

PP

APPROVAL RECORD

Planning Permission

Thanjavur

Thanjavur district, Tamil Nadu

APPROVAL TYPE

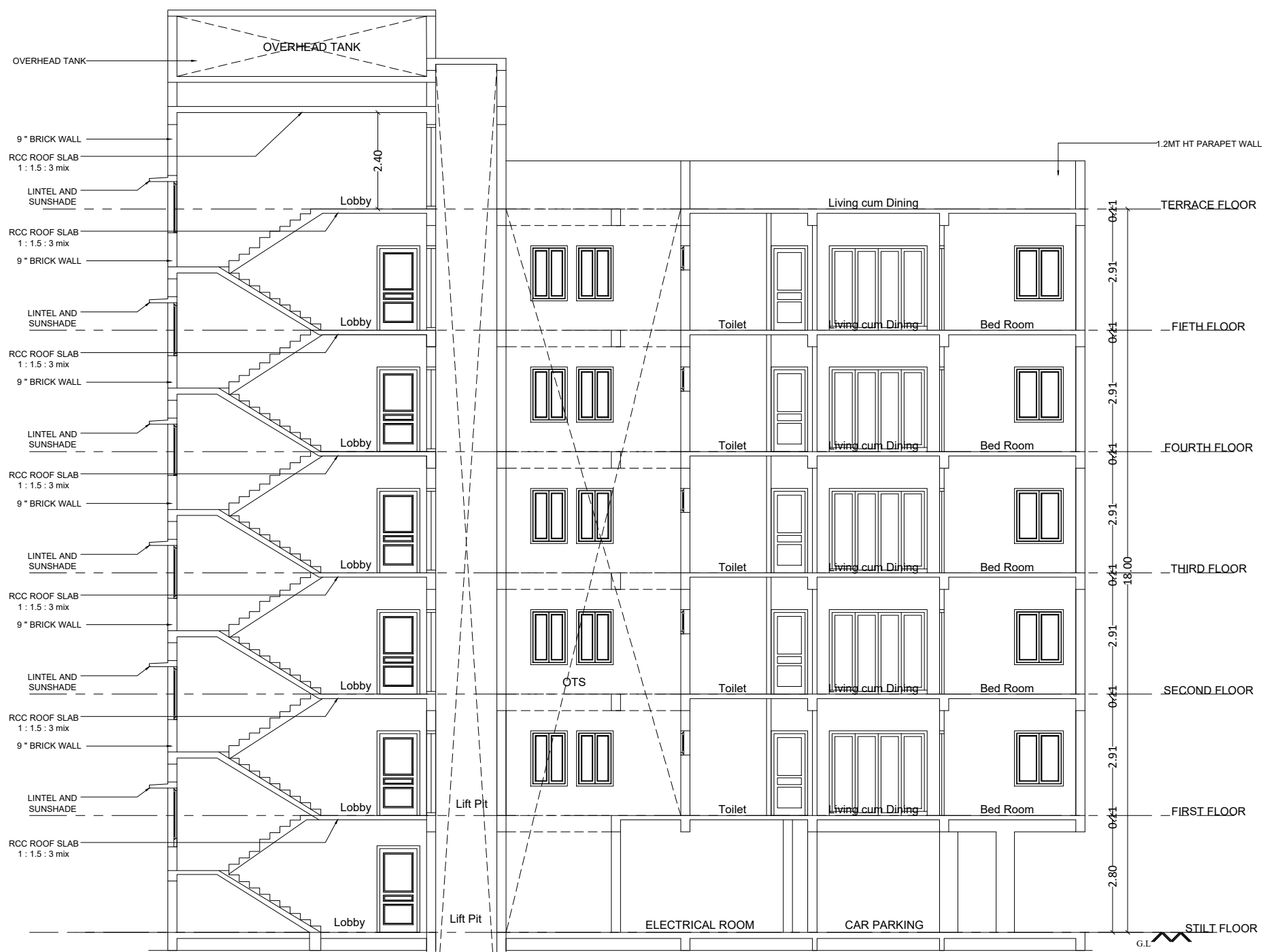
