

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

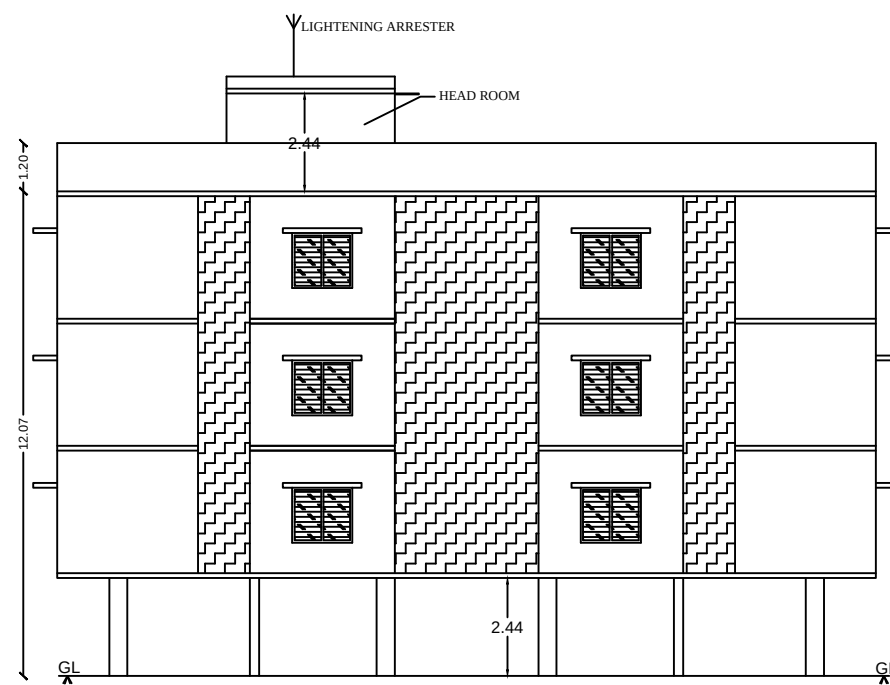
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

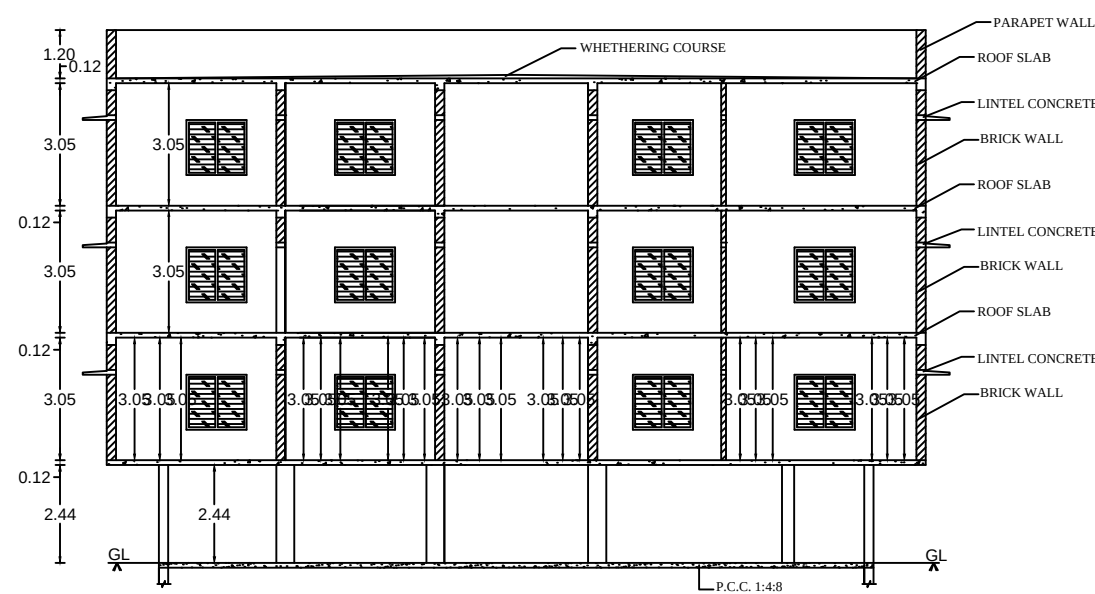
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL SERVICE APARTMENT BUILDING IN OLD SY.NO.296/1 PART, NEW.SY.NO.296/78, " TAMILNADU HOUSING BOARD LAYOUT " , AT KALANIVASAL VILLAGE, SANKARAPURAM PANCHAYAT, SAKKOTTAI PANCHAYAT UNION, KARAUKUDI TALUK, SIVAGANGAI DISTRICT.

