

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

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.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
File No. :SWP/BPA/0235481/2024 DATED ON 27.5.2024
DWG SCRUTINY NO : 499016-2024-TR,
DCR NO:DCR52024MWDIJ

Existing Road
Site Boundary
Proposed Building
Driveway

SCHEDULE OF JOINERIES:

PROPOSED BUILTUP AREA

B.P/DTCP(SIVAGANGAI DISTRICT)NO:14/2024

M. Paroli

✓✓

1

AG A. MANGANTHAN, SCHOOLBURY,
REGISTERED ARCHITECT & VALUER
REG NO. COA / 2004 / 1294, RM. 211E, IV / 2415
TEL: 01246 770000, FAX: 01246 770002

lungspace
ARCHITECTURE | DESIGN | INTERIORS
3071, RAILWAY STATION TO COLLEGE ROAD
... COMMUNITARIAN

KARAKUDI - 530 004
KODU - 800 100, BAY - makindaw@gmail.com

M. Charlyasov

OTCP/SE/GR-21/05/001
Structural, Civil Engineering Consultants
Registered Engineers

SRI VINAYAGA BUILDERS
No: 181, Kavinadu East Puduramai - 2
Cell: 7502266126, E-mail: srbobba@gmail.com

Empir.

REGISTERED Geo-Tech Engineer / Chartered Engineer
 TOP Regn No. CGURON / RSTE / 2219 / CG / 012

T. H. / DAN M. F. Struc

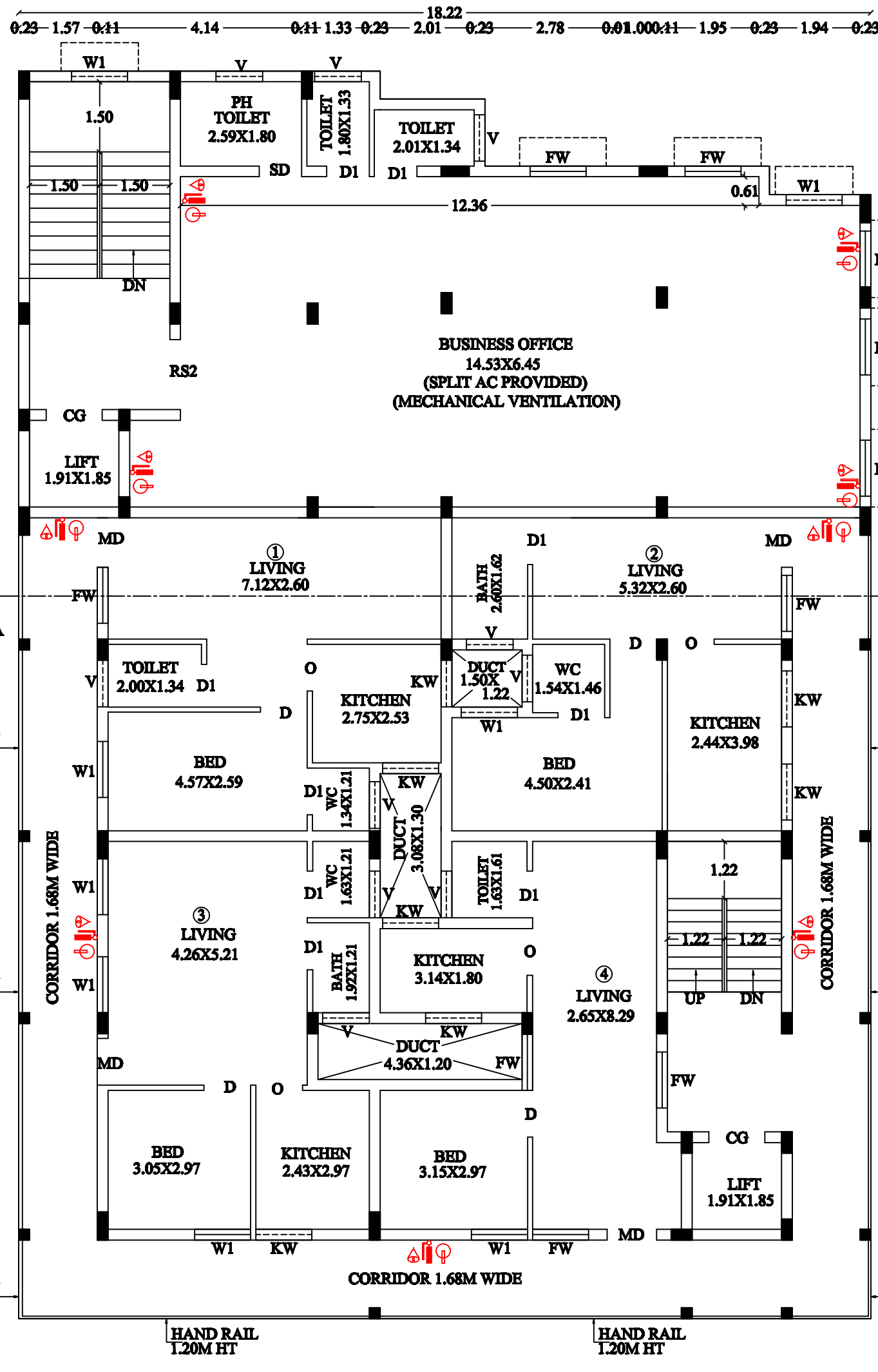
Er. T. ANBALAGAN
DTCP Registered Engineer
No. 100/REG-11/22/11/001

