

PP

APPROVAL RECORD

# Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Rural Panchayat**

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 PROPOSED CONSTRUCTION OF  
OFFICE BUILDING IN 395/5C4A2 IN  
KURUNTHANAKOTTAI PANCHAYAT, DEVAKOTTAI  
UNION AND TALUK, SIVAGANGAI DISTRICT.

(SCALE - 1:100)

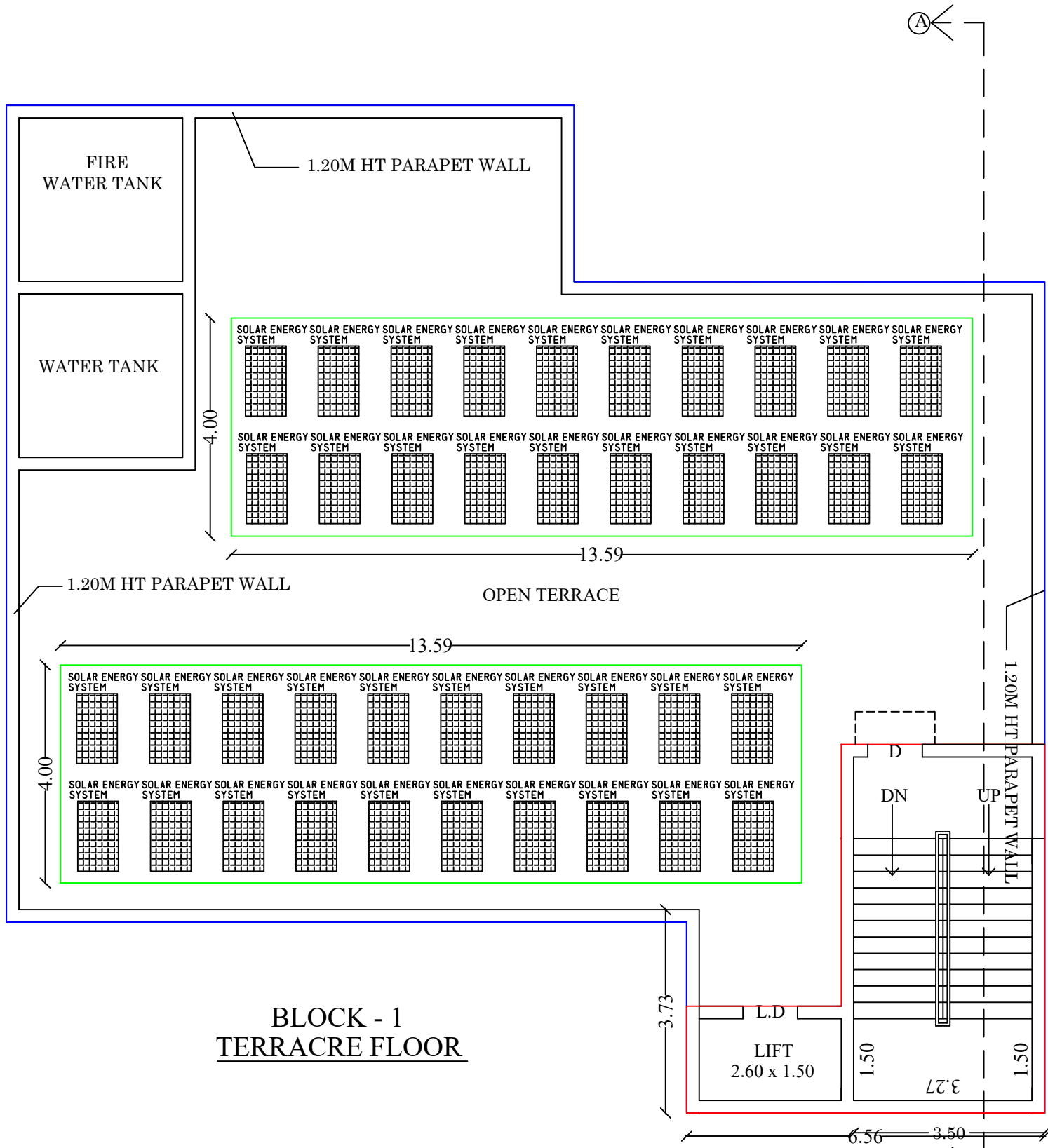
JOINERY DETAILS:

