

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

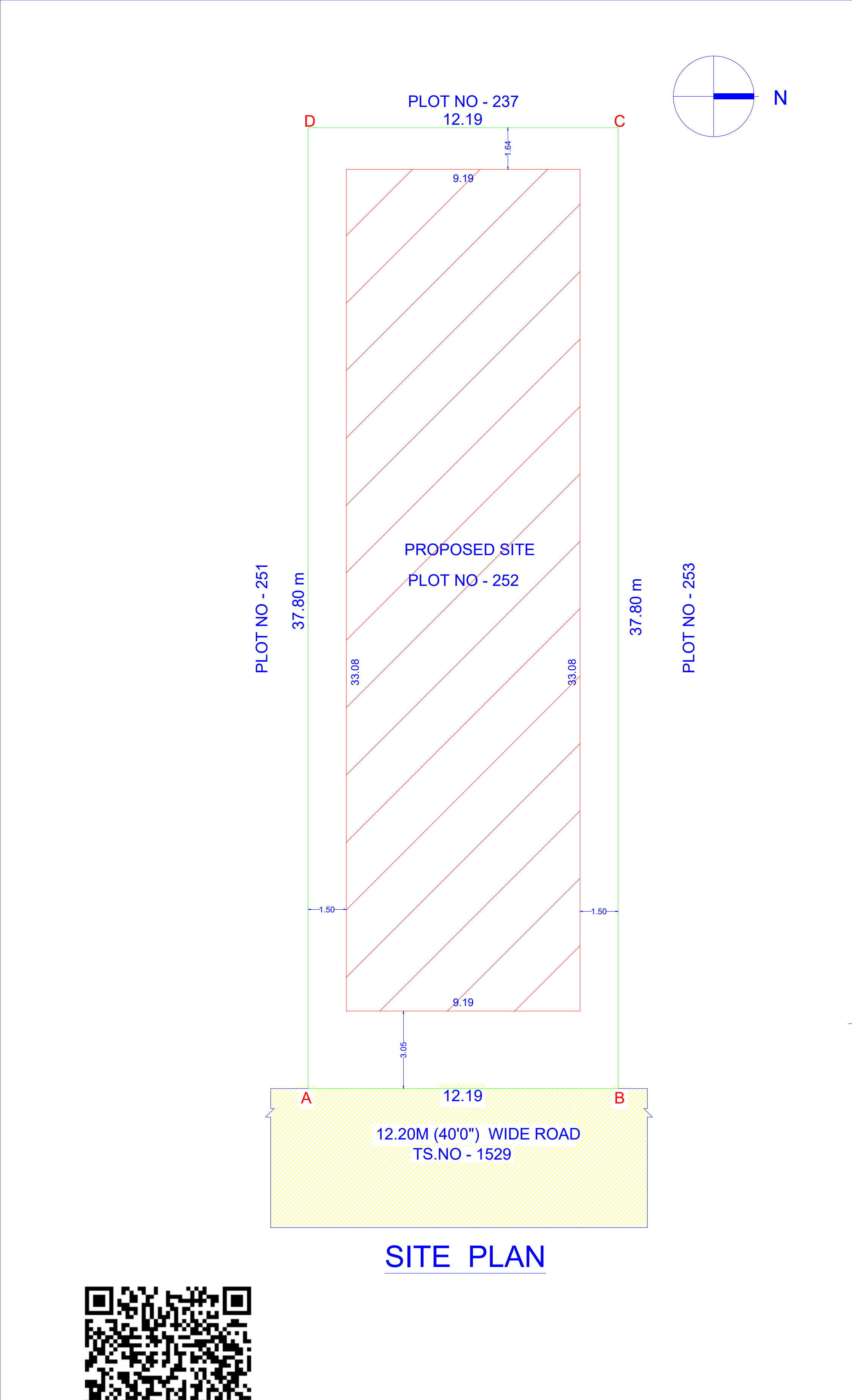
Building Plan

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.



SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 9 NOS RESIDENTIAL DWELLING UNITS IN WARD - 03, BLOCK-43, OLD T.S.NO-429/part, New T.S.NO-1528/5, (LAYOUT APPROVAL NO- L.P/R (RP) NO - 47/85), PLOT NO - 252, KARAUKUDI MUNICIPALITY, KARAUKUDI TALUK, SIVAGANGAI DISTRICT.

