

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

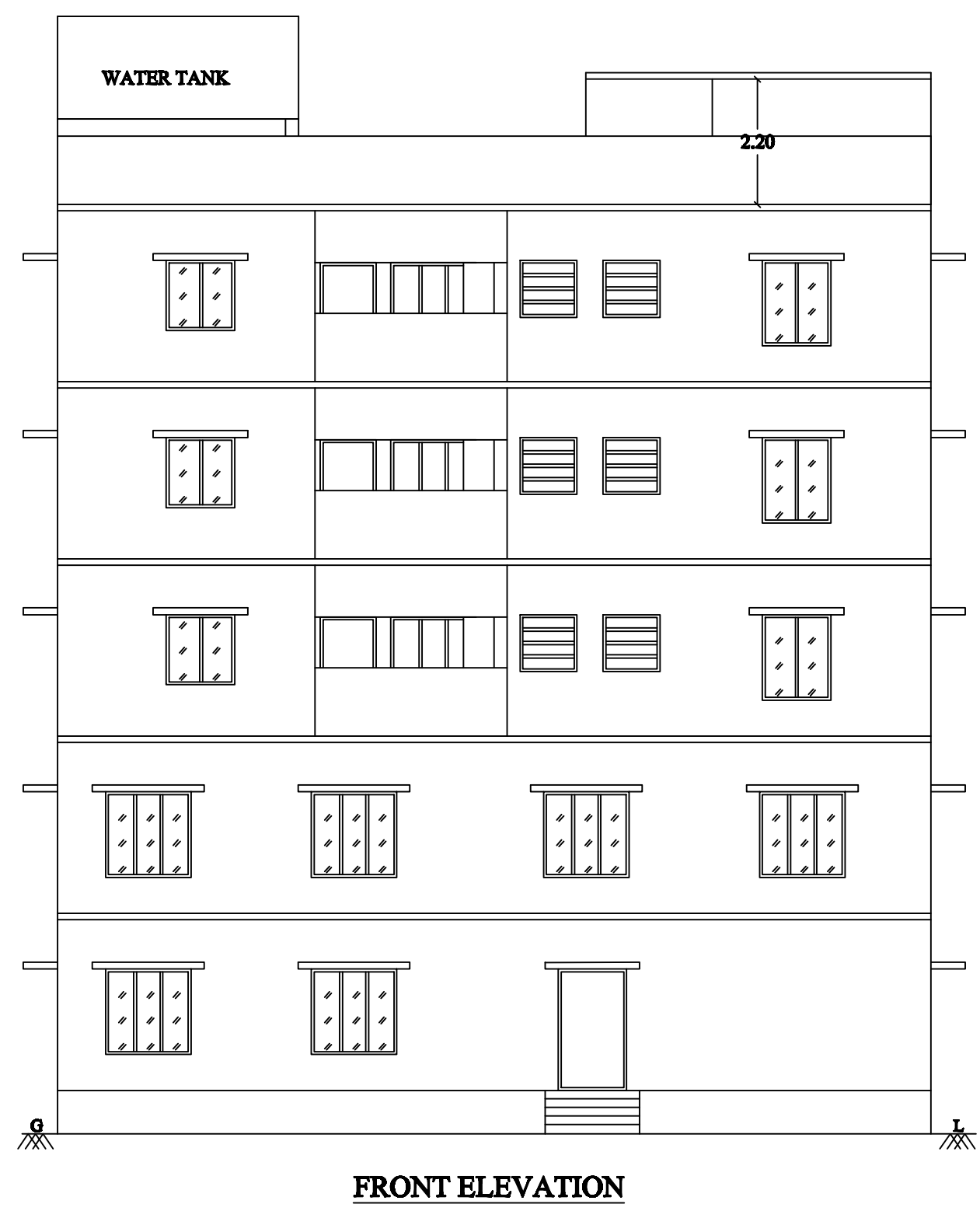
Building Plan

