PP APPROVAL RECORD

Planning Permission

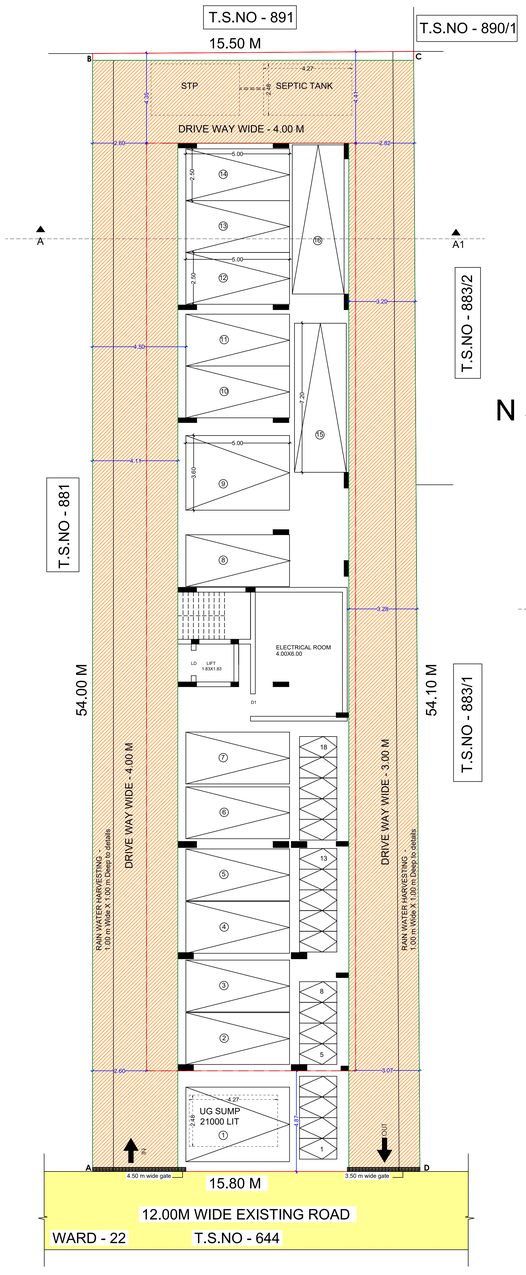
Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

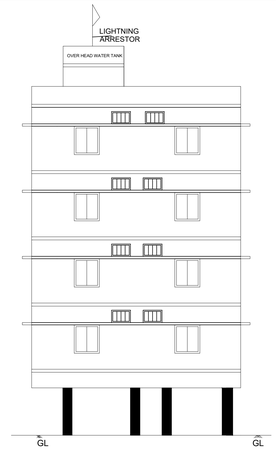
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

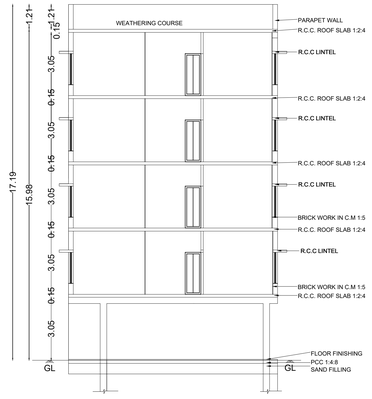
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



