

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

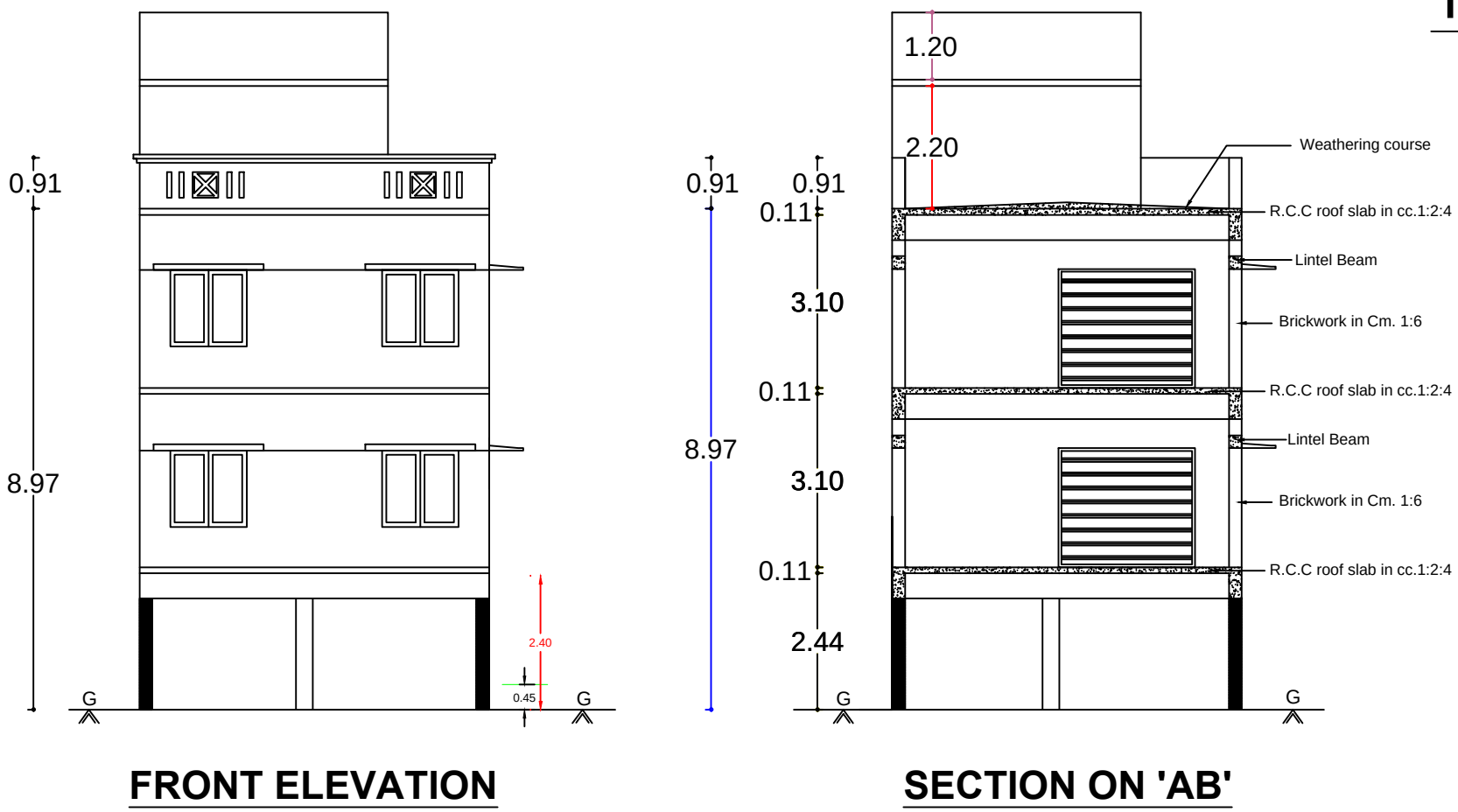
ISSUING AUTHORITY

Town Panchayat

