PP APPROVAL RECORD

Planning Permission

Sivagangai district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

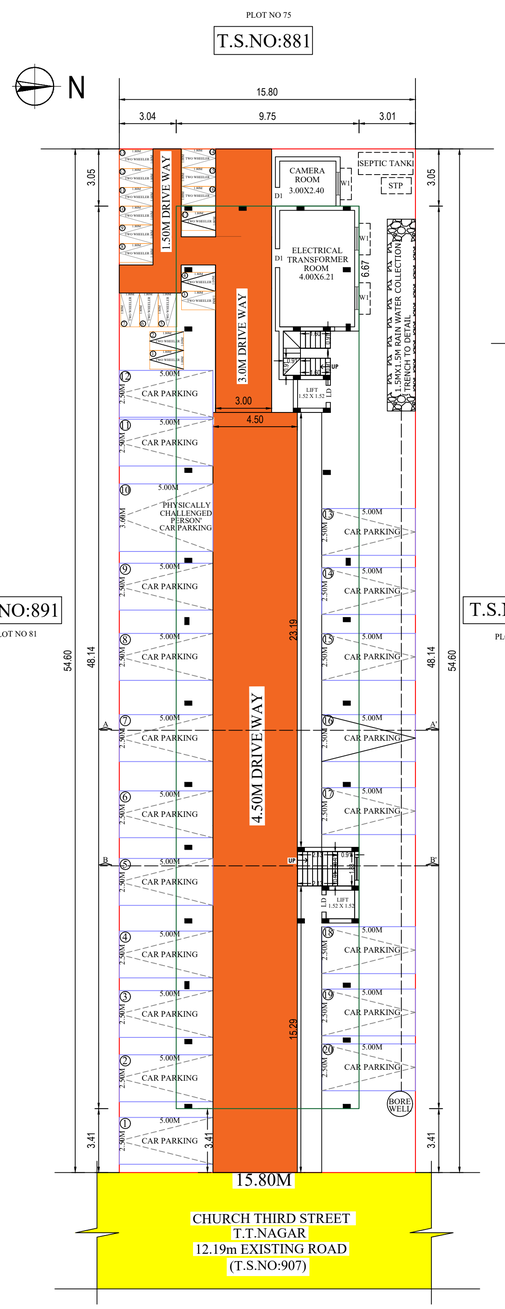
The approval as the planning authority issued it, reproduced in full behind this page.

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

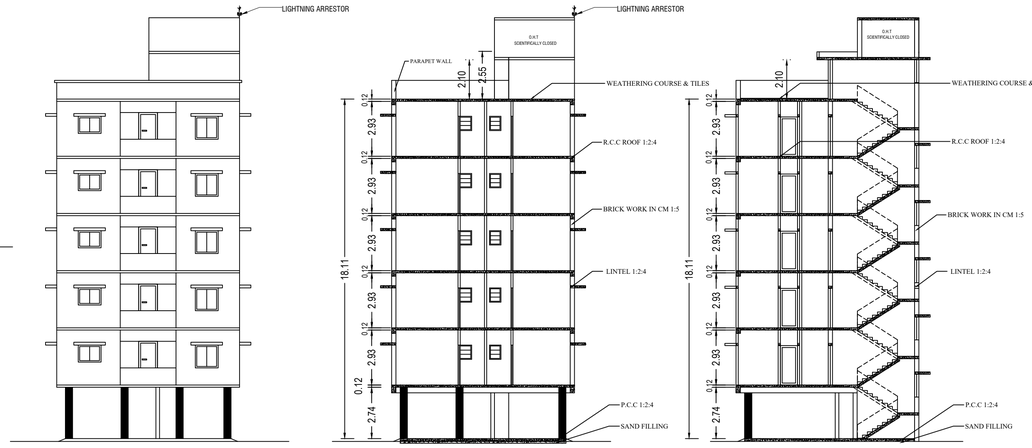
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF APARTMENT BUILDING IN WARD:3,BLOCK:27,T.S.NO:892, PLOT NO:82,CHURCH THIRD STREET,T.T.NAGAR, 100 KURUKKAM LAYOUT, KARAIKUDI CITY MUNICIPAL CORPORATION, KARAIKUDI TALUK, SIVAGANGAI DISTRICT.



