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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Chennai 600 097, India

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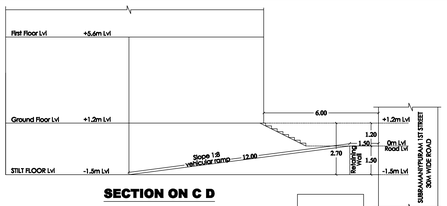
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
SIVAGANGAI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE CUM RESIDENTIAL APARTMENT BUILDING IN AFTER DEMOLISHING THE EXISTING OLD BUILDING IN DOORNO:3, PLOT NO:7, (T.P NO:103/50), TS.NO: 673, WARD-2, BLOCK NO: 26,SUBRAMANIYPURAM, KARAIKUDI CITY MUNICIPAL CORPORATION & SIVAGANGAI DISTRICT

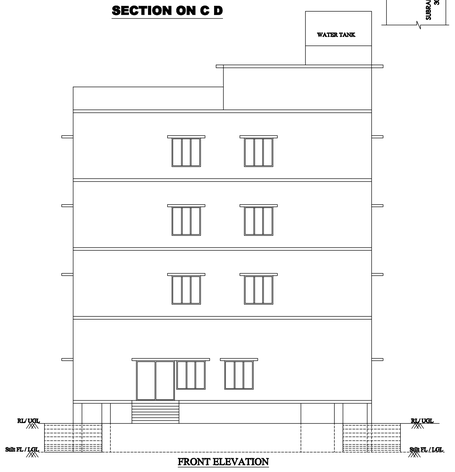
ALL DIMENSIONS ARE IN METER
SCALE - 1:100

REFERENCE:
Existing Road
Site Boundary
Proposed Building
Driveway

N

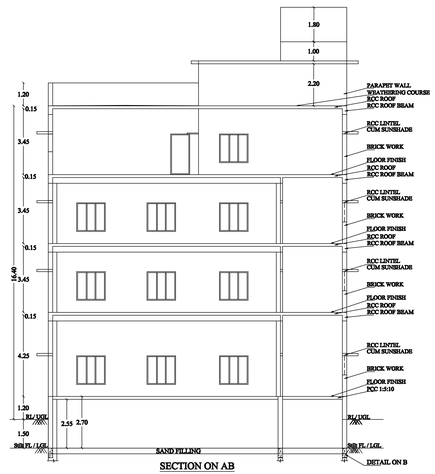


SECTION ON C D

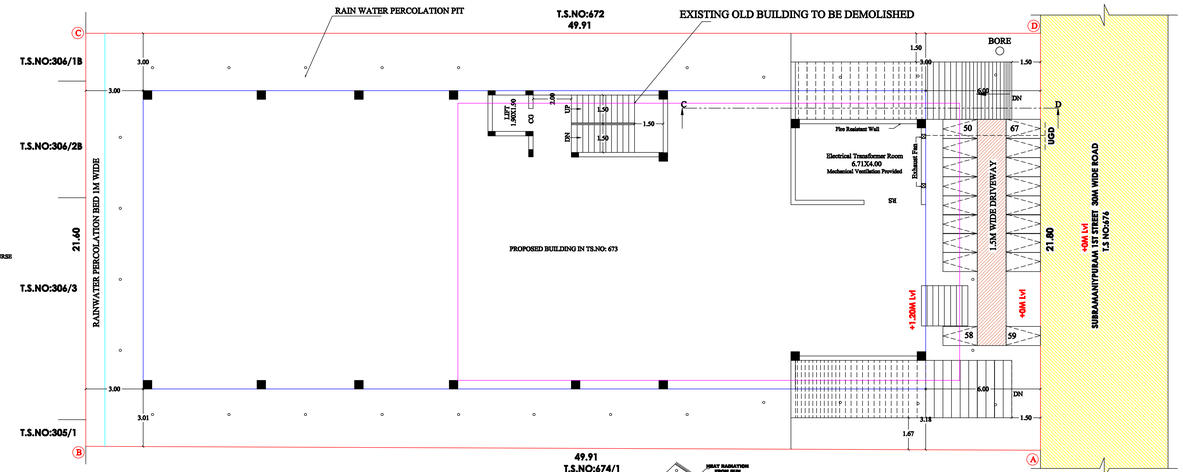


FRONT ELEVATION

PARKING CALULATION DETAILS		CAR	BIKE
OFFICE (GF+ FF+SF)			
CAR PARKING (1894.17 X 0.75 / 100)	= 14.2 SAY 15 Nos	17 Nos	
PH CAR / VISITOR PARKING (10%)	= 2 Nos		
TWO WHEELER PARKING (1894.17 X 0.75 /5)	= 56.82 SAY 57 Nos		63 Nos
PH / VISITOR PARKING (10%)	= 6 Nos		
RESIDENCE			
3rd FLOOR 4 D.U			
4 * 1 Floor D.U (1 BIKE / 1UNIT)			
(DU AREA: LESS THAN 50 Sqm)	= 04 Nos	-	04 Nos
CAR PARKING	= 15 Nos		
PH CAR / VISITOR PARKING (10%)	= 02 Nos		
TWO WHEELER PARKING	= 61 Nos		
PH / VISITOR PARKING (10%)	= 06 Nos		



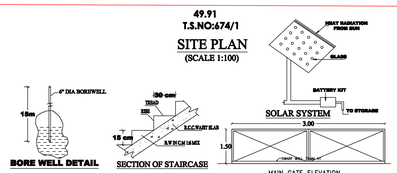
SECTION ON AB



NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.