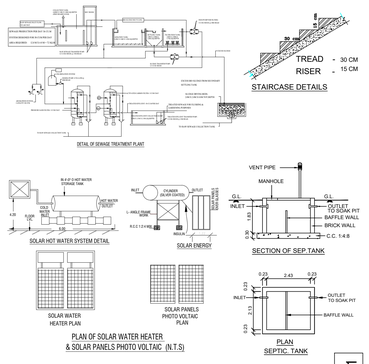
SITE CUM STILT FLOOR PLAN

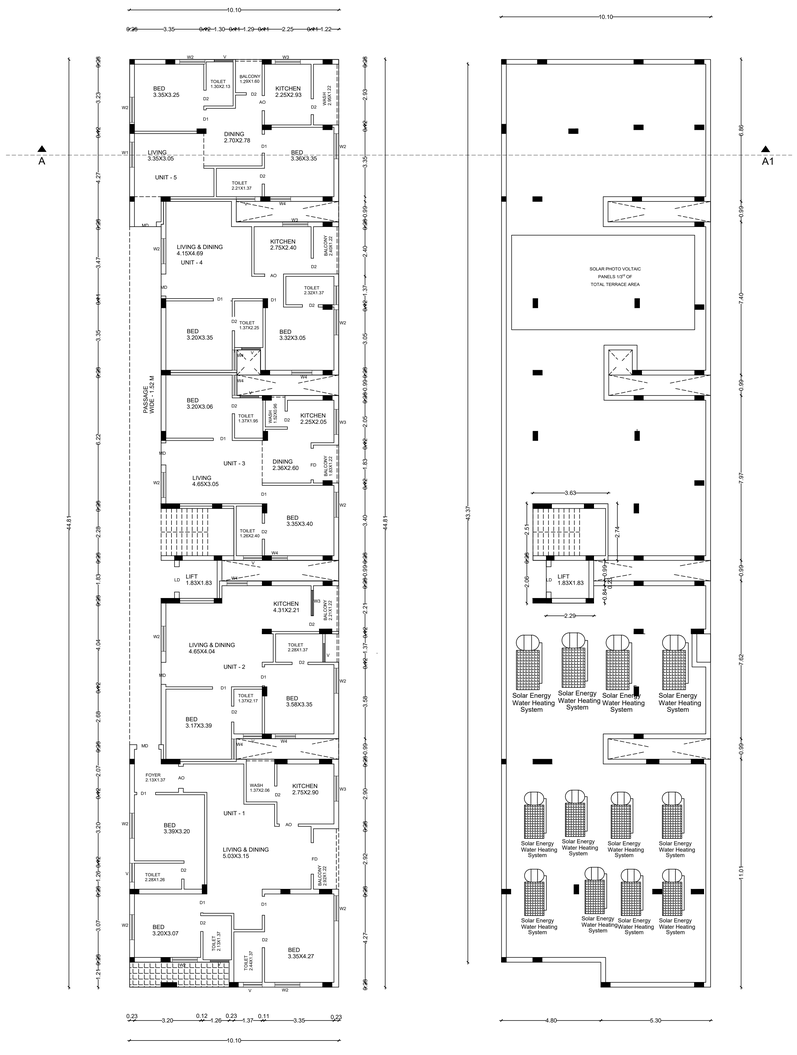


FRONT ELEVATION



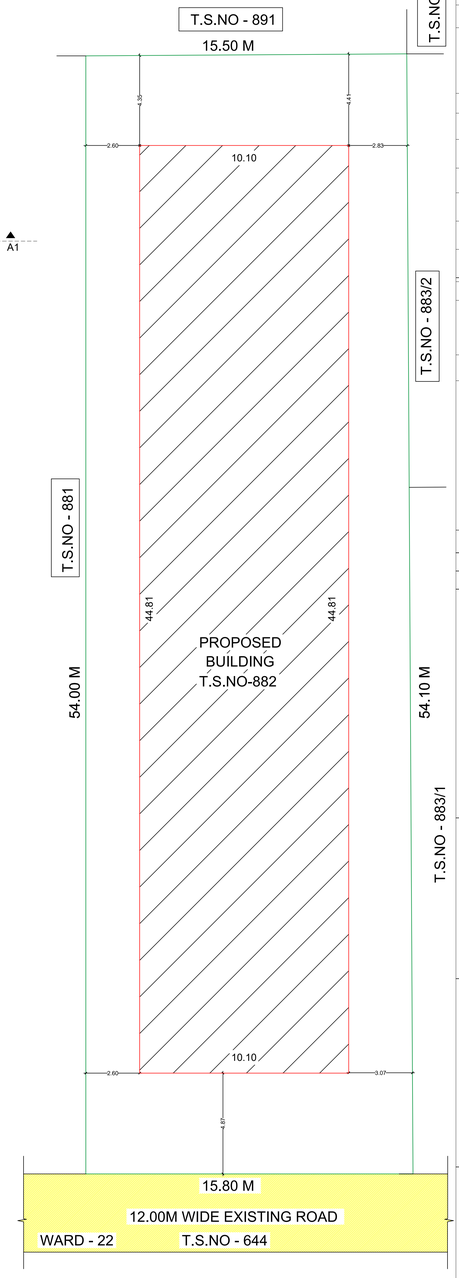
SECTION A -A1





TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH)

