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,
OMR Thoraipakkam,
Chennai 600 097, India

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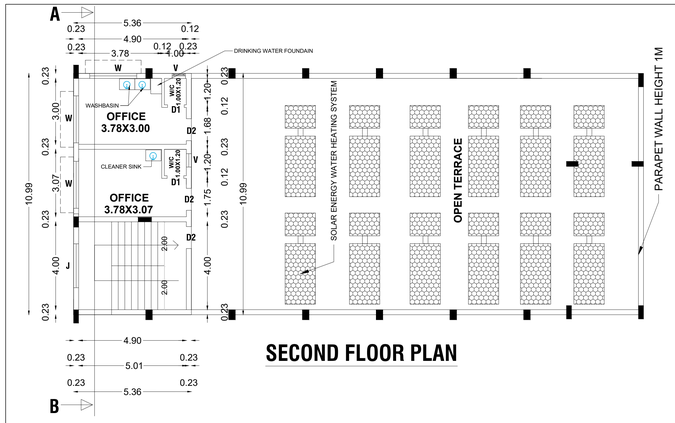
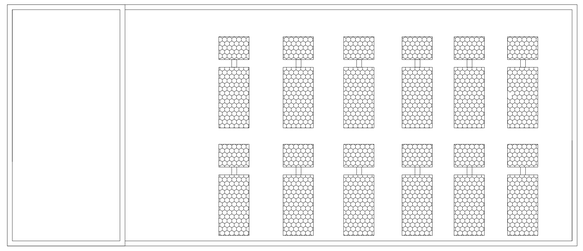
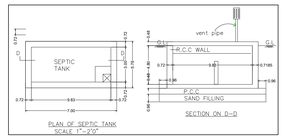
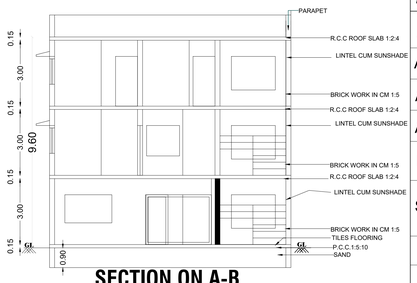
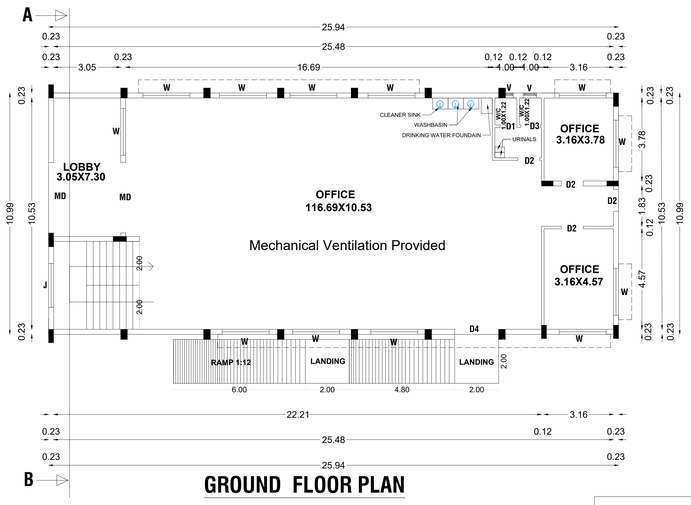
SCALE 1:100

