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™
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF PRIVATE OFFICE BUILDING IN T.S. NO- 767,768, BLOCK - 25, WARD - 03, SHANMUGARAJA STREET, SEKKALAIKOTTAI, KARAIKUDI CITY MUNICPAL CORPORATION, KARAIKUDI TALUK, SIVAGANGAI DISTRCIT

AREA DETAILS

SITE AREA AS PER DOCUMENT - 1032.59SQ.M

SITE AREA AS PER TSLR - 1034.00 SQ.M

SITE AREA AS PER SUPER IMPOSED - 1034.00 SQ.M

N

AREA DETAILS	FSI AREA SQ.M	NON-FSI AREA SQ.M	TOTAL AREA
BASEMENT FLOOR AREA	-	612.78	612.78
GROUND FLOOR AREA	598.01	-	598.01
FIRST FLOOR AREA	598.01	-	598.01
SECOND FLOOR AREA	598.01	-	598.01
HEADROOM AREA	-	52.97	52.97
TOTAL	1794.03	665.75	2459.78

FSI = FSI AREA / SITE AREA = 1794.03 / 1032.59 = 1.737< 2.0

PARKING

NO. OF. CAR PARKING REQUIRED - 17 NOS

NO. OF. CAR PARKING PROVIDED - 20 NOS

NO. OF. TWO WHEELER PARKING REQUIRED - 71 NOS

NO. OF. TWO WHEELER PARKING PROVIDED - 73 NOS

Schedule of Joinery

TYPE	DESCRIPTION	METRE
W1	Window	1.83 X 1.52
RS	Rolling Shutter	3.05 X 2.13
LD	Lift Door	1.22 x 2.13
D1	Door	0.91 x 2.13
D2	Door	0.76 x 2.13

LEGEND :

