

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

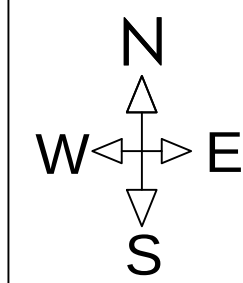
ISSUING AUTHORITY

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 CUM SEMI BASEMENT FLOOR PLAN



REVISED PLAN SHOWING THE
COMERICAL OFFICE
BUILDING IN T.S.WARD NO:3,
BLOCK NO-1, T.S.NO: 378,379 AT
KARAIKUDI MUNICIPALITY
SIVAGANGAI DISTRICT. SHEET :1

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS		
AREA STATEMENTS	SQ. MT	SQ.FT
SITE AREA AS PER T.S.L.R	1952.00	21011.32
T.S.NO:378	652.00	7018.12
T.S.NO:379	1300.00	13993.20

REVISED BUILDING AREA DETAILS		
Description	F.S.I in sq.m	NON F.S.I in sq.m
Semi Basement Floor	---	1229.06
Ground Floor	1203.52	---
Terrace Floor	---	76.28
Total Area	1203.52	1305.34

FLOOR SPACE INDEX		PLOT COVERAGE	
PRO. F.S.I		P.C = $\frac{1203.52}{1952.00} \times 100$	
F.S.I = $\frac{1203.52}{1952.00} = 0.6165$		= 61.65	
= 0.6165 < 2.0		= 61.65% < 100%	

PARKING DETAILS		
VEHICLE	REQUIRED	PROVIDED
CAR PARKING (Including 2 P.H. Parking)	11 NOS	21 NOS
Two Wheeler	41 NOS	45 NOS

EXISTING APPROVED PLAN DETAILS:-

EXISTING PLAN SHOWING THE
DEPARTMENTAL STORE
BUILDING IN T.S.WARD NO:3,
BLOCK NO-1, T.S.NO: 378,379 AT
KARAIKUDI MUNICIPALITY,
SIVAGANGAI DISTRICT.

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS		
AREA STATEMENTS	SQ. MT	SQ.FT
SITE AREA AS PER T.S.L.R	1952.00	21011.32
T.S.NO:378	652.00	7018.12
T.S.NO:379	1300.00	13993.20

EXISTING BUILDING AREA DETAILS		
Description	F.S.I in sq.m	NON F.S.I in sq.m
Ext.Semi Basement Floor	---	1187.51
Ext.Ground Floor	1187.51	---
Terrace Floor	---	81.45
Total Area	1187.51	1268.96

FLOOR SPACE INDEX		PLOT COVERAGE	
PRO. F.S.I		P.C = $\frac{1187.51}{1952.00} \times 100$	
F.S.I = $\frac{1187.51}{1952.00} = 0.608$		= 60.83	
= 0.608 < 2.0		= 60.83% < 100%	

PARKING DETAILS		
VEHICLE	REQUIRED	PROVIDED
CAR PARKING (Including 2 P.H. Parking)	23 NOS	23 NOS
Two Wheeler	23 NOS	23 NOS

EXISTING DTCP(BP)APPROVAL NO = 07/2021

Color Index:

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVE WAY

APPLICANT:-

THIRU.AS.ANNAMALAI

REGISTERED ENGINEER:-

Er.V.MUTHU.B.E. M.E. F.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. 25, "Ever Green Complex", College Road,
Karaikudi - 2, Sivagangai District.
Ph: 04565-358561
Cell: 94432 26127, 6379891035

Er.V.MUTHU.B.E. M.E. F.V. M.Sc (Valuation).
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Ph: 04565-358561
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T.S.NO:16