SCALE :- 1:200

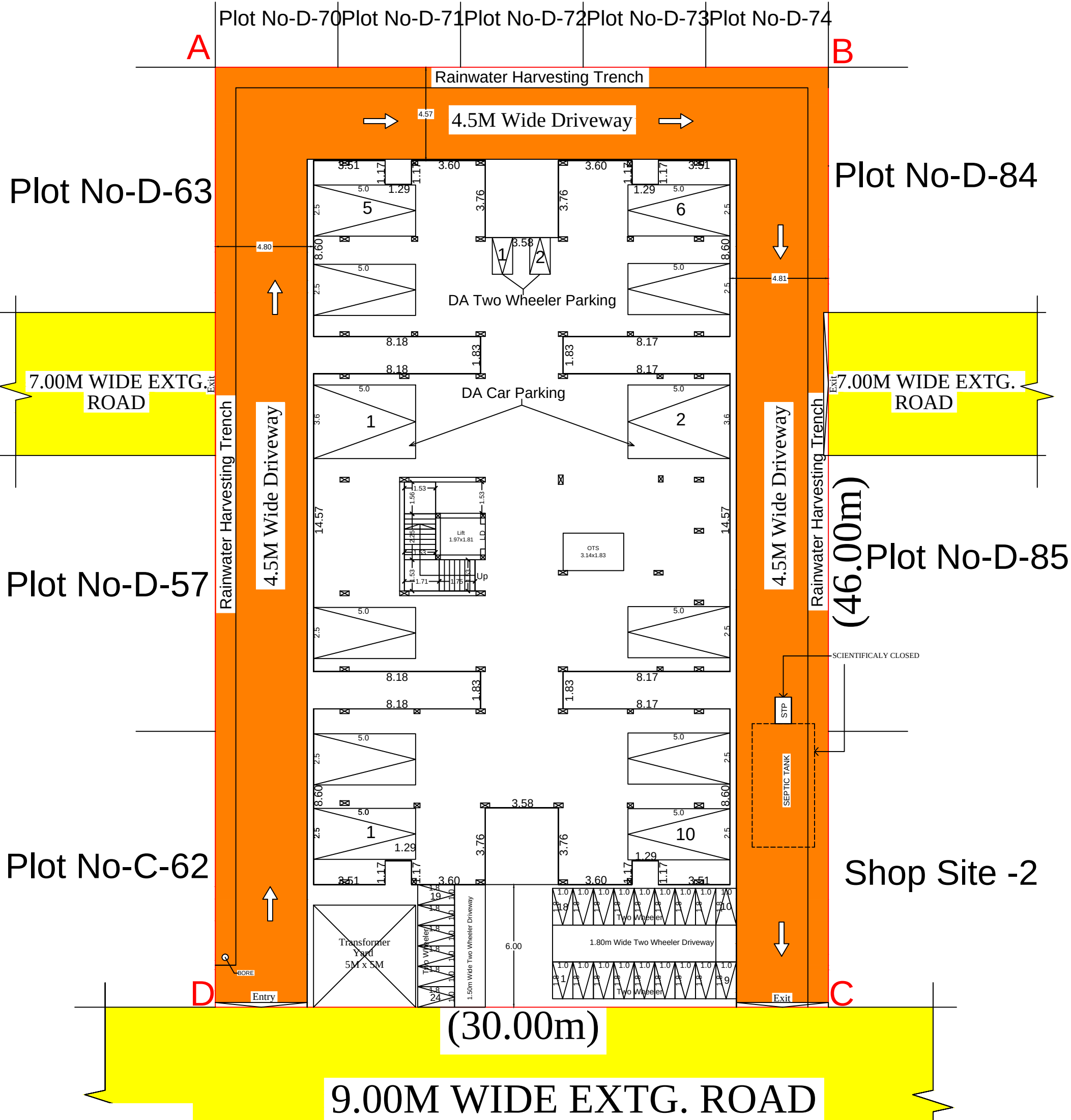
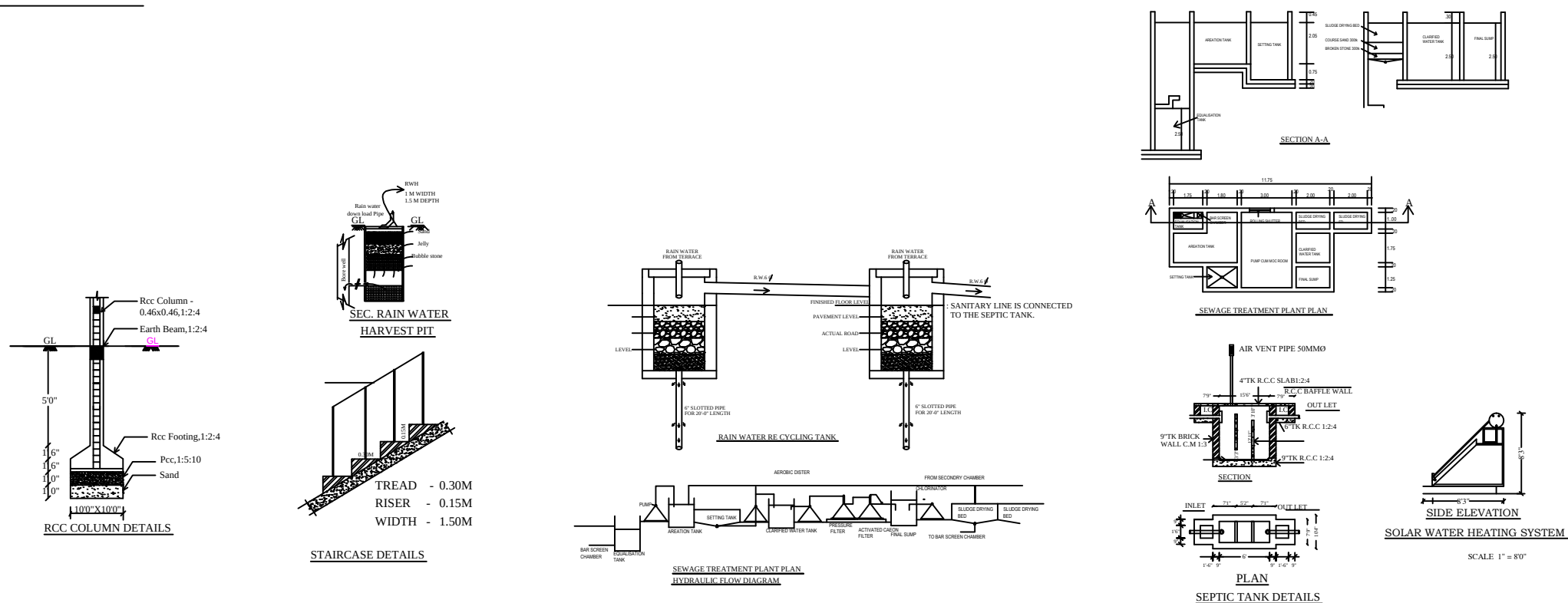
