

PP

APPROVAL RECORD

Planning Permission

Nagapattinam 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.

BUILDING AND SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF COMMERCIAL BUILDING (CONSULTING OFFICE) IN R.S.NO. 225/10D1B & 225/10D2, OF THIRUVIDAIMARUTHUR VILLAGE / PANCHAYAT, THALAINAYAR PANCHAYAT UNION / THIRUKKURALAI TALUK, NAGAPATTINAM DISTRICT.

ALL DIMENSION IN METER	SCALE: 1: 100	
SITE AREA DETAILS		
TOTAL AREA OF THE SITE	AREA IN SQ.MT	SURVEY NUMBER
DOCUMENT /PATTA AREA	974.00	SR.NO : 225/10D1B & 225/10D2 THIRUVIDAIMARUTHUR VILLAGE RURAL PANCHAYAT,
AS PER FMB/SITE	1147.00	

S.NO	BLOCK NUMBER AND FLOOR DETAILS	FLOOR USE	FSI AREA in Sq.m	NON-FSI AREA in Sq.m	TOTAL AREA in Sq.m
01	BLOCK-1: (STILT)	PARKING	0.00	172.80	172.80
02	BLOCK-1: (FIRST)	COMMERCIAL (OFFICE)	194.36	0.00	194.36
03	BLOCK-1: (SECOND)	COMMERCIAL (OFFICE)	194.36	0.00	194.36
04	BLOCK-1: (TERRACE)	HEAD ROOM & OHT	0.00	22.37	22.37
TOTAL AREA in Sq.m			388.72	195.17	583.89

F.S.I = $\frac{\text{NET F.S.I AREA}}{\text{SITE AREA}} = \frac{388.72}{974} = 0.39$

PARKING CALCULATION		
TYPE OF PARKING	REQUIRED	PROVIDED
CAR PARKING 0 = 388.72/100 = 3.8 SAY 04 Nos	3 + 01 DA 4 Nos	3 + 01 DA 4 Nos
T.W PARKING PARKING 0 = 388.72/50 = 7.74 SAY 08 Nos	6 + 02 DA 8 Nos	11 + 02 DA 13 Nos

NO. OF VISITOR/ WORKER / GUEST = 30 Nos. (15 MALE & 15 FEMALE)

SANITATION CALCULATION DETAILS:			
S.NO	PARTICULARS	REQUIRED	PROVIDED
1.	Water Closet	4	4
2.	Ablution Taps (Each one W/C)	4	4
3.	Wash Basin	2	2

COLOR INDEX :
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, NAGAPATTINAM DISTRICT.
FILE NO: SWP/BPA/0852767/2026
BUILDING APPROVAL NO.
SITE BOUNDARY SHOWN AS " A to F" & BUILDING APPROVAL NUMBERED AS B.P./DTCP(NAGAPATTINAM)NO.12/2026