Building Plan

ISSUING AUTHORITY

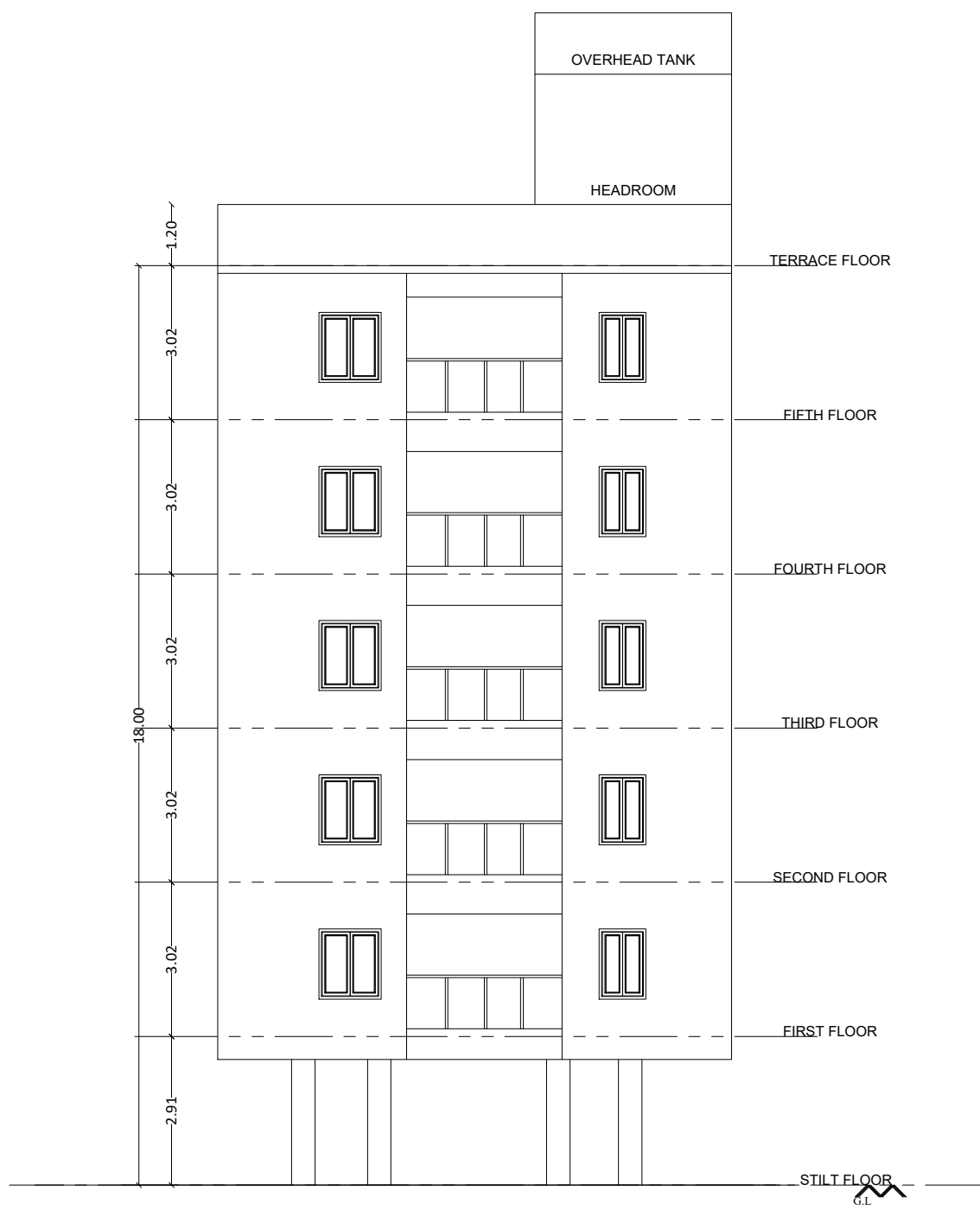
DTCP

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.