50.30

Bore Well

C

D

13.40

13.30

EXG.ROAD 3.05m WIDE
T.S.NO:7

25.50

25.10

EXG.ROAD 12.20m WIDE
T.S.NO:380

B

A

E

F

47.80

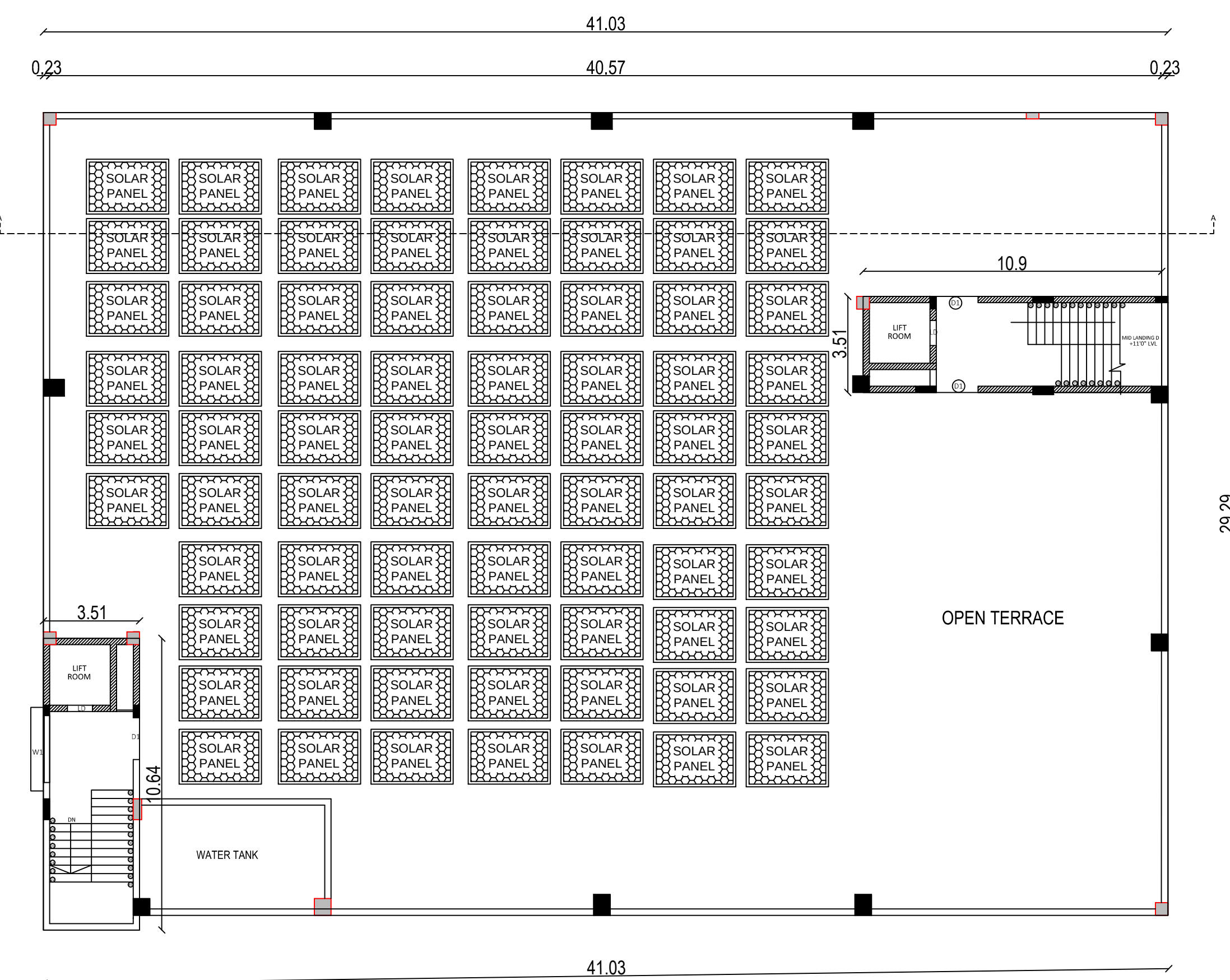
