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.

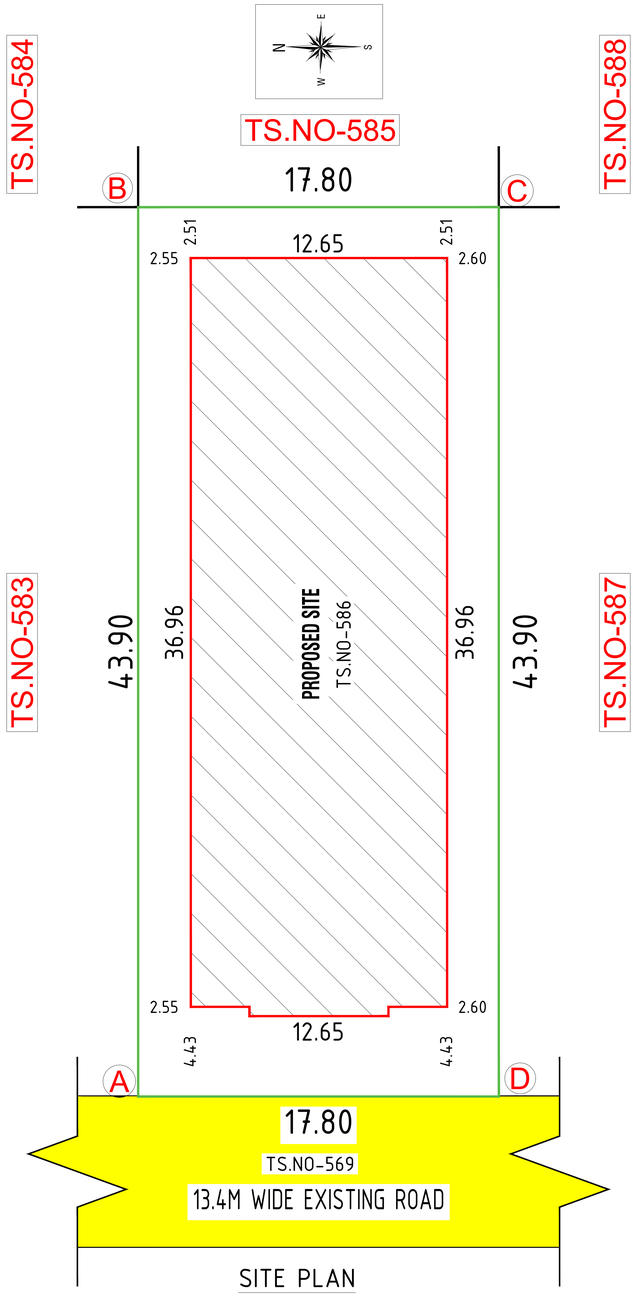
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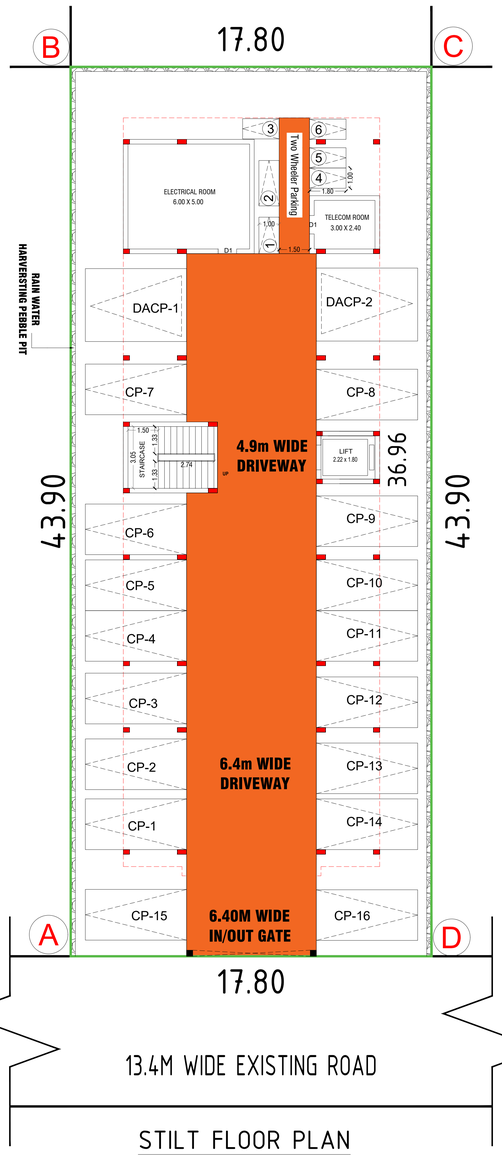
ONLINE APPLICATION NO :- SWP/BPA/867910/2026