PROPOSED BUILDING -

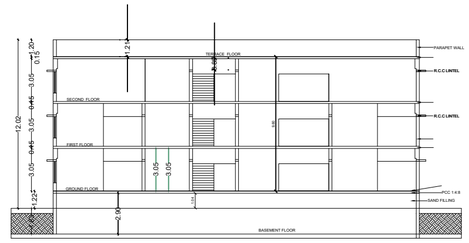
EXISTING ROAD -

SITE BOUNDARY -

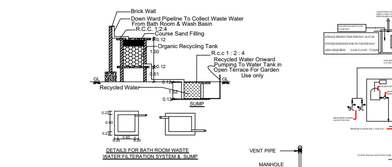
FIRE SAFETY MEASURES

- FIRST AID BOX
- FIRE EXTINGUISHER
- SAND BASKET

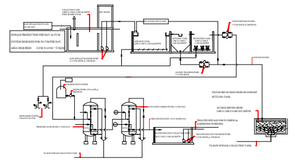
FRONT ELEVATION



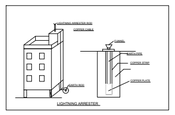
SECTION A-A1

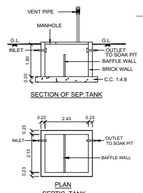


DETAILS FOR BATH ROOM WASTE WATER FILTERATION SYSTEM & SUMP



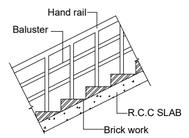
DETAIL OF SEWAGE TREATMENT PLANT



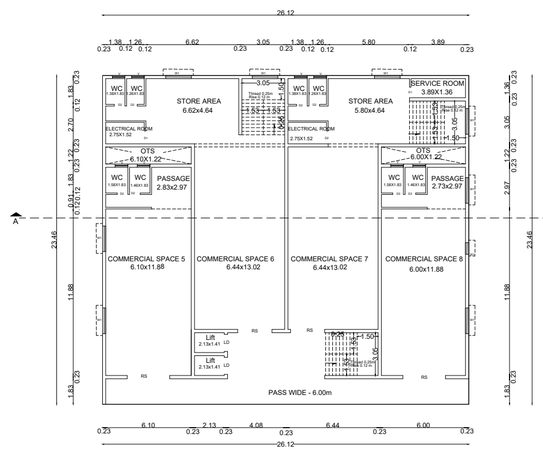


SECTION OF SEP TANK

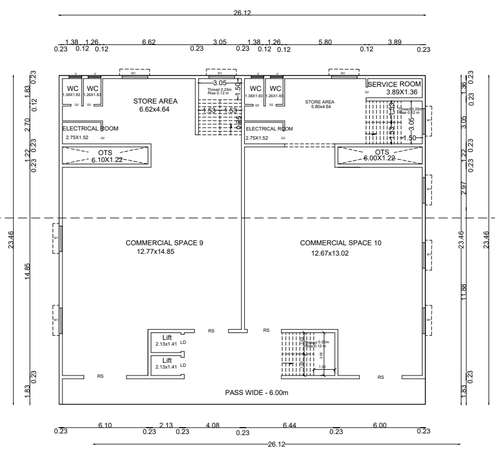
PLAN
SEPTIC TANK



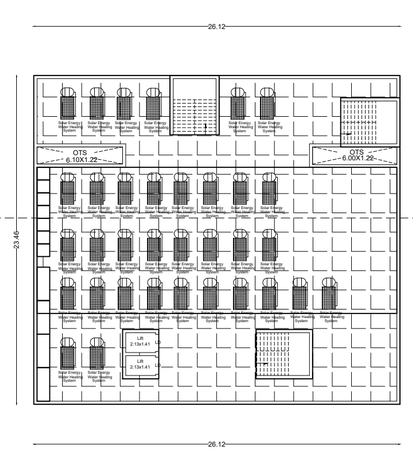
DETAILS OF STAIRCASE



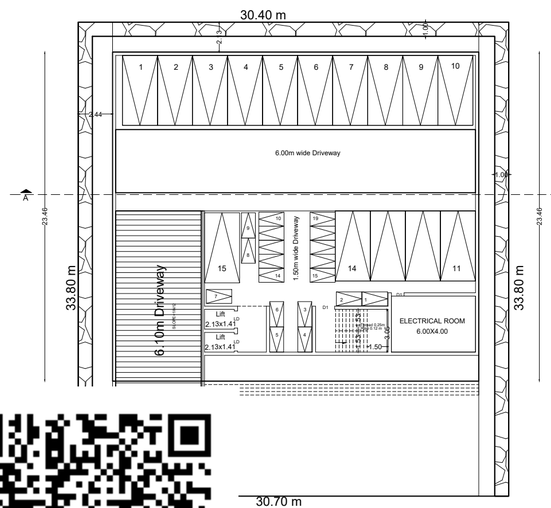
FIRST FLOOR PLAN



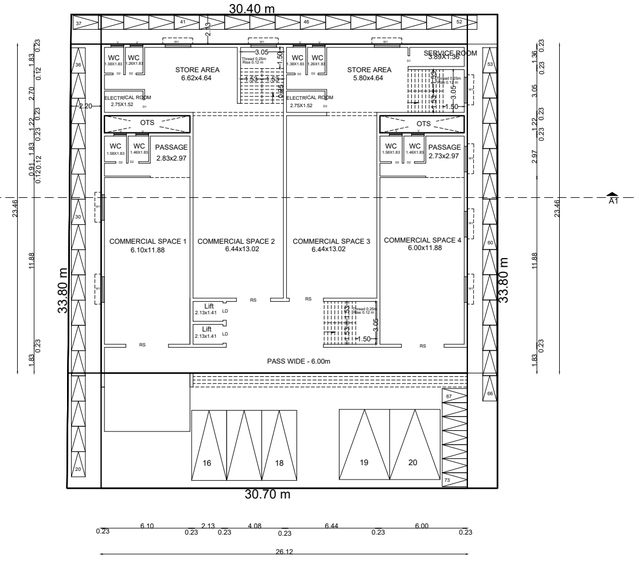
SECOND FLOOR PLAN



TERRACE FLOOR PLAN

