

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 THE REVISED
CONSTRUCTION OF INDUSTRIAL
BUILDING (TAILORING & GARMENT
MAKING FACTORY)(**GREEN**
CATEGORY) AT R.S.NO:40/5B2B,
40/9A ,40/13A ,40/12B & 40/15
IN POTTAPPALAYAM VILLAGE,
THIRUPPUVANAM TALUK,
SIVAGANGAI DISTRICT

(SCALE : 1:100)

JOINERY DETAILS:			
R . S-1	ROLLING SHUTTER	3.35 x 3.35	
R . S-2	ROLLING SHUTTER	1.98 x 2.43	
R . S-3	ROLLING SHUTTER	1.52 x 2.43	
W	WINDOW	1.82 x 1.52	
W1	WINDOW	1.82 x 3.04	
D 1	DOOR	1.98 x 2.43	
D2	DOOR	0.91 x 2.43	
D3	DOOR	0.76 x 2.43	
D4	DOOR	0.99 x 2.43	
V	VENTILATOR	1.82 x 0.60	
V1	VENTILATOR	0.76 x 0.76	
LD1	LIFT DOOR	0.76 x 2.43	
LD2	LIFT DOOR	1.52 x 2.43	
SD	SLIDING DOOR	1.00 x 2.43	

BUILDING AREA DETAILS			
DESCRIPTION	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Proposed Ground Floor (BLOCK - 1)		2065.08	2065.08
Proposed First Floor (BLOCK - 1)		2065.08	2065.08
Proposed Second Floor (BLOCK - 1)		2065.08	2065.08
Proposed Third Floor (BLOCK - 1)		2065.08	2065.08
Proposed Head Room (BLOCK - 1)	156.00		156.00
Total Area	156.00	8260.32	8416.32

REFERENCE	
	WORKING AREA
	OFFICE AREA

FIRE PRODUCTION DETAILS	
FA - FIRE ALARM	
FE - FIRE EXTINGUISHER	

OFFICE USE

M. A. ABDUL GANI, M. Arch.,
Reg. No. CAC02015126
SANKAR ARCHITECTS
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Ph: 97891 8442
Email: sankararchitects@gmail.com
GSTIN: 33ABG0263C

ARCHITECT

S. VISWANATHAN
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Reg. No. 14020050507CPMadurai-2005
Directorate of Town and Country Planning Department

STRUCTURAL ENGINEER

Et.T.BABU B.E.,
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RE/GR-152/2024/OTCPMADURAI
No.25, South Street, Near Anna Mess,
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Ph: 822044943, 9786948414

