

PP

APPROVAL RECORD

# Planning Permission

Sivagangai

Thanjavur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

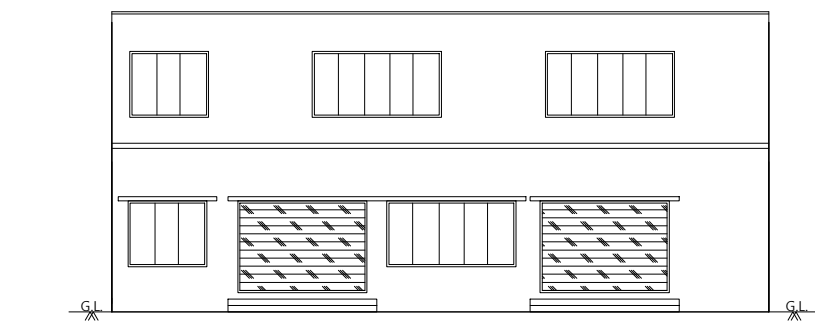
**DTCP**

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

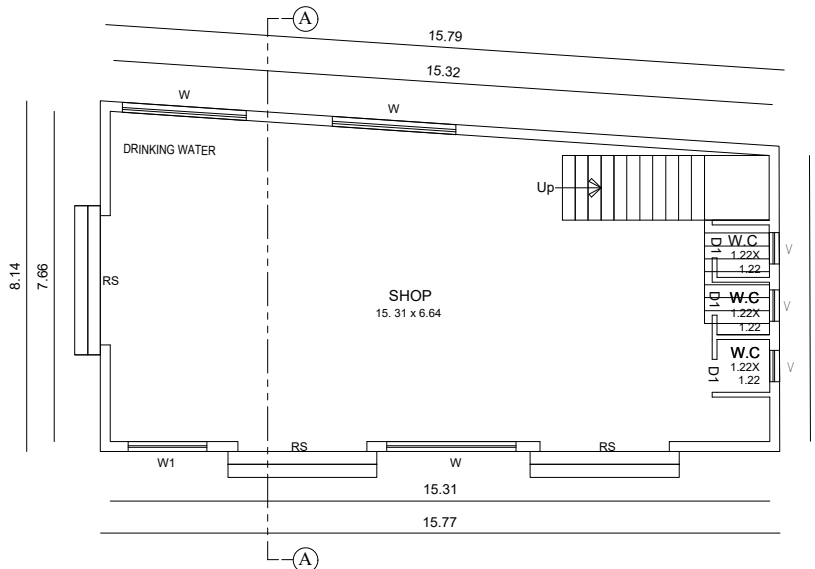
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR R.C.C. ROOF & FIRST FLOOR G.I. SHEET ROOF SHOP BUILDING IN WARD NO. 8, BLOCK NO. 35, NEW T. S. NO. 47, OLD R. S. NO. 264, PLOT NO.128 AT NATCHATHIRA NAGAR, NEELAGIRI THERKKU THOTTAM, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT.

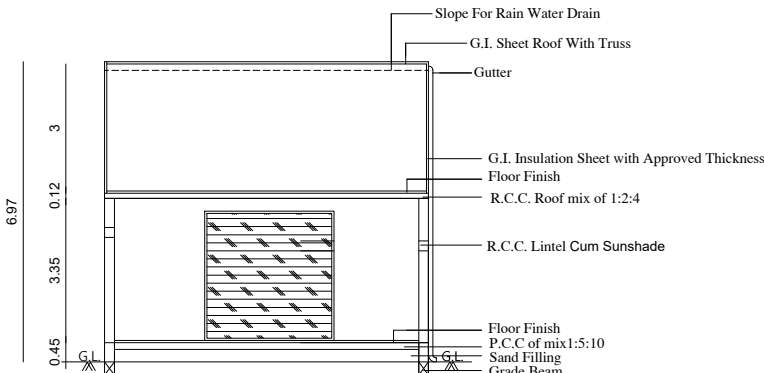
Name of the Owner: Mrs. S. VALLINAYAKI, W/o. G. Selvaraju  
SCALE 1:100  
ALL DIMENSIONS ARE IN ' METRES '



