

PP

APPROVAL RECORD

Planning Permission

Ramanathapuram

Ramanathapuram 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 CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE BUILDING IN
R.S NO. 59/2A3A & 59/2A3B, THIRUVADANI TALUK, THONDI TOWN PANCHAYAT, RAMANATHAPURAM DISTRICT.

NAME OF THE OWNER: Mrs.K.SANTHI,W/o. Mr.N.Kasinathan

Scale 1:100

SCHEDULE OF JOINERIES:

REFERENCE	METER
RS - ROLLING SHUTTER	3.00 x 2.13
GRS - GRILLED ROLLING SHUTTER	7.66 x 2.13
GG - GRILL GATE	5.83 x 2.13
MD - MAIN DOOR	1.20 x 2.13
SD - SLIDING DOOR	1.00 x 2.13
D - DOOR	1.00 x 2.13
D1 - FLUSH DOOR	0.91 x 2.13
D2 - FLUSH DOOR	0.91 x 2.13
W - GLAZED WINDOW	2.44 x 1.53
W1 - GLAZED WINDOW	1.20 x 1.20
W3 - GLAZED WINDOW	1.83 x 0.91
V - VENTILATOR	1.00 x 0.91
V1 - VENTILATOR	0.91 x 0.91
V2 - VENTILATOR	0.91 x 0.91
V3 - VENTILATOR	0.91 x 0.91
V4 - VENTILATOR	0.91 x 0.91
V5 - VENTILATOR	0.91 x 0.91
CG - COLLAPSIBLE GATE	1.23 x 0.91



AREA DETAILS

DESCRIPTION		SQ.M	
PLOT AREA AS PER DOCUMENT		2120.05	
PLOT AREA AS PER PATTA		2000.00	
SUPER IMPOSED AREA		1952.04	
DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
SEMI-BASEMENT FLOOR AREA	575.40	263.80	311.60
GROUND FLOOR AREA	575.40	575.40	-
FIRST FLOOR AREA	526.17	526.17	-
SECOND FLOOR AREA	526.17	526.17	-
THIRD FLOOR AREA	526.17	526.17	-
HEAD ROOM AREA	36.63	-	36.63
TOTAL AREA	2765.94	2417.71	348.23
VACANT AREA	1424.60		

PLOT COVERAGE = $575.40/2000.00 \times 100 = 28.77\%$
F.S.I = $2417.71/2000.00 = 1.21$

PARKING REQUIREMENTS:
1. 75% OF FSI AREA = $2417.71 \times 0.75 = 1813.28 \text{ Sq.m}$
AS PER(TNCDR-2019,ANNEXURE-IV PART-I (19) GENERAL NOTE)
2. 10% OF REQUIRED CAR/TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = $19 \times 3.0 \times 1 = 19 \text{ (a) 2}$
Two wheeler space = $73 \times 2.0 \times 1 = 73 \text{ (a) 3}$
AS PER(TNCDR-2019,ANNEXURE-IV PART-II (B) GENERAL NOTE)
3. IN ADDITION TO PARKING SPACES PROVIDED 10% OF REQUIRED CAR/TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = $19 \times 3.0 \times 1 = 19 \text{ (a) 2}$
Two wheeler space = $73 \times 2.0 \times 1 = 73 \text{ (a) 3}$
AS PER(TNCDR-2019,ANNEXURE-IV PART-I (5) VISITORS PARKING)

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of FSI Area	1813.28	19	19
10% DA Car Space for required no. of car space	-	2	2
In addition to parking spaces 10% of visitors Car Space for Required no. of car space	-	2	2
1 Two wheeler Space for every 25 Sq.m of FSI Area	1813.28	73	73
10% DA Two Wheeler Space for required no. of car space	-	8	8
In addition to parking spaces 10% of visitors Two Wheeler Space for Required no. of Two wheeler space	-	8	8
Total no car spaces	-	23	23
Total no two wheeler spaces	-	89	89

LEGEND:
SITE BOUNDARY -
PROPOSED AREA -
DRIVEWAY -
EXISTING ROAD -

NOTE:
ALL DIMENSIONS ARE IN METRE
EMERGENCY ALARMS WILL BE PROVIDED
FE - FIRE EXTINGUISHER PROVIDED
SCALE 1:100

APPLICANT

ARCHITECT

P. G. SIVAKUMAR, B. Arch., M. A. P.
Architect Reg. No. CA/04/0800
Reg. No. 19/09/351
23, The West, 3rd Floor,
Pudukkottai Main Road, Tirupur - 641 005.
Ph: (0431) 2319888, 2312668.