ISSUING AUTHORITY

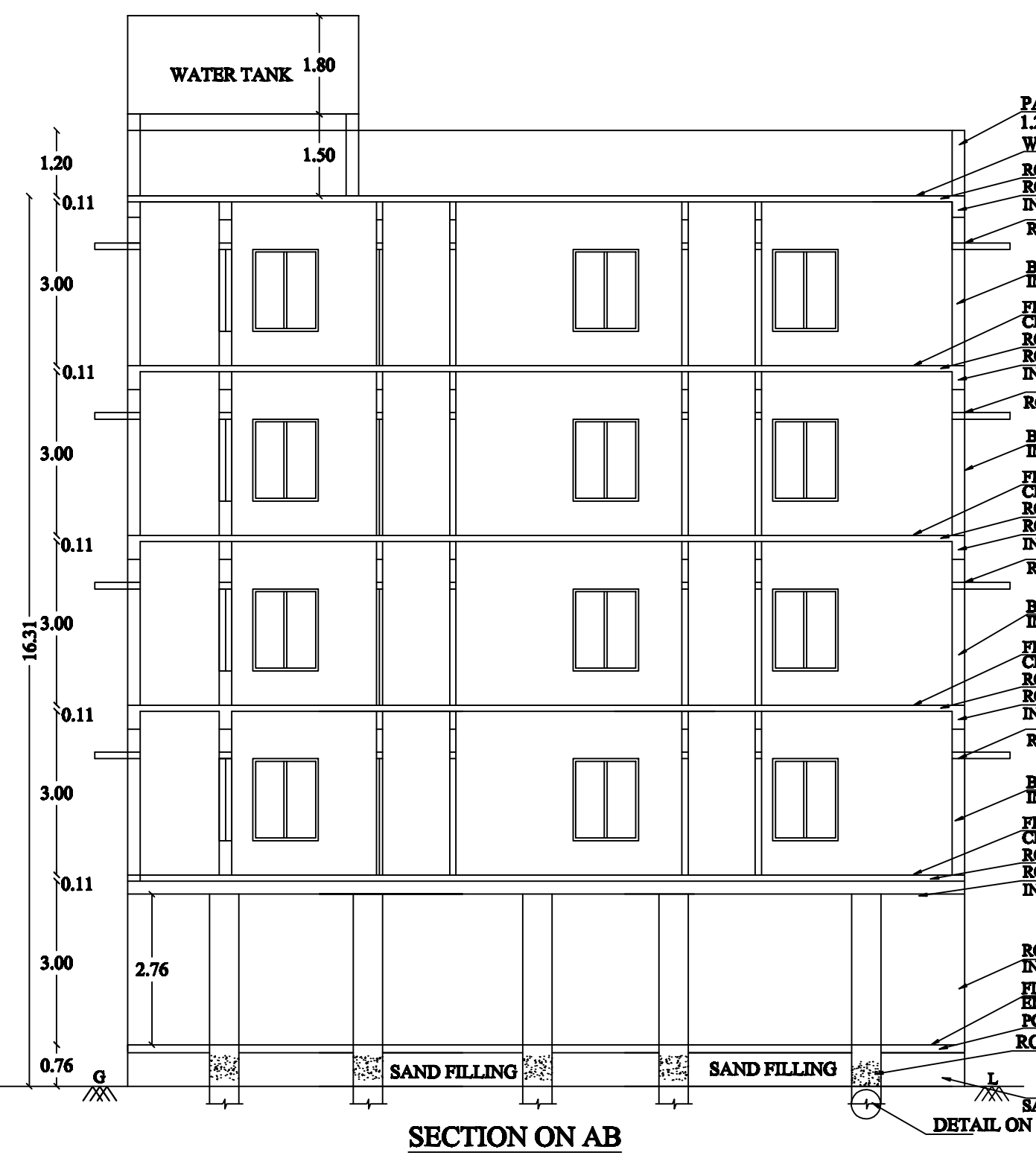
DTCP

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

