

PP

APPROVAL RECORD

Planning Permission

Sivagangai
Sivagangai district, Tamil Nadu

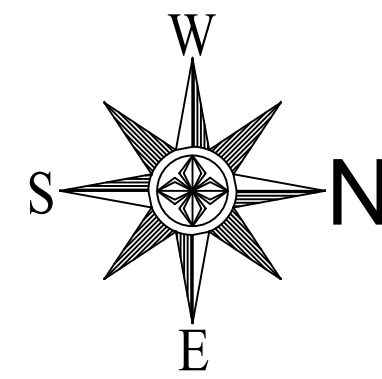
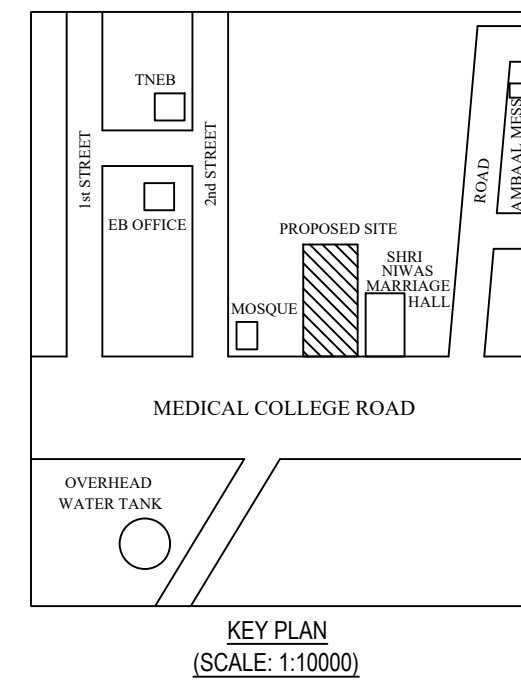
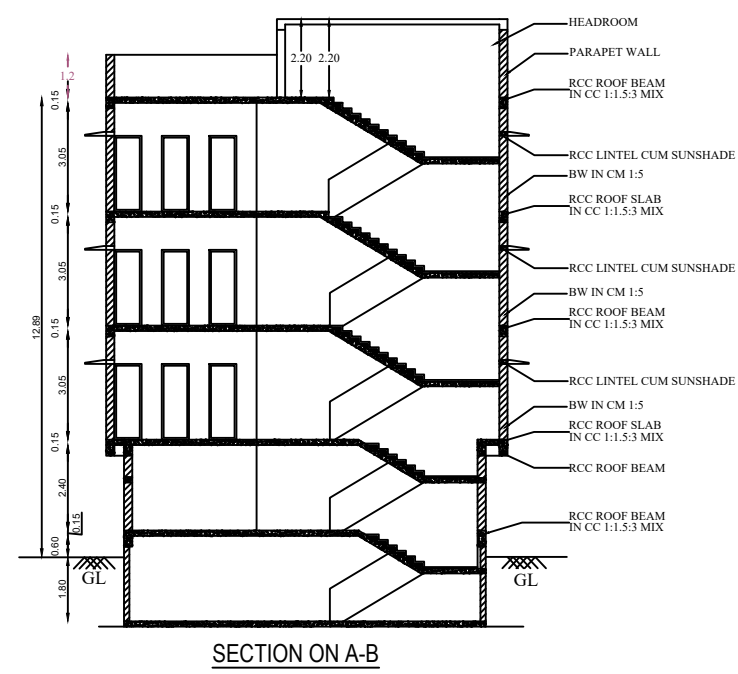
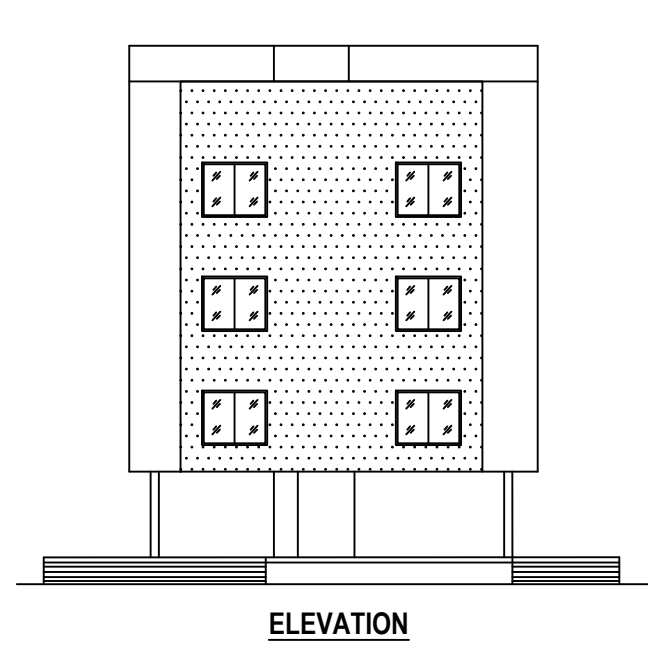
APPROVAL TYPE
Building Plan

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.