49.91
T.S.NO:674/1

SITE PLAN
(SCALE 1:100)



SCHEDULE OF JOINERIES:		
REFERENCE		METRE
CO	- COLLAPSI GATE	1.20 X 2.13
GO	- GRILL GATE	1.06 X 2.20
MD	- MAIN DOOR	2.00 X 2.13
D	- FLUSH DOOR	0.91 X 2.13
O	- OPEN	1.00 X 2.13
W	- GLAZED WINDOW	1.50 X 1.80
KW	- GLAZED WINDOW	1.20 X 1.37
V	- VENTILATOR	1.00 X 1.00
J	- JALLY	1.50 X 1.20

AREA DETAILS	
DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	1096.00
PLOT AREA (as per FMB)	1112.00
SUPER IMPOSED PLOT AREA	1083.05

PROPOSED BUILTUP AREA

Sl. NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF UNITS
1)	STILT FLOOR AREA PARKING		638.20	638.20	
2)	GROUND FLOOR AREA BUSINESS OFFICE	617.77	–	617.77	–
3)	FIRST FLOOR AREA BUSINESS OFFICE	638.20	–	638.20	–
4)	SECOND FLOOR AREA BUSINESS OFFICE	638.20	–	638.20	
5)	THIRD FLOOR AREA RESIDENTIAL	272.44		272.44	4
6)	HEAD ROOM AREA	–	72.76	72.76	–
7)	TOTAL AREA	2166.61	710.96	2877.57	04
8)	VACANT AREA	–	–	444.85	–

PLOT COVERAGE = 638.20 / 1083.05 X 100 = 58.93 %
F.S.I = 2166.61 / 1083.05 = 2.000

PARKING DETAILS

Sl. NO.	DESCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	17 Nos.	17 Nos.
2)	TWO WHEELER PARKING SPACE	67 Nos.	67 Nos.

APPLICANT

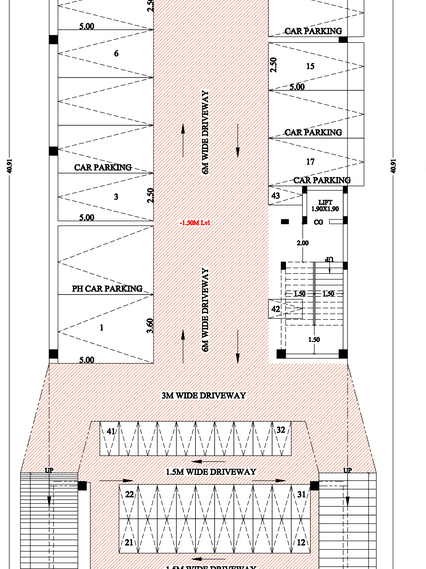
For JAIRAM PROPERTY DEVELOPERS
Managing Partner

ENGINEER

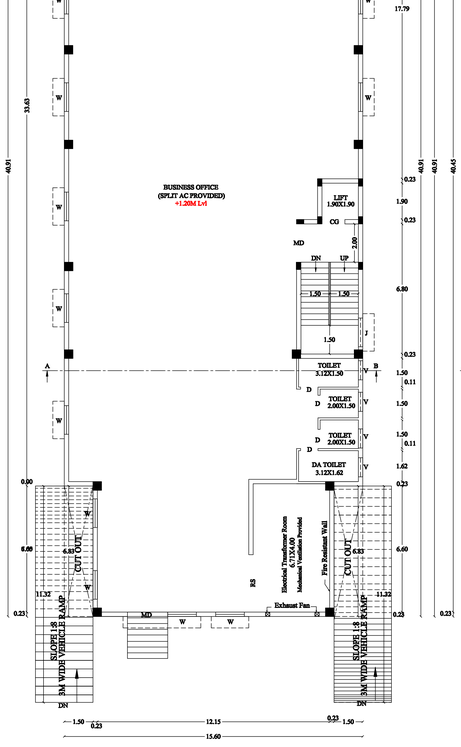
Ar. A. MAHAMAYAVAN, M.E.(Struct.), B.E.(Arch.), M.I.E.(I), M.I.V.S.E., M.I.A.S.T.A., M.I.S.T.E., M.I.A.E.T., M.I.E.E.E., M.I.A.H.S.T.E.
ARCHITECTURE | DESIGN | INTERIORS
lungspace
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REGISTERED Govt.Tech.Engineer / Chartered Engineer
(CIDCA Regn.No. 2/71/19/361/922)
(DTCP Regn.No. 2/71/19/361/922) (PWD Regn.No. 2/71/19/181/913)
(MLIM Regn.No. 2/71/19/361/2018)
(GEOMATRIX CONSULTANTS, Regn.No. 2/3042/2004/01)
Mobile:+91 9443 992 992, 9865 992 992
Mobile:+ 423 662 99, 7598537599, 7598758599
Email: geomatrixconsultancy@gmail.com