Structural Engineering
Civil & Structural Consult
Mangalore Nagar 2

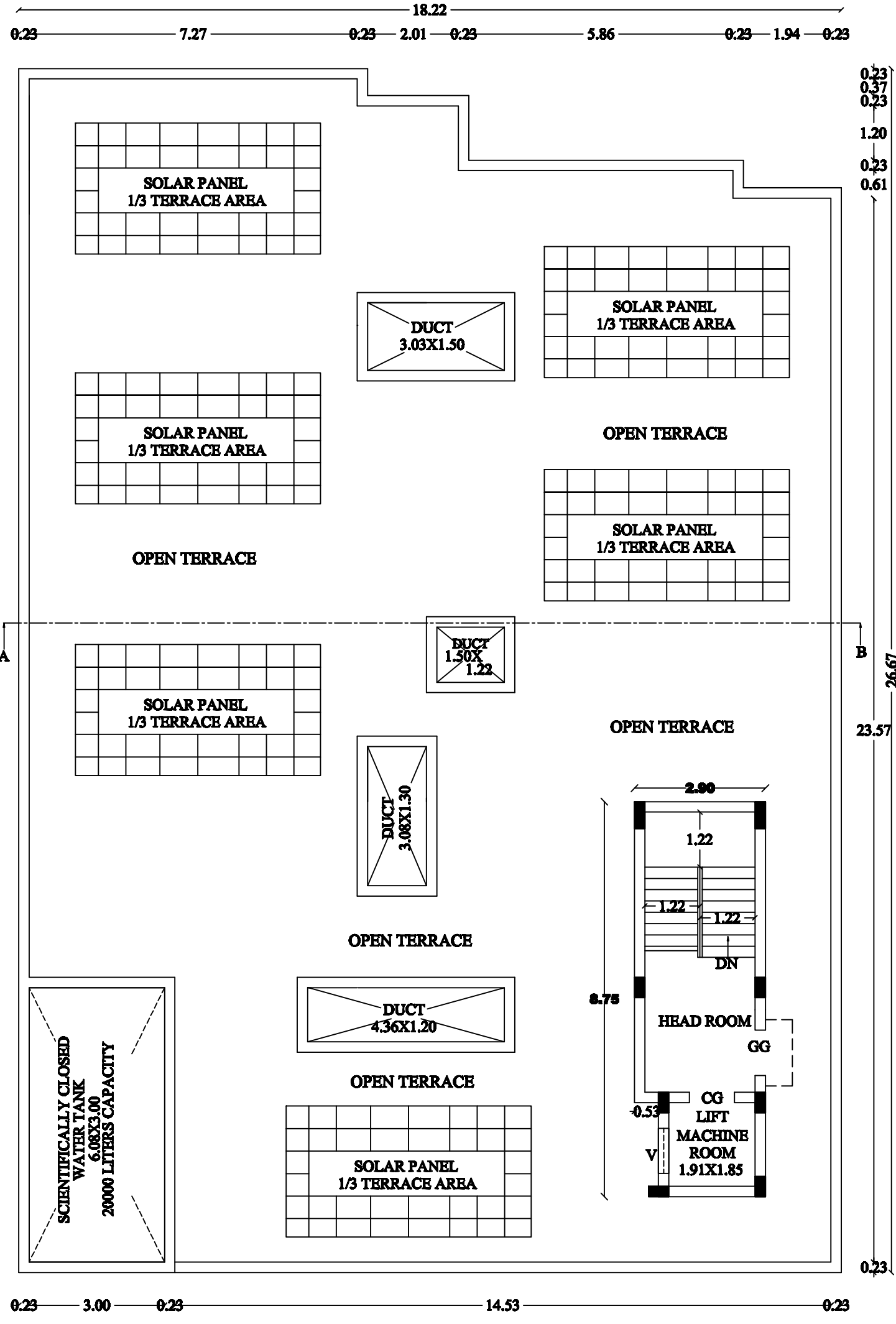
Water Tank, Kariakoo
Cell-015976



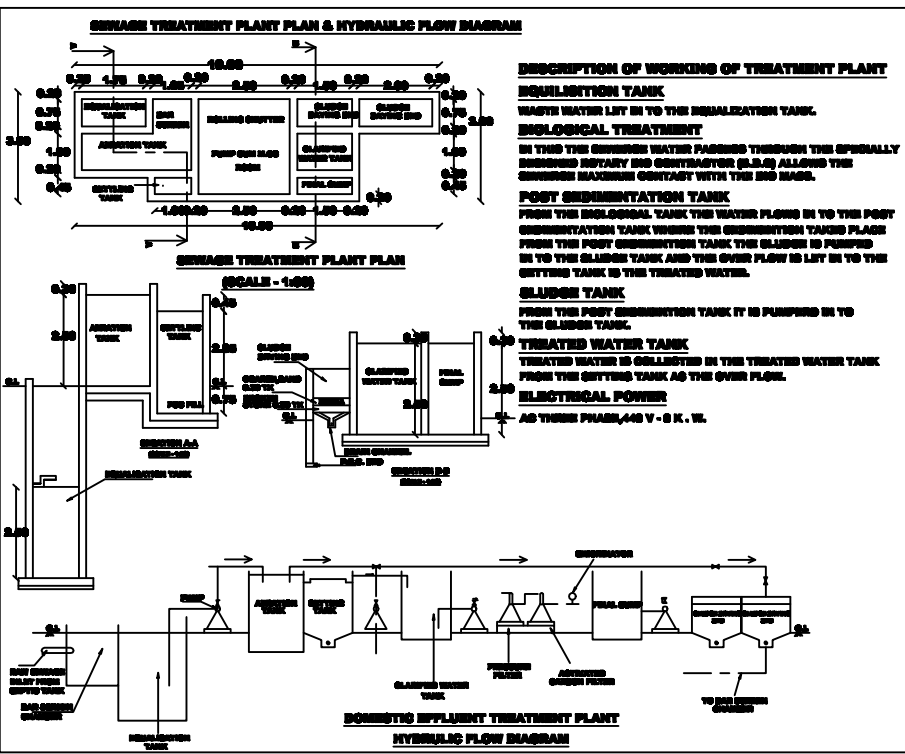
