Verified RealEstate™

REFERENCE
SWP/BPA/675397/2025

ISSUED
25 December 2025

PP APPROVAL RECORD

Planning Permission

Sivagangai

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.

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

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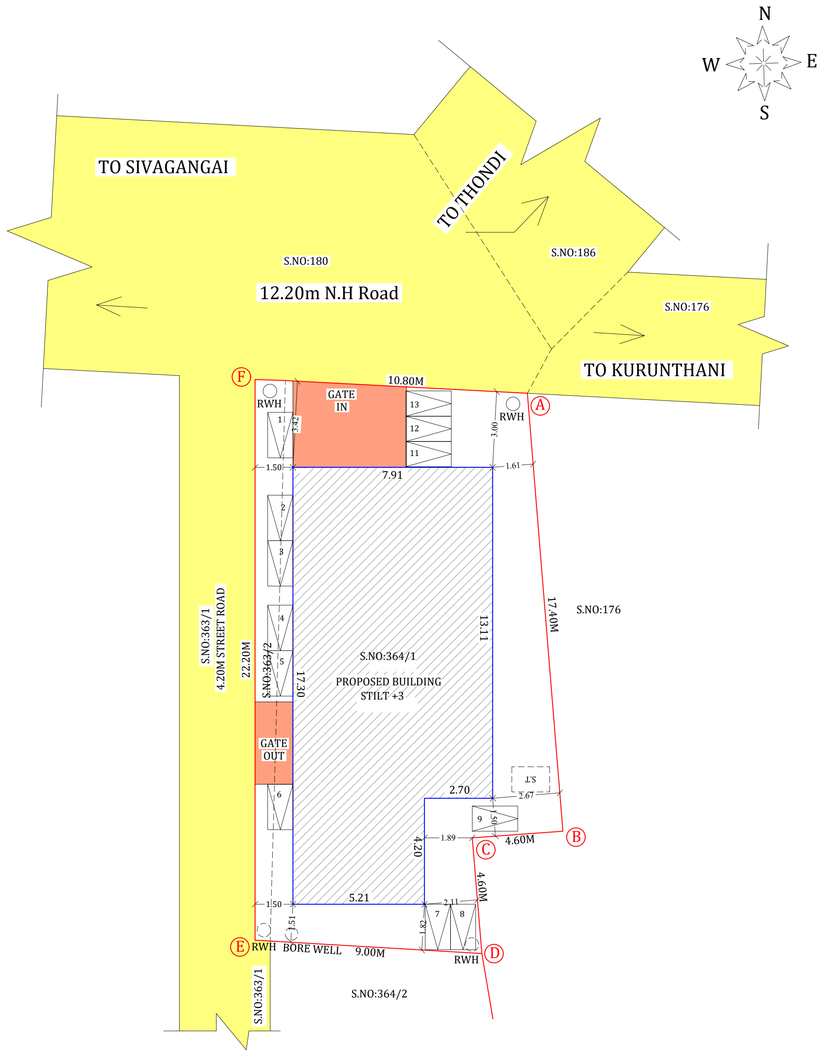
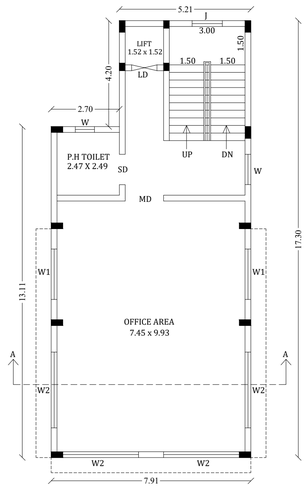
DIGITALLY VERIFIED RECORD

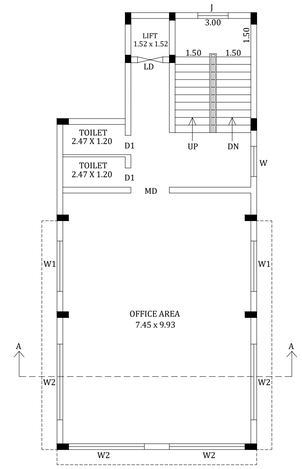


SITE PLAN

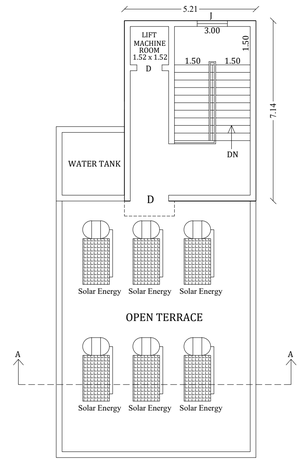
(SCALE - 1:100)



