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.

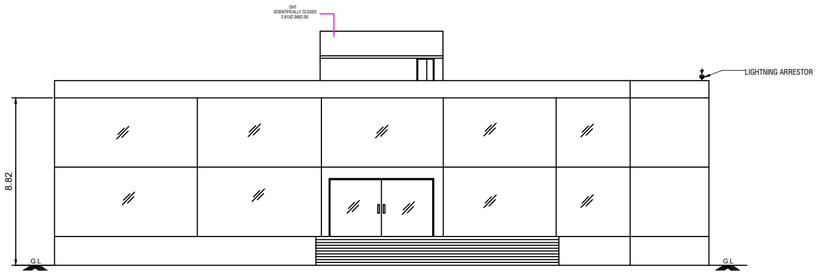
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

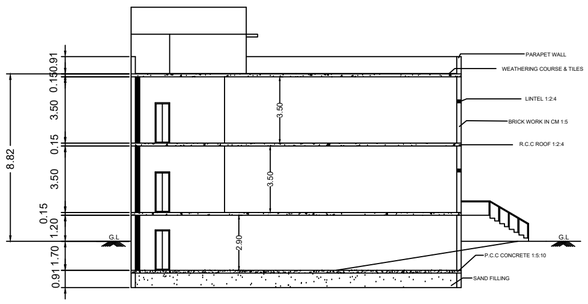
hello@verified.realestate
+91 9996 12 9996
verified.realestate

REVISED PLAN SHOWING THE R.C.C ROOF COMMERCIAL BUILDING (OFFICE) IN WARD:3, BLOCK :20, T.S. NO:531/1,SEKKALAI ROAD,KARAIKUDI CITY MUNICIPAL CORPORATION,KARAIKUDI TALUK, SIVAGANGAI DISTRICT.