TERRACE FLOOR PLAN



SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING 20 NOS DWELLING UNITS IN WARD - 03, BLOCK-27, T.S.NO - 882, PLOT NO - 76, THIRUVALLUVAR THIRUNAGAR CHURCH 2ND STREET, KARAIKUDI CITY MUNICIPAL CORPORATION, KARAIKUDI LPA , KARAIKUDI TALUK, SIVAGNAGAI DISTRICT.
APPROVAL LAYOUT NO:57/37

LEGEND :

PROPOSED BUILDING -
EXISTING ROAD -
SITE BOUNDARY -
DRIVE WAY -

FIRE SAFETY MEASURES
FA - FIRE ALARMS
FE - FIRE EXTINGUISHER
SB - SAND BASKET

AREA DETAILS

SITE AREA AS PER TSLR - 848.00 SQ.M

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
STILT FLOOR AREA	-	452.53	452.53
FIRST FLOOR AREA	424.01	-	424.01
SECOND FLOOR AREA	424.01	-	424.01
THIRD FLOOR AREA	424.01	-	424.01
FOURTH FLOOR AREA	424.01	-	424.01
TERRACE FLOOR AREA	-	14.65	14.65
TOTAL	1696.04	467.18	2163.22

TOTAL BUILTUP AREA AS PER FSI RULES / SITE AREA = 1696.04 / 848.00 = 1.997<2.0

Dwelling Units Area Statement

Description	Area Detail in sq.m	No.of Units
First Floor-F1, Second Floor-S1, Third Floor -T1, Fourth Floor - FF1	106.11 SQ.M	4 NOS
First Floor-F2, Second Floor-S2, Third Floor -T2, Fourth Floor - FF12	65.66 SQ.M	4 NOS
First Floor-F3, Second Floor-S3, Third Floor -T3, Fourth Floor - FF3	63.13 SQ.M	4 NOS
First Floor-F4, Second Floor-S4, Third Floor -T4, Fourth Floor - FF4	65.47 SQ.M	4 NOS
First Floor-F5, Second Floor-S5, Third Floor -T5, Fourth Floor - FF5	70.78 SQ.M	4 NOS

Total No of Dwelling Units - 20 nos

PARKING DETAILS:

NO.Of Car Parking Required - 14
NO.Of Car Parking Provided - 14Nos.+ 2Nos PHD
NO.Of Two Wheeler Parking Required - 18 Nos.
NO.Of Two Wheeler Parking Provided - 18 Nos.

JOINERY DETAIL		
MD	Main Door	1.06x2.10
D1	Door	0.91x2.10
D2	Door	0.76x2.10
FD	French Door	1.52x2.10
AO	Open	1.22x2.10
W2	Window	1.52x1.37
W3	Window	1.52x0.91
W4	Window	0.91x1.37
V	Ventilation	0.60x0.60
LD	Lift Door	1.22x2.13

ALL DIMENSIONS ARE IN METER
ONLINE APPLICATION NO :SWP/BPA/0821581/2026
BP/DTCP/SIVAGANGAI DISTRICT NO: 28 /2026

APPLICANT

Er.B.KARTHIK RAJA
Construction Engineer Grade-II (CE)
RE / Gr.II / SVG Dist / 010 / 2021
No.246, Sevalpunjai, Sevaoorani, Kalaiyarmol, Sivagangai Dist.
Cell: 94426 86742, 87789 88364

REGISTER CONSTRUCTION ENGINEER

Er.M.PRASANTH,B.E.,
Registered Structural Engineer, Grade-II
Reg.No: SE / GR.II /SVG Dist / 28 / 2021
1/304, Krishna Nagar 5th Street,
T.Pudur, Sivagangai - 630 561.
Cell: 98420 80530

REGISTERED STRUCTURAL ENGINEER

Er.R.MANOJKUMAR.B.E.,
Registered Civil Engineering Grade-III
Reg.No: RE III / SVG. 59/2024
Tahsildar Road, Kamarajar Colony, SIVAGANGAI-630 562
Cell: 82208 56796.

REGISTERED ENGINEER

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.