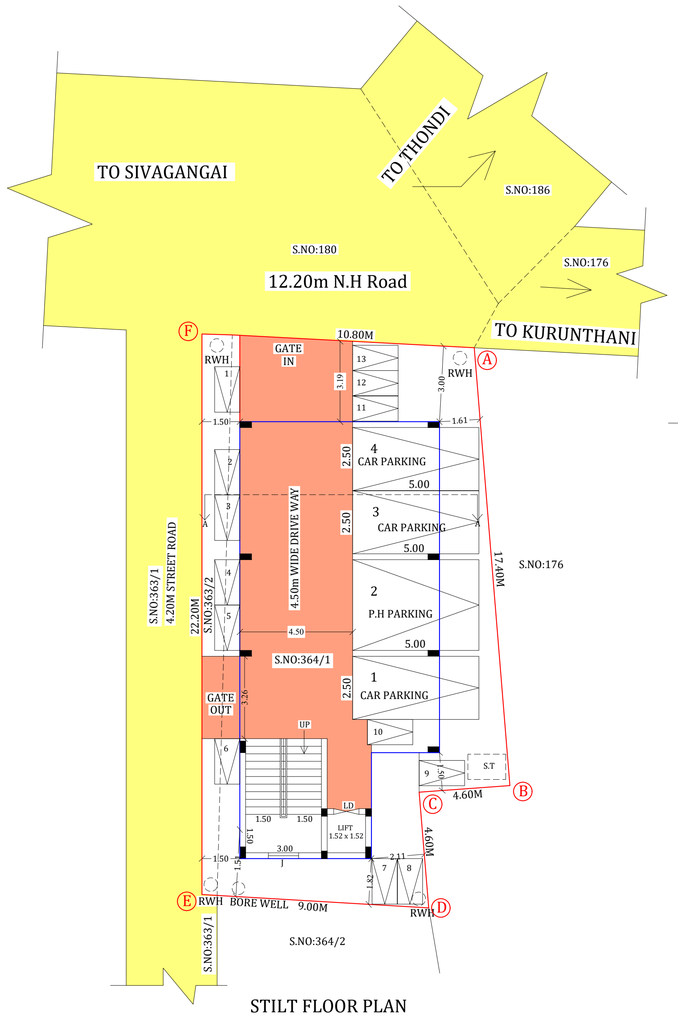
FIRST FLOOR PLAN



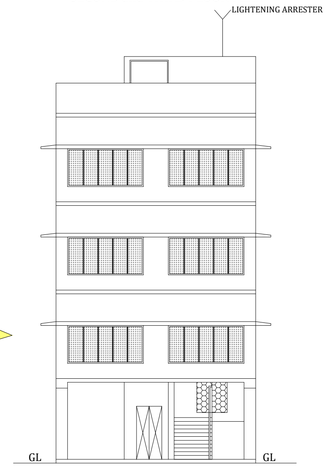
SECOND and THIRD FLOOR PLAN



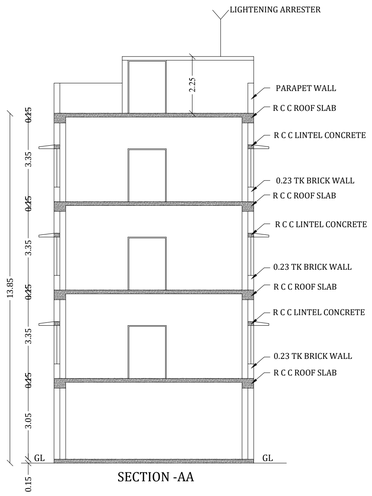
TERRACE FLOOR PLAN



STILT FLOOR PLAN



ELEVATION



SECTION -AA

SHEET NO:01

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF CONSULTING OFFICE BUILDING IN S.NO:363/2, 364/1, AT SOMANATHAMANGALAM VILLAGE, KALAYARKOVIL PANCHAYAT, KALAYARKOVIL PANCHAYAT UNION, KALAYARKOVIL TALUK, SIVAGANGAI DISTRICT.