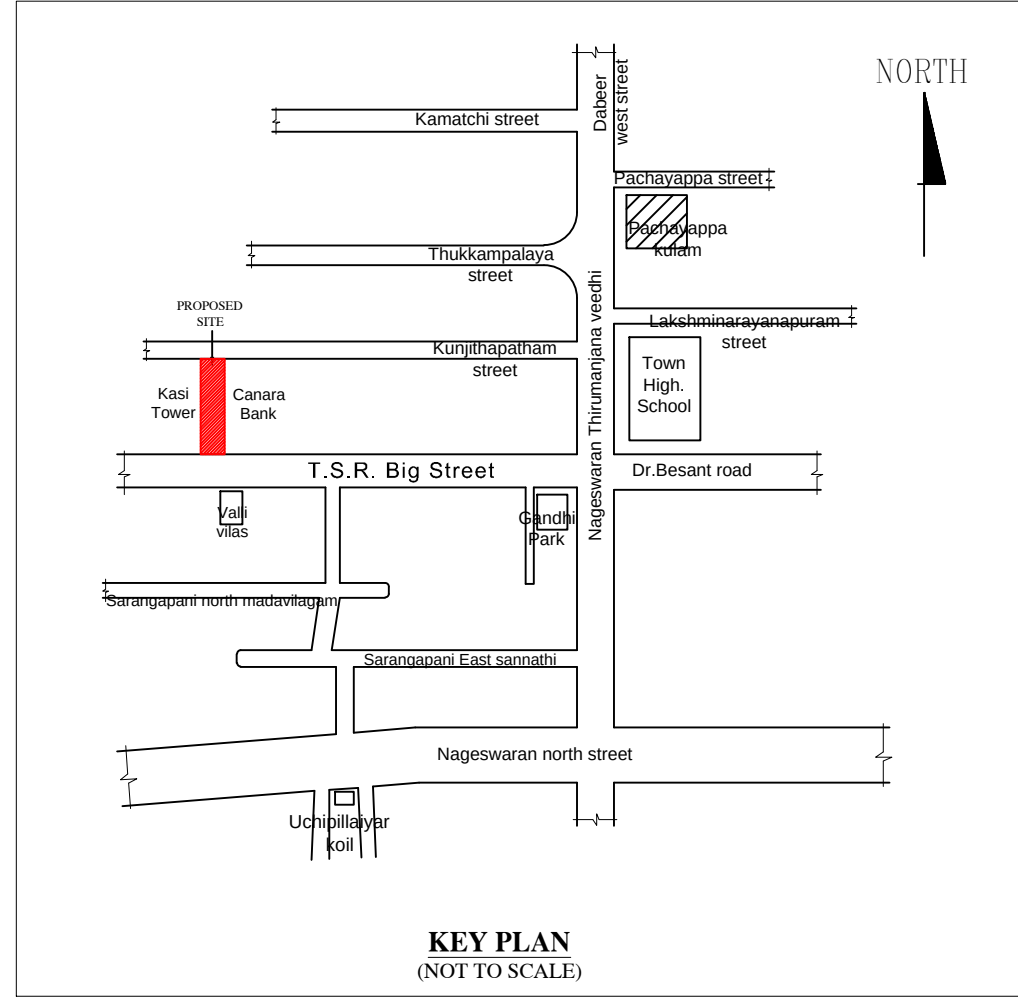
The approval as the planning authority issued it, reproduced in full behind this page.

