

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Residential

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 RESIDENTIAL APARTMENT IN NEW T.S.NO : 719, (OLD T.S.NO : 511 Part, PLOT NO : 40D), BLOCK - 27, WARD - 2, KARAIKUDI MUNICIPALITY, KARAIKUDI TALUK, SIVAGANGAI DISTRICT.

ONLINE APPLICATION NUMBER - SWP/BPA/003572/2022

(RAILWAY STATION - II DETAILED DEVELOPMENT PLAN - RESIDENTIAL USE)

SHEET NO : 01



SCALE : 1 : 100

REFERENCE :

- SITE BOUNDARY - [Red line]
- EXISTING ROAD - [Yellow line]
- PROPOSED BUILDING - [Red outline]
- DRIVE WAY - [Red line]

JOINERY DETAILS:

MD	MAIN DOOR	1.00 x 2.10
GD	GRILL DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.20 x 1.60
V	VENTILATOR	0.90 x 0.60
J	JOLLY	1.50 x 1.00
LD	LIFT DOOR	1.20 x 2.10

SITE AREA DETAILS:

As Per Patta Area - 439.00SQ.M
As Per Document Area - 431.60 SQ.M

Descriptions	Non FSI SQ.M	FSI SQ.M	Total Area SQ.M
Area of the Stilt Floor	274.94		274.94
Area of the First Floor		274.94	274.94
Area of the Second Floor		274.94	274.94
Area of the Third Floor		274.94	274.94
Area of the Terrace Floor	18.69		18.69
Total Floor Area	293.63	824.82	1118.45

$$\text{FLOOR SPACE INDEX} = \frac{824.82}{431.60} = 1.91$$

$$\text{PLOT COVERAGE} = \frac{274.94}{431.60} \times 100 = 63.70$$

No. of Car Parking Required - 7Nos
No. of Car Parking Provided - 8Nos
No. of Two Wheeler Parking Required - 13Nos
No. of Two Wheeler Parking Provided - 13Nos

DWELLING AREA DETAILS:

FLAT NO	PLINTH AREA
F1	62.08 Sq.m
F2	62.08 Sq.m
F3	62.08 Sq.m
F4	62.08 Sq.m
S1	62.08 Sq.m
S2	62.08 Sq.m
S3	62.08 Sq.m
S4	62.08 Sq.m
T1	62.08 Sq.m
T2	62.08 Sq.m
T3	62.08 Sq.m
T4	62.08 Sq.m

TOTAL NO. OF DWELLING - 12 NOS

NOTE :
All Dimension are in 'M'

