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,
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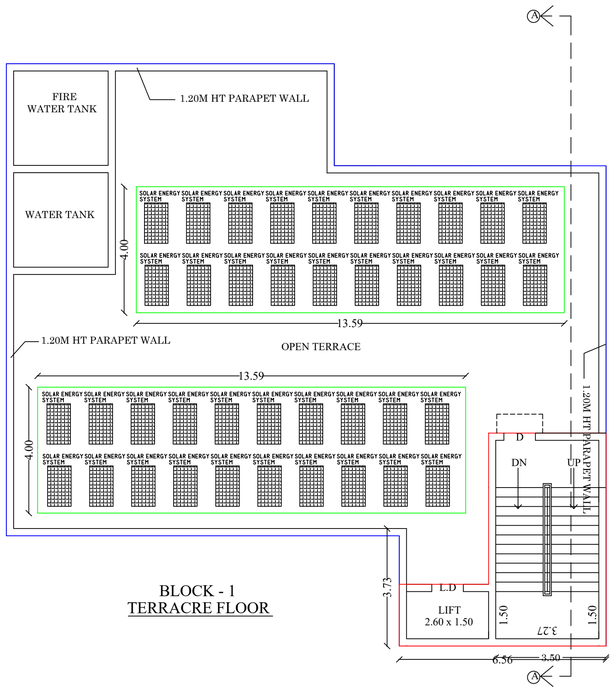
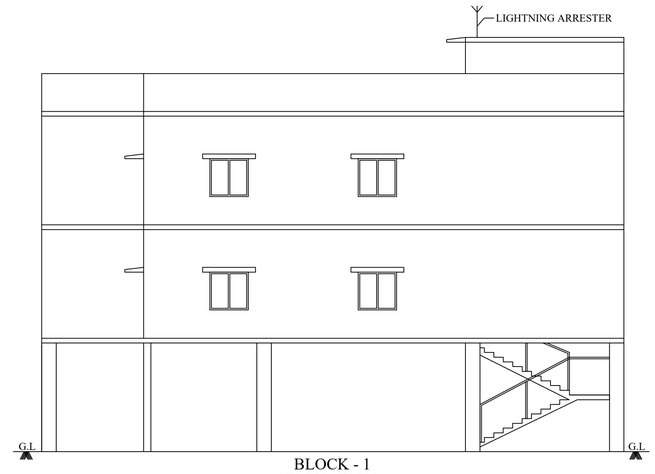
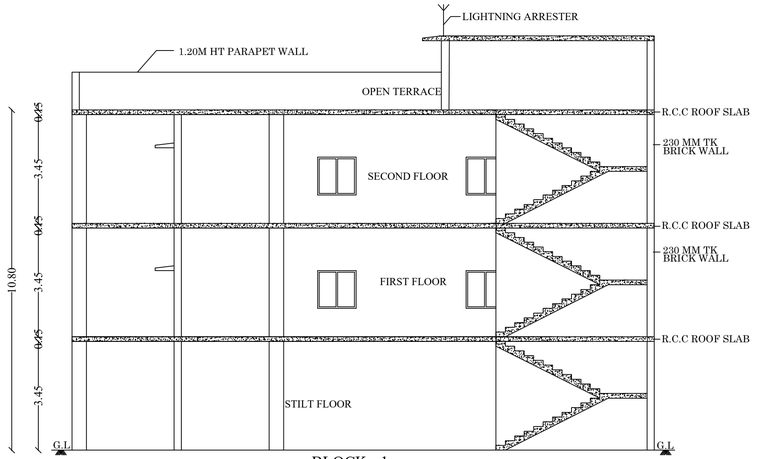