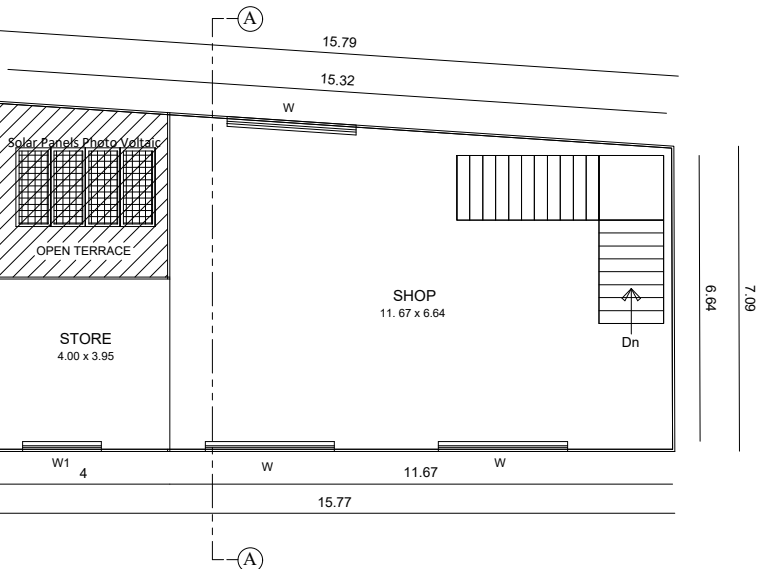
FRONT ELEVATION



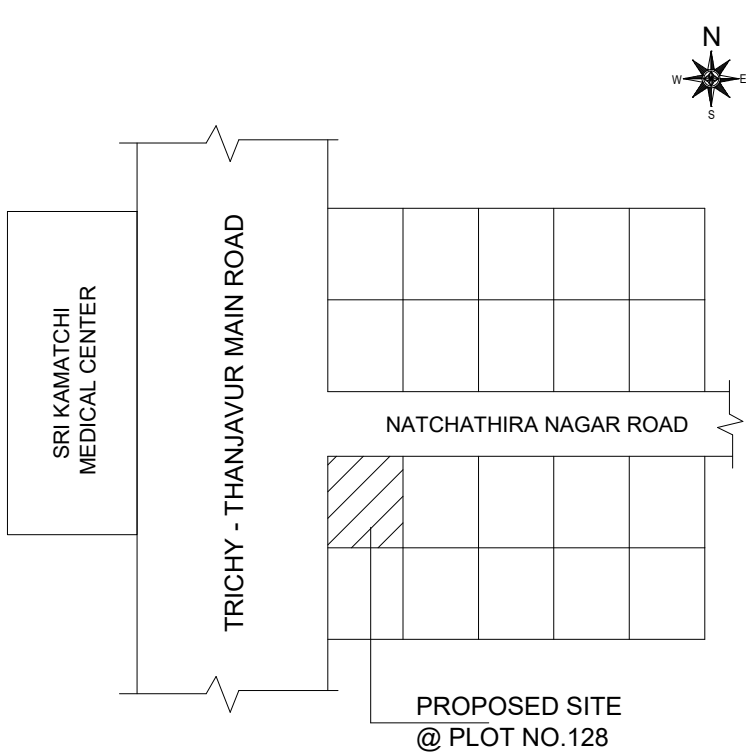
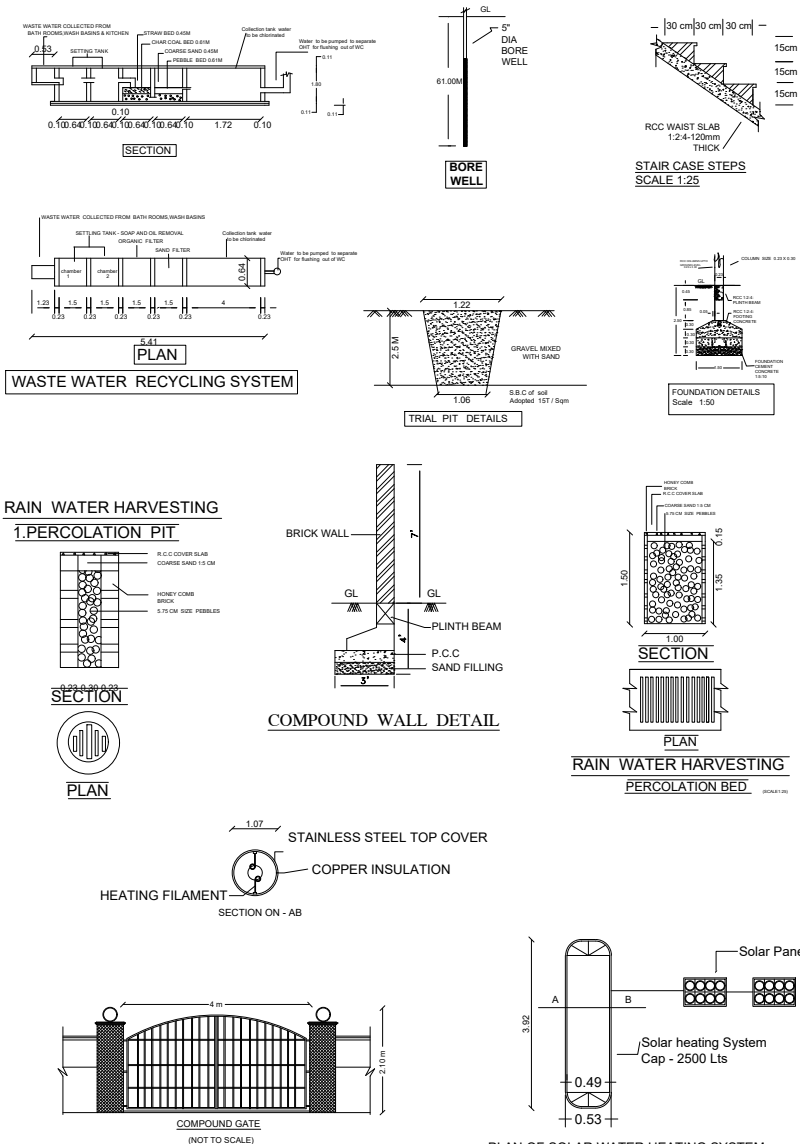
PRO. GROUND FLOOR PLAN