[Fire Extinguisher Icon] - FIRE EXTINGUISHER

[Fire Bucket Icon] - FIRE BUCKET

[First Aid Box Icon] - FIRST AID BOX

BP/DTCP (SIVAGANGAI DISTRICT) NO:2/2023

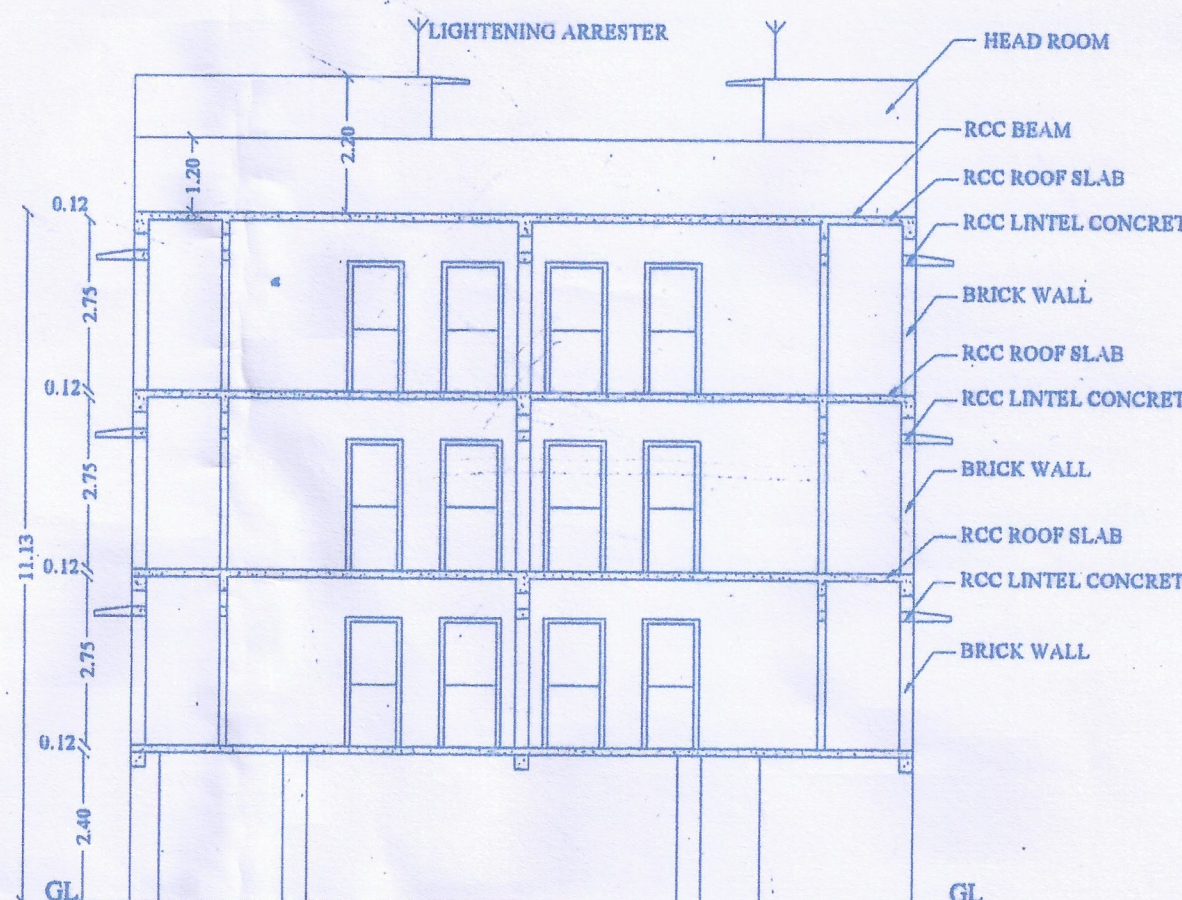
APPLICANT

E.V.XAVIER ANTONYRAJ, M.E.
DTC Structural Engineer
DTC Structural Engineer
Karaikudi Municipality Regd. Engineer. Gr-1/11/15/2019/00015,
VEE X CONSULTANTS
STRUCTURAL ENGINEER,
Thilagar Nagar, KARAIKUDI-630002.
Cell: 94430 92467.
E-mail:vee.x.consultants@gmail.com