SECTION ON AB



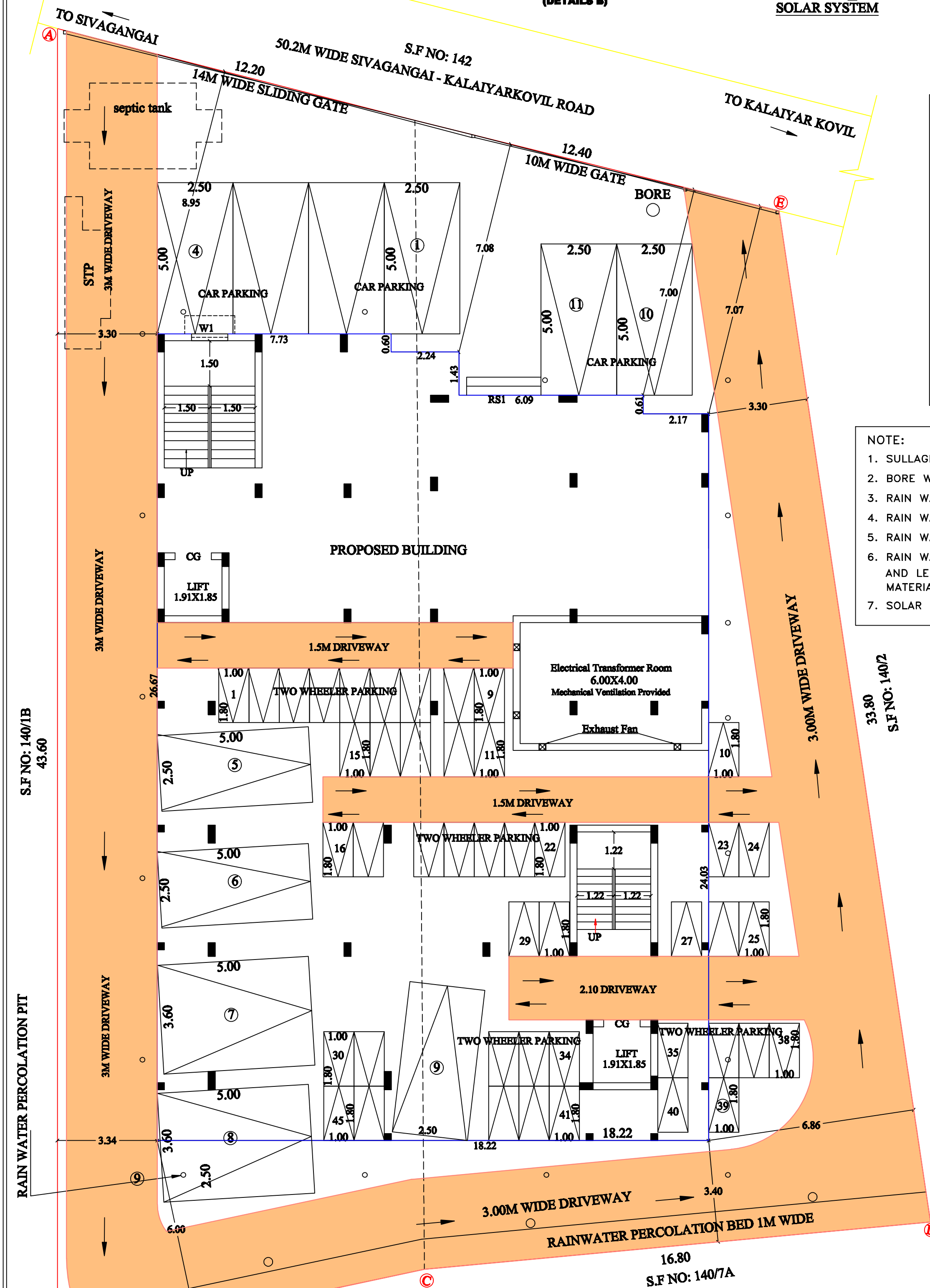
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO STP
2. BORE WELL WITH MOTOR WATER TANK AND PANCHAYATH 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 