

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

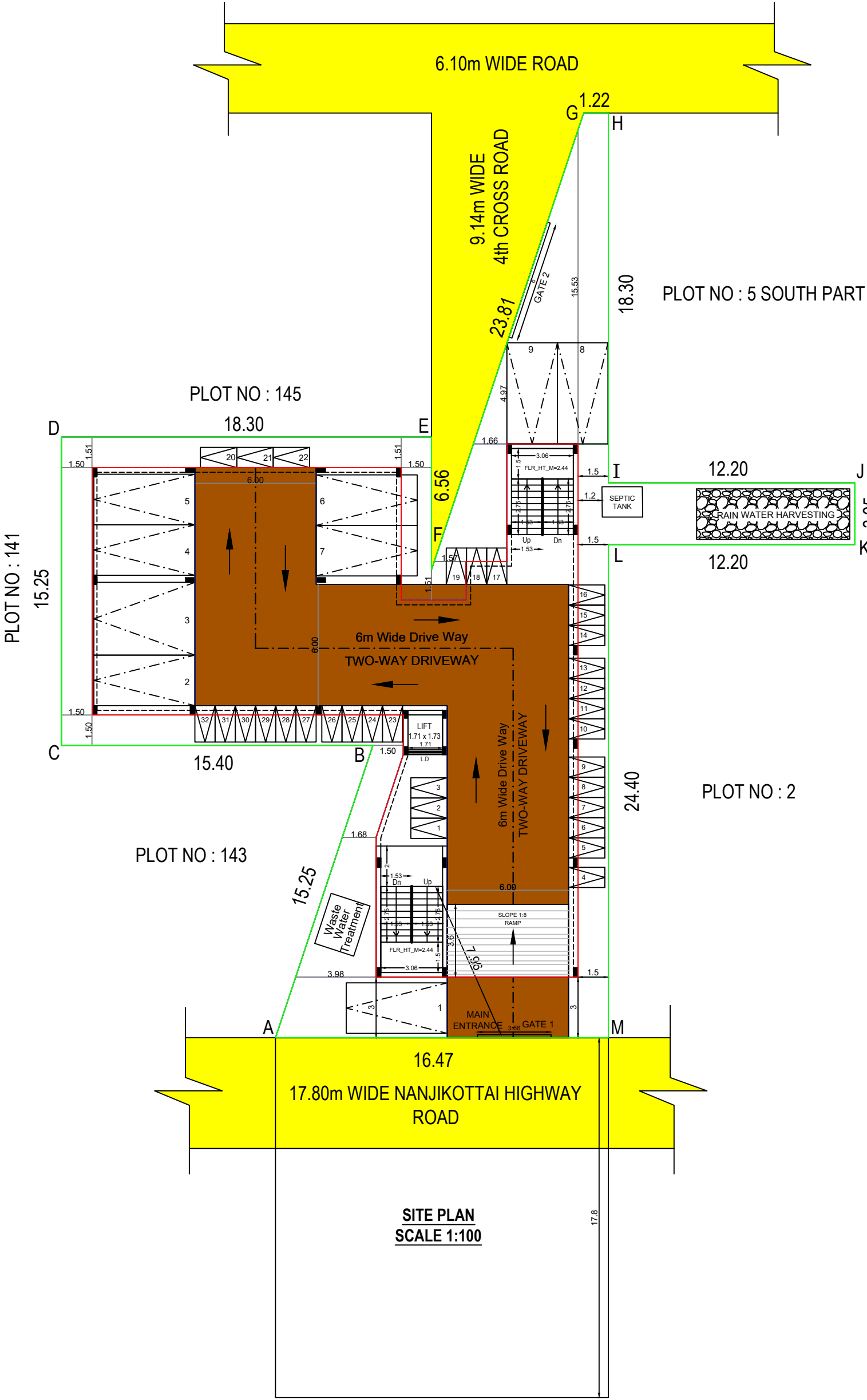
Town Panchayat

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

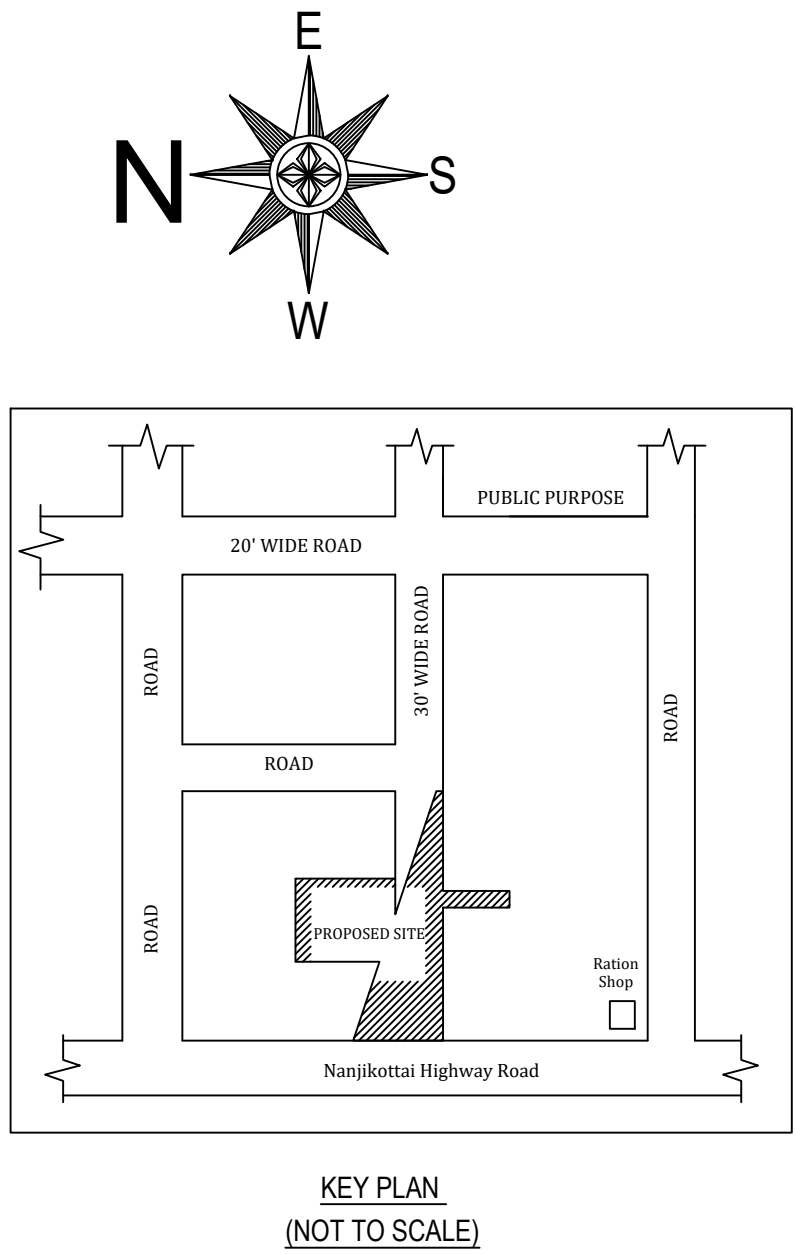
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST & SECOND FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING IN R.S NO. 251/329, 252/1 & 252/5, PATTA NO : 1185, 3350 & 3949B, PLOT NO.1, 5 NORTH PART & 144, AT JAMAL HUSSAIN NAGAR, KARUNAVATHY NAGAR, NANJIKOTTAI VILLAGE AND PANCHAYAT, THANJAVUR TALUK AND DISTRICT

NAME OF THE OWNER- Mr.M.ASAITHAMBI, Mr.M.KARUNANIDHI, Mrs.M.SAROJA
SCALE 1:100
ALL DIMENSIONS ARE IN ' METRES '



PLAN INFO
PLOT AREA M2=705.91
AS PER DOCUMENT=705.91
AS AT SITE=708.35
FMB OR PLR=688.19
SINGLE FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
WHETHER GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=17.80
ROAD_LENGTH=550.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=45.75
AVG_PLOT_WIDTH=16.47
LAND_USE_ZONE=COMMERCIAL
BUILDING_NEAR_TO_RIVER=NO
BLOCK_1_B-PCO_MEMBER_COUNT=20
BLOCK_1_B-PCO_NON_RESIDENTIAL_MEMBER_COUNT=15
BLOCK_1_B-PCO_STAFF_MEMBER_COUNT=20
BLOCK_1_B-PCO_PUBLIC_MEMBER_COUNT=16
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS= YES
SURVEY_NO= 251/329, 252/1 & 5
DISTRICT= THANJAVUR
JURISDICTION_TYPE= VILLAGE PANCHAYAT
TALUK= THANJAVUR
OSR_APPLICABLE= NO
PREMIUM_FSI_REQUIRED= NO
IS_APPROVED_LAYOUT= YES
RWH_DECLARED= YES
IS_SWIMMING_POOL_EXISTS= NO
PATTA_NO=1185, 3350 & 3949B
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO



- NOTES
1. All Dimensions are in Feet & Inches
 2. Rainwater Collection wells will be provided
 3. Fire Fighting arrangements will be provided
 4. Emergency Alarms will be provided
 5. Drinking water will be provided
 6. Ground water sumps will be provided
 7. Filtered rain water sumps will be provided
 8. Exhaust fan provision is made at Toilet & Wash
 9. Solar Water Heating System provided
 10. Rainwater Harvesting facilities provided
 11. Waste Water recycling trench and tank provided
 12. Sewage treatment plant provided
 13. Septic tank provided
 14. Water facilities provided
 15. FA - Fire Alarm Provided
 16. FE - Fire safety measures provided
 17. SB - Sand bucket provided

COLOR INDEX:

SITE BOUNDARY	DRIVEWAY
PROPOSED BUILDING	EXISTING ROAD

PARKING DETAILS

	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of Floor Area	783.90	8	9
1 Two wheeler for every 25 Sq.m of Floor Area	783.90	32	32
Total Car Parking	783.90	8	9
Total Two wheeler Parking	783.90	32	32

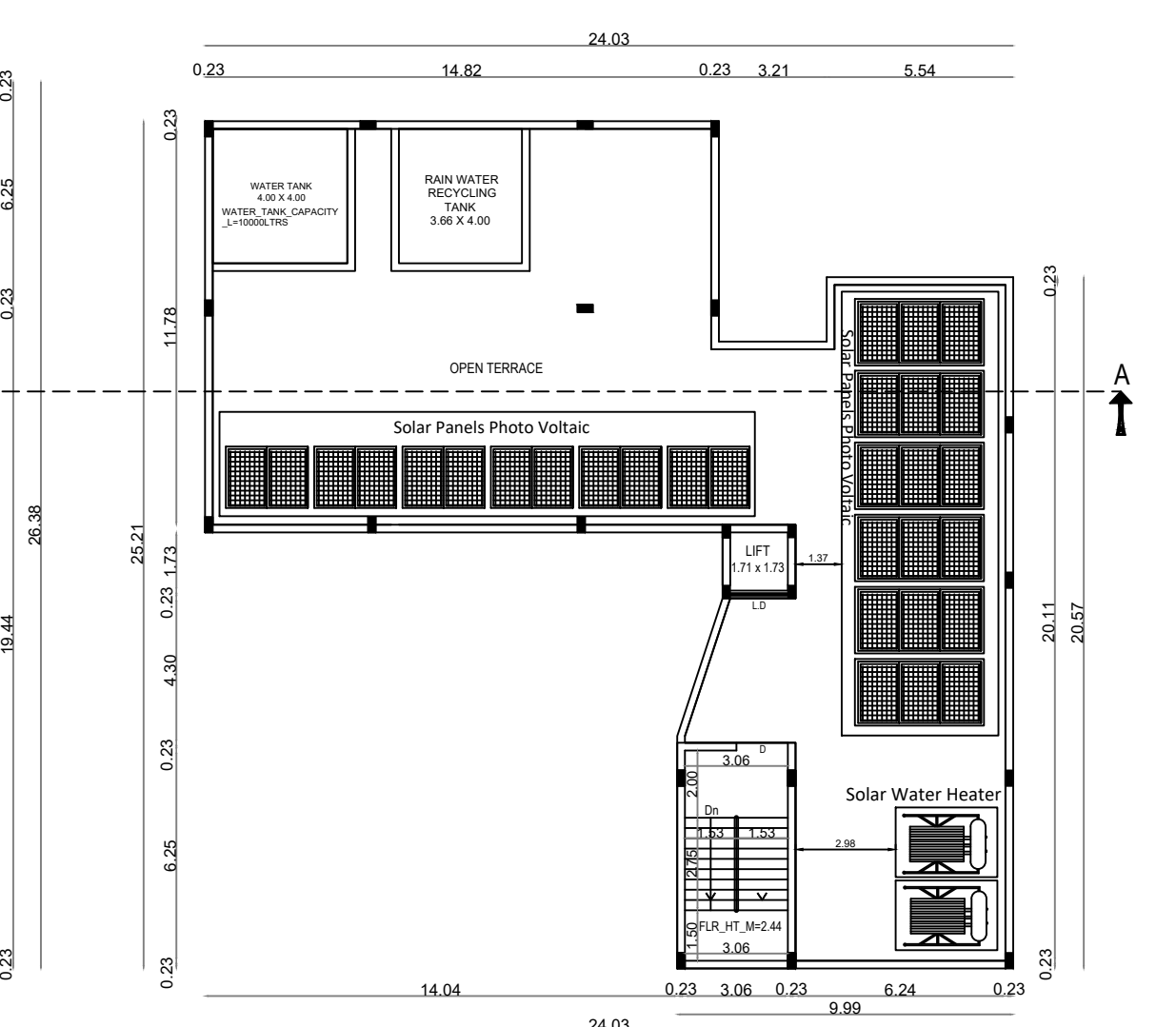
