PP APPROVAL RECORD

Planning Permission

Survey 51/1A2 and 1 more

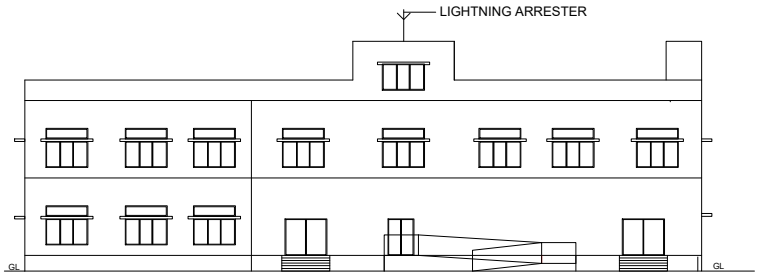
Virudhunagar district, Tamil Nadu

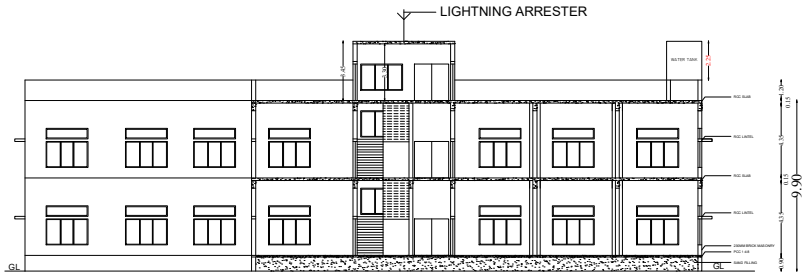
APPROVAL TYPE
Building Plan

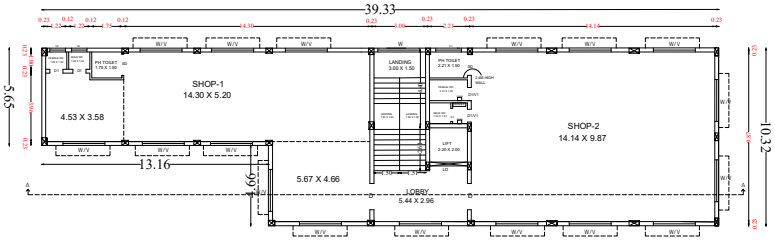
ISSUING AUTHORITY
DTCP

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

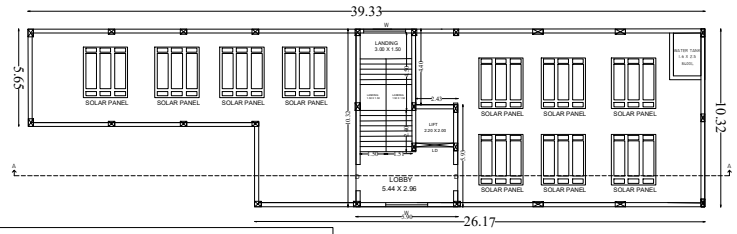
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.







FIRST FLOOR PLAN



TERRACE FLOOR PLAN

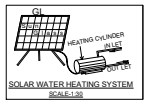
ONLINE APPLICATION.NO:SWP/BPA/884854/2026

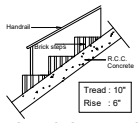
BP/DTCP(VNR):49/2026

SITE BOUNDARY "A" TO "F"

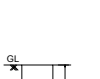


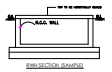
SPECIFICATION PLAN
(NOT TO SCALE)

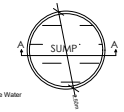


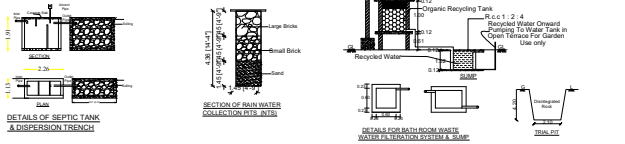


STAIRCASE DETAILS









SHEET 01/02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN WARD D,BLOCK 20, TS.NO:51/1A2,51/3,IN SIVAKASI TOWN,SIVAKASI TALUK, SIVAKASI CORPORATION, VIRUDHUNAGAR DISTRICT.