APPLICATION NO:SWP/BPA/0331219/2024/TCP
DATED :20-08-2024
DWG SCRUTINY NO: 791448-2024-HT

LEGEND :		FIRE SAFETY MEASURES FA - FIRE ALARMS FE - FIRE EXTINGUISHER SB - SAND BASKET
PROPOSED BUILDING	-	
EXISTING ROAD	-	
SITE BOUNDARY	-	
DRIVE WAY	-	

AREA DETAILS

SITE AREA AS PER TSLR - 461.00 SQ.M			
AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
STILT FLOOR AREA	-	304.28	304.28
FIRST FLOOR AREA	299.20	-	299.20
SECOND FLOOR AREA	299.20	-	299.20
THIRD FLOOR AREA	299.20	-	299.20
TERRACE FLOOR AREA	-	24.62	24.62
TOTAL	897.60	328.90	1226.50

$$\frac{\text{TOTAL BUILTUP AREA AS PER FSI RULES}}{\text{SITE AREA}} = \frac{897.60}{461.00} = 1.947 < 2.0$$

Dwelling Units Area Statement

Description	Area Detail in sq.m
First Floor-F1, Second Floor-S1, Third Floor -T1,	92.53SQ.M
First Floor-F2, Second Floor-S2, Third Floor -T2,	74.97SQ.M
First Floor-F3, Second Floor-S3, Third Floor -T3,	92.05SQ.M

Total No of Dwelling Units - 9 nos

PARKING DETAILS:

NO.Of Car Parking Required - 6Nos.

NO.Of Car Parking Provided - 8 Nos.+ 1Nos PHD

NO.Of Two Wheeler Parking Provided - 6 Nos.

J O I N E R Y D E T A I L		
MD	Main Door	1.06x2.10
D1	Door	0.91x2.10
D2	Door	0.76x2.10
O1	Open	0.91x2.10
O2	Open	0.76x2.10
O3	Open	1.52x2.10
FW	French Window	2.13x2.10
W	Window	1.52x1.37
W1	Window	0.76x1.37
KW	Kitchen Window	1.52x0.91
V	Ventilation	0.60x0.60

ALL DIMENSIONS ARE IN METER

BUILDING APPROVAL
ROC NUMBER : SWP/BPA/0331219/2024/TCP
SITE BOUNDARY SHOWN AS A TO D
B.P/DTCP/SIVAGANGAI DISTRICT-NO:22/2024