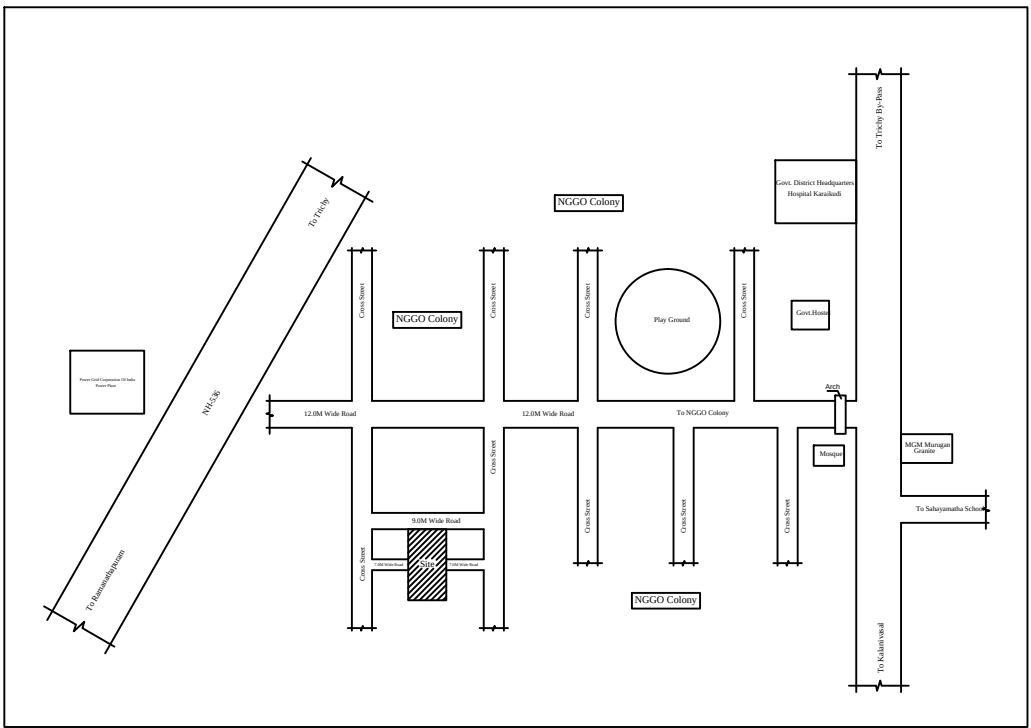
Note : DTCP LAYOUT APPROVAL NO.56/1998