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

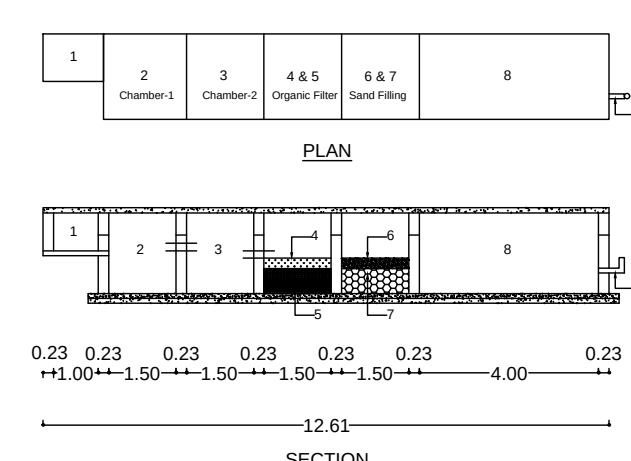
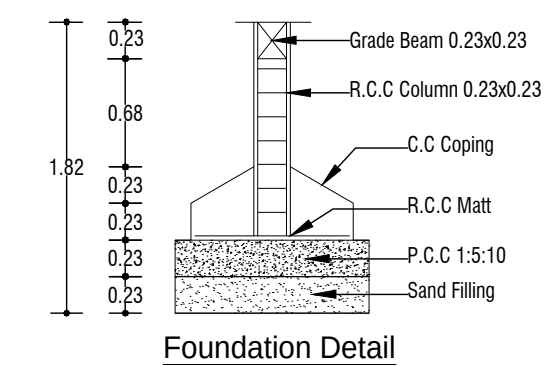
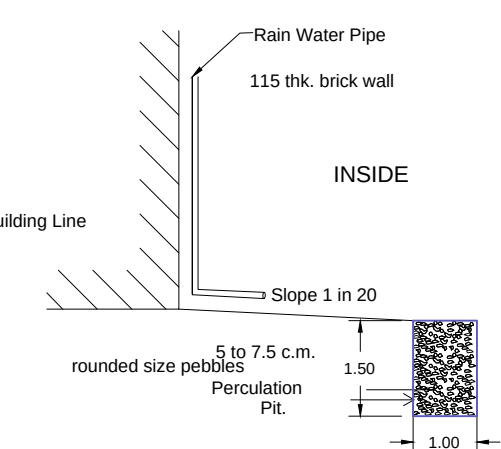
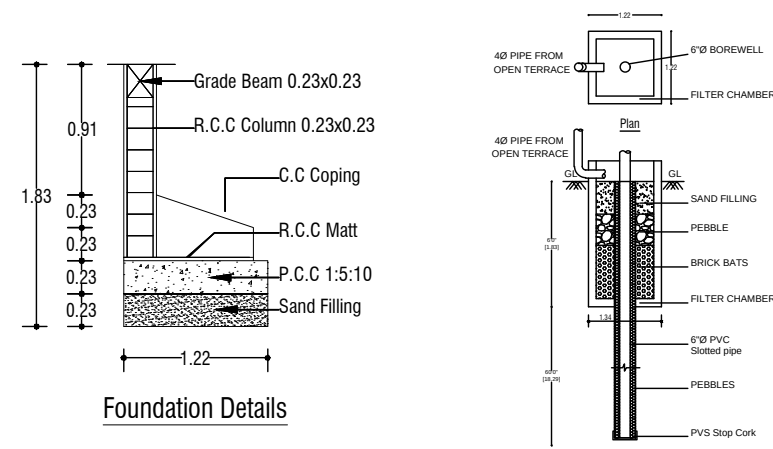
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT, FF & SF COMMERCIAL BUILDING
(PROFESSIONAL CONSULTING OFFICE) AT DOOR NO:141 & 142, T.S.NO: 685/1 & 685/3 (OLD T.S.NO: 685),
WARD NO: 02, BLOCK NO: 09, T.S.R. BIG STREET, KUMBAKONAM CITY MUNICIPAL CORPORATION,
THANJAVUR DISTRICT.



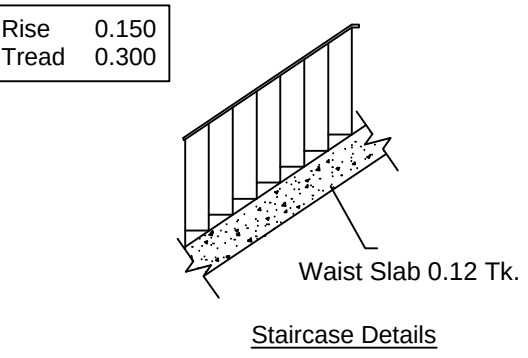
- REFERENCE:
01. SEWAGE WATER CONNECTED TO MUNICIPAL UNDER GROUND DRAINAGE SYSTEM.
 02. SOLAR WATER HEATER SYSTEM WILL BE PROVIDED.
 03. RAIN WATER COLLECTED FROM THE OPEN TERRACE SHALL BE FILTERED AND LET INTO THE BOREWELL. 8, 900 LITER LPM PUMP TO BE PROVIDED
 04. RAIN WATER PERCOLATION PIT 1/30 SQM PLINTH AREA@3M C/C.
 05. RAIN WATER PERCOLATION BED OF 1.00 M WIDE WILL BE PROVIDED ALL ROUND THE BUILDING AS PER THE SPECIFICATION.
 06. FIRE EXTINGUISHERS IS PROVIDED WHERE EVER IS NECESSARY
 07. BATH AND WASHBASIN WASTE WATER WILL BE SEPARATED AND USED FOR GARDENING PURPOSE.
 08. PRO WATER CLOSET 04 NOS ARE CONNECTED TO MPL UGD SYSTEM.
 09. PRO OHT 01 NOS IS PROVIDED ON O.T.P.



