PP APPROVAL RECORD

Planning Permission

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.

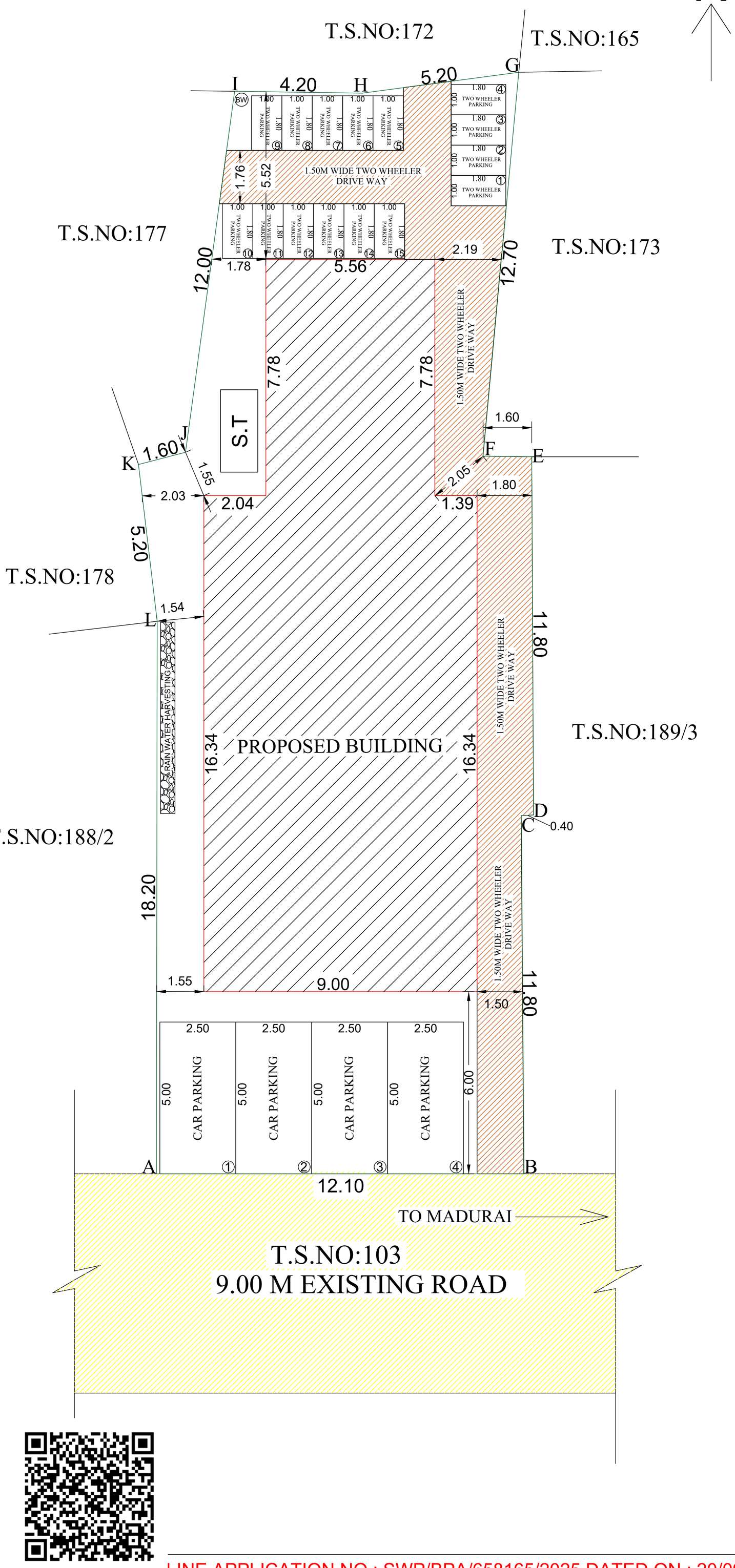
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD:E , BLOCK NO:04,T.S.NO:174,175,176,189/1,2, SIVAGANGAI MUNICIPALITY, SIVAGANGAI TALUK,SIVAGANGAI DISTRICT.