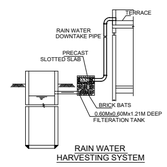


BASEMENT FLOOR PLAN

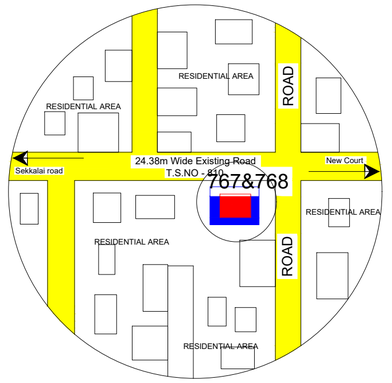


SITE CUM GROUND FLOOR PLAN

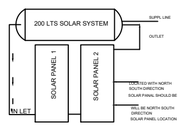
TYPICAL_FLOOR_PLAN=0,1,2



RAIN WATER HARVESTING SYSTEM



TOPO PLAN
Scale - NTS



APPLICANT:- V.VISHALA

ONLINE APPLICATION NO : SWP/BPA/ 691521/2025

BP/DTCP/SIVAGANGAI DISTRICT NO : 09 /2026

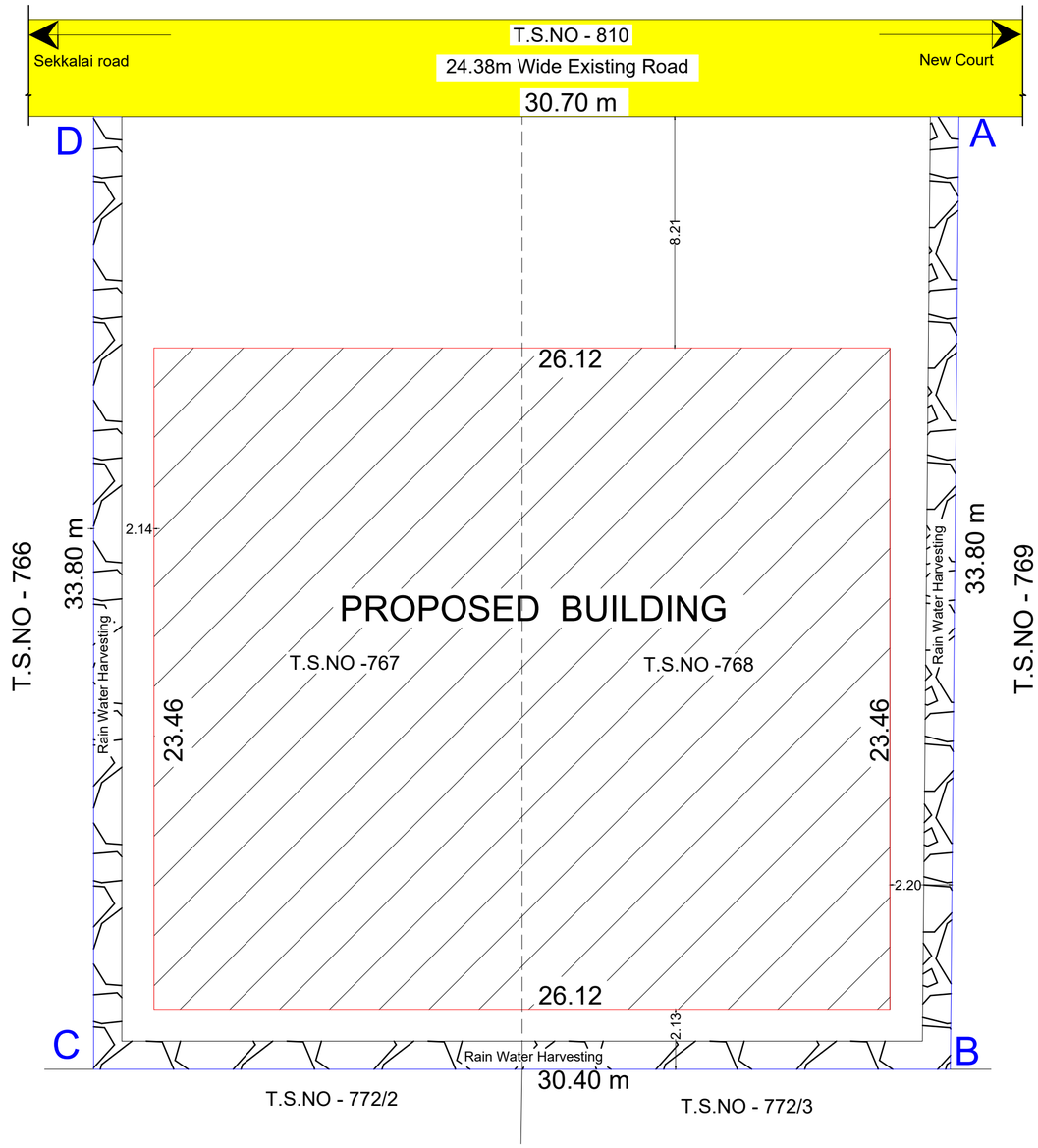
GEO-TECH ENGINEER

STRUCTURAL ENGINEER

CONSTRUCTION ENGINEER

Er.D.DHEENA, B.E.Civil.,
DTCP Pudukottai/RE/GR-II/24/08/019
Registered Engineer Grade – II
DHEE BUILDERS
4/54C, Neivasal, Thriumayam Tk, Pudukottai Dist.
+91-7824980422 / dheenadoss422@gmail.com

REGISTERED ENGINEER



SITE PLAN

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REGISTERED 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

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.