|     |                 |             |
|-----|-----------------|-------------|
| D   | DOOR            | 1.00 x 2.10 |
| D1  | DOOR            | 0.76 x 2.10 |
| LD  | LIFT DOOR       | 1.00 x 2.10 |
| W   | WINDOW          | 1.22 x 1.22 |
| V   | VENTILATOR      | 0.60 x 0.60 |
| R.S | ROLLING SHUTTER | 2.50 x 3.45 |

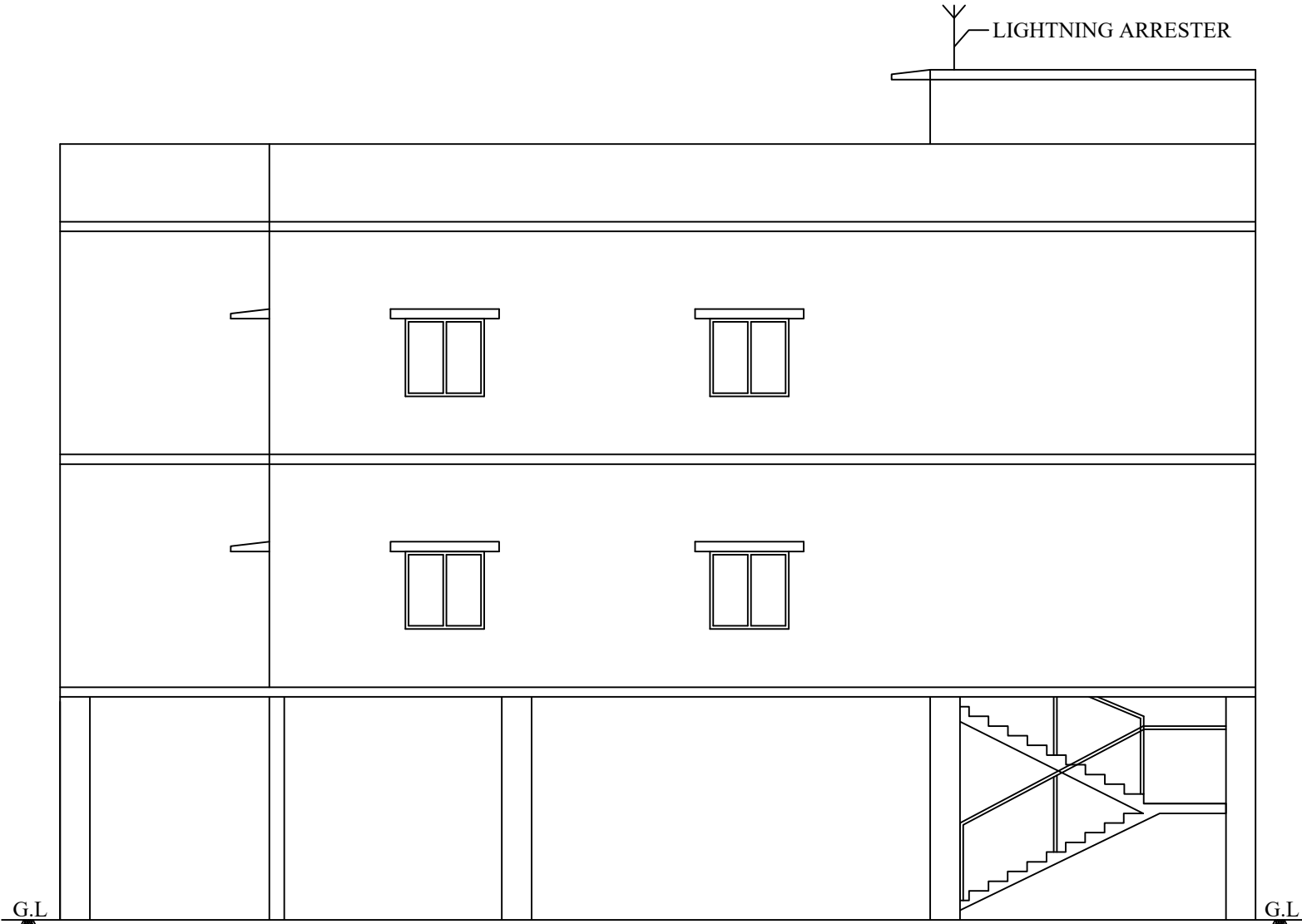
BUILDING AREA DETAILS

| DESCRIPTION               | FSI<br>( Sq.M ) | Non FSI<br>( Sq.M ) | Total Area<br>( Sq.M ) |
|---------------------------|-----------------|---------------------|------------------------|
| Area of the Stilt Floor   | 29.90           | 280.34              | 310.24                 |
| Area of the First Floor   | 280.34          |                     | 280.34                 |
| Area of the Second Floor  | 280.34          |                     | 280.34                 |
| Area of the Terrace Floor |                 | 30.77               | 30.77                  |
| Total Area                | 590.58          | 311.11              | 901.69                 |