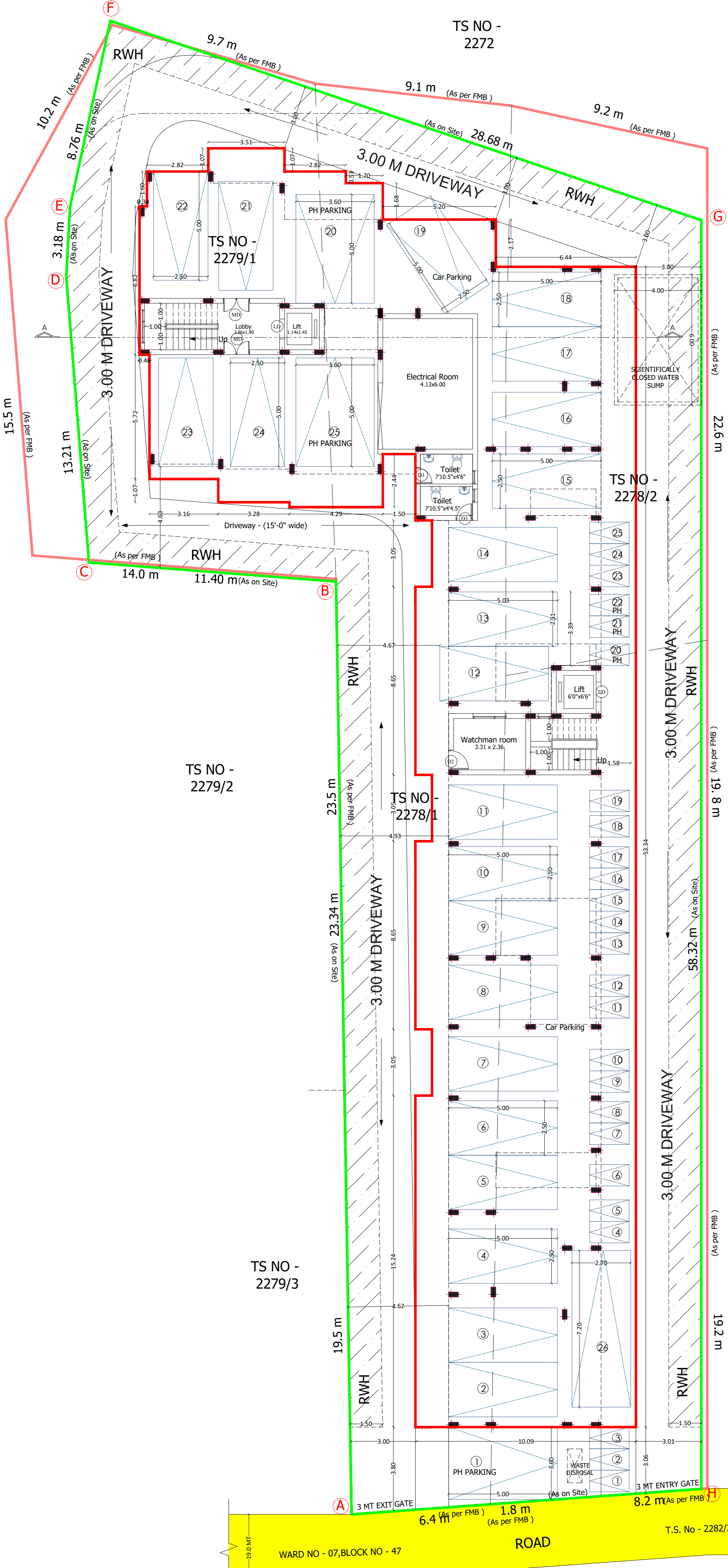