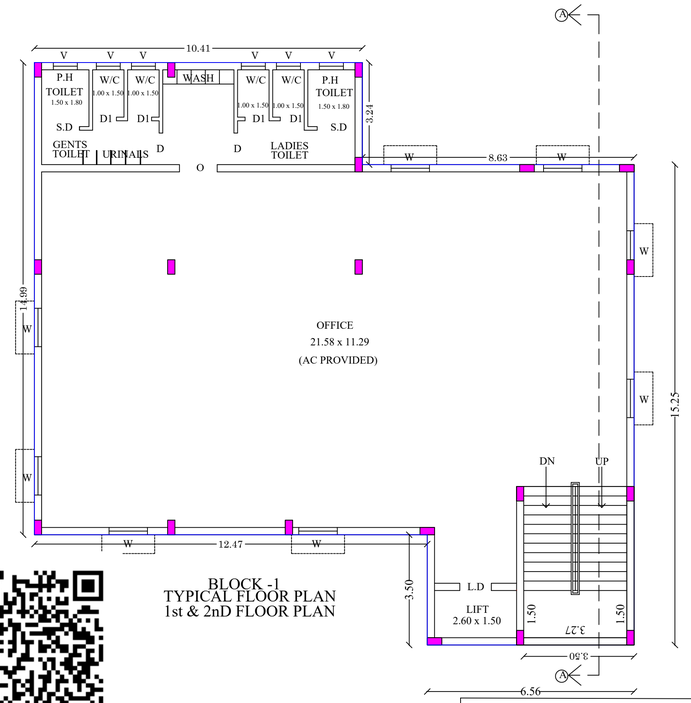
BLOCK - 1
TERRACRE FLOOR



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

SHEET NO: 03

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 (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

OFFICE USE

M. A. ABDUL GANI, M.Arch.,
Reg No: CA/2013/01536
SARKAR ARCHITECTS
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Ph: 97893 45342
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GSTIN: 33BEEPA0653N1ZP

ARCHITECT

Cell: 94430 26003
V.VARADARAJAN, B.E, F.I.E., F.I.V.
STRUCTURAL ENGINEER
MDTCP Regd No: GRADE-I /46/2024 Dated 4.11.2024
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STRUCTURAL ENGINEER

APPLICANT

Er.N.BALACHANDER,DCE.,
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Registration Construction Engineer No:
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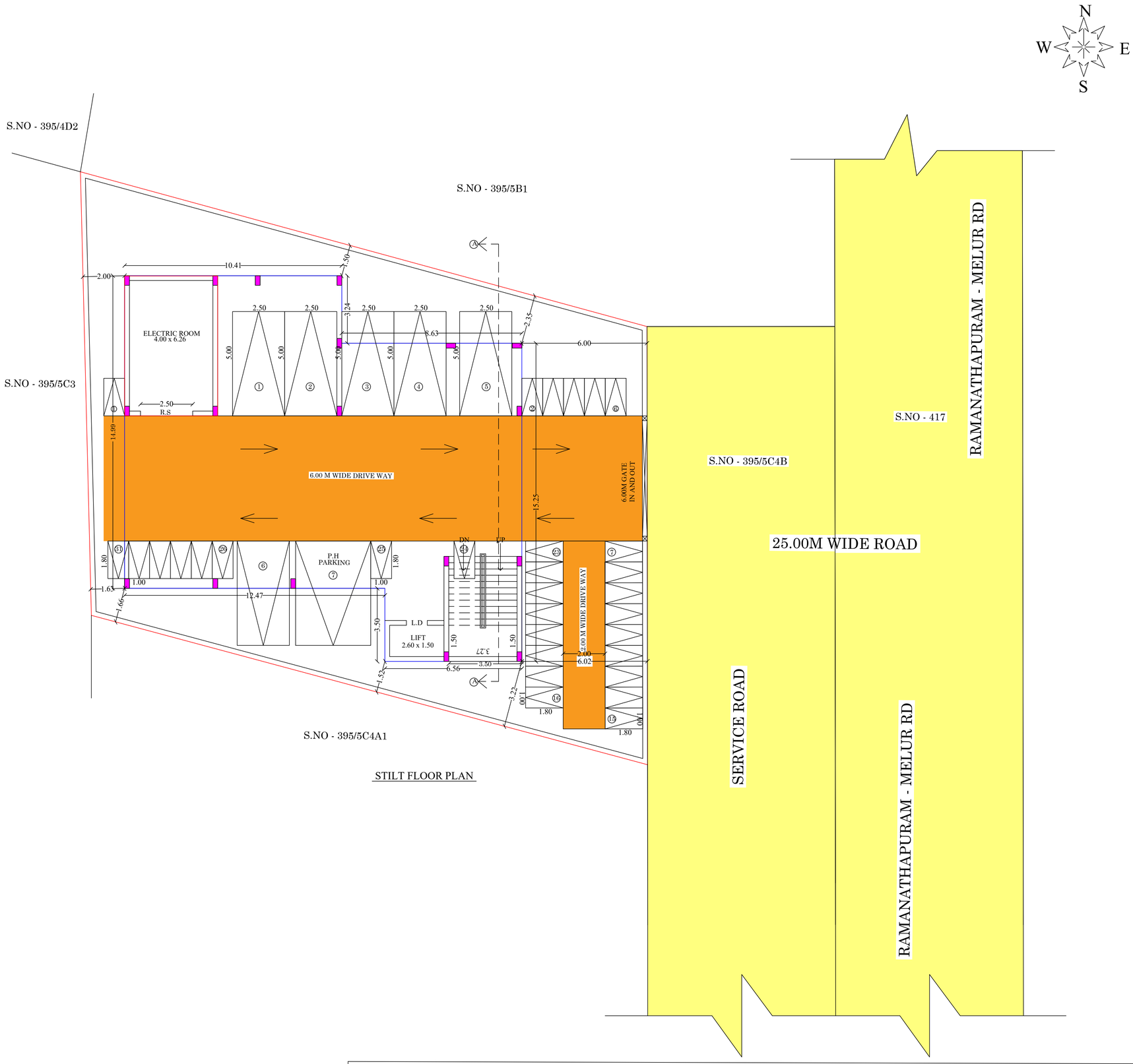
ENGINEER