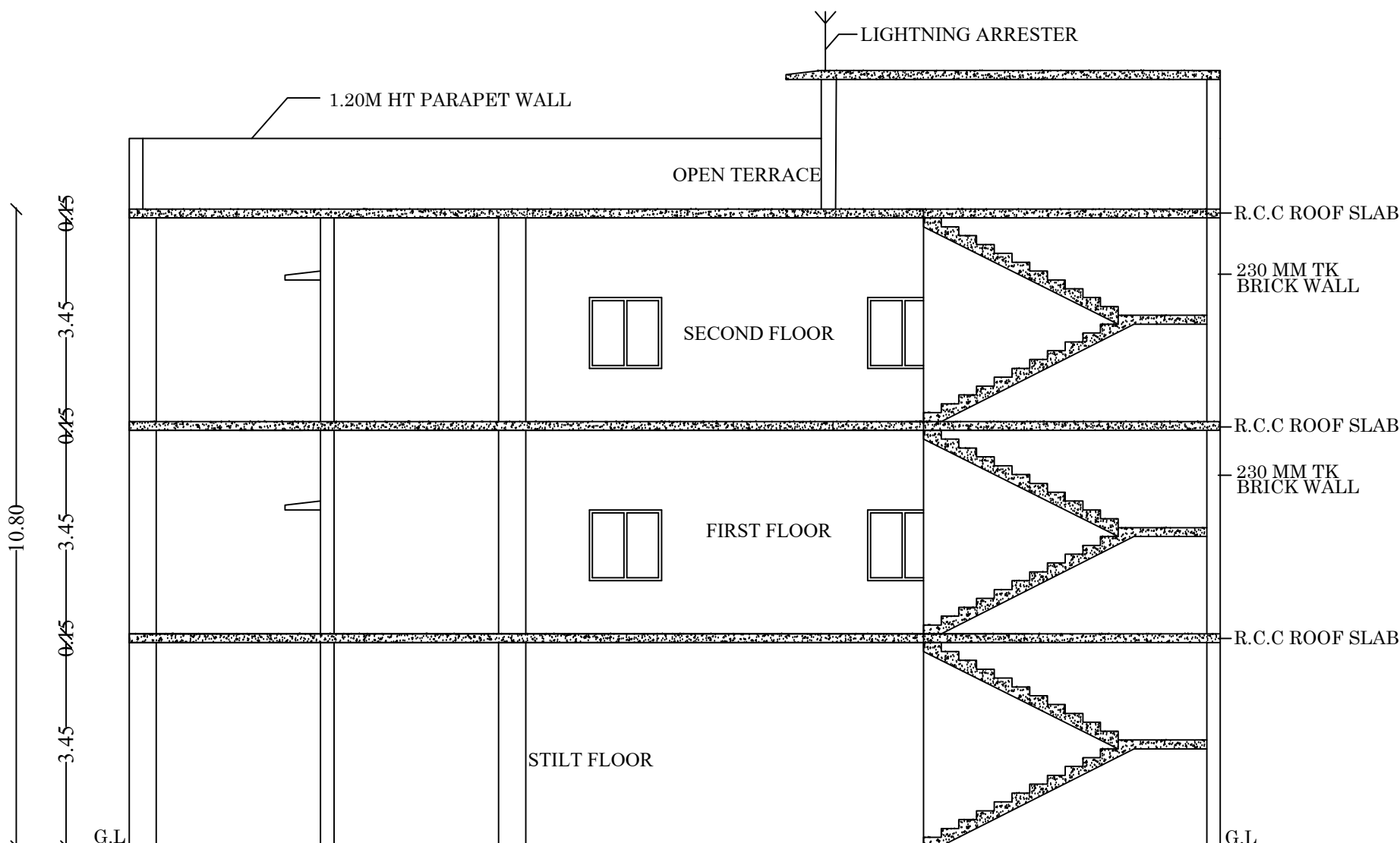
OFFICE USE



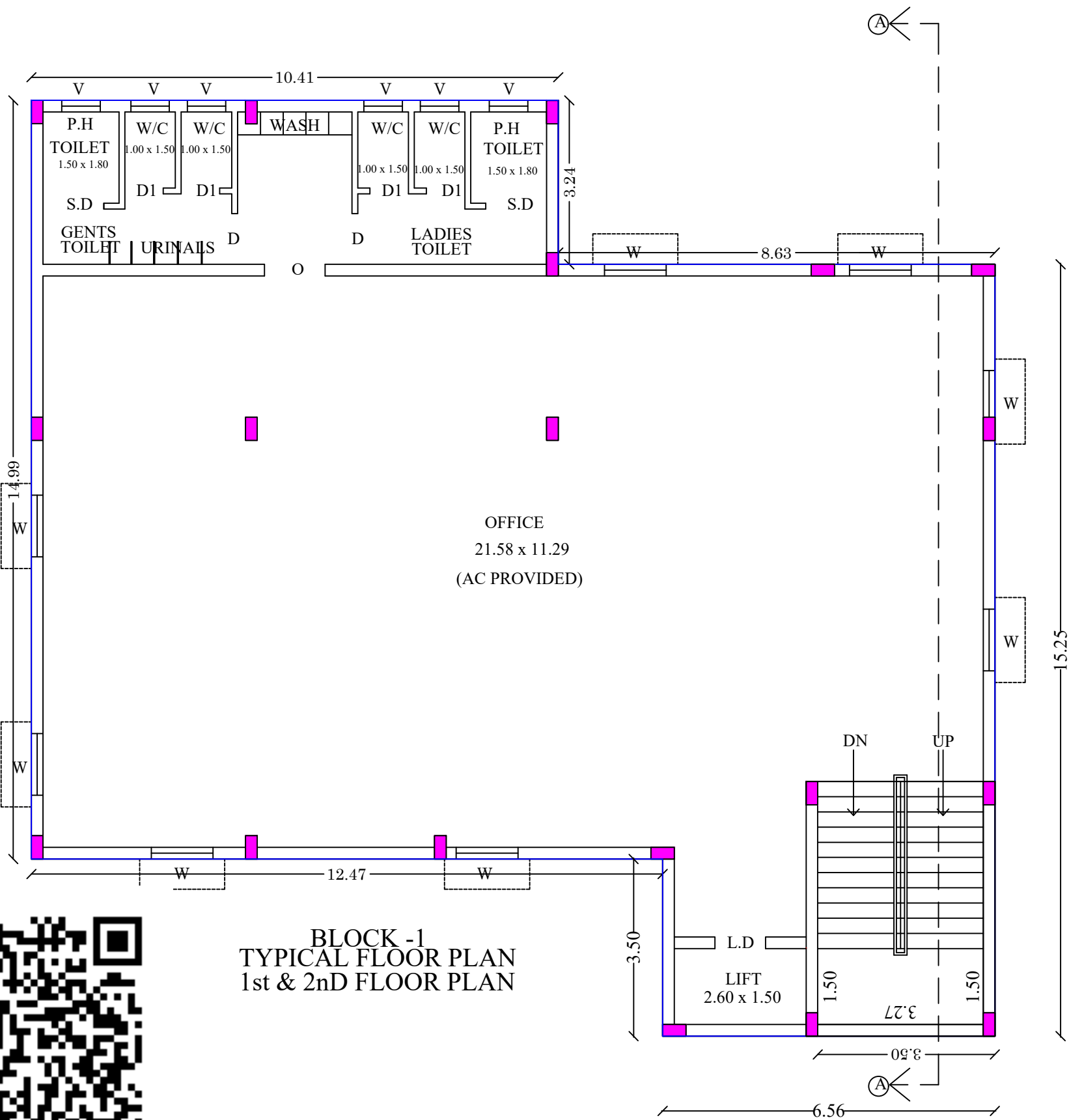
BLOCK - 1  
TERRACRE FLOOR



BLOCK - 1  
ELEVATION



BLOCK - 1  
SECTION ON A-A



BLOCK - 1  
TYPICAL FLOOR PLAN  
1st & 2nd FLOOR PLAN



ONLINE APPLICATION NO : SWP/BPA/764615/2026  
APPROVED NUMBER : B.P/DTCP No : (SIVAGANGAI)19/2026

M. A. ABDUL GANI, M. Arch.,  
Reg. No: CA/2013/01536  
SARKAR ARCHITECTS  
1-A, Kuruvikaran Satal, Madurai-625 001  
Ph: 97893 45342  
Email: archtectgani@sarkararchitects.com  
GSTIN: 33BEPAA065N129

ARCHITECT

V. VARADARAJAN, B.E., F.I.E., F.I.V.  
STRUCTURAL ENGINEER  
MDTCP Regd No: GRADE-I/46/2024 Dated 4.11.2024  
PLAN CENTER  
25, South Street, Tallakulam, Madurai - 625 002.