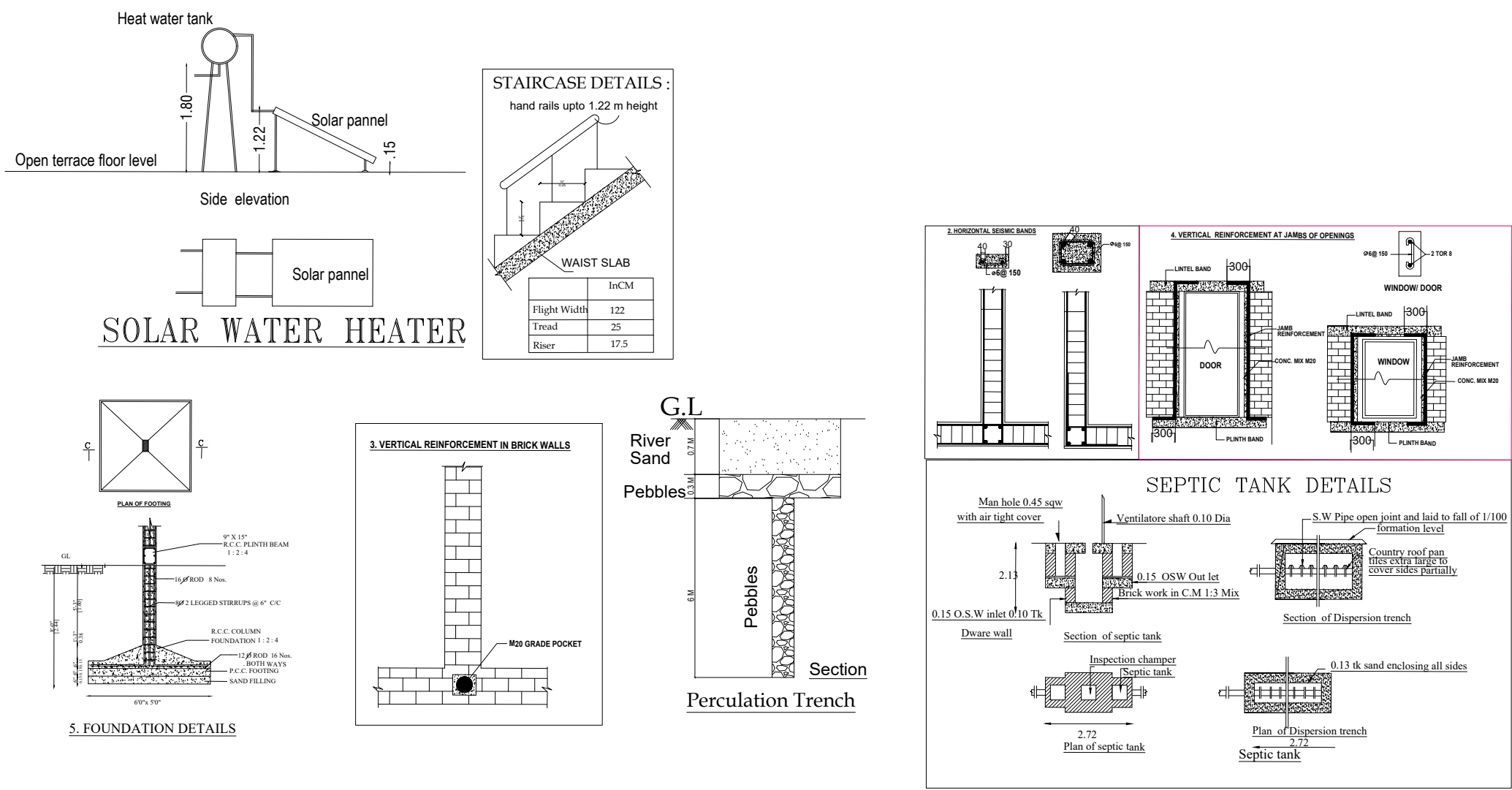


