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

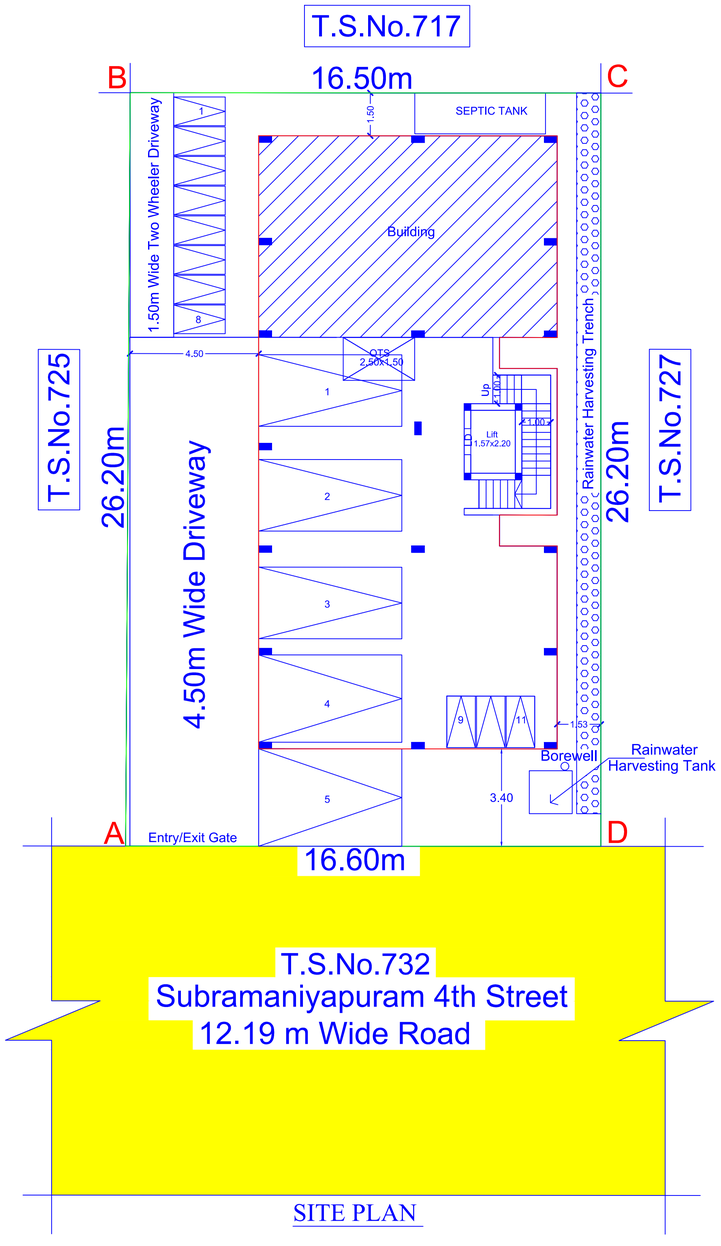
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL SERVICE APARTMENT BUILDING AT OLD TS.NO.511/2 PART, NEW.TS.NO.726, PLOT.NO-D53, OLD WARD NO-6, NEW WARD NO-9, BLOCK NO.27, " SUBRAMANIYAPURAM NORTH EXTENDED 4TH STREET " IN SEKKALAIKOTTAI VILLAGE, KARAIKUDI CITY MUNICIPAL CORPORATION , SIVAGANGAI DISTRICT.