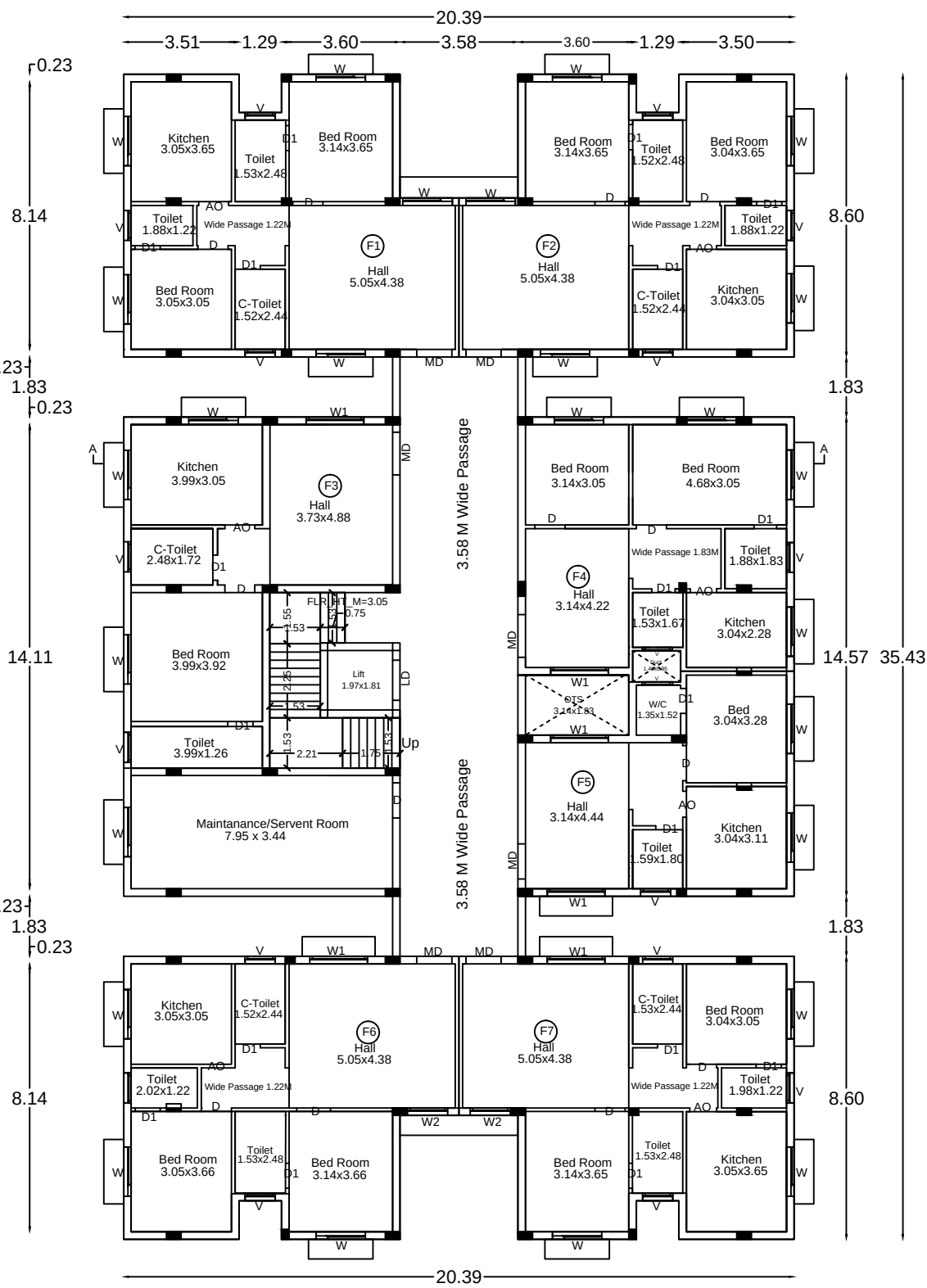
ELEVATION



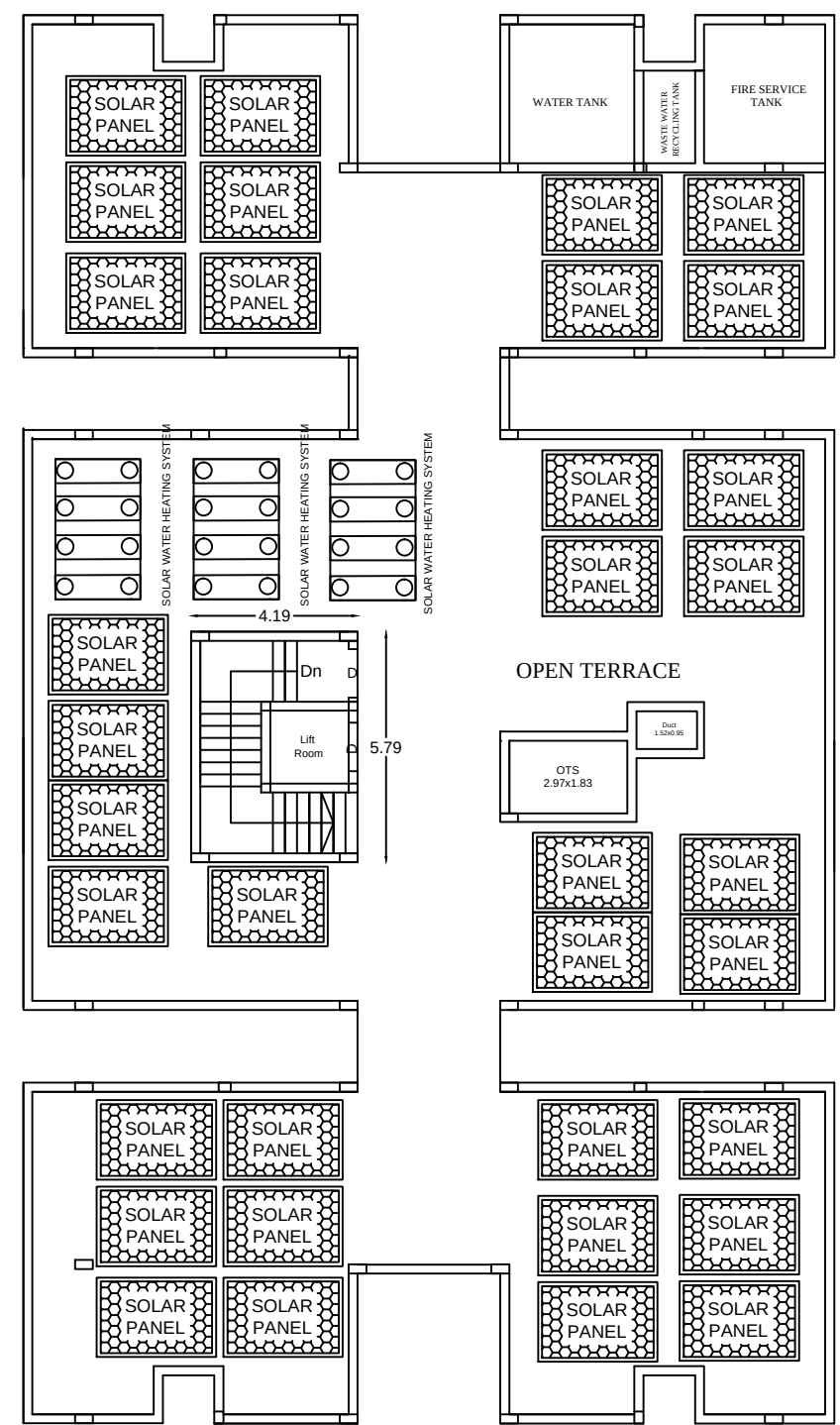
SECTION ON - AA



SITE CUM STILT FLOOR



TYPICAL FIRST,SECOND & THIRD FLOOR



TERRACE FLOOR

JOINERY DETAILS		METRE
MD	MAIN DOOR	(1.30X2.13)
D	DOOR	(0.91X2.13)
D1	DOOR	(0.76X2.13)
LD	LIFT DOOR	(1.22X2.13)
W	WINDOW	(1.50X1.50)
W1	WINDOW	(1.75X1.50)
V	VENTILATOR	(0.91X0.60)

