Verified RealEstate™

REFERENCE
126/2024/A3

ISSUED
07 November 2024

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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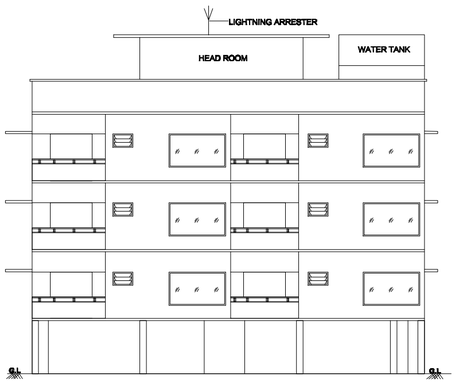
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL APARTMENT BUILDING AND GROUND & FIRST FLOOR INDIVIDUAL HOUSE BUILDINGS IN WARD NO.7, BLOCK NO.10, (OLD R.S.NO.163/2) NEW T.S.NO.17 AT EASHWARI NAGAR, REDDIPALAYAM ROAD, NEELAGIRI THERKU THOTTAM VILLAGE, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT, THANJAVUR TALUK & DISTRICT.

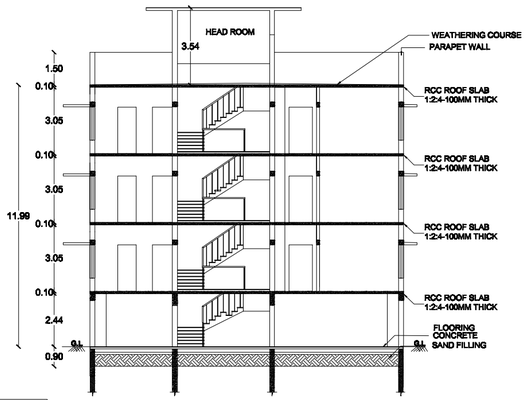
SCALE : 1:100

SHEET 1/2

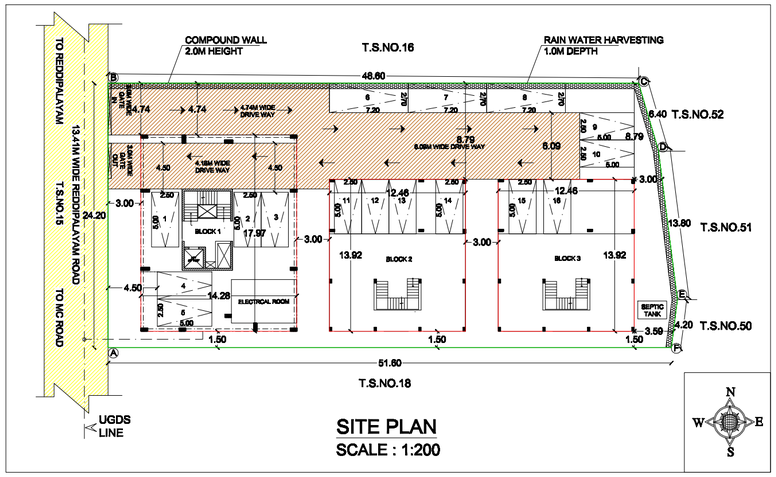
NAME OF THE OWNER : Mrs.S.SASIREKHA & P.MALLAR



