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.

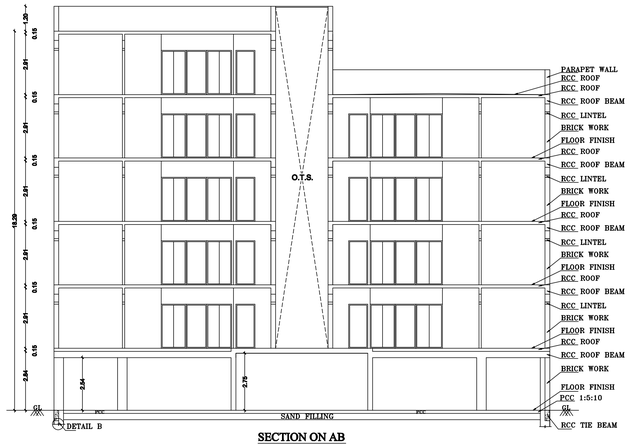
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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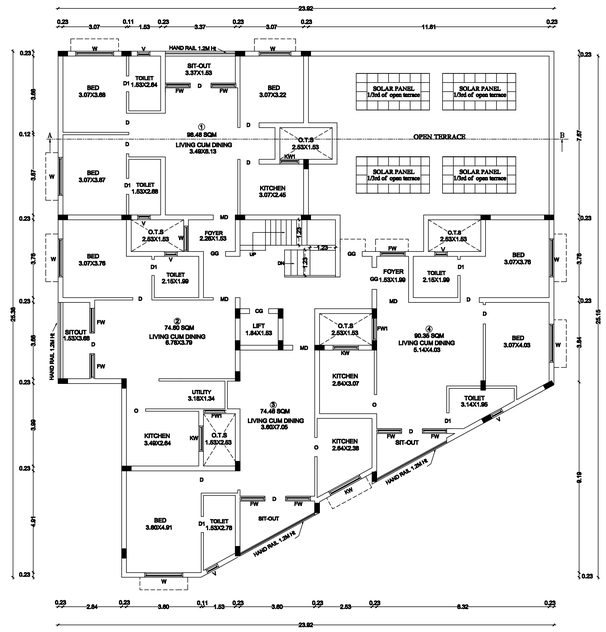
PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE RESIDENTIAL APARTMENT BUILDING IN T.S.NO: 362/1 & 363, WARD :03,BLOCK : 09, KANDANUR ROAD, KARAIKUDI CITY MUNICIPAL CORPORATION, SIVAGNAGAI DISTRICT.



