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
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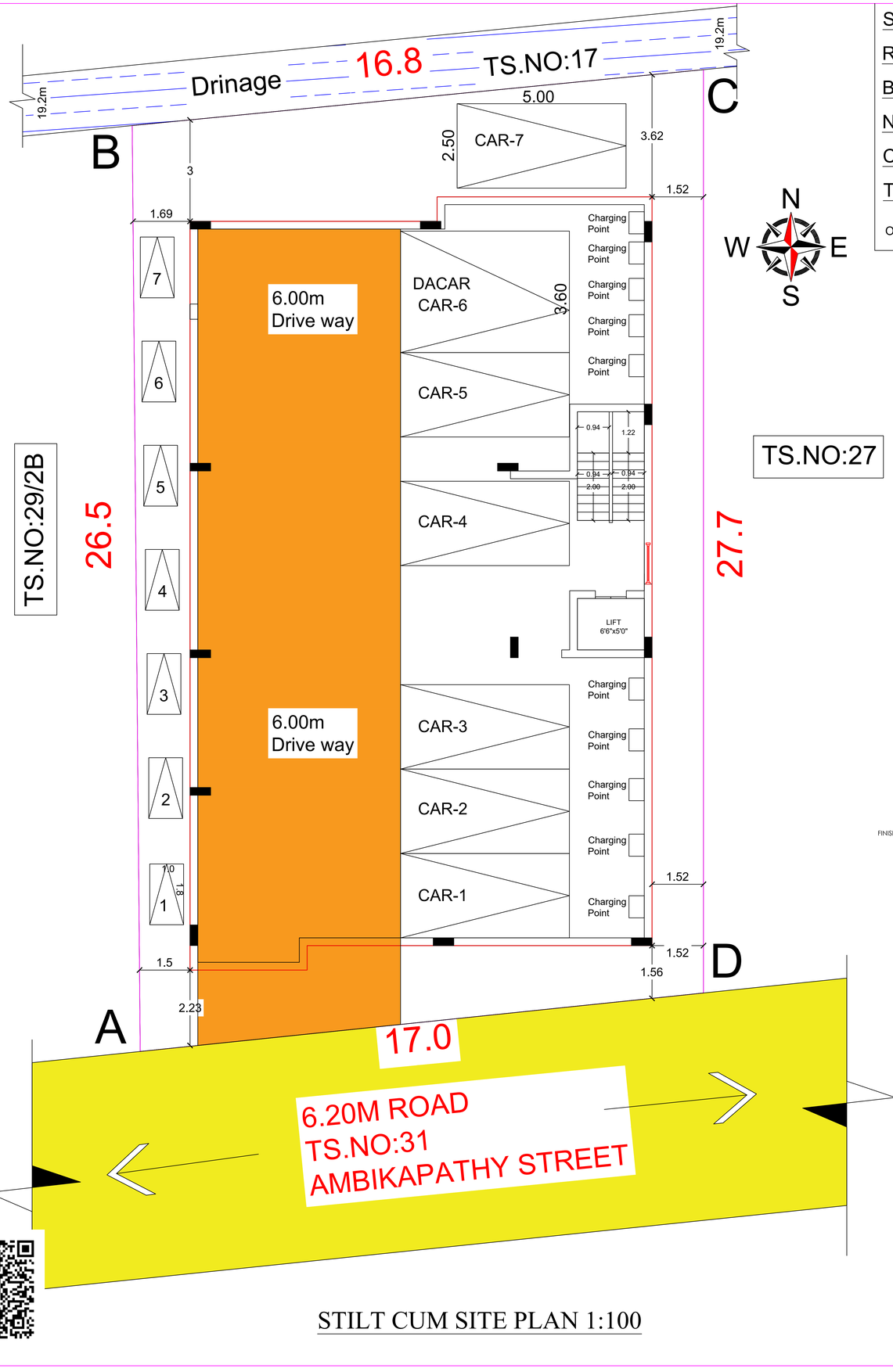


