

PP

APPROVAL RECORD

# Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

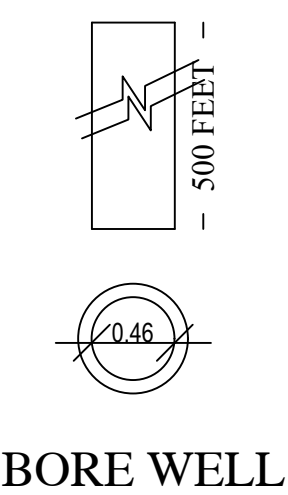
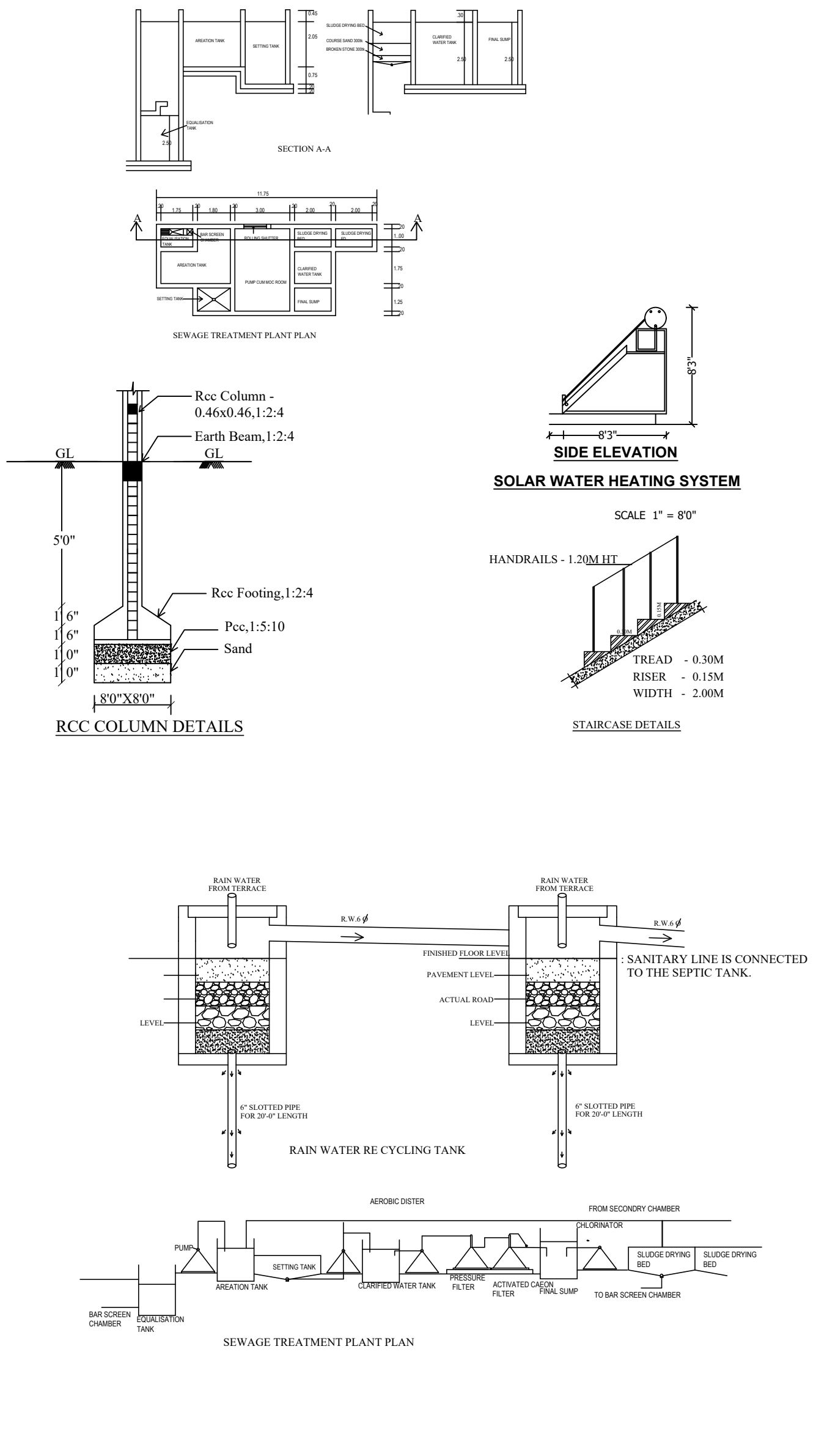
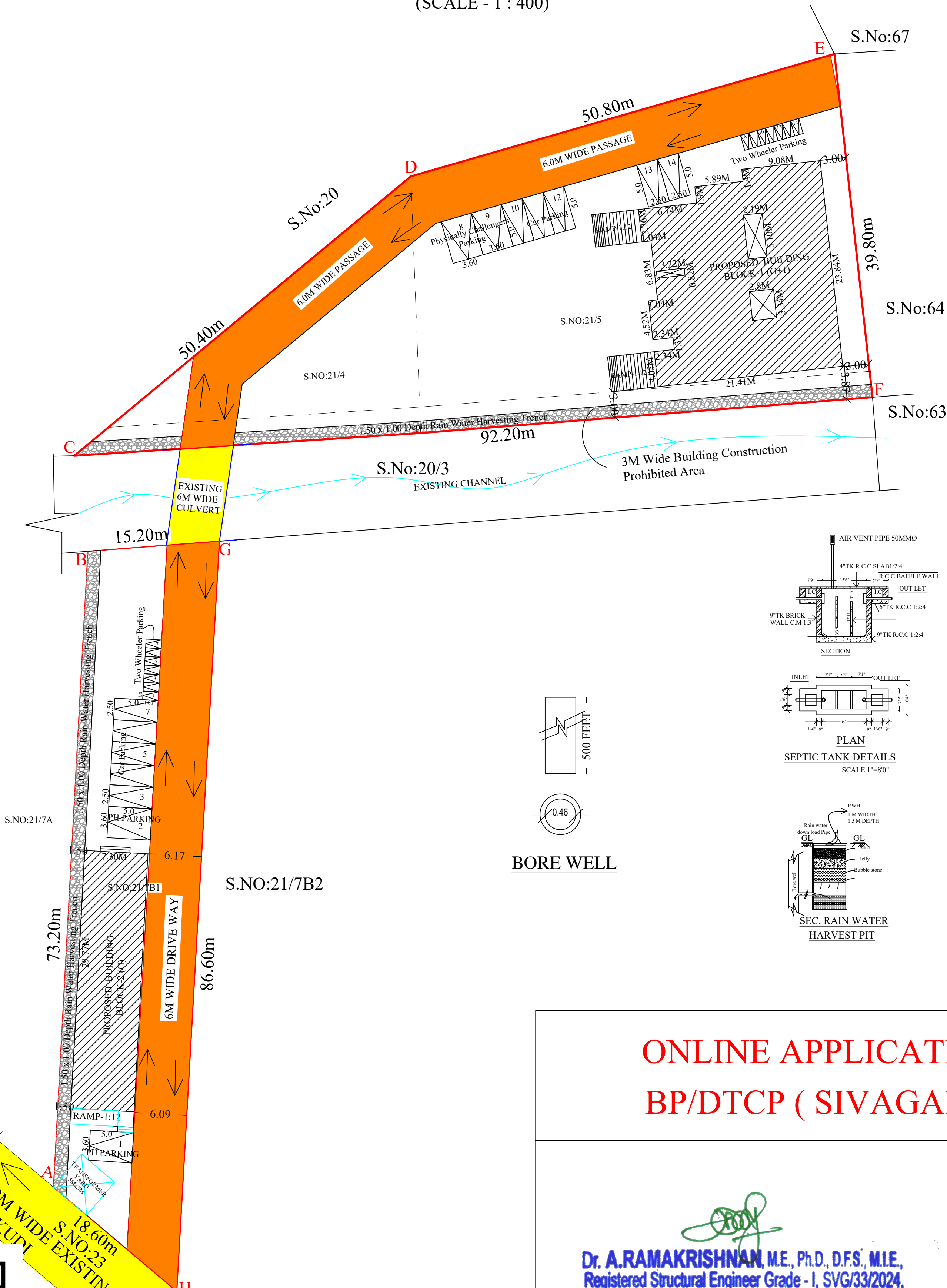
**Rural Panchayat**

