

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Sivagangai district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

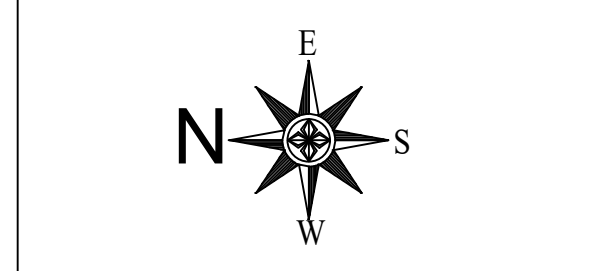
Town Panchayat

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.

THE PLAN SHOWING PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND & THIRD FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING AND EXISTING RESIDENTIAL BUILDING OF GROUND AND FIRST FLOOR IN WARD : 6, OLD BLOCK : 79, NEW BLOCK : 96, OLD T.S NO.3289, NEW T.S NO : 13, PLOT NO : 7, ARULANANTHAMMAL NAGAR, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT.

NAME OF THE OWNER- Dr.O.A.MEHARAJ BANU w/o Dr.Abdul Hameed Ansari
SCALE 1:100
ALL DIMENSIONS ARE IN ' METRES '



REFERENCE		
R.S	ROLLING SHUTTER	2.36 x 2.13
L.D	LIFT DOOR	1.68 x 2.13
M.D	MAIN DOOR	1.22 x 2.13
D	DOOR	0.90 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.22 x 1.53
W1	WINDOW	1.83 x 1.53
V	VENTILATOR	0.76 x 0.76

DESCRIPTION	AREA IN SQ.M
SITE EXTENT (AS PER DOC)	891.87
SITE EXTENT (AS PER TSLR)	901.50

AREA	AREA IN SQ.M	NON-FSI AREA IN SQ.M	FSI AREA IN SQ.M
BLOCK-02	EXISTING RESIDENTIAL BUILDING		

GROUND FLOOR AREA	239.59	-	239.59
FIRST FLOOR AREA	234.88	-	234.88
TOTAL AREA I	474.47	-	474.47
BLOCK-01	PROPOSED COMMERCIAL BUILDING		

STILT FLOOR AREA	154.27	154.27	-
FIRST FLOOR AREA	154.27	-	154.27
SECOND FLOOR AREA	154.27	-	154.27
THIRD FLOOR AREA	154.27	-	154.27
HEADROOM AREA	29.69	29.69	-
TOTAL AREA II	646.77	183.96	462.81
TOTAL AREA I + II	1121.24	183.96	937.28
TOTAL OPEN SPACE	498.01	-	-

FLOOR SPACE INDEX (FSI)	=	937.28	=	1.05
PLOT COVERAGE (PC)	=	393.86	=	44.16 %

PARKING REQUIREMENTS:
1.75% OF FSI AREA = 937.28 X 0.75 = 702.96 Sq.m
AS PER (TNCDBR-2019-ANNEXURE-IV PART-1 (19) GENERAL NOTE)
2.10% OF REQUIRED CAR TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 9 X 0.1 = 0.9 (a) 1
Two wheeler space = 19 X 0.1 = 1.9 (a) 2
AS PER (TNCDBR-2019-ANNEXURE-IV PART-1 (19) GENERAL NOTE)
3. IN ADDITION TO PARKING SPACES PROVIDED 10% OF REQUIRED CAR TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 9 X 0.1 = 0.9 (a) 1
Two wheeler space = 19 X 0.1 = 1.9 (a) 2
AS PER (TNCDBR-2019-ANNEXURE-IV PART-1 (19) VISITORS PARKING)

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 75 Sq.m of FSI Area - Residential	355.85	5	5
1 Car Space for every 100 Sq.m of FSI Area - Commercial	347.11	4	4
10% DA Car Space for required no of car space	-	1	1
In addition to parking spaces 10% of visitors Car Space for Required no of car space	-	1	1
1 Two wheeler Space for every 75 Sq.m of FSI Area - Residential	355.85	5	5
1 Two wheeler Space for every 25 Sq.m of FSI Area - Commercial	347.11	14	14
10% DA Two Wheeler Space for required no of car space	-	2	2
In addition to parking spaces 10% of visitors Two Wheeler Space for Required no of Two wheeler space	-	2	2
Total no car spaces	-	11	11
Total no two wheeler spaces	-	23	23

LEGEND:
SITE BOUNDARY: Green line
PROPOSED BUILDING: Red line
DRIVEWAY: Brown line
EXISTING ROAD: Yellow line
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:
CERTIFICATE THAT RAIN WATER HARVESTING AND WASTE WATER RECYCLING SYSTEMS SHALL BE PROVIDED AS PER GO MS NO-118, M.A.W&DEPT DT: 11.10.2002

APPROVAL AUTHORITY: SWP/DTCP/TLPA/BP No.107/2024

GEO-TECH ENGINEER: Dr. S. SENTHAMIL KUMAR, B.E., M.E., Ph.D., PGD, MIEI 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	APPLICANT: O.A. MEHARAJ BANU
SITE SUPERVISION ENGINEER: Er. R. Shamili, B.E., Reg. Construction Engineer (Reg.No.009 RCE/2023) Agaram Architects 105/2, Valram Nagar, Pudukottai Road, Thanjavur - 613 005. Cell: 9361594077	ARCHITECT: P. G. SIVAKUMAR, B. Arch., M.T.P. Architect Regn. No: CA/84/8808 RA/Gr.1/19/09/351 23, The West, 3rd Floor, Pudukottai Main Road, Tiruvarur - 20. Ph: (0431) 2313668, 2312668.
REGISTERED PROFESSIONAL: Er. A. Ashik Ahmed Reg. Engineer Grade II (R.E.) (Reg.No.019/RE/Gr-II/2023) Agaram Architects 105/2, Valram Nagar, Pudukottai Road, Thanjavur - 613 005. Cell: 9944582206	STRUCTURAL ENGINEER: Er. P. SIVAKUMAR, B. Arch., M.T.P. Architect Regn. No: CA/84/8808 RA/Gr.1/19/09/351 23, The West, 3rd Floor, Pudukottai Main Road, Tiruvarur - 20. Ph: (0431) 2313668, 2312668.



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.

