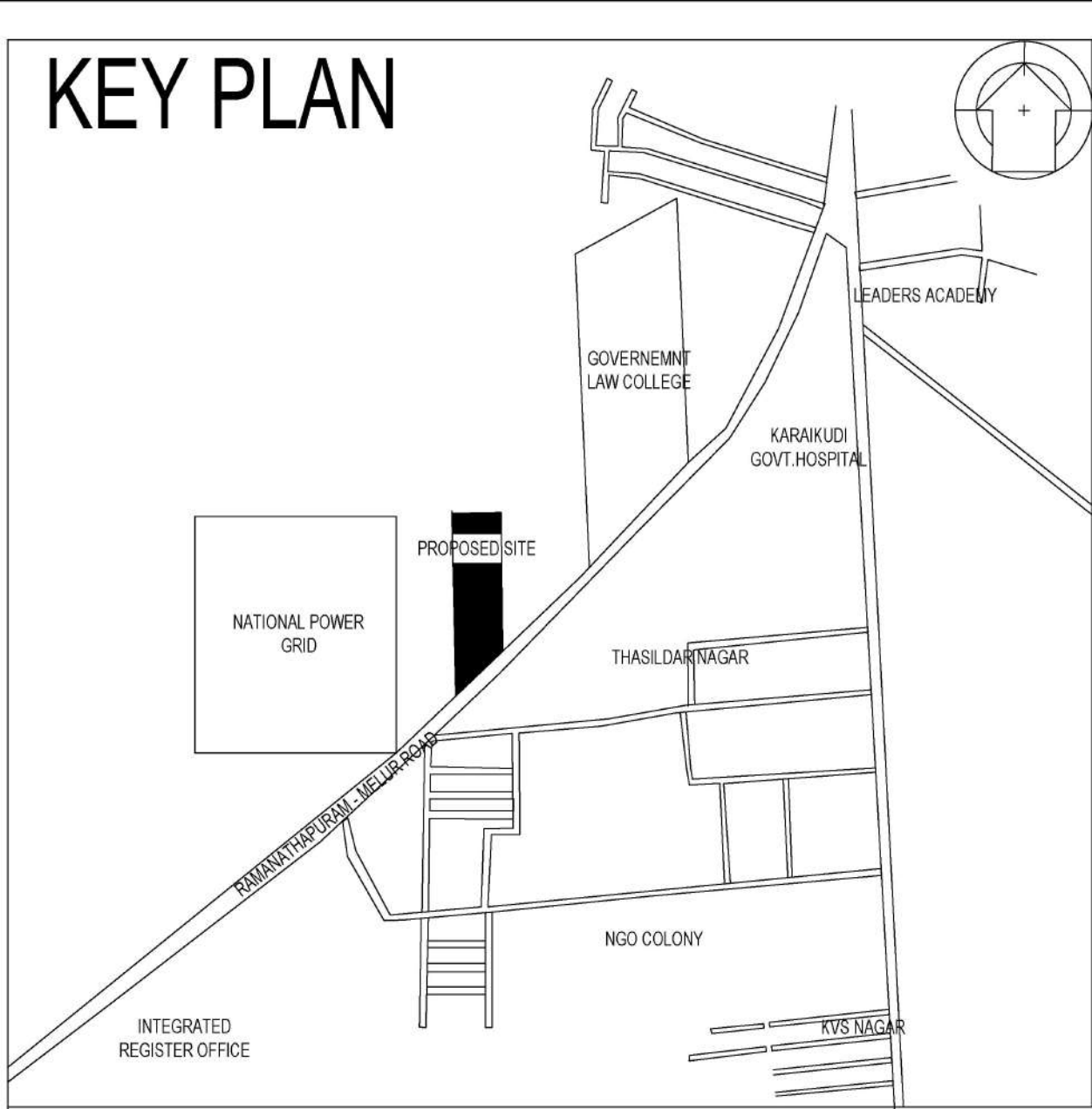
Architect/Engineer

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