

PP

APPROVAL RECORD

Planning Permission

Theni
Virudhunagar district, Tamil Nadu

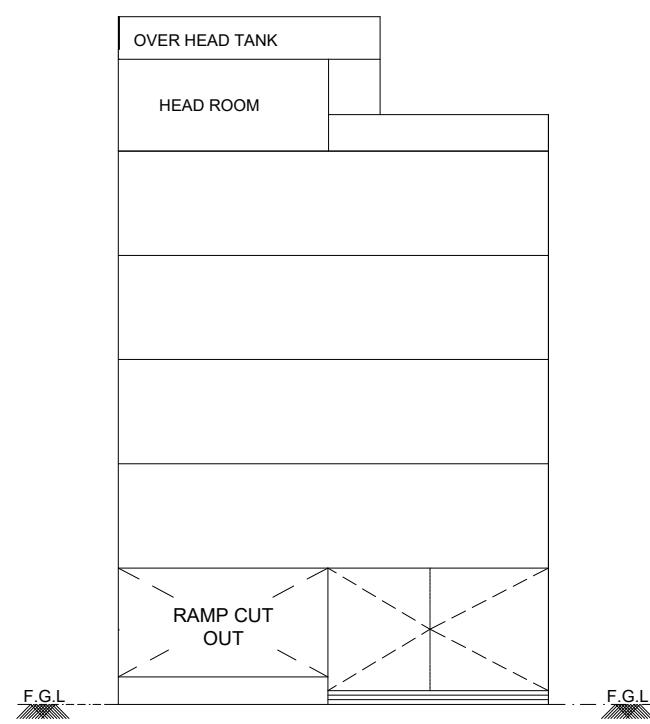
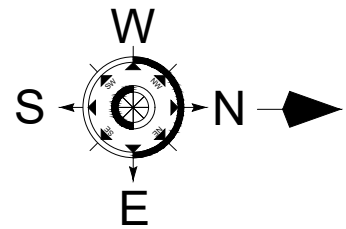
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

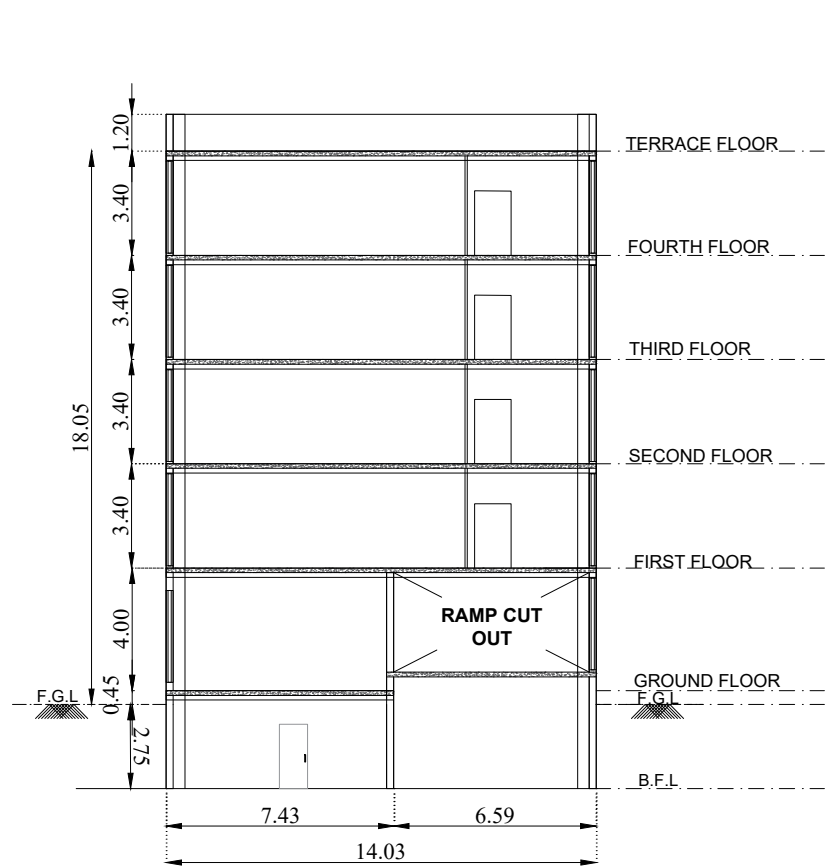
The approval as the planning authority issued it, reproduced in full behind this page.

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

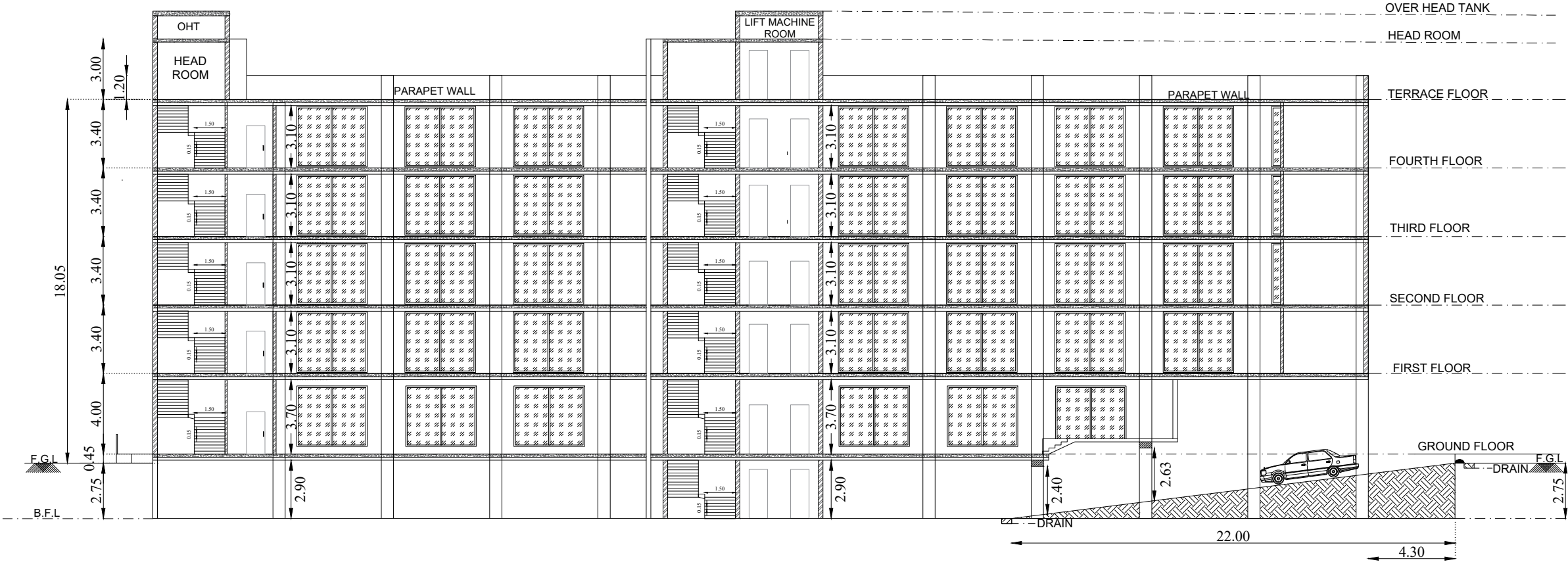
PLAN SHOWING THE PROPOSED RETAIL SHOP BUILDING IN T.S.No: 12 WARD NO. B SIVAKASI, BLOCK NO. 4 AT SIVAKASI TOWN,SIVAKASI CORPORATION, SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.