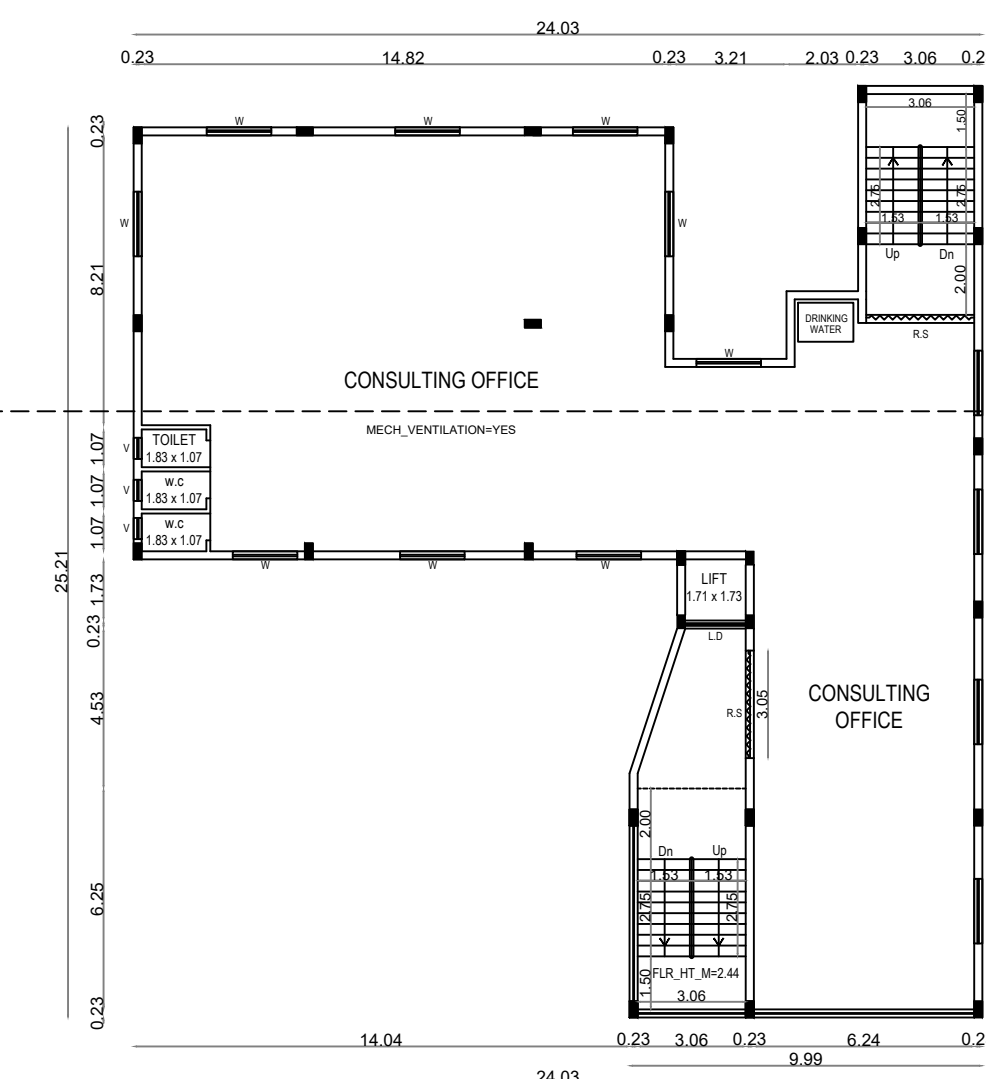
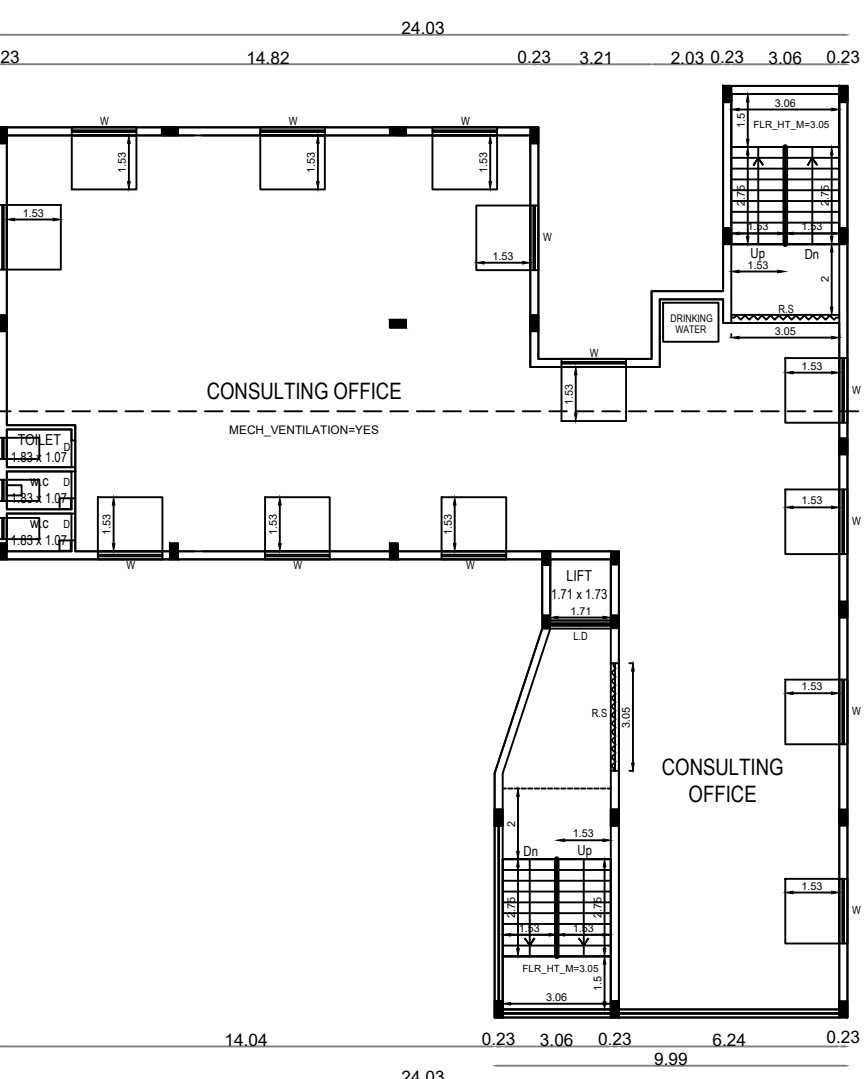
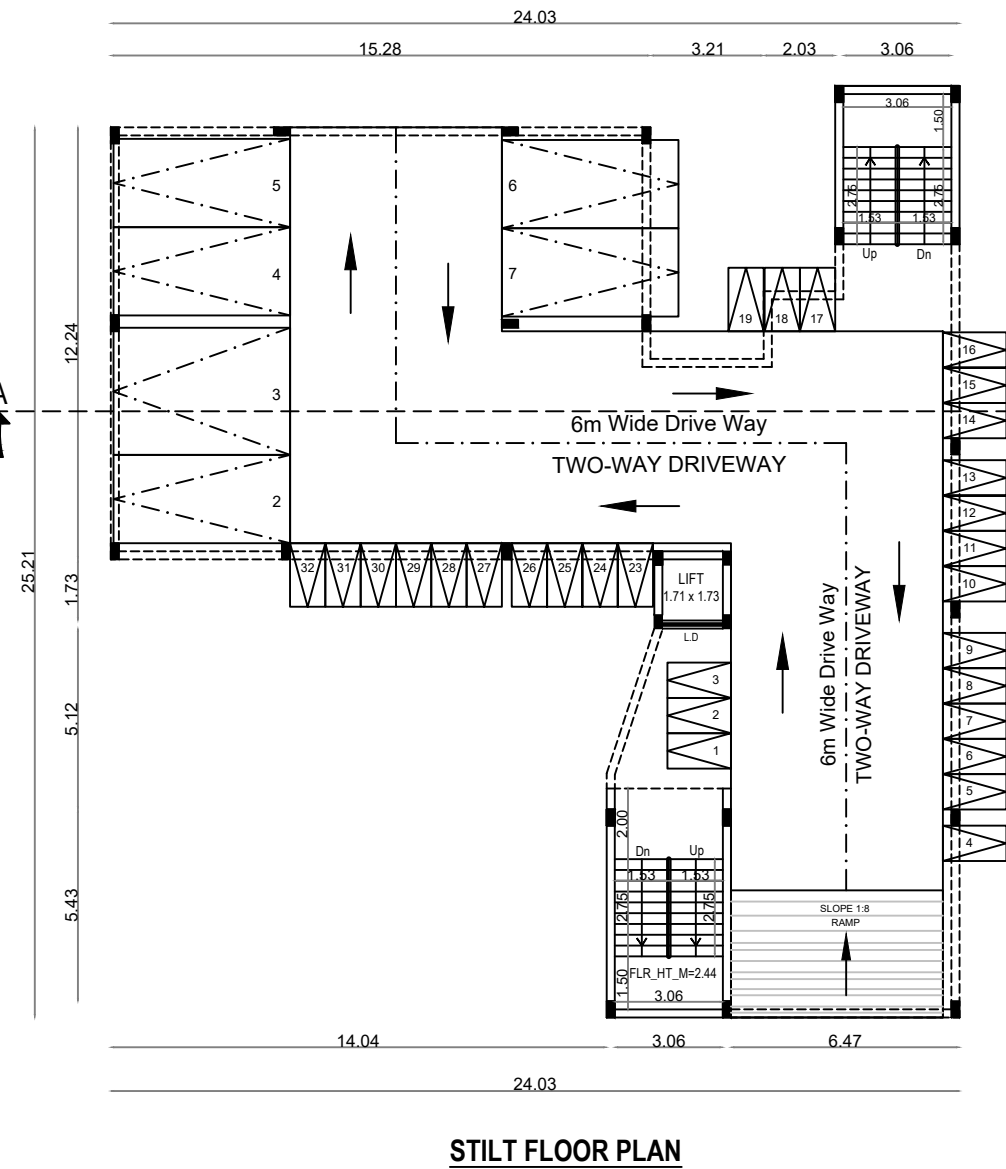
DESCRIPTION	FSI AREA in sq.m	NON-FSI AREA in sq.m	TOTAL AREA in sq.m
PLOT AREA (AS PER DOCUMENT)		705.91	
PLOT AREA (AS PER PATTA)		688.19	
STILT FLOOR AREA	-	391.95	391.95
FIRST FLOOR AREA	391.95	-	391.95
SECOND FLOOR AREA	391.95	-	391.95
LIFT & HEADROOM AREA	-	28.38	28.38
TOTAL AREA	783.90	420.33	1204.23
OPEN AREA	-	-	296.24
FLOOR SPACE INDEX (FSI)	= 783.90 / 688.19 = 1.13		
PLOT COVERAGE (PC)	= 56.95%		