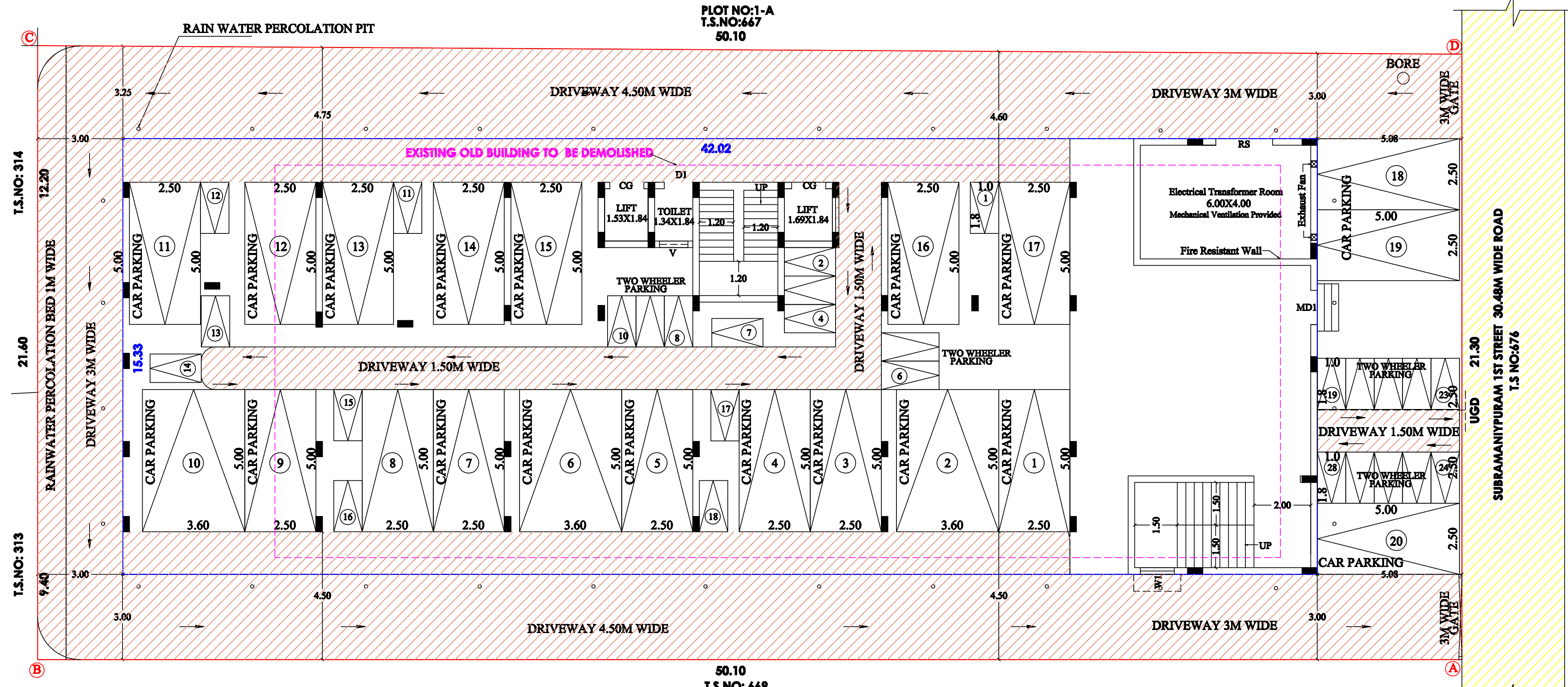
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