NOTE :
*FE - FIRE EXTINGUISHER PROVIDED.
*EMERGENCY ALARMS WILL BE PROVIDED.
*EXHAUST FAN TO BE PROVIDED
*STORM WATER DRAINAGE SYSTEM TO BE PROVIDED
*RAIN WATER STRUCTURES TO BE PROVIDED
*BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDENING PURPOSE
*RAIN WATER RECYCLING SYSTEM TO BE PROVIDED
*FIRE PROTECTING AND FIRE EXTINGUISHER
*SYSTEM TO BE PROVIDED EMERGENCY ALARM TO BE PROVIDED
*SOLAR PHOTO VOLTAIC PANELS PROVIDED
*LIGHTENING PROTECTION TO BE PROVIDED
*SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED
*SEWAGE WATER TO BE USED TO GARDEN PURPOSE
*DRINKING WATER FACILITIES TO BE PROVIDED
*INSTALLATION OF CCTV UNITS PROVIDED
*BUILDING TO BE DESIGNED FOR HANDICAPPED PEOPLE

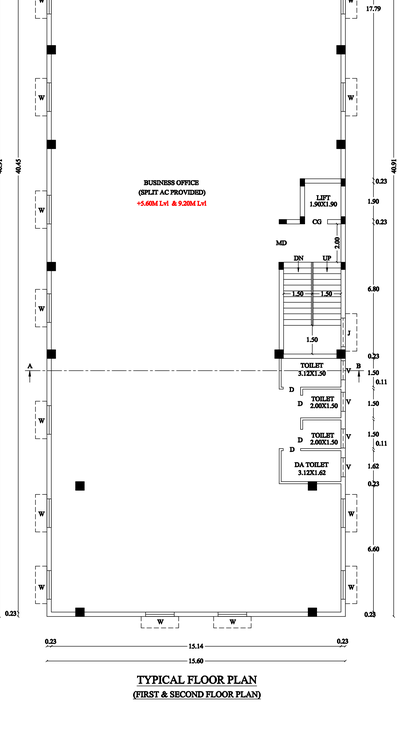
File No.: SWP/BPA/783639/2026
BUILDING APPROVAL
SITE BOUNDARY SHOWN AS A TO D
B.P/DTCP(SIVAGANGAI DISTRICT)NO:25/2026



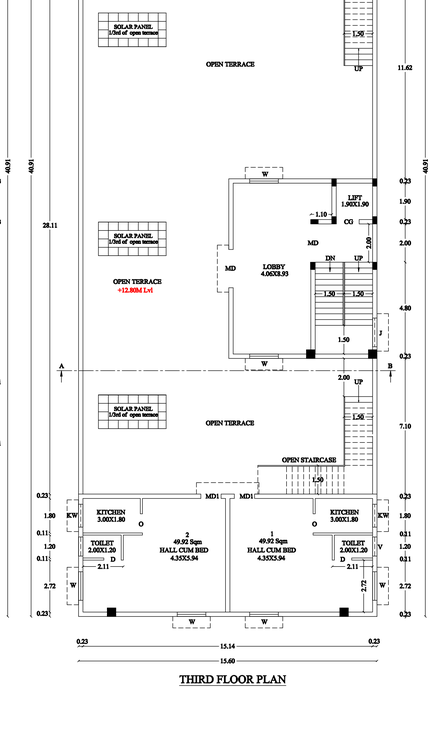
STILT FLOOR PLAN
(PARKING AREA)



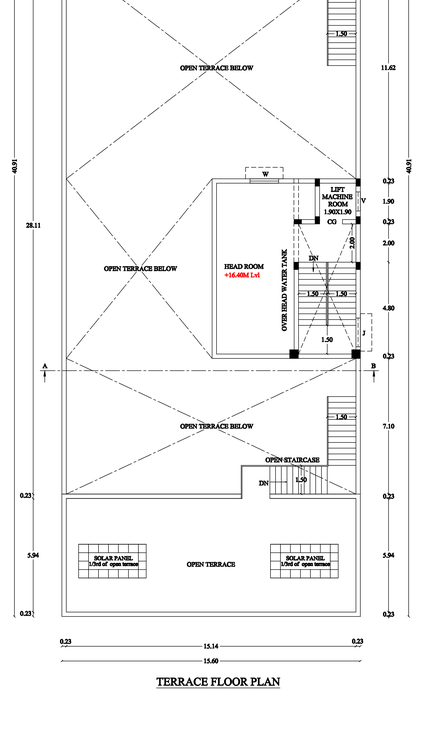
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST & SECOND FLOOR PLAN)



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

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

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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.