30 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.

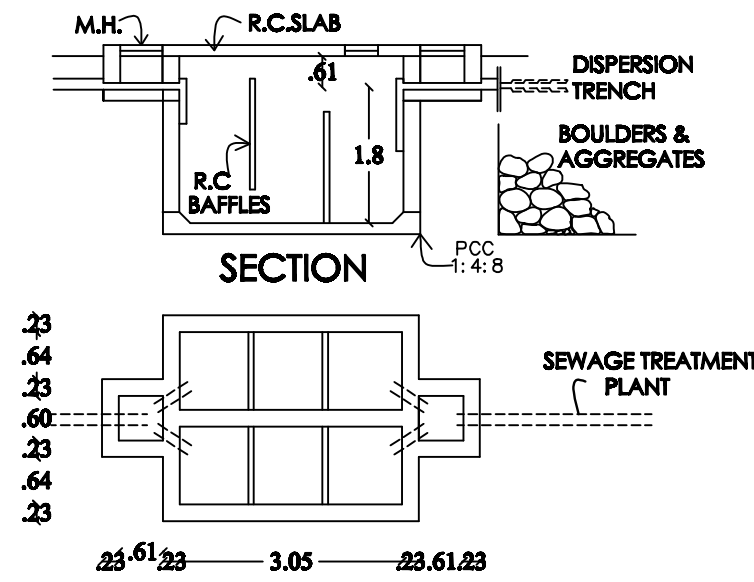


SITE PLAN

(SCALE 1:100)

SITE PLAN WITH T.S.NO DETAILS
(SCALE 1:200)

