PP APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

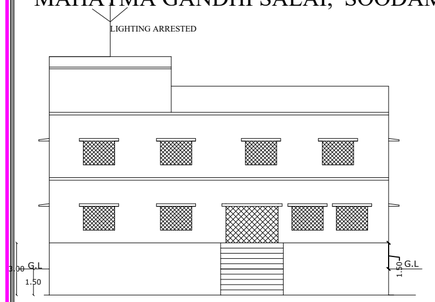
The approval as the planning authority issued it, reproduced in full behind this page.

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

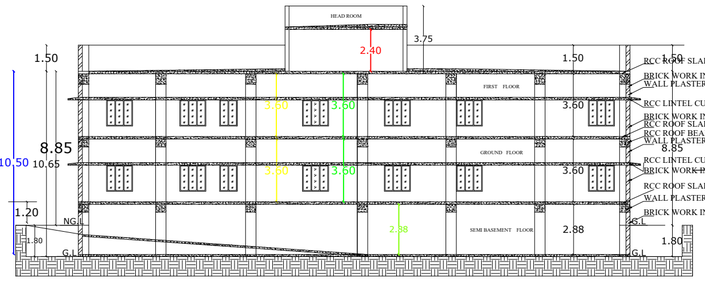
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) SEMI BASEMENT FLOOR AND GROUND FLOOR AND FIRST FLOOR AT SY.WARD.NO.03, SY.BLOCK.NO.44, T.S.NO.1552/21 & 1552/22, OLD T.S.NO. 429, PATTA NO;- 29199 & 29200, PLOT NO.112 & 113, MAHATMA GANDHI SALAI, SOODAMANIPURAM, KARAIKUDI CITY MUNICIPAL CORPORATION, KARAIKUDI TALUK, SIVAGANGAI DISTRICT.

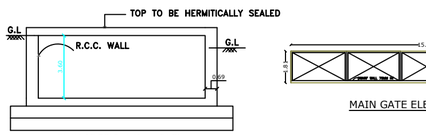


FRONT ELEVATION



SECTION ON AA

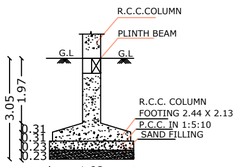
PREVIOUS DTCP LAYOUT APPROVAL NO;- L.P- 47/85.



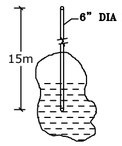
RWH SECTION (SAMPLE)

RWH_CAPACITY_L=5000LTRS

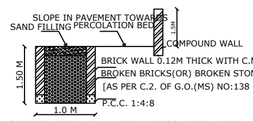
MAIN GATE ELEVATION



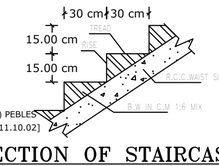
FOUNDATION DETAIL
(DETAILS B)