Scale 1:100



SCHEDULE OF JOINERIES:	
REFERENCE	METER
LD - LIFT DOOR	2.00 x 2.13
D - DOOR	1.50 x 2.13
D1 - DOOR	1.00 x 2.13
D1 - DOOR	0.90 x 2.13
W - WINDOW	1.83 x 1.53
V - VENTILATOR	0.61 x 0.91

AREA DETAILS			
DESCRIPTION		SQM	
PLOT AREA AS PER TSLR		1300.00	
PLOT AREA AS PER DOCUMENT		1265.89	
SUPER IMPOSED AREA		1281.40	
DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
SEMI BASEMENT FLOOR AREA	789.27	-	789.27
STILT FLOOR AREA	618.20	-	618.20
FIRST FLOOR AREA	681.92	681.92	-
SECOND FLOOR AREA	681.92	681.92	-
THIRD FLOOR AREA	681.92	681.92	-
HEAD ROOM AREA	69.74	-	69.74
TOTAL AREA	3522.97	2045.76	1477.21
VACANT AREA	476.62		

$$\text{PLOT COVERAGE} = 789.27 / 1265.89 \times 100 = 62.35\%$$

$$\text{F.S.I} = 2045.76 / 1265.89 = 1.61$$

<u>PARKING DETAILS</u>	<u>AREA</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
1 Car Space for every 100 Sq.m of FSI Area	2045.76	21	25
1 Two wheeler Space for every 25 Sq.m of FSI Area	2045.76	82	90

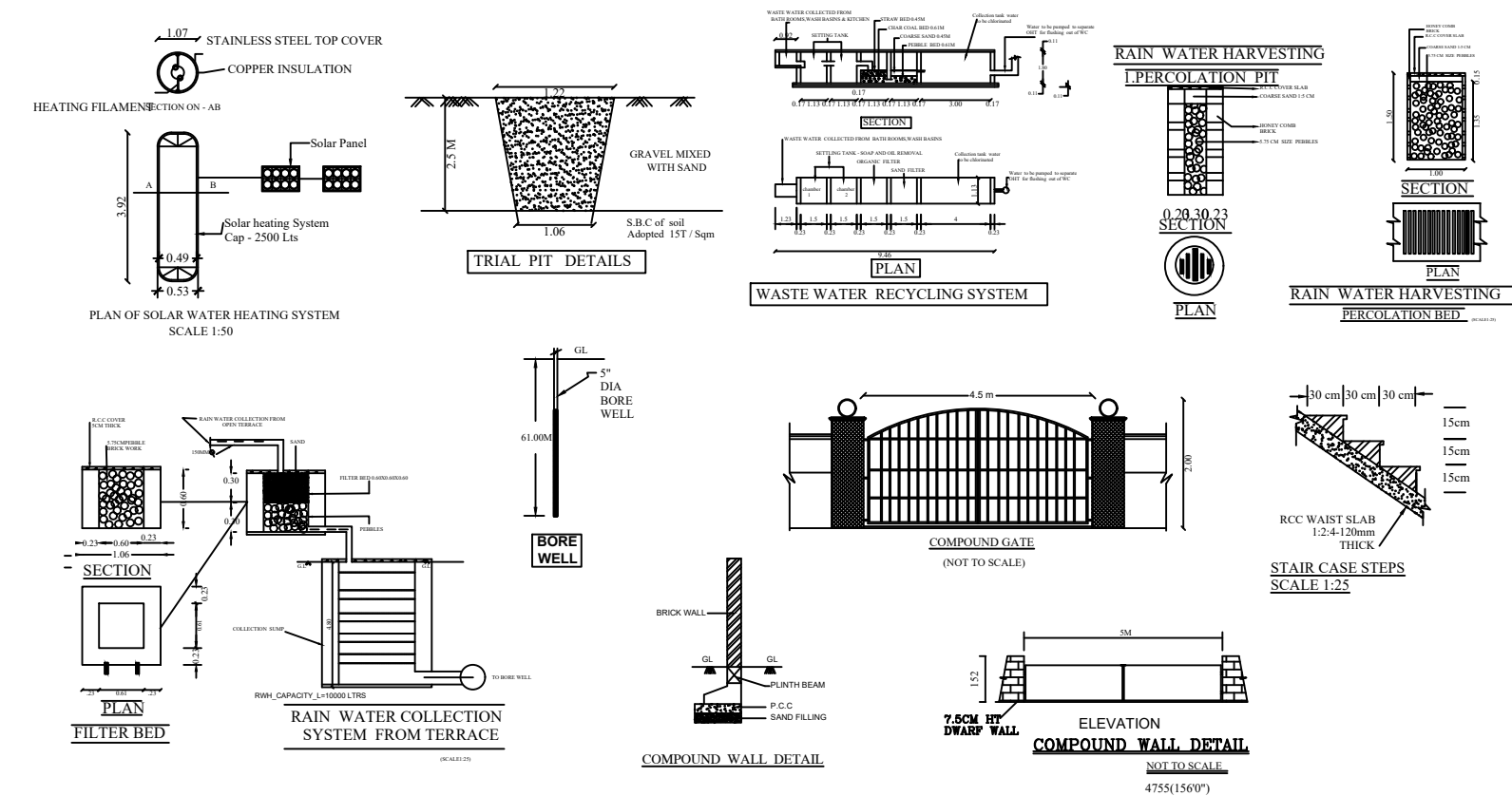
NOTE	LEGEND:
1. ALL DIMENSIONS ARE IN METRE	SITE BOUNDARY — 
2. EMERGENCY ALARMS WILL BE PROVIDED 	PROPOSED AREA — 
3. F.E - FIRE EXTINGUISHER PROVIDED. 	DRIVEWAY — 
4. SCALE 1:100	EXISTING ROAD — 