ENGINEER

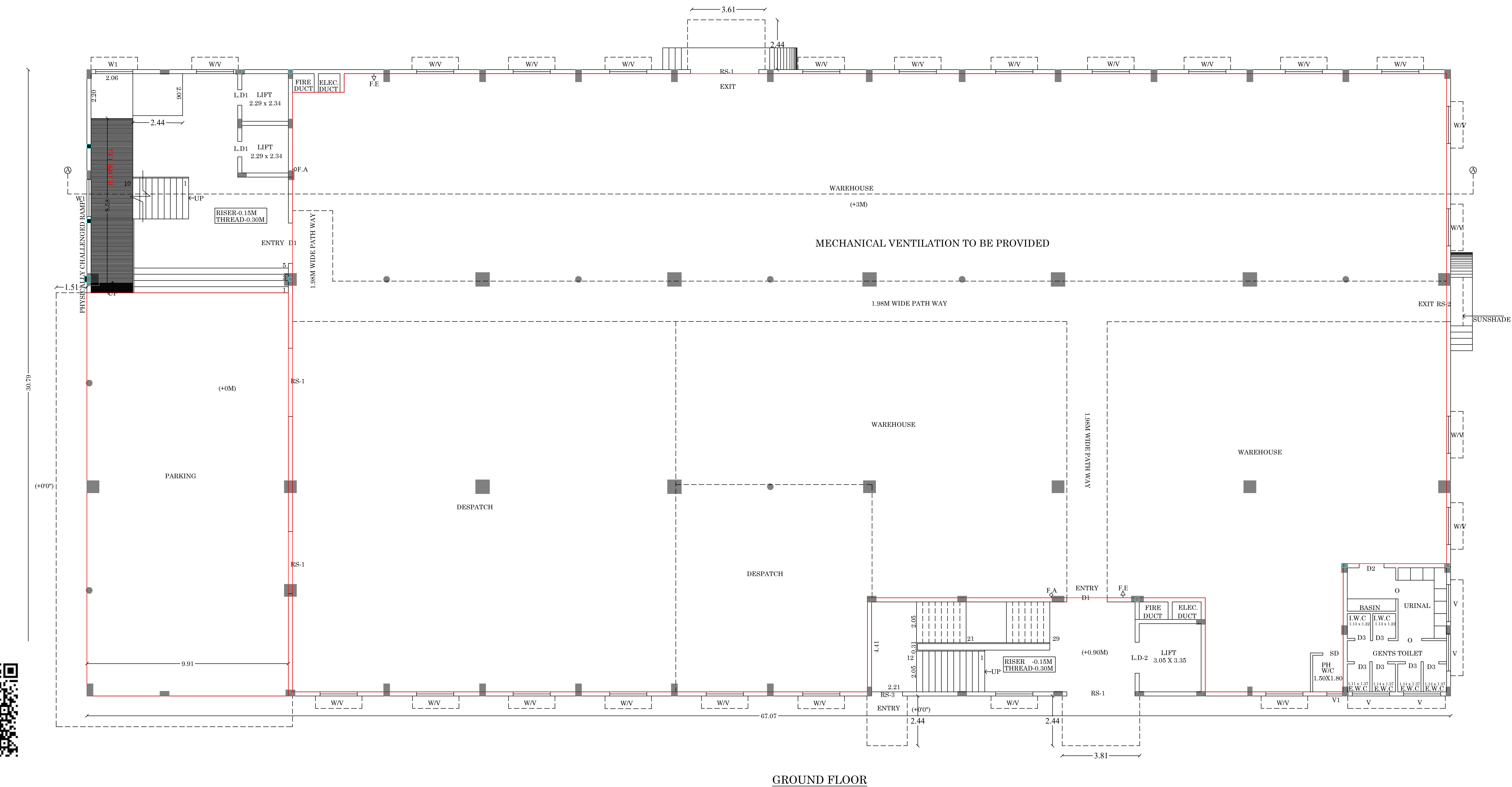