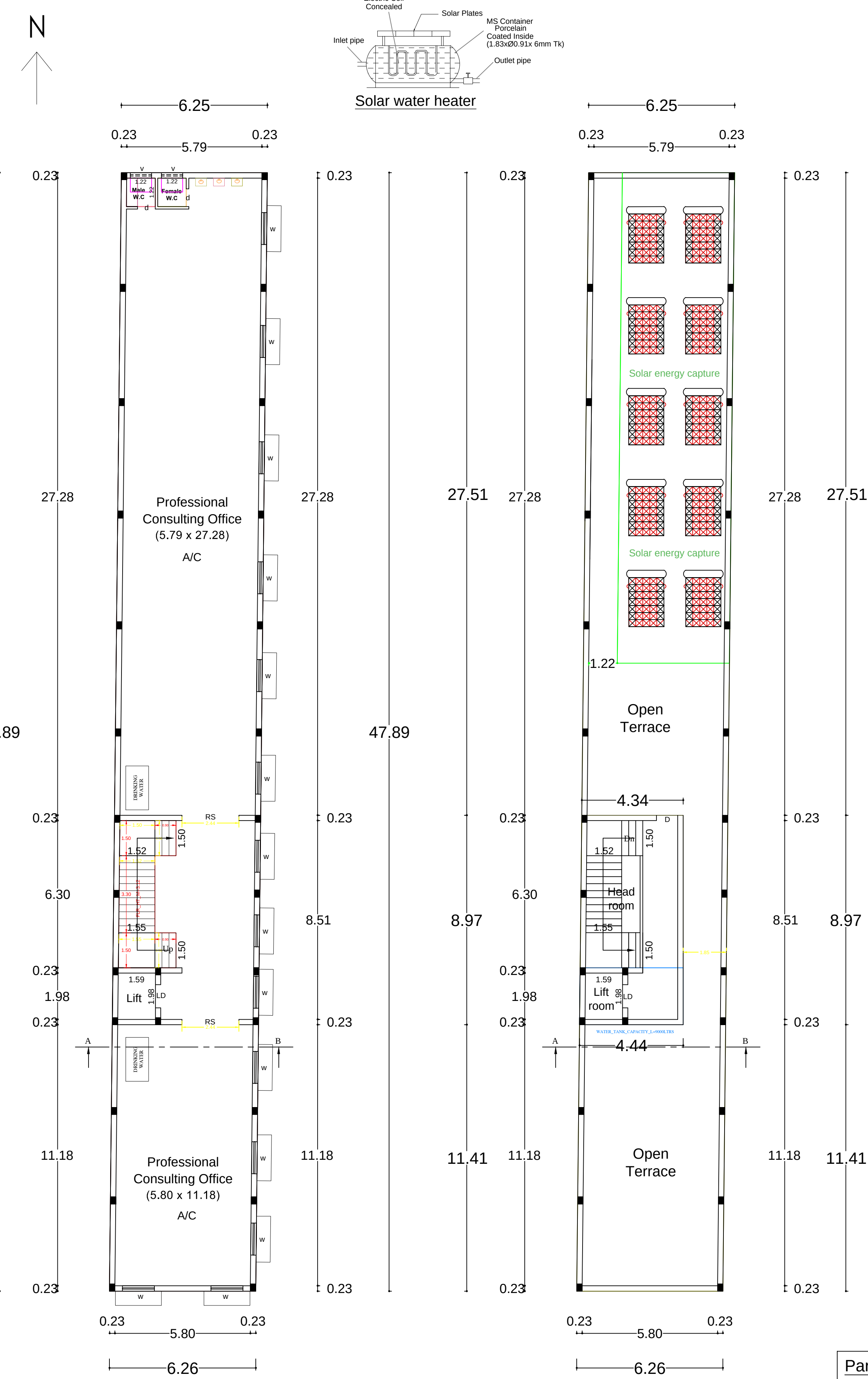
KEY PLAN N.T.S



- WASTE WATER RECYCLING SYSTEM:
- 1.Waste Water Collected from bath rooms and washbasin.
 - 2.Settling Tank.
 - 3.Settling Tank.
 - 4.Straw bed 0.45m.
 - 5.Charcoal bed 0.61m.
 - 6.Coarse Sand 0.45m.
 - 7.Pebble Sand 0.61m.
 - 8.Collection Tank Water to be Chlorinated.
 - 9.Water to be Pumped to separate O.H.T for flushing out of w.c.



