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.

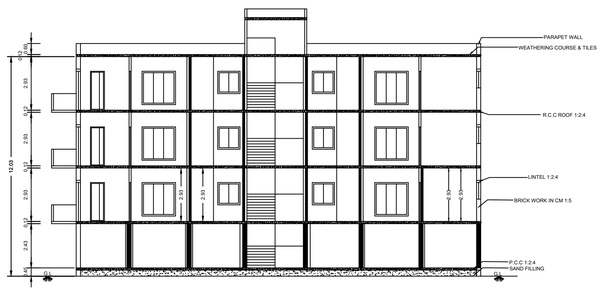
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF APARTMENT BUILDING IN WARD:2, BLOCK :49,OLD T.S.NO:499/1B,NEW T.S. NO:1593/1, PLOT NO:01,PATTA NO:28656, KOTTAIYUR NATTAR LAYOUT G BLOCK, KALANIVASAL (PART1),SEKKALAIKOTTAI (PART2), KARAIKUDI MUNICIPAL CORPORATION, KARAIKUDI TALUK,SIVAGANGAI DISTRICT.

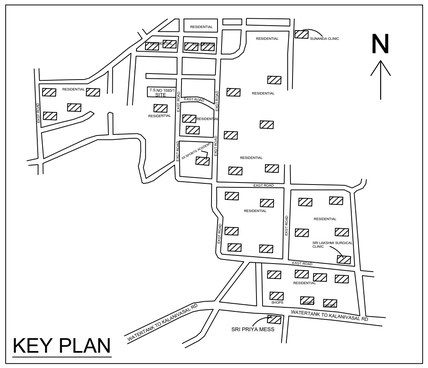
SCALE 1:100



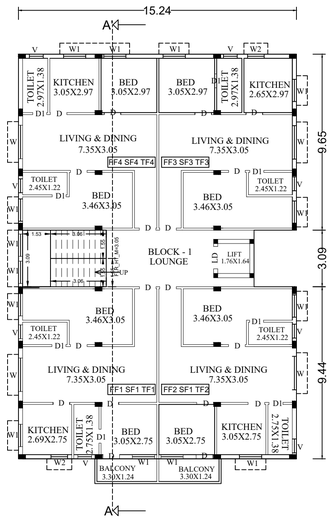
ELEVATION



SECTION A-A'