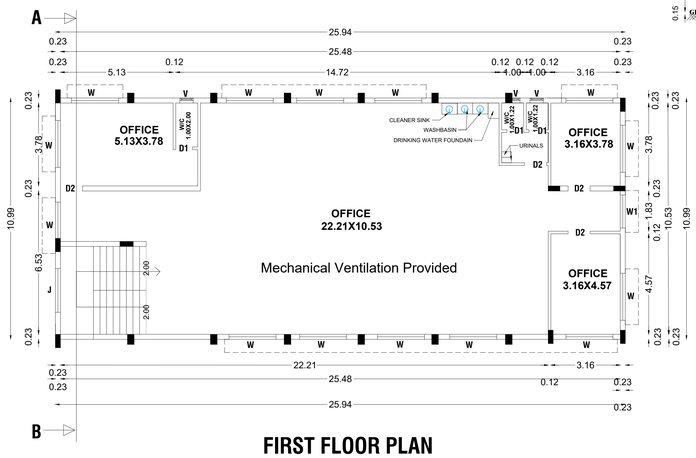


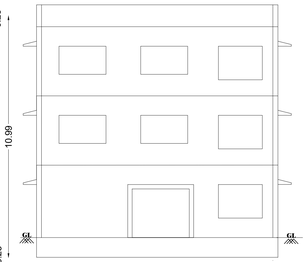


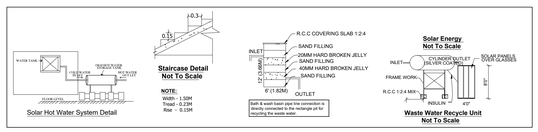


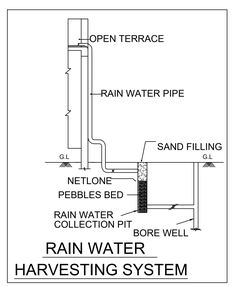


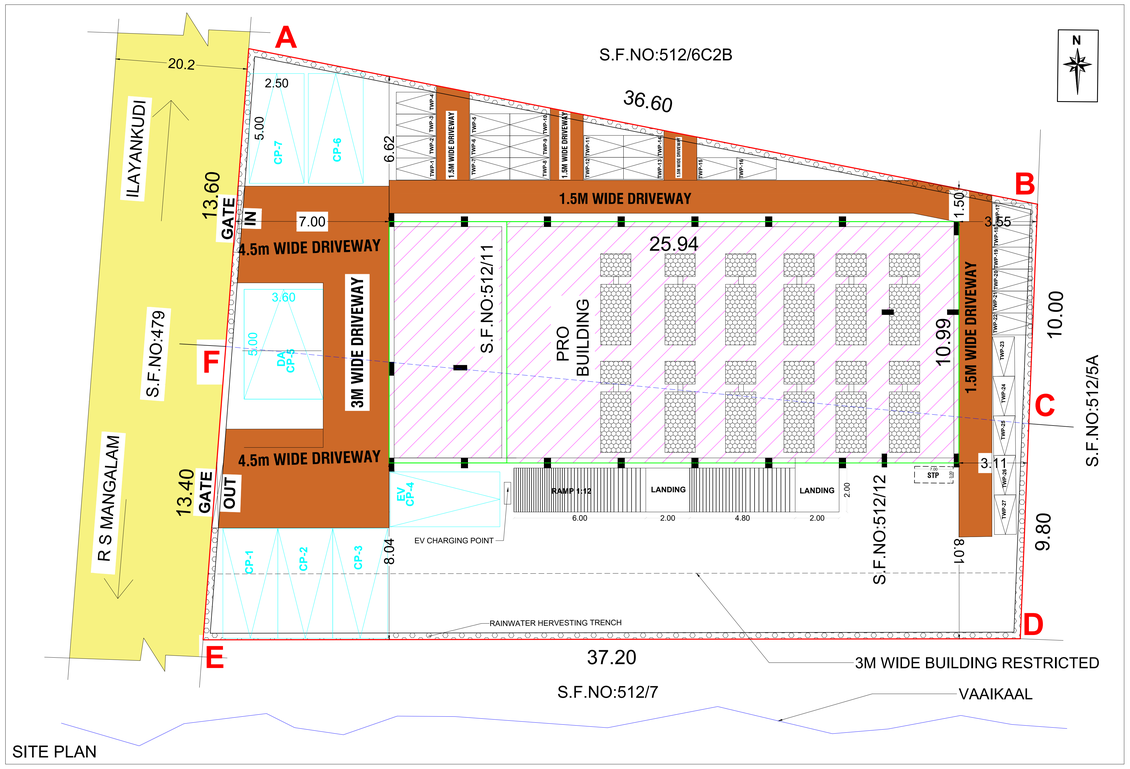












PLAN SHOWING THE PROPOSED CONSTRUCTION OF "THE PROFESSIONAL CONSULTING OFFICE BUILDING"(COMMERCIAL) AT S.F.NO:512/11 AND 512/12, SALAIGRAMAM VILLAGE AND PANCHAYAT, ILAYANKUDI PANCHAYAT UNION AND TALUK, SIVAGANGAI DISTRICT.

APPLICANT NAME : Mrs G.KALAISELVI.