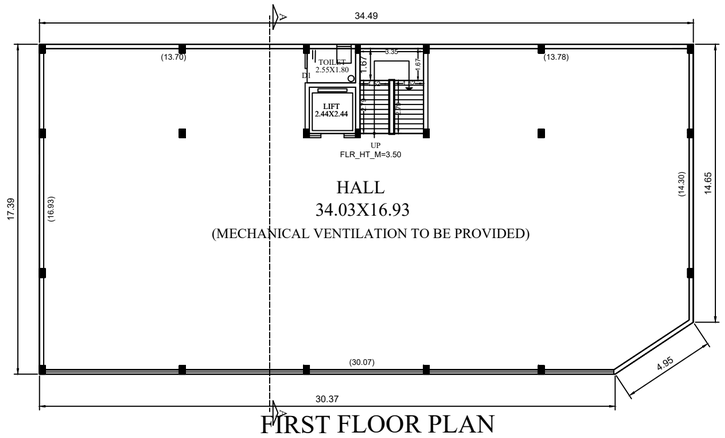
SCALE:- 1:100



ELEVATION

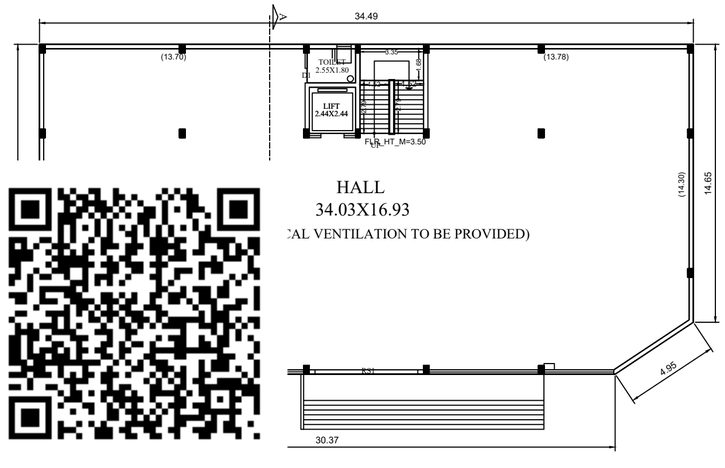


SECTION ON A - A



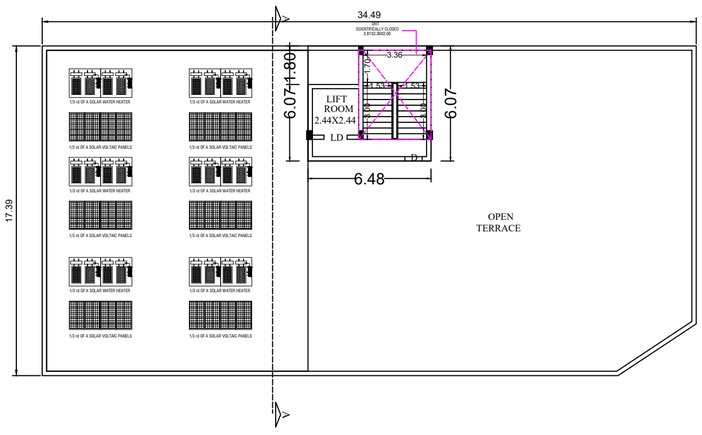
FIRST FLOOR PLAN

MECH_VENTILATION=YES

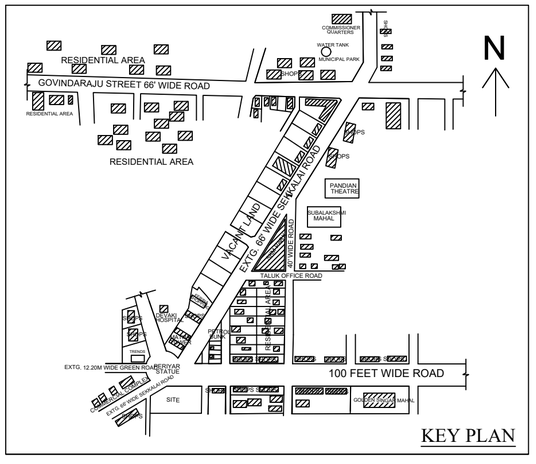


GROUND FLOOR PLAN

MECH_VENTILATION=YES



TERRACE FLOOR PLAN



LEGEND		IN M
RS1	ROLLING SHUTTER	5.42X3.00
RS2	ROLLING SHUTTER	5.15X3.00
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
LD	LIFT DOOR	0.91X2.13
V	VENTILATOR	0.76X0.76

AREA DETAILS	
SITE AREA	SQ.M
AS PER DOCUMENT	987.10
AS PER PATTA	987.10
AS PER SITE	992.13

BUILDING AREA DETAILS	FSI AREA IN SQ M	NON FSI AREA IN SQ M	TOTAL AREA IN SQ M
SEMI BASEMENT FLOOR		594.15	594.15
GROUND FLOOR	594.15		594.15
FIRST FLOOR	594.15		594.15
LIFT ROOM		11.90	11.90
HEAD ROOM		33.92	33.92
TOTAL BUILDING AREA	1188.30	639.97	1828.27

$$F.S.I = \frac{1188.30}{987.10} = 1.20 > 2$$

$$PLOT\ COVEREGE = \frac{594.15}{987.10} \times 100 = 60.19\%$$

PARKNG DETAILS	REQUIRED	PROVIDED
CAR PARKING(Including physically challenged person' parking)	10	11
TWO WHEELER PARKING	40	40

NOTE:

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

REFERENCE

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

APPLICANT :

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
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Cell : 98421-85771,94433-34729
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REGISTERED ENGINEER

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REGISTERED STRUCTURAL ENGINEER

THIS APPROVAL NO.B.P/DTCP(SIVAGANGAI DISTRICT):23/2025
REVISES TO APPROVAL NO.B.P/DTCP(SIVAGANGAI DISTRICT)38/2026

REVISED SITE PLAN SHOWING THE R.C.C ROOF COMMERCIAL BUILDING (OFFICE) IN WARD:3,BLOCK :20,T.S. NO:531/1,SEKKALAI ROAD,KARAIKUDI CITY MUNICIPAL CORPORATION,KARAIKUDI TALUK,SIVAGANGAI DISTRICT.

