

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Thanjavur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

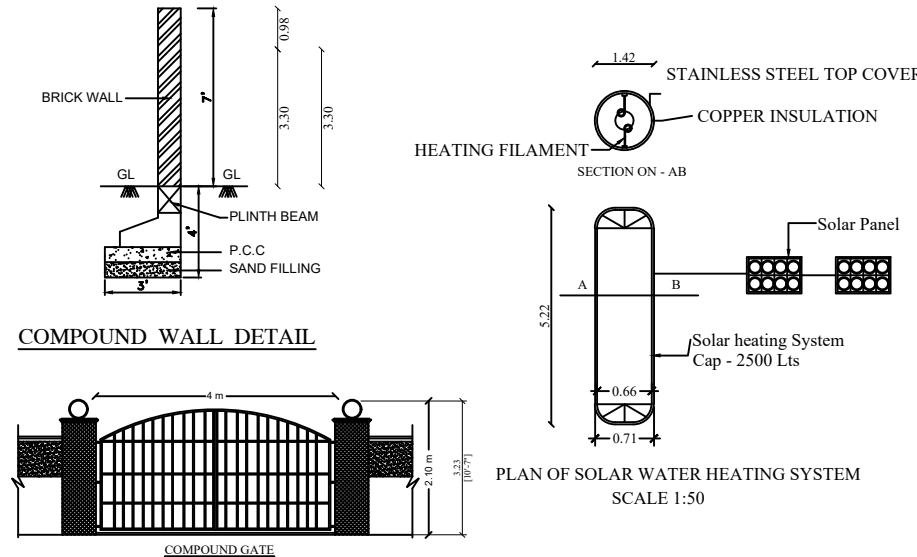
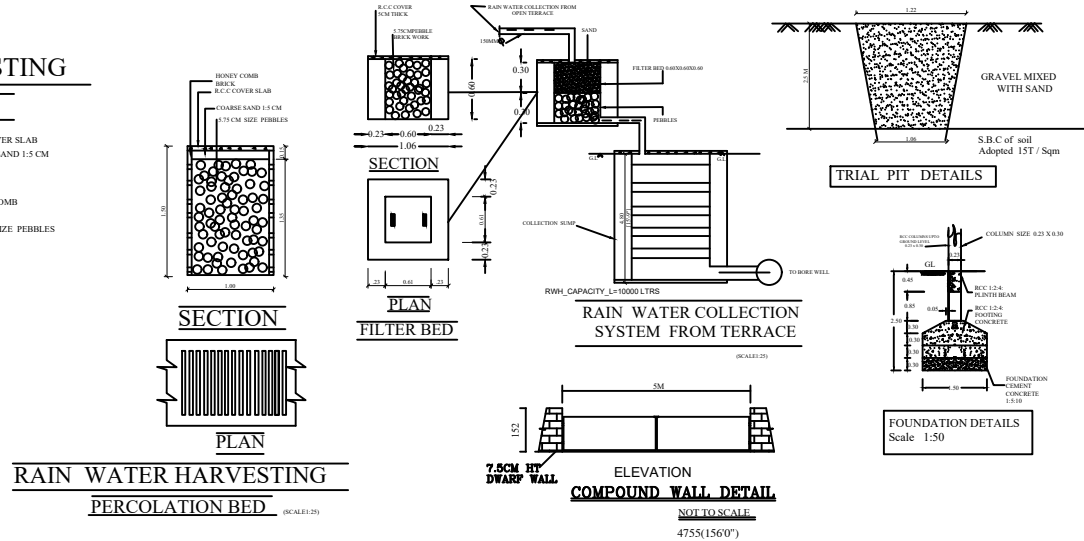
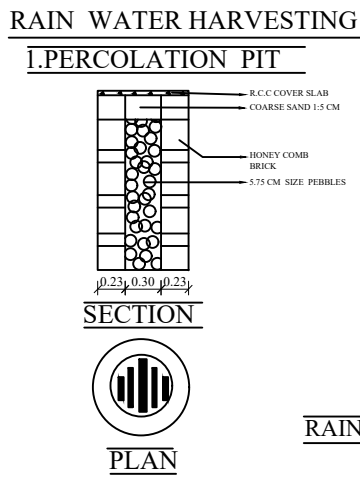