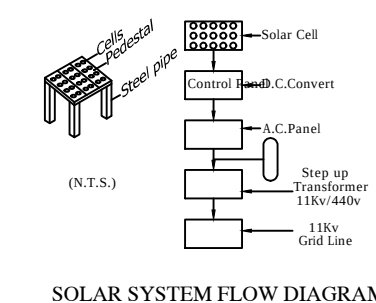
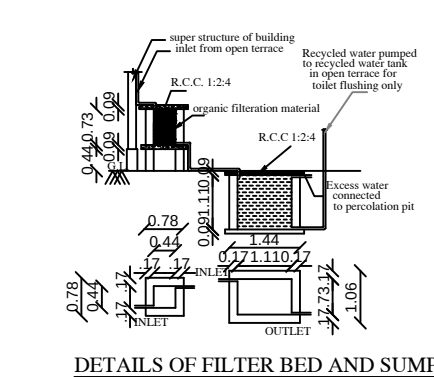
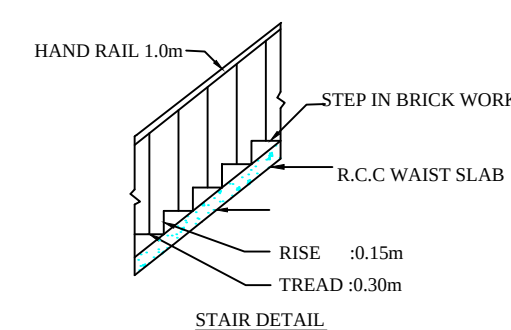
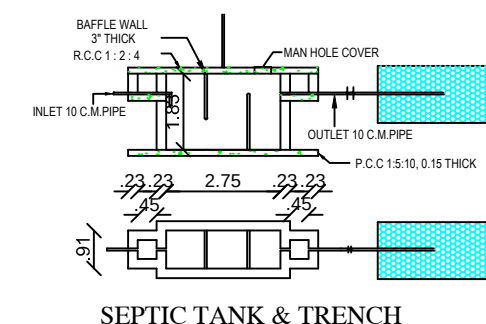