SITE CUM STILT FLOOR PLAN



ELEVATION

SECTION ON A - A'

SECTION ON B - B'



TYPICAL 1ST,2ND,3RD,4TH & 5TH FLOOR PLAN

TERRACE FLOOR PLAN

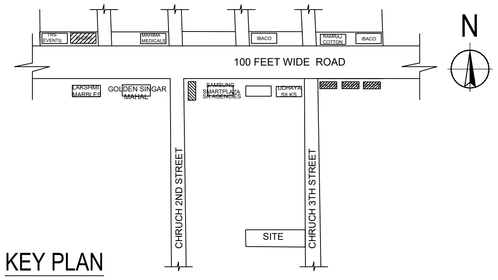
PARKING & DWELLING AREA DESCRIPTION

S.NO & FLOOR NAME		01 FIRST FLOOR					02 SECOND FLOOR					03 THIRD FLOOR					04 FOURTH FLOOR					05 FIFTH FLOOR					TOTAL
		1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	25 FLAT
DWELLING NO'S & AREA SQM		101.50	89.34	73.80	64.70	74.49	101.50	89.34	73.80	64.70	74.49	101.50	89.34	73.80	64.70	74.49	101.50	89.34	73.80	64.70	74.49	101.50	89.34	73.80	64.70	74.49	2019.15
NO'S OF PARKING REQUIRED	CAR	01	01	01		S.F-5	01	01	01		01	01	01	01		F.F-5	01	01	01		01	01	01	01		01	18
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	02																									02
NO'S OF PARKING PROVIDED	CAR	01	01	01		S.F-5	01	01	01		01	01	01	01		F.F-5	01	01	01		01	01	01	01		01	20
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	02																									

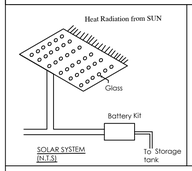
NOTE :
* Exhaust fan to be provided
* Storm Water Drainage System to be Provided
* Rain Water Structures to be Provided
* Bath and Wash Basin Water Treeted and Reuse to Toilet and Gardening Purpose
* Rain Water Recycling System to be Provided
* Fire Protecting and Fire Extinguisher
* System to be Provided 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

ONLINE APPLICATION NO-SWP/BPA/840792/2026
BP/DTCP(SIVAGANGAI District)No : 34/2026

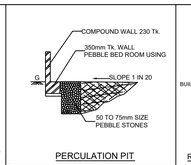
NOTE :-
MASTER PLAN - LAND USE
RAILWAY STATION AREA TP SCHEME PART -II -RESIDENTIAL USE



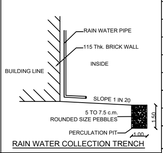
KEY PLAN



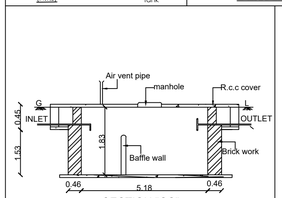
SOLAR SYSTEM (N.T.S)



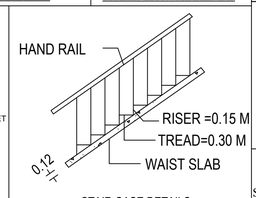
PERCULATION PIT



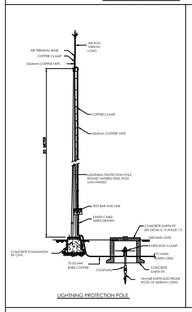
RAIN WATER COLLECTION TRENCH



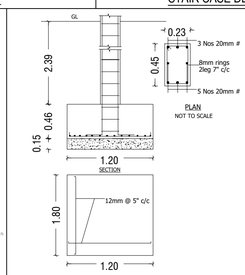
SECTION "CC"