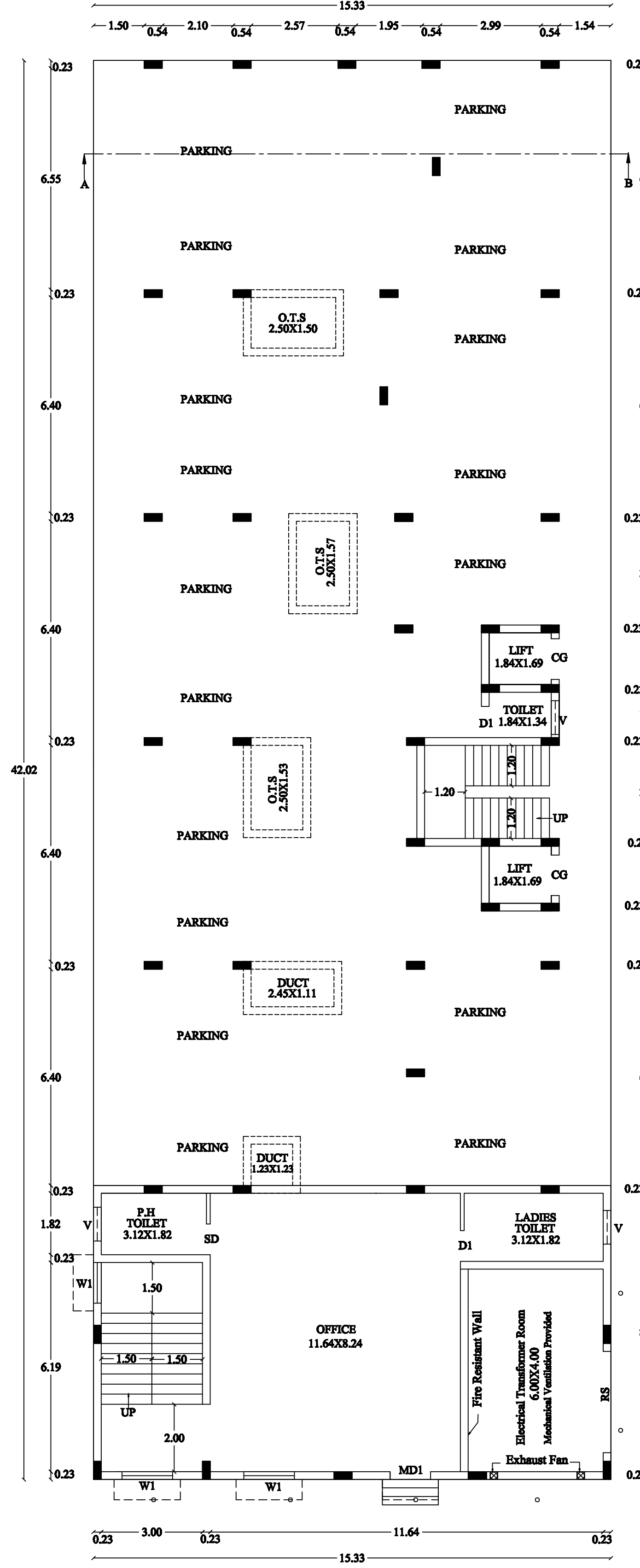
FRONT ELEVATION



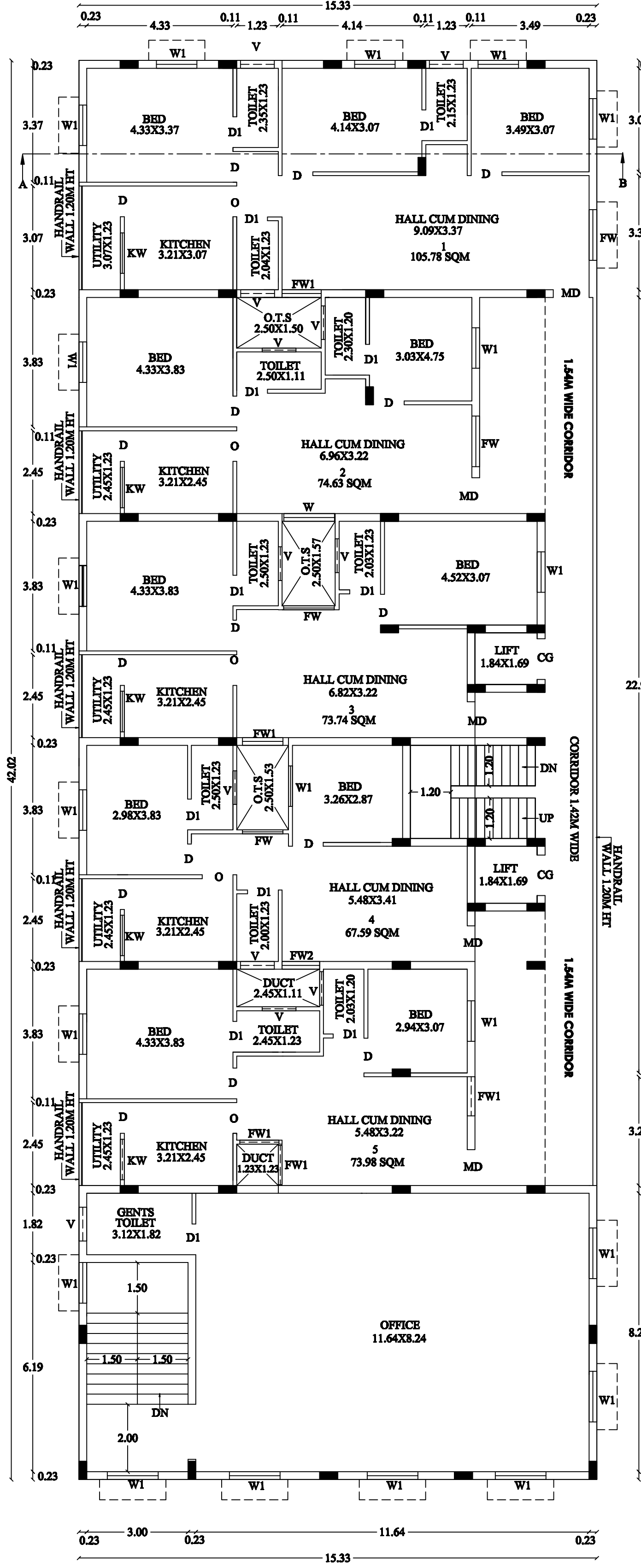