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

(SCALE - 1:100)



STILT FLOOR PLAN

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

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OFFICE USE

ONLINE APPLICATION NO : SWP/BPA/764615/2026

APPROVED NUMBER : B.P/DTCP No : (SIVAGANGAI)19/2026

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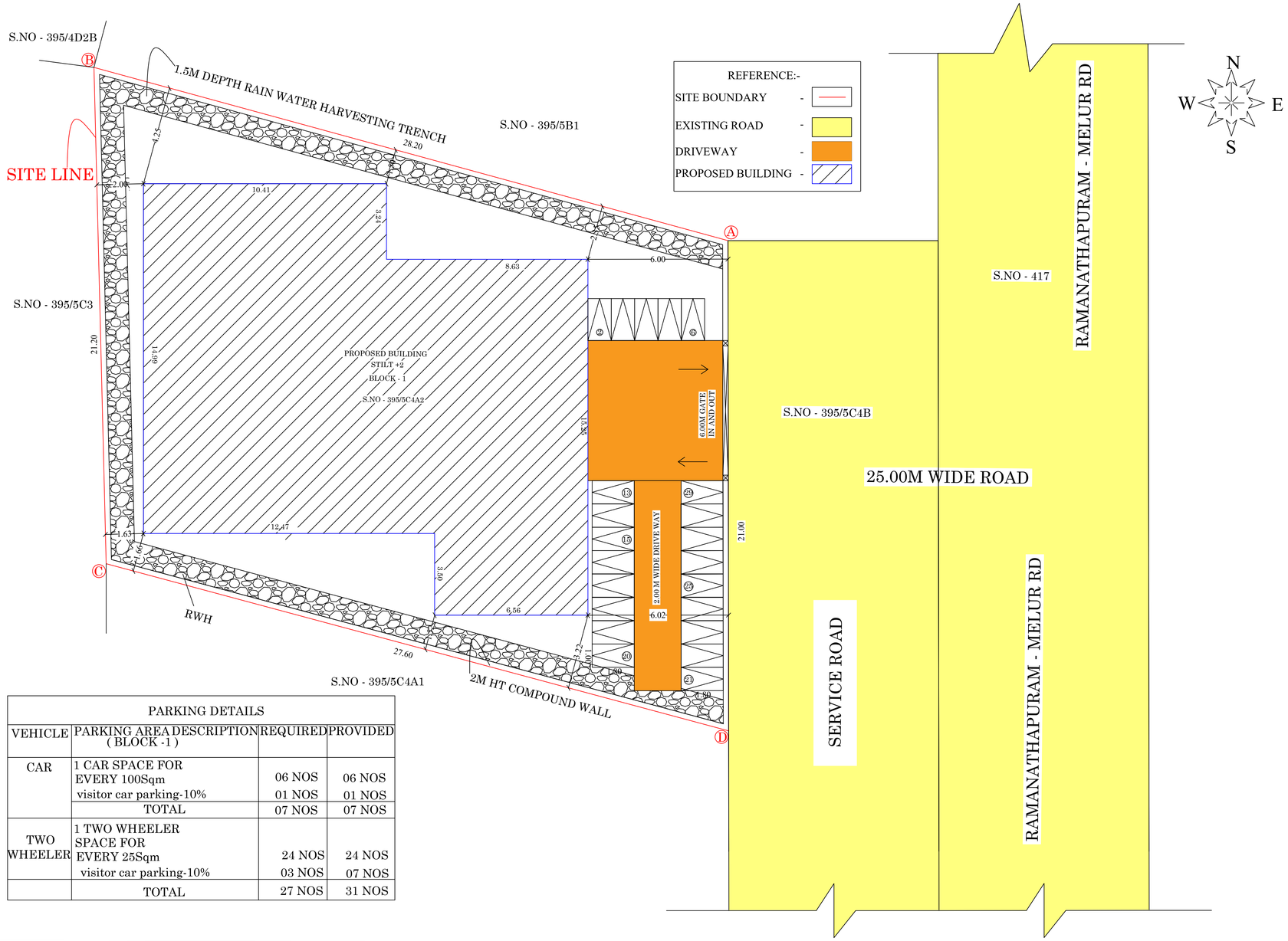