STRUCTURAL  
ENGINEER

N. Balachander

APPLICANT

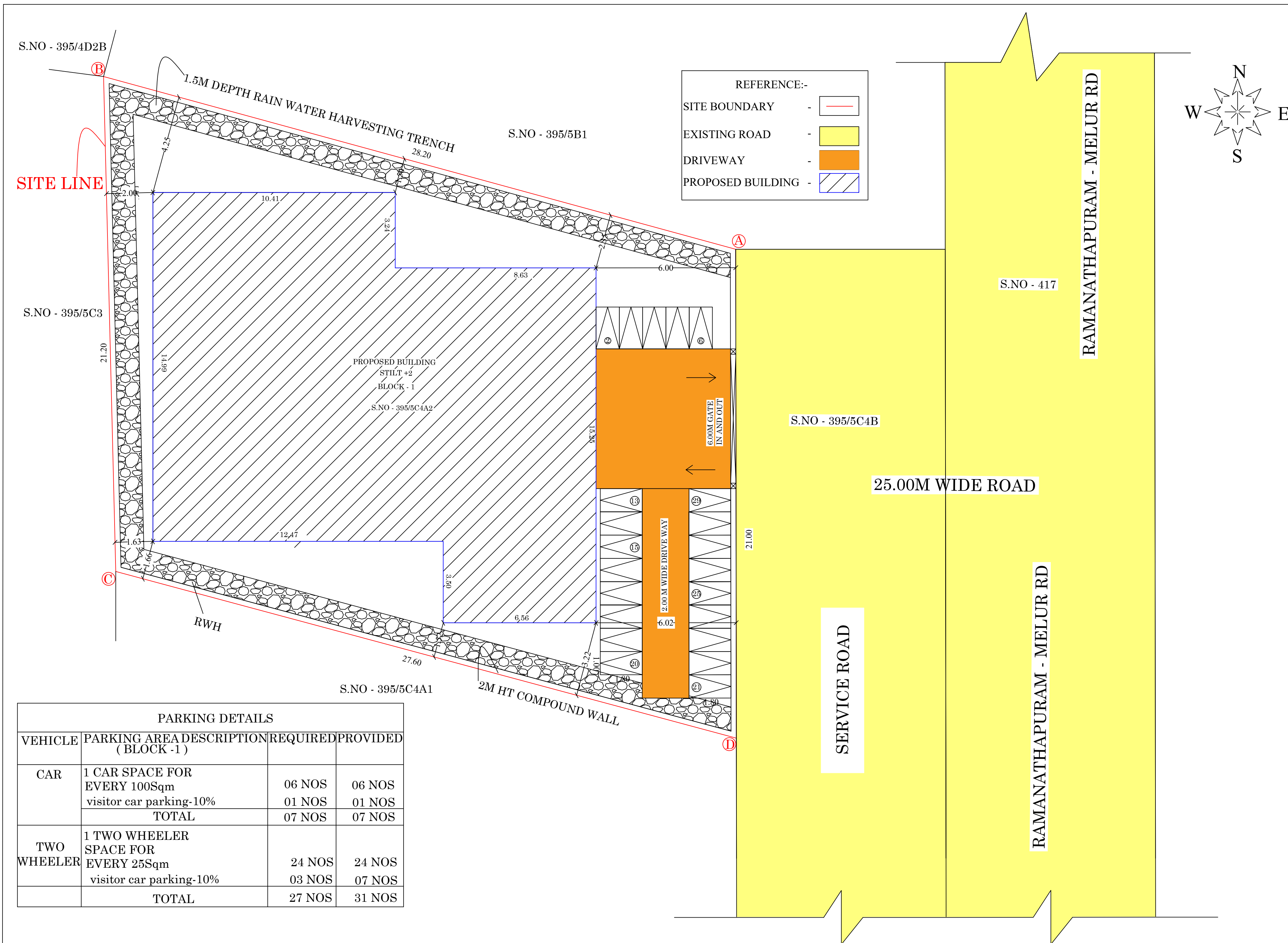
Er. N. BALACHANDER, DCE,  
PLAN CENTER

Registration Construction Engineer No:  
CE/51/2024/DTCP/MADURAI  
No. 25, South Street, Near Amma Mess,  
Tallakulam, Madurai-2. Ph: 8220044943