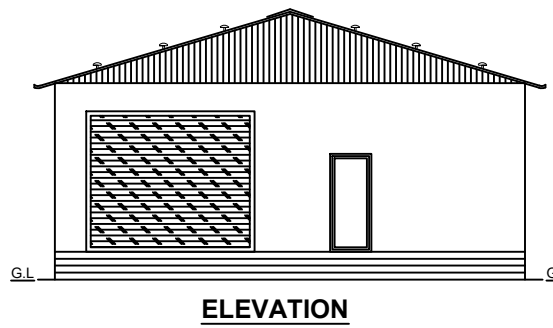
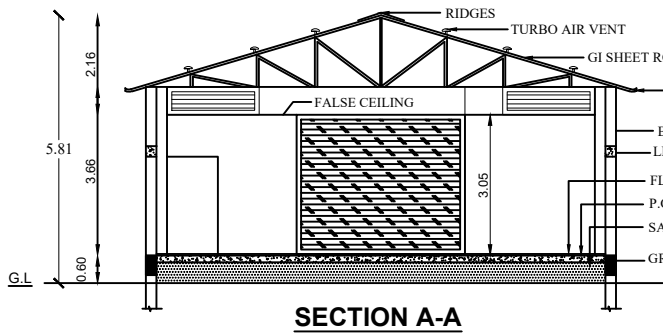
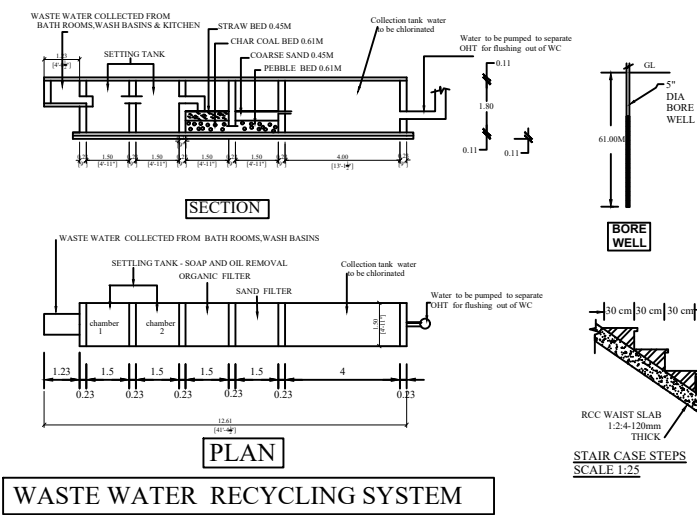
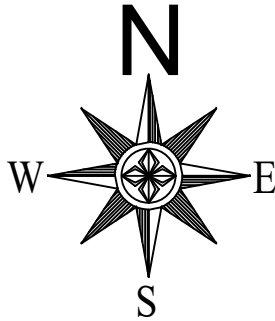
The approval as the planning authority issued it, reproduced in full behind this page.