REFERENCE:	
AREA OF THE SITE : 1380.00 sq.m	
FSI : 1.35	
PC : 45.11%	

BUILDING AREA DETAILS	FSI AREA IN SQ M	NON FSI AREA IN SQ M	TOTAL AREA IN SQ M
STILT FLOOR	-	629.73	629.73
FIRST FLOOR	622.59	7.14	629.73
SECOND FLOOR	622.59	7.14	629.73
THIRD FLOOR	622.59	7.14	629.73
TERRACE FLOOR	-	24.25	24.25
TOTAL	1867.77	675.40	2543.17

FSI = $\frac{1867.77}{1380.00}$ 1.35 < 2.0	REFERENCE:
P.C = $\frac{622.59}{1380.00} \times 100 = 45.11\%$	PROPOSED BUILDING
	EXISTING ROAD
	SITE BOUNDARY
	DRIVE WAY

PARKING CALCULATION:			
PARKING CATEGORY	DWELLING UNITS	CARS REQUIRED	TWO WHEELERS REQUIRED
RESIDENTIAL FROM 50 TO 75	9	-	-
RESIDENTIAL FROM 75 TO 100	12	6	22
VISITORS PARKING OF 10 %	-	1	2
TOTAL	21	7	24

PARKING DETAILS		REQUIRED	PROVIDED
CAR PARKING (Including Physically Challenged Parking)		7	12
TWO WHEELER PARKING		24	24

DWELLING REFERENCE:				
FLOOR DETAILS	DWELLING NAME	DWELLING AREA IN SQ.M	NUMBER OF DWELLING UNITS	TOTAL DWELLING AREA IN SQ.M
TYPICAL FIRST,SECOND, THIRD FLOOR	F1	79.46	3	238.38
	F2	79.44	3	238.32
	F3	68.58	3	205.74
	F4	64.10	3	192.30
	F5	50.44	3	151.32
	F6	79.46	3	238.38
	F7	79.44	3	238.32
TOTAL NUMBER OF UNITS			21	1502.76

APPLICANT :-	REGISTERED ENGINEER :-
M. Senthil Tamil	Er. V. MUTHU, B.E., M.I.E., F.I.V., M.Sc (Valuation), Registered Valuer, No.1881 / RV / 02 / 2019 / 12232 I.T. Reg. No. 07 / 2004-05 (Wealth Tax) Chartered Engineer, Consulting Civil Engineer, DTCP Regd., Registered Engineer Gr.I No. RE/ Gr.I / SVG / Region / 001 / 2019 No. 25, " Ever Green Complex ", College Road, Karaikudi - 2, Sivagangai District. Ph:04565-358561, Cell:94432 26127, 6379891035

STRUCTURAL ENGINEER :-	REGISTERED ARCHITECT :-
Er. V. MUTHU, B.E., M.I.E., F.I.V., M.Sc (Valuation), Registered Valuer, No.1881 / RV / 02 / 2019 / 12232 I.T. Reg. No. 07 / 2004-05 (Wealth Tax) Chartered Engineer, Consulting Civil Engineer, DTCP Regd., Structural Engineer Gr.II No. RE/ Gr.II / SVG / Region / 007 / 2020 No. 25, " Ever Green Complex ", College Road, Karaikudi - 2, Sivagangai District. Ph:04565-358561, Cell:94432 26127, 6379891035	Ar. K.Sabharinath B.Arch Registered Architect - CA/2019/114554 WAMP Architects No:7-12/4 Annaiyagam Aravindar street udhayam nagar, kottaiyur, Karaikudi - 630106



ATION NO : SWP/BPA/363559/2024 DATED ON :03/10/2024
BY/DTCP (SIVAGANGAI DISTRICT) NO:26/2024

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.