ENGINEER



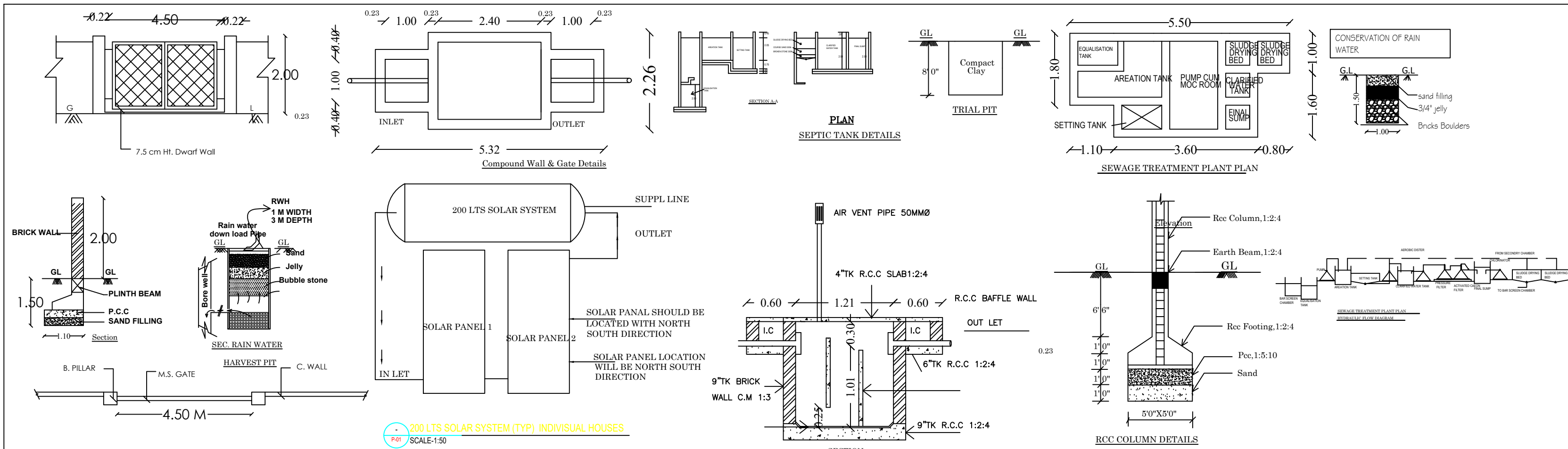
ENGINEER

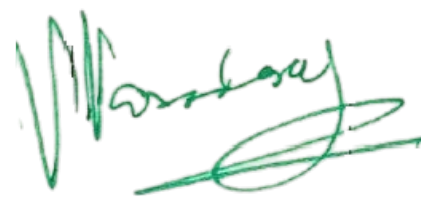


| PARKING DETAILS |                                      |          |          |
|-----------------|--------------------------------------|----------|----------|
| VEHICLE         | PARKING AREA DESCRIPTION (BLOCK - 1) | REQUIRED | PROVIDED |
| CAR             | 1 CAR SPACE FOR EVERY 100Sqm         | 06 NOS   | 06 NOS   |
|                 | visitor car parking-10%              | 01 NOS   | 01 NOS   |
|                 | TOTAL                                | 07 NOS   | 07 NOS   |
| TWO WHEELER     | 1 TWO WHEELER SPACE FOR EVERY 25Sqm  | 24 NOS   | 24 NOS   |
|                 | visitor car parking-10%              | 03 NOS   | 07 NOS   |
|                 | TOTAL                                | 27 NOS   | 31 NOS   |