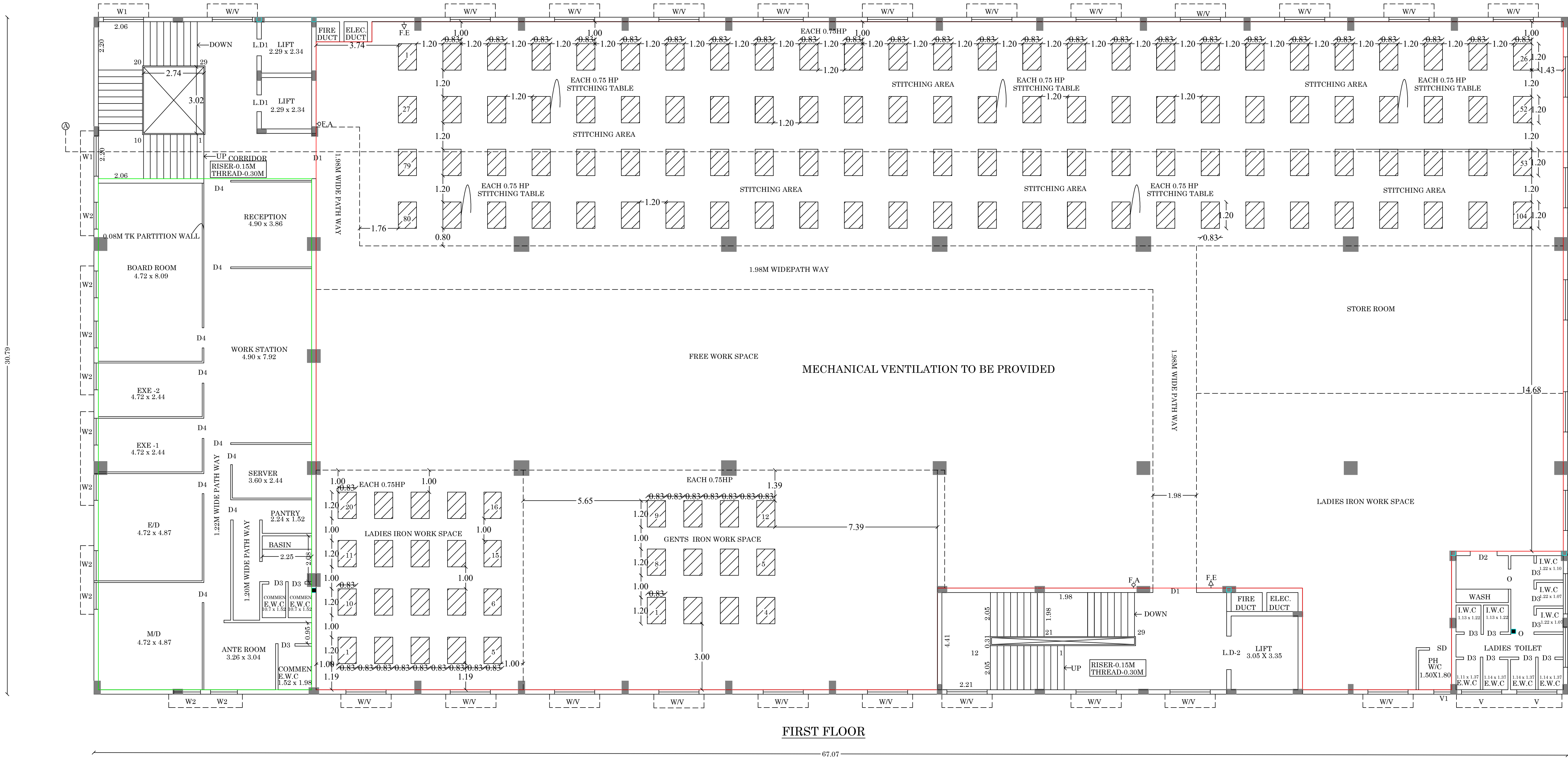
G. Sangeetha
9.12.2024