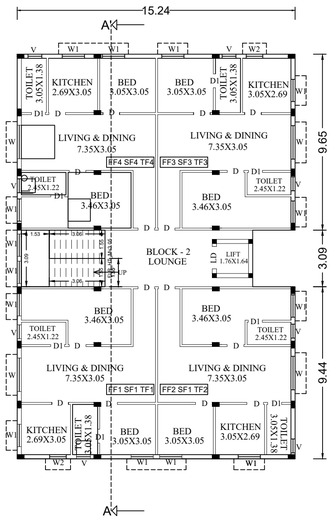


KEY PLAN



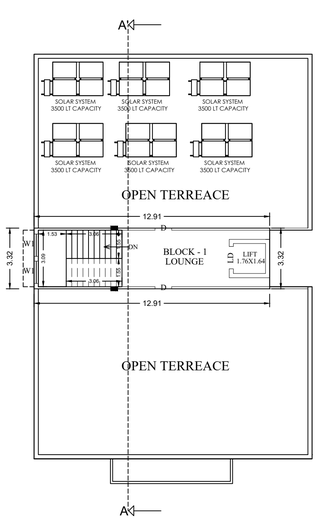
TYPICAL_FLOOR_PLAN=1,2,3

BLOCK 1
TYPICAL 1ST, 2ND & 3RD FLOOR PLAN

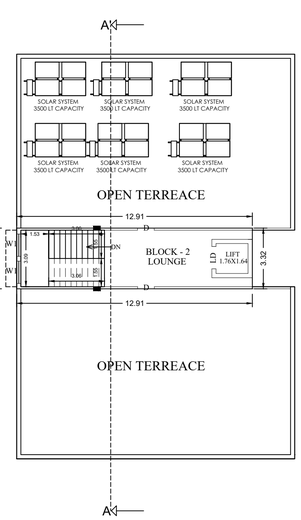


TYPICAL_FLOOR_PLAN=1,2,3

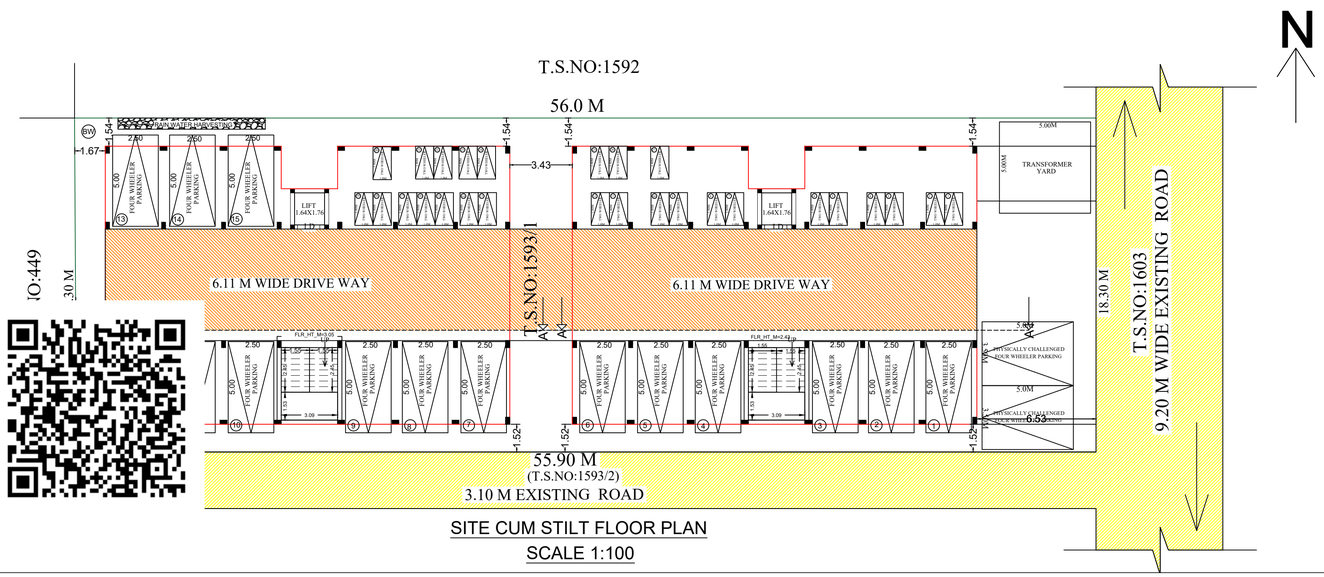
BLOCK 2
TYPICAL 1ST, 2ND & 3RD FLOOR PLAN



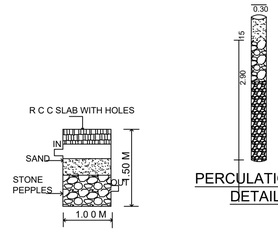
BLOCK1
TERRACE FLOOR PLAN



BLOCK 2
TERRACE FLOOR PLAN



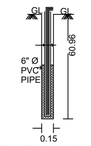
SITE CUM STILT FLOOR PLAN
SCALE 1:100



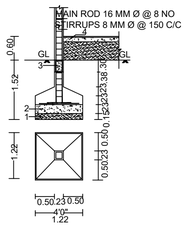
NOTE: ONE UNIT FOR 300 SQ FT, [AREA APPROX]

RAIN WATER HARVESTING SYSTEM

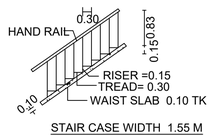
PERCULATION PIT DETAILS



BORE WELL DETAILS

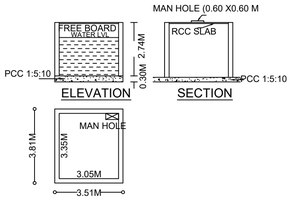


RCP1 COLUMN FOUNDATION DETAILS

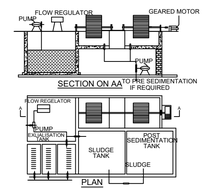


STAIR CASE WIDTH 1.55 M

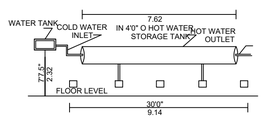
STAIR CASE DETAILS



SUMP PLAN DETAILS



SEWAGE TREATMENT PLANT DETAILS



SOLAR HOT WATER SYSTEM (SWHS) DETAILS

LEGEND		IN M
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
W	WINDOW	1.83X1.83
W1	WINDOW	1.22X1.22
W2	WINDOW	0.91X0.91
V	VENTILATOR	0.76X0.76