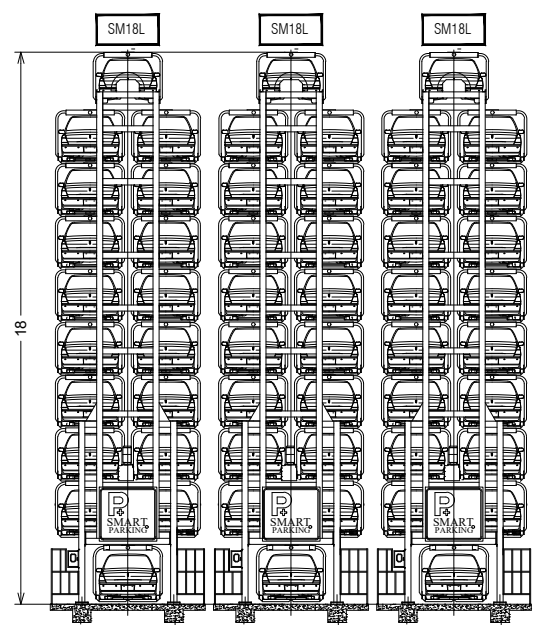
ELEVATION



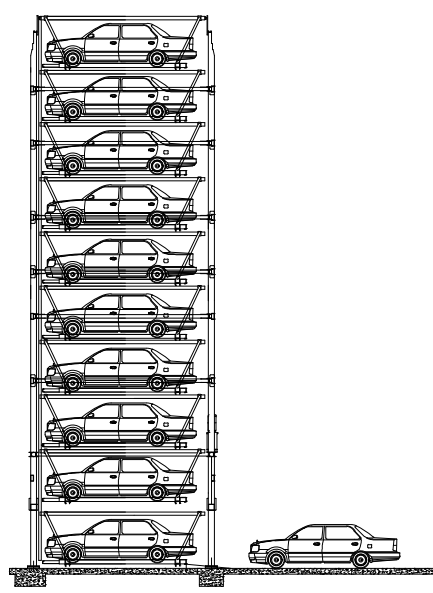
SECTION - AA



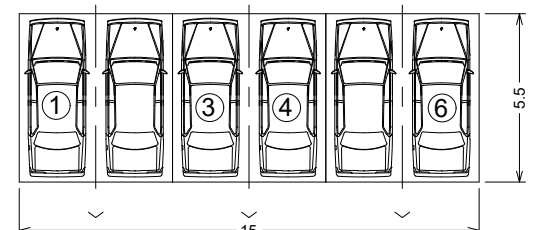
SECTION - BB



FRONT ELEVATION



SIDE ELEVATION



PLAN

MODEL	QTY.	CAR SPACES
VERTICAL ROTARY PARKING SM1BL	3	54
TOTAL CAR SPACES		54

JOINERY SCHEDULE		
TYPE	DETAIL	METER
MD	MAIN DOOR	4.00 X 3.88
LD	LIFT DOOR	1.20 X 2.10
D	DOOR	1.80 X 2.10
D1	DOOR	1.50 X 2.10
D2	DOOR	1.20 X 2.10
D3	DOOR	0.90 X 2.10
GW	GLAZING WINDOW	3.50 X 3.00
V	VENTILATOR	0.90 X 0.60
V1	VENTILATOR	1.20 X 1.20

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

SPECIFICATION	
FOUNDATION	: COLUMN FOOTING
BRICK WORK	: C.M 1:5 FOR SUPER
COURSE	: STRUCTURE
PLASTERING	: C.M 1:4 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	: 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
CONCRETE	: 1:2:4 FOR SLABS & LINTELS
WINDOWS	: ALL ALUMINUM GLAZED WINDOWS
WEATHERING	: ONE LAYER OF COUNTRY TILES OVER BRICK JELLY LIME MORTAR

ALL DIMENSIONS ARE IN 'METRE'