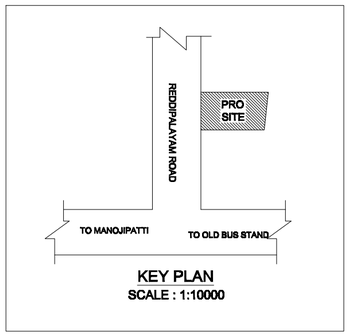
FRONT ELEVATION



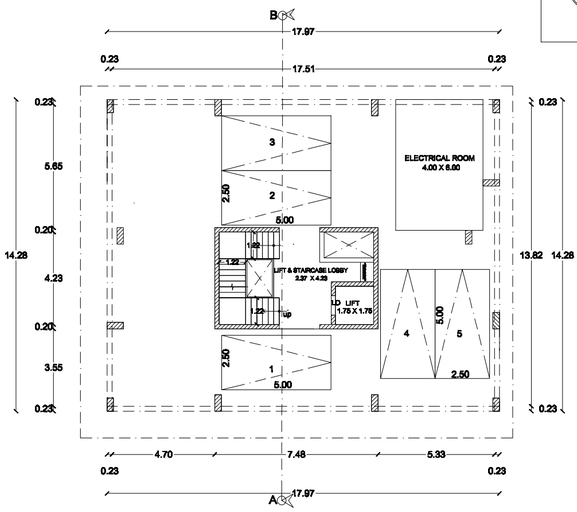
SECTION ON AB



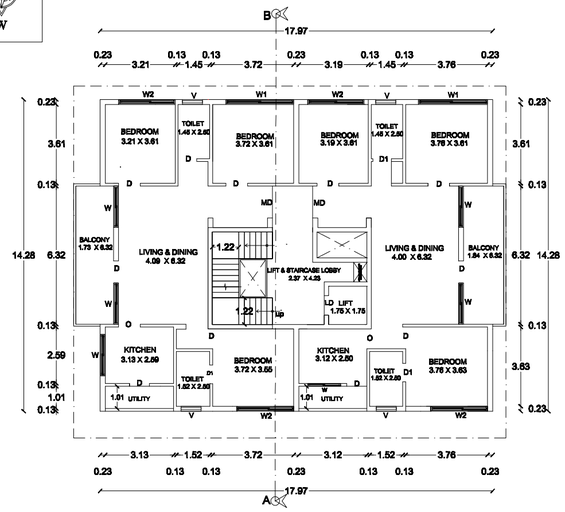
SITE PLAN
SCALE : 1:200



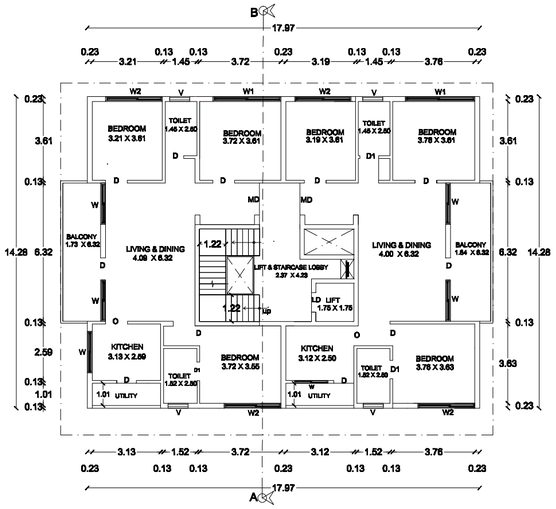
KEY PLAN
SCALE : 1:10000



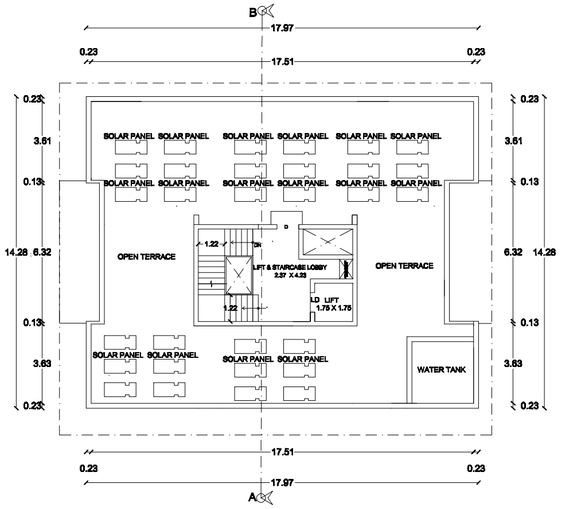
STILT FLOOR PLAN
BLOCK - 1



FIRST FLOOR PLAN



TYPICAL SECOND & THIRD FLOOR PLAN



TERRACE FLOOR PLAN

SCHEDULE OF JOINERIES :-

MD	Main Door	1.46 x 2.75 m
D	Door	1.00 x 2.75 m
D1	Door	0.76 x 2.75 m
W	Window	1.90 x 1.52 m
W1	Window	3.18 x 1.52 m
W2	Window	2.58 x 1.52 m
V	Ventilator	0.91 x 0.61 m

REFERENCE :-

BOUNDARY — DRIVE WAY
PROPOSED — ROAD

Note : -

1. Plan, Section, Elevation - Scale - 1:100
2. All measurements are in Metres.
3. Certified that the Rain Water Harvesting System shall be
4. Solar water heater system will be provided
5. Rain Water is connected to rain water pit
6. 'U' Trap will be provided in all the outlets