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|                                                                                                                                                                                                                                                                                                                                         |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| [SHEET NO : 01]                                                                                                                                                                                                                                                                                                                         |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| SITE PLAN SHOWING PROPOSED CONSTRUCTION OF OFFICE BUILDING IN 395/5C4A2 IN KURUNTHANAKOTTAI PANCHAYAT, DEVAKOTTAI UNION AND TALUK, SIVAGANGAI DISTRICT.                                                                                                                                                                                 |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| (SCALE - 1:100)                                                                                                                                                                                                                                                                                                                         |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| SITE AREA DETAILS:-                                                                                                                                                                                                                                                                                                                     |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| AS PER DOCUMENT AREA -                                                                                                                                                                                                                                                                                                                  |                  | 545.00 SQ.M                              |                                                                                                                                                                                                                                                                                                                                     |                                     |
| AS PER PATT A AREA -                                                                                                                                                                                                                                                                                                                    |                  | 545.00 SQ.M                              |                                                                                                                                                                                                                                                                                                                                     |                                     |
| Survey S.no                                                                                                                                                                                                                                                                                                                             | Document No      | Document Area Sq.m                       | PATTA NO                                                                                                                                                                                                                                                                                                                            | PATTA Area Sq.m                     |
| 395/5C4A2                                                                                                                                                                                                                                                                                                                               | 746/2025         | 545.00                                   | 2992                                                                                                                                                                                                                                                                                                                                | 545.00                              |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                              |                  | 545.00                                   |                                                                                                                                                                                                                                                                                                                                     | 545.00                              |
| BUILDING AREA DETAILS                                                                                                                                                                                                                                                                                                                   |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| DESCRIPTION                                                                                                                                                                                                                                                                                                                             |                  | FSI ( Sq.M )                             | Non FSI ( Sq.M )                                                                                                                                                                                                                                                                                                                    | Total Area ( Sq.M )                 |
| Area of the Stilt Floor                                                                                                                                                                                                                                                                                                                 |                  | 29.90                                    | 280.34                                                                                                                                                                                                                                                                                                                              | 310.24                              |
| Area of the First Floor                                                                                                                                                                                                                                                                                                                 |                  | 280.34                                   |                                                                                                                                                                                                                                                                                                                                     | 280.34                              |
| Area of the Second Floor                                                                                                                                                                                                                                                                                                                |                  | 280.34                                   |                                                                                                                                                                                                                                                                                                                                     | 280.34                              |
| Area of the Terrace Floor                                                                                                                                                                                                                                                                                                               |                  |                                          | 30.77                                                                                                                                                                                                                                                                                                                               | 30.77                               |
| Total Area                                                                                                                                                                                                                                                                                                                              |                  | 590.58                                   | 311.11                                                                                                                                                                                                                                                                                                                              | 901.69                              |