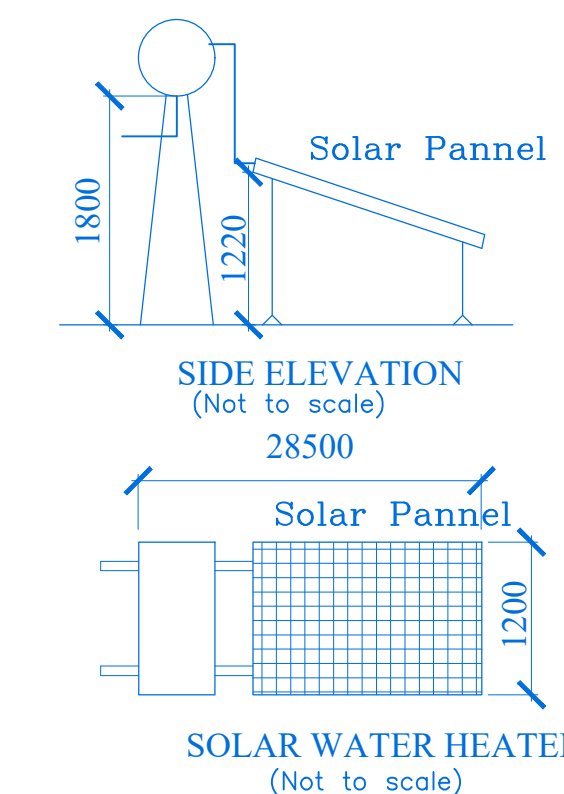
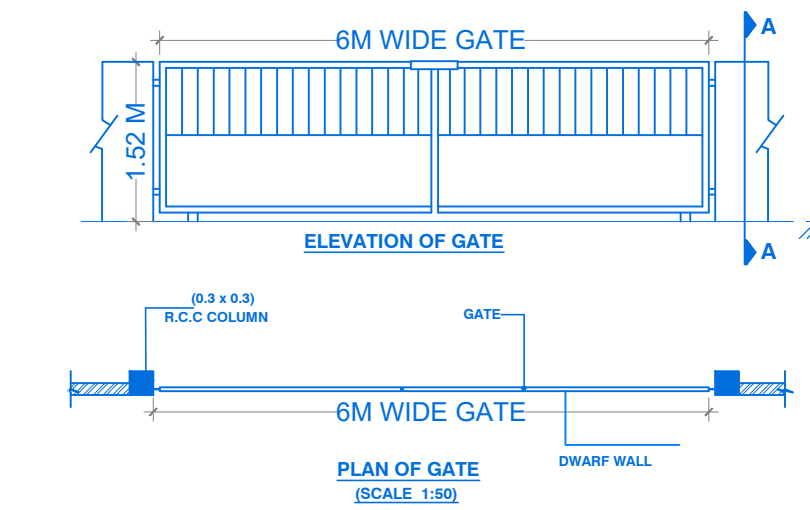
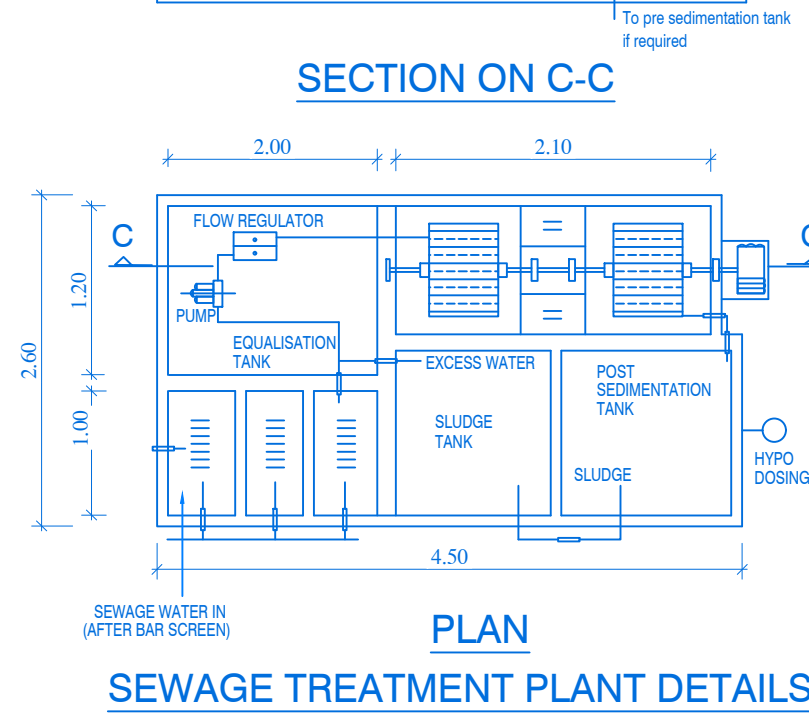
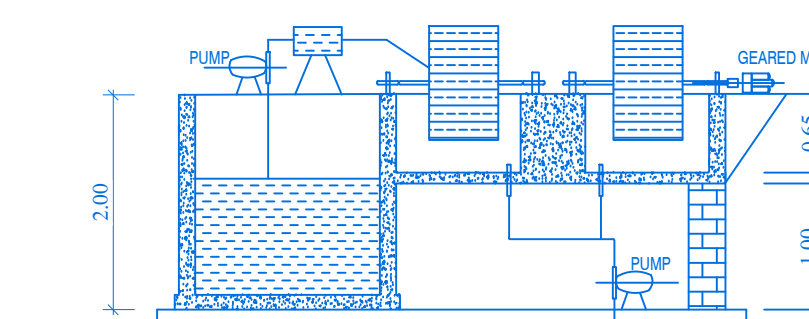
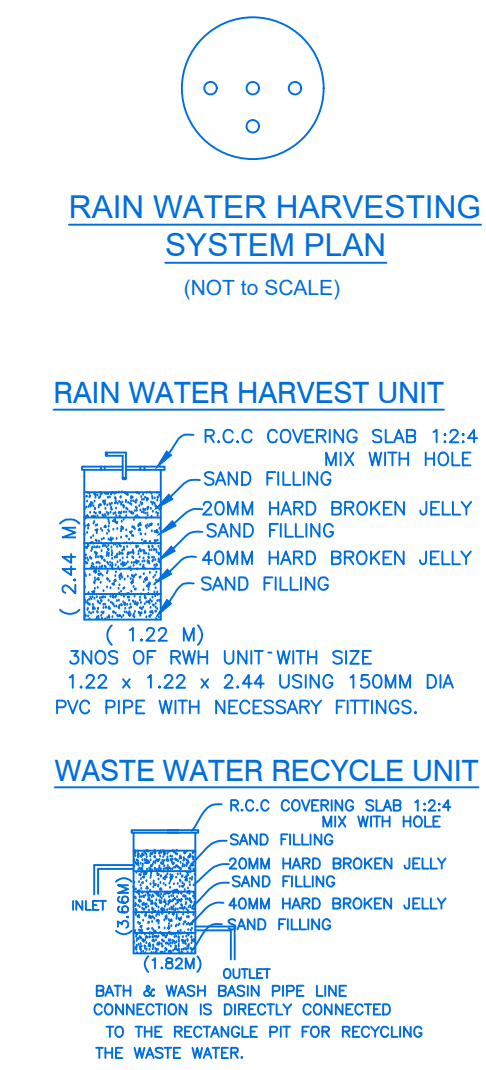
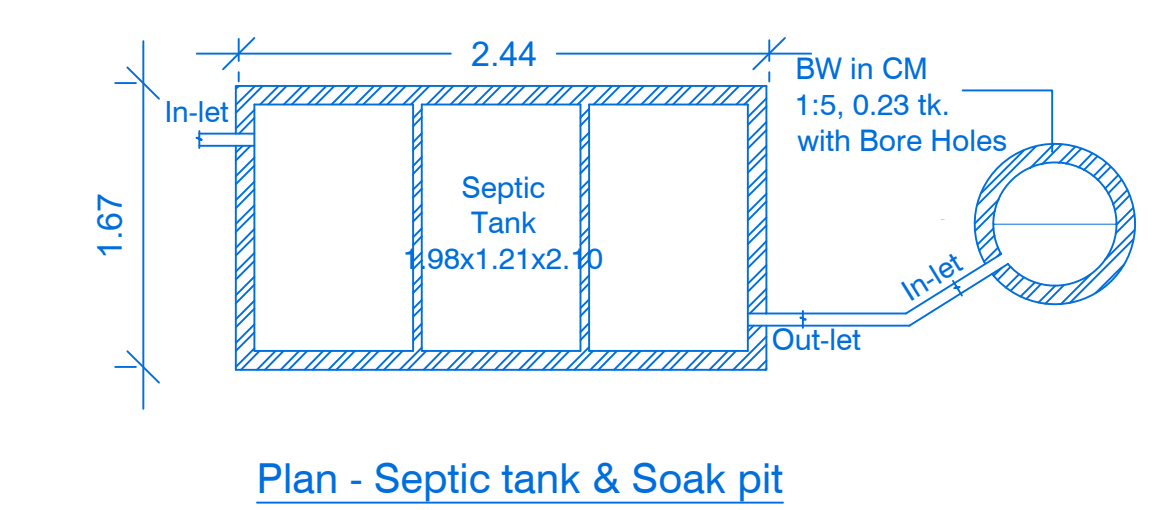
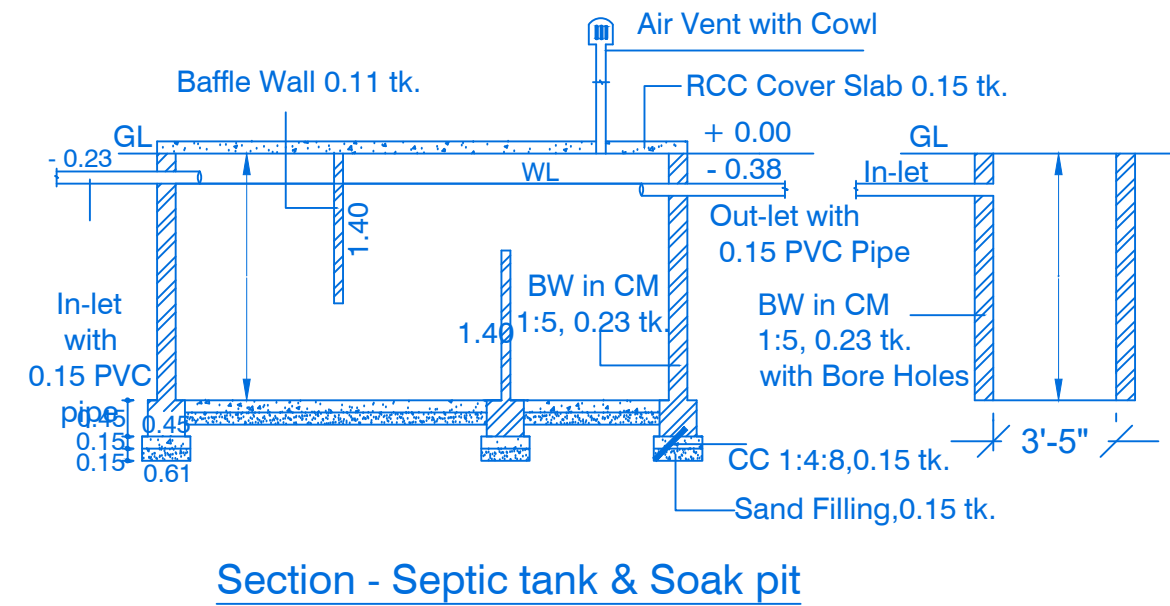