AREA DETAILS	
SITE AREA	SQ.M
AS PER DOCUMENT	1003.50
AS PER PATTA	1003.50
AS PER SITE	1023.88

DESCRIPTIONS

BUILDING AREA DETAILS BLOCK-1	FSI AREA IN SQ M	NON FSI AREA IN SQ M	TOTAL AREA IN SQ M
STILT FLOOR		330.82	330.82
FIRST FLOOR	330.82		330.82
SECOND FLOOR	330.82		330.82
THIRD FLOOR	330.82		330.82
TERRACE FLOOR		45.65	45.65
BLOCK-2			
STILT FLOOR		330.82	330.82
FIRST FLOOR	330.82		330.82
SECOND FLOOR	330.82		330.82
THIRD FLOOR	330.82		330.82
TERRACE FLOOR		45.65	45.65
TOTAL BUILDING AREA	1984.92	752.94	2737.86

$$\text{F.S.I} = \frac{1984.92}{1003.50} = 1.97 < 2 \quad \text{PLOT COVARAGE} = \frac{661.64}{1003.50} \times 100 = 65.93\%$$

FLOOR UNITS

BLOCK-1			BLOCK-2	
FLAT MEMBER		PLINTH AREA SQ.M	FLAT MEMBER	PLINTH AREA SQ.M
FIRST FLOOR	FF1	72.10	FF1	72.10
	FF2	71.70	FF2	71.70
	FF3	73.33	FF3	73.33
	FF4	73.73	FF4	73.73
SECOND FLOOR	SF1	72.10	SF1	72.10
	SF2	71.70	SF2	71.70
	SF3	73.33	SF3	73.33
	SF4	73.73	SF4	73.73
THIRD FLOOR	TF1	72.10	TF1	72.10
	TF2	71.70	TF2	71.70
	TF3	73.33	TF3	73.33
	TF4	73.73	TF4	73.73

TOTAL NO OF DWELLING UNITS-24

PARKNG DETAILS	REQUIRED	PROVIDED	REFERENCE
CAR PARKING	14	15	SITE BOUNDARY
			PROBOSED BUILDING
TWO WHEELER PARKING	27	27	EXISTING ROAD
			DRIVE WAY

APPLICANT: SARAVANAN

Er. P.R. RETHNASAMI, B.E.,
Registered Civil Engineer Grade-I
Reg.No. RE/Gr-I/SVG Region/001/2019
PAANDIYAN CONSTRUCTION
No.1, Muthuoorani South Street
Karaikudi - 630 001
Cell : 9842436203,

REGISTERED ENGINEER SIGNATURE

Dr. A. RAMAKRISHNAN, M.E.,Ph.D.,D.F.S.,M.I.E.,
Registered Geotech Engineer, SVG/060/2024
IDHAL INFRASTRUCTURE
No.2089, IDHAL COMPLEX
MULLIKUNDU, RAM NAGAR
DEVAKOTTAI - 630 303, SIVAGANGAI DIST.
Mob:9944405248, Ph:04561-299639

REGISTERED GEO TECH ENGINEER SIGNATURE

Er. P.R. RETHNASAMI, B.E.,
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Reg. No.RE/Gr-II/SVG. Dist./012/2021
PAANDIYAN CONSTRUCTION
No.1, Muthuoorani South Street
Karaikudi - 630 001
Cell : 9842436203

REGISTERED STRUCTURAL ENGINEER SIGNATURE

ONLINE APPLICATION NO:SWP/BPA/658259/2025 DATE:12.01.2026
B.P/DTCP(SIVAGANGAI DISTRICT) NO:06/2026

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

Verified RealEstate
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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.