| PARKING DETAILS:-                                                                                                                                                                                                                                                                                                                       |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| No. of TWO WHEELER Parking Required- 27 Nos                                                                                                                                                                                                                                                                                             |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| No. of TWO WHEELER Parking Provided- 31 Nos ( P.H PARKING 05 NOS INCLUDING )                                                                                                                                                                                                                                                            |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| No. of CAR Parking Required - 07 Nos                                                                                                                                                                                                                                                                                                    |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| No. of CAR Parking Provided - 07 Nos ( P.H PARKING 1 NOS INCLUDING )                                                                                                                                                                                                                                                                    |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| SANITATION REQUIREMENTS                                                                                                                                                                                                                                                                                                                 |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| S.no                                                                                                                                                                                                                                                                                                                                    | SANITARY DETAILS | DETAILS                                  | MALE 150 persons REQUIRED (In Nos)                                                                                                                                                                                                                                                                                                  | FEMALE 90 persons REQUIRED (In Nos) |
| 1                                                                                                                                                                                                                                                                                                                                       | WATER CLOSET     | ONE FOR 25 Male OR PART THEREOF          | 06                                                                                                                                                                                                                                                                                                                                  | 06                                  |
|                                                                                                                                                                                                                                                                                                                                         |                  | ONE FOR 15 Female OR PART THEREOF        | -                                                                                                                                                                                                                                                                                                                                   | 06                                  |
| 2                                                                                                                                                                                                                                                                                                                                       | ABLUTION TAP     | ONE IN EACH W.C                          | 06                                                                                                                                                                                                                                                                                                                                  | 06                                  |
| 3                                                                                                                                                                                                                                                                                                                                       | WASHING TAPS     | ONE FOR EVERY 25 PUPILS OR PART THEREOF  | 04                                                                                                                                                                                                                                                                                                                                  | 04                                  |
| 4                                                                                                                                                                                                                                                                                                                                       | DRINKING WATER   | ONE FOR EVERY 100 PUPILS OR PART THEREOF | 05                                                                                                                                                                                                                                                                                                                                  | 05                                  |
| 5                                                                                                                                                                                                                                                                                                                                       | URINALS          | ONE FOR EVERY 20 PUPILS OR PART THEREOF  | 04                                                                                                                                                                                                                                                                                                                                  | 04                                  |
| Floor Space Index = $\frac{590.58}{545.00} = 1.08 < 2$                                                                                                                                                                                                                                                                                  |                  |                                          |                                                                                                                                                                                                                                                                                                                                     |                                     |
| <div><br/><b>M. A. ABDUL GANI, M.Arch.,</b><br/>Reg. No: CA/2013/61536<br/><b>SARKAR ARCHITECTS</b><br/>T-A, Kuruvikaran Salai, Madurai-625 001<br/>Ph: 97893 45342<br/>E-mail: architectgani@sarkararchitects.com<br/>GSTIN: 33BEPAP653N129</div> |                  |                                          | <div><br/>Cell: 94430 26003<br/><b>V.VARADARAJAN, B.E, F.I.E., F.I.V.</b><br/><b>STRUCTURAL ENGINEER</b><br/>MDTCP Regd No: GRADE-I /46/2024 Dated 4.11.2024<br/><b>PLAN CENTER</b><br/>25, South Street, Tallakulam, Madurai - 625 002.</div> |                                     |
| ARCHITECT                                                                                                                                                                                                                                                                                                                               |                  |                                          | STRUCTURAL ENGINEER                                                                                                                                                                                                                                                                                                                 |                                     |
| <div></div>                                                                                                                                                                                                                                        |                  |                                          | <div><br/><b>Er.N.BALACHANDER,DCE,</b><br/><b>PLAN CENTER</b><br/>Registration Construction Engineer No: CE/51/2024/DTCP/MADURAI<br/>No.25, South Street, Near Anna Mess Tallakulam, Madurai-2. Ph:8220044943</div>                            |                                     |
| APPLICANT                                                                                                                                                                                                                                                                                                                               |                  |                                          | ENGINEER                                                                                                                                                                                                                                                                                                                            |                                     |

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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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](mailto: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.