APPLICANT:
M. Asaithambi
M. Karunanidhi
M. Saroja

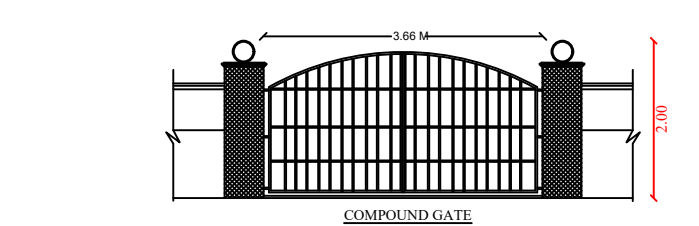
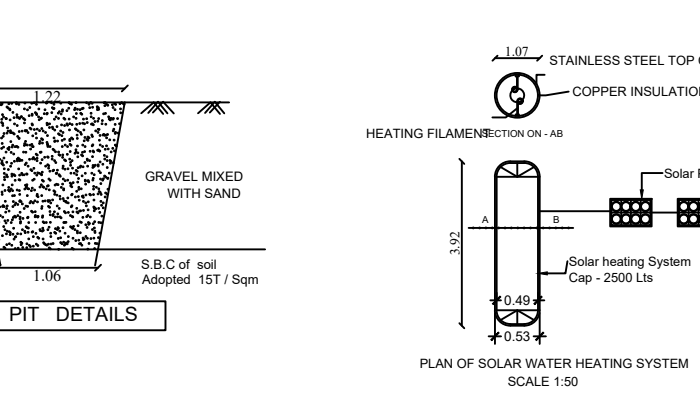
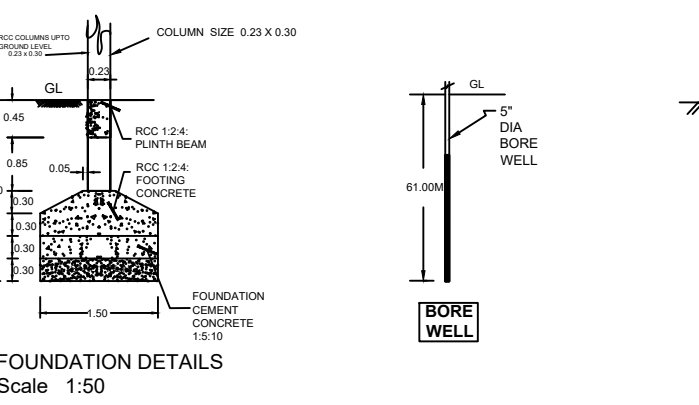
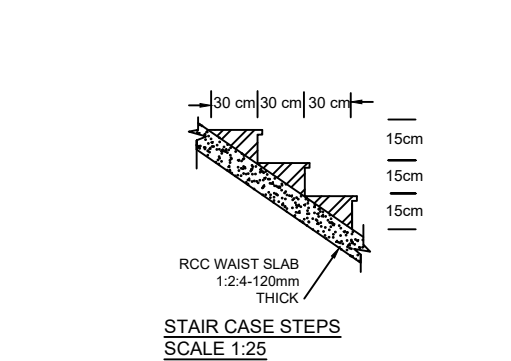
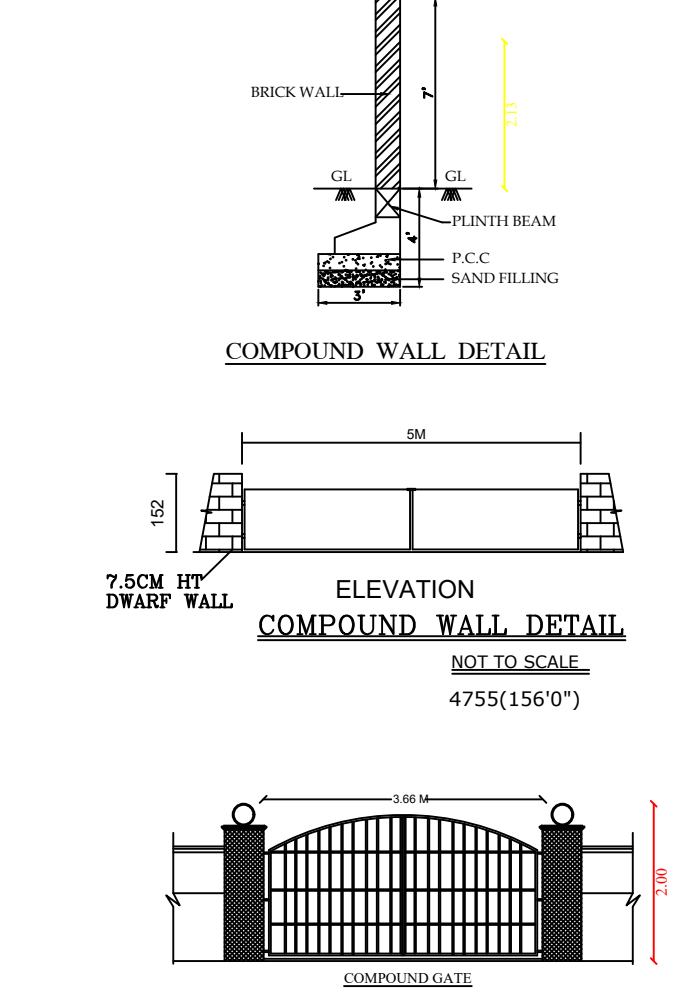
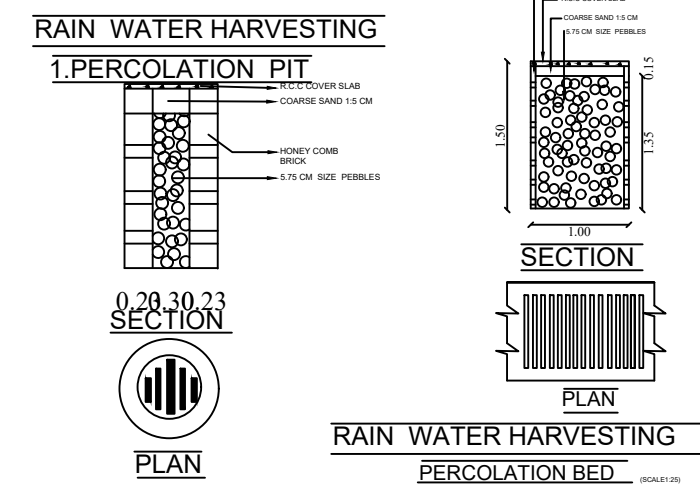
