PP APPROVAL RECORD

Planning Permission

Pudukkottai 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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THE PLAN SHOWING PROPOSED CONSTRUCTION OF R.C.C ROOF STILT,FIRST,SECOND &THIRD FLOOR OF APARTMENT BUILDING IN WARD NO:A, BLOCK NO:59, T.S NOS: 4602/2, 4603/2, 4603/3, 4604/2 & 4605/2 AT EAST 5TH STREET, PUDUKKOTTAI CITY MUNICIPAL CORPORATION LIMIT.

NAME OF THE OWNER:Mrs.V.AMSAVALLI W/o.Mr.VENKATESAN

DESCRIPTION	AREA in sq.m	AREA in sq.ft
PLOT AREA (AS PER DOCUMENT)	649.14	6987.34
PLOT AREA (AS PER FMB & PATTA)	633.50	6818.99
PLOT AREA (AS PER SITE)	618.36	6656.02

DESCRIPTION	FSI AREA in sq.m	NON-FSI AREA in sq.m	TOTAL AREA in sq.m
STILT FLOOR AREA	-	403.55	403.55
FIRST FLOOR AREA	391.60	-	391.60
SECOND FLOOR AREA	391.60	-	391.60
THIRD FLOOR AREA	304.21	-	304.21
LIFT & HEADROOM	-	32.50	32.50
TOTAL AREA	1087.41	436.05	1526.46
OPEN AREA	-	-	214.81

PLOT COVERAGE = 403.55 / 618.36 X 100 = 65.26 %
F.S.I = 1087.41 / 618.36 = 1.75

1.FLOOR AREA ABOVE 75 SQ.M 1 CAR SPACE FOR EVERY 75 SQ.M AS PER (TNCDBR-2019,ANNEXURE-IV PART-I (1)

2.10% OF REQUIRED CAR/TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 9 X 0.1 = 0.9 (i.e) 1
Two wheeler space = Not Applicable
AS PER(TNCDBR-2019,ANNEXURE-IV PART-II (B) GENERAL NOTE)
As Per(TNCDBR-2019,Annexure-IV Part-I (Visitors Parking))

As Per G.O No.171 in TNCDBR - 2019,
Annexure IV Part-II (I (i)) Vehicle Charging Infrastructure

3. For Residential - Charging Point for Electric Vehicles Should be Provided for required no. of Car & Two Wheeler Parking Space
Car Space = 1
Two Wheeler Space = 25
As Per G.O No.171 in TNCDBR - 2019,
Annexure IV Part-II (I (i)) Vehicle Charging Infrastructure

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 75 Sq.m of FSI Area	1087.41	13	13
10% DA Car Space for required no.of car space	-	2	2
In addition to parking spaces10% of visitors Car Space for Required no.of Car space	-	2	2
Floor Area above 75 Sq.m -Two Wheeler Space -Not Applicable	1087.41	Not Applicable	3
10% DA Two Wheeler Space for required no.of Two wheeler space	-	Not Applicable	3
In addition to parking spaces 10% of visitors Two Wheeler Space for Required no.of Two wheeler space	-	Not Applicable	2
Total no.car spaces	-	15	15
Total no.two wheeler spaces	-	Not Applicable	5

SITE BOUNDARY DENOTED AS - A,B,C,D,E,F,G,H,I,J,K

NOTE:
1.ALL DIMENSIONS ARE IN METRES
2.WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3.SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
4.SOLAR WATER HEATER IS PROVIDED

LEGEND:
SITE BOUNDARY
PROPOSED AREA
DRIVEWAY
EXISTING ROAD

SCHEDULE OF JOINERIES:

M.D	MAIN DOOR	1.07 X 2.13
R.S	ROLLING SHUTTER	3.00 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.76 X 2.13
O	OPEN	2.78 X 2.13
O1	OPEN	1.26 X 2.13
FW	FRENCH WINDOW	0.61 X 2.13
SW	SLIDING WORK	1.57 X 1.80
GW	GRILL WORK	1.57 X 1.80
W	WINDOW	1.57 X 1.80
W	WINDOW	1.57 X 1.80
W1	WINDOW 1	1.57 X 1.80
W2	WINDOW 2	1.07 X 1.80
W3	WINDOW 3	0.91 X 1.80
K W	KITCHEN WINDOW	1.07 X 1.52
V	VENTILATOR	0.60 X 0.90

SPECIAL CONDITION:
1.The Building must be used for same purpose for which the approval has been obtained.
2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considerd as unauthorized construction.

ELEVATION

SECTION AA'

TERRACE FLOOR PLAN

STILT FLOOR PLAN

FIRST FLOOR PLAN
TYPICAL_FLOOR_PLAN=1,2

THIRD FLOOR PLAN

SITE PLAN
SCALE 1:100

WASTE WATER RECYCLING SYSTEM

TRIAL PIT DETAILS

COMPOUND GATE
(NOT TO SCALE)

STAIR CASE STEPS
SCALE 1:25

SEPTIC TILTER BED

RAIN WATER COLLECTION SYSTEM FROM TERRACE

BORE WELL

ELEVATION
COMPOUND WALL DETAIL
NOT TO SCALE
4755(156'0")

PLAN OF SOLAR WATER HEATING SYSTEM
SCALE 1:50

FOUNDATION DETAILS
Scale 1:50

RAIN WATER HARVESTING
PERCOLATION PIT

SECTION

PLAN

RAIN WATER HARVESTING
PERCOLATION PIT

APPROVAL AUTHORITY:

APPLICANT:

STRUCTURAL ENGINEER:
Er.J.Rajasekaran M.E.,
Reg. Structural Engineer Grade - II
(Reg.No.007/RE/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9994845728

ARCHITECT:
Ar. Lovitha Margret, D.Arch.,
Reg. Architect Grade - II
(Reg.No.003/RA/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

GEO-TECH ENGINEER:
Dr.S.SENTHAMIL KUMAR, B.E., M.E., Ph.D., FGS, MISTE
Registered Geotechnical Engineer,
(TZR/RGE/2019/086), Chartered Engineer,
705, Plot No. 29, OM Rajoo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443976000

SITE SUPERVISION ENGINEER:
Er. R. Shamili, B.E.,
Reg. Construction Engineer
(Reg.No.009 RCE/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

REGISTERED PROFESSIONAL:
Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E)
(Reg.No.019/RE/GR-II /2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

Total No. of Dwelling Units:

First Floor = 4 Units
- Unit 1 - 91.49 Sq.m
- Unit 2 - 91.10 Sq.m
- Unit 3 - 90.61 Sq.m
- Unit 4 - 90.99 Sq.m

Second Floor = 4 Units
- Unit 5 - 91.49 Sq.m
- Unit 6 - 91.10 Sq.m
- Unit 7 - 90.61 Sq.m
- Unit 8 - 90.99 Sq.m

Third Floor = 3 Units
- Unit 9 - 91.49 Sq.m
- Unit 10 - 91.10 Sq.m
- Unit 11 - 90.61 Sq.m

Total = 11 Units

SWP/BP/DTCP(PD)NO :38/2026
PLANNING PERMISSION NO:12/2026

e-Signed/-
Deputy Director/
District Town and Country Planning Office
Pudukkottai District

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

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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.