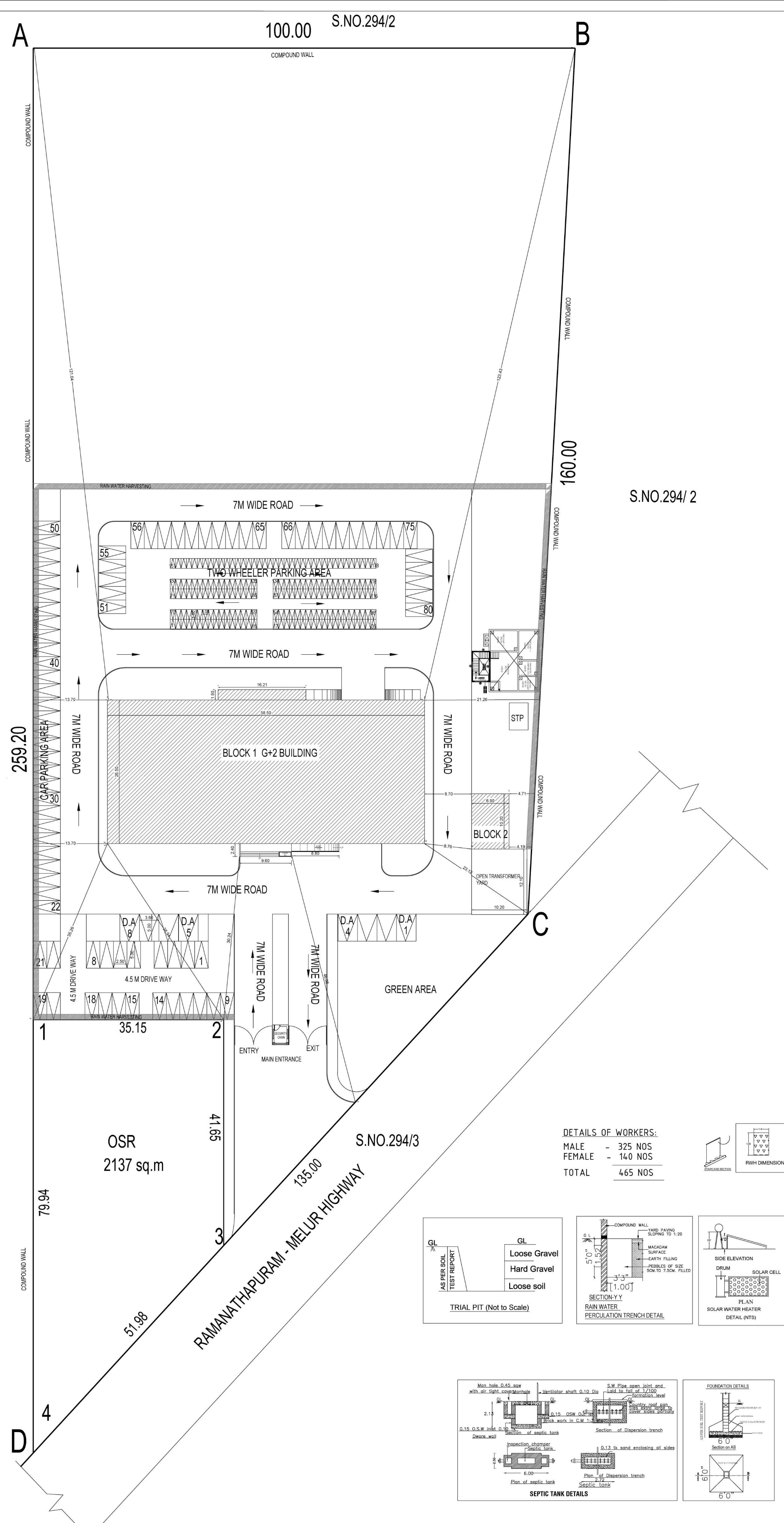
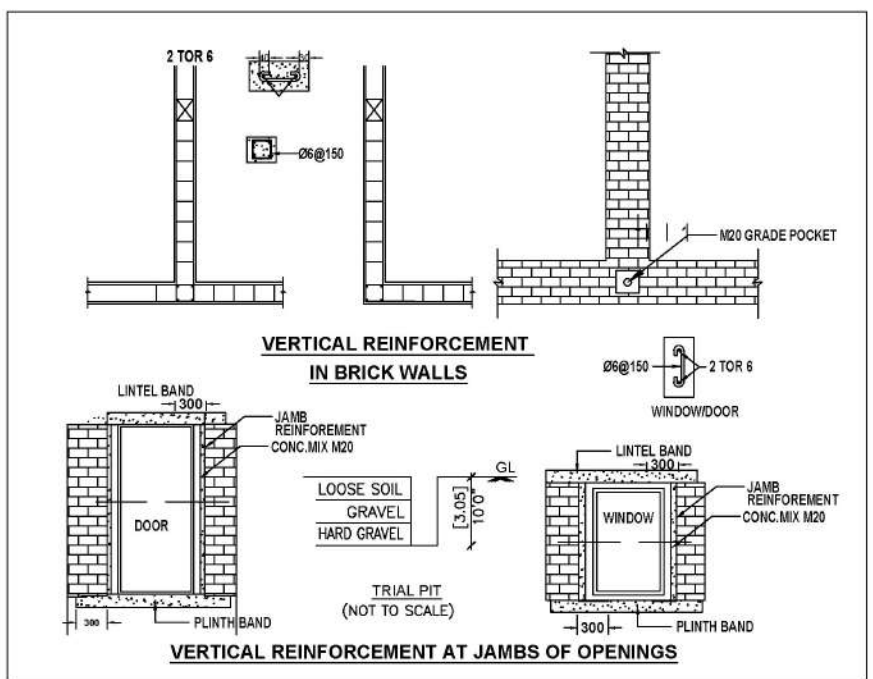
KEY PLAN