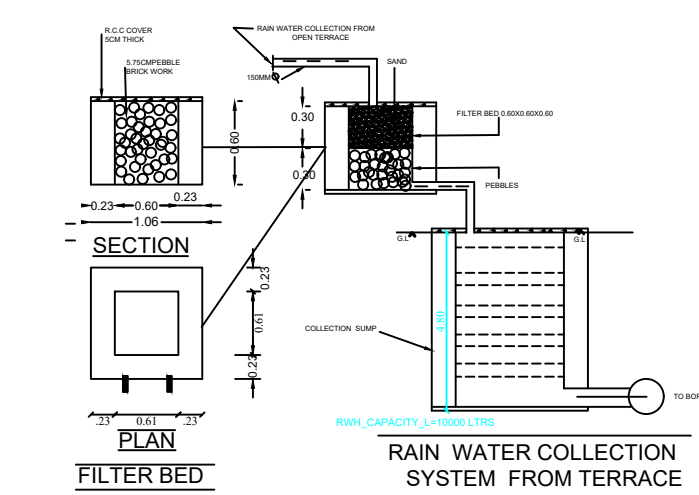
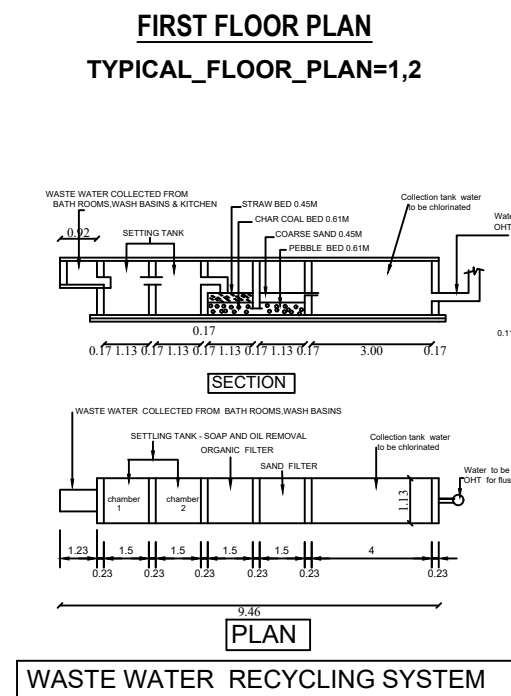
NOTE:
1. ALL DIMENSIONS ARE IN METRES.
2. WASTE WATER TO BE UTILISED FOR GARDENING PURPOSES.
3. SEWAGE TO BE CONNECTED TO MAIN SEWAGE SYSTEM.
4. SOLAR WATER HEATER IS PROVIDED.