SECTION AA

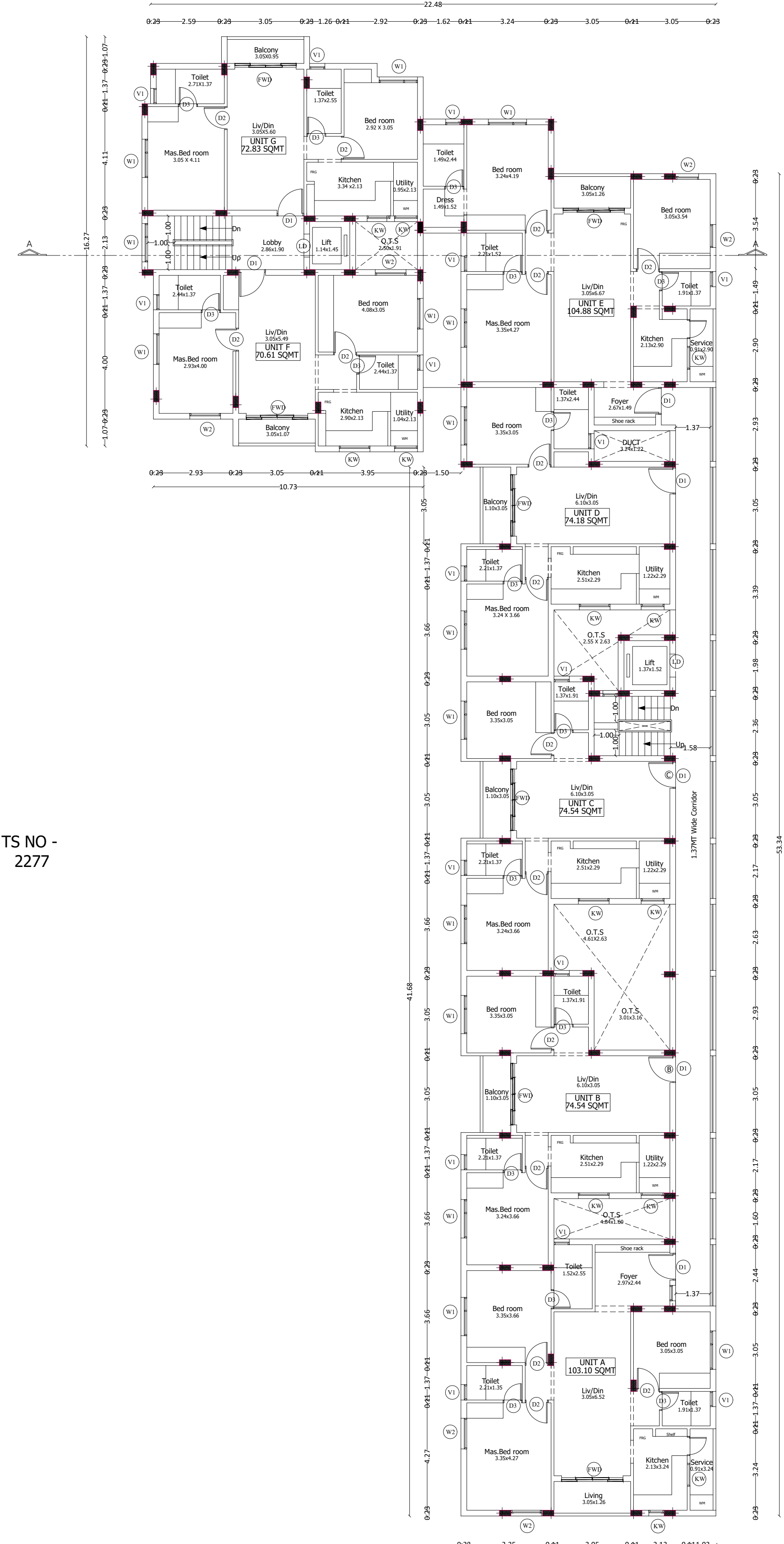


FRONT ELEVATION

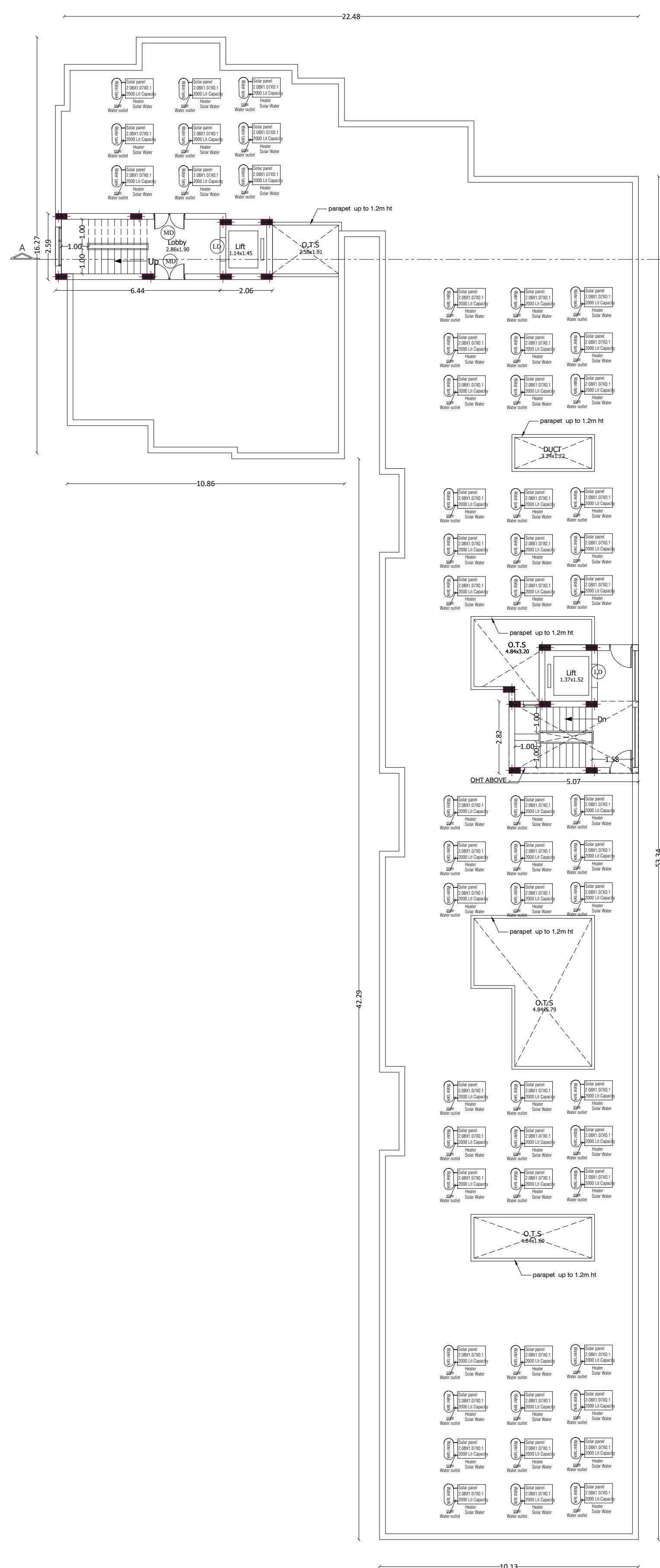
FOR OFFICE USE



SITE PLAN AND STILT FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR PLANS
1st, 2nd, 3rd, 4th & 5th FLOOR PLANS
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100

மாஸ்டர் நகர் ஊராமைப்பு அலுவலகம்
தஞ்சாவூர் மாஸ்டர்
ந.க.எண். SWP/BPA/013384/2023
உத்தரவில் கண்டுள்ளவாறு மனையிடத்திற்கு
'A TO H' என எல்லைமீட்டு
அம்மனையிடத்தில் அமைப்பும் கட்டிட
வரைபடத்திற்கு SWP/DTCP/TN/R/BPA NO-63/2023
என எண்ணிடப்பட்டு செய்யாணை
கடிதம் ந.க.எண்.SWP/BPA/013384/2023
தேர்வித்துள்ள நிபந்தனைகளுடன் மனையிட
ஒப்புதல் மற்றும் கட்டிட வரைபடத்திற்கு
தொழில்நுட்ப ஒப்புதல் வழங்கப்படுகிறது .