SECTION ON AB



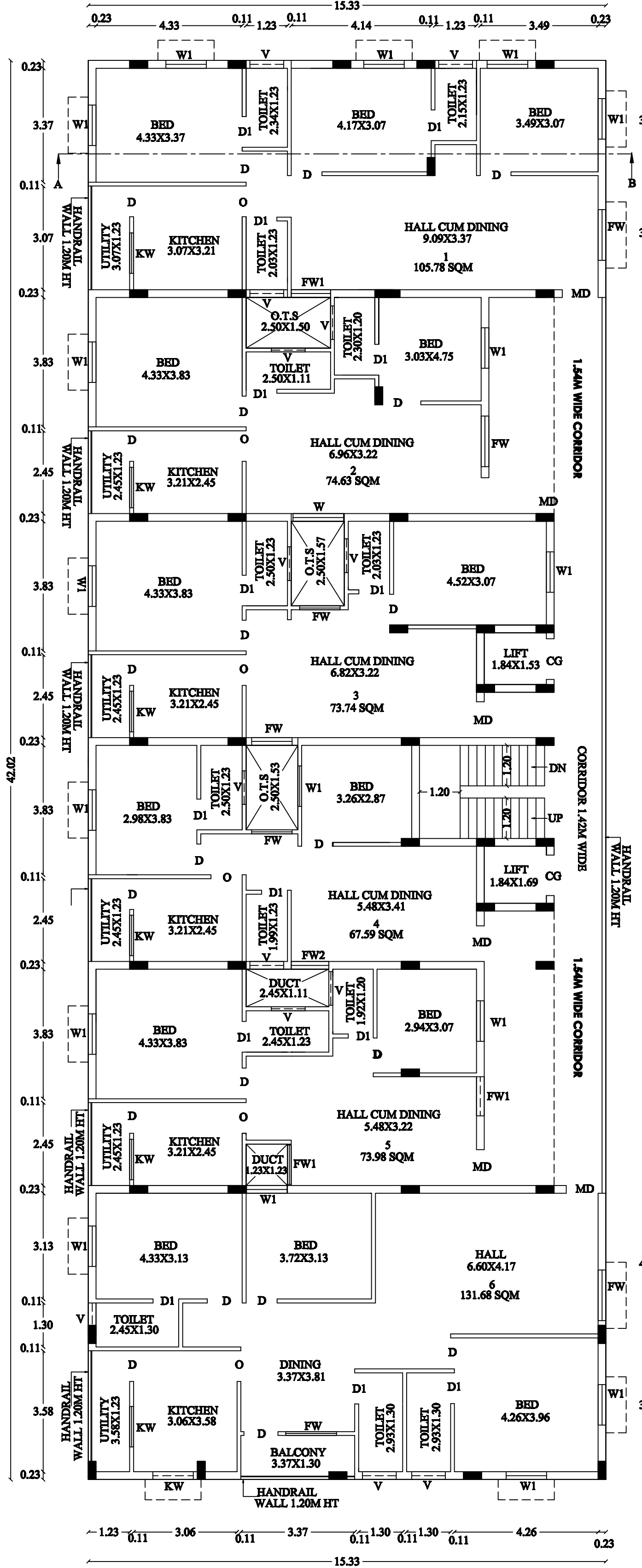
SITE PLAN
(SCALE 1:100)



