PP APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

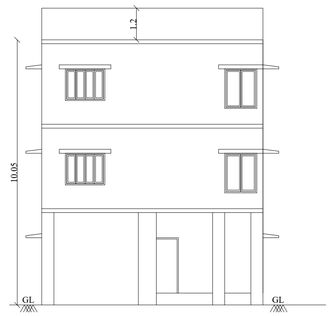
ISSUING AUTHORITY
DTCP

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

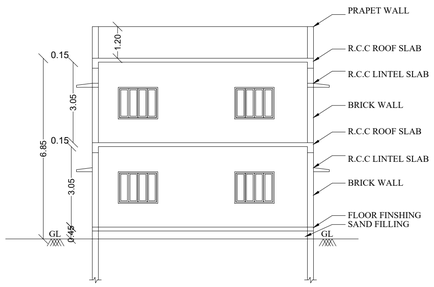
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTINGOFFICE BUILDING IN T.S.NO : 504/46, BLOCK - 19, WARD - 2, KALANIVASAL VILLAGE, KALANIVASAL DD PLAN PART -2, KARAIKUDI LPA, KARAIKUDI CORPORATION, SIVAGANGAI DISTRICT. (APPROVED LAYOUT NO : 10/1984, PLOT NO - 72)

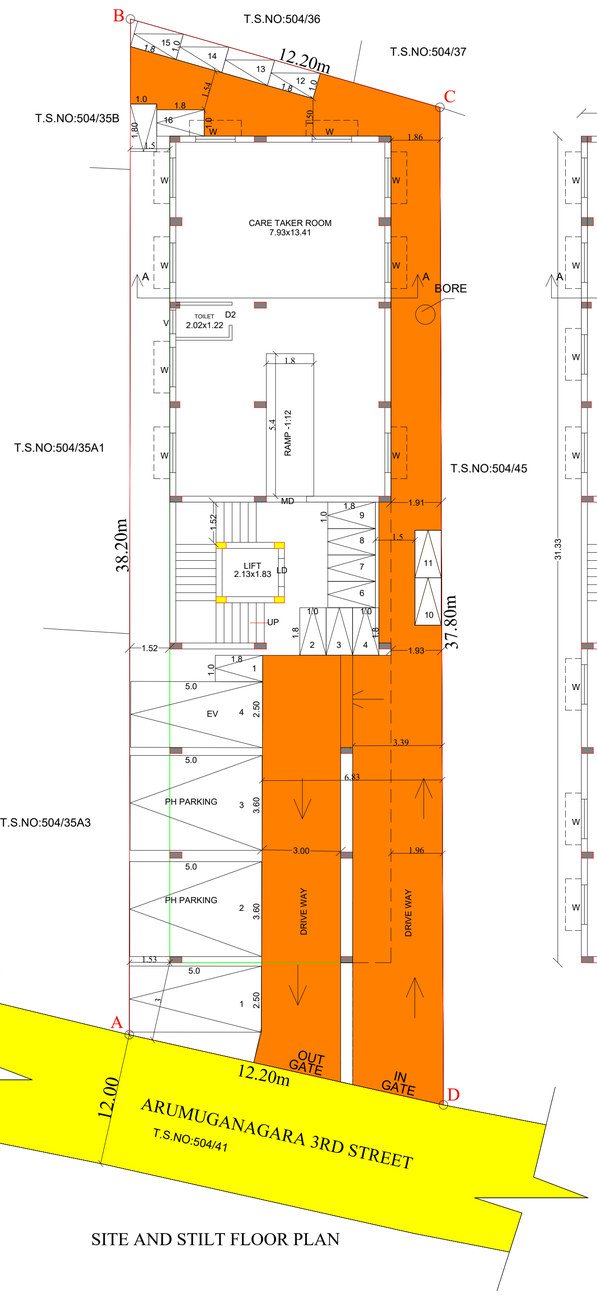
(SCALE 1:100)



