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.

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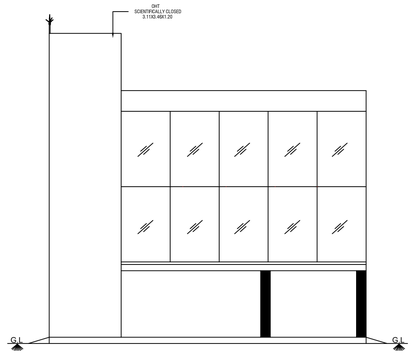
PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONALCONSULTING OFFICE BUILDING IN WARD:3,BLOCK:45, T.S.NO:1572/25,PLOT NO:S.57, (LAYOUT APPROVED NO: 47/85)SOODAMANI NAGAR ,RAILWAY STATION AREA TP SCHEME PART-II, KARAIKUDI CITY MUNICIPAL CORPORATION,KARAIKUDI TALUK, SIVAGANGAI DISTRICT.

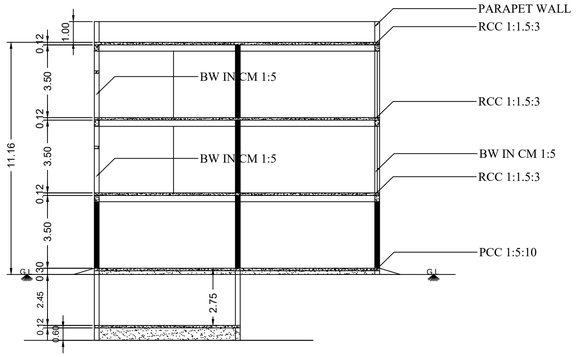
SCALE:- 1:100

ONLINE APPLICATION NO :SWP/BPA/822917/2026
APPROVED NUMBER : B.P/DTCP No: 42/2026

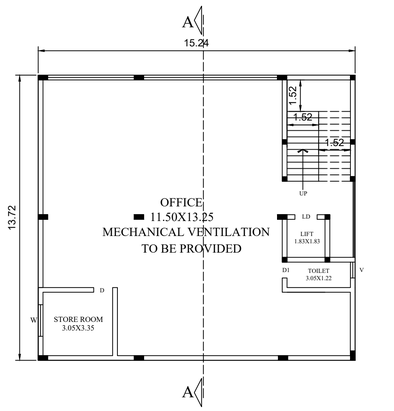
NOTE :-
MASTER PLAN - LAND USE
RAILWAY STATION AREA TP SCHEME PART -II



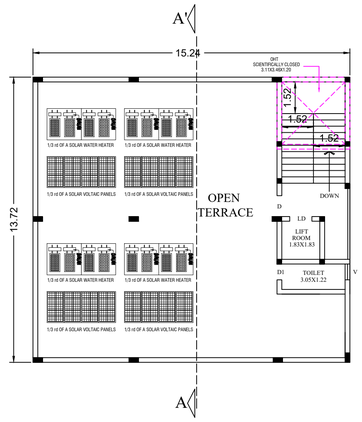
ELEVATION



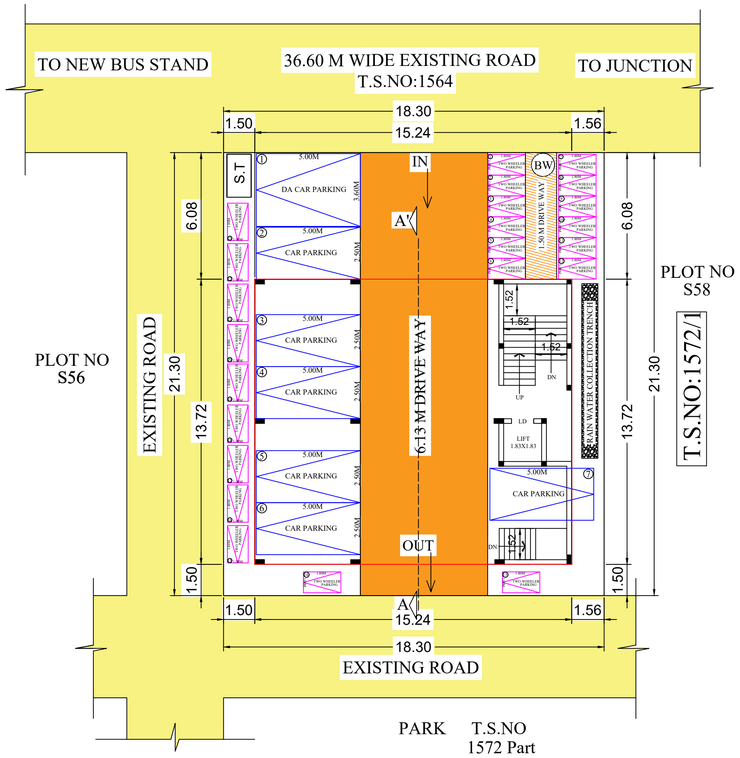
SECTION A-A'