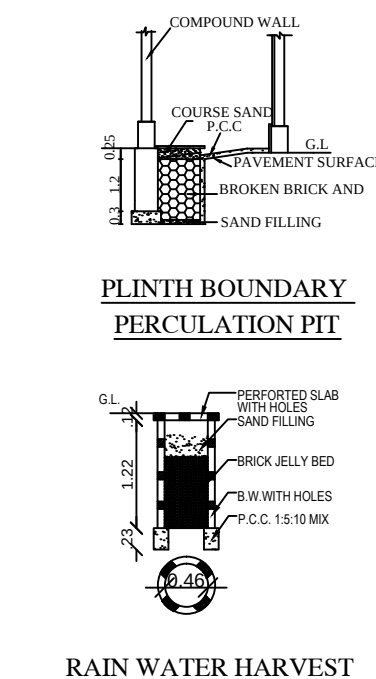
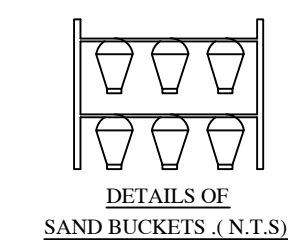
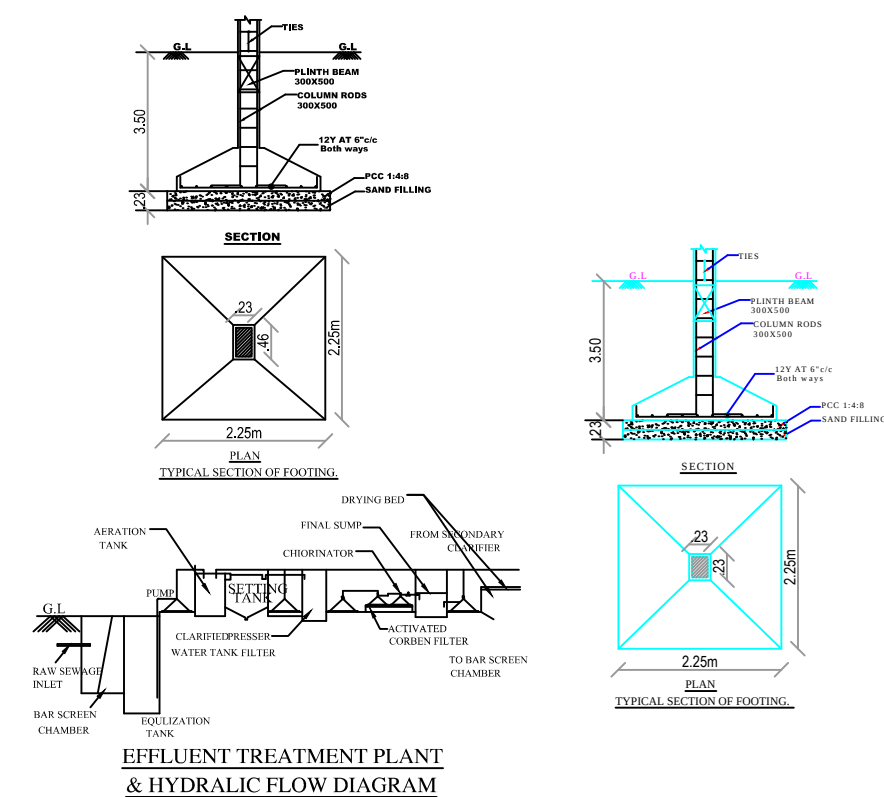
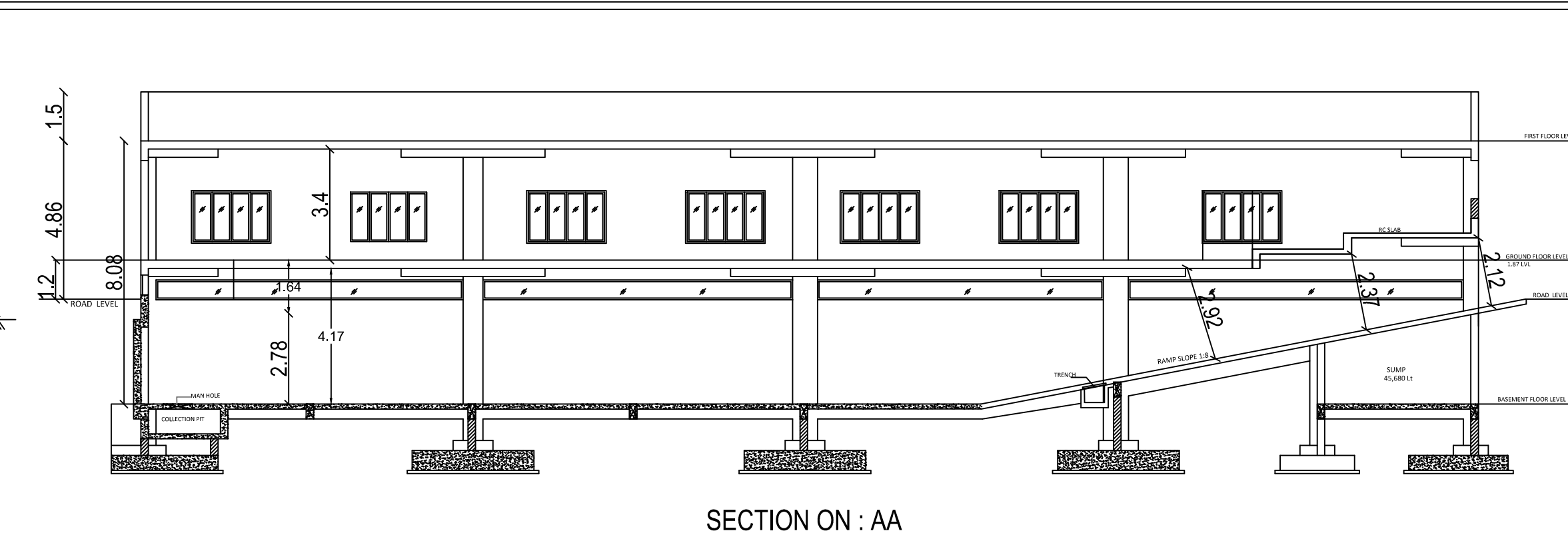
EXG.ROAD 12.20m WIDE