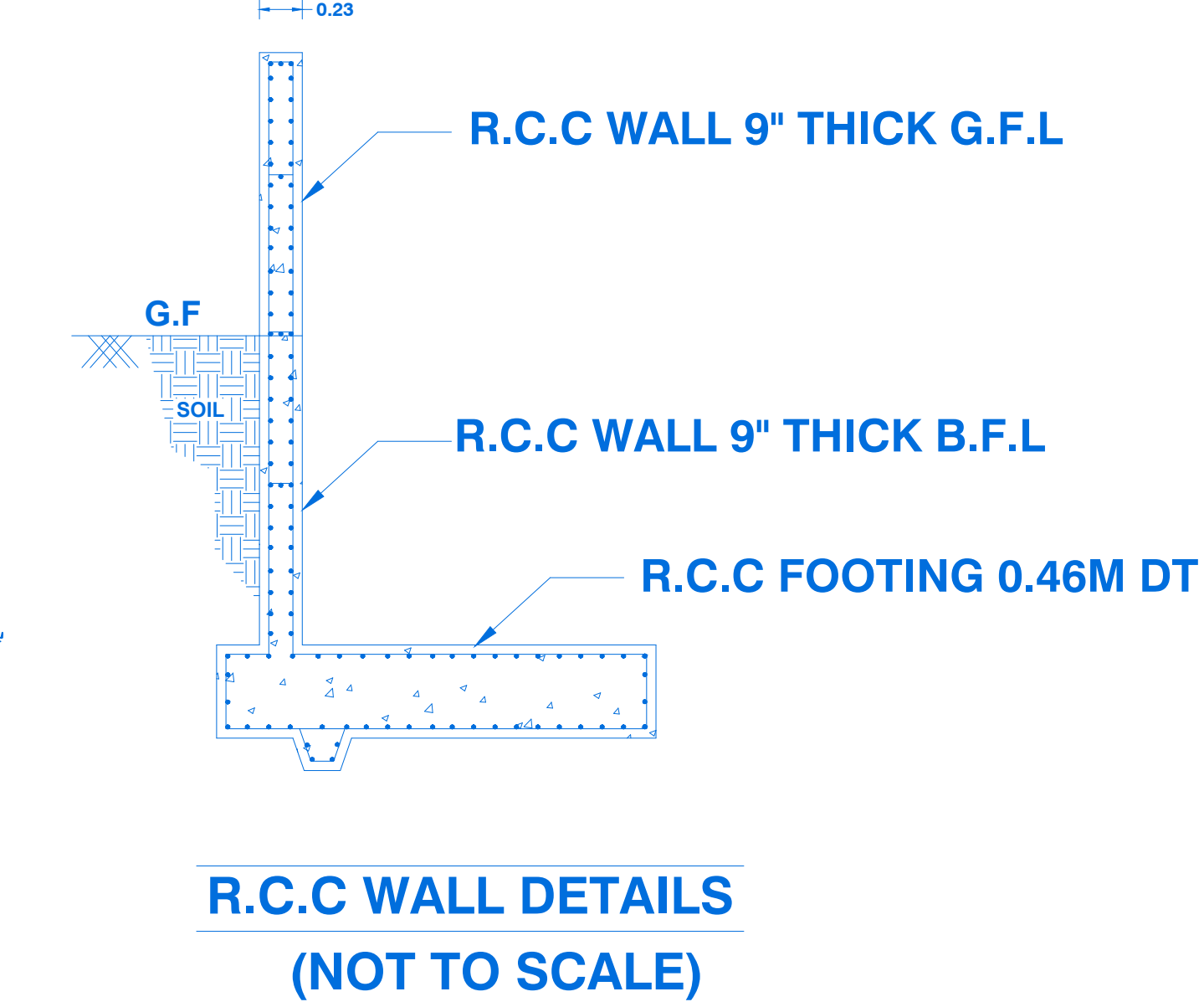
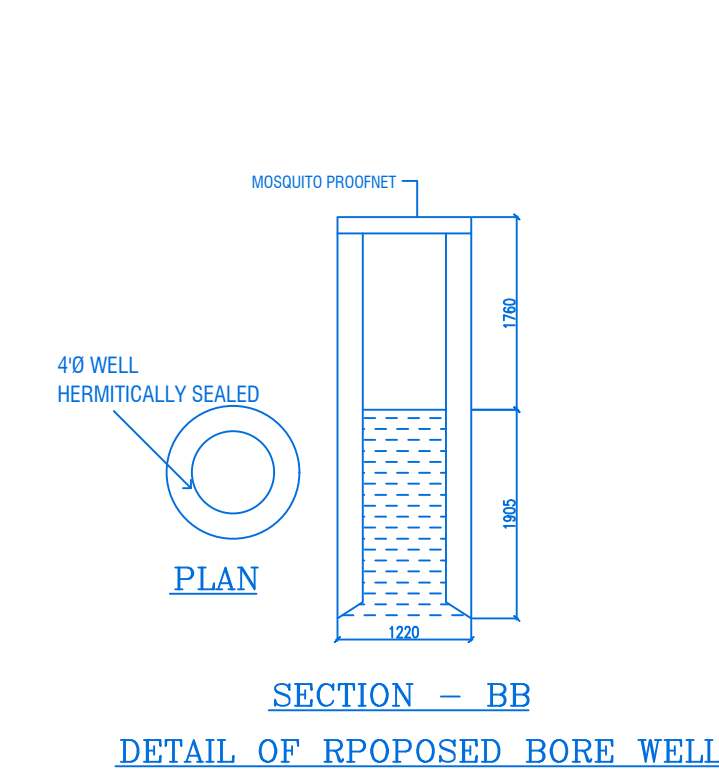
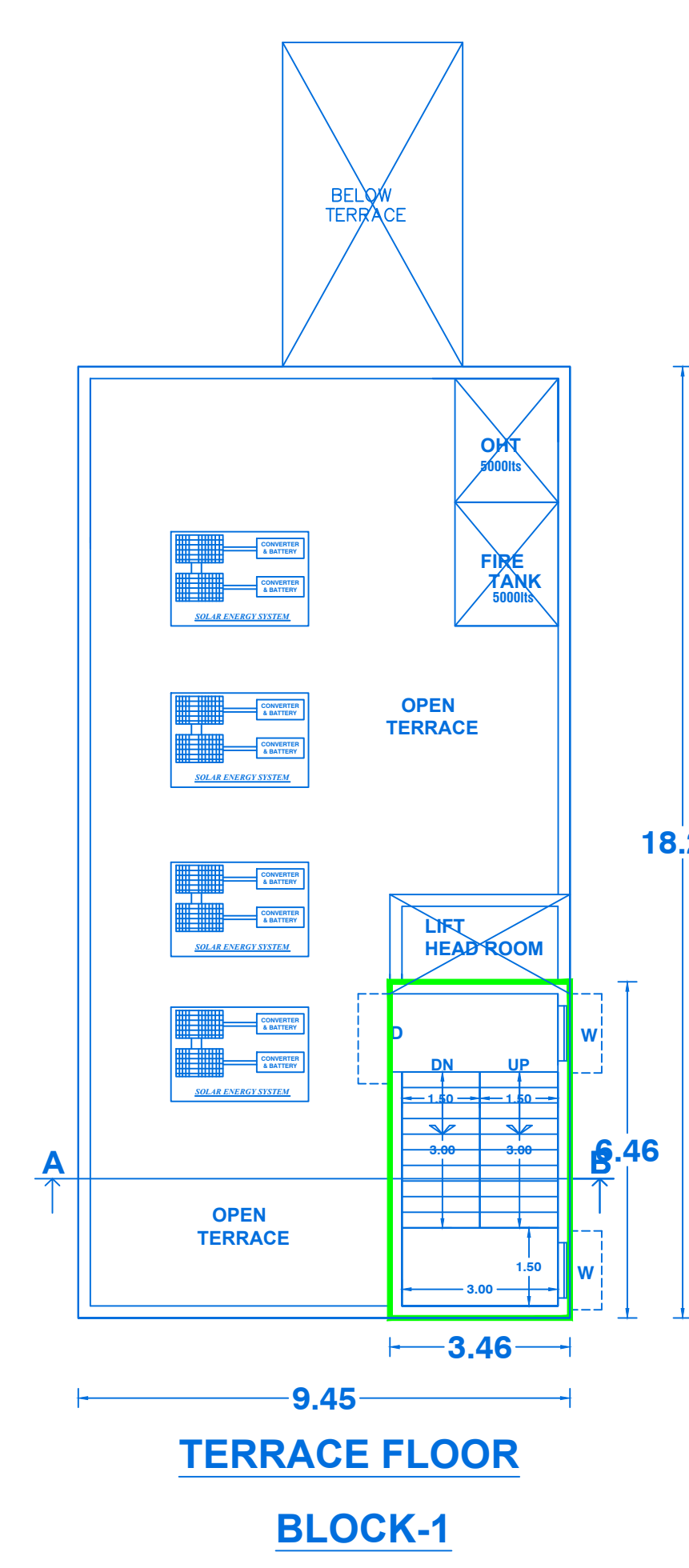
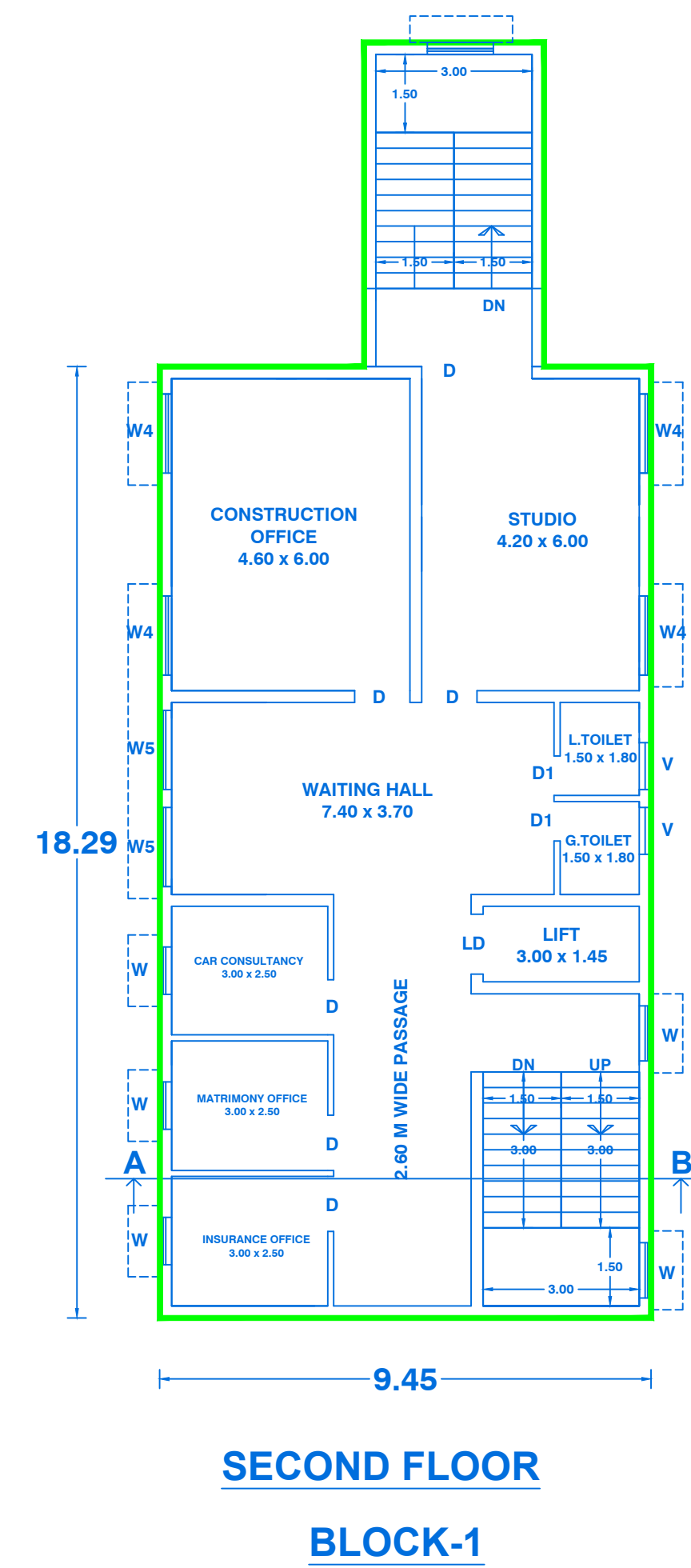
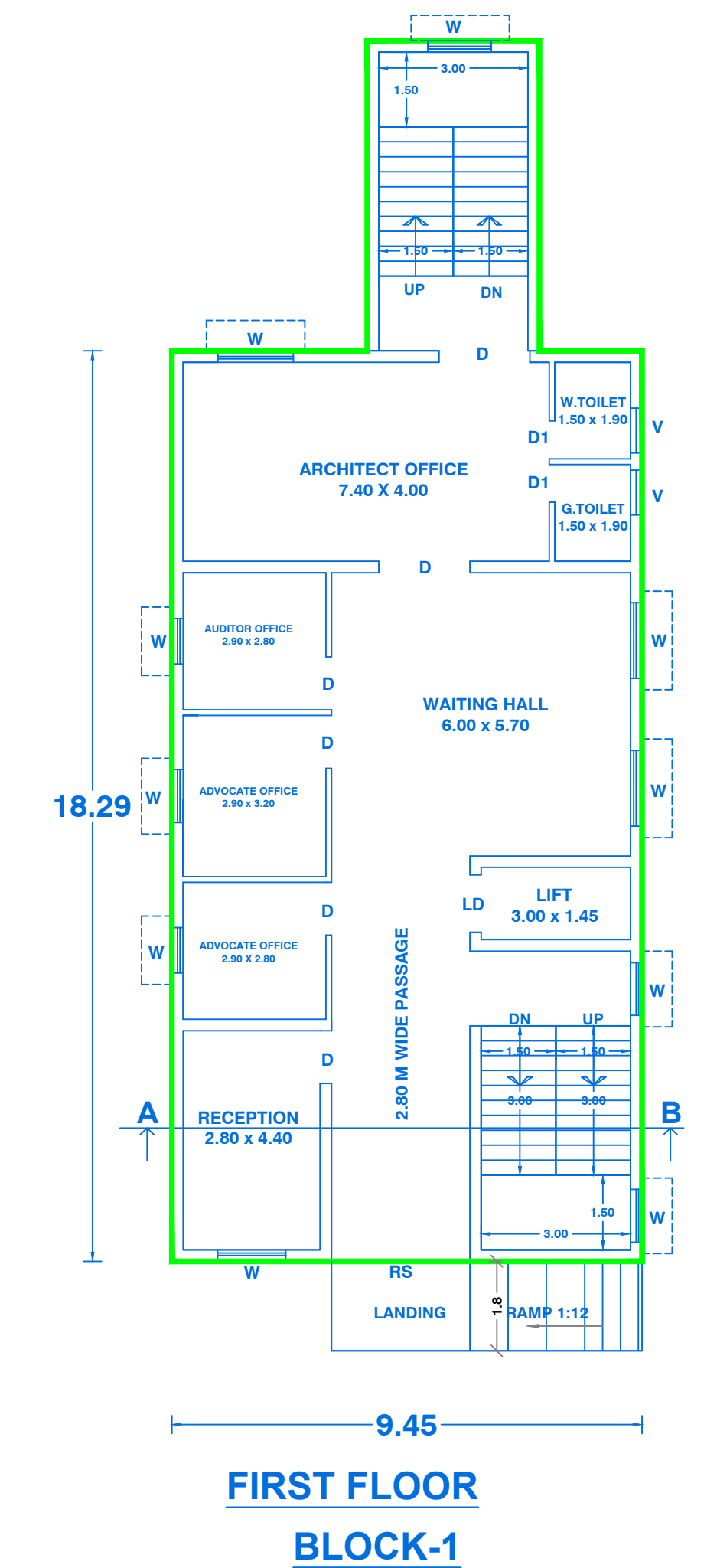
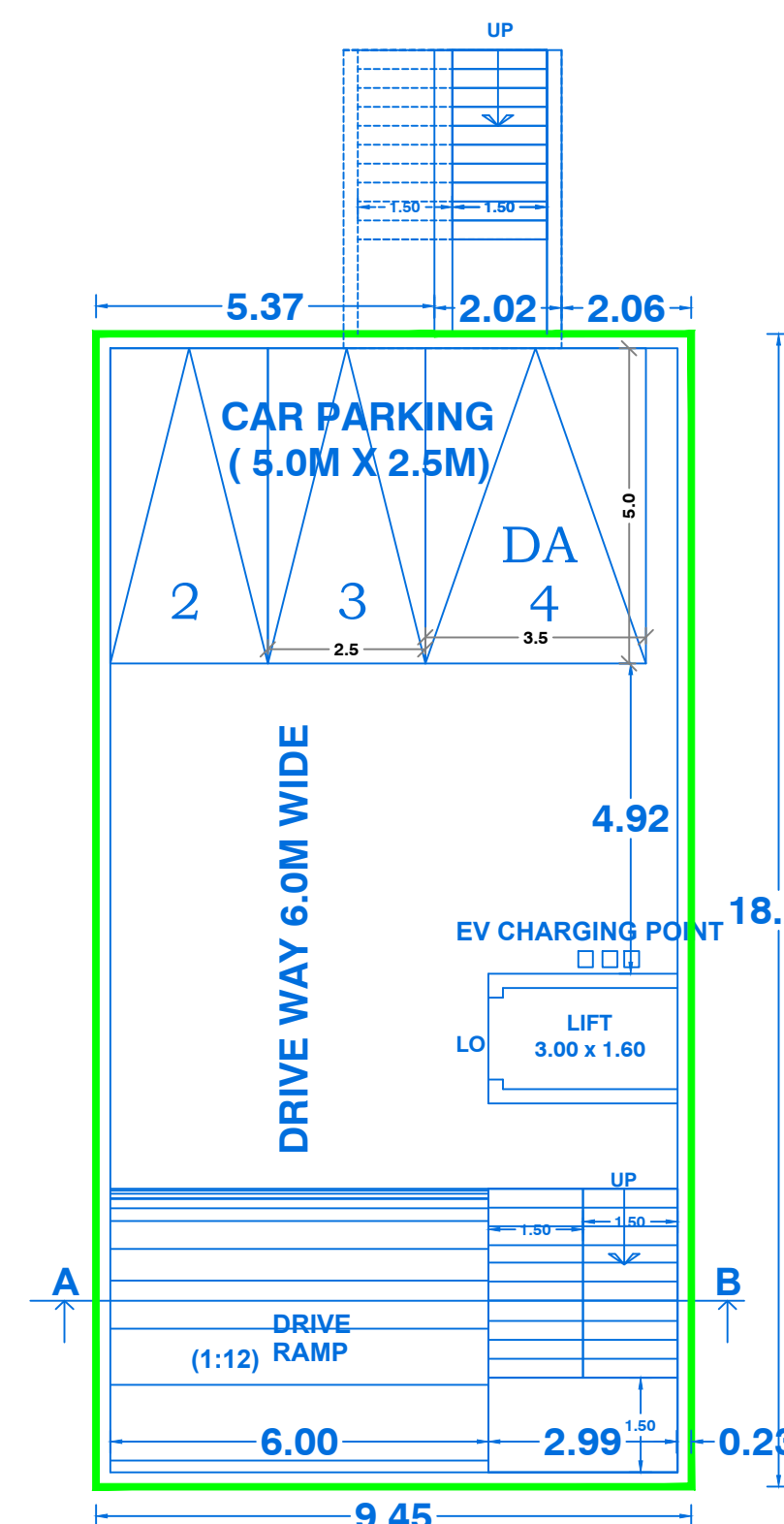
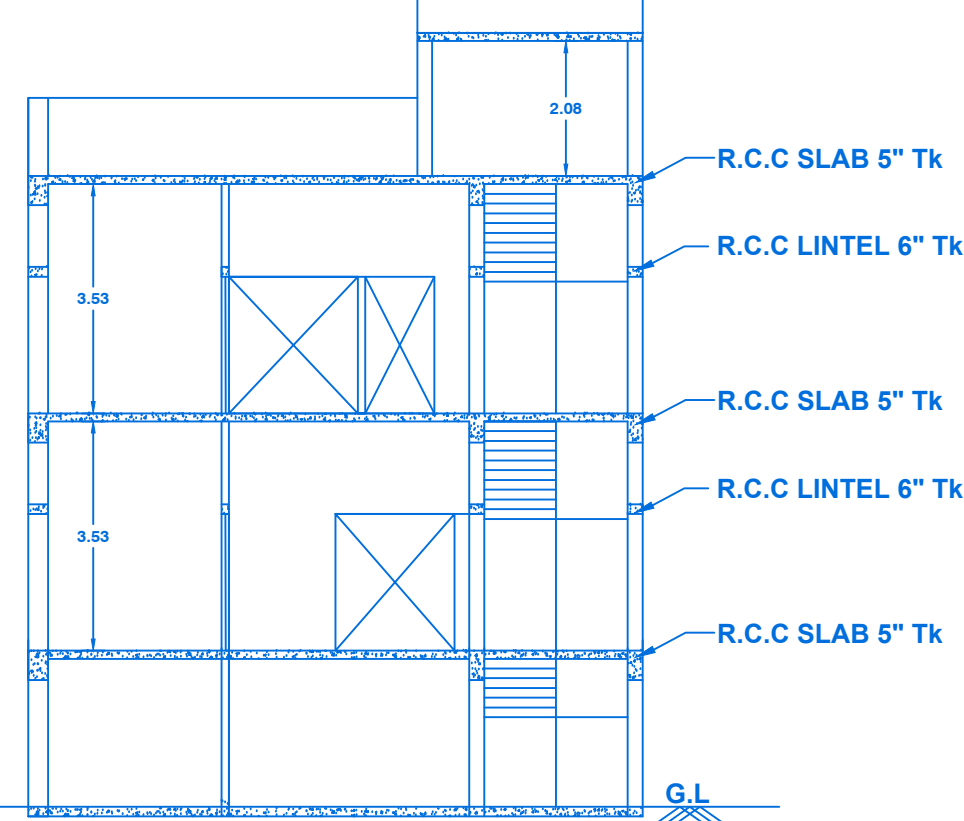