	UNIT NO	PLINTH AREA	CARPET AREA
FLOOR 1	1)	49.77SQ.M	44.11SQ.M
	2)	2.00SQ.M	43.05SQ.M
	3)	49.78SQ.M	43.22SQ.M
	4)	49.00SQ.M	40.93SQ.M
FLOOR 2-5	1)	84.58 SQ.M	74.32 SQ.M
	2)	63.36SQ.M	54.99SQ.M
	3)	49.77SQ.M	44.11SQ.M
	4)	49.00SQ.M	43.05SQ.M
	5)	49.78SQ.M	43.22SQ.M
		49.00SQ.M	40.93SQ.M



PLAN TANK DETAILS

SHEET NO: 02	
JOINT TOWN AND COUNTRY PLANNING OFFICE SIVAGANGAI DISTRICT	
<u>SHOWING THE PROPOSED CONSTRUCTION</u>	
<u>LESS OFFICE CUM RESIDENTIAL APARTMENT</u>	
<u>PLANNING AT S.F.NO:140/1C1& 140/1C2,</u>	
<u>ANKUDI VILLAGE & PANCHAYATH,</u>	
<u>PERIYAR KOVIL TALUK, SIVAGANGAI DISTRICT.</u>	
DIMENSIONS ARE IN METER	
Scale: 1:100	
Project No.: SWP/BPA/0235481/2024 DATED ON 27.5.2024	
Scrutiny No.: 499016-2024-TR,	
O:DCR52024MWDIJ	
<u>REMARKS:</u>	
Access Road	
Boundary	
Proposed Building	

AREA DETAILS	
DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	1000.00
PLOT AREA (as per FMB)	1000.00

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			466.54	-
	PARKING AREA	28.78	284.64		
	BUSINESS OFFICE	153.12	-		
2)	FIRST FLOOR AREA			455.45	4
	BUSINESS OFFICE	152.49	-		
	RESIDENTIAL	302.96	-		
3)	SECOND FLOOR AREA	450.89	-	450.89	6
4)	THIRD FLOOR AREA	450.89	-	450.89	6
5)	FOURTH FLOOR AREA	450.89	-	450.89	6
6)	FIFTH FLOOR AREA	450.89	-	450.89	6
7)	HEAD ROOM AREA	-	24.27	24.27	-
8)	TOTAL AREA	2440.91	308.91	2749.82	28

$$\text{PLOT COVERAGE} = 466.54 / 1000 \times 100 = 46.65 \%$$
$$\text{F.S.I} = 2440.91 / 1000 = 2.441$$

PARKING DETAILS		
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE	9 NOS	9 NOS
PHYSICALLY CHALLENGED CAR PARKING SPACE	2 NOS	2 NOS
TWO WHEELER PARKING	44 NOS	45 NOS

B.P/DTCP(SIVAGANGAI DISTRICT)NO: 14/2024

APPLICANT

ENGINEER

A.Y.A. MANAGEMENT & CONSULTANCY
REGD OFFICE ARCHITECTS IN CHARGE
REG NO / CO-1 / 2094 MAY - 2008 / FEB - 2013
REG NO / CO-1 / SWS Regd no / 005 / 2016

INTERIOR DESIGN | INTERIORS
ARCHITECTURE | DESIGN | COLLEGE ROAD
KALAIKUDI, KANNI CAMPUS TO COLLEGE ROAD
OFF TANDI ROAD, ALANAPURAM
KALAIKUDI
MOBILE : 96523 4385 DIAL : vanden@vanden.com

M. Chaliyow
E.M.CHOKKILINGAM & ASSOCIATES
OTPC / SC / GR-A / 21/08/001
Structural Civil Engineering Consultant
Registered Engineer, Licensed Surveyor
SHRI VINAYAKA BUILDERS
No:181, Kannada East Poulaketta - 1,
CoT:700226-16 E-mail: emchokkingam@gmail.com

K. GANAPATHI, a.m.i.e.s. member, MIE, FIV, D.M.,
REGISTERED Geo-Tech Engineer / Chartered Engineer
ICP Regn No. 08L938 (R/TE / 2213 / 03 / 012)

Er. T. ANBALAGAN, M.E (Struct)
DTCP Registered Engineer
Reg. No. RE/G-1/2211/001
Structural Engineer
Civil & Structural Consult
2/373-A, Mannar Nagar 2nd
Water Tank, Karaikal
Cell-915976...

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.