The key plan map shows the following locations and features:

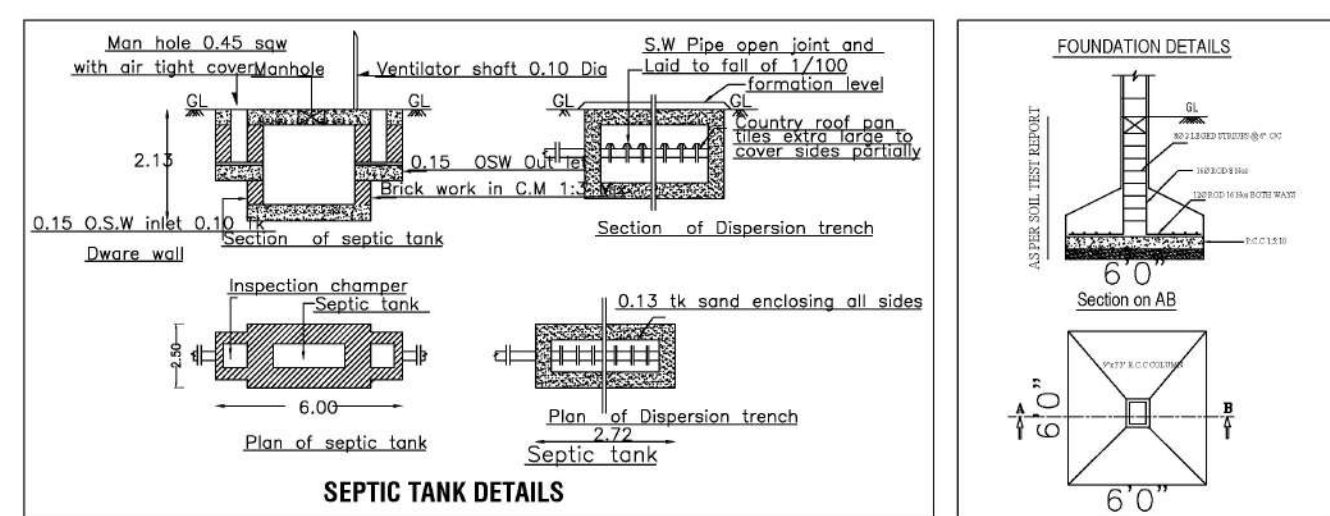
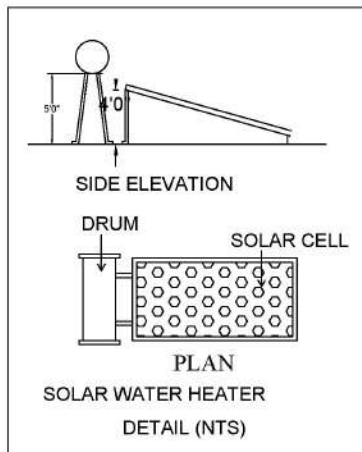
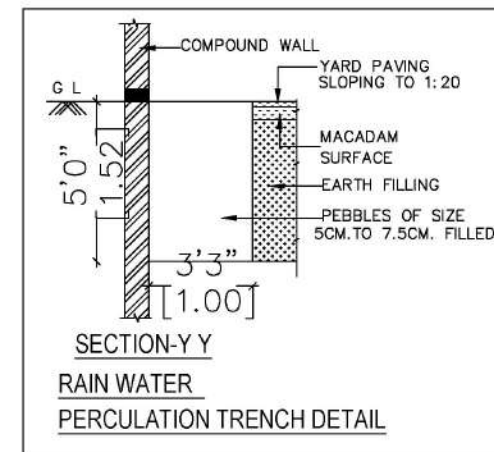
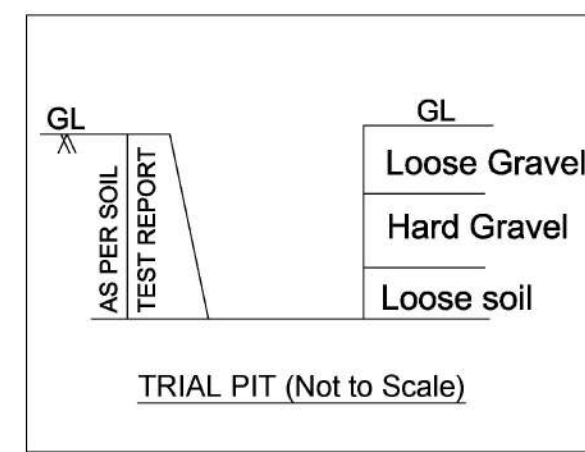
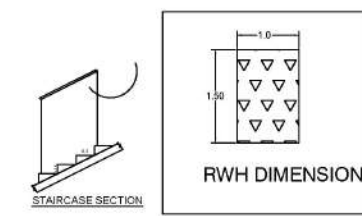
- PROPOSED SITE**: Indicated by a black rectangle.
- NATIONAL POWER GRID**: A large rectangular area to the west of the proposed site.
- THASILDAR QUARTER**: A cluster of buildings to the east of the proposed site.
- GOVERNMENT LAW COLLEGE**: A large rectangular building to the north of the proposed site.
- KARAKUL GOVERNORSHIP**: A large rectangular building to the northeast of the proposed site.
- LEADERS ACADEMY**: A building to the northeast of the Karakul Governorship.
- NOO COLONY**: A large rectangular area to the south of the Thasildar Quarter.
- THANAPPOOR ROAD**: A road running diagonally from the southwest to the northeast, passing through the proposed site.
- REGISTER OFFICE**: A building located at the bottom left of the map.
- WVS HEAD**: A building located at the bottom right of the map.
- Compass Rose**: Located in the top right corner, showing North (N) and South (S).