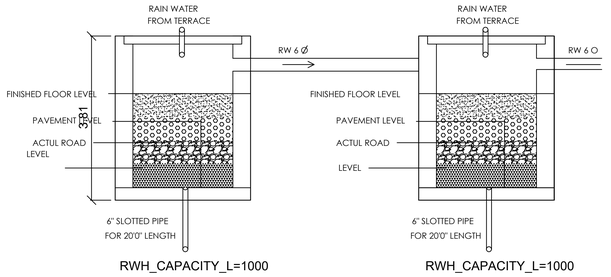
STILT CUM SITE PLAN 1:100

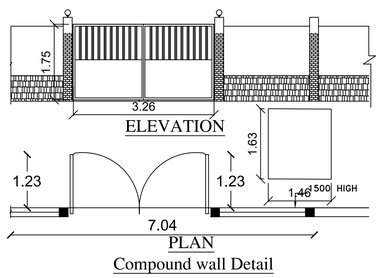
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT FLOOR TO THIRD FLOOR RESIDENTIAL BUILDING IN TS.NO:28, BLOCK NO:2,WARD 3 AT SANIOUR NORTH STREET AT KARAIKUDI TOWN AND CITY CORPORATION,KARAIKUDI LOCAL PANNING AREA, KARAIKUDI TALUK AND SIVAGANGAI DISTRICT.

OWNER NAME :K R PALANIAPPAN S/o KARUPPAN (POWER HOLDER)

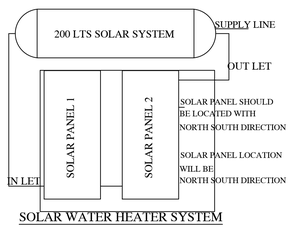
AREA STATEMENT

SL.NO	DESCRIPTION	AREA IN Sq.mt
FLOOR 1		
1	DWELLING UNIT 1	88.91
2	DWELLING UNIT 2	73.41
3	DWELLING UNIT 3	73.63
FLOOR 2		
1	DWELLING UNIT 1	88.91
2	DWELLING UNIT 2	73.41
3	DWELLING UNIT 3	73.63
FLOOR 3		
1	DWELLING UNIT 1	88.91
2	DWELLING UNIT 2	73.41
3	DWELLING UNIT 3	73.63





Compound wall Detail



SOLAR WATER HEATER SYSTEM

ONLINE APPLICATION NO: SWP/BPA/0760413/2026 DATE : 22.02.2026
BP/DTCP(SIVAGANGAI DISTRICT) NO:-15 / 2026

SHEET NO : 1/2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT
PLANNING AREA

Online Application no : SWP/BPA/0760413/2026

Scrutiny Reference no : 38752-2026-PD

SL.NO	DESCRIPTION	Sq.ft	Sq.mt
Site Area as per Documet		4928.00	457.82
Site Area as per Patta		4940.67	459.00
Site Area as per Site Condition		4953.80	460.22

AREA DETAILS PROPOSED BLOCK-1

SL.No	DESCRIPTION	FSI AREA Sq.mt	Non FSI AREA Sq.mt	TOTAL Sq.mt
1	STILT FLOOR AREA PARKING	-	300.58	300.58
2	FIRST FLOOR AREA	284.78	8.99	293.77
3	SECOND FLOOR AREA	284.78	8.99	293.77
4	THIRD FLOOR AREA	284.78	8.99	293.77
5	HEAD & LIFT ROOM AREA	-	31.33	31.33
TOTAL		854.34	358.88	1,213.22

F.S.I = 854.34 / 460.22 = 1.856 <2.0

SCALE 1: 100
ALL DIMENSION ARE IN METER

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE(Including PCP)	7	7
TWO WHEELER PARKING SPACE	7	7

RAMASAMY K R AND
MUTHUKARUPPAN K R
APPLICANT

CONSTRUCTION ENGINEER

Registered Engineer

Structural Engineer

Dr.S.Victor Jebaraj., ME(Stru).,MBA(PM).,Ph.D
Contact : 73737 16167 Email : vjbuilders2012@gmail.com
DTCP Approved Structural Engineer Grade - 1 (RSE)
Licence No. : SE/GR-1/20/10/002
DTCP Approved Construction Engineer (CE)
Licence No. : DTCP/CE/21/12/005
Reg. Structural Engineer Licence No. : 109/LS/2019/00034
Reg. Engineer Licence No. : 109/LS/2019/00005
VJ BUILDERS
REGISTER ENGINEER / REGISTER STRUCTURAL ENGINEER

Color Index:

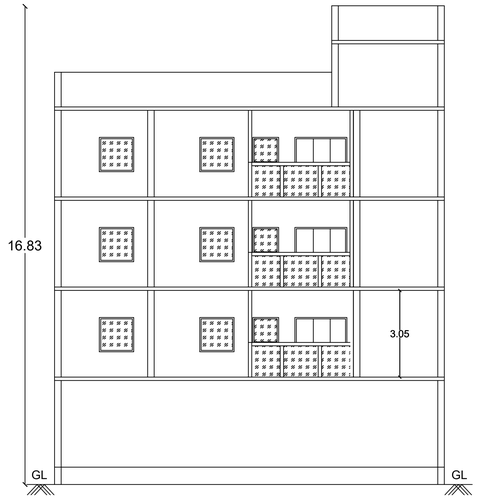
- Site Boundary
- Existing Road
- Proposed Building
- Drive Way