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

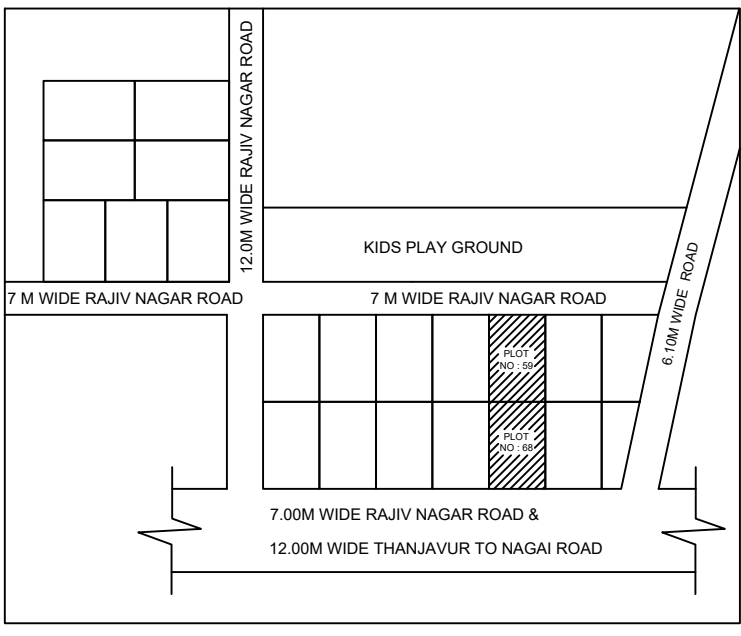
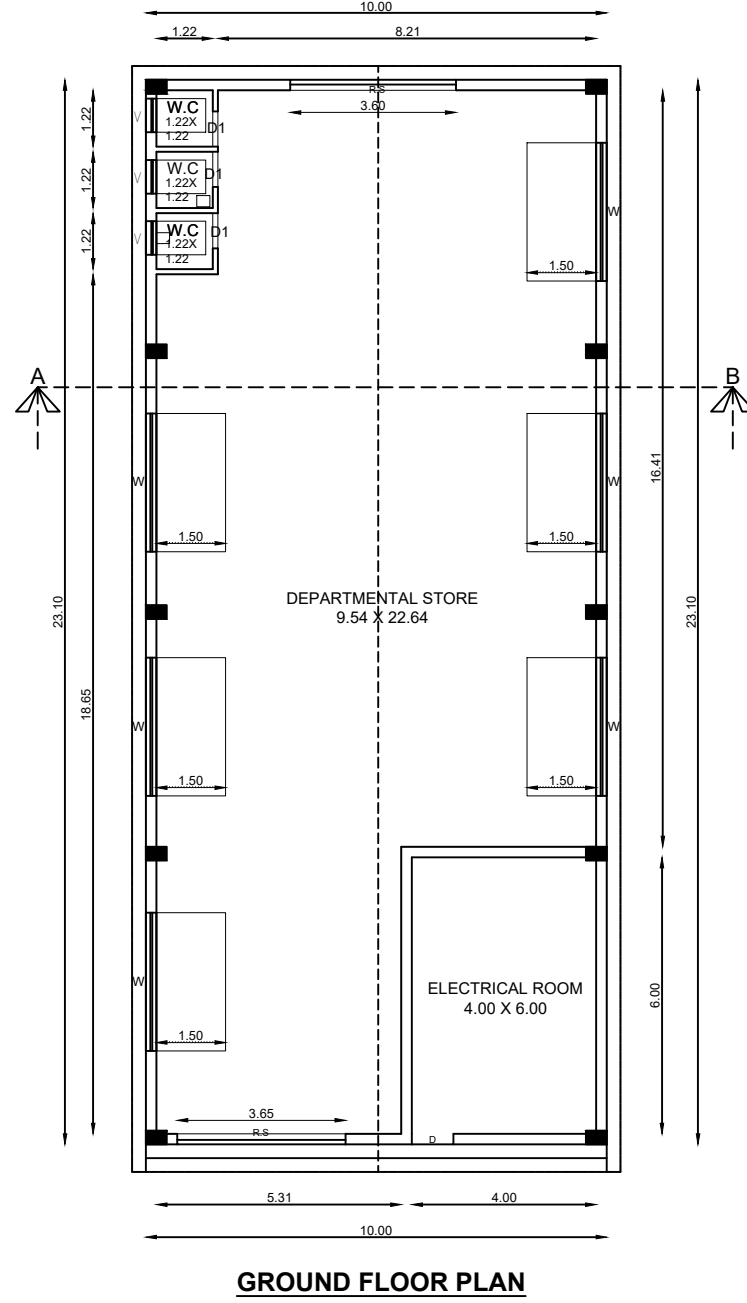
PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHEET ROOF GROUND FLOOR OF COMMERCIAL BUILDING IN WARD NO.6, BLOCK NO.91, OLD T.S NO.1358/2P,3P, NEW T.S.NO. 68 & 69, PLOT NO : 59 & 68 AT RAJIV NAGAR, PUDHUPATTINAM VATTAM, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT.