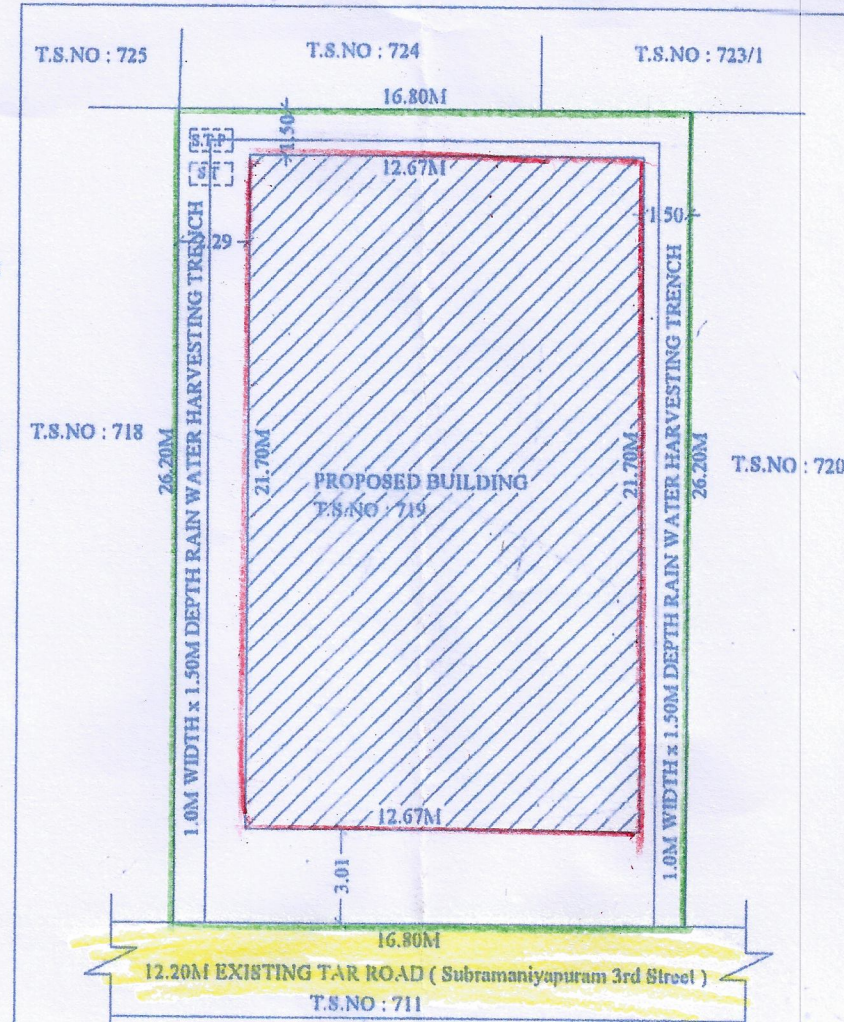
E.V.XAVIER ANTONYRAJ, M.E.
Registration No: RE 0162019 (Grade-I),
99/1, Maduraiyar Street, Velupattanam,
R. Manthapuram - 623 504.
REGISTERED ENGINEER 8220044943, 9786948414