/e.signed /

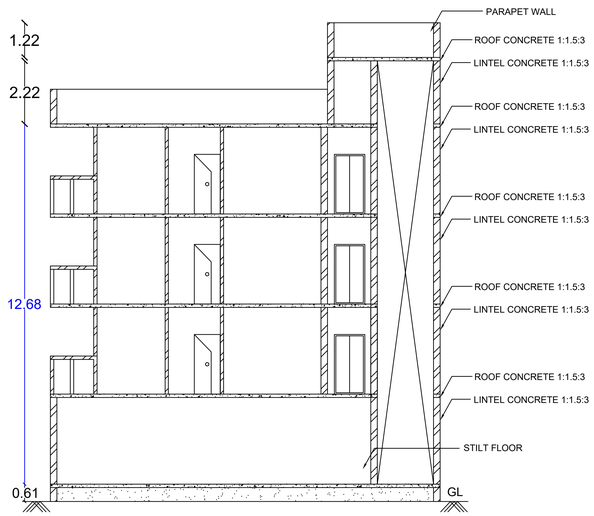
Assistant Director / Deputy Director (i/c)
District Town and country Planning office
Sivagangai District.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT FLOOR TO THIRD FLOOR RESIDENTIAL BUILDING IN TS.NO:28, BLOCK NO:2,WARD 3 AT SANIOUR NORTH STREET AT KARAIKUDI TOWN AND CITY CORPORATION,KARAIKUDI LOCAL PANNING AREA, KARAIKUDI TALUK AND SIVAGANGAI DISTRICT.

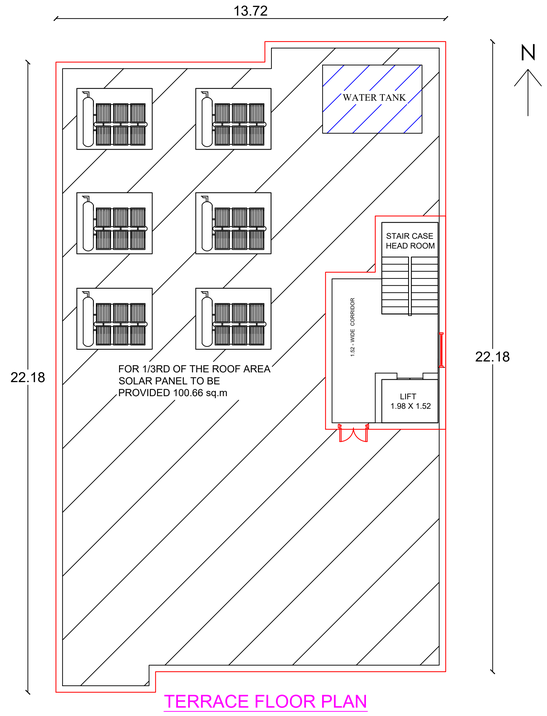
OWNER NAME :RAMASAMY K R AND MUTHUKARUPPAN K R