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.

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF " COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING", IN S.NO: 21 /4, 21/5, & 7B1 AT SIRUMARUDHUR VILLAGE, KANDADEVI PANCHAYATH, DEVAKOTTAI TALUK, SIVAGANGAI DISTRICT.

(SCALE - 1 : 400)



ONLINE APPLICATION NO : SWP/BPA/598760/2025  
BP/DTCP ( SIVAGANGAI DISTRICT ) NO : 19/2025

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Registered Structural Engineer Grade - I, SVG/33/2024,  
IDHAL INFRASTRUCTURE  
No. 2089, Idhal Complex, Mullikundu,  
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Email: idhalgroups@gmail.com

REGISTRED STRUCTURAL ENGINEER

APPLICANT

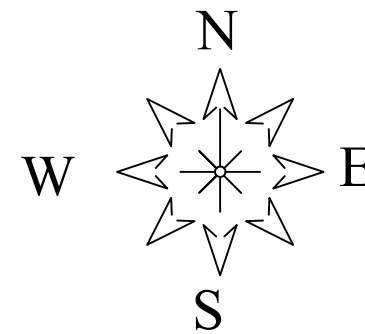
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REGISTRED ENGINEER

SHEET NO : 01

REFERENCE :

- SITE BOUNDARY - [Red Line]
- EXISTING ROAD - [Yellow Area]
- PROPOSED BUILDING - [Pink Area]
- DRIVE WAY - [Orange Area]



SITE AREA DETAILS:

S.NO : 21/4 - 600.00 Sq.m  
S.NO : 21/5 - 1850.00 Sq.m  
S.NO : 21/7B1 - 1200.00 Sq.m  
Total Area - 3650.00 Sq.m

| BLOCK NAME | Descriptions              | Non FSI SQ.M | FSI SQ.M | Total Area SQ.M |
|------------|---------------------------|--------------|----------|-----------------|
| BLOCK-1    | Area of the Ground Floor  | 177.02       | 269.93   | 446.95          |
|            | Area of the First Floor   |              | 446.95   | 446.95          |
|            | Area of the Terrace Floor | 35.82        |          | 35.82           |
| BLOCK-2    | Area of the Ground Floor  |              | 217.32   | 217.32          |
|            | Area of the Terrace Floor | 23.32        |          | 23.32           |
|            | Total Floor Area          | 236.16       | 934.20   | 1170.36         |

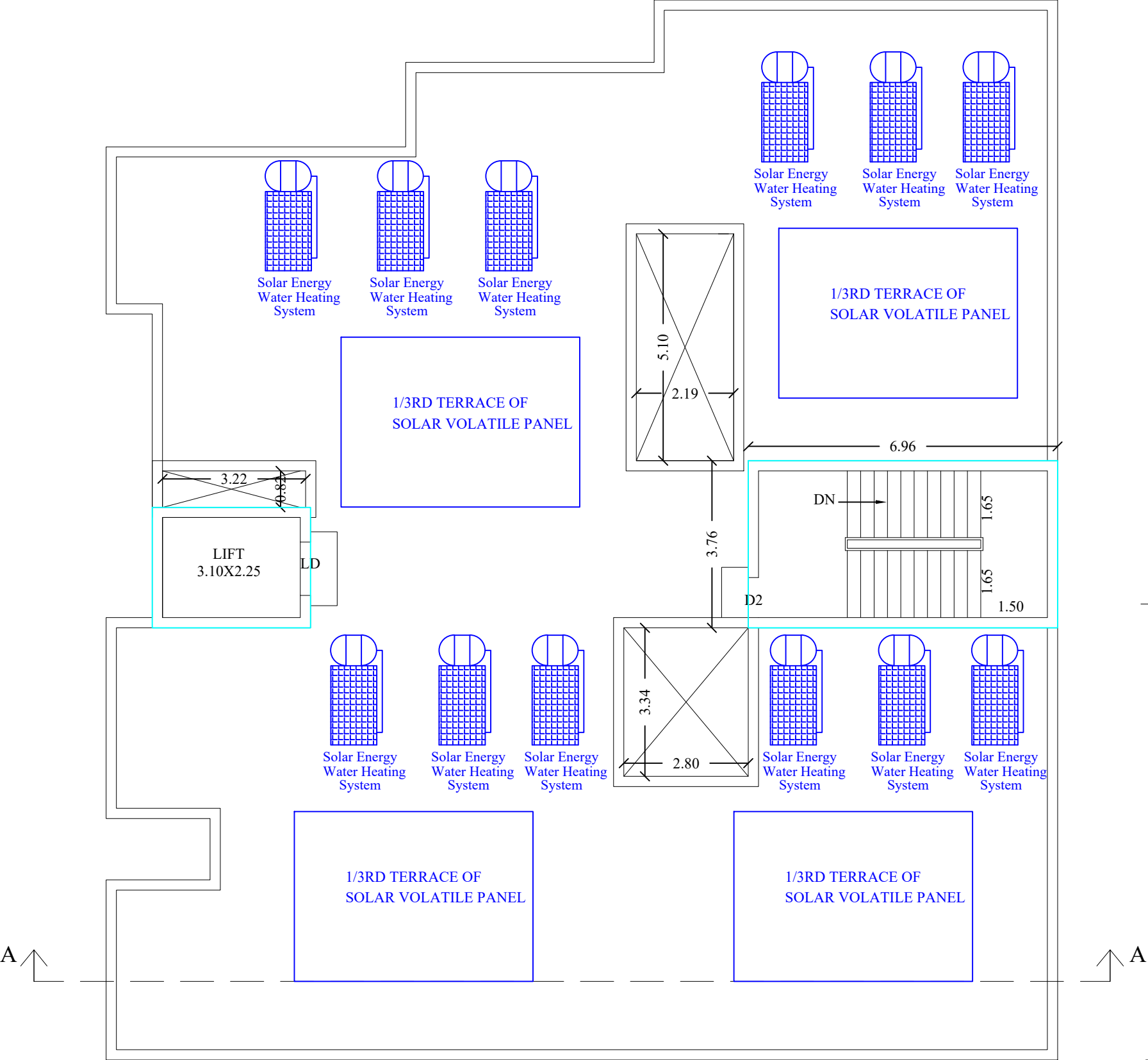
FLOOR SPACE INDEX =  $\frac{934.20}{3650.00} = 0.255$