SECTION A-A



PRO. FIRST FLOOR PLAN



KEY PLAN  
NOT TO SCALE

PARKING DETAILS:-

|                               |         |                                       |         |
|-------------------------------|---------|---------------------------------------|---------|
| NO OF CAR PARKING PROVIDED    | = 3 NOS | NO OF TWO WHEELER PARKING PROVIDED    | = 2 NOS |
| NO OF DA CAR PARKING PROVIDED | = 1 NOS | NO OF DA TWO WHEELER PARKING PROVIDED | = 1 NOS |

APPLICANT:

REGISTERED PROFESSIONAL:

**Er. C. JEROME FELIX, B.E.,**  
Registered Engineer Grade-II (RE),  
Consulting Civil Engineer,  
Department of Town & Country Planning,  
(Reg. No. TJP / RE-II / 2019 / 011),  
Licensed Building Surveyor (L. No. 425),  
**C.J. CONSTRUCTION & PLOTTERS,**  
1st Floor, Tamil Complex, Veerammal Nagar,  
Pudukottai Road, Thanjavur-613 005,  
Mob: 9942962000, Off: (04362)-227909.

ARCHITECT:

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

|                                                       |                                                 |         |   |        |
|-------------------------------------------------------|-------------------------------------------------|---------|---|--------|
| ROLLING SHU<br>DOOR<br>WINDOW<br>WINDOW<br>VENTILATOR |                                                 |         |   |        |
| AREA                                                  |                                                 |         |   |        |
| SITE EXTENT (AS PEI                                   |                                                 |         |   |        |
| SITE EXTENT (AS PEI                                   |                                                 |         |   |        |
| SITE EXTENT<br>(AS PER TSLR SKETCH)                   | 2/4.16                                          | 2951.06 | - | -      |
| PROPOSED GROUND FLOOR                                 | 119.96                                          | 1291.25 | - | 119.96 |
| PROPOSED FIRST FLOOR                                  | 104.14                                          | 1120.96 | - | 104.14 |
| TOTAL OPEN SPACE                                      | 140.17                                          | 1508.75 | - | -      |
| FLOOR SPACE INDEX ( FSI )                             | $= \frac{224.10}{260.13} = 0.86$                |         |   |        |
| PLOT COVERAGE ( PC )                                  | $= \frac{119.96}{260.13} \times 100 = 46.11 \%$ |         |   |        |
| NOTE:                                                 | SPECIFICATION:                                  |         |   |        |
| 1. ALL DIMENSIONS ARE IN METRES                       | SAND FILLING IN FOUNDATION                      |         |   |        |
| 2. WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED  | P.C.C. 1:4:8 IN FOUNDATION                      |         |   |        |
| 3. SEWAGE TO BE CONNECTED TO MAIN SEWORAGE SYSTEM     | BRICK WORK IN 1:5                               |         |   |        |
| 4. SOLAR WATER HEATER IS PROVIDED                     | R.C.C. WORK IN 1:2:4                            |         |   |        |
|                                                       | PLASTERING IN C.M. 1:4                          |         |   |        |

CERTIFICATE :

CERTIFICATED THAT RAIN WATER HARVESTING AND WASTE WATER RECYCLING SYSTEMS SHALL BE PROVIDED AS PER G.O. MS NO: 138, M.A.W.S. DEPT DT: 11.10.2002