REGISTERED PROFESSIONAL
Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E.)
(Reg.No.019/RE/GR-II/2023)
Agaram Architects
105/2, Valaram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944502205

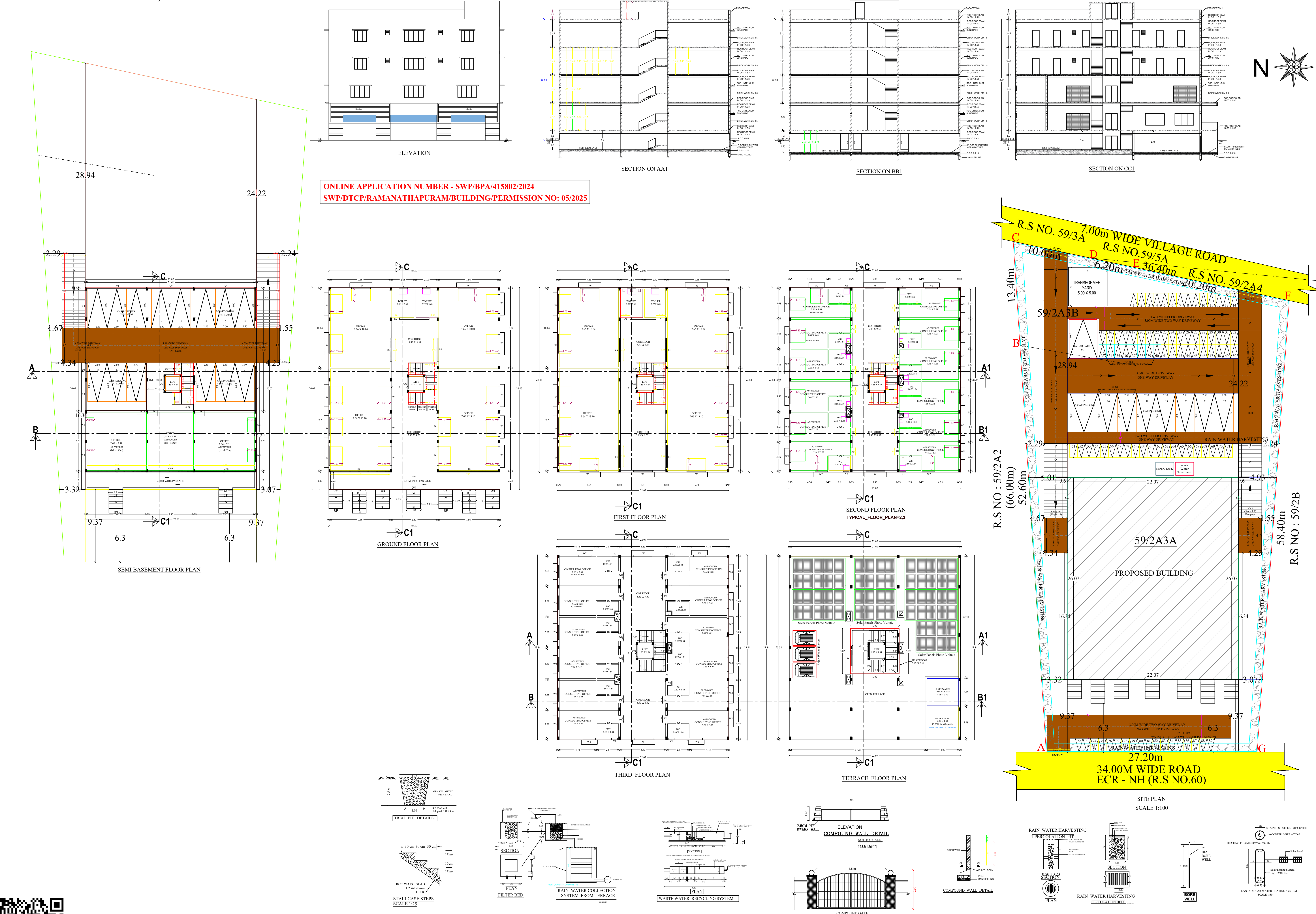
STRUCTURAL ENGINEER

Dr. S. Senthil Kumar, B.E., M.E., P.D., PGC, MBE
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No. 29, OM Rajoo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443976090

SITE SUPERVISION ENGINEER

Er. R. Shamili, B.E.,
Reg. Construction Engineer
(Reg.No.003/REG/2023)
Agaram Architects
105/2, Valaram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

GEOT-TECH 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.