AREA CHART :-

SITE AREA

AS PER TSLR - 1204.50 SQ.M

AS PER DOCUMENT - 1260.22 SQ.M

BLOCK.1 (APARTMENT)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	STILT FLOOR	-	256.68	256.68
2	FIRST FLOOR	268.61	-	268.61
3	SECOND FLOOR	268.61	-	268.61
4	THIRD FLOOR	268.61	-	268.61
5	HEAD ROOM	-	34.64	34.64
	TOTAL	805.83	291.32	1097.15

BLOCK.2 (INDIVIDUAL HOUSE)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	173.47	-	173.47
2	FIRST FLOOR	173.47	-	173.47
3	HEAD ROOM		17.67	17.67
	TOTAL	346.94	17.67	364.61

BLOCK.3 (INDIVIDUAL HOUSE)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	173.47	-	173.47
2	FIRST FLOOR	173.47	-	173.47
3	HEAD ROOM		17.67	17.67
	TOTAL	346.94	17.67	364.61
	TOTAL AREA (BLOCK 1+2+3)	1499.71	326.66	1826.37

TOTAL F.S.I - 1499.71 / 1204.50 = 1.24

PLOT COVERAGE - 50.11%

NO. OF CAR PARKING AVAILABLE : 16NOS

APPLICANT :-

(S.SASIREKHA) (P.MALLAR)

REGISTERED ENGINEER :-

Er.R.PONRAJ,B.Tech.,M.Tech(Struct),M.I.S.E.,F.I.I.V.,
Registered Engineer Grade-III
Reg.No:TJR/RE-III/2019/148
DTCP- Thanjavur Region,
No.48, Shivaji Nagar,Opposite, Ranee Paradise,
Thanjavur-613001.
Cell:98437 33656, 9677228550

REGISTERED STRUCTURAL ENGINEER :-

Er.R.BASKARAN.ME(Struct)
Registered Structural Engineer Grade -I
TJR/ RSE-I/2019/009
Thanjavur Region
Directorate of Town and Country Planning
cell;9843020768

REGISTERED CONSTRUCTION ENGINEER :-

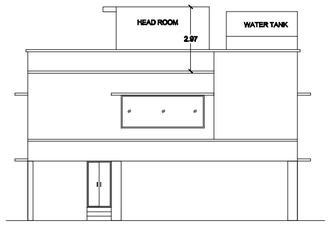
Er.R.RAGAVENDHIRAN,
Registered Construction Engineer Grade-II
Reg.No:TJR/RCE-II/2019/006
DTCP- Thanjavur Region,
No.199, Natarajapuram South,
Thanjavur-613007.
Cell:9500346843

OFFICE USE :-

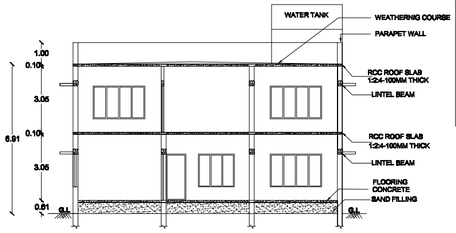
DISTRICT TOWN AND COUNTRY PLANNING
THANJAVUR
PLANNING PERMISSION NO.SWP/DTCP/TNJ/TLPA/BP.NO.11 / 2025

SHEET 2/2

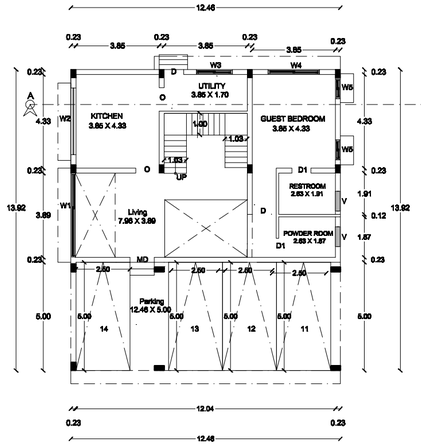
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL APARTMENT BUILDING AND GROUND & FIRST FLOOR INDIVIDUAL HOUSE BUILDINGS IN WARD NO.7, BLOCK NO.10, (OLD R.S.NO.163/2) NEW T.S.NO.17 AT EASHWARI NAGAR, REDDIPALAYAM ROAD, NEELAGIRI THERKU THOTTAM VILLAGE, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT, THANJAVUR TALUK & DISTRICT.