(SCALE - 1:100)

AS PER PATTA & DOCUMENT AREA - 250.00 SQ.M

SITE EXTENT:

S.NO	Survey No	Document No	Document Area (cent)	Patta NO	Patta Area (sq.m)
1	363/2	4421/2025	20.00	1346	20.00
2	364/1	4531/2025	230.00	1346	230.00
TOTAL			250.00		250.00

JOINERY DETAILS:

MD	MAIN DOOR	1.50 x 2.10
D	DOOR	1.50 x 2.10
D1	DOOR	0.76 x 2.10
SD	SLIDING DOORS	1.20 x 2.10
LD	LIFT DOOR	1.00 x 2.00
W	WINDOW	1.20 x 1.50
W1	WINDOW	2.00 x 1.50
W2	WINDOW	3.00 x 1.50
V	VENTILATOR	0.76 x 0.76
J	JOLLY	1.20 x 1.20

PROPOSED BUILDING AREA DETAIL

Description	Non Fsi Sq.m	FSI Sq.m	Total Area Sq.m
Area of the Stilt floor	125.53		125.53
Area of the First floor		125.53	125.53
Area of the Second floor		125.53	125.53
Area of the Third floor		125.53	125.53
Head Room Area	37.21		37.21
Total Area	162.74	376.59	539.33

PLOT COVERAGE = $\frac{125.53}{250.00}$ X 100 = 50.212 %

FLOOR SPACE INDEX = $\frac{376.59}{250.00}$ =1.506

PARKING DETAILS:

Vehicle	Parking Area Description	Area (Sq.m)	Required (Nos)	Provided (Nos)
Car	1 Car Space For Every 100 sq.m (Including 10% of EV Parking & 10% of PH Parking	376.59 (75% Area) 282.44	3	4
Two Wheeler Parking	1 Two Wheeler Space For Every 25 sq.m (Including 10% of EV Parking & 10% of PH Parking	376.59 (75% Area) 282.44	12	13

SANITARY DETAILS:

TOTAL NO OF PERSONS -15 NOS

GENTS - 20 NOS LADIES - 5NOS

S.no	Description		Required (Nos)	Provided (Nos)
1	Water Closet	Male (1Per 25 Persons)	1	2
		Female (1Per 25 Persons)	1	2
2	Urinals	Male (1Per 7-20 Persons)	1	1
3	Wash Basins	Male (1Per 25 Persons)	1	1
4	Cleaner's Sink	1Per Each Floor	1	2
5	Drinking Water Fountain	1For 100 Persons	1	1

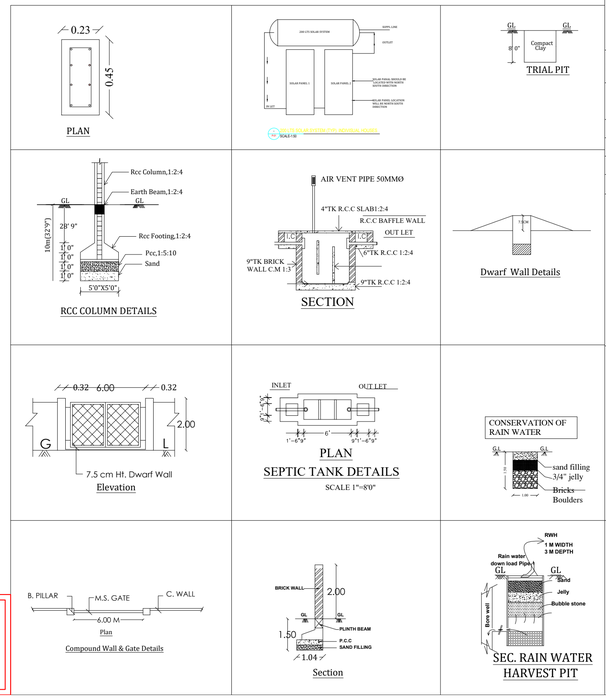
REFERENCE:

SITE BOUNDARY -

EXISTING ROAD -

DRIVE WAY -

PROPOSED BUILDING -



ONLINE APPLICATION NO: SWP/BPA/675397/2025 DATE : 09.10.2025

BP/DTCP(SIVAGANGAI DISTRICT) NO: 29/2025

APPLICANT

Er.S.Amit Shalom,M.Tech(Struct),A.M.I.E
Reg Structural Engineer Gr-II,
RSE-Gr.II/02/TVLD/2025.
Chartered Engineer.
Near to VOC ground, Palayamkottai,
Tirunelveli-2, Cell : 90422 15981

STRUCTURAL ENGINEER

Er. CHRISTO.S B.Tech.,AMIE.,
CHARTERED ENGINEER
Registered Valuer IBBI,
Registered Engineer Gr-II,
KalaiyarKovil, Sivagangai.
Ph 91599 39312

ENGINEER

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

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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.