

PP

APPROVAL RECORD

# Planning Permission

Sivagangai  
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.

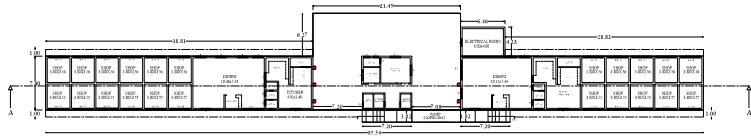
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



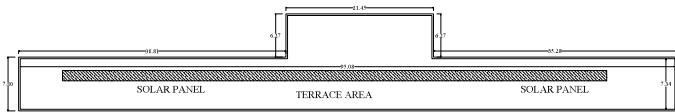
ELEVATION BLOCK 1



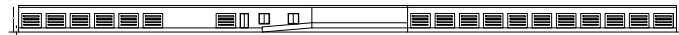
SECTION ON "A" "A" BLOCK 1



GROUND FLOOR PLAN [BLOCK - 1]



TERRACE FLOOR PLAN [BLOCK - 1]



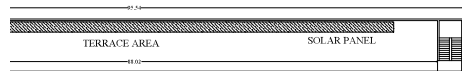
ELEVATION BLOCK 2



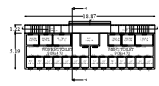
SECTION ON "A" "A" BLOCK 2



GROUND FLOOR PLAN [BLOCK - 2]



TERRACE FLOOR PLAN [BLOCK - 2]



TOILETS FOR BLOCK - 3



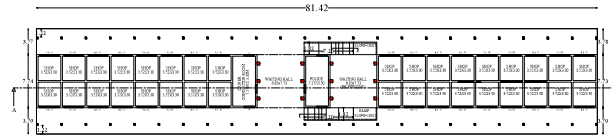
SECTION ON "A" "A"  
[TOILETS FOR BLOCK - 3]



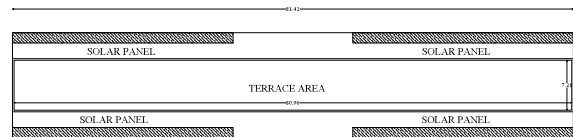
ELEVATION BLOCK 3



SECTION ON "A" "A" BLOCK 3



GROUND FLOOR PLAN [BLOCK - 3]



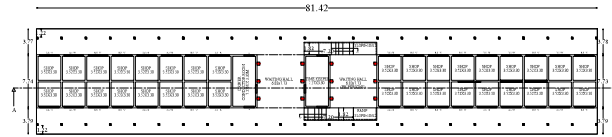
TERRACE FLOOR PLAN [BLOCK - 3]



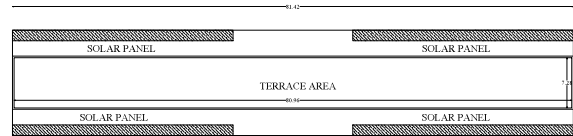
ELEVATION BLOCK 4



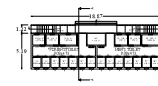
SECTION ON "A" "A" BLOCK 4



GROUND FLOOR PLAN [BLOCK - 4]



TERRACE FLOOR PLAN [BLOCK - 4]



TOILETS FOR BLOCK - 4



SECTION ON "A" "A"  
[TOILETS FOR BLOCK - 4]

| SL NO. | DESCRIPTION  | F.S.I AREA (SQM) | NON F.S.I AREA (SQM) | TOTAL AREA (SQM) |
|--------|--------------|------------------|----------------------|------------------|
| 1)     | BLOCK-1      |                  |                      |                  |
|        | GROUND FLOOR | 879.60           | -                    | 879.60           |
| 2)     | BLOCK-2      |                  |                      |                  |
|        | GROUND FLOOR | 745.51           | -                    | 745.51           |
| 3)     | BLOCK-3      |                  |                      |                  |
|        | GROUND FLOOR | 1244.91          | -                    | 1244.91          |
|        | TOILET BLOCK | 97.94            | -                    | 97.94            |
| 4)     | BLOCK-4      |                  |                      |                  |
|        | GROUND FLOOR | 1244.91          | -                    | 1244.91          |
|        | TOILET BLOCK | 97.94            | -                    | 97.94            |
| 5)     | TOTAL        | 4310.81          | -                    | 4310.81          |

| SL.NO. | DISCRIPTION               | PROVIDED |
|--------|---------------------------|----------|
| 1      | BUS PARKING SPACE         | 40 NOS   |
| 2      | CAR PARKING SPACE         | 55 NOS   |
| 3      | PH CAR PARKING SPACE      | 5 NOS    |
| 2      | TWO WHEELER PARKING SPACE | 191 NOS  |