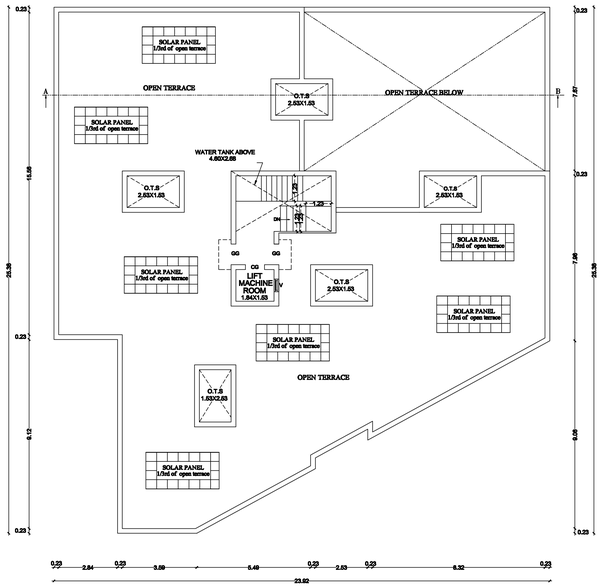
FRONT ELEVATION



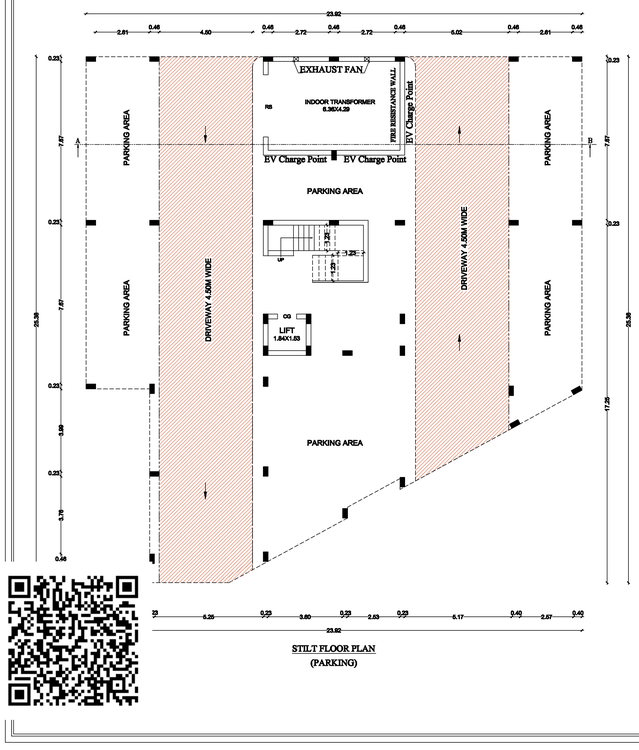
SECTION ON AB



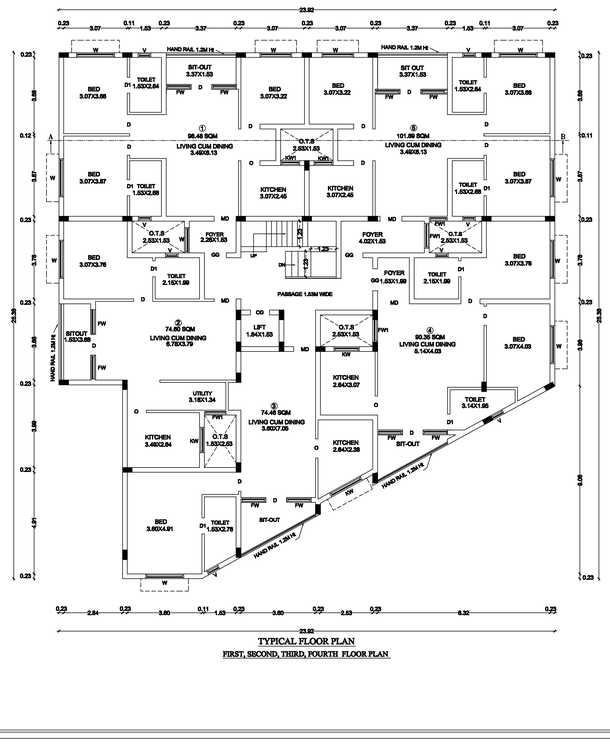
FIFTH FLOOR PLAN



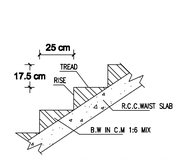
TERRACE FLOOR PLAN



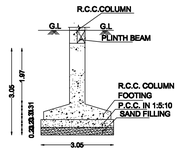
STILT FLOOR PLAN
(PARKING)