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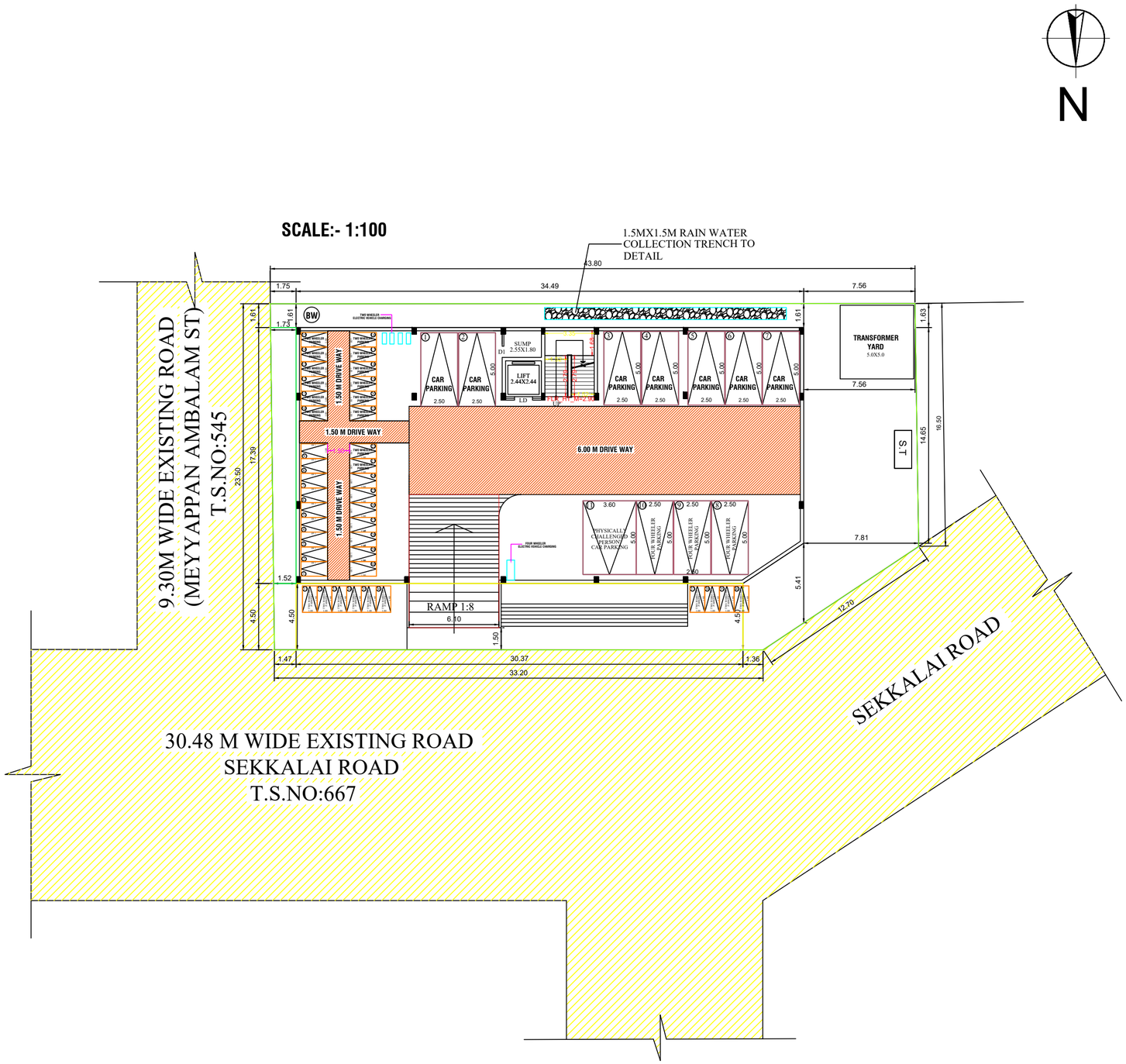
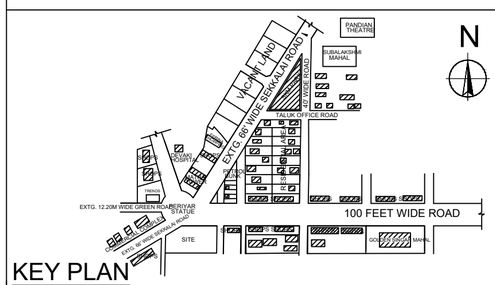
SCALE:- 1:100



