

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

(SCALE - 1:100)

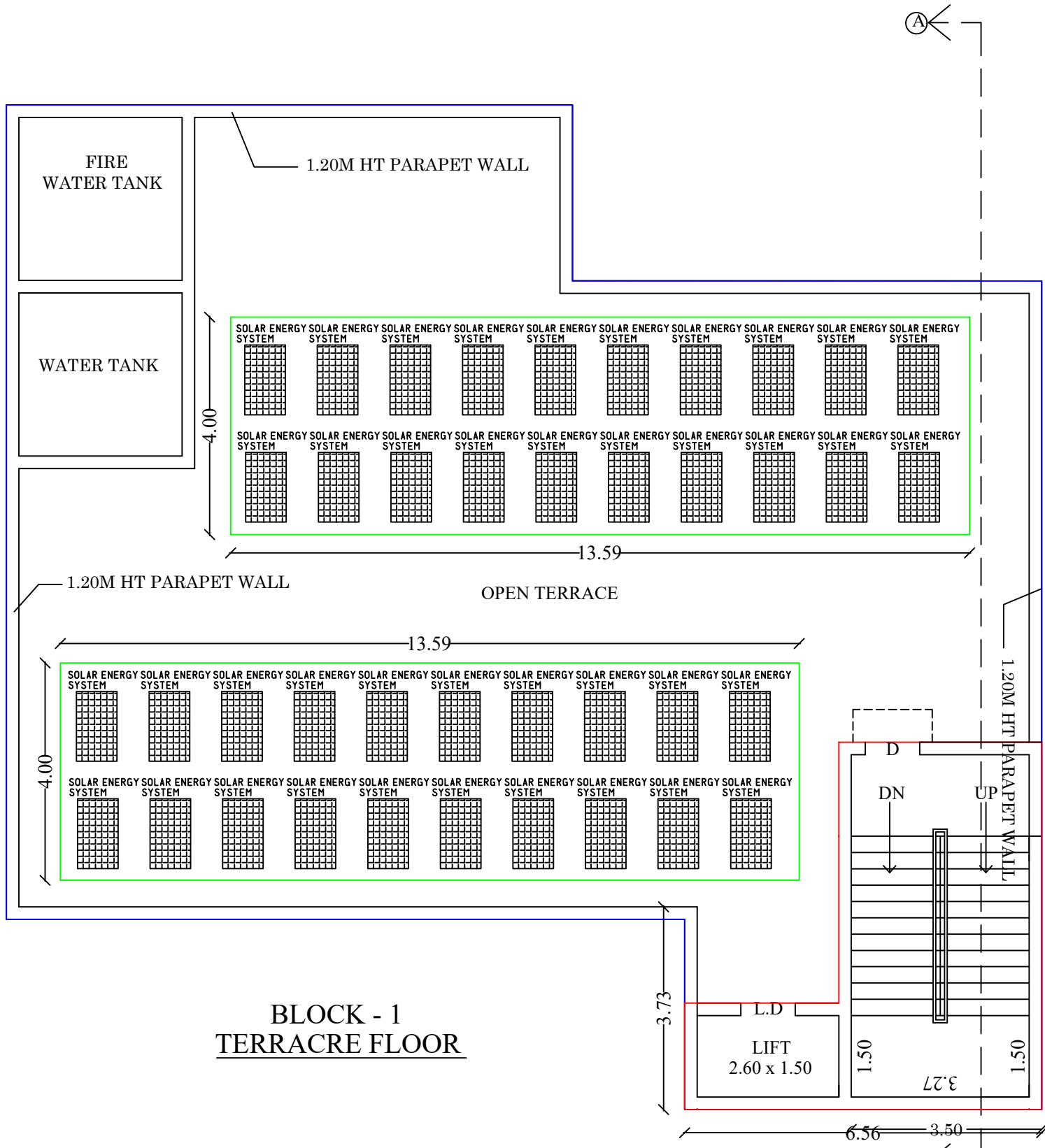
JOINERY DETAILS:

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

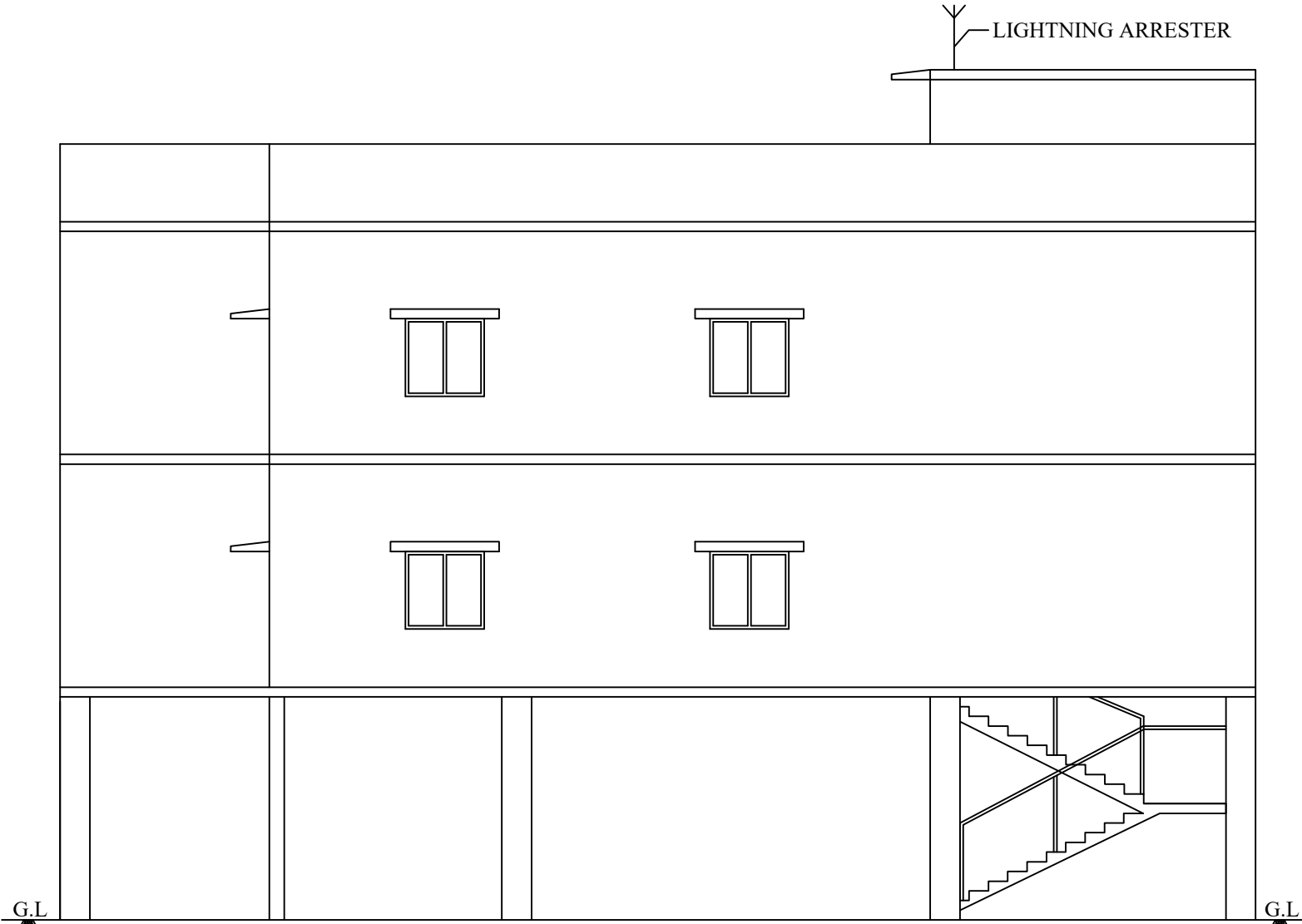
BUILDING AREA DETAILS

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

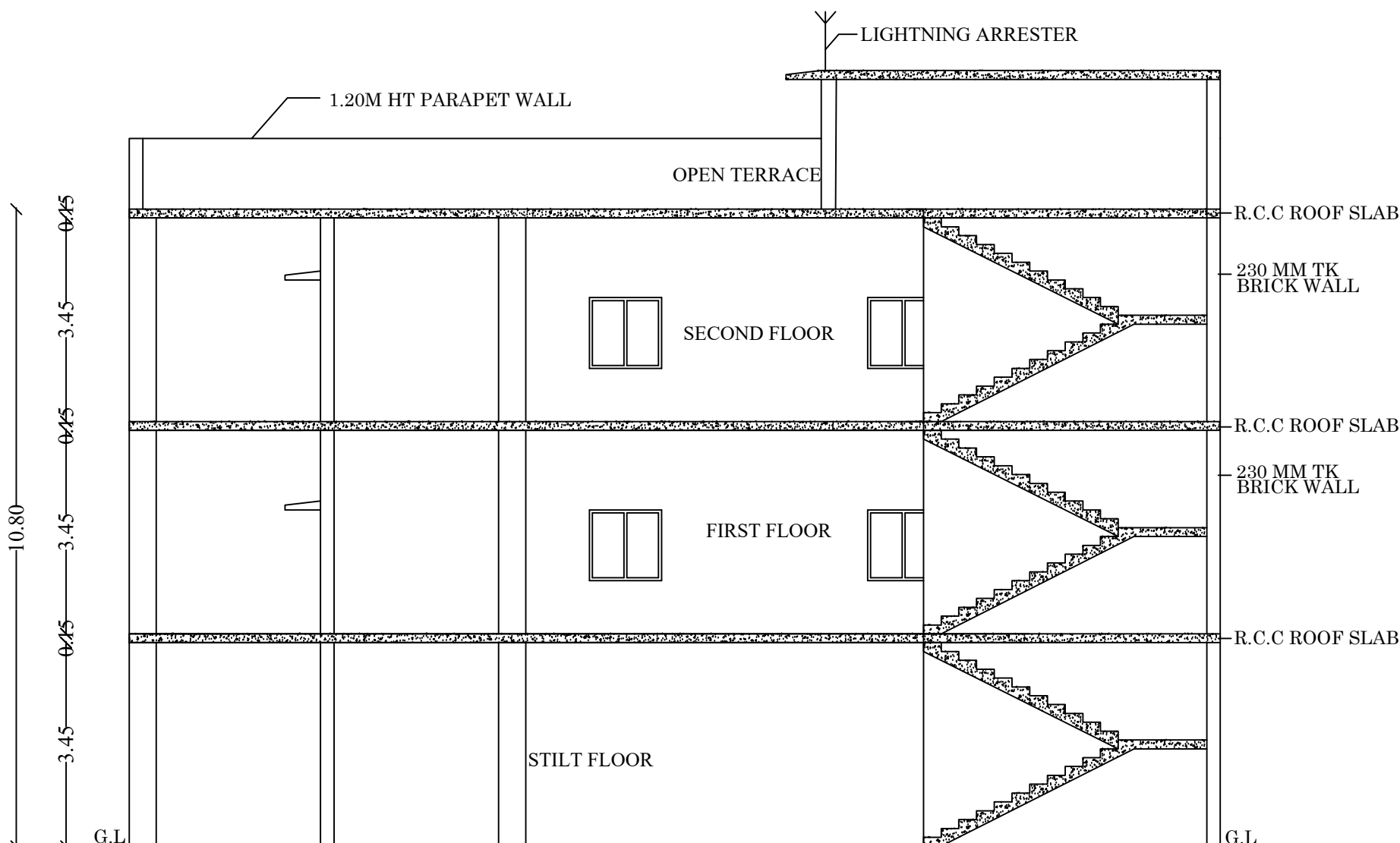
OFFICE USE



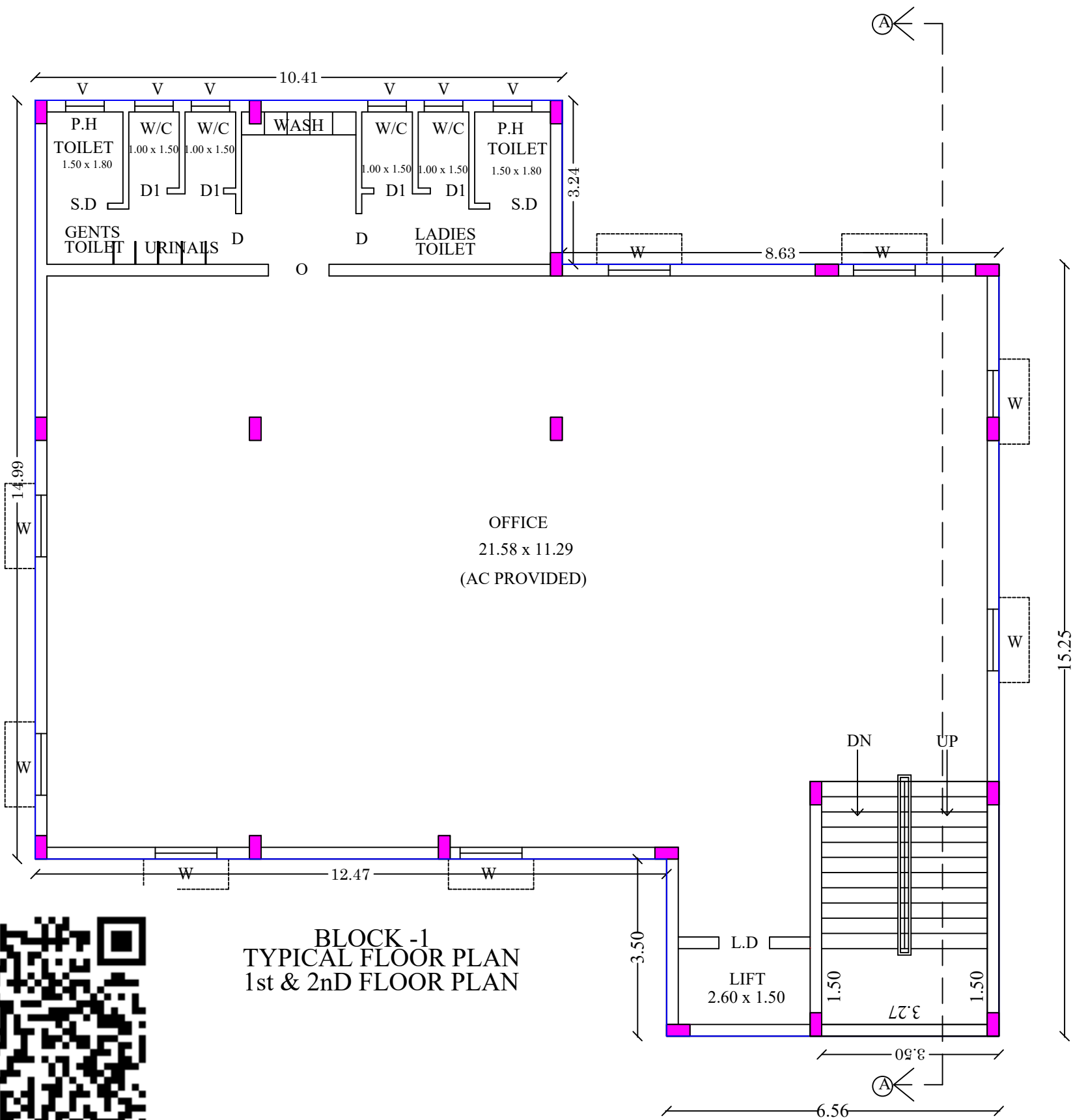
BLOCK - 1
TERRACRE FLOOR



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

ARCHITECT

STRUCTURAL
ENGINEER

APPLICANT

ENGINEER

PLAN SHOWING PROPOSED CONSTRUCTION OF
OFFICE BUILDING IN 395/5C4A2 IN
KURUNTHANAKOTTAI PANCHAYAT, DEVAKOTTAI
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OFFICE USE

M. A. ABDUL GANI, M. Arch.,
Reg. No: CA/2013/91556
SARKAR ARCHITECTS
5-A, Kuruntharan Satal, Madurai-625 001
Ph: 97893 45342
Email: architectgani@sarkararchitects.com