No. of. Car Parking Required - 12 Nos  
No. of. Car Parking Provided - 14 Nos  
(Including 4No's Physically Challenger's Provided)  
No. of. Two Wheeler Parking Required - 5 Nos  
No. of. Two Wheeler Parking Provided - 14 Nos

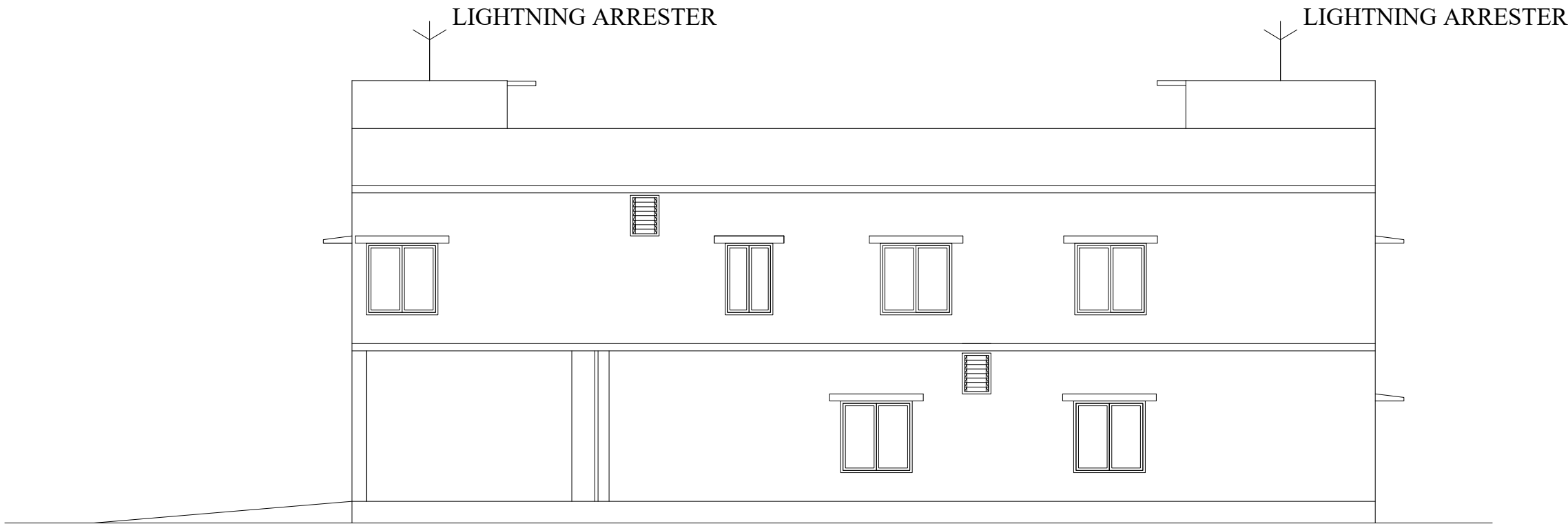
DWELLING AREA DETAILS:

| GROUND FLOOR                                 | FIRST FLOOR                                                                               |
|----------------------------------------------|-------------------------------------------------------------------------------------------|
| UNIT-1 = 135.23 Sq.m<br>UNIT-2 = 121.48 Sq.m | UNIT-1 = 99.75 Sq.m<br>UNIT-2 = 100.00 Sq.m<br>UNIT-3 = 90.28 Sq.m<br>UNIT-4 = 90.87 Sq.m |