BP/DTCP (SIVAGANGAI DISTRICT) NO.: 33/2026

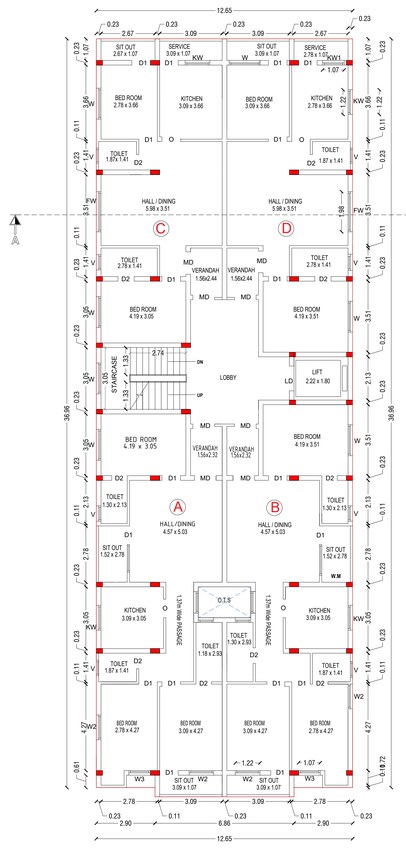
SITE AND DETAILS BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT (16 DWELLING UNIT) BUILDING IN PLOT No: 52, TS.No: 586, WARD - 02 , BLOCK - 24, KARAIKUDI TOWN, SIVAGANGAI DISTRICT.



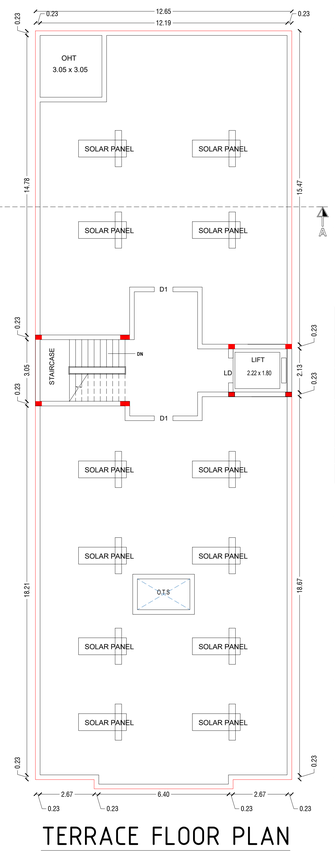
SITE PLAN



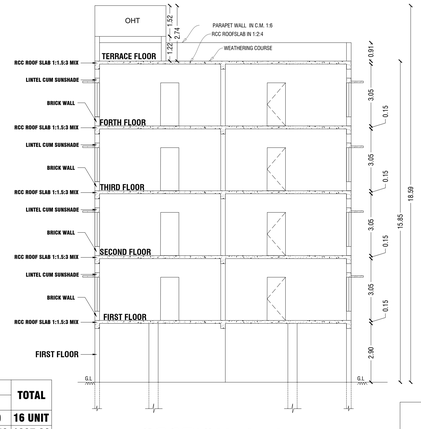
STILT FLOOR PLAN



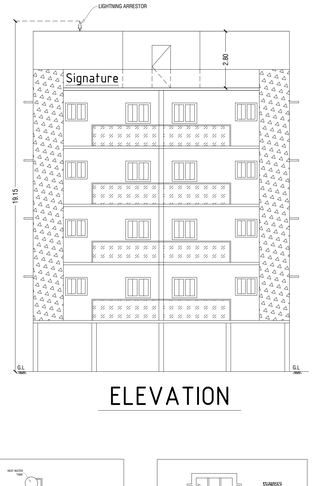
TYPICAL FLOOR PLAN FOR FIRST, SECOND,THIRD & FORTH



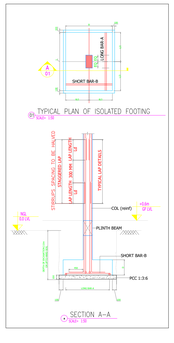
TERRACE FLOOR PLAN

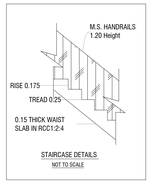


SECTION A-A



ELEVATION





NOTE:-

* ALL DIMENTION ARE IN METER.
* RAINWATER PERCOLATION PITS PROVIDED ALL ROUND THE SITE.
* ALL ROUND COMPOUND WALL PROVIDED.
* SUMP AND FIRE SUMP PROVIDED.
* FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.
* EMERGENCY ALARAM PROVIDED.
* SAND BUCKETS PROVIDED.
* O.H.T PROVIDED IN TERRACE FLOOR PLAN.
* EF - EXHAUST FAN PROVIDED FOR ELECTRICAL ROOM.