T.S.NO:486



ION NO:SWP/BPA/388559/2024 DATED ON 12.11.2024

BP/DTCP (SIVAGANGAI DISTRICT) NO: 32/2024



SHEET :2

ALL DIMENSIONS ARE IN METER

SITE AREA DETAILS

AREA STATEMENTS	SQ. MT	SQ.FT
SITE AREA AS PER T.S.L.R	1952.00	21011.32
T.S.NO:378	652.00	7018.12
T.S.NO:379	1300.00	13993.20

10000.00	10000.00
REVISED BUILDING AREA DETAILS	

Descriptions	F.S.I in sq.m	NON F.S.I in sq.m	Total Area in sq.m
Semi Basement Floor	---	1229.06	1229.06
Ground Floor	1203.52	---	1203.52
Terrace Floor	---	76.28	76.28
Total Area	1203.52	1305.34	2508.86

EXISTING APPROVED PLAN DETAILS:-	
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EXISTING PLAN SHOWING THE
DEPARTMENTAL STORE BUILDING
IN T.S.WARD NO:3,
BLOCK NO-1, T.S.NO: 378,379 AT
KARAIKUDI MUNICIPALITY
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	EXISTING BUILDING AREA DETAILS	
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Descriptions	F.S.I in sq.m	NON F.S.I in sq.m	Total Area in sq.m
Ext.Semi Basement Floor	---	1187.51	1187.51
Ext.Ground Floor	1187.51	---	1187.51
Terrace Floor	---	81.45	81.45
Total Area	1187.51	1268.96	2456.47

[illegible]

DD	DOOR	1.22 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.76 X 2.10
L.D	LIFT DOOR	0.91 X 2.10
S.D	SLIDING DOOR	0.80 X 2.10
W	WINDOW	2.44 X 1.52
J.W1	JOLLY WINDOW	9.00 X 0.61
V1	VENTILATOR	0.91 X 0.60

EXISTING DTCP(BP)APPROVAL NO = 07/2021

APPLICANT:-


THIRU.AS.ANNAMALAI

REGISTERED ENGINEER:-

REGISTERED ENGINEER



Er. V. MUTHU, B.E., M.I.E., F.I.V., M.Sc (Valuation),
Registered Valuer. No IBBI / RV / 02 / 2019 / 12232
I.T Reg. No. 07 / 2004-05 (Wealth Tax)
Chartered Engineer, Consulting Civil Engineer,
DTCPR Regd., Registered Engineer.Gr.I
No. RE/Gr.I / SVG / Engineer / 001 / 2019
No. 25, "Ever Green Complex", College Road,
Karakudi - 2, Sivagangai District.
Ph:04565-355861,
Cell:94432 26127, 6379891035

✓ *U. P. P. P.*

Er. V. MUTHU B.E., M.I.E., F.I.V., M.Sc (Valuation)
Registered Valuer No.18B1 / RV / 02 / 2019 / 12232
I.T Reg No 07 / 2004-05 (Wealth Tax)
Chartered Engineer Consulting Civil Engineer
DTCRP Regd. Structural Engineer Gr.II
No RE/Gr II / SVG / Region / 007 / 2020
No. 25, "Ever Green Complex", College Road
Karakudi - 2, Sivagangai District.
Ph: 04565-358561.
Cell: 94432 26127, 6379891035

ONLINE APPLICATION NO:SWP/BPA/388559/2024 DATED ON 12.11.2024
BP/DTCP (SIVAGANGAI DISTRICT) NO:32/2024

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.