APPLICANT

EXISTING SITE APPROVAL NUMBER-LP/MLPA/No:204/2023

EXISTING PLANNING PERMISSION NUMBER-206A/2023 and 206C/2023

Online Application Number:SWP/BPA/779676/2026



(SCALE - 1:100)

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D4	DOOR	0.99 x 2.43
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V1	VENTILATOR	0.76 x 0.76
L.D1	LIFT DOOR	0.76 x 2.43
L.D2	LIFT DOOR	1.52 x 2.43
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REFERENCE	
	WORKING AREA
	OFFICE AREA

FIRE PRODUCTION DETAILS	
FA - FIRE ALARM	
FE - FIRE EXTINGUISHER	

OFFICE USE

ARCHITECT

STRUCTURAL ENGINEER

ENGINEER

APPLICANT



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V-604, South Floor, Vijay Towers
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Registered Structural Engineer Grade-I
Regn. No. SE/G/142/2025/DTCP/Madurai/Vijay 2025
Directorate of Town and Country Planning Department

Er.T.BABU, B.E.,
PLAN CENTER
Registration No:
RE/GR-1/52/2024/DTCP/MADURAI
No.25, South Street, Near Amma Mess
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Ph: 8220044943, 9786948414

G. Lange
G. Lange

JOINERY DETAILS

BUILDING AREA DETAILS			
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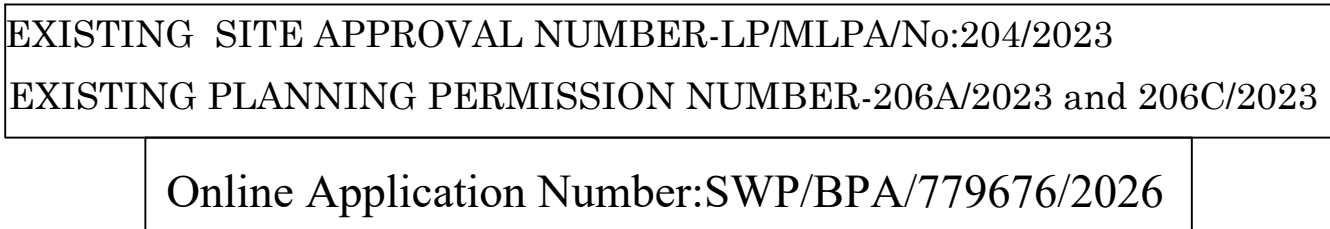
FIRE PRODUCTION DETAILS
FA - FIRE ALARM
FE - FIRE EXTINGUISHER

ARCHITECT

STRUCTURAL ENGINEER

ENGINEER

APPLICANT



Online Application Number:SWP/BPA/779676/2026

BP/DTCP(SIVAGANGAI DISTRICT) CLPA NO:00 /2026

SITE AREA DETAILS :-				
S.NO	PATTA NO	PATTA AREA	DOCUMENT NO	DOCUMENT AREA
40/5B2B	894	23	169	20.23
40/9A	890	1400	169	1416.27
40/13A	890	900	169	890.30
40/12B	894	823	169	829.59
40/15	894	2300	169	2326.59
TOTAL AREA		5446		5482.98

AS PER DOCUMENT AREA - 5482.98Sq.m
AS PER PATTA AREA - 5446.00 Sq.m

EXISTING AREA DETAILS

DESCRIPTION	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Ground Floor		1905.66	1905.66
First Floor		1799.46	1799.46
Head Room	68.85		68.85
Total Existing Area	68.85	3705.12	3773.97

ADDITIONAL AREA DETAILS

DESCRIPTION	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Proposed Ground Floor (BLOCK - 1)		2065.08	2065.08
Proposed First Floor (BLOCK - 1)		2065.08	2065.08
Proposed Second Floor (BLOCK - 1)		2065.08	2065.08
Proposed Third Floor (BLOCK - 1)		2065.08	2065.08
Proposed Head Room (BLOCK - 1)	156.00		156.00
Total Additional Area	156.00	8260.32	8416.32

$$\text{PLOT COVERAGE} = \frac{2065.08}{5446} \times 100 = 37.92\%$$
$$\text{FLOOR SPACE INDEX} = \frac{8260.32}{5446} = 1.52 < 2$$

VEHICLE	PARKING AREA DESCRIPTION	SIZE METER	AREA SQ.M	REQUIRED	PROVIDED
CAR	1 car space for every 200 sq.m office floor area (Including PH Parking)	2.5x5 3.6x5	397.60	02	04
TWO WHEELER	1 two Wheeler space for every 50sq.m work shop floor area (Including PH Parking)	1x1.80	6253.18	125	130
CYCLE	1 cycle space for every 50sq.m work shop floor area	56x1.8	6253.18	125	130
ELECTRIC CAR	Charging point and electric vehicle space (10%)			01	01
ELECTRIC TWO WHEELER	Charging point and electric vehicle space (10%)			13	13