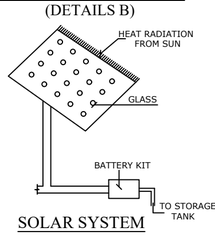
BORE WELL DETAIL



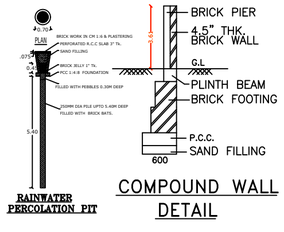
SECTION OF RAIN WATER PERCOLATION BED



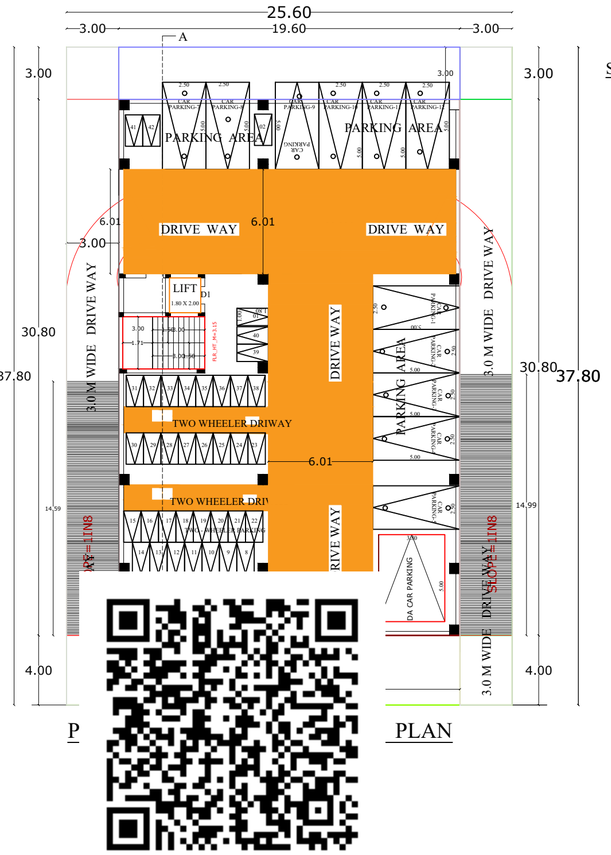
SECTION OF STAIRCASE



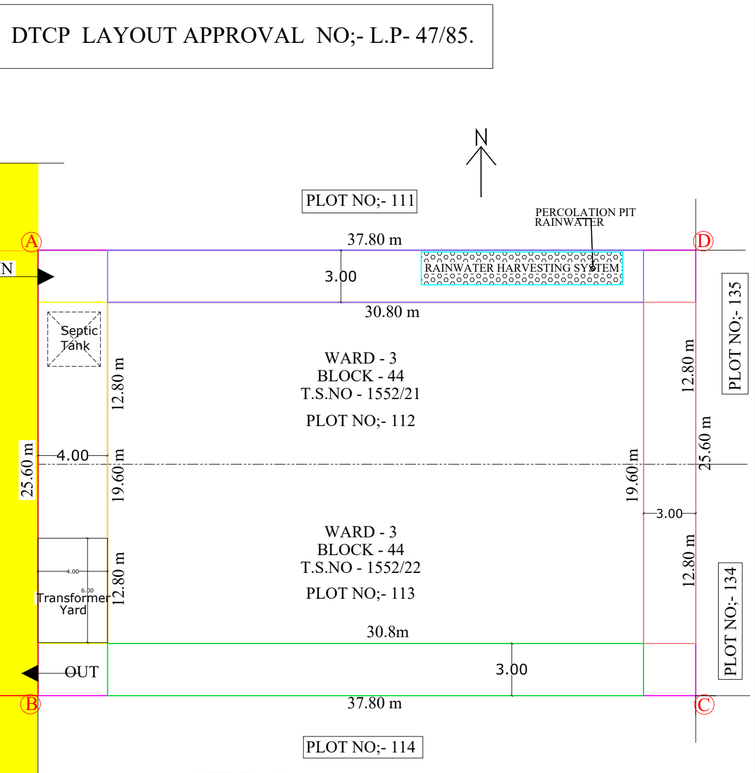
SOLAR SYSTEM



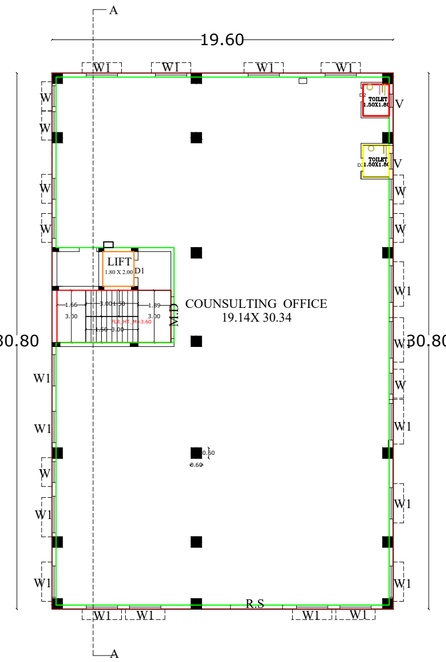
COMPOUND WALL
DETAIL



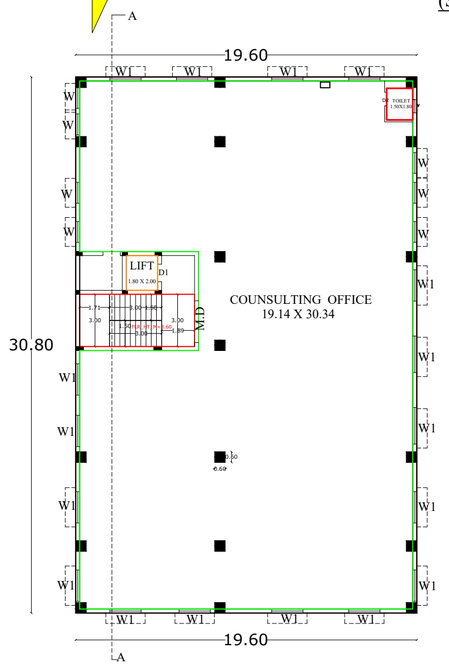
PLAN



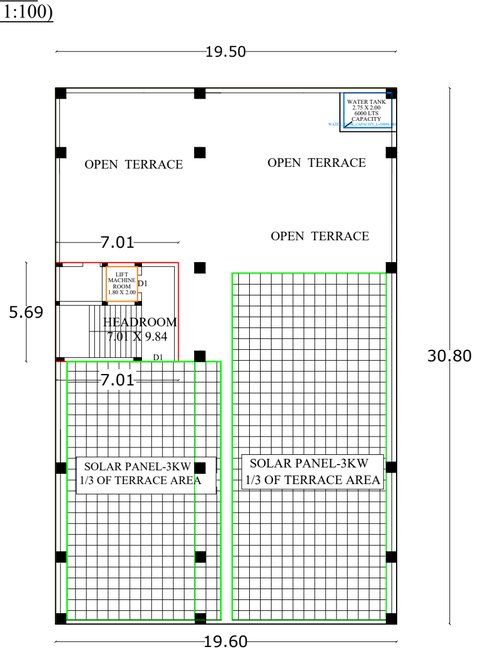
SITE PLAN
(SCALE 1:100)



PRO. GROUND FLOOR PLAN



PRO. FIRST FLOOR PLAN



TERRACE FLOOR PLAN

ONLINE APPLICATION NO: SWP/BPA/698524/2025 DATE : 08.11.2025
BP/DTCP(SIVAGANGAI DISTRICT) NO: 1/2026

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO U.G.D.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.

SCHEDULE OF JOINERIES:

REFERENCE		METRE
GG- GRILL GATE		1.00 x 2.20
RS - ROLLING SHUTTER		3.00 x 2.13
RS1- ROLLING SHUTTER		2.50 x 2.13
RS2- ROLLING SHUTTER		1.50 x 2.13
MD- MAIN DOOR		1.20 x 2.13
D - FLUSH DOOR		1.00 x 1.50
D1 - FLUSH DOOR		0.91 x 1.00
SD - SLIDING DOOR		1.00 x 1.00
O - OPEN		3.00 x 2.13
W - GLAZED WINDOW		1.80 x 1.50
W1- GLAZED WINDOW		1.80 x 1.50
V - VENTILATOR		1.00 x 1.00

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA AS PER DOCUMENT	967.68