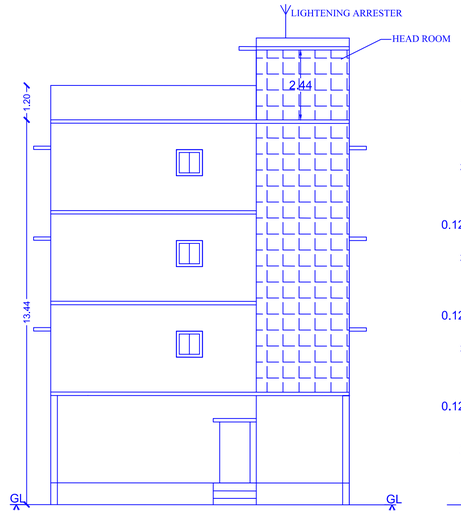
SCALE :- 1:100

KARAIKUDI RAILWAY STATION AREA T.P.SCHEME PART II

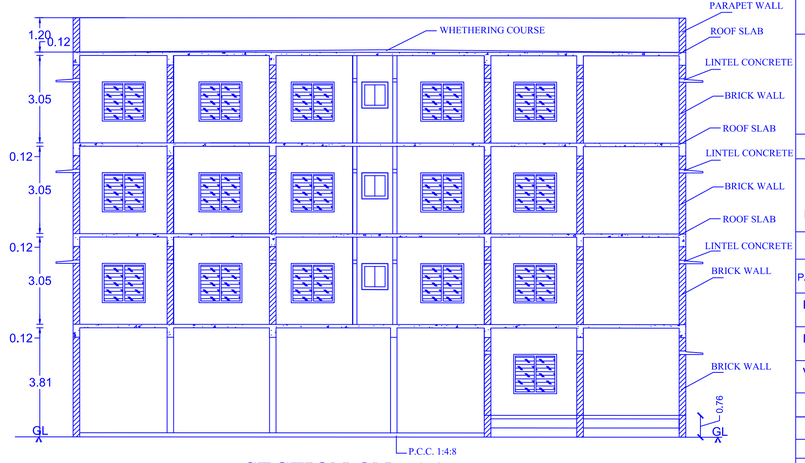
T.P.NO.103/50



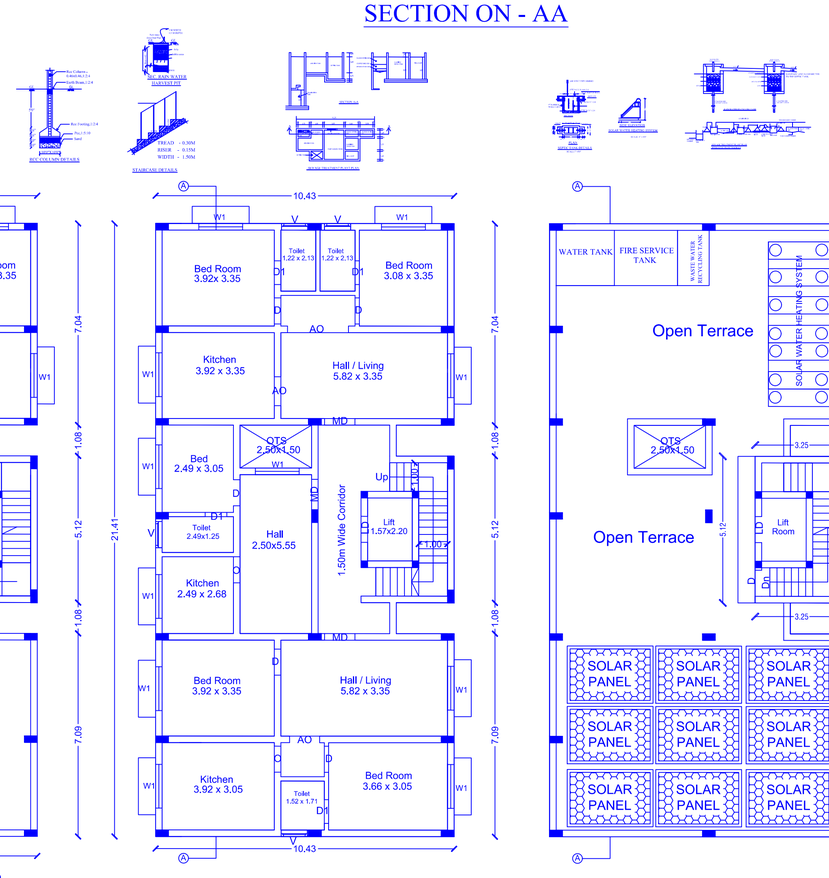
SITE PLAN



ELEVATION



SECTION ON - AA



GROUND FLOOR

TYPICAL_FLOOR_PLAN=1,2,3
FIRST,SECOND & THIRD FLOOR

TERRACE FLOOR

	JOINERY DETAILS	METRE
MD	MAIN DOOR	(1.06X2.13)
D	DOOR	(0.91X2.13)
D1	DOOR	(0.76X2.13)
LD	LIFT DOOR	(0.91X2.13)
W1	WINDOW	(1.53X1.82)
V	VENTILATOR	(0.91X0.91)

REFERENCE:

AREA OF THE SITE : 433.00 sq.m
FSI : 2.00
PC : 49.71%

W S E N

BUILDING AREA DETAILS	FSI AREA IN SQ M	NONFSI AREA IN SQ M	TOTAL AREA IN SQ M
GROUND FLOOR	215.25	3.75	219.00
FIRST FLOOR	215.25	3.75	219.00
SECOND FLOOR	215.25	3.75	219.00
THIRD FLOOR	215.25	3.75	219.00
TERRACE FLOOR	-	16.64	16.64
TOTAL	861.00	31.64	892.64

FSI = 861.00 / 433.00 = 1.98 < 2.0

P.C = 861.00 / 433.00 X 100 = 49.71%

Site Boundary
Pro Construction
Ext Road

PARKING CALCULATION:

PARKING CATEGORY	DWELLING UNITS	CARS REQUIRED	TWO WHEELERS REQUIRED
RESIDENTIAL FROM 50 TO 75	3	-	10
RESIDENTIAL FROM 75 TO 100	-	-	-
VISITORS PARKING OF 10 %	2	-	1
TOTAL	5	-	11