S. Suresh
S. Suresh

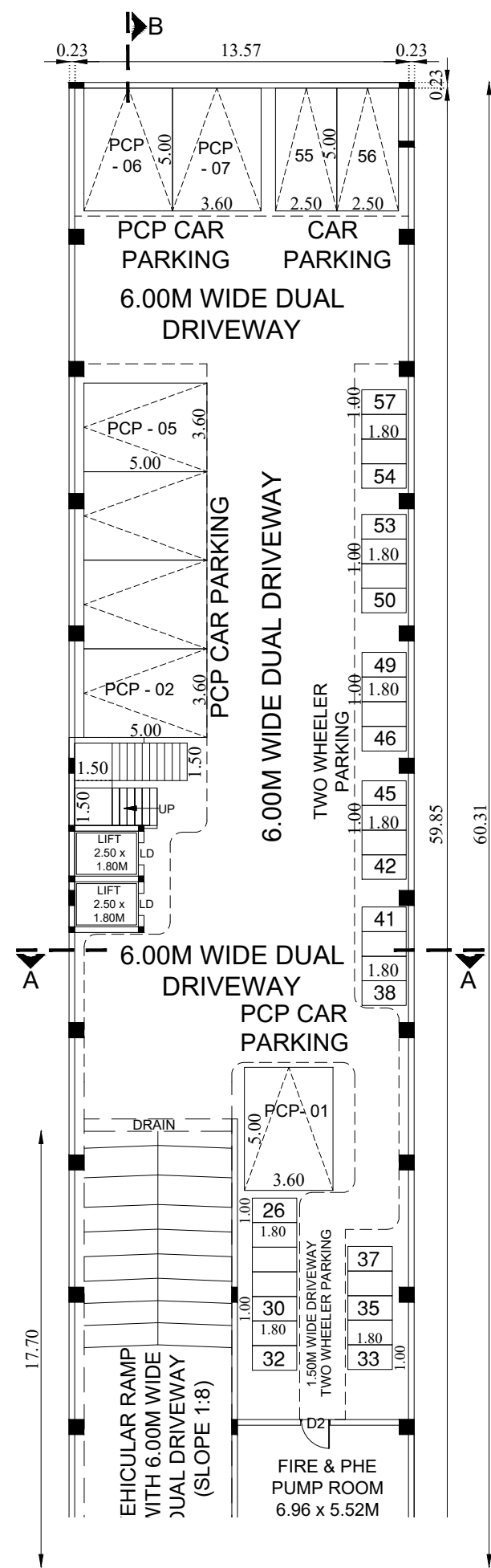
OWNERS SIGNATURE

S. Suresh
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Multai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/GR-1/19/02/003
Reg. No. RSE100382019
Reg. No. CGLRGN/SE/GR-1/2019/06/01

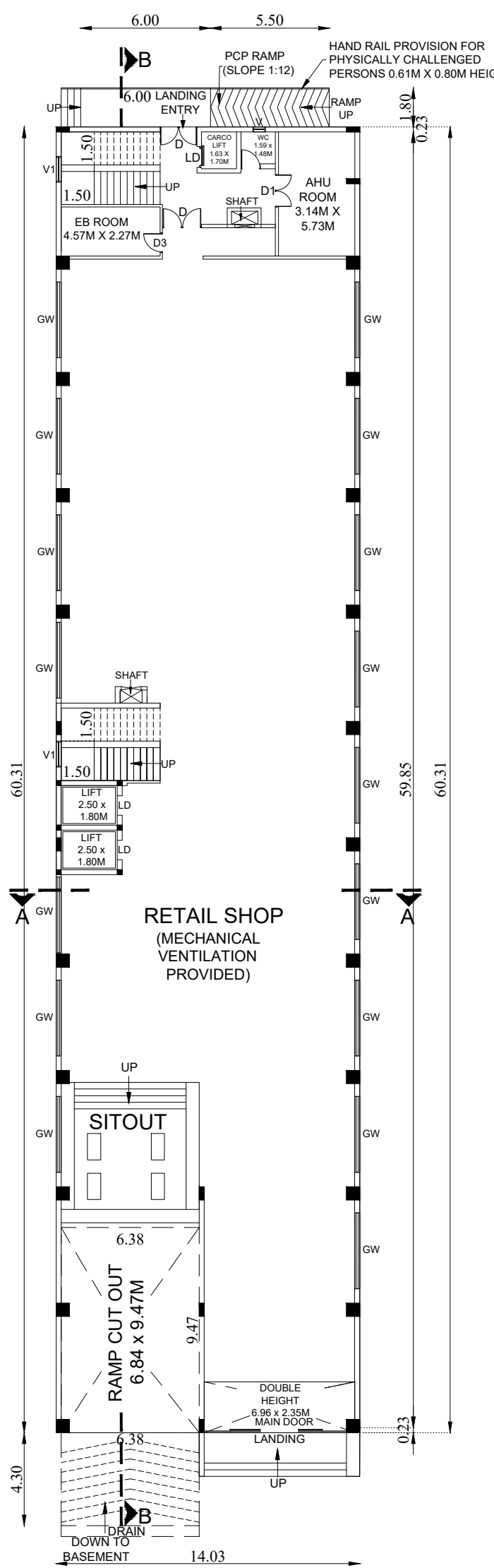
STRUCTURAL ENGINEER SIGNATURE

S. Sakthi Ganesh B. Arch
S. SAKTHI GANESH B. Arch
Architect /CA/2021/133707
No.92, F3, Vijayambikai Flats,
Pillayar Kovil Street, Ambattur,
Chennai - 53, Ph: 9080397149