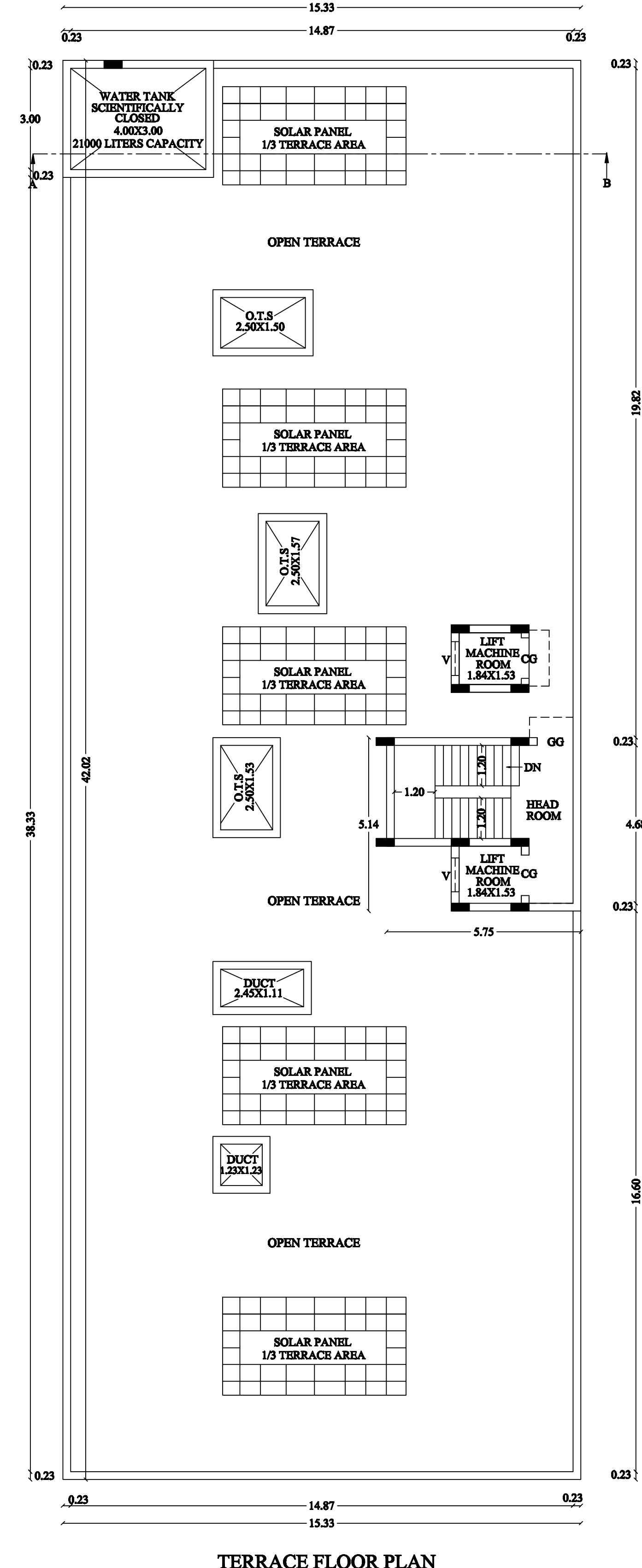
GROUND FLOOR PLAN
(PROFESSIONAL CONSULTING OFFICE & PARKING AREA)