|                     |                                                                                 |  |
|---------------------|---------------------------------------------------------------------------------|--|
| APPLICANT           | COMMISSIONER PATTUKOTTAI<br>PATTUKOTTAI MUNICIPALITY<br>THANJAVUR DISTRICT      |  |
| REGISTERED ENGINEER | By R. SETHU<br>REGISTERED ENGINEER GRADE - III<br>Regd No - TVR/RE-III/2021/003 |  |

| JOINERIES DETAILS      |             |
|------------------------|-------------|
| SCHEDULE OF JOINERIES  | METER       |
| 1.ROLLING SHUTTER - RS | 8.00 x 2.13 |
| 2.DOOR - D             | 1.22 x 2.13 |
| 3.DOOR - D1            | 0.91 x 2.13 |
| 4.DOOR - D2            | 0.76 x 2.13 |
| 5.WINDOW - W           | 1.82 x 2.13 |
| 6.VENTILATOR - V       | 0.91 x 0.91 |

**Special Condition:**  
The building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF  
GROUND FLOOR COMMERCIAL BUILDING (BUS TERMINAL)  
IN WARD - A, BLOCK - 1, T.S.NO - 11, NARIYAMPALAYAM,  
PATTUKKOTTAI MUNICIPALITY/TALUK, THANJAVUR DISTRICT.

ALL DIMENSIONS ARE IN METER  
SCALE - 1:100  
ONLINE APPLICATION NO : SWP/BPA/092105/2023

REFERENCE:

|                 |  |
|-----------------|--|
| SITE BOUNDARY   |  |
| EXISTING ROAD   |  |
| DRIVE WAY       |  |
| PROSED BUILDING |  |

AREA DETAILS  
AREA OF THE PATTA - 77839.00 SQ.M  
AREA OF THE SUPER IMPOSED - 77839.00 SQ.M

PROPOSED BUILT UP AREA

| SL NO. | DESCRIPTION  | F.S.I AREA (SQ.M) | NON F.S.I AREA (SQ.M) | TOTAL AREA (SQ.M) |
|--------|--------------|-------------------|-----------------------|-------------------|
| 1)     | BLOCK-1      |                   |                       |                   |
|        | GROUND FLOOR | 879.60            | -                     | 879.60            |
| 2)     | BLOCK-2      |                   |                       |                   |
|        | GROUND FLOOR | 745.51            | -                     | 745.51            |
| 3)     | BLOCK-3      |                   |                       |                   |
|        | GROUND FLOOR | 1244.91           | -                     | 1244.91           |
|        | TOILET BLOCK | 97.94             | -                     | 97.94             |
| 4)     | BLOCK-4      |                   |                       |                   |
|        | GROUND FLOOR | 1244.91           | -                     | 1244.91           |
|        | TOILET BLOCK | 97.94             | -                     | 97.94             |
| 5)     | TOTAL        | 4310.81           | -                     | 4310.81           |

OSR AREA AS PER TNCDBR - 9200.00 SQ.M  
F.S.I AREA - 4310.81 / 77839.00 = 0.0553

PARKING DETAILS

| SL.NO. | DISCRPTION                | PROVIDED |
|--------|---------------------------|----------|
| 1      | BUS PARKING SPACE         | 40 NOS   |
| 2      | CAR PARKING SPACE         | 53 NOS   |
| 2      | PH CAR PARKING SPACE      | 5 NOS    |
| 3      | TWO WHEELER PARKING SPACE | 191 NOS  |

PROFESSIONAL DETAILS BASED ON FORM-C

|                     |                                                                                 |  |
|---------------------|---------------------------------------------------------------------------------|--|
| APPLICANT           | COMMISSIONER PATTUKKOTTAI<br>PATTUKKOTTAI MUNICIPALITY<br>THANJAVUR DISTRICT    |  |
| REGISTERED ENGINEER | Dr. R. SETHU<br>REGISTERED ENGINEER GRADE - III<br>Regd No - TVR/RE-41/2021/003 |  |