GSTIN: 33BEEPR6534129

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

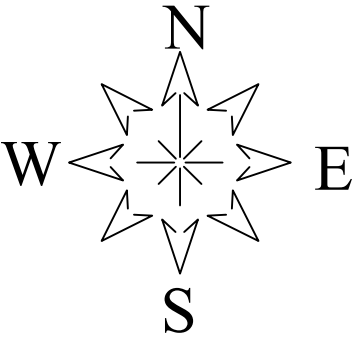
N. Balachander

APPLICANT

N. Balachander

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:822044943

ENGINEER



S.NO - 395/4D2

S.NO - 395/5B1

S.NO - 395/5C3

S.NO - 417

S.NO - 395/5C4B

S.NO - 395/5C4A1

STILT FLOOR PLAN

25.00M WIDE ROAD

SERVICE ROAD

RAMANATHAPURAM - MELUR RD

RAMANATHAPURAM - MELUR RD

ONLINE APPLICATION NO : SWP/BPA/764615/2026
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**SITE PLAN SHOWING PROPOSED CONSTRUCTION OF
OFFICE BUILDING IN 395/5C4A2 IN
KURUNTHANAKOTTAI PANCHAYAT, DEVAKOTTAI
UNION AND TALUK, SIVAGANGAI DISTRICT.**

SITE AREA DETAILS:-

Survey S.no	Document No	Document AreaSq.m	PATTA NO	PATTA Area Sq.m
395/5C4A2	746/2025	545.00	2992	545.00
TOTAL AREA		545.00		545.00

DESCRIPTION	FSI (Sq.M)	Non FSI (Sq.M)	Total Area (Sq.M)
Area of the Stilt Floor	29.90	280.34	310.24
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No. of CAR Parking Required	- 07 Nos
No. of CAR Parking Provided	- 07 Nos
(P.H PARKING 1 NOS INCLUDING)	

$$\text{Floor Space Index} = \frac{590.58}{545.00} = 1.08 < 2$$

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		
	visitor car parking-10%	24 NOS 03 NOS	24 NOS 07 NOS
	TOTAL	27 NOS	31 NOS

SITE PLAN



APPLICANT

N. Balachander

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

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.

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.