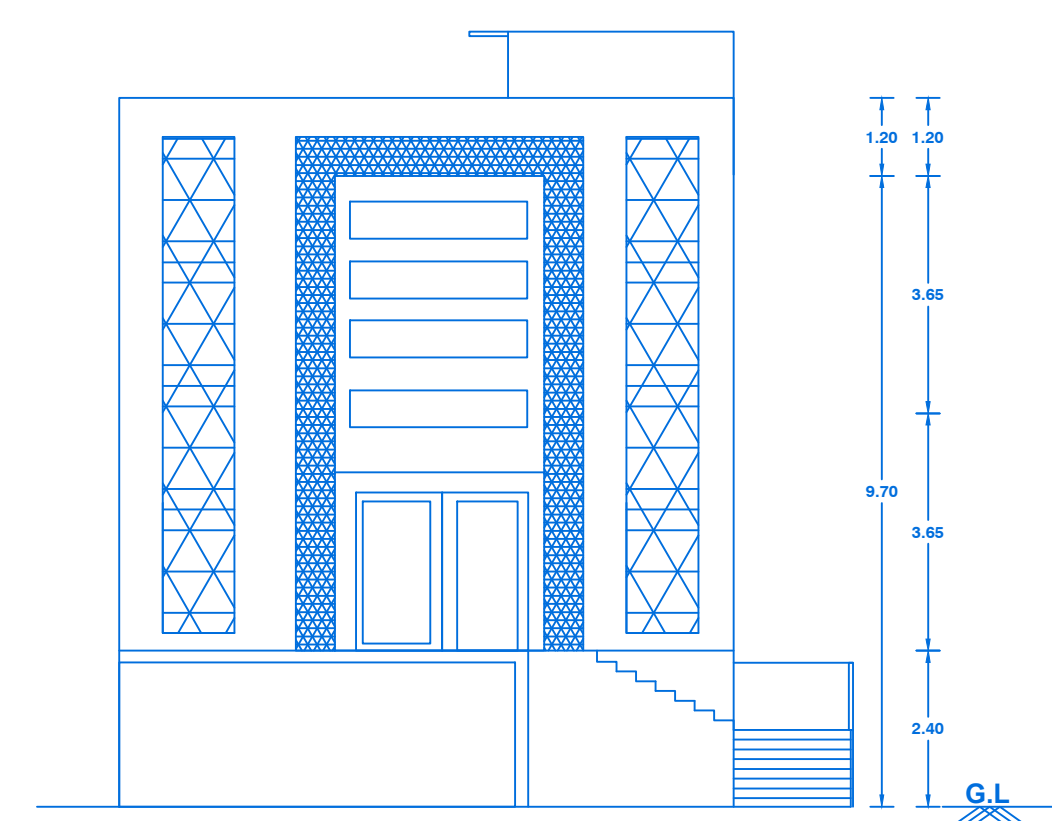
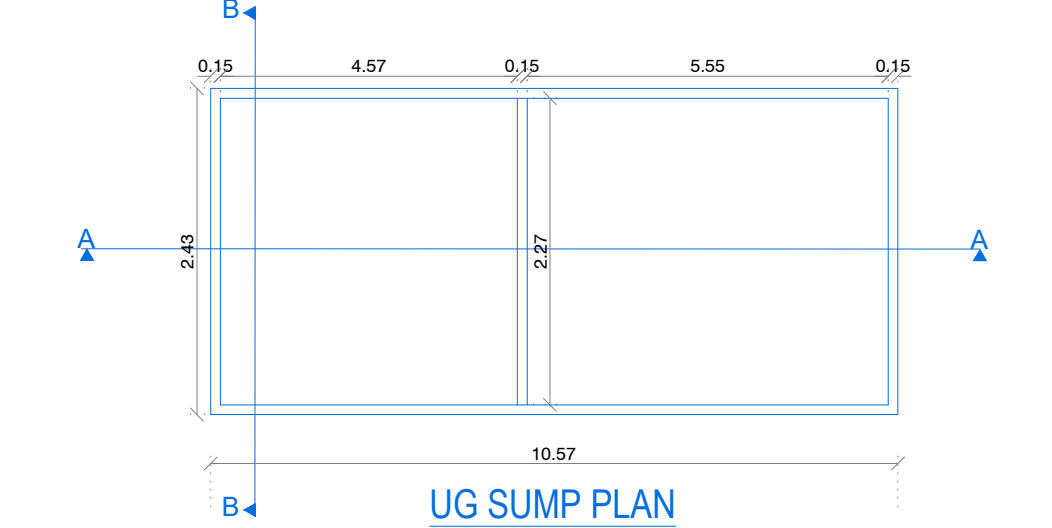
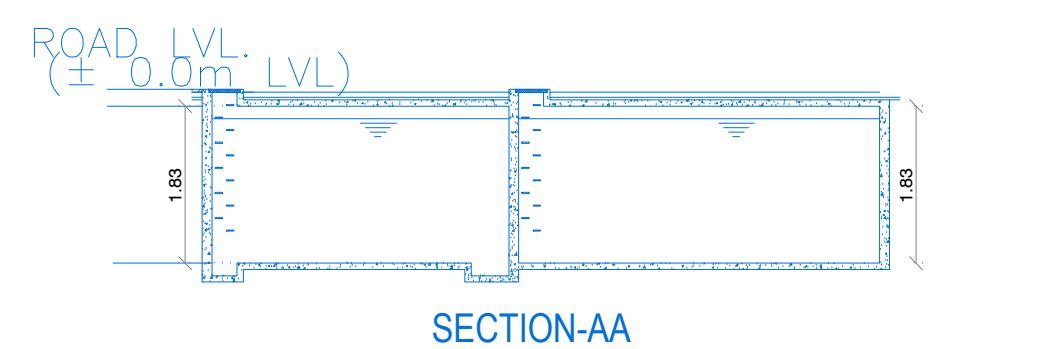
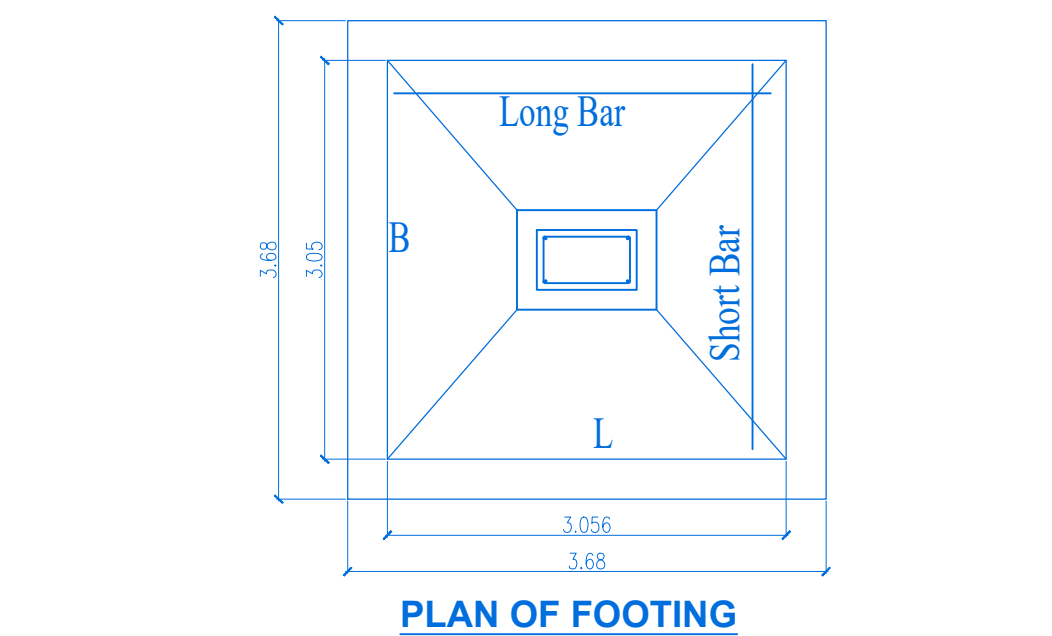
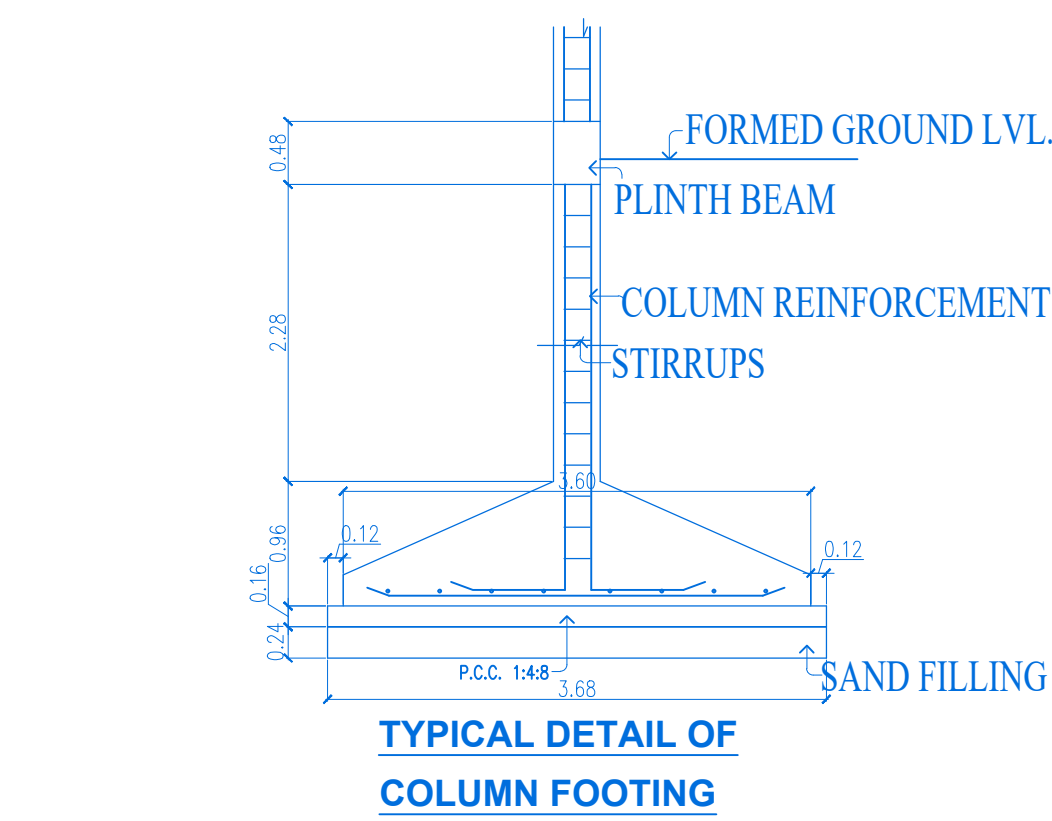
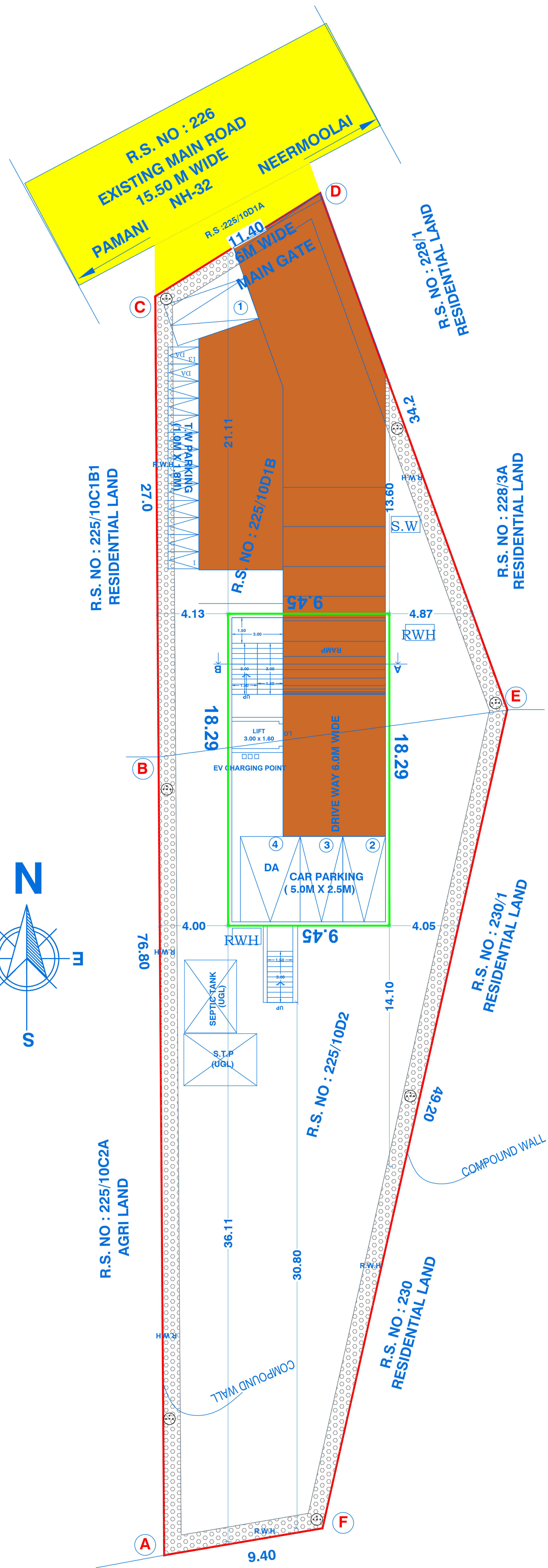
As per Rule 41(1)(a) of the Tamil Nadu Combined Development