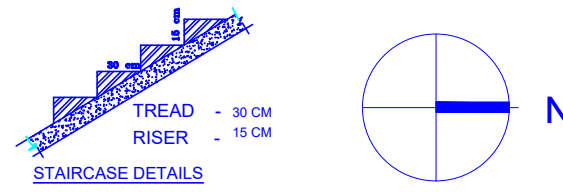
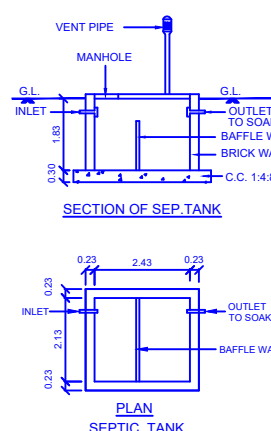
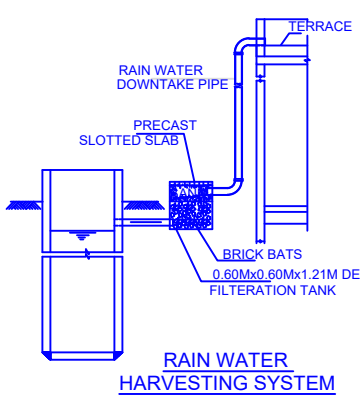
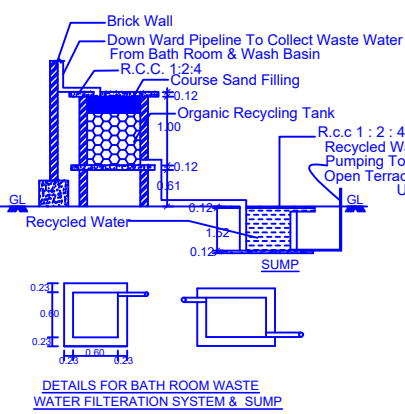
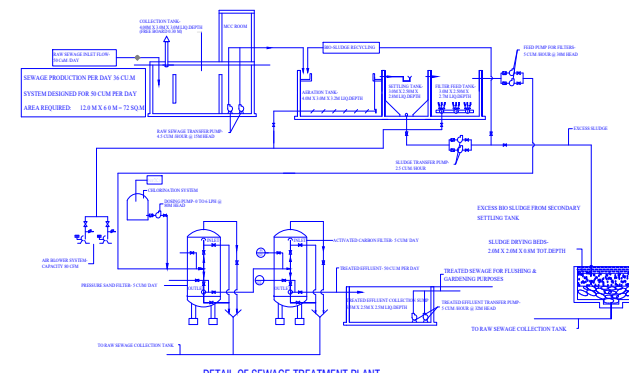
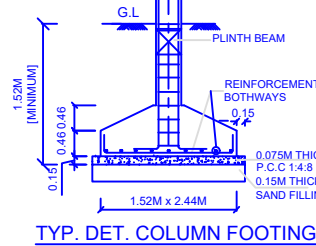
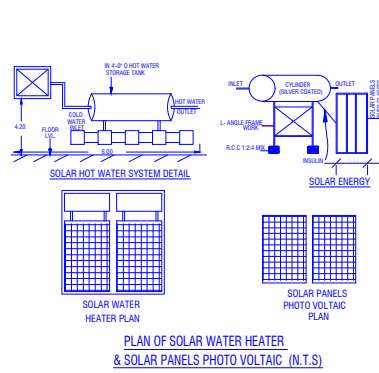
APPLICANT



REGISTERED STRUCTURAL ENGINEER

Er. M. PRASANTH B.E.,
Registered Civil Engineer, Grade-I
Reg. No: RE / Gr.I / SVG Dist / 27 / 2021
1/304, Krishna Nagar 5th Street,
T.Pudur, Sivagangai - 630 561.
Cell: 98420 80530