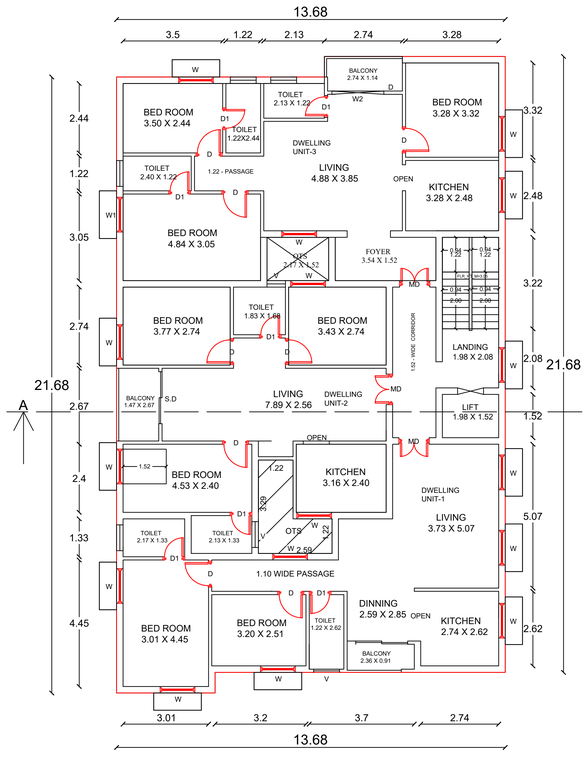
ELEVATION



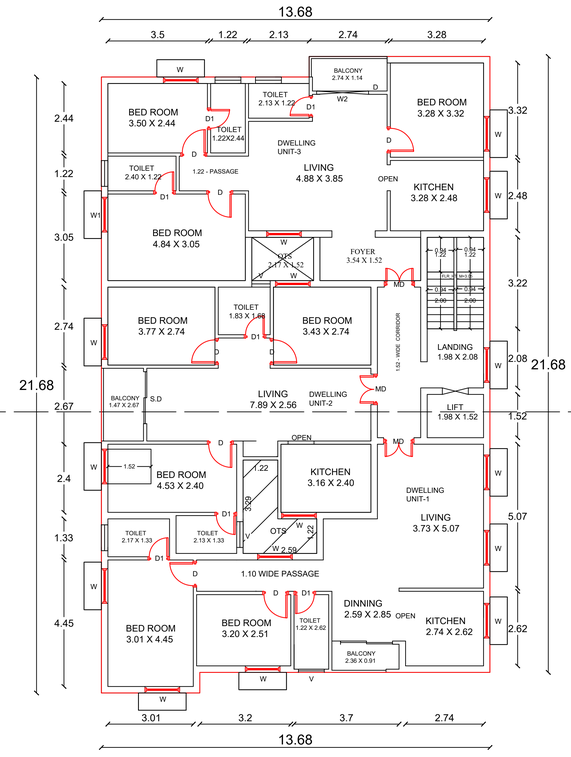
SECTION ON A-B



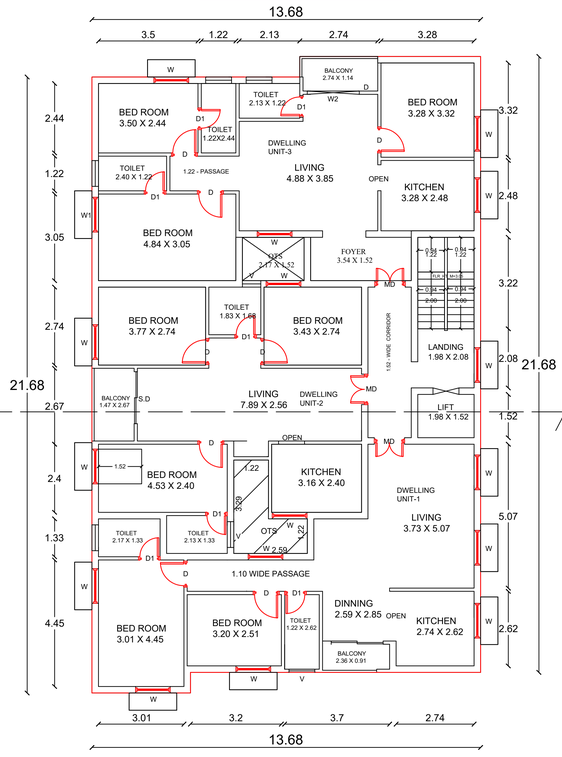
TERRACE FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

ONLINE APPLICATION NO: SWP/BPA/0760413/2026 DATE : 22.02.2026
BP/DTCP(SIVAGANGAI DISTRICT) NO:-15 / 2026

SHEET NO : 2/2

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT
PLANNING AREA

Online Application no : SWP/BPA/0760413/2026

Scrutiny Reference no : 38752-2026-PD

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TWO WHEELER PARKING SPACE	7	7

ALL DIMENSION ARE IN METER

SCALE 1: 100

SCHEDULE OF JOINERIES:

Short.ct	Description	Dimension(m)
M.D	Main Door	1.07 x 2.13
D	Door	0.91 x 2.13
D1	Toilet/bath Door	0.76 x 2.13
W	Window	1.22 x 1.22
W1	Window	1.52 x 1.22
W2	Window	1.83 x 1.52
S.D	Sliding Door	1.83 x 2.13
V	Ventilator	0.91 x 0.91

RAMASAMY K R AND MUTHUKARUPPAN K R
APPLICANT

CONSTRUCTION ENGINEER

Registered Engineer

Structural Engineer

Color Index:

- Site Boundary
- Existing Road
- Proposed Building
- Drive Way

/e.signed /

Assistant Director / Deputy Director (i/c)
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
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+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.