FRONT ELEVATION

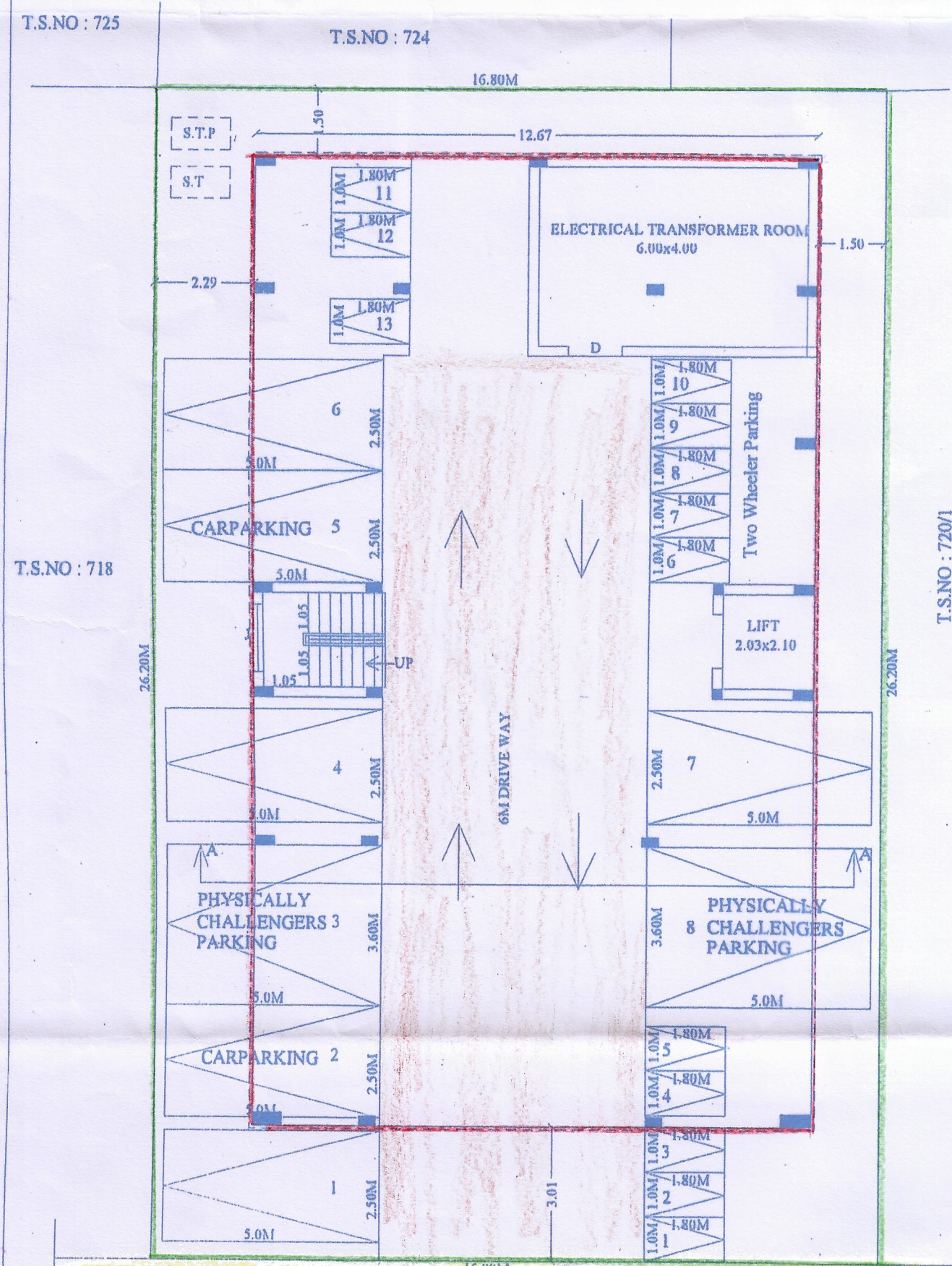