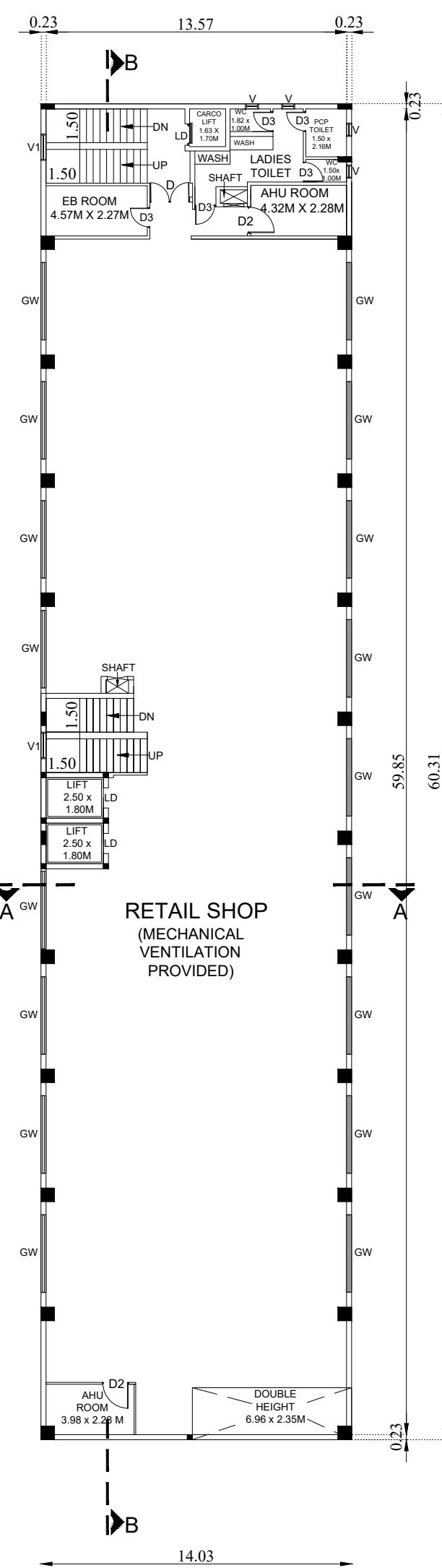
ARCHITECT SIGNATURE



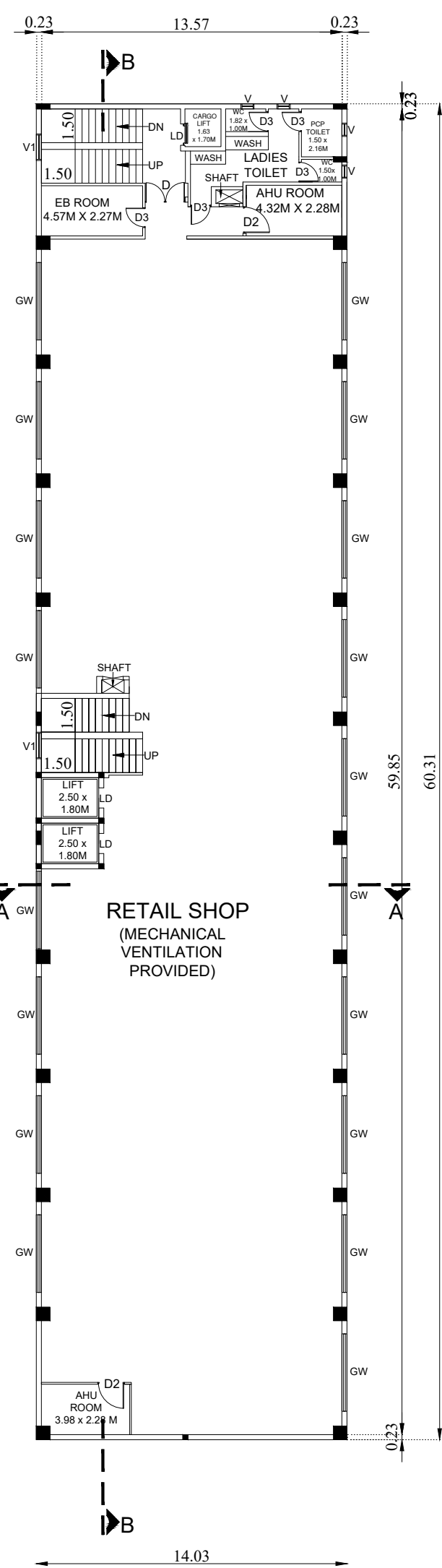
GROUND FLOOR PLAN



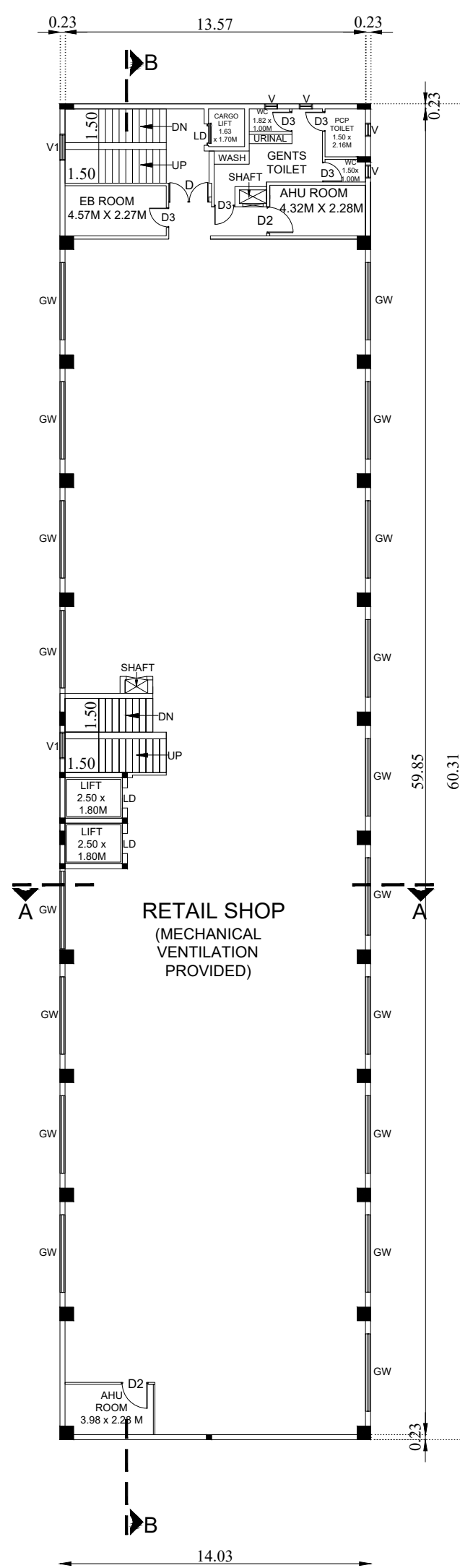
FIRST FLOOR PLAN



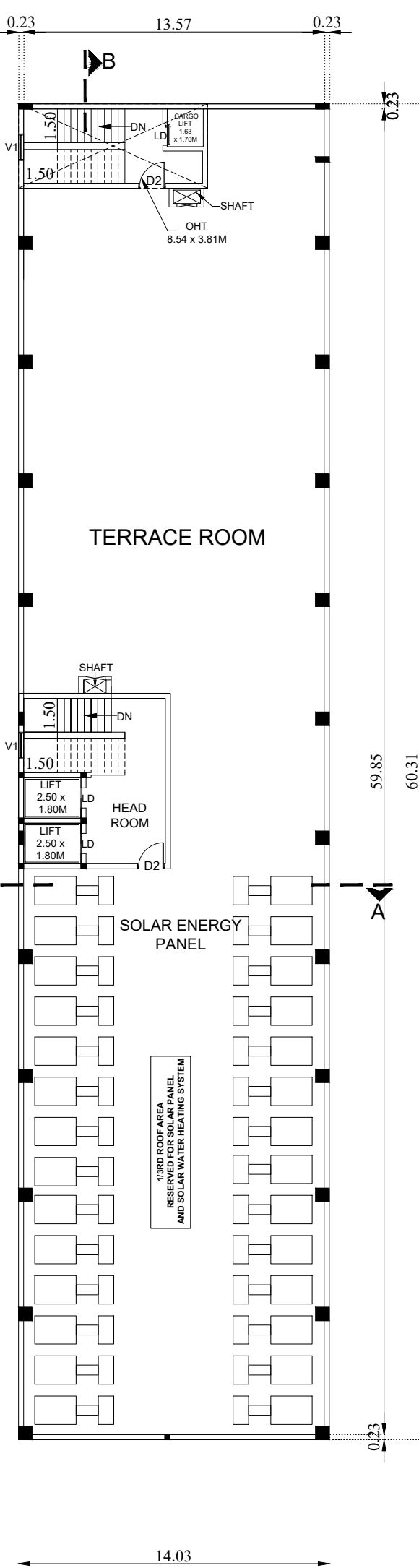
SECOND FLOOR PLAN



TYPICAL(3RD & 4TH)
FLOOR PLAN



TERRACE FLOOR PLAN



B.P/DTCP.NO. 429/2024

SITE PLAN SHOWING THE PROPOSED RETAIL SHOP BUILDING IN T.S.No: 12 WARD NO. B SIVAKASI, BLOCK NO. 4 AT SIVAKASI TOWN,SIVAKASI CORPORATION, SIVAKASI TALUK, VIRUDHUNAGAR DISTRICT.

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WINDOWS : ALL ALUMINUM GLAZED WINDOWS
WEATHERING : ONE LAYER OF COUNTRY TILES OVER BRICK JELLY LIME MORTAR COURSE

AREA STATEMENT DETAILS

AREA DETAILS	SQ.MT
LAND AREA AS PER DOCUMENT	2465.38
LAND AREA AS PER PATTA	2460.00
LAND AREA AS PER SITE	2380.42
PORTION OF LAND LEFT FOR ROAD WIDENING	138.00
LAND AREA AFTER ROAD WIDENING	2233.83

BUILDING AREA DETAILS

AREA DETAILS	FSI SQ.MT	NON-FSI SQ.MT	TOTAL AREA SQ.MT
BASEMENT FLOOR	44.37	801.80	846.17
GROUND FLOOR	785.75	-	785.75
FIRST FLOOR	829.81	-	829.81
