

PP

APPROVAL RECORD

Planning Permission

Survey 675

Sivagangai, karaikudi taluk

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

PURPOSE

Commercial

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 COMMERCIAL BUILDING IN SF.NO:675/2B2, 675/3A2, 675/3B, 675/3C, 675/3D, 675/4A2, 675/4B2 AT KOTTAIYUR VILLAGE AND TOWN PANCHAYAT, KARAUKUDI TALUK AND SIVAGANGAI DISTRICT.

DISTRICT TOWN AND COUNTRY PLANNING
OFFICE SIVAGANGAI DISTRICT
Online Application no :SWP/BPA/527333/2025
Applicant :Mr.NAGARAJAN G S/o GANESAN

SITE AREA DETAILS

DESCRIPTION	Sq.mt
Area of site	
Document Area	1,832.00
Patta Area	1,810.00
Super Imposed Area	1872.64

F.S.I = $3428.94 / 1,810.00 = 1.894$

OPEN SPACE RESERVATION

As Per TNCDBR-2019 Rule Applicant
paid 10% of Site Area

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE	26	30
TWO WHEELER PARKING SPACE	30	46

ALL DIMENSION ARE IN METER

SCALE 1: 100

SCHEDULE OF JOINERIES:

Short.ct	Description	Dimension(m)
M.D	Main Door	2.44 x 3.05
D	Door	0.91 x 2.13
D1	Toilet/bath Door	0.76 x 2.13
W	Window	2.44 x 1.52
W1	Window	1.83 x 1.52
W2	Window	0.91 x 1.21
V	Ventilator	0.91 x 0.91

Color Index:

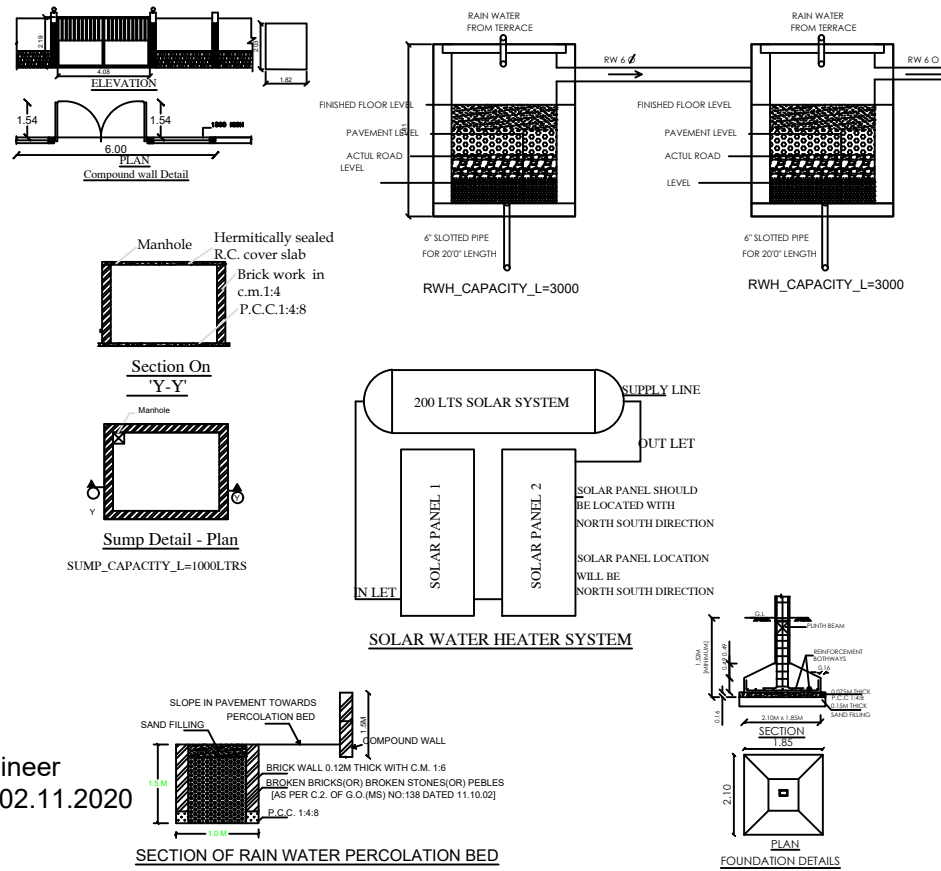
Site Boundary	
Existing Road	
Proposed Building	
Drive Way	
Proposed R.C.C. Culvert	