APPLICANT <i>Rupin Anand</i>	ARCHITECT <i>P. G. Shivakumar</i> P. G. SHIVAKUMAR, B.Arch., M.P.E. Architect Registration No. CA/64/8806 RA/G-1/19/08/351 23, The West, 3rd Floor, Pudukkottai Main Road, Tiruhy - 20. Ph: (0431) 2313668, 2312668.
STRUCTURAL ENGINEER <i>HEMANT KUMAR</i> Er. M. HEMANT KUMAR, M.E. (Struct. & C.E.) Registered Structural Engineer Reg. No. 003 RE/REG/2023/483 No. 23, Third Floor, Pudukkottai Main Road Opp. Kalakutthi Road, T.VS Tolaipatti, Tirunelveli Ph: 9952153692	GEO-TECH ENGINEER <i>SHANMUGA KUMAR</i> SHANMUGA KUMAR, B.E., A.P.T. Registered Geotechnical Engineer, T.VS Tolaipatti, Tirunelveli No. 23, First No. 4, O.M. Kalakutthi Road, Opp. Kalakutthi Road, THANJAVUR - 613 005
SITE SUPERVISION ENGINEER <i>R. Shamili</i> Er. R. Shamili, B.E., Reg. Construction Engineer (Reg. No. 003 RE/REG/2023) Agaram Architects 105/2, Valram Nagar, Pudukkottai Road, Tanjavar, 613 005. Cell: 9961594077	REGISTERED PROFESSIONAL <i>A. Ashik Ahmed</i> Er. A. Ashik Ahmed Reg. Engineer Grade I (R.E) (Reg.No.019/RE/GR-I/2023) Agaram Architects 105/2, Valram Nagar, Pudukkottai Road, Tanjavar - 613 005. Cell: 9944582206

All Dimensions are in Meters

PLAN INFO
PLOT AREA, M2=1265.89
AS_PER_DOCUMENT=1265.89
AS_AT_SITE=1281.40
FMB_OR_PLR=1300.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=16.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=30.0
ROAD_LENGTH=550.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 42.60
AVG_PLOT_WIDTH= 16.20
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=135
DISTRICT= THANJAVUR
JURISDICTION_TYPE= MUNICIPALITY
TALUK=KUMBakonam
OSR_APPLICABLE= NO
PREMIUM_FSI_REQUIRED= NO
IS_APPROVED_LAYOUT= NO
RWH_DECLARED=YES
IS_SWIMMING_POOL_EXISTS=NO
PATTA_NO=-
IF HERITAGE TOWN LESS THAN 1 KM RADIUS=NO

APPROVAL AUTHORITY **SWP/DTCP/TLPA/BP No.72/2024**



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

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



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.