AREA DETAILS

S.NO	SU.NO	AREA AS PER DOCUMENT	AREA AS PER TSLR
1.	51/1A2	404.65 SQ.M	404.00 SQ.M
2.	51/3	1812.54 SQ.M	1634.00 SQ.M
TOTAL		2217.19 SQ.M	2038.00 SQ.M

BUILDUP AREA DETAILS

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILTUP AREA SQ.M
GROUND FLOOR AREA	344.64	-	344.64
FIRST FLOOR AREA	344.64	-	344.64
HEAD ROOM AREA	-	50.18	50.18
TOTAL	689.28	50.18	739.46

FSI $= \frac{689.28 \text{ SQ.M}}{2038.00} = 0.34 < 2.00$

JOINERY DETAILS

MD	MAIN DOOR	2.44 X 2.13
D	DOOR	1.52 X 2.13
W	WINDOW	2.44 X 1.52
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	2.12 X 2.13
SD	SLIDING DOOR	1.20 X 2.13
V	VENTILATOR	2.44 X 0.60
V1	VENTILATOR	1.52 X 0.60
V2	VENTILATOR	0.90 X 0.60

APPLICANT

Er.A.G.JAGADEESH, B.Tech.,
Structural Engineers (NDTCP)
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Cell: 8883542220