PARKING DETAILS			
VEHICLE	PARKING AREA DESCRIPTION (BLOCK -1)	REQUIRED	PROVIDED
CAR	1 CAR SPACE FOR EVERY 100Sqm	06 NOS	06 NOS
	visitor car parking-10%	01 NOS	01 NOS
	TOTAL	07 NOS	07 NOS
TWO WHEELER	1 TWO WHEELER SPACE FOR EVERY 25Sqm	24 NOS	24 NOS
	visitor car parking-10%	03 NOS	07 NOS
	TOTAL	27 NOS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

SITE PLAN

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 PATTA 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)	MALE 150 persons PROVIDED (In Nos)	FEMALE 90 persons REQUIRED (In Nos)	FEMALE 90 persons PROVIDED (In Nos)
1	WATER CLOSET	ONE FOR 25 Male OR PART THEREOF	06	06	-	-
		ONE FOR 15 Female OR PART THEREOF	-	-	06	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

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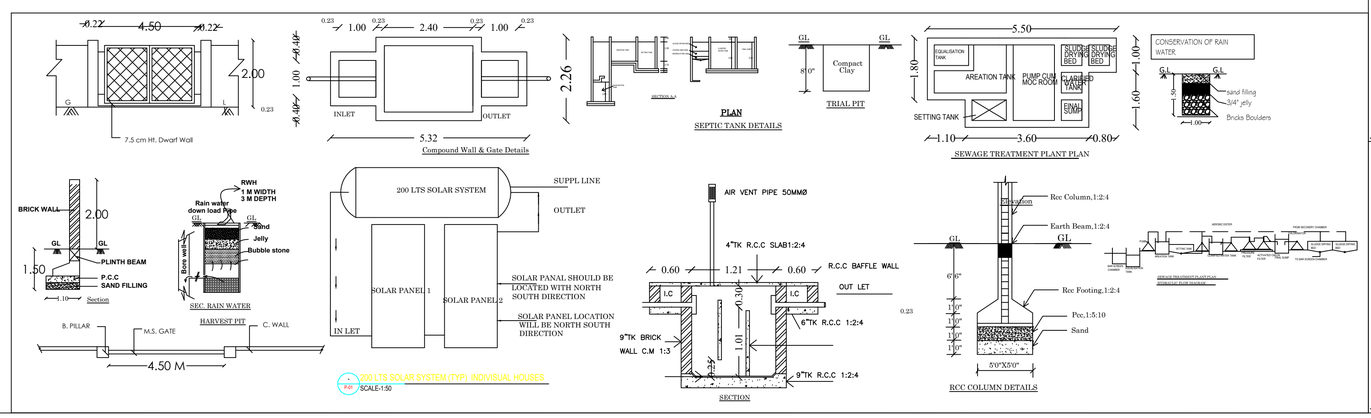

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THE LANDLENS SUITE

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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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.