SPECIFICATION:
SAND FILLING IN FOUNDATION PCC 1:4:8 IN FOUNDATION BRICK WORK IN 1:5 RCC WORK IN 1:2:4 PLASTERING IN CM 1:4

CERTIFICATE :
CERTIFICATED THAT RAIN WATER HARVESTING AND WASTE WATER.
RECYCLING SYSTEMS SHALL BE PROVIDED AS PER GO MS NO. 138, M.A.W.S. DEPT DT: 11.10.2002.



APPROVAL AUTHORITY: SWP/DTCP/TLPA/BP No.70/2024



ARCHITECT :

STRUCTURAL ENGINEER :

SITE SUPERVISION ENGINEER:

REGISTERED PROFESSIONAL:

GEO-TECH ENGINEER :

P. G. SIVAKUMAR, B. Arch., M. T.P.
Architect Regn. No: CA/84/8808
RA/Gr. 1/19/08/35
23, The West, 3rd Floor,
Pudukkottai Main Road, Trichy-20.
Ph: (0431) 2313666, 2312668.

Er.M. HEMANTKUMAR M.E(Struct), C.E.II
Registered Structural Engineer
Reg.No:SE/Gr.1/DTCP/THCHY/JAN 2023/485
No.23, Third Floor, Pudukkottai Main Road
Opp.Kalukush Road, TVS Tolgate, Trichy-620036
Ph:9952153692

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

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

Dr.S.SENTHAKUMAR, B.E., M.E., P.D., P.D., P.D.,
Registered Geotechnical Engineer,
(T&E REGD. 2019/1989), Chartered Engineer,
703, Plot No.39, O.M. Rajoo Nagar,
Near New Bus Stand, THANJAVUR-613 006.

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.