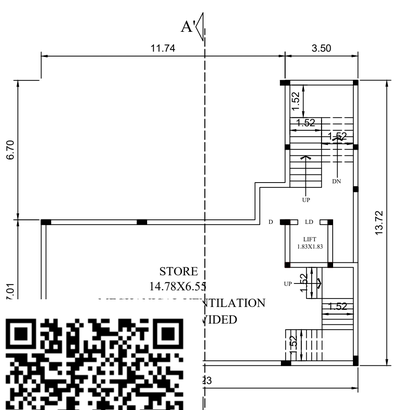
SECOND FLOOR PLAN

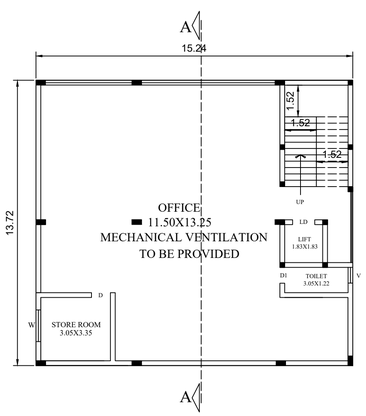


TERRACE FLOOR PLAN



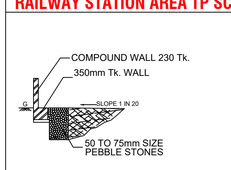
SITE CUM STILT FLOOR PLAN

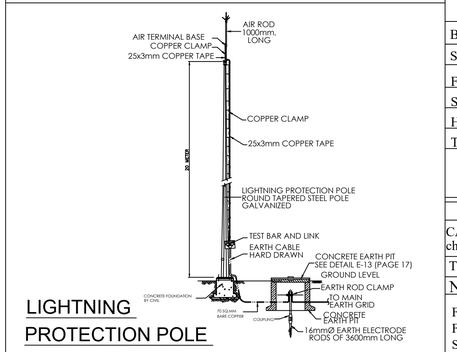




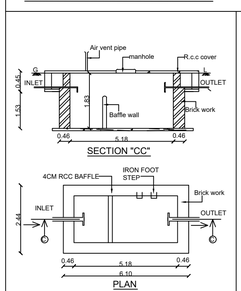
FIRST FLOOR PLAN

NOTE :
* Exhaust fan to be provided
* Storm Water Drainage System to be Provided
* Rain Water Structures to be Provided
* Bath and Wash Basin Water Treeted 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

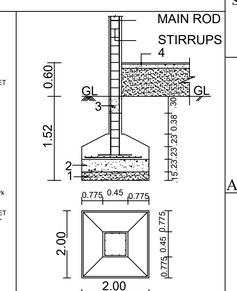




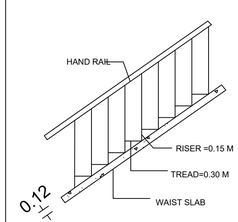
LIGHTNING PROTECTION POLE



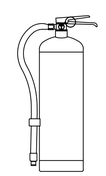
SEPTIC TANK DETAILS



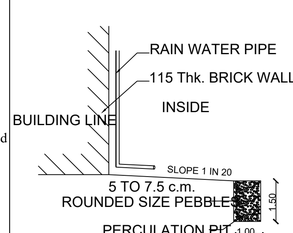
RCP COLUMN FOUNDATION DETAILS



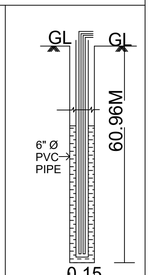
STAIR CASE DETAILS



FIRE EXTINGUISHER (N.T.S)



RAIN WATER COLLECTION TRENCH



BORE WELL DETAILS

LEGEND		IN M
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
LD	LIFT DOOR	0.91X2.13
W	WINDOW	1.52X1.22
V	VENTILATOR	0.76X0.76

AREA DETAILS

	SQ.M
SITE AREA	
AS PER DOCUMENT	390.20
AS PER PATTA	390.20
AS PER SITE	389.79

DESCRIPTIONS

BUILDING AREA DETAILS	FSI AREA IN SQ M	NON FSI AREA IN SQ M	TOTAL AREA IN SQ M
BASEMENT FLOOR	132.84		132.82
STILT FLOOR	31.51	177.52	209.03
FIRST FLOOR	209.03		209.03
SECOND FLOOR	209.03		209.03
HEAD ROOM		36.73	36.73
TOTAL BUILDING AREA	582.41	214.25	796.66

$$F.S.I = \frac{582.41}{389.79} = 1.49 > 2$$

PARKNG DETAILS	REQUIRED	PROVIDED
CAR PARKING(Including physically challenged person' parking)	06	07
TWO WHEELER PARKING	23	23

NOTE:
FA - FIRE ALARAM
FE - FIRE EXTINGUISHER
SB - SAND BUCKET

REFERENCE
- SITE BOUNDARY
- PROBOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

APPLICANT : J.BALAMANI

Er. A. BINNY ABRAHAM, B.E.
Licenced Building Surveyor and Consulting Engineer
Registered Civil Engineer Grade-I (RE)
Registered Structural Engineer Grade-II (SE)
BINNY CONSTRUCTIONS
22, 100 Feet Road, Karaikudi - 630 001
Cell : 98421-85771,94433-34729
Ph : 04565-234729

REGISTERED STRUCTURAL ENGINEER

Er. A. BINNY ABRAHAM, B.E.
Licenced Building Surveyor and Consulting Engineer
Registered Civil Engineer Grade-I (RE)
Registered Structural Engineer Grade-II (SE)
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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

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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.