SCALE:-1:100



LEGEND		IN M
RS	ROLLING SHUTTER	2.43X2.74
D	DOOR	1.06X2.13
D1	DOOR	0.91X2.13
D2	DOOR	0.76X2.13
W	WINDOW	1.82X1.52
W1	WINDOW	1.22X1.22
W2	WINDOW	0.91X1.22
V	VENTILATOR	0.76X0.76

AREA DETAILS

SITE AREA	SQ.M
AS PER DOCUMENT	388.50
AS PER PATTA	388.50
AS PER SITE	406.36

DESCRIPTIONS

BUILDING AREA DETAILS	FSI AREA IN SQ M	NON FSI AREA IN SQ M	TOTAL AREA IN SQ M
GROUND FLOOR	190.31	-	190.31
FIRST FLOOR	190.31	-	190.31
TERRACE FLOOR	-	44.97	44.97
LIFT AREA	-	8.84	8.84
TOTAL BUILDING AREA	380.62	53.81	434.43

$$F.S.I = \frac{380.62}{388.50} = 0.97 < 2$$

PARKNG DETAILS	REQUIRED	PROVIDED
CAR PARKING	04	04
TWO WHEELER PARKING	15	15

NO OF WORKERS	SANITARY REQUIREMENTS	
20 NOS	2	

COLOUR INDEX

PRO.CONSTRUCTION	
SITE BOUNDARY	
EXTG ROAD	

APPLICANT :

Er. A. BINNY ABRAHAM, B.E.,
Licenced Building Surveyor and
Consulting Engineer
Registered Civil Engineer Grade-I (RE)
Registered Structural Engineer Grade-II (SE)
BINNY CONSTRUCTIONS
22, 100 Feet Road, Karaikudi - 630 001
Cell : 98421-85771,94433-34729
Ph : 04565-234729

REGISTERED ENGINEER

T PRABHAKAR, B.ARCH
ARCHITECTS & INTERIOR DESIGNER
COUNCIL OF ARCHITECTURE-CA/2012/58068
LICENSED SURVEYOR -ROC No:4388/2013/F
288,MAM COMPLEX, SEKKALAI ROAD
KARAIKUDI-630 001.
CELL: 94875 29335

ARCHITECT

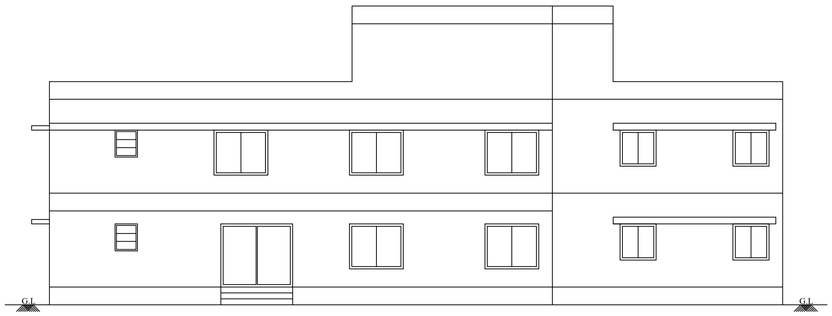
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REGISTERED STRUCTURAL ENGINEER

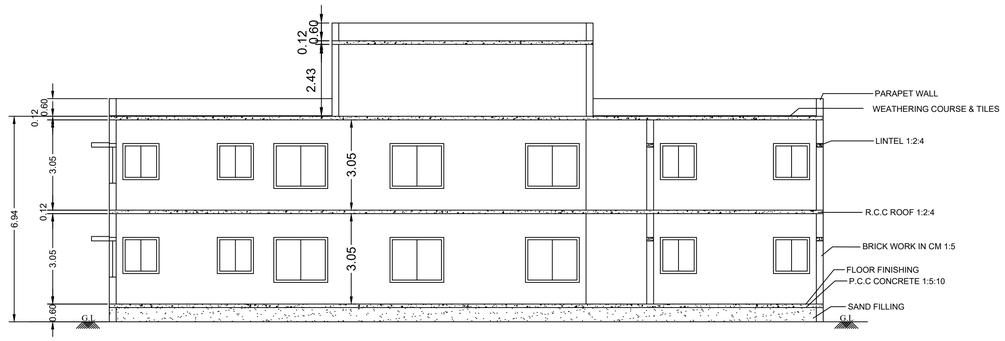
...LINE APPLICATION NO : SWP/BPA/658165/2025 DATED ON : 20/09/2025
BP/DTCP (SIVAGANGAI DISTRICT) CLPA NO : 02/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD:E, BLOCK NO:04,T.S.NO:174,175,176,189/1,2, SIVAGANGAI MUNICIPALITY,SIVAGANGAI TALUK, SIVAGANGAI DISTRICT.