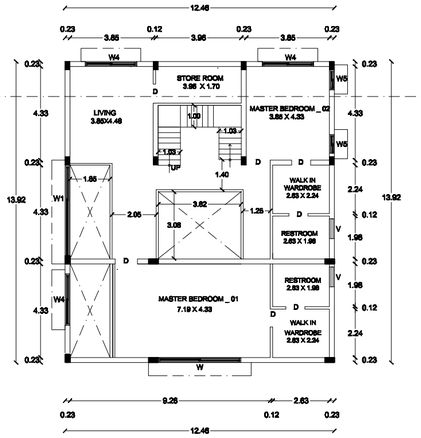
FRONT ELEVATION



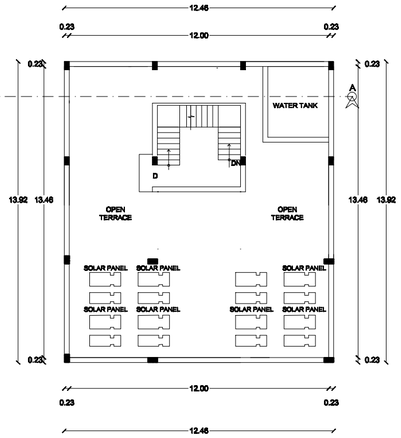
SECTION ON AA



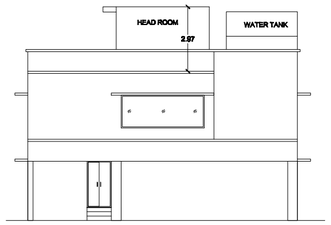
GROUND FLOOR PLAN
BLOCK.2



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



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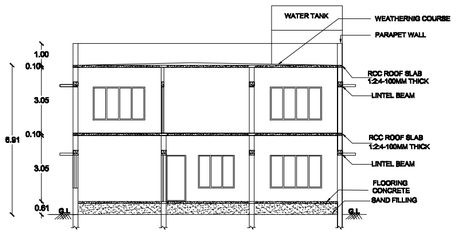

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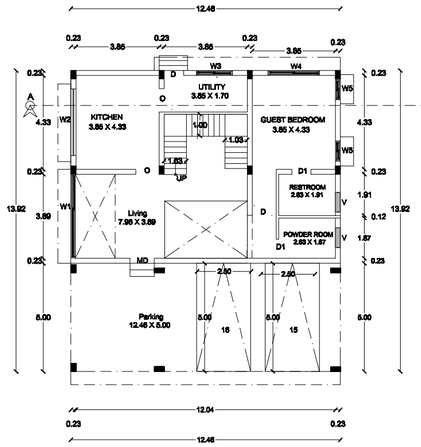
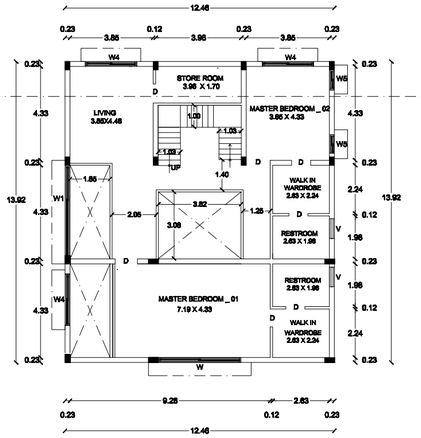
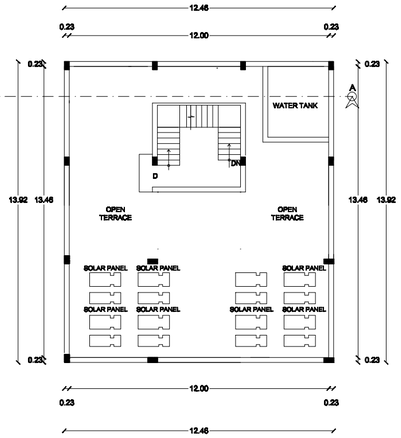