SECTION ON - AA

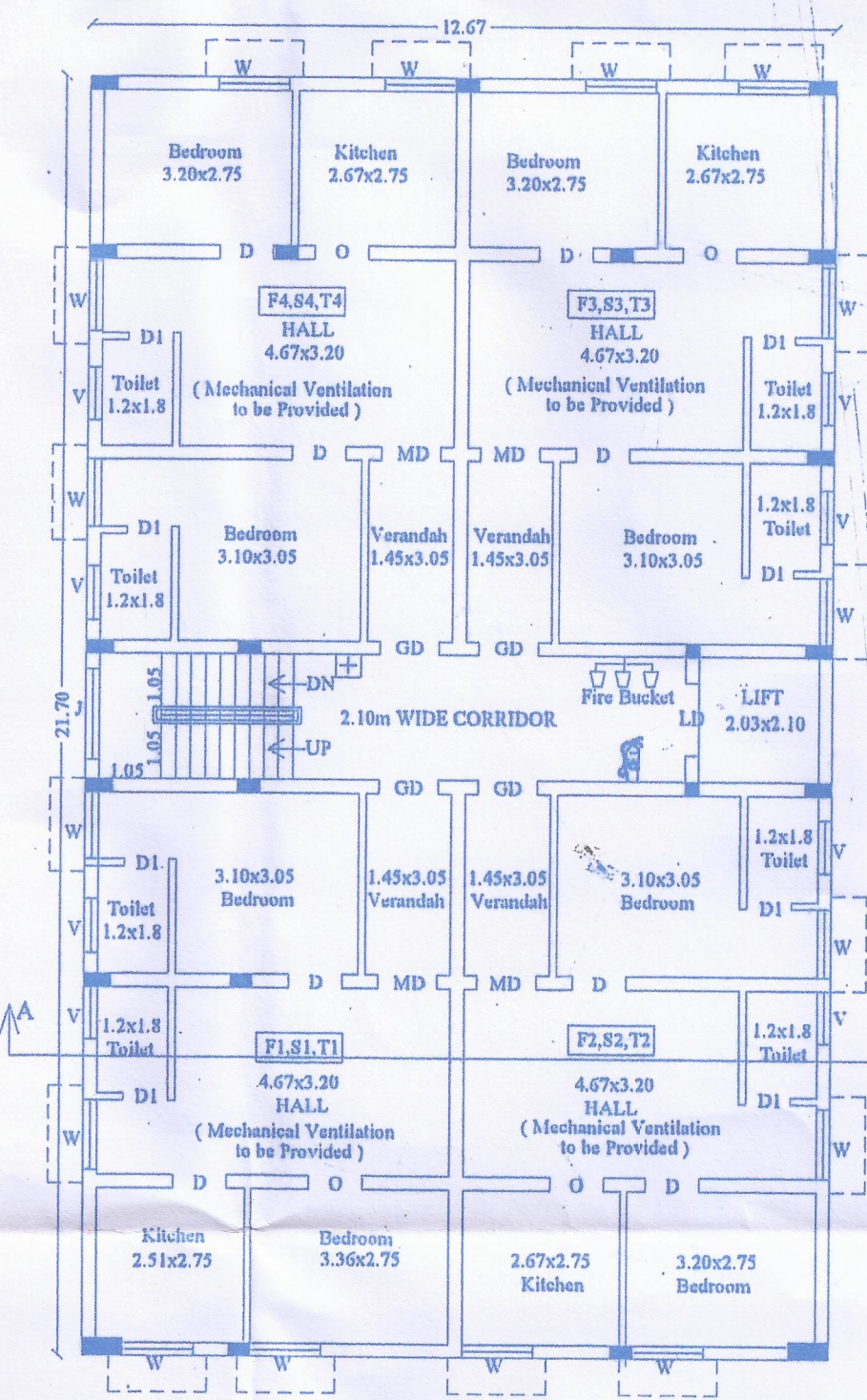


SITE PLAN