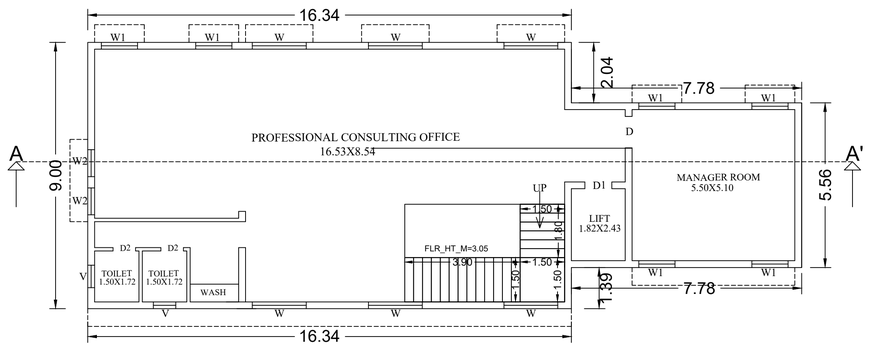
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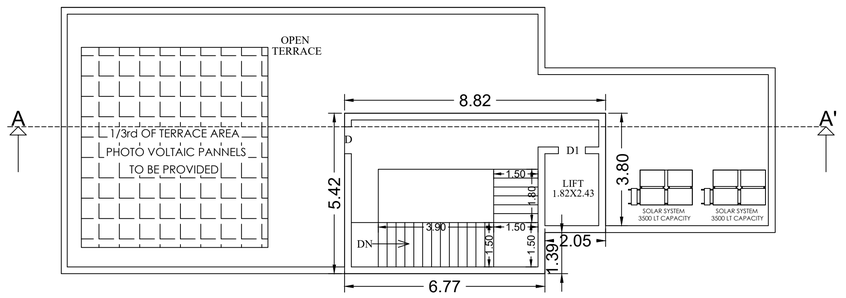
FRONT ELEVATION



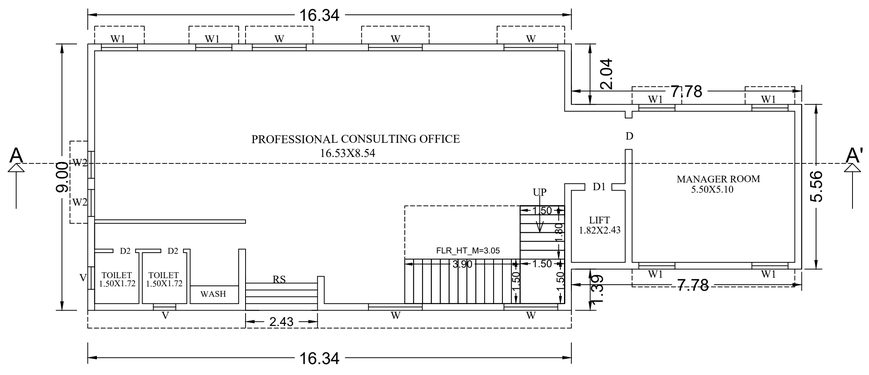
SECTION ON A - A'



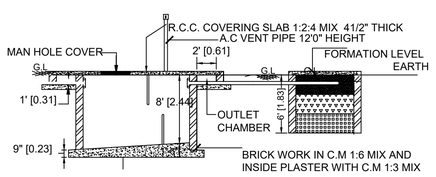
FIRST FLOOR



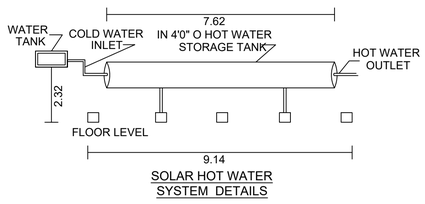
TERRACE FLOOR PLAN



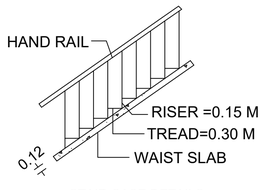
GROUND FLOOR



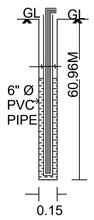
SEPTIC TANK



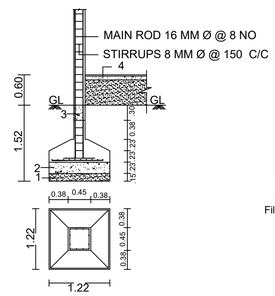
SOLAR HOT WATER
SYSTEM DETAILS



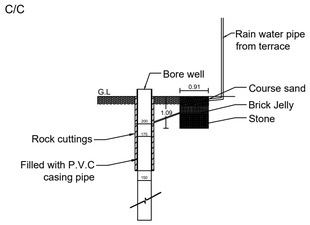
STAIR CASE DETAILS



BORE WELL
DETAILS



RCP COLUMN FOUNDATION DETAILS



RAIN WATER HARVESTING

LEGEND		IN M
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THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.