Assistant Director, Town and Country Planning,
Thanjavur district

DETAILS OF HABITABLE ROOM (IN METER)		
ROOM	MIN SIZE	MAX SIZE
LIVING	3.05x5.49	3.05x6.67
BEDROOM	3.05x3.05	3.35x4.27
KITCHEN	2.90x2.13	3.34 x2.13
BATHROOM	1.91x1.37	2.71x1.37

LAND USE
AS PER KUMBAKONAM REVISED APPROVED MASTER
PLAN , WARD -07 , BLOCK -47 , TS NO - 2278 & 2279 -
MR15 (MIXED RESIDENTIAL) AND C17 (COMMERCIAL
USE) USE ZONE

- SPECIFICATION
- P.C.C 1: 4:8 FOR COLUMN FOUNDATION
BASE CONCRETE.
 - COLUMN FOOTING IN R.C.C 1:2:4 MIX.
 - ALL R.C.C WORKS ARE IN R.C.C 1:2:4 MIX.
 - SUPER STRUCTURE ARE CONSTRUCTED
IN BRICK WORK WITH CM 1:5.
 - ALL DOORS ARE IN TEAK WOOD AND
WINDOWS, VENTILATORS ARE IN COUNTRY WOOD
 - ROOF SLAB IN R.C.C 1:2:4 MIX.
 - PLASTERING INSIDE AND OUTSIDE IN CM 1:5 MIX.
 - CEILING PLASTERING IN CM 1:3.
 - FLOOR FINISHING WITH MARBLE FLOORING.
 - WEATHERING COURSE OVER R.C.C SLAB
WITH PRESSED TILES ABOVE.
 - FAN POINT TO BE PROVIDED IN ALL ROOMS
 - PAINTING FOR INSIDE AND OUTSIDE OF THE
BUILDING SHALL BE IN PLASTIC EMULSION

DRAWING TITLE:
PLAN SHOWING THE PROPOSED APARTMENT
BUILDING (STILT +5 FLOORS) IN WARD 7 , BLOCK
NO-47 ,COMPRISED IN TS.No 2278/1 , , 2278/ 2 , 2278/3, &
2279/1 SWAMIMALAI ROAD, PERUMANDI VILLAGE ,
KUMBAKONAM TALUK ,KUMBAKONAM TOWN ,
THANJAVUR DISTRICT .

APPLICANT:-
SIVASREE DEVELOPERS PVT LTD

AS PER DOCUMENT - 1356.94 sqmt
AS PER FMB & PATTA - 1406.47 sqmt
AS PER SITE- SUPER IMPOSED - 1301.39 sqmt

AREA DETAILS

FLOOR	F.S.I Area (sqm)	Deduction Area (sqm)	Non F.S.I Area (sqm)	Total Area (sqm)	Usage
Stilt floor	-	83.90	667.99	731.47	Parking
First floor	666.11	44.10	-	710.21	07 Nos Dwelling
Second floor	666.11	44.10	-	710.21	07 Nos Dwelling
Third floor	666.11	44.10	-	710.21	07 Nos Dwelling
Fourth floor	666.11	44.10	-	710.21	07 Nos Dwelling
Fifth floor	666.11	44.10	-	710.21	07Nos Dwelling
Terrace floor	-	-	37.62	37.62	-
Total Area	3330.55	304.40	705.61	4320.14	35 Nos Dwelling