PARKING CALCULATION

As Per TNCDBR-2019
Rule Annexure - IV Part - I
(2) Shops/Shopping Centres/Departmental Stores/Super Markets
1.Car Parking = 100.00 Sq.mt - 1 Nos
2.Two Wheeler Parking = 100.00 Sq.mt - 1 Nos

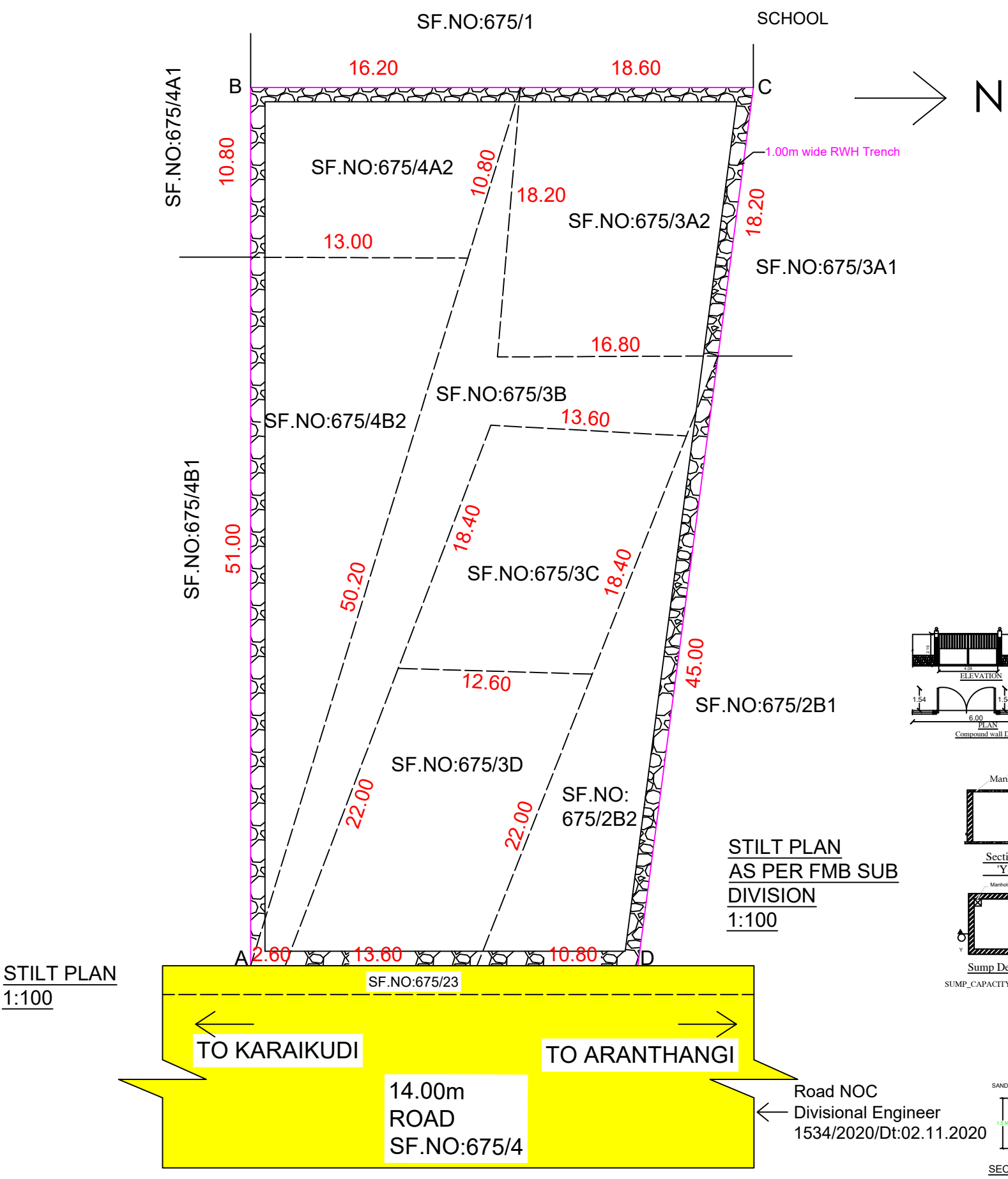
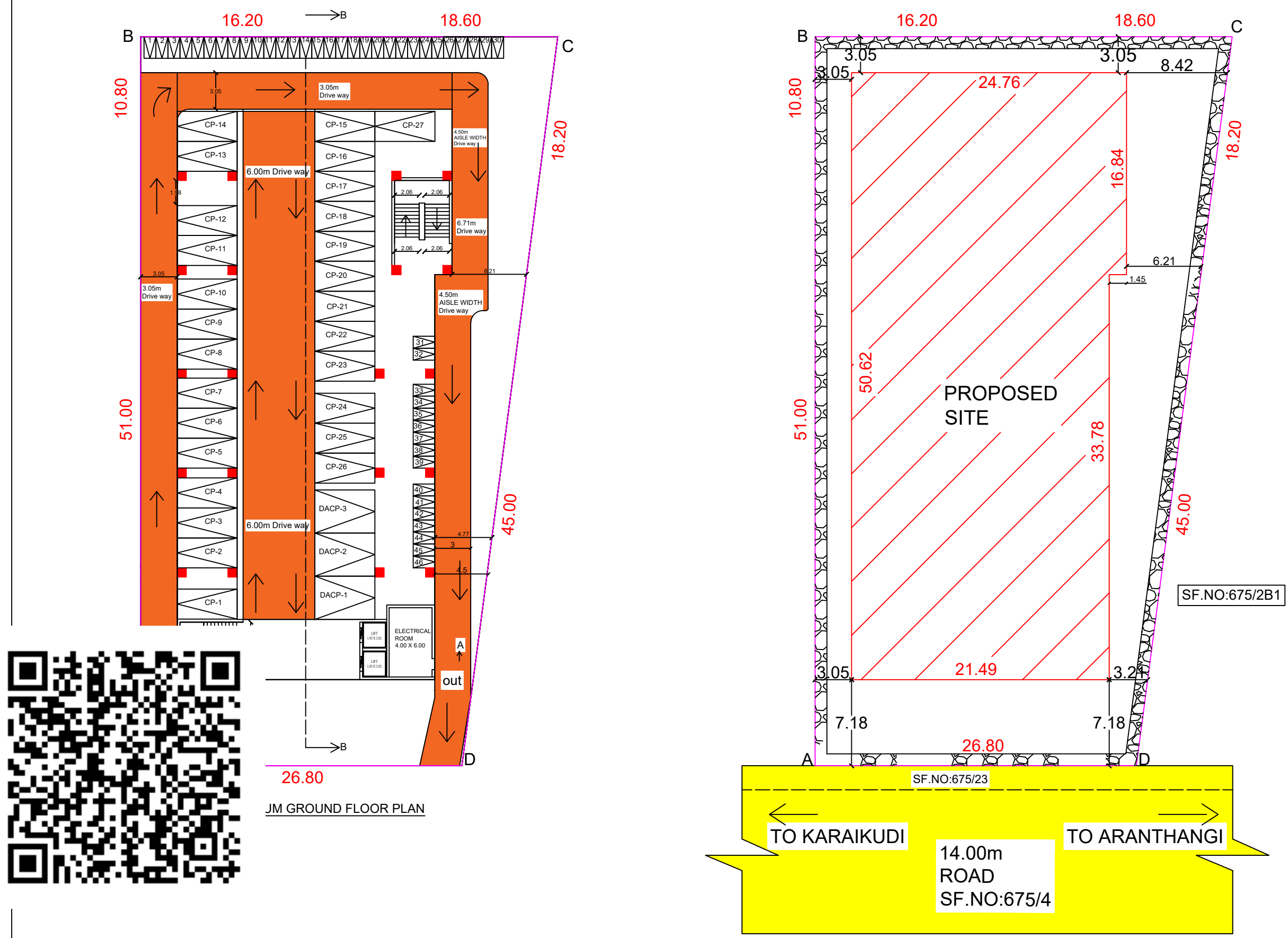
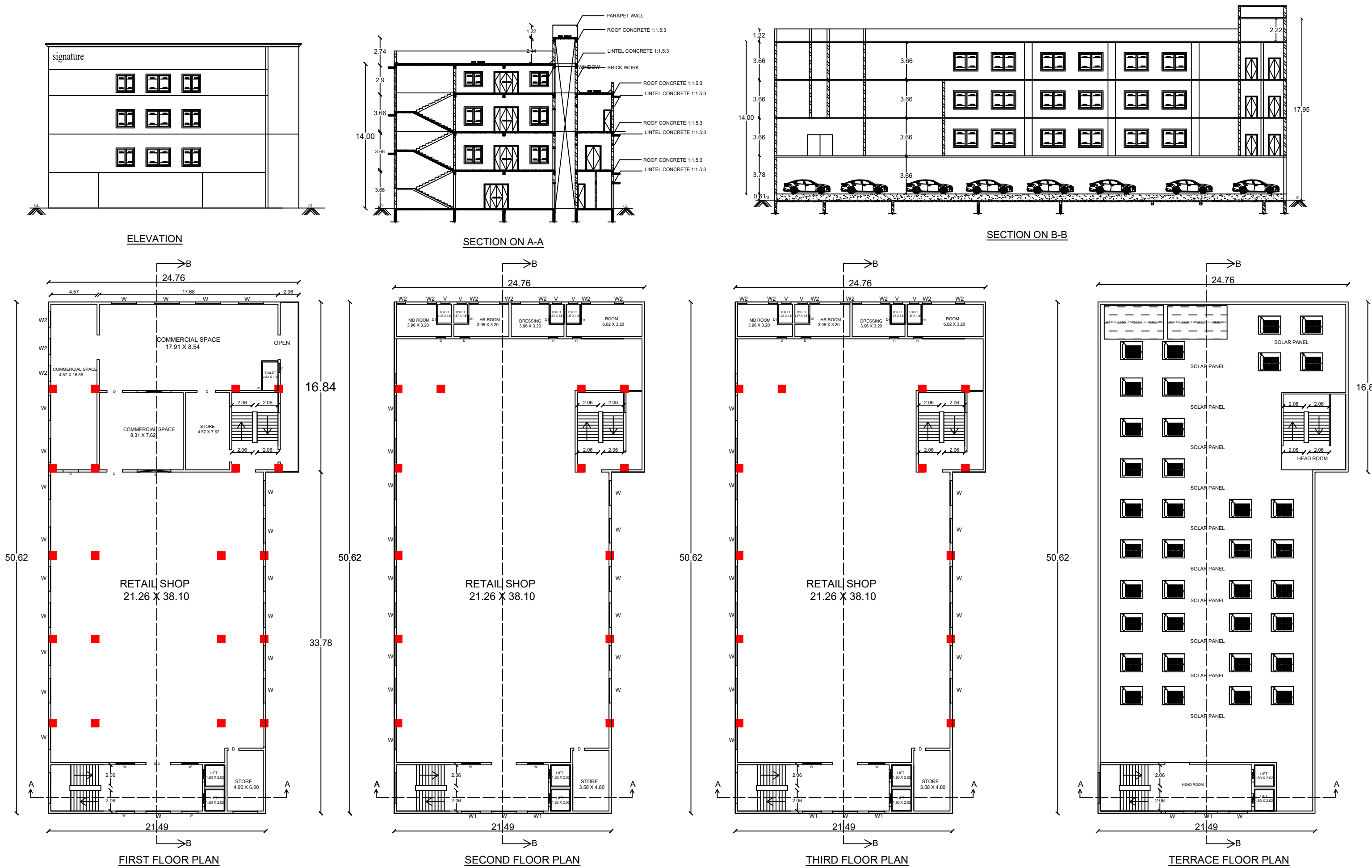
Note:

- 1.Waste water used for kitchen garden purpose
2. Solar water heater to be Provided
3. Exhaust fan used for kitchen
4. Rain water Storage Tank to be Provided
- 5.Septic tank dispersion trench to be Provided
- 6.Excluding corridor & staircase 5% of Plinth Area.
- 7.Fire Resistance to be provided
- 8.Emergency alarm to be provided
- 9.Drinking water to be provided
- 10.Solid waste tub to be Provided
- 11.Waste water from recycled water tank & Trench connected to sullage disposal tank.
- 12."U" traps provided in septic tank to prevent curb breeding of mosquitoes.



AREA DETAILS PROPOSED BLOCK

SL.No	FLOOR DIMENSION IN m ²	FSI AREA	NON FSI AREA	TOTAL
1	STILT FLOOR	0.00	1112.18	1112.18
2	FIRST FLOOR	1142.98	0.00	1142.98
3	SECOND FLOOR	1142.98	0.00	1142.98
4	THIRD FLOOR	1142.98	0.00	1142.98
5	HEAD ROOM	0.00	132.10	132.10
	TOTAL	3428.94	1,244.28	4,673.22



Construction Engineer

Structural Engineer

Applicant
Mr. NAGARAJAN G S/o GANESAN

Register Engineer

BP/DTCP (SIVAGANGAI) NO: 17/2025

Assistant Director
District Town and Country
Planning office
Sivagangai District

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.