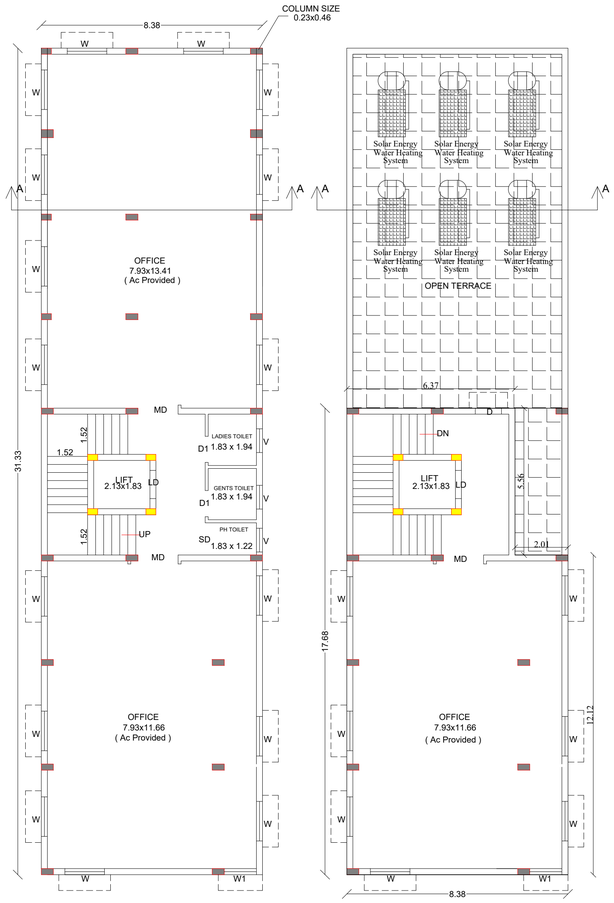
ELEVATION



SECTION A-A



SITE AND STILT FLOOR PLAN



FIRST FLOOR PLAN

SECOND FLOOR PLAN

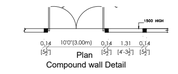
NOTE :
* Exhaust Fan to be Provided
* Storm Water Drainage System to be Provided
* Rain Water Structures to be Provided
* Bath and Wash Basin Water Treeted and Reuse to Toilet and Gardening Purpose
* Rain Water Recycling System to be Provided
* Fire Protecting and Fire Extinguisher
* System to be Provided Emergency Alarm to be Provided
* Solar Photo Voltaic Panels Provided
* Lightening Protection to be Provided
* Solar Assisted Water Heating System to be Provided
* Sewage Water to be Used to Garden Purpose
* Drinking Water Facilities to be Provided
* Installation of CCTV Units Provided
* Building to be Designed for Handicapped People

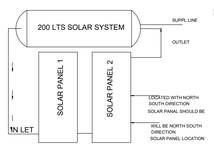
JOINERY DETAILS

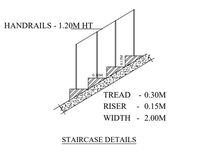
MD	MAIN DOOR	1.52 x 2.10
SD	SLIDING DOOR	1.22 x 2.10
D	DOOR	1.22 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.50 x 1.20
W1	WINDOW	1.22 x 1.50
V	VENTILATOR	0.91 x 0.60
J	JOLLY	1.5 x 1.00

REFERENCE :

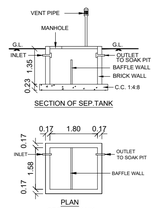
SITE BOUNDARY -
EXISTING ROAD -
PROPOSED BUILDING -
DRIVE WAY -





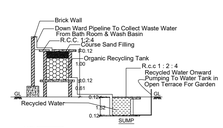


STAIRCASE DETAILS

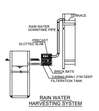


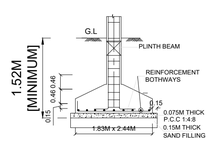
SECTION OF SEP.TANK

PLAN
SEPTIC TANK

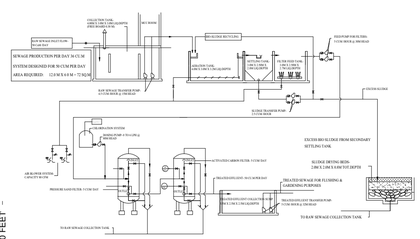


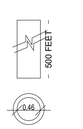
DETAILS FOR BATH ROOM WASTE WATER FILTERATION SYSTEM & SUMP





TYP. DET. COLUMN FOOTING





BORE WELL

ONLINE APPLICATION NO : SWP/BPA/700195/2025
APPROVED NUMBER : B.P/DTCP No: 03/2026.

AREA STATEMENT DETAILS:

SITE AREA (AS PER DOCUMENT) - 456.00Sq.m
SITE AREA (AS PER TSLR) - 454.00Sq.m

AREA DETAILS:-

Descriptions	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Proposed Stilt Floor	146.33	116.30	262.63
Proposed First Floor	——	262.63	262.63
Proposed Second Floor	——	137.07	137.07
Total Floor Area	146.33	516.00	662.33

FLOOR SPACE INDEX = $\frac{516.00}{454.00}$ = 1.13

REQUIRED PARKING DETAILS:

Proposed Consulting Office Building
100 Sq.m - 1Car
25 Sq.m - 1Two Wheeler
75% of FSI Area - 387.00Sq.m

$\frac{387.00}{100}$ = 3.87 = 4Nos Car Required

$\frac{387.00}{25}$ = 15.48 = 16Nos Two Wheeler Required

PROVIDED PARKING DETAILS:

CAR PARKING - 4
TWO WHEELER PARKING - 16
(10% of Parking Provided for Physically Challengers People)

APPLICANT

Dr. A.RAMAKRISHNAN M.E.,Ph.D, D.F.S. M.I.E.,
Registered Structural Engineer Grade - I, SVG/32/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825596, Ring: 04561 - 299639
Email: idhalgroups@gmail.com

STRUCTURAL ENGINEER

Dr. A.RAMAKRISHNAN M.E.,Ph.D, D.F.S. M.I.E.,
Registered Engineer Grade - I, SVG/32/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825596, Ring: 04561 - 299639
Email: idhalgroups@gmail.com

ENGINEER

ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT

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
3/350/2 Mettukuppam,
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.