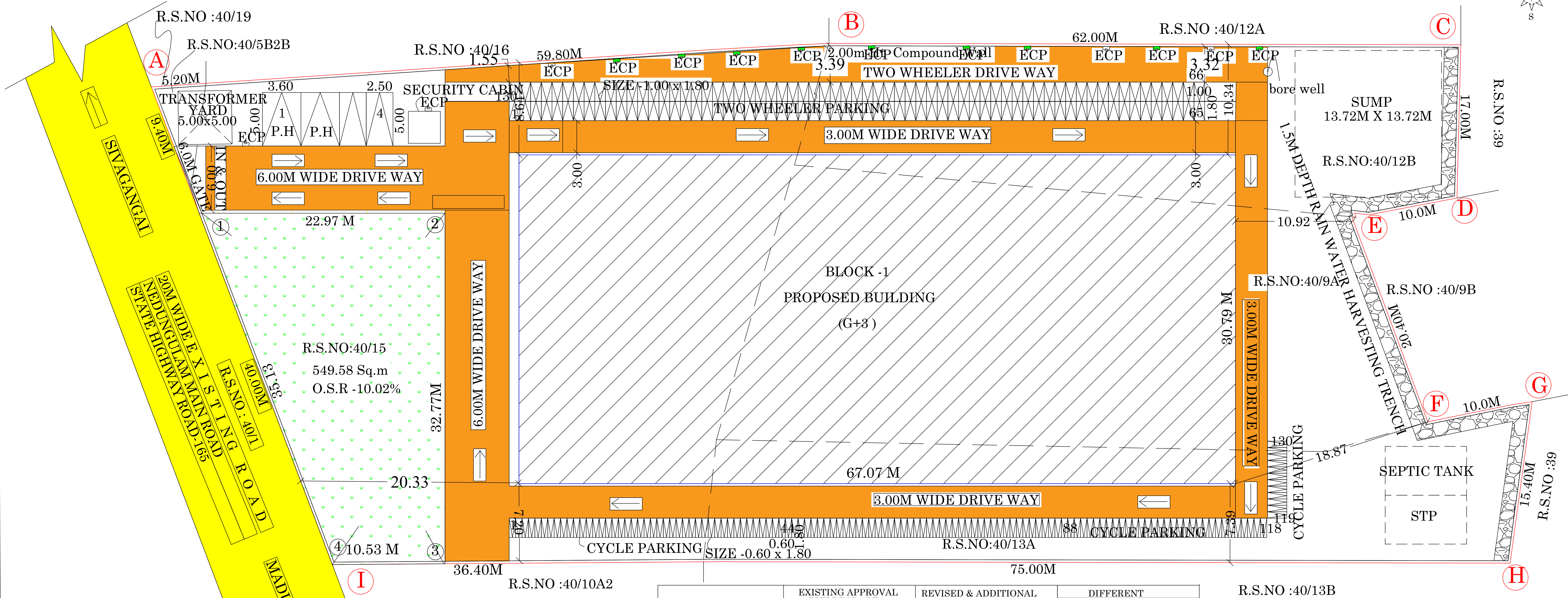
LABOURS DETAILS		
1	MALE WORKING PERSONS	50
2	FEMALE WORKING PERSONS	50
	TOTAL WORKING PERSONS	100

SANITATION REQUIREMENTS						
DETAILS		MALE		FEMALE		
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	
1	W/C	3	13	3	11	
2	ABLUTION TAP	24	30	1	1	
3	URINALS	4	14			
4	DRINKING WATER		PROVIDED			
5	WASHING TAP	2	4			
6	BATH	1	1			