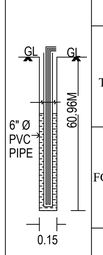
STAIR CASE DETAILS



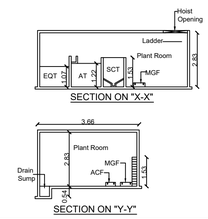
LIGHTNING PROTECTION POLE

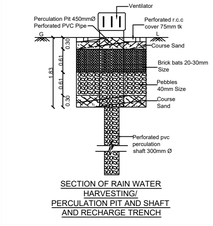


COLUMN WITH FOOTING DETAIL
NOT TO SCALE

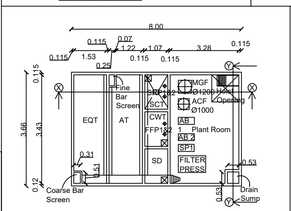


BORE WELL DETAILS

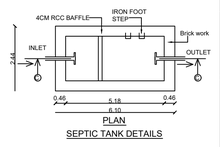




SECTION OF RAIN WATER HARVESTING/ PERCULATION PIT AND SHAFT AND RECHARGE TRENCH



SEWAGE TREATMENT PLANT PLAN



SEPTIC TANK DETAILS

LEGEND		IN M
MD	MAIN DOOR	1.06X2.13
D1	DOOR	0.91X2.13
D2	DOOR	0.76X2.13
LD	LIFT DOOR	0.91X2.13
W	WINDOW	1.67X1.52
W1	WINDOW	1.22X1.22
W2	WINDOW	1.22X0.91
V	VENTILATOR	0.61X0.76

AREA DETAILS	
SITE AREA	SQ.M
AS PER DOCUMENT	865.00
AS PER PATTA	865.00
AS PER SITE	862.00

DESCRIPTIONS

BUILDING AREA DETAILS	FSI AREA IN SQ M	NON FSI AREA IN SQ M	TOTAL AREA IN SQ M
STILT FLOOR (EB ,CAMERA ROOM)	38.82	439.65	478.47
FIRST FLOOR	457.77	-	457.77
SECOND FLOOR	457.77	-	457.77
THIRD FLOOR	457.77	-	457.77
FOURTH FLOOR	457.77	-	457.77
FIFTH FLOOR	457.77	-	457.77
TERRACE FLOOR		37.69	37.69
TOTAL BUILDING AREA	2327.67	477.34	2805.01

FLOOR UNITS

	FLAT MEMBER	PLINTH AREA SQ.M
FIRST FLOOR	FF1	101.50
	FF2	89.34
	FF3	73.80
	FF4	64.70
	FF5	74.49
SECOND FLOOR	SF1	101.50
	SF2	89.34
	SF3	73.80
	SF4	64.70
	SF5	74.49
THIRD FLOOR	TF1	101.50
	TF2	89.34
	TF3	73.80
	TF4	64.70
	TF5	74.49
FOURTH FLOOR	FF1	101.50
	FF2	89.34
	FF3	73.80
	FF4	64.70
	FF5	74.49
FIFTH FLOOR	FF1	101.50
	FF2	89.34
	FF3	73.80
	FF4	64.70
	FF5	74.49

PREMIUM FSI AREA

Allowed FSI=2.0 Upto Road Width (12m to 18m)=40%	Hence, Premium FSI upto=2.8 Provided FSI=2.69 Area of the Provided FSI =2327.67 Sq.m upto 2.0 FSI area =1730.00 Sq.m Excess FSI = 597.67 Sq.m Premium FSI Amount = 600.00 Sq.m Collected

TOTAL NO OF DWELLING UNITS-25

F.S.I = $\frac{2327.67}{865.00}$ = 2.69 | PLOT COVARAGE = $\frac{478.47}{865.00}$ X 100 = 55.31%

PARKNG DETAILS	REQUIRED	PROVIDED
CAR PARKING	20	20
TWO WHEELER PARKING	17	17

REFERENCE
SITE BOUNDARY
PROBOSED BUILDING
EXISTING ROAD
DRIVE WAY

APPLICANT:

REGISTERED ENGINEER SIGNATURE

REGISTERED STRUCTURAL ENGINEER SIGNATURE

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.