PLOT COVERAGE = $\frac{731.47}{1301.39} \times 100 = 56.20\%$

FLOOR SPACE INDEX = $\frac{\text{Total Covered Area}}{\text{Document site area}}$
= $\frac{3330.55}{1301.39} = 2.599$ (PREMIUM FSI - 0.999)

PARKING DETAILS

Parking	Dwelling unit (Nos)	Car parking		Two wheeler parking	
		Required	Provided	Required	Provided
50sqm to 75 sqmt	25	13		15	
Above 75 sqm	10	10		10	
visitors		03		03	
Total	35	26	26	28	28

INDIVIDUAL FLAT AREA

SL.NO	FLAT NO	DWELLING AREA IN SQM
01	A	103.10
02	B	74.54
03	C	74.54
04	D	74.18
05	E	104.88
06	F	70.61
07	G	72.83
COMMON AREA		93.65
TOTAL		668.33

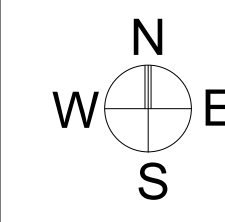
JOINERY DETAILS

SL.NO	TYPE	DESCRIPTION	SIZE
01	MD	MAIN DOOR	1.0 x 2.10
02	D1	DOOR	0.91 x 2.10
03	D2	DOOR	0.76 x 2.10
04	W1	WINDOW	1.52 x 1.55
05	W2	WINDOW	1.22 x 1.55
06	W3	WINDOW	0.91 x 1.52
07	FWD	FRENCH WINDOW/ DOOR	2.44 x 2.10
08	KW	KITCHEN WINDOW	1.22 x 1.32
09	V	VENTILATOR	0.61 x 0.82

COLOUR INDEX

SITE BOUNDARY (as per site)
SITE BOUNDARY (as per FMB sketch)
PROPOSED BUILDING
EXISTING ROAD

SCALE : (1:100)
DIMENSION ARE INDICATED FOR 'M'



APPLICANT

V. SIVASREE, MA
Sivasree Developers Pvt Ltd
1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/14, 1/15, 1/16, 1/17, 1/18, 1/19, 1/20, 1/21, 1/22, 1/23, 1/24, 1/25, 1/26, 1/27, 1/28, 1/29, 1/30, 1/31, 1/32, 1/33, 1/34, 1/35, 1/36, 1/37, 1/38, 1/39, 1/40, 1/41, 1/42, 1/43, 1/44, 1/45, 1/46, 1/47, 1/48, 1/49, 1/50, 1/51, 1/52, 1/53, 1/54, 1/55, 1/56, 1/57, 1/58, 1/59, 1/60, 1/61, 1/62, 1/63, 1/64, 1/65, 1/66, 1/67, 1/68, 1/69, 1/70, 1/71, 1/72, 1/73, 1/74, 1/75, 1/76, 1/77, 1/78, 1/79, 1/80, 1/81, 1/82, 1/83, 1/84, 1/85, 1/86, 1/87, 1/88, 1/89, 1/90, 1/91, 1/92, 1/93, 1/94, 1/95, 1/96, 1/97, 1/98, 1/99, 1/100, 1/101, 1/102, 1/103, 1/104, 1/105, 1/106, 1/107, 1/108, 1/109, 1/110, 1/111, 1/112, 1/113, 1/114, 1/115, 1/116, 1/117, 1/118, 1/119, 1/120, 1/121, 1/122, 1/123, 1/124, 1/125, 1/126, 1/127, 1/128, 1/129, 1/130, 1/131, 1/132, 1/133, 1/134, 1/135, 1/136, 1/137, 1/138, 1/139, 1/140, 1/141, 1/142, 1/143, 1/144, 1/145, 1/146, 1/147, 1/148, 1/149, 1/150, 1/151, 1/152, 1/153, 1/154, 1/155, 1/156, 1/157, 1/158, 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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
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