PLOT AREA AS PER FMB	967.68
SUPER IMPOSED PLOT AREA	967.68

PROPOSED BUILTUP AREA

Sl. No	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA(SQM)	TOTAL AREA(SQM)
1)	BASEMENT FLOOR AREA	-	603.68	603.68
2)	GROUND FLOOR AREA	603.68	-	603.68
3)	FIRST FLOOR AREA	603.68	-	603.68
4)	TERRACE FLOOR AREA	-	40.17	40.17
5)	TOTAL AREA	1207.36	643.85	1851.21
6)	VACANT AREA	-	-----	----

PLOT COVERAGE = 603.68 / 967.68 X 100 = 62.38 %

F.S.I = 1207.36 / 967.68 = 1.247

Sl. No	DESCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	11	11
2)	TWO WHEELER PARKING SPACE	41	41

ONLINE APPLICATION NO;- SWP/BPA/698524/2025

ALL DIMENSION ARE IN METER
SCALE - 1:100.

APPLICANT

REGISTERED ENGINEER

STRUCTURAL ENGINEER

CONSTRUCTION ENGINEER

Er.R. SARAVANAN, DCE.,BE.,
DTCP Civil Engineer REGR-III/SVG 022025
DTCP Construction Engineer CE/SVG 035/2025
Karaikudi Municipal Corporation Reg.Eng III/LS/2019/00044
Consulting Engineer & Contractor
PL CONSTRUCTION
30, Chidambaranaar Street
Senjai North, Karaikudi - 630 001
Cell: 9344644122, e-mail: saracivil.2008@gmail.com

OFFICE USE :-

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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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.