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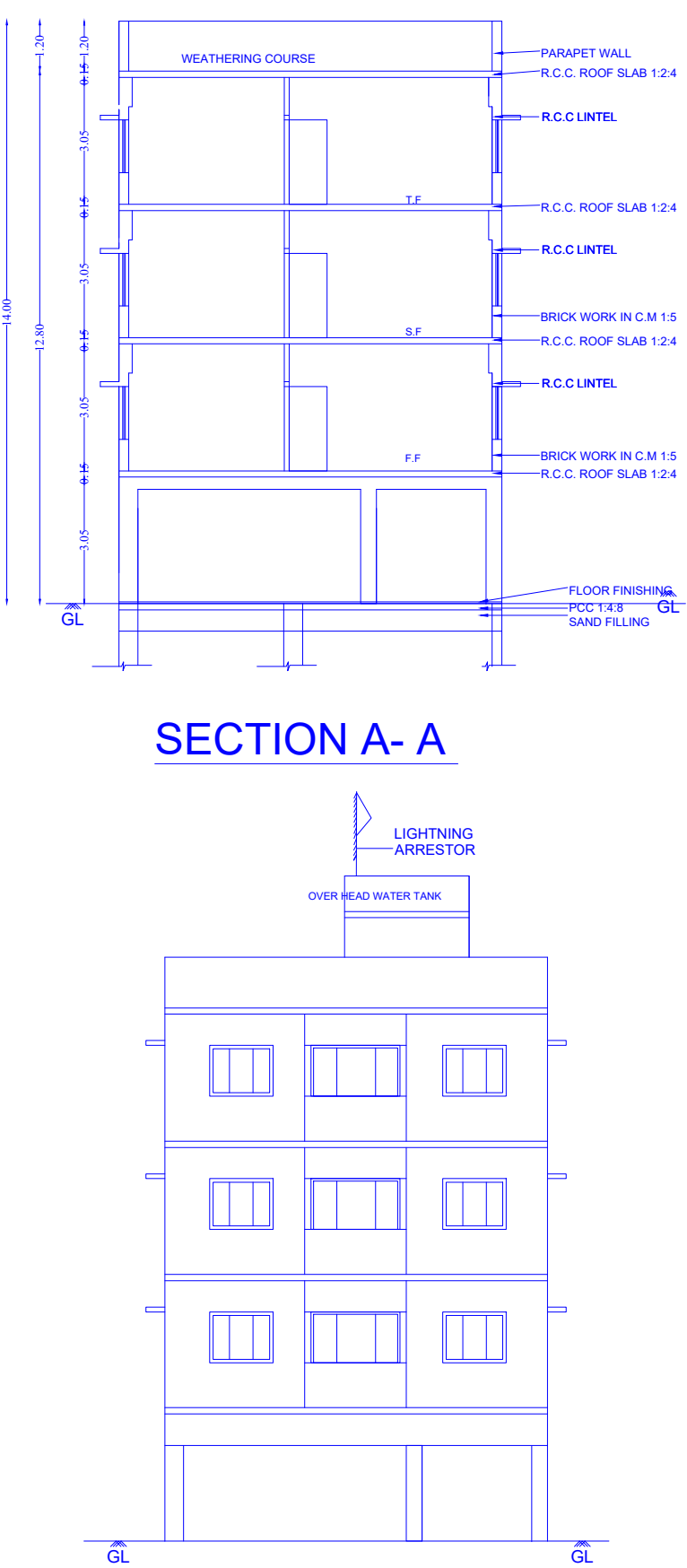
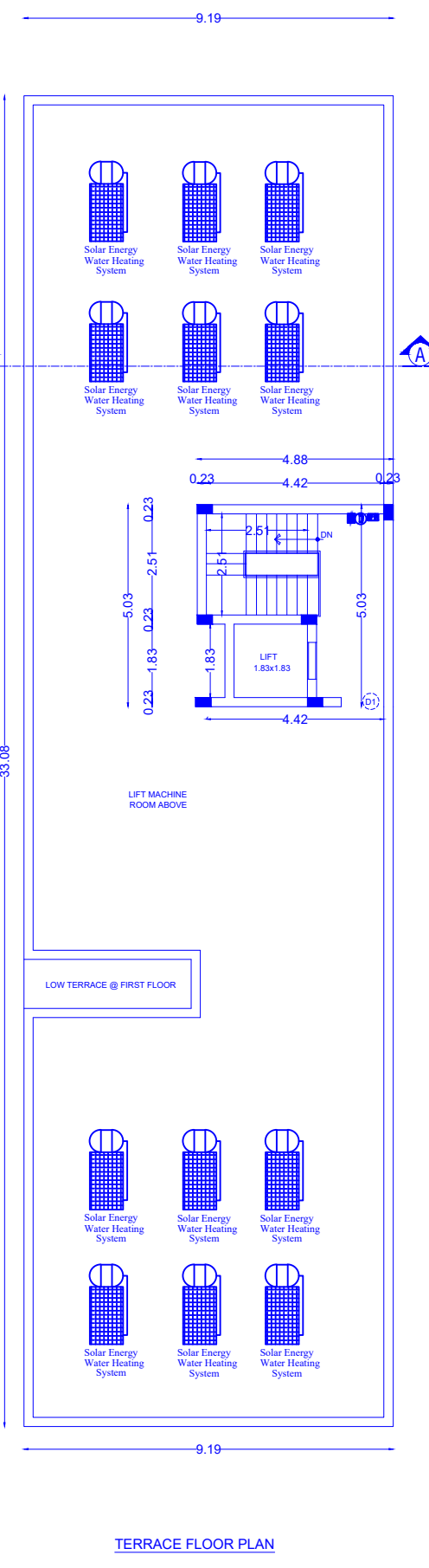
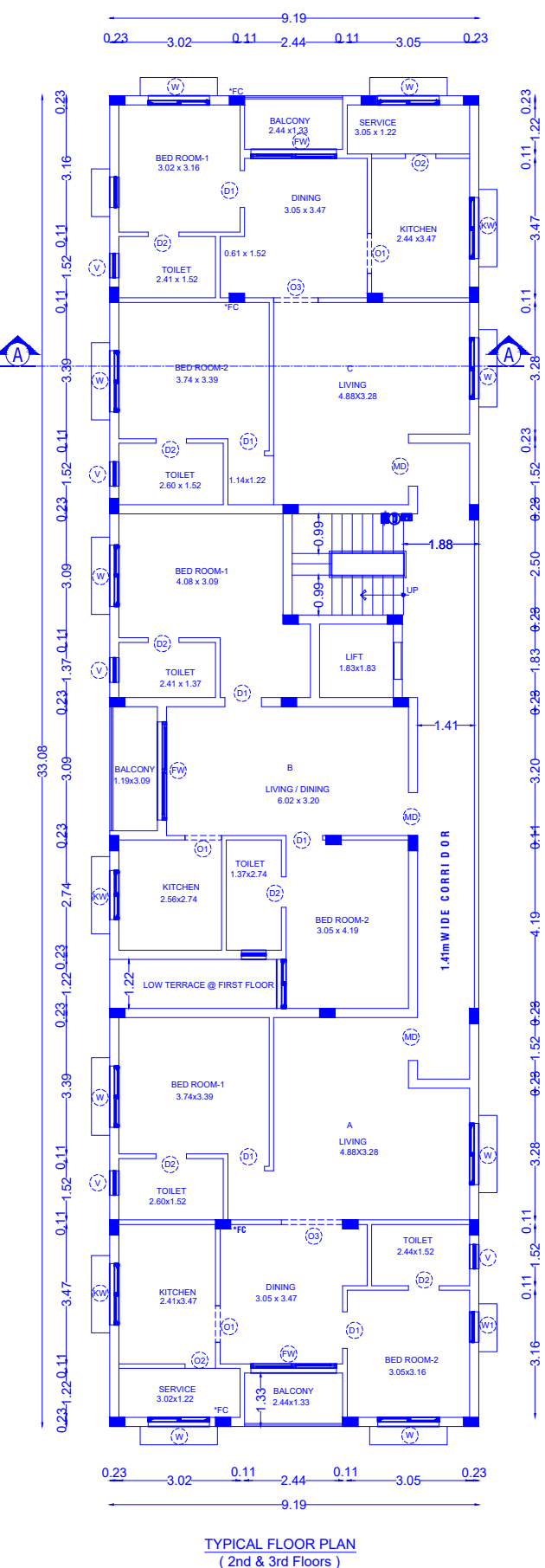
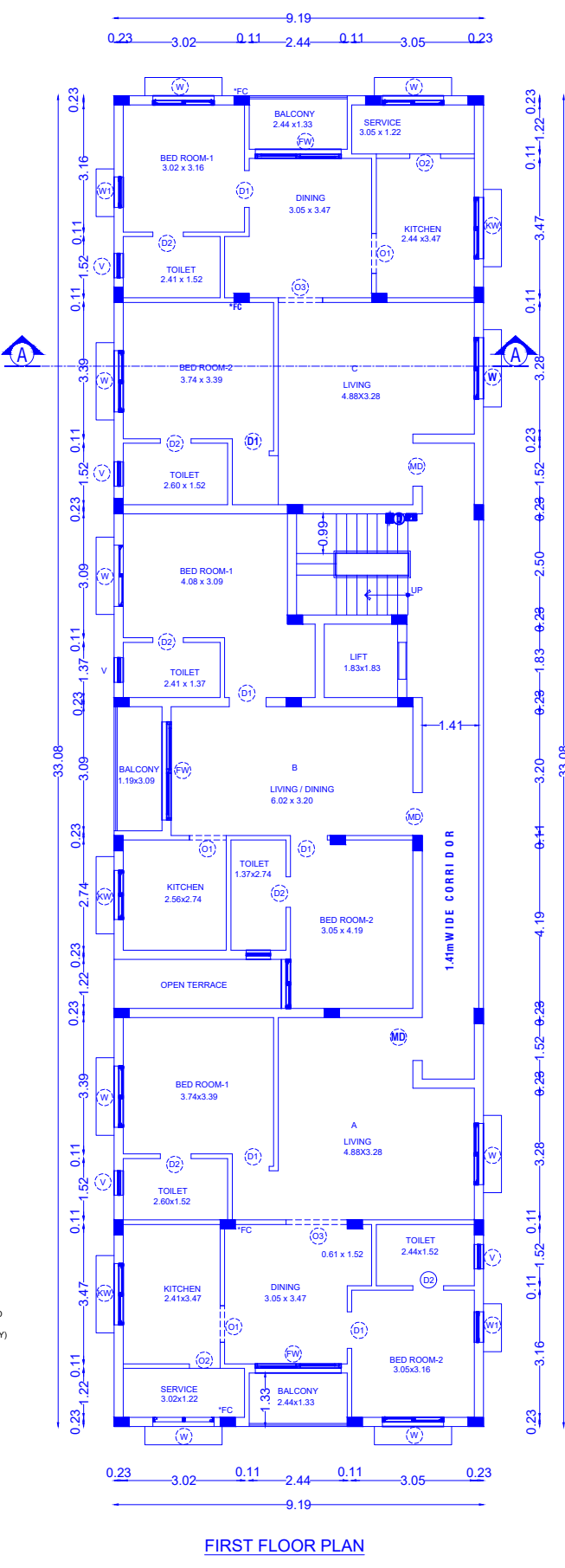