SITE CUM SEMI BASEMENT FLOOR PLAN



KEY PLAN

LEGEND		IN M
RS1	ROLLING SHUTTER	5.42X3.00
RS2	ROLLING SHUTTER	5.15X3.00
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
LD	LIFT DOOR	0.91X2.13
V	VENTILATOR	0.76X0.76

AREA DETAILS	
SITE AREA	SQ.M
AS PER DOCUMENT	987.10
AS PER PATTA	987.10
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BUILDING AREA DETAILS	FSI AREA IN SQ M	NON FSI AREA IN SQ M	TOTAL AREA IN SQ M
SEMI BASEMENT FLOOR		594.15	594.15
GROUND FLOOR	594.15		594.15
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HEAD ROOM		33.92	33.92
TOTAL BUILDING AREA	1188.30	639.79	1828.27

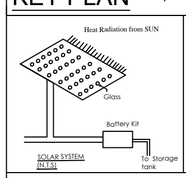
$$F.S.I = \frac{1188.30}{987.10} = 1.20 > 2$$

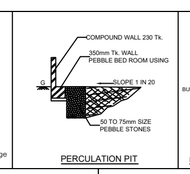
$$PLOT\ COVEREGE = \frac{594.15}{987.10} \times 100 = 60.19\%$$

PARKNG DETAILS	REQUIRED	PROVIDED
CAR PARKING(Including physically challenged person' parking)	10	11
TWO WHEELER PARKING	36	36

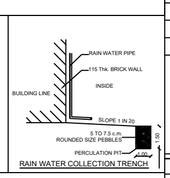
NOTE:
FA - FIRE ALARAM
FE - FIRE EXTINGUISHER
SB - SAND BUCKET

REFERENCE	
SITE BOUNDARY	
PROBOSED BUILDING	
EXISTING ROAD	
DRIVE WAY	

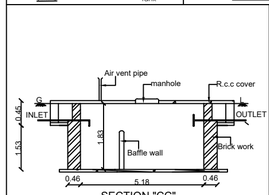




PERCULATION PIT



RAIN WATER COLLECTION TRENCH



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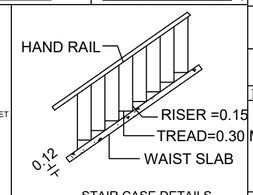
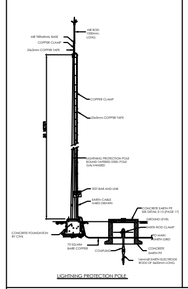
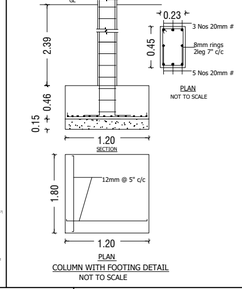
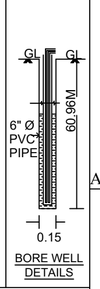


STAIR CASE DETAILS

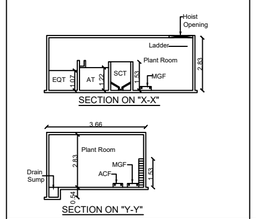


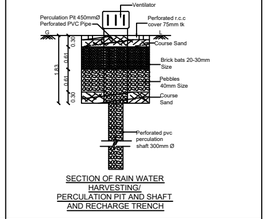
LIGHTNING PROTECTION POLE

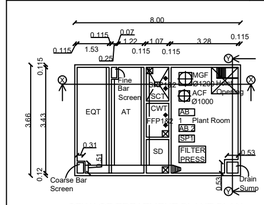




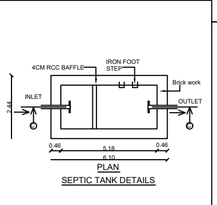
BORE WELL DETAILS







SEWAGE TREATMENT PLANT PLAN



SEPTIC TANK DETAILS

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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.