SECOND FLOOR	846.17	-	846.17
THIRD FLOOR	846.17	-	846.17
FOURTH FLOOR	846.17	-	846.17
TERRACE FLOOR	-	86.87	86.87
TOTAL BUILT UP AREA	4198.44	888.67	5087.11

TOTAL FSI AREA = 4198.44 SQ.M

FLOOR SPACE INDEX = $\frac{4198.44}{2233.83} = 1.88$

MULTI LEVEL CAR PARKING

MULTI LEVEL PARKING - 1	-	82.50	82.50
MULTI LEVEL PARKING - 2	-	82.50	82.50
MULTI LEVEL PARKING - 3	-	82.50	82.50
MULTI LEVEL PARKING - 4	-	82.50	82.50
MULTI LEVEL PARKING - 5	-	82.50	82.50
MULTI LEVEL PARKING - 6	-	82.50	82.50
MULTI LEVEL PARKING - 7	-	82.50	82.50
MULTI LEVEL PARKING - 8	-	82.50	82.50
MULTI LEVEL PARKING - 9	-	82.50	82.50
TOTAL CAR PARKING AREA		742.50	742.50

PARKING DETAILS:

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	63 NOS	(02+ 54MLCP+ 07PCP) = 63 NOS
TWO WHEELER PARKING	63 NOS	(07PCP + 57) = 64 NOS

PARKING DIMENSIONS :	COLOUR INDEX :
CARS WITH DIMENSION 2.70 x 7.20M CARS WITH DIMENSION 2.50 x 5.00M PCP CARS WITH DIMENSION 3.60 X 5.00M TWO WHEELER WITH DIMENSION 1.00 x 1.80M	PROPOSED BUILDING BOUNDARY AS PER FMB BOUNDARY AS PER SITE EXISTING ROAD LAND LEFT FOR ROAD WIDENING