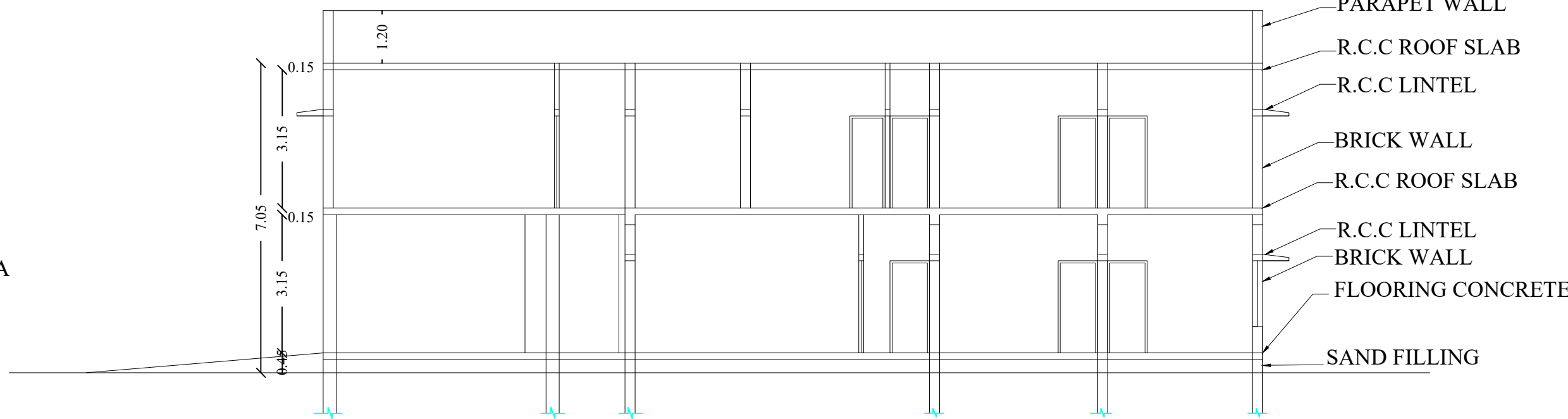
PLAN SHOWING THE PROPOSED CONSTRUCTION OF " COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING", IN S.NO: 21/4,5,7B1 AT SIRUMARUDHUR VILLAGE, KANDADEVI PANCHAYATH, DEVAKOTTAI TALUK, SIVAGANGAI DISTRICT.