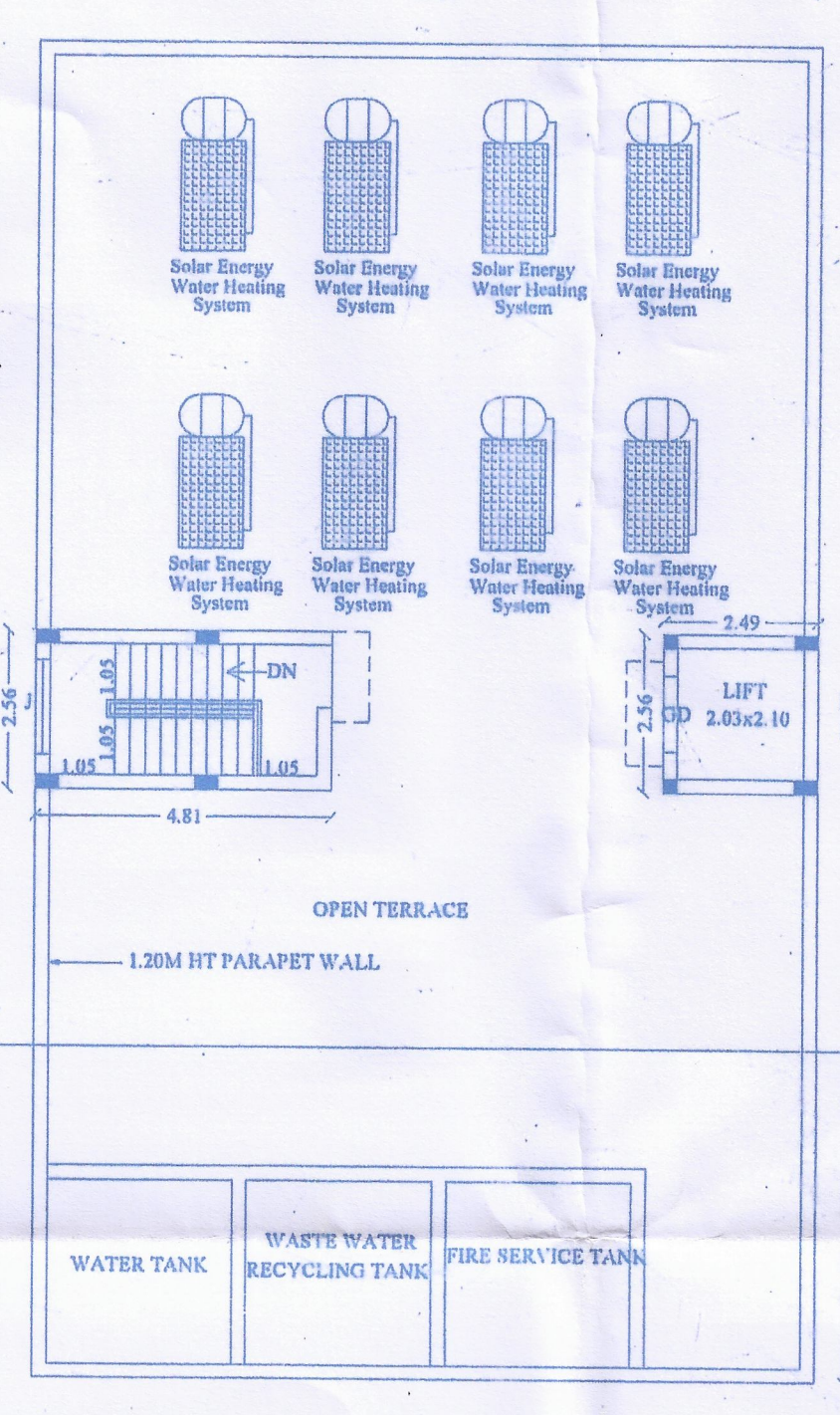
(SCALE - 1 : 200)