S. Sakthi Ganesh
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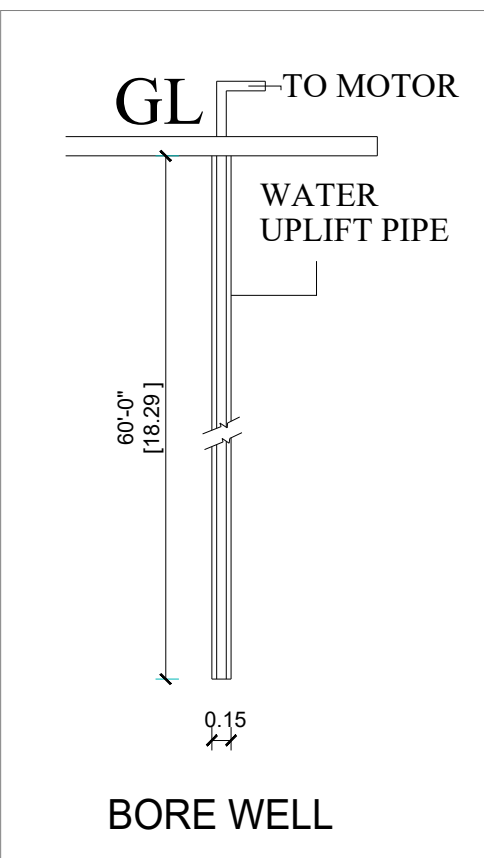
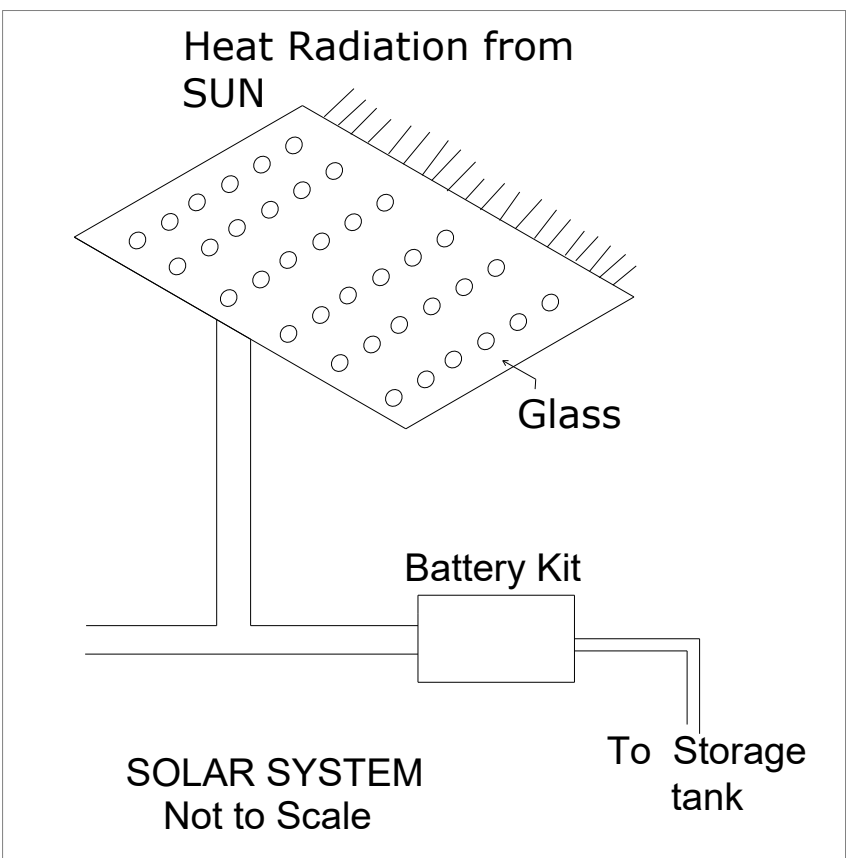
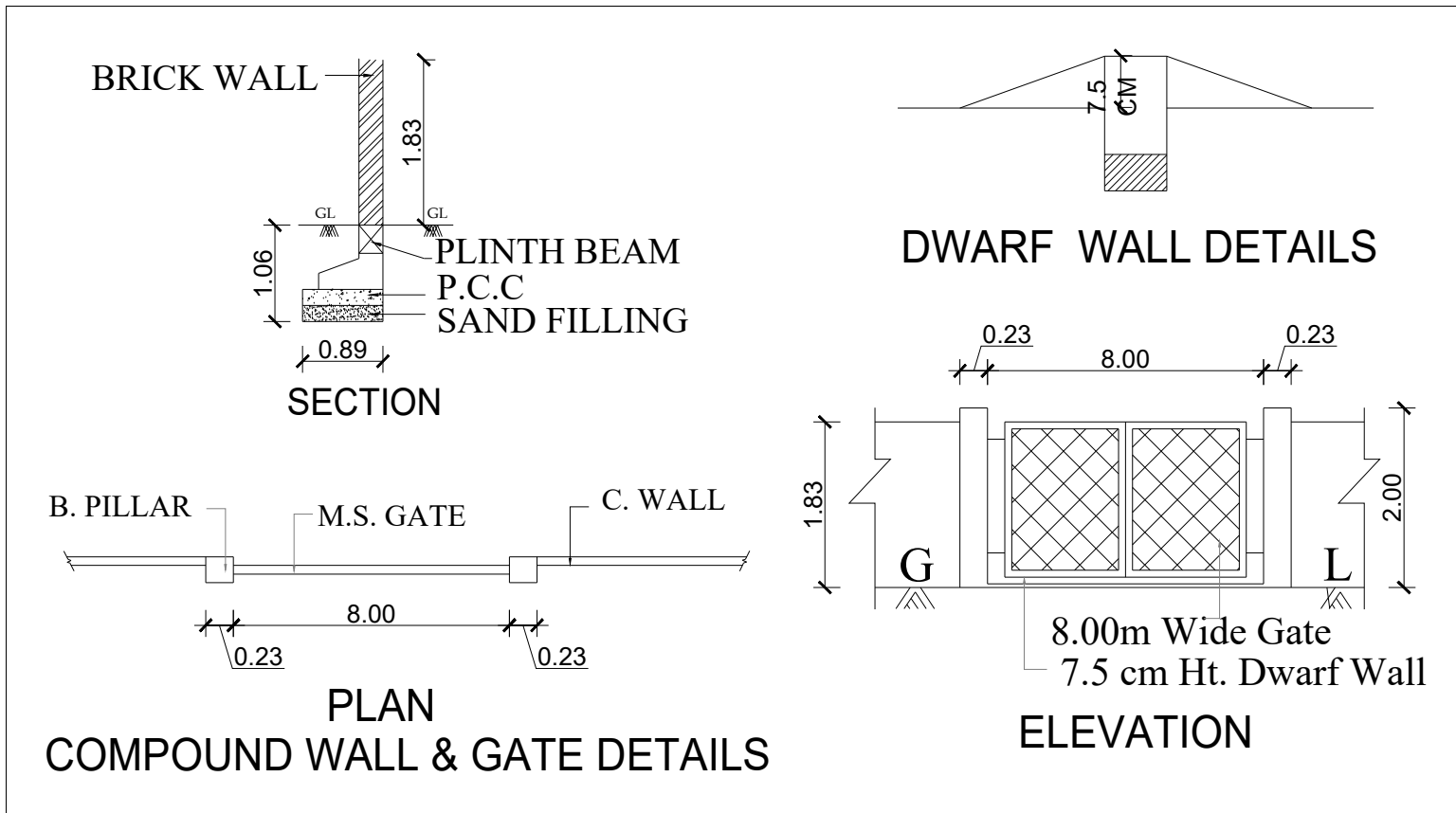