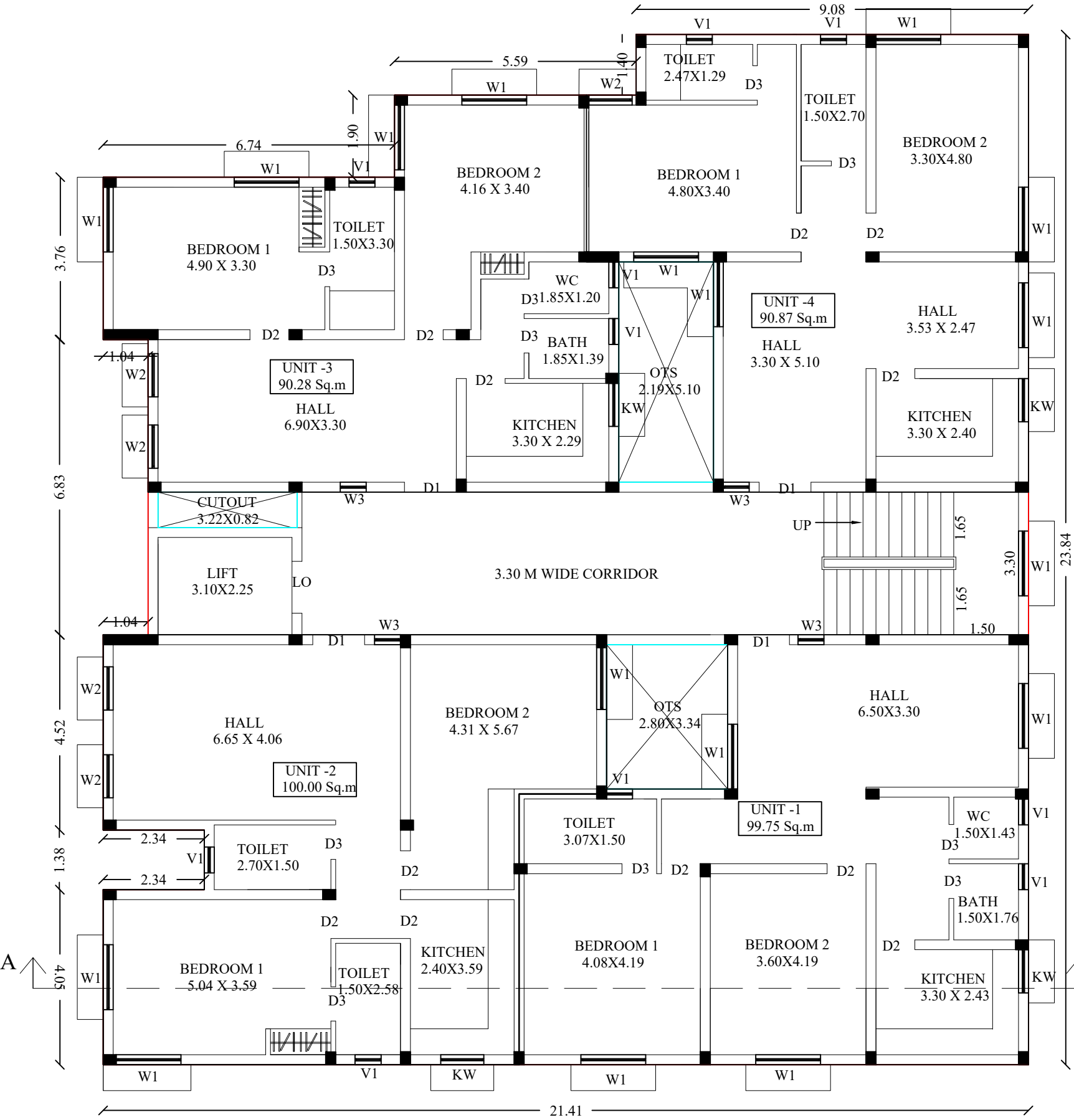
TERRACE FLOOR PLAN



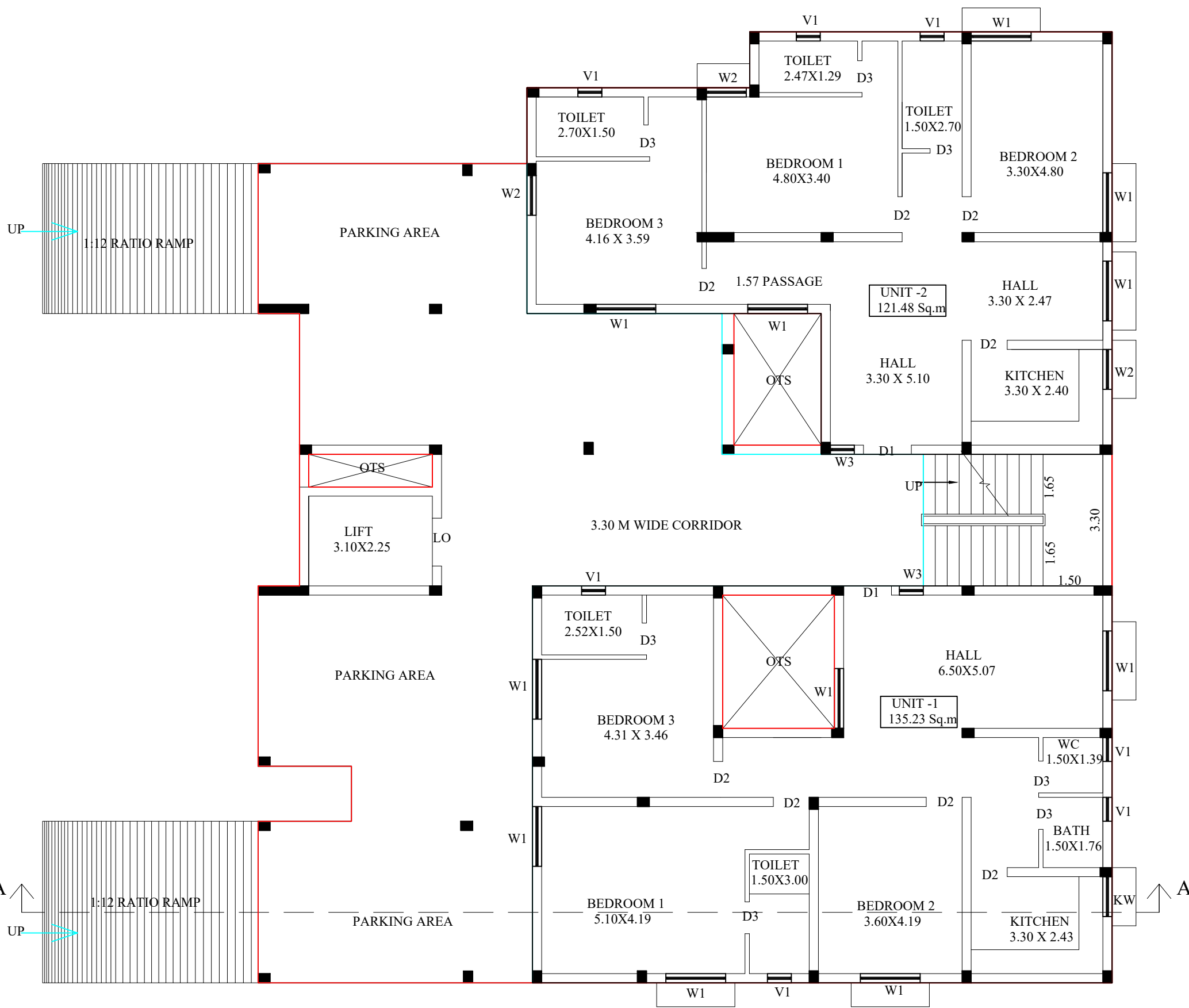
ELEVATION



SECTION ON A-A



FIRST FLOOR PLAN



GROUND FLOOR PLAN

JOINERY DETAILS:-

| SL No | SYMBOL | DISCRPTION     | SIZE      |
|-------|--------|----------------|-----------|
| 1.    | D1     | SINGLE DOOR    | 1.20X2.10 |
| 2.    | D2     | SINGLE DOOR    | 0.90X2.10 |
| 3.    | D3     | SINGLE DOOR    | 0.80X2.10 |
| 4.    | W1     | WINDOW         | 1.50X1.50 |
| 5.    | W2     | WINDOW         | 1.00X1.50 |
| 6.    | KW     | KITCHEN WINDOW | 1.50X0.60 |
| 7.    | W3     | WINDOW         | 0.60X1.50 |
| 8.    | V1     | VENTILATOR     | 0.60X0.85 |
| 9.    | SHD    | SHAFT DOOR     | 0.80X1.80 |

AREA DETAILS OF PROPOSED RESIDENTIAL BUILDINGS

| Descriptions                                   | Non FSI SQ.M | FSI SQ.M | Total Area SQ.M |
|------------------------------------------------|--------------|----------|-----------------|
| Proposed Residential Building Ground Floor     | 177.02       | 269.93   | 446.95          |
| Proposed Residential Building First Floor      | —            | 446.95   | 446.95          |
| Area of the Terrace Floor Residential Building | 35.82        | —        | 35.82           |
| Total Floor Area                               | 212.84       | 716.88   | 929.62          |

DWELLING AREA DETAILS:

| GROUND FLOOR         | FIRST FLOOR          |
|----------------------|----------------------|
| UNIT-1 = 135.23 Sq.m | UNIT-1 = 99.75 Sq.m  |
| UNIT-2 = 121.48 Sq.m | UNIT-2 = 100.00 Sq.m |
|                      | UNIT-3 = 90.28 Sq.m  |
|                      | UNIT-4 = 90.87 Sq.m  |