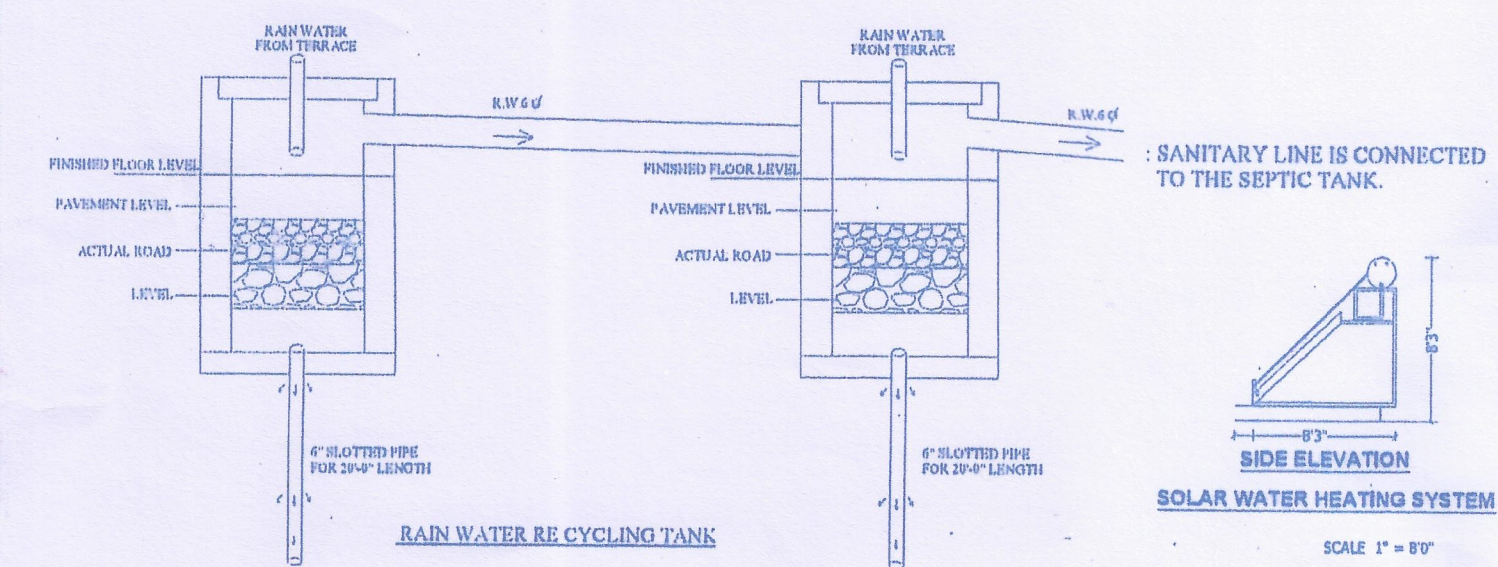
STILT FLOOR PLAN



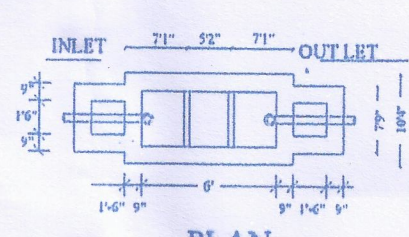
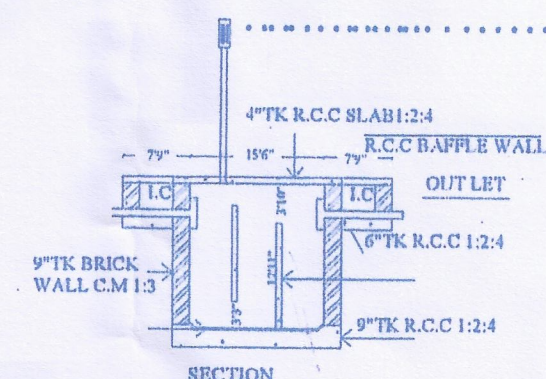
TYPICAL FLOOR PLAN
FIRST, SECOND AND THIRD FLOOR PLAN