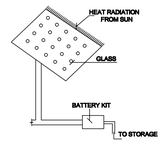
TYPICAL FLOOR PLAN
FIRST, SECOND, THIRD, FOURTH FLOOR PLAN



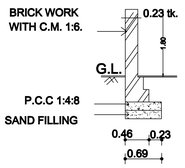
SECTION OF STAIRCASE



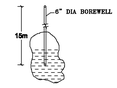
FOUNDATION DETAIL



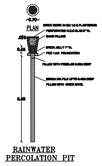
SOLAR SYSTEM



SECTION OF COMPOUND WALL

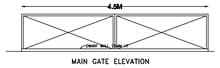


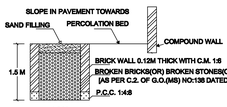
BORE WELL DETAIL



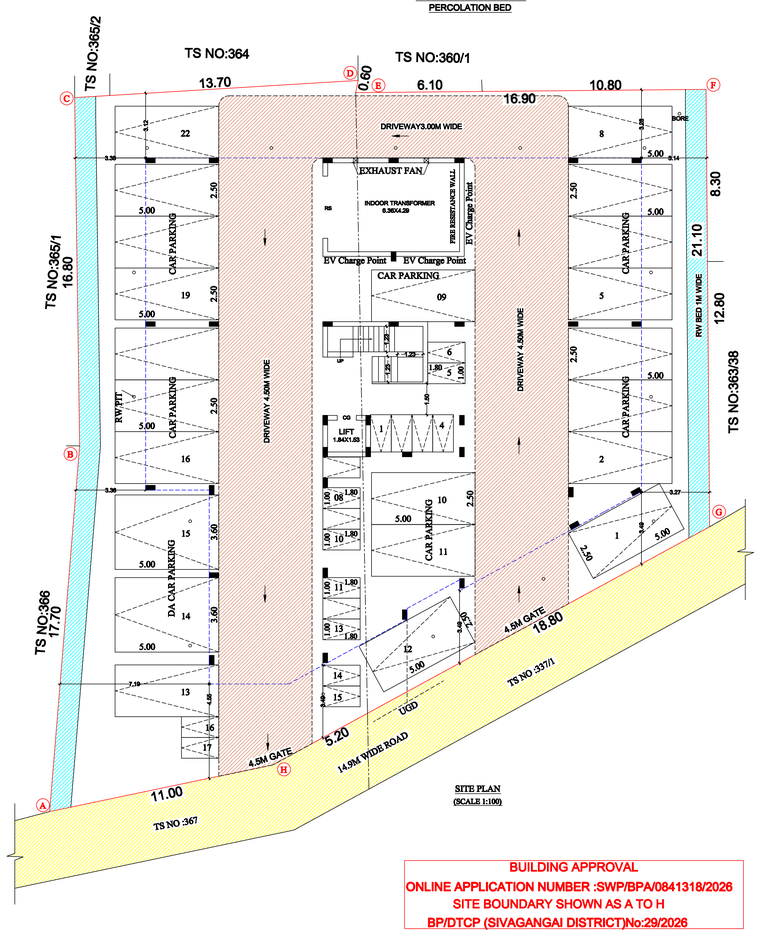
RAINWATER PERCOLATION PIT

NOTE
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED TO UGD.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
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 AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE CONNECTED 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.
8. ALL DIMENSIONS ARE IN METRE.
9. MECHANICAL VENTILATOR / SPLIT AC PROVIDED FOR ALL ROOMS.





SECTION OF RAIN WATER PERCOLATION BED



SITE PLAN
(SCALE 1:100)

BUILDING APPROVAL
ONLINE APPLICATION NUMBER :SWP/BPA/0841318/2026
SITE BOUNDARY SHOWN AS A TO H
BP/DTCP (SIVAGANGAI DISTRICT)No:29/2026

SITE AREA DETAILS	
PLOT AREA (as per DOCUMENT)	820.50 SQM
PLOT AREA (as per FMB)	820.50 SQM

JOINERIES DETAILS

REFERENCE	METRE
RS – ROLLING SHUTTER	3.00 X 2.13
GG – GRILL GATE	1.06 X 2.20
LD – LIFT DOOR	1.22 X 2.13
MD – MAIN DOOR	1.06 X 2.13
D1 – FLUSH DOOR	1.00 X 2.13
D2 – FLUSH DOOR	0.91 X 2.13
FD – FRENCH DOOR	1.52 X 2.13
FD1 – FRENCH DOOR	1.00 X 2.13
FW – FRENCHWINDOW	1.00 X 2.13
FW1 – FRENCHWINDOW	0.75 X 2.13
FW2 – FRENCHWINDOW	0.45 X 2.13
O – OPEN	1.22 X 2.13
W – GLAZED WINDOW	1.50 X 1.50
KW – KITCHEN WINDOW	1.00 X 1.50
V – VENTILATOR	0.91 x 1.20

REFERENCE:
Existing Road
Site Boundary
Proposed Building
Driveway

N

PLINTH & CARPET AREA DETAILS

FLOORS	D.UNIT NO	PLINTH AREA IN SQM	CARPET AREA IN SQM
1st TO 4th FLOOR	1	98.48	85.75
	2	74.60	65.10
	3	74.46	64.98
	4	90.35	79.35
	5	101.89	88.43
FIFTH FLOOR	1	98.48	85.75
	2	74.60	65.10
	3	74.46	64.98
	4	90.35	79.35