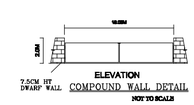
GROUND FLOOR PLAN
BLOCK.3

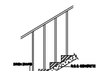


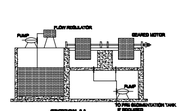
FIRST FLOOR PLAN

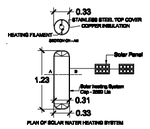


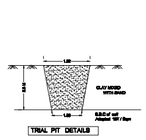
TERRACE FLOOR PLAN

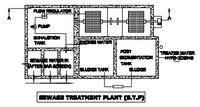


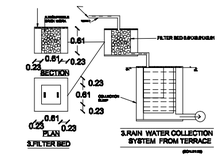


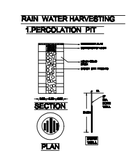


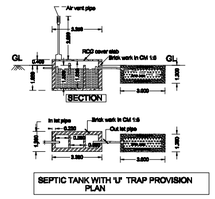


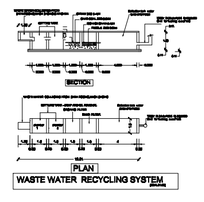


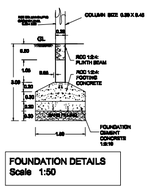




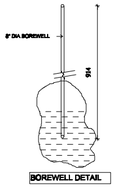








FOUNDATION DETAILS
Scale 1:50



BOREWELL DETAIL

SCHEDULE OF JOINERIES :-

MD	Main Door	1.46 x 2.75 m
D	Door	1.00 x 2.75 m
D1	Door	0.76 x 2.75 m
W	Window	3.85 x 1.52 m
W1	Window	4.33 x 1.52 m
W2	Window	3.08 x 1.52 m
W3	Window	1.67 x 1.52 m
W4	Window	2.38 x 1.52 m
W5	Window	0.91 x 1.52 m
V	Ventilator	0.91 x 0.61 m

AREA CHART :-

SITE AREA

AS PER TSLR - 1204.50 SQ.M

AS PER DOCUMENT - 1260.22 SQ.M

BLOCK.1 (APARTMENT)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	STILT FLOOR	-	256.68	256.68
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3	SECOND FLOOR	268.61	-	268.61
4	THIRD FLOOR	268.61	-	268.61
5	HEAD ROOM	-	34.64	34.64
	TOTAL	805.83	291.32	1097.15

BLOCK.2 (INDIVIDUAL HOUSE)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	173.47	-	173.47
2	FIRST FLOOR	173.47	-	173.47
3	HEAD ROOM		17.67	17.67
	TOTAL	346.94	17.67	364.61

BLOCK.3 (INDIVIDUAL HOUSE)

S.NO	FLOOR NAME	F.S.I. IN SQ.M	NON F.S.I IN SQ.M	TOTAL IN SQ.M
1	GROUND FLOOR	173.47	-	173.47
2	FIRST FLOOR	173.47	-	173.47
3	HEAD ROOM		17.67	17.67
	TOTAL	346.94	17.67	364.61
	TOTAL AREA (BLOCK 1+2+3)	1499.71	326.66	1826.37

TOTAL F.S.I - $\frac{1499.71}{1204.50}$ = 1.24

PLOT COVERAGE - 50.11%

NO. OF CAR PARKING AVAILABLE : 16NOS

APPLICANT :-

(S.SASIREKHA) (P.MALLAR)

REGISTERED STRUCTURAL ENGINEER :-

Er.R.BASKARAN.ME(Struct)
Registered Structural Engineer Grade -I
TJR/ RSE-I/2019/009
Thanjavur Region
Directorate of Town and Country Planning
cell;9843020768

REGISTERED CONSTRUCTION ENGINEER :-

Er.R.RAGAVENDHIRAN,
Registered Construction Engineer Grade-II
Reg.No:TJR/RCE-II/2019/008
DTCP- Thanjavur Region,
No.199, Natarajapuram South,
Thanjavur-613007.
Cell:9500346843

OFFICE USE :-

DISTRICT TOWN AND COUNTRY PLANNING
THANJAVUR
PLANNING PERMISSION NO.SWP/DTCP/TNJ/TLPA/BP.NO.11 / 2025

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Er.R.PONRAJ,B.Tech.,M.Tech(Struct).,M.I.S.E.,F.I.I.V.,
Registered Engineer Grade-III
Reg.No:TJR/RE-III/2019/146
DTCP- Thanjavur Region,
No.48, Shivaji Nagar,Oppsite, Ranee Paradise,
Thanjavur-613001.
Cell:98437 33856, 9677228550

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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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.