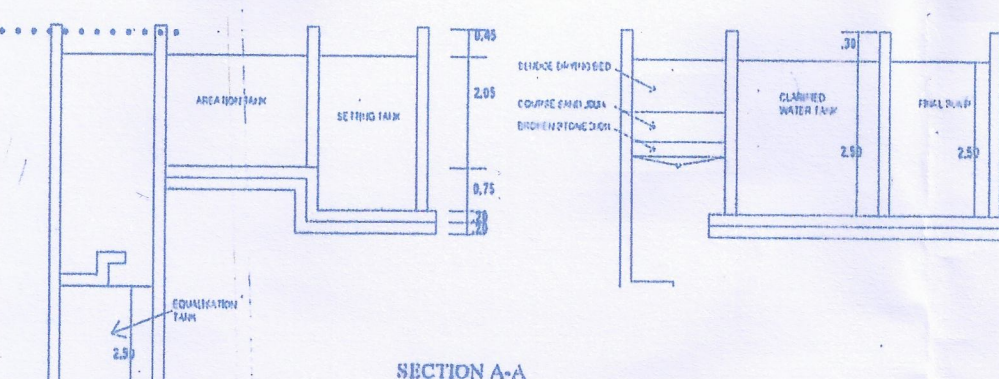
TERRACE FLOOR PLAN



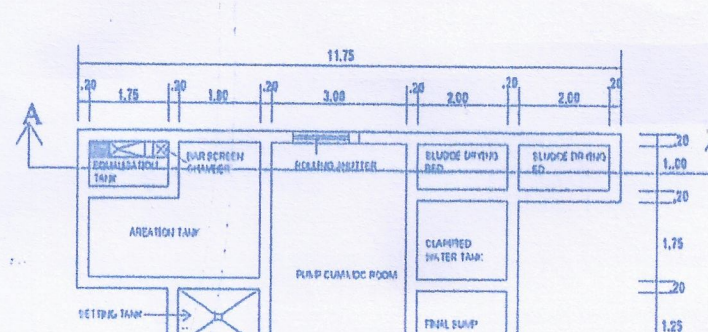
RAIN WATER RE CYCLING TANK



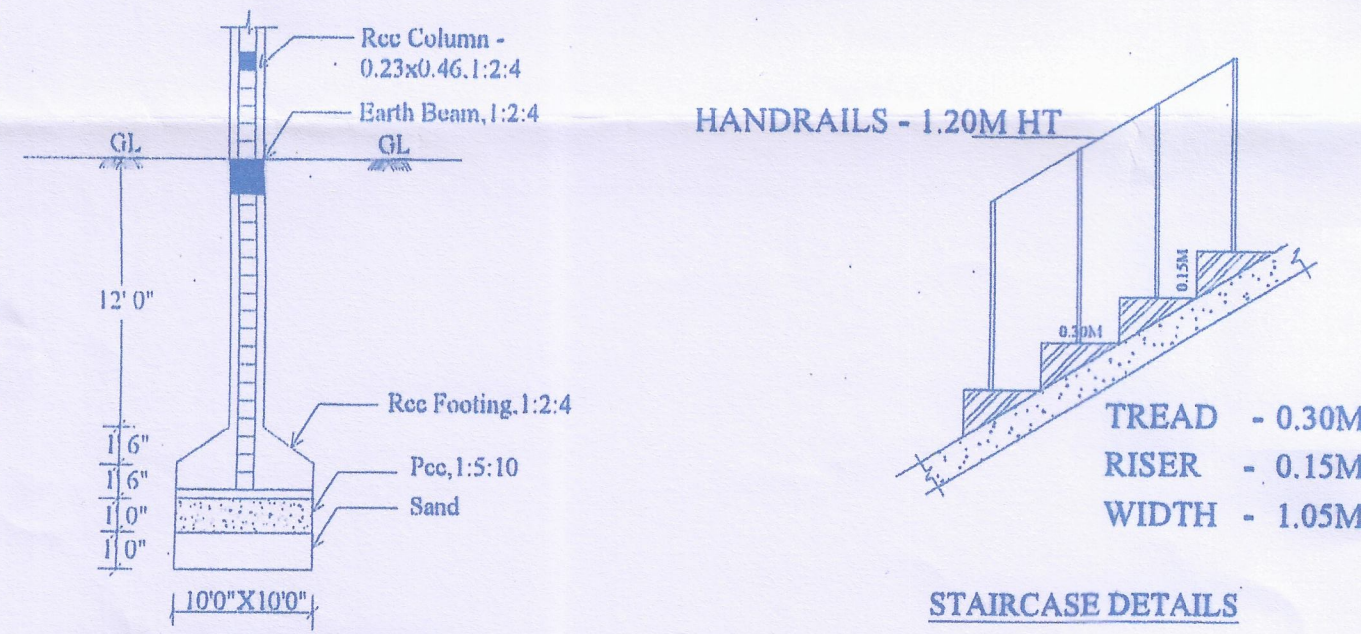
SEPTIC TANK DETAILS



SECTION A-A



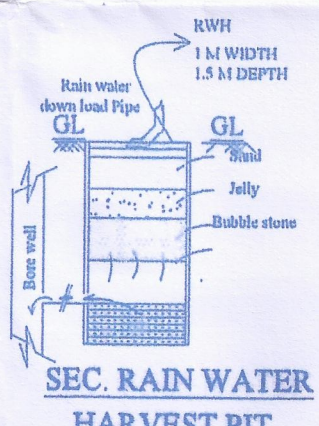
SEWAGE TREATMENT PLANT PLAN



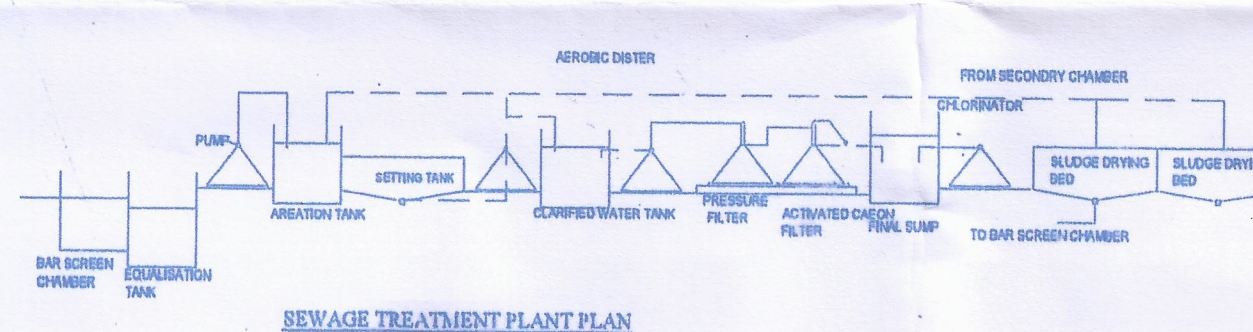
HANDRAILS - 1.20M HT

TREAD - 0.30M
RISER - 0.15M
WIDTH - 1.05M

STAIRCASE DETAILS



SEC. RAIN WATER
HARVEST PIT



SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM

RCC COLUMN DETAILS

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

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

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

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.