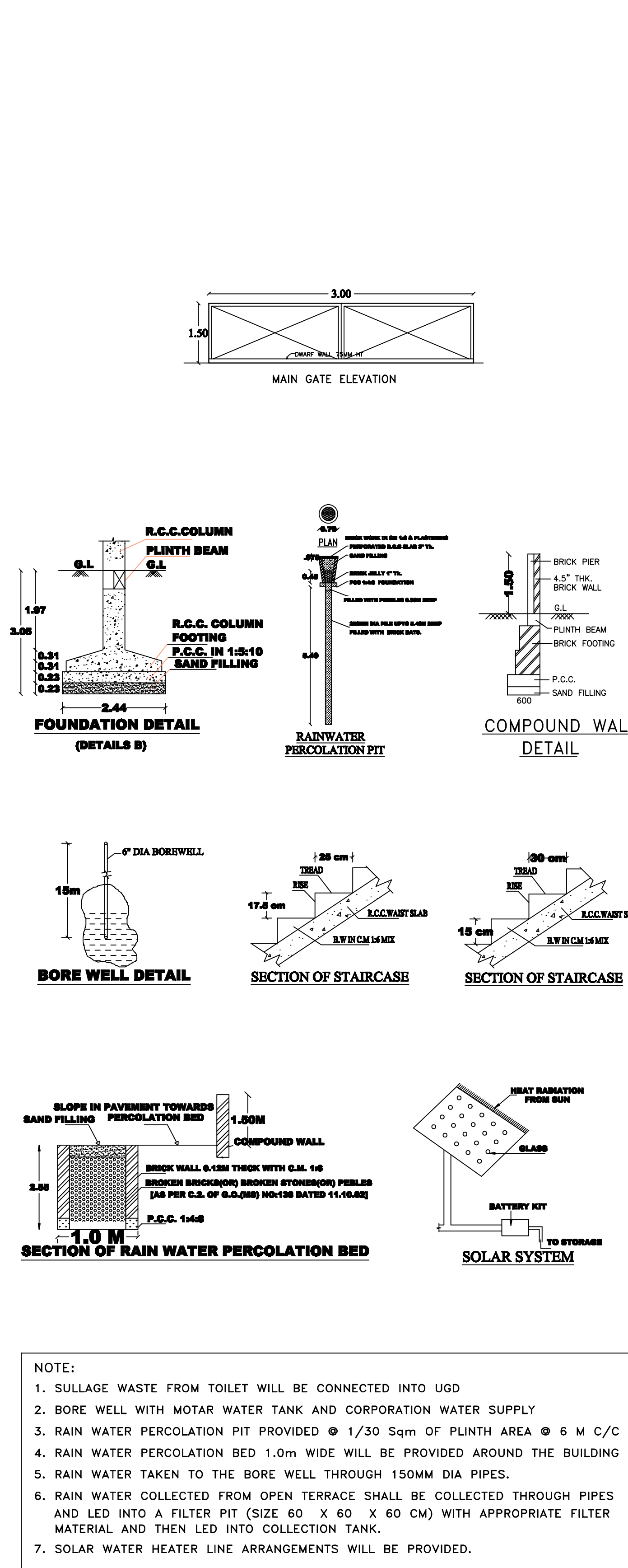
FIRST FLOOR PLAN
(PROFESSIONAL CONSULTING OFFICE & RESIDENTIAL BUILDING)



TYPICAL FLOOR PLAN
SECOND, THIRD & FOURTH FLOOR PLAN
(RESIDENTIAL BUILDING)



TERRACE FLOOR PLAN



NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WITH MOTOR WATER TANK AND CORPORATION 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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT
PLAN SHOWING THE PROPOSED CONSTRUCTION OF
PROFESSIONAL CONSULTING OFFICE CUM RESIDENTIAL
APARTMENT BUILDING IN AFTER DEMOLISHING THE
EXISTING OLD BUILDING IN DOOR NO:7, PLOT NO:2-A,
(T.P.NO:103/50),TS.NO: 668, WARD-2, BLOCK NO: 26,
SUBRAMANIPURAM 1ST STREET, KARAUKUDI
CITY MUNICIPAL CORPORATION, KARAUKUDI TALUK,
SIVAGANGAI DISTRICT..