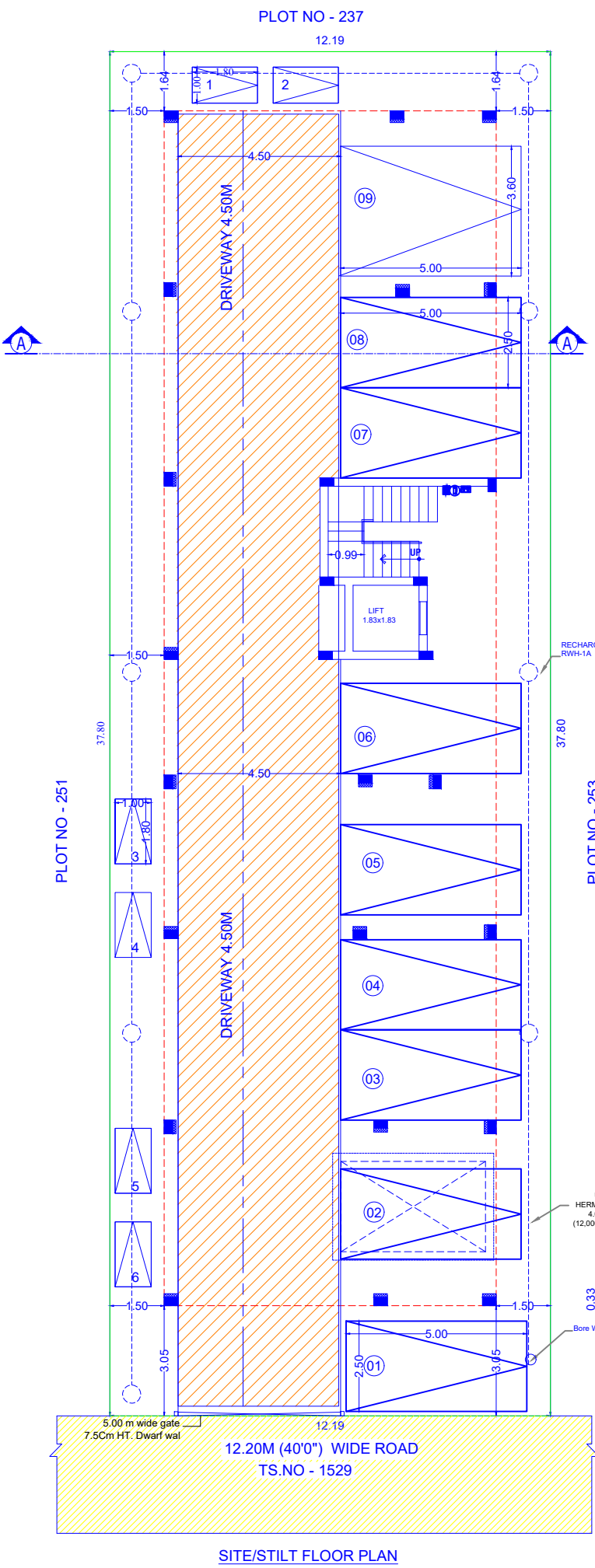
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Reg.No: SE / GR.II/ISVG Dist / 28 / 2021
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Cell: 98420 80530

REGISTERED STRUCTURAL ENGINEER

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SECTION A - A

FRONT ELEVATION

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.