- Parking Details:
- A) No Of Car Parking = 06 Nos
 - B) No of Two Wheeler Parking = 22 Nos



TYPICAL FIRST AND SECOND FLOOR PLAN
TYPICAL_FLOOR_PLAN=1,2

TERRACE FLOOR PLAN

Description	Area in Sqm.
As At Site	427.61 Sqm.
FMB or PLR	454.00 Sqm.
As Per Document	446.86 Sqm.
Super Imposed Plot Area	407.44 Sqm.

Proposed Details:

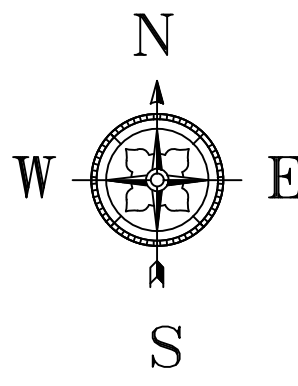
Floor	Occupancy/ Sub Occupancy	Buildup Area in Sqm.	FSI Area in Sqm.	Non FSI Area in Sqm.
0	Commercial building (Professional consulting office)	299.54	0.00	299.54
1	Commercial building (Professional consulting office)	299.54	299.54	0
2	Commercial building (Professional consulting office)	299.54	299.54	0
Head room area	Commercial building (Professional consulting office)	39.36	0.00	39.36
Total		937.98	599.08	338.90

QR CODE SPACE

All Dimensions are in Metre Scale 1:100

SCHEDULE OF JOINERY:

RS	Rolling Shutter	2.44x2.13
LD	Lift Door	1.00x2.13
D	Door	0.91x2.13
d	door	0.76x2.13
W	Window	1.37x1.37
V	Ventilator	0.91x0.61



AREA STATEMENT:

TOTAL SITE AREA	- 407.44 Sqm - 4385.00 Sqft
STILT FLOOR AREA	- 299.54 Sqm - 3224.00 Sqft
FIRST FLOOR AREA	- 299.54 Sqm - 3224.00 Sqft
SECOND FLOOR AREA	- 299.54 Sqm - 3224.00 Sqft
TERRACE FLOOR AREA	- 39.36 Sqm - 424.00 Sqft
OPEN SPACE AREA	- 107.90 Sqm - 1161.00 Sqft

Floor Space Index (F.S.I) :

total floor area = 599.08
plot area = 407.44 = 1.470

Plot Coverage :

g.f area = 299.54
plot area = 407.44 = 73.52 %

APPLICANT:

REGISTERED ARCHITECT:

Mr.K.ANANDHAN,

M. SENTHIL KUMAR, B.Arch, PGPPM.,
Registered Architect
COA No. CA/2009/44881

Mr.M.SENTHIL KUMAR,
(Reg.No: CA/2009/44881)

REGISTERED STRUCTURAL ENGINEER:

Mr. S. JAHIR HUSSAIN, M.Tech (Struct), MBA,
Registered Structural Engineer
Reg. No: T.S.R.2009/0004
Near T.S.R. Big Street,
Kumbakonam, Thanjavur District.
(Near State Medical) THANJAVUR-613 001
Cell: 94436 40219 Ph: 278219
E-mail: jahirhussain@gmail.com

Mr.S.JAHIR HUSSAIN,
(Reg.No: 011 RSE GR-I)

LAND USE:

AS PER APPROVED REVIEW KUMBAKONAM
MASTER PLAN
WARD -02, BLOCK-09, T.S.NO.685,
COMMERCIAL - (C-12) & HERITAGE.

SWP/DTCP/TNJ/KLPA/BP.NO. 63/2024

ASST. DIRECTOR / MEMBER SECRETARY,
TOWN & COUNTRY PLANNING,
KUMBAKONAM LOCAL PLANNING AUTHORITY,
THANJAVUR DISTRICT.



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.