OFFICE USE

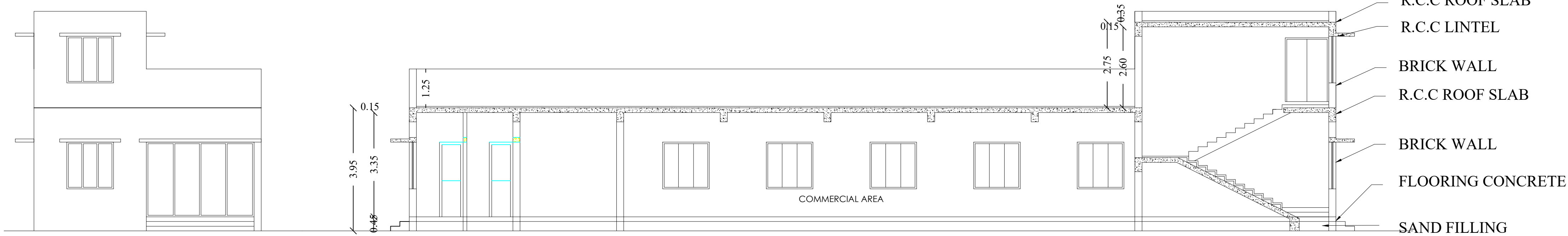
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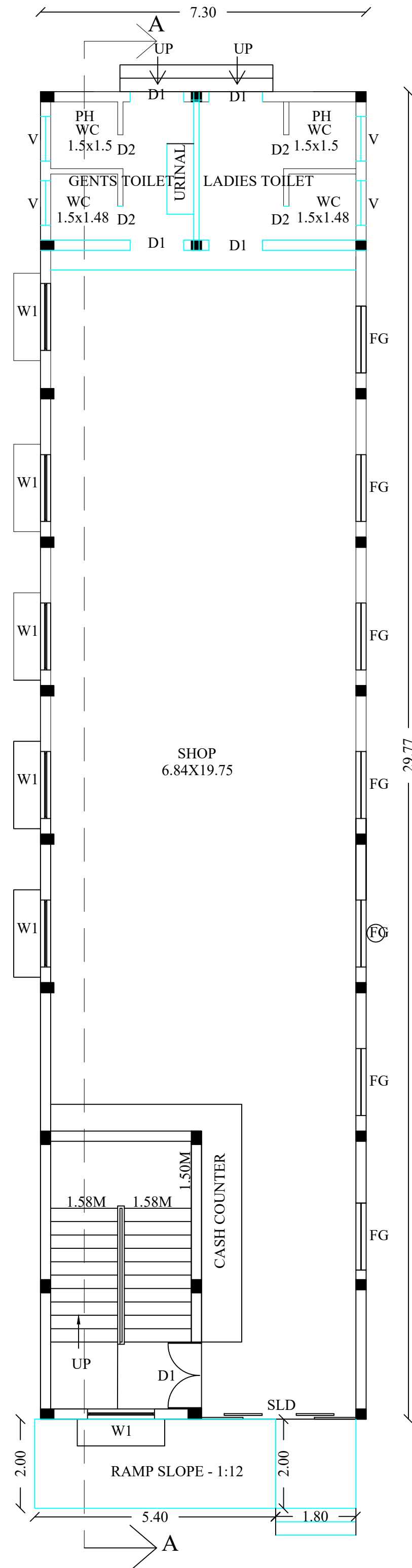
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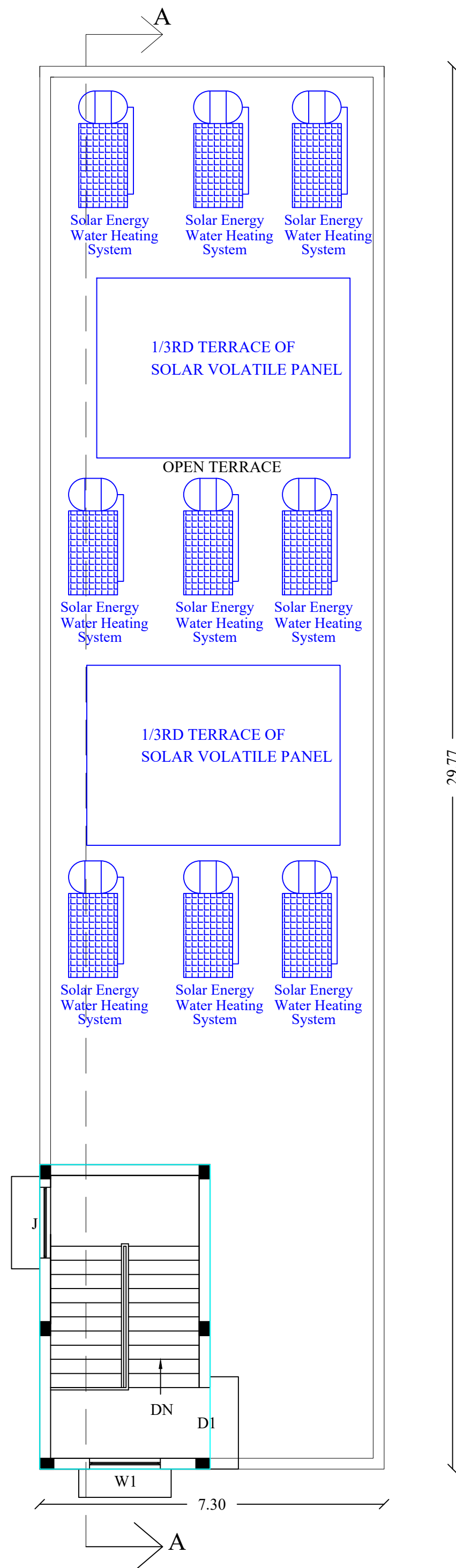


FRONT ELEVATION

SECTION - 1-1



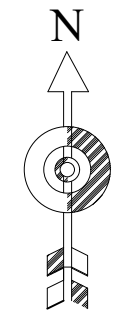
GROUND FLOOR PLAN



TERRACE PLAN

SHEET NO : 03

PLAN SHOWING THE PROPOSED CONSTRUCTION OF " COMMERCIAL AND RESIDENTIAL APARTMENT BUILDING", IN S.NO: 21 /7B1, 21/4, & 5 ,AT SIRUMARUDHUR VILLAGE, KANDEVI PANCHAYATH, DEKAKOTAI TALUK, SIVAGANGAI DISTRICT.



SCALE - 1: 100

AREA DETAILS OF PROPOSED BUILDINGS

| Descriptions                      | Non FSI SQ.M | FSI SQ.M | Total Area SQ.M |
|-----------------------------------|--------------|----------|-----------------|
| Proposed commercial Area (Shop)   |              | 217.32   | 217.32          |
| Area of the Terrace Floor (Shop ) | 23.32        |          | 23.32           |
| Total Floor Area                  | 23.32        | 217.32   | 240.64          |

JOINERY DETAILS:-

| SYMBOL | DISCRIPTION  | SIZE      |
|--------|--------------|-----------|
| SLD    | SLIDING DOOR | 3.46X2.40 |
| D1     | DOOR         | 1.50X2.40 |
| W1     | WINDOW       | 1.50X1.50 |
| V      | VENTILATOR   | 1.00X0.76 |
| J      | JOLLY        | 1.50X1.00 |
| FG     | FIXED GLASS  | 1.50X1.50 |

NOTES:  
All dimensions are in m unless otherwise specified.

OFFICE USE

APPLICANT

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REGISTERED ENGINEER

# 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.

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Legal opinions, due diligence and title verification

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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**  
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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.