JOINERIES DETAILS

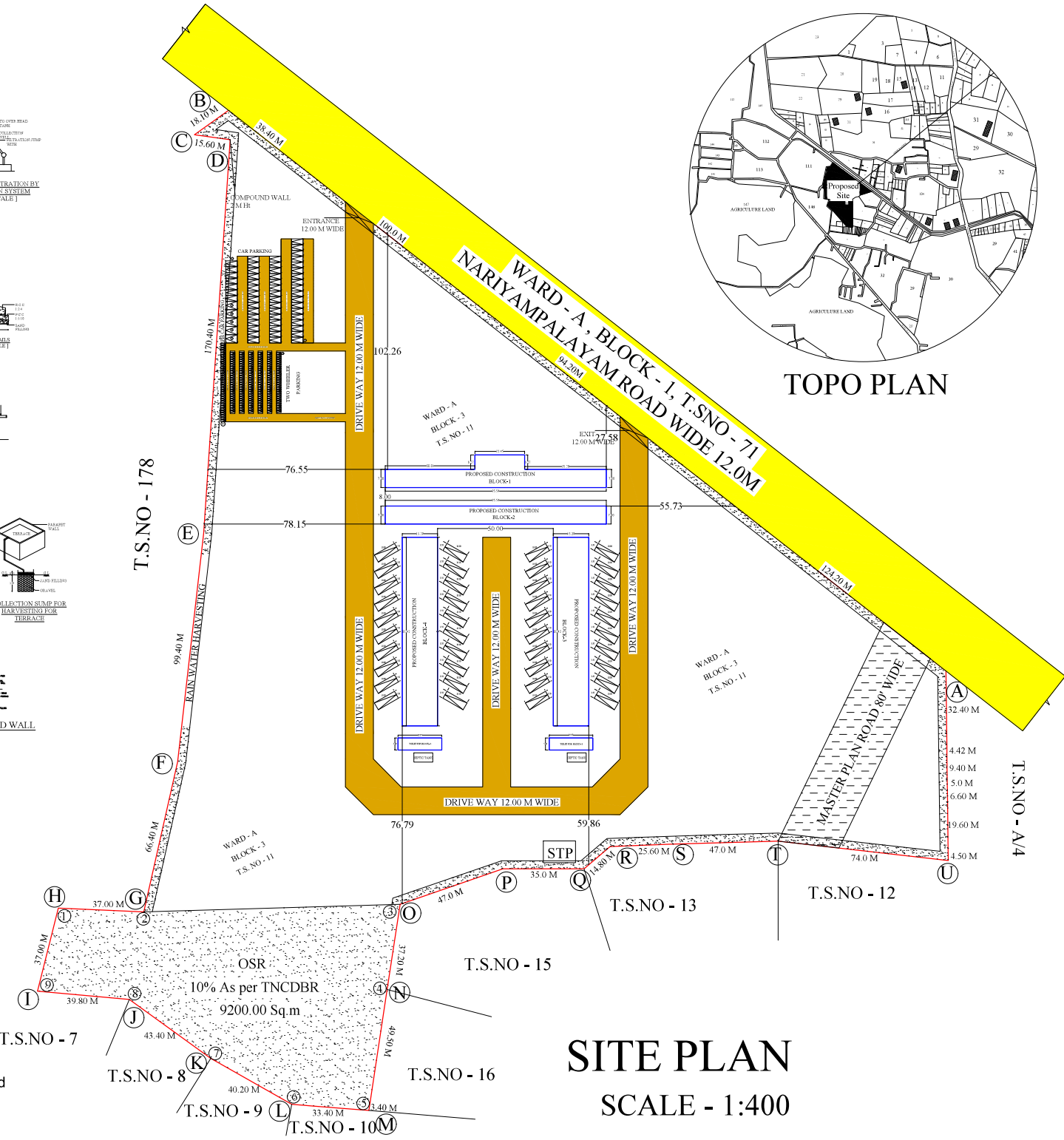
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|------------------------|-------------|
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BUILDING PERMISSION NO : SWP/DTCP/TN/ /2024

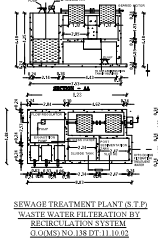


TOPO PLAN



SITE PLAN  
SCALE - 1:400

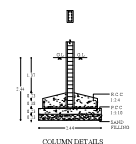
Signature valid  
Signed by: Director  
Location: /  
Date: 2024/11/30



SEWAGE TREATMENT PLANT S.T.P.  
WASTE WATER FILTRATION BY  
RECIRCULATION SYSTEM  
(LOADS NO. 138 DT. 1) 100%



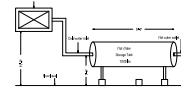
WASTE WATER FILTRATION BY  
RECIRCULATION SYSTEM  
(NOT TO SCALE)



SOLAR WATER HEATER DETAILS  
(NOT TO SCALE)



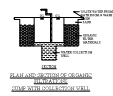
STAIRCASE DETAILS  
(NTS)



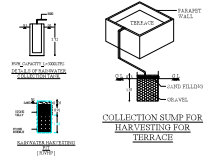
SOLAR WATER HEATER DETAILS  
(NOT TO SCALE)



COLLECTION SUMP FOR  
HARVESTING FOR  
TERRACE  
(100%)



COLLECTION SUMP FOR  
HARVESTING FOR  
TERRACE  
(100%)



COLLECTION SUMP FOR  
HARVESTING FOR  
TERRACE  
(100%)



MAIN GATE



WICKET GATE



COMPOUND WALL

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