PROPOSED BUILTUP AREA DETAILS

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO.OF UNITS
1)	STILT FLOOR AREA	–	497.92	497.92	–
2)	FIRST FLOOR AREA	478.52	–	478.52	05
3)	SECOND FLOOR AREA	478.52	–	478.52	05
4)	THIRD FLOOR AREA	478.52	–	478.52	05
5)	FOURTH FLOOR AREA	478.52		478.52	05
6)	FIFTH FLOOR AREA	378.35		378.35	04
7)	HEAD ROOM AREA	–	23.24	23.24	–
8)	TOTAL AREA	2292.43	521.16	2813.59	24

F.S.I = 2292.43 / 820.50 = 2.794 > 2

PREMIUM FSI AREA

ALLOWED FSI = 2.0
ROAD WIDTH UPTO (12M to18M) = 40%

HENCE.,
PREMIUM FSI UPTO = 2.80
PROVIDED FSI = 2.794
AREA OF THE PROVIDED FSI = 2292.43 SQM
UPTO 2.0 FSI AREA = 1641.00 SQM
EXCESS FSI AREA = 651.43 SQM
PREMIUM FSI AMOUNT = WE REQUEST YOU TO AVAIL THE ELIGIBLE EXEMPTION.

G.O.(4d).No.16., Dated: 31.01.2020 ,
Rule 35, (e) is sub-rule (24) Clause (a).
Affordable Housing.
(a) Development for affordable housing projects with size of dwelling unit not exceeding 60 sq.m within Chennai Metropolitan Area and dwelling unit with size not exceeding 90 sq.m in the rest of state shall be regulated according to provisions stipulated above.
(b) Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects

REQUIRED PARKING CALCULATION DETAILS

	CAR	BIKE
RESIDENCE		
TYPICAL FLOOR (1-4)		
2 * 4 Floors = 8 D.U (1 CAR / 2 UNITS) & 1 BIKE / 1 UNIT (DU AREA: LESS THAN 50 TO 75 Sqm)	04 Nos	08 Nos
3 *4 Floor = 12 D.U (1 CAR / 1 UNIT) (DU AREA: 75 - 149 Sqm)	12 Nos	-
FIFTH FLOOR		
2 * 1 Floors = 2 D.U (1 CAR / 2 UNITS) & 1 BIKE / 1 UNIT (DU AREA: LESS THAN 50 TO 75 Sqm)	01 Nos	02 Nos
2 *1 Floor = 2 D.U (1 CAR / 1 UNIT) (DU AREA: 75 - 149 Sqm)	02 Nos	-
CAR PARKING = 19 Nos; PH CAR / VISITOR PARKING (10%) = 02 Nos	21 Nos	
TWO WHEELER PARKING = 10 Nos; PH / VISITOR PARKING (10%) = 02 Nos		12 Nos
NO OF CAR PARKING PROVIDED	– 22 NOS	
NO OF TWO WHEELER PARKING PROVIDED	– 17 NOS	

OSR
AS PER OSR CUT OFF DATE (01.01.1980) SITE EXTENT IS BELOW 3000SQM. SO, THERE IS NO OSR CHARGES.

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

CONSTRUCTION ENGINEER	STRUCTURAL ENGINEER
Er. T. AMBALAGAN, M.E(Struct), BTCP Registered Engineer, Reg.no.RE/Gr-II/SP/2014, Structural Consultant, Civil Engineering Consultant, Registered Valuer Consultant, 3/273-A, Manmai Nagar, 2nd Street, Veller Taluk, Karaikudi - 630 002 Cell:81567 58817	M. chockalingam M.E.,M.I.E.,M.I.V.E.,M.I.E.(I) DTCP / SE / GR-II / 71 / 81 / 181 Structural Civil Engineering Consultant, Registered Valuer Consultant, 3/321 VALLIYAPPA KULIYAR St., 9th Cross, Kovilvelu East, Pudukottai - 3. Cell: 750...76725, E-mail: mcchoks@gmail.com
APPLICANT	REGISTERED ARCHITECT

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.