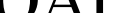
TOTAL HP - 100 HP

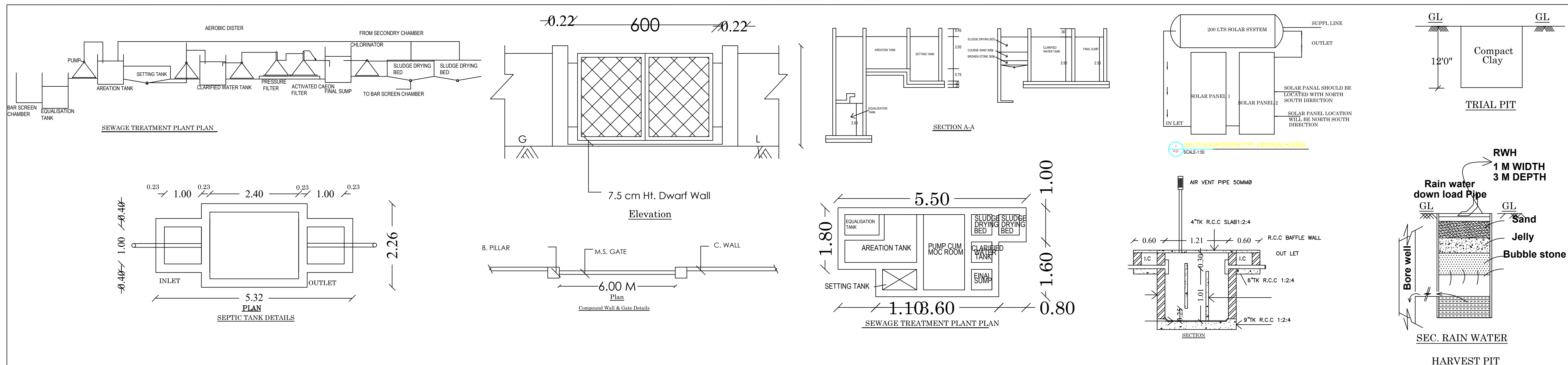
10.02 % OSR PROVIDED = 549.58 sq.m

 M. A. ARJUL GANI, B.E., Archt., Reg. No. 3220040543, 578554414 1A, KARUPPANA STREET, 1A, KARUPPANA STREET, MADURA - 2 (S. KARUPPANA ROAD, MADURA - 2) TEL: 578554414, 578554414 MOBILE: 98429 33863, 98429 33863	 S. VISWANATHAN B.E., CIVIL ENGINEER (STRUCTURAL), FACETEE AMBET, Structural and Project Management Consultants 1A/2A, SOUTH STREET, VAYALAR STREET VAYALAR STREET, SOUTH STREET, MADURA - 2 Registration as Structural Engineer Grade-I Regn. No. SE of 3442/2007CMBT Madura/May/2009 Directorate of Town and Country Planning Department
ARCHITECT	STRUCTURAL ENGINEER
 ET.TABU B.E., PLAN CENTER Registration No. REGR/3220040543/2007CMBTADURAI No.25, South Street, Near Anna Maas Talakulam, Madurai - 2 Ph. 5220040543, 578554414	
ENGINEER	APPLICANT



DESCRIPTION	EXISTING APPROVAL BUILDING AREA			REVISED & ADDITIONAL PROPOSED BUILDING AREA			DIFFERENT REVISED (-) EXISTING		
	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)	Non FSI (Sq.M)	FSI (Sq.M)	Total Area (Sq.M)
Proposed Ground Floor (BLOCK - 1)		1905.66	1905.66		2065.08	2065.08		159.42	159.42
Proposed First Floor (BLOCK - 1)		1799.46	1799.46		2065.08	2065.08		265.62	265.62
Proposed Second Floor (BLOCK - 1)					2065.08	2065.08		2065.08	2065.08
Proposed Third Floor (BLOCK - 1)					2065.08	2065.08		2065.08	2065.08
Proposed Head Room (BLOCK - 1)	68.85		68.85	156.00		156.00	87.15		87.15
Total Area	68.85	3705.12	3773.97	156.00	8260.32	8416.32	87.15	4555.20	4642.35

EXISTING ROAD	-	
SITE BOUNDARY	-	
PROPOSED BUILDING	-	
DRIVEWAY	-	
OSR	-	



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

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

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

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
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Chennai 600 097, India
hello@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.