AREA DETAILS	SQM
AREA OF THE SITE AS PER DOCUMENTS	960.00 SQM
AREA OF THE SITE AS PER PATTA	960.00 SQM
AREA OF THE SITE AS PER SUPERIMPOSED	858.61 SQM

BUILDING AREA DETAILES

S.NO	FLOOR	F.S.I Area (sqm)	Non F.S.I Area (sqm)	Total Build up Area(sqm)	Usage Details
1	GROUND FLOOR	285.06	-	285.06	OFFICE PURPOSE
2	FIRST FLOOR	285.06	-	285.06	OFFICE PURPOSE
3	SECOND FLOOR	58.90	-	58.90	OFFICE PURPOSE
4	GRAND TOTAL	629.02	-	629.02	

FSI = TOTAL F.S.I AREA / SITE EXTENT = 629.02 / 858.61 = 0.73 < 2

OPEN SPACE RESERVATION(O.S.R):
O.S.R REQUIRED : 96.00 Sqm(10%)
O.S.R AMOUNT PAID BY APPLICANT AS PER TNCDBR - 2019 RULE.

REFERENCE:

- SITE BOUNDARY(AS PER PATTA)
- SITE BOUNDARY(AS PER SITE)
- SITE BOUNDARY(ABCD)
- PROPOSED BUILDING
- EXISTING BUILDING
- DRIVEWAY
- EXISTING ROAD

JOINERY DETAILS:

S.NO	TYPE	SIZE	S.NO	TYPE	SIZE
1	MD	3.20X2.10	6	LD	0.90X2.10
2	D1	0.76X2.10	7	W	2.14X2.14
3	D2	1.00X2.10	8	W1	1.50X1.50
4	D3	0.90X2.10	9	V	0.61X0.61
5	D2	2.00X2.10	10	J	2.00X2.00

PARKING DETAILS:

PARKING DETAILES:COMMERCIAL		
	REQUIRED	PROVIDED
CAR	6 Nos	7 Nos
TWO WHEELER	25 Nos	27 Nos

SANITATION REQUIREMENTS FOR OFFICE BUILDING
NO OF PERSON'S ENGAGED :145NOS (100MALES AND 45FEMALES)

SANITARY DETAILS	REQUIRED	PROVIDED
WATER CLOSETS(MALES)	4	4
WATER CLOSETS(FEMALES)	3	3
DRINKING WATER FOUNDAINS(GF)	1	1
DRINKING WATER FOUNDAINS(FF)	1	1
DRINKING WATER FOUNDAINS(SF)	1	1
WASHBASIN	6	6
URINALS	4	4
CLEANERS SINK(GF)	1	1
CLEANERS SINK(FF)	1	1
CLEANERS SINK(SF)	1	1

Er. D. RAJESH, B.E.,
Registered Civil Engineer,
TN GOV. DTCP. Reg No: REE0232(P4),
ECI Reg No: PE0034/11,
5/601-1, Valuthoor, Ramanathapuram - 36.
Cell: 9360862457.
REGISTERED ENGINEER

Er. K. SETHURAMAN M.E. (Environment), MCS, MITTAG, FS, PEng
Govt. Approved Geo-Tech Engineer / Chemical Engineer / Valuer
SASTHA SOIL TESTING LABORATORIES An ISO 9001 : 2015 Certified Firm
GSTIN : 33ACTPS7361K1ZW2, MTDRE LAB : TN/22/0000/0/0
Lab Regn. No. 42/2015, LPA Regn. No. GTE 001 / 2019
M. Regn No. 0078616, BA Regn No. TN/MX/0120/PAT
C-126, New HIG Colony, Near Melamadai - Apollo Signal
Sivabuddhan Amu Nagar, Madurai-625020
Cell : 93441 04870, 63825 34513
REGISTERED GEOTECH ENGINEER

I. VEERAMANI B.E.,
STRUCTURAL ENGINEER
24,Lift, Old Kuyavarpalayam Road
2nd Floor, Rathi Castle
MADURAI - 625009
Reg. No. SE.627/2022
REGISTERED
STRUCTURAL ENGINEER

Er. D. RAJESH, B.E.,
Registered Construction Engineer (RCE)
TN GOV. DTCP. Reg No: RCE/0232/2019
ECI. Reg No: PE0034/11/6
5/601-1, Valuthoor, Ramanathapuram - 36,
Cell: 9360862457.
REGISTERED
CONSTRUCTION ENGINEER

APPLICANT G.Kalaiselvi

ONLINE APPLICATION NO: SWP/BPA/825568/2026
SWP/DTCP/SIVAGANGAI/SITE APPROVAL NO: 27/2026
SWP/DTCP/SIVAGANGAI/BUILDING PERMISSION NO: 27/2026

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.