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
REFERENCE:
Existing Road
Site Boundary
Proposed Building
Driveway

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
MD - MAIN DOOR	1.50 X 2.13
D - FLUSH DOOR	1.00 X 2.13
D1 - FLUSH DOOR	0.91 X 2.13
FW - FLUSH WINDOW	1.50 X 2.13
FW1 - FRENCH WINDOW	1.20 X 2.13
FW2 - FRENCH WINDOW	1.00 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	0.60 X 1.20

AREA DETAILS	
DESCRIPTION	SQM
PLOT AREA (as per DOCUMENT)	1071.45
PLOT AREA (as per FMB)	1086.00
SUPER IMPOSED PLOT AREA	1074.64

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	—	—	—	—
a)	PARKING AREA	—	510.60	644.11	—
b)	PROFESSIONAL CONSULTING OFFICE	133.51	—	—	—
2)	FIRST FLOOR AREA	—	—	—	—
a)	PROFESSIONAL CONSULTING OFFICE	131.68	—	628.36	5
b)	RESIDENTIAL	496.68	—	—	6
3)	SECOND FLOOR AREA	628.36	—	628.36	6
4)	THIRD FLOOR AREA	628.36	—	628.36	6
5)	FOURTH FLOOR AREA	628.36	—	628.36	6
6)	HEAD ROOM AREA	—	30.45	30.45	—
7)	TOTAL AREA	2646.95	541.05	3188.00	23
8)	VACANT AREA	—	—	427.34	—

PARKING DETAILS				
SL. NO.	DESCRIPTION	REQUIRED	PROVIDED	
1)	CAR PARKING SPACE	17 Nos.	17 Nos.	
2)	PHYSICALLY CHALLENGED PERSONS CAR PARKING	03 Nos.	03 Nos.	
3)	TWO WHEELER PARKING SPACE	24 Nos.	24 Nos.	
4)	PHYSICALLY CHALLENGED PERSONS TWO TWO WHEELER PARKING	03 Nos.	04 Nos.	

PLINTH AREA DETAILS			
FLOOR	UNIT	AREA	
1	1	105.78 SQM	
	2	74.63 SQM	
	3	73.74 SQM	
	4	67.59 SQM	
	5	73.98 SQM	
	6	131.68 SQM	
2,3 & 4	1	105.78 SQM	
	2	74.63 SQM	
	3	73.74 SQM	
	4	67.59 SQM	
	5	73.98 SQM	
	6	131.68 SQM	

BUILDING APPROVAL
SITE BOUNDARY SHOWN AS A TO D
ONLINE APPLICATION NUMBER : SW/BA/268129/2024 DATED ON 07.10.2024
BP/DTCP (SIVAGANGAI DISTRICT) NO: 28/2024

APPLICANT

ENGINEER

M. CHANDRAN
E.M.CHOKKINGALAKRISHNAN
DTCP REGD / GR/21/08/08
Structural Engineering Consultant
Registered Engineer Licensed Surveyor
SRI VIKRATKA BUILDERS
No. 181, Kannada East, Puzhakkal-1
Cell: 9842813131 Email: mchandan@gmail.com
ET. ANBALAGAN, M.E.ENGINT
DTCP Registered Engineer
Regd. Professional Engineer
Regd. Structural Engineer
2737/A, Kannada Nagar 27
Water Tank, Karaikudi
Cell: 9842813131
ET. ANBALAGAN, M.E.ENGINT
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2737/A, Kannada Nagar 27
Water Tank, Karaikudi
Cell: 9842813131
Email: mchandan@gmail.com

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.