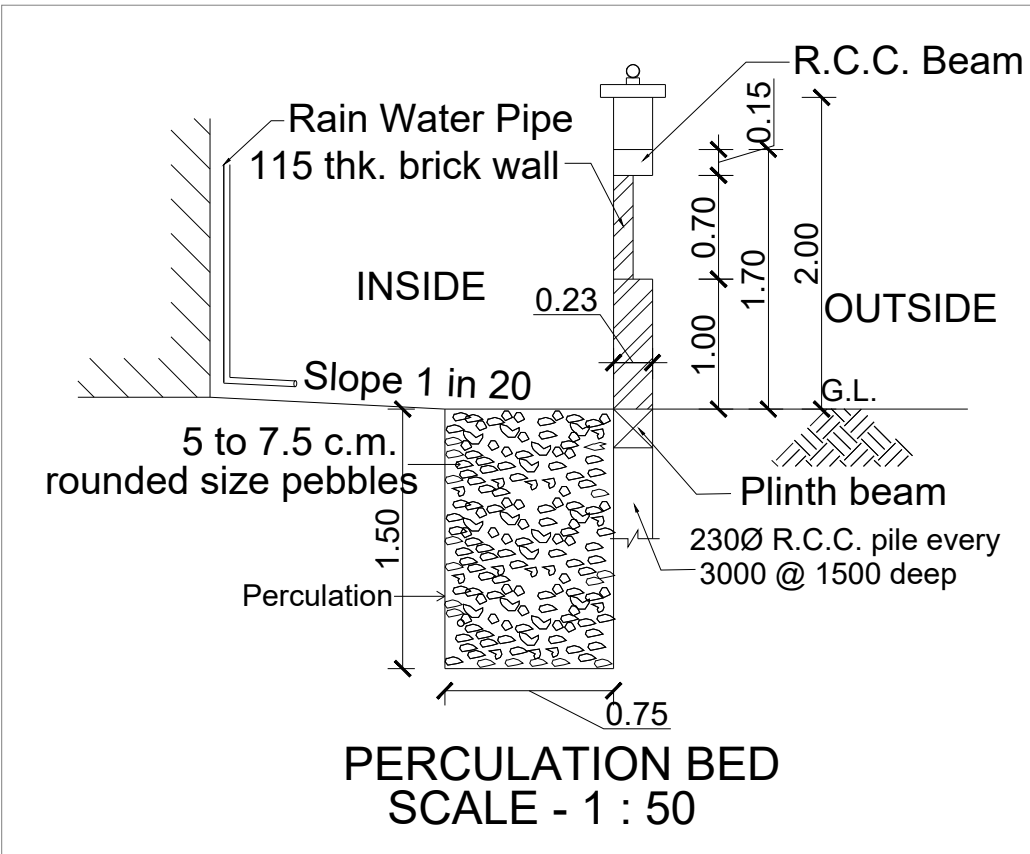
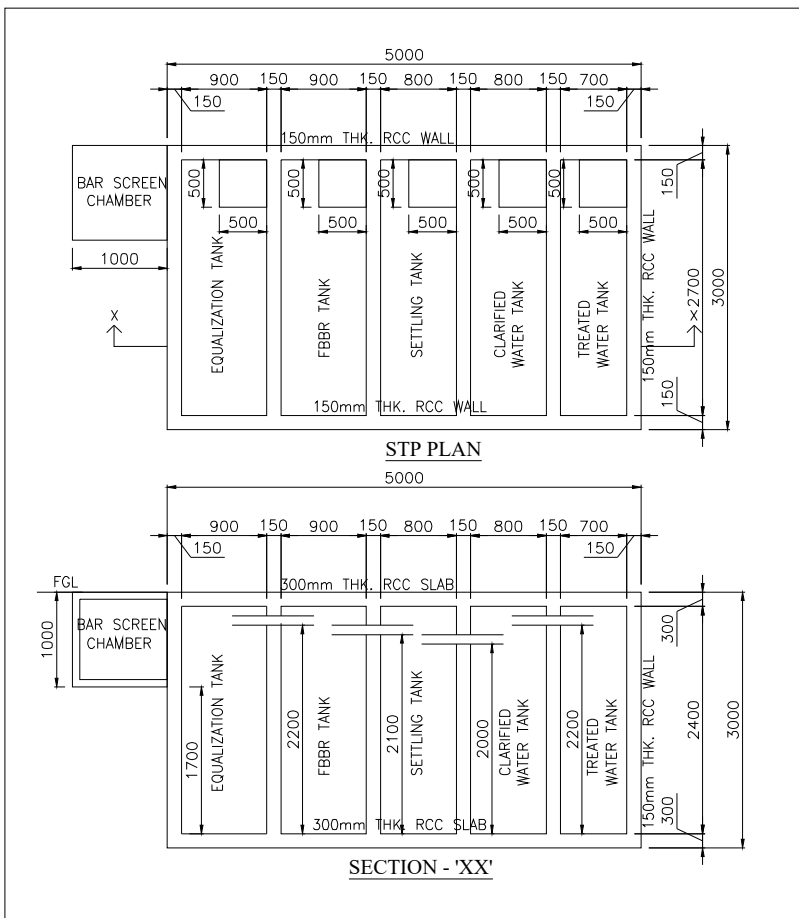
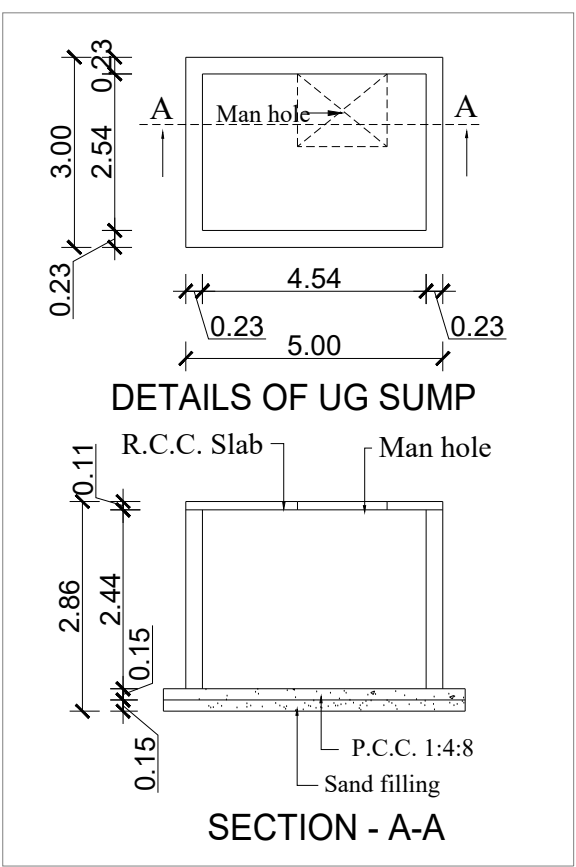
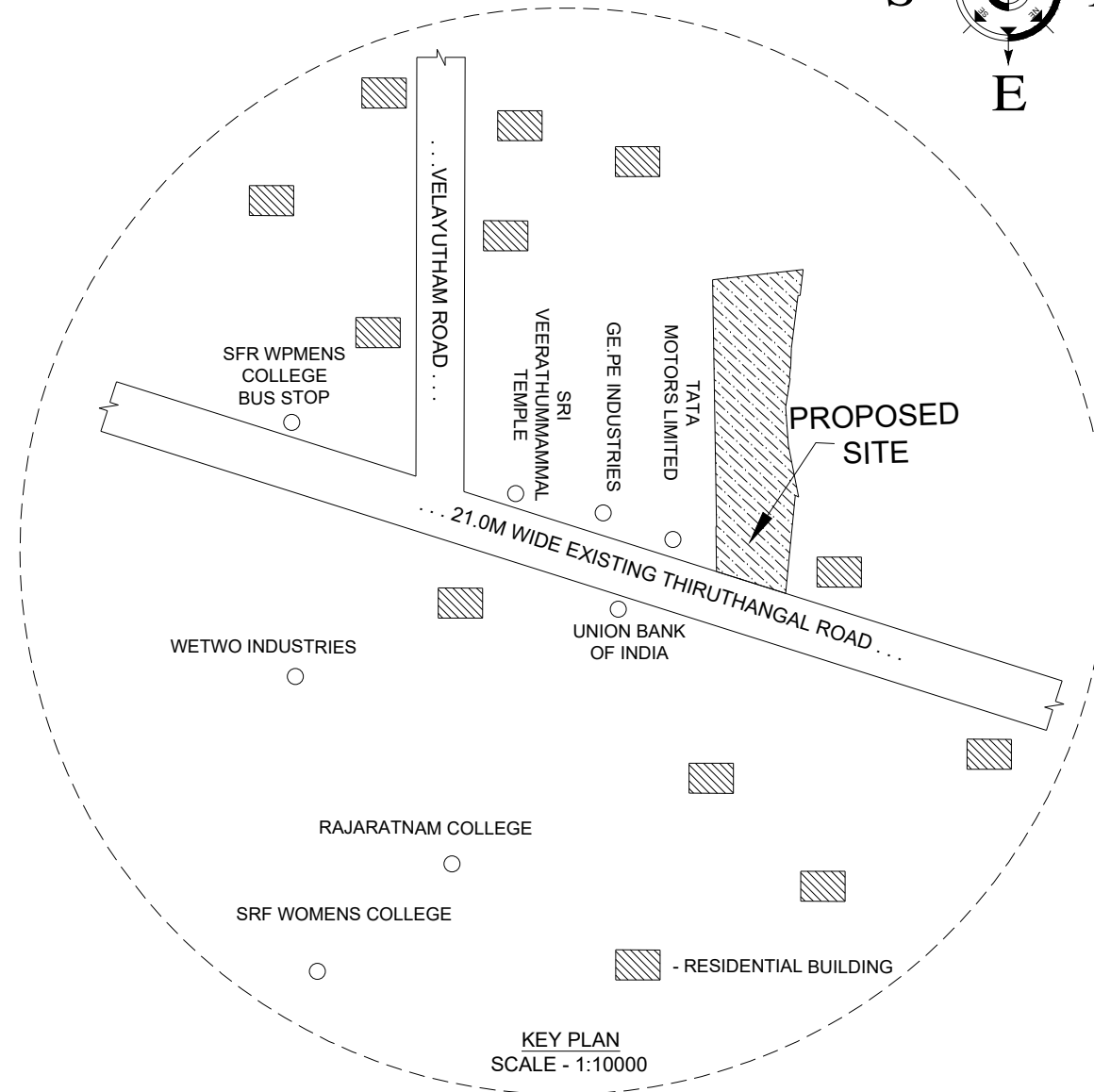
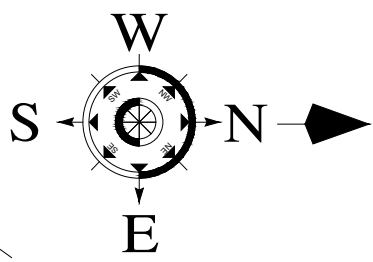
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Chennai - 63, Ph: 9080397149

ARCHITECT SIGNATURE



B.P/DTCP.NO. 429/2024

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