FIRE EXTINGUISHER : FE

EMERGENCY ALARM : EA

S.NO & FLOOR NAME		1 FIRST FLOOR				2 SECOND FLOOR				3 THIRD FLOOR				3 FOURTH FLOOR				TOTAL
DWELLING No's & AREA SQM		1A	1B	1C	1D	2A	2B	2C	2D	3A	3B	3C	3D	4A	4B	4C	4D	16 UNIT
		116.41	118.54	92.44	94.58	116.41	118.54	92.44	94.58	116.41	118.54	92.44	94.58	116.41	118.54	92.44	94.58	1687.88
NO'S OF PARKING REQUIRED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	16
NO'S OF 10% VISITOR PARKING REQUIRED	CAR	02																2
NO'S OF PARKING PROVIDED	CAR	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	01	18
NO'S OF 10% VISITOR PARKING PROVIDED	CAR	02																

COLOUR INDEX:-

BOUNDARY OF THE SITE	:	
EXISTING ROAD	:	
PROPOSED CONSTRUCTION	:	
PROPOSED DRIVEWAY	:	

AREA DETAILS:-		IN SQM	IN ACRE
AS PER TSLR	=	779.00	0.193
AS PER DOCUMENT	=	779.27	0.193

PROPOSED BUILDING AREA DETAILS

SI.NO	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)
1	STILT FLOOR	46.33	424.28	470.61
2	FIRST FLOOR	423.19	47.42	470.61
3	SECOND FLOOR	423.19	47.42	470.61
4	THIRD FLOOR	423.19	47.42	470.61
5	FOURTH FLOOR	423.19	47.42	470.61
6	TERRACE FLOOR	-	51.51	51.51
TOTAL AREA		1739.09	665.47	2404.56

PREMIUM F.S.I CALCULATION AS TSLR AREA:-

Allowed FSI = 2.0

Upto Road Width (12m to 18m) = 40%

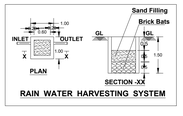
Premium FSI upto	= 2.4
Provided FSI	= 2.23
Area of the Provided FSI	= 1739.09
upto 2.0 FSI Area	= 1558.00
Excess FSI	= 181.09
Premium FSI Amount Collected	= 182.00

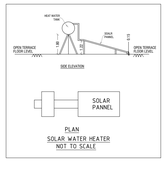
BUILDING HEIGHT:-

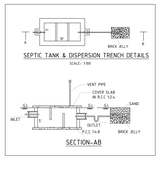
BUILDING HEIGHT = 15.85 Mt

SCHEDULE OF JOINERIES

MD	MAIN DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.52 X 1.52
W2	WINDOW	1.22 X 1.37
W3	WINDOW	1.07 X 1.07
KW	KITCHEN WINDOW	1.22 X 1.37
KW1	KITCHEN WINDOW	1.07 X 1.07
FW	FRENCH WINDOW	1.83 X 1.83
V	VENTILATOR	0.61 X 0.61
O	OPEN	0.91 X 2.13
LD	LIFT DOOR	1.00 X 2.13







Er K.MOHAMED ASIK,DCE.,BE.,
Reg Structural Engg.
KDTCP / RSE / GR-II / 34 / 2025.
Reg. Construction Engg.
KDTCP / CE / 45 / 2025
Geo Digital Survey,
Aranthangi, Pudukkottai-(Dt).
Con: 9894859683 / 9786762616.

REGISTERED STRUCTURAL ENGINEER & CONSTRUCTION ENGINEER

Er.A PRABHAKARAN,DCE.,BE
Registered Engineer
DTCP/ PDK / RE/ GR-II / 24 / 04/005
Geo Digital Survey
Aranthangi,Pudukkottai-Dt
9786762616/9894859683
Geodigitalsurvey @ gmail.com

REGISTERED ENGINEER

OWNER / APPLICANT

SCALE :- 1:100

RESIDENTIAL APARTMENT BUILDNG

ONLINE APPLICATION NO:- SWP/BPA/867910/2026

APPLICANT NAME :- K RAMAN

LAND USE DETAIL

RAILWAY STATION AREA - DD PLAN PART 2

RESIDENTIAL USE

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.