* OFFICE BUILDING BLOCK 1 - MECHANICALLY VENTILATED



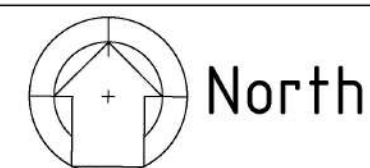
DETAILS OF WORKERS		
MALE	-	325 NOS
FEMALE	-	140 NOS
TOTAL		465 NOS



SHEET - 7/7

PLAN SHOWING THE PROPOSED TIDEL PARK BUILDING BLOCK 1 OF GROUND, FIRST AND SECOND & BLOCK 2 OF GROUND FLOOR CONSTRUCTION OF RCC ROOF BUILDING IN S.NO: 294 / 9 OF KALANIVASAL VILLAGE KARAUKUDI TALUK, SIVAGANGAI DISTRICT.

SITE PLAN SCALE 1:400
Note: All Dimension in Meter



SITE AREA=20,200.00SQM
BLOCK 1 (TIDEL PARK BUILDING)

Floor Name	FSI (Sqm)	NON FSI (Sqm)	Total (Sqm)
Area of the Ground floor	1550.00	-	1550.00
Area of the First floor	1550.00	-	1550.00
Area of the Second floor	1550.00	-	1550.00
Area of the Terrace floor	-	44.20	44.20
BLOCK 2 SUBSTATION			
Area of the Ground floor	72.46	-	72.46
AREA OF SECURITY ROOM	-	4.41	4.41
Total Area	4722.46	48.61	4771.07

NOTE:

$$\text{FLOOR SPACE INDEX} = \frac{4722.46}{20200} = 0.23$$

HEIGHT OF BUILDING - 12.00M (BLOCK 1)

OSR AREA - 2137.21 SQ.M

CAR PARKING CALCULATION-75% OF OFFICE AREA (4650 SQ.M)= 3487.50 SQ.M
ONE CAR PARKING FOR 50 SQ.M = 70
ONE T.W PARKING FOR 25 SQ.M = 150

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING SLOT	70	80
TWO WHEELER SLOT	150	178
D.A CAR PARKING	7	8

REFERENCE:

 Existing Road

 Site boundary

 Pro. Building

☐ Driveway

☐ Rain water harvesting

B.P/DTCP NO :414/2024

Khagme

S. THINAKARAN
CHIEF ENGINEER /
TECHNICAL CONSULTANT
TIDEL PARK LTD.

Applicant

Structural Engineer

Architect/Engineer

KISHOR S. GAVALE
B.E.(CIVIL), M.E.(STRUCTURES), MIE.
CMDA REG. No : SEGR-UT/06/150
DTCF REG No : CGLENGREG/2019/016


ENIYAVAN, S.R.
 CA/2015/09232
 REGISTERED ARCHITECT OMDA RA/G: 1/19065
 REGISTERED ARCHITECT GCC RA 10109 2019
 No.13, FLAT-A, INNOVATIVE APARTMENT,
 THAJ MOOGAMBIGAI STREET, VALASARAIKKAM
 CHENNAI - 600 087.

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](#)



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



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.