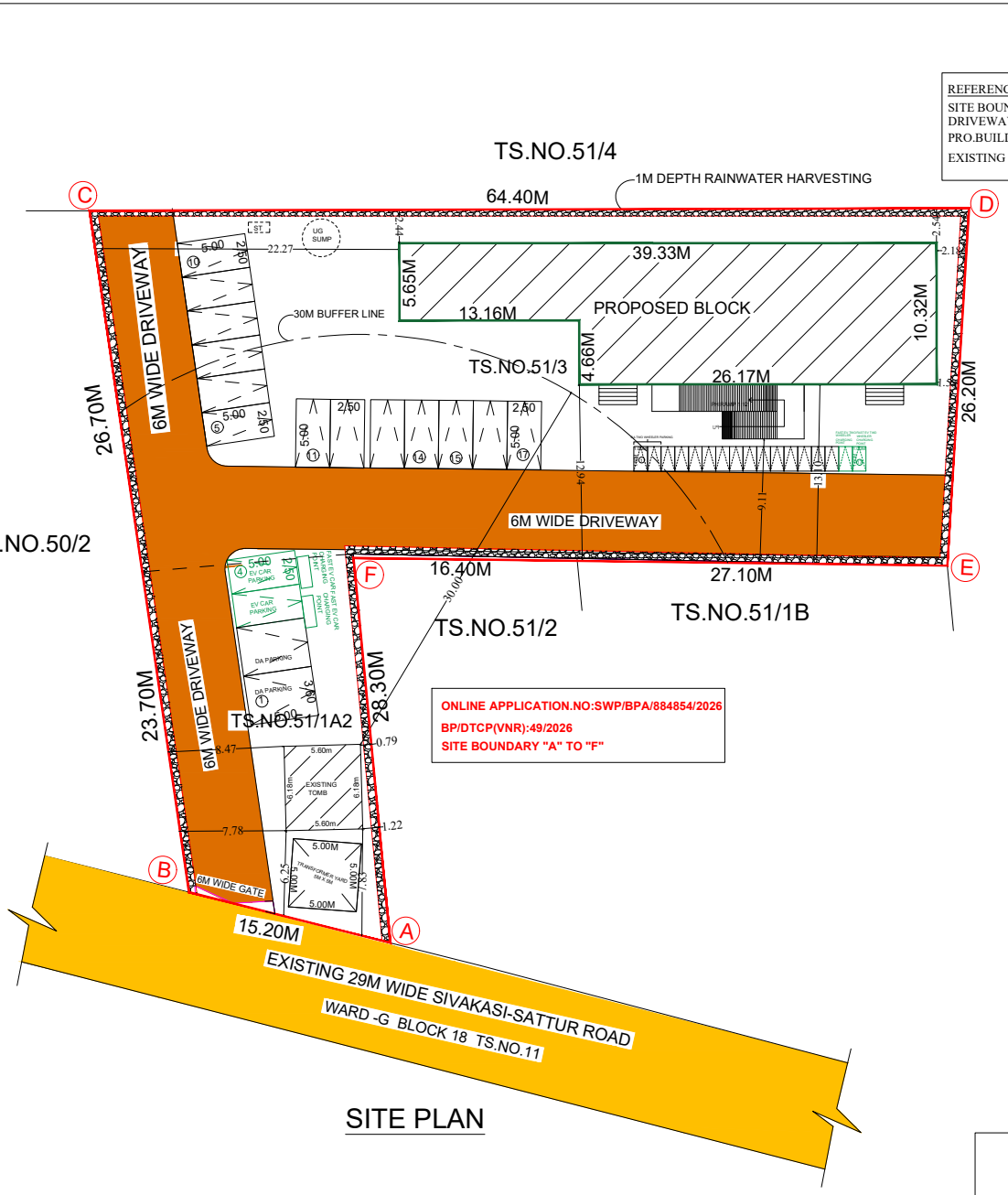
STRUCTURAL ENGINEER

REGISTERED GEOTECH ENGINEER

Er.K. PRASANNA, B.E.
DTCP Registered Engineer
RE 05 / 2022 (Gr.I)
Shop No -1,Kallalagar Complex
Aagar Kovil Main Road,Tallakulam,Madurai-625002
Cell - 9894984630

REGISTERED ENGINEER

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL BUILDING IN WARD D,BLOCK 20,TS.NO:51/1A2,51/3,IN SIVAKASI TOWN,SIVAKASI TALUK, SIVAKASI CORPORATION, VIRUDHUNAGAR DISTRICT.



SITE PLAN

AREA DETAILS

S.NO	SU.NO	AREA AS PER DOCUMENT	AREA AS PER TSLR
1.	51/1A2	404.65 SQ.M	404.00 SQ.M
2.	51/3	1812.54 SQ.M	1634.00 SQ.M
TOTAL		2217.19 SQ.M	2038.00 SQ.M

BUILDUP AREA DETAILS

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTALBUILTUP AREA SQ.M
GROUND FLOOR AREA	344.64	-	344.64
FIRST FLOOR AREA	344.64	-	344.64
HEAD ROOM AREA	-	50.18	50.18
TOTAL	689.28	50.18	739.46

FSI $= \frac{689.28 \text{ SQ.M}}{2038.00} = 0.34 < 2.00$

PARKING DETAILS

	DESCRIPTION	AREA	CAR PARKING REQUIRED	TWO WHEELER PARKING REQUIRED
GROUND FLOOR (SHOPS)	1 car space and 1 Two wheeler space for every 50 sq.m	344.64 SQ.M =344.64-50 =294.64 =294.64 SQ.M / 50 SQ.M =5.89 ~6	06 NOS	06 NOS
FIRST FLOOR (SHOPS)	1 car space and 1 Two wheeler space for every 50 sq.m	344.64 SQ.M =344.64-50 =294.64 =294.64 SQ.M / 50 SQ.M =5.89 ~6	06 NOS	06 NOS
TOTAL			12 NOS	12 NOS

CAR PARKING REQUIRED = 12NOS
CAR PARKING PROVIDED = 13 NOS+02 DA PARKING+02 EV PARKING

TWO WHEELER PARKING REQUIRED = 12NOS
TWO WHEELER PARKING PROVIDED = 13NOS+02 DA PARKING+02 EV PARKING

SANITARY REQUIREMENTS

NO.OF.MALE = 15 PERSONS
NO.OF.FEMALE = 15 PERSONS

	WATER CLOSET	REQUIRED	PROVIDED
MALE	1 PER EVERY 25 PERSONS	01	03
FEMALE	1 PER EVERY 15 PERSONS	01	02

	WASH BASINS	REQUIRED	PROVIDED
MALE	1 PER EVERY 7-20 PERSONS	01	01
FEMALE	1 PER EVERY 7-20 PERSONS	01	01

	URINALS	REQUIRED	PROVIDED
MALE	1 PER EVERY 7-20 PERSONS	01	01

APPLICANT

REGISTERED GEOTECH ENGINEER

Er.A.G.JAGADEESH, B.Tech.,
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Aalagarkoil Main Road,Sokkanathapuram,Madurai-625202
Cell - 9894984630

REGISTERED ENGINEER

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

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.