PARKNG DETAILS	REQUIRED	PROVIDED
CAR PARKING	5	5
TWO WHEELER PARKING	11	11

DWELLING REFERENCE:

FLOOR DETAILS	DWELLING NAME	DWELLING AREA IN SQ.M	NUMBER OF DWELLING UNITS	TOTAL DWELLING AREA IN SQ.M
GROUND FLOOR	G1	73.45	1	73.45
TYPICAL FIRST, SECOND, THIRD FLOOR	F1,F2,F3	73.45	3	220.35
	F1,F2,F3	37.27	3	111.81
	F1,F2,F3	73.97	3	221.91
		TOTAL	10	627.52

APPLICANT :-

Mr.KR.KARUPPIAH
S/o KARUPPIAH

REGISTERED ENGINEER :-

Er.R. HARIHARAN, B.E.,MBA,
DTCP Registred Engineer Grade-II
No:RE / Gr-II / SVG / 14/2023
R.M.P.H. CONSTRUCTIONS
83/3, Rukkumani Complex
Alagappapuram-Railway Station to College Road
Back Side of Vinayagar Kovil, Karaikudi - 630 003
Cell: 9629847479
E-mail: harimuthu1225@gmail.com

STRUCTURAL ENGINEER :-

Dr. A.RAMAKRISHNAN, ME.,PhD.,DFS.,MIE.,
Registered Structural Engineer Grade - I, SVG/33/2024,
IDHAL INFRASTRUCTURE
No. 2089, Idhal Complex, Mullikundu,
Devakottai, Sivagangai District - 630 302.
Ph: 7806825595, Ring: 04561 - 299639
Email: idhalgroups@gmail.com

NGAI DISTRICT) NO: 07/2026

ONLINE APPLICATION NO:SWP/BPA/720386/2025, DATED ON 04.12.2025

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.