and Building Rules, 2019, no Open Space Reservation (OSR) is required for layouts up to 3000 Sq.m; since the layout extent is 974 Sq.m, OSR provision is not applicable

FIRE CERTIFICATE :
Necessary Fire Extinguishers will be provided with the permission from the fire Service

REFERENCE :
For Bath and wash separate pipeline is to be provided and directly connected to the Recharge pit for recycling purpose.

SCHEDULE OF JOINERY	
R.S	- ROLLING SHUTTER - 2.80 x 3.00
D	- DOOR - 0.90 x 2.10
D1	- DOOR - 0.75 x 2.10
LD	- LIFT DOOR - 0.80 x 2.10
W	- WINDOW - 0.90 x 1.20
W1	- VENTILATOR - 1.10 x 1.20
	- FIRE EXTINGUISHER

APPLICANT SIGNATURE:
Er. B. GOVENDHAN, B.E.,
Registered Engineer
Reg.No: NGT/RE-11/2023/08
3/525, Pudupalli East - 611 112.
Mobile: 93443 89868
REGISTERED ENGINEER
Er. S.N. SIVARANJAN, B.E.
Construction Engineer
Reg.No: CE/Mar - 2025/03
SIVRA CONSTRUCTIONS
Nagapattinam - 611 001
Mobile: 84899 83687
CONSTRUCTION ENGINEER



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

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

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

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.