NAME OF THE OWNER- **B.MOHAMED ABDUL KADER FAISEL & B.MOHAMED MANSOOR**

SCALE 1:100
ALL DIMENSIONS ARE IN ' METRES '



PLAN INFO
PLOT AREA M2=475.00
AS PER DOCUMENT=483.18
AS AT SITE=479.15
FMB OR PLR=475.00
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.00
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=550.00
AREA_TYPE=OTHERS
AVG PLOT_DEPTH=39.60
AVG PLOT_WIDTH=12.20
LAND USE_ZONE = COMMERCIAL
BUILDING NEAR TO RIVER= NO
BLOCK_1_B-SHOP_MEMBER_COUNT=20
BLOCK_1_B-SHOP_NON_RESIDENTIAL_MEMBER_COUNT=15
BLOCK_1_B-SHOP_STAFF_MEMBER_COUNT=20
BLOCK_1_B-SHOP_PUBLIC_MEMBER_COUNT=16
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS= YES
SURVEY_NO= 68 & 69
DISTRICT= THANJAVUR
JURISDICTION_TYPE= CORPORATION
TALUK=THANJAVUR
OSR_APPLICABLE= NO
PREMIUM_FSI_REQUIRED= NO
IS_APPROVED_LAYOUT= NO
RWH_DECLARED= YES
IS_SWIMMING_POOL_EXISTS= NO
PATTA_NO=1000
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS= NO



APPROVAL AUTHORITY:
SWP/DTCP/TNJ/R/BP No.23/2024

ARCHITECT:

Ar. J. Jovitha Margret, D. Arch.,
Reg. Architect Grade - II
(Reg.No.003/RA/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

STRUCTURAL ENGINEER :

Er. P. Rajaprakash, B.E.,
Reg. Structural Engineer Grade - II
(Reg.No: 007/RSE/GR-II/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9994845728

GEO-TECH ENGINEER :

D. S. Senthil Kumar, B.E.,
Registered Geotechnical Engineer,
(TJR/RGE/2018/086), Chartered Engineer,
703, Plot No. 39, O. M. Rajoo Nagar,
Near New Bus Stand, THANJAVUR-613 005.

FIRE ALARM
FIRE DISTINGUISHER
APPROACH ROAD
NO OF CAR PARKING PROVIDED = 4 NOS
NO OF TWO WHEELER PARKING PROVIDED = 5 NOS

COLOUR INDEX:
SITE BOUNDARY
PROPOSED BUILDING
EXISTING BUILDING TO BE DEMOLISHED
EXISTING ROAD OFFICE USE

SITE SUPERVISION ENGINEER:

Er. R. Shamili, B.E.,
Reg. Construction Engineer
(Reg.No.009/RCE/2023)
Agaram Architects
105/2, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

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, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

GEO-TECH ENGINEER :

D. S. Senthil Kumar, B.E.,
Registered Geotechnical Engineer,
(TJR/RGE/2018/086), Chartered Engineer,
703, Plot No. 39, O. M. Rajoo Nagar,
Near New Bus Stand, THANJAVUR-613 005.



REFERENCE		
R.S	ROLLING SHUTTER	3.65 x 2.13
D	DOOR	1.52 x 2.13
D1	DOOR1	0.91 x 2.13
W 1	WINDOW	3.05 x 1.50

AREA	AREA IN SQ.M	AREA IN SQ.FT	NON-FSI AREA IN SQ.M	FSI AREA IN SQ.M
SITE EXTENT (AS PER DOC)	483.18	5200.00	-	-
SITE EXTENT (AS PER TSLR)	475.00	5112.90	-	-
SITE EXTENT (AS PER TSLR SKETCH)	479.15	5157.57	-	-
PROPOSED GROUND FLOOR	231.00	2486.48	-	231.00
TOTAL OPEN SPACE	244.00	2625.52	-	-

FLOOR SPACE INDEX (FSI)	=	231.00 / 475.00	=	0.49
PLOT COVERAGE (PC)	=	231.00 / 475.00	X 100	= 48.63 %

NOTE:	SPECIFICATION:
1.ALL DIMENSIONS ARE IN METRES 2.WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED 3.SEWAGE TO BE CONNECTED TO MAIN SEWAGE SYSTEM 4.SOLAR WATER HEATER IS PROVIDED	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 :
CERTIFICATED THAT RAIN WATER HARVESTING AND WASTE WATER RECYCLING SYSTEMS SHALL BE PROVIDED AS PER GO MS NO:138, M.A.W.S.DEPT DT: 11.10.2002

APPLICANT:

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.