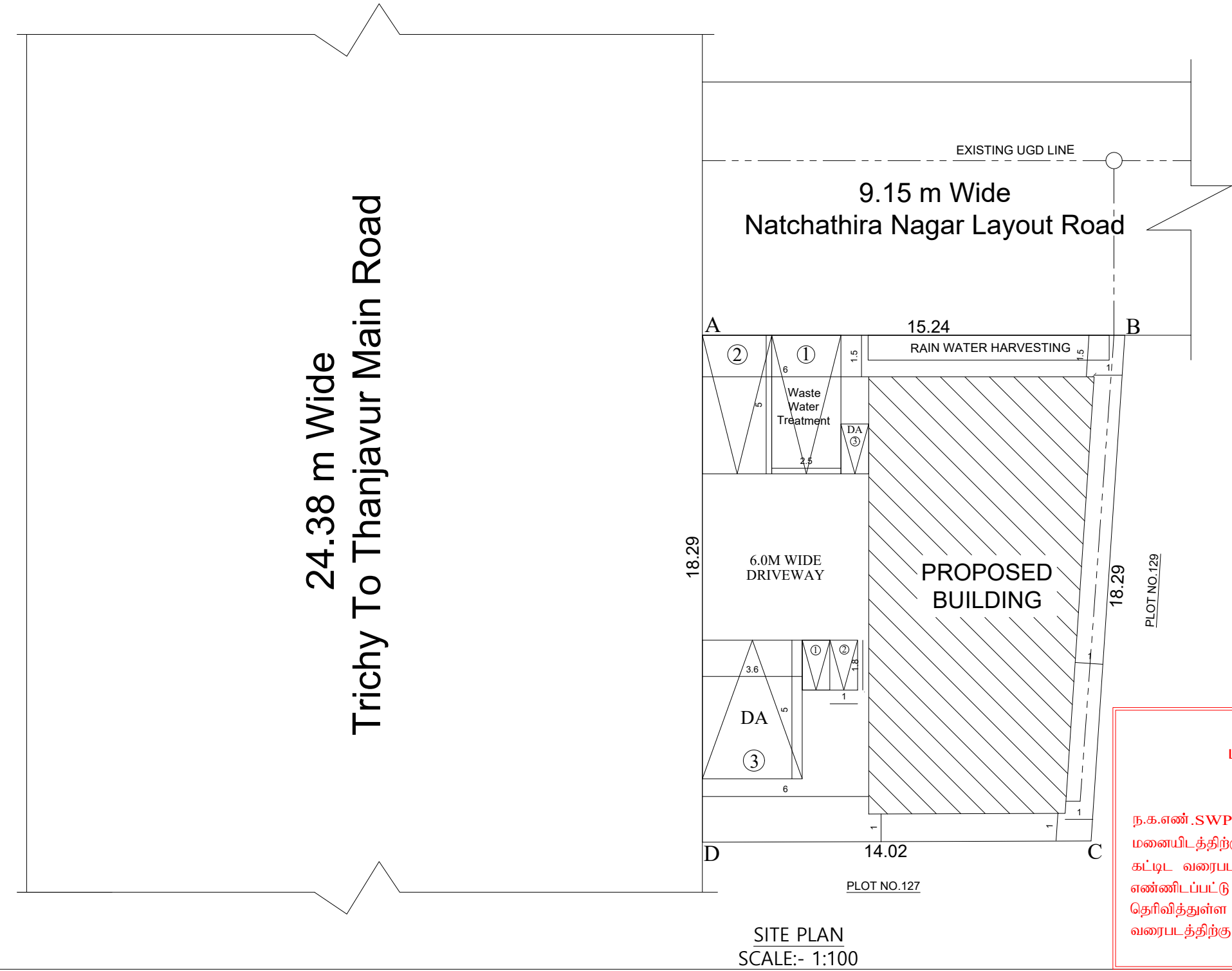
|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| FIRE ALARM         | △ | COLOUR INDEX:     |     |
| FIRE DISTINGUISHER | ☺ | SITE BOUNDARY     | --- |
| APPROACH ROAD      | ▭ | PROPOSED BUILDING | --- |
|                    |   | EXISTING BUILDING | --- |
|                    |   | TO BE DEMOLISHED  | --- |
|                    |   | EXISTING ROAD     | --- |
|                    |   | OFFICE USE        | --- |

GEO-TECH ENGINEER:

**Dr.S.SENTHAMIL KUMAR, B.E,M.E, Ph.D., FGS, MIE,**  
Registered Geotechnical Engineer,  
(TJR/RGE/2019/036), Chartered Engineer,  
703, Plot No.39, O M Rajoo Nagar,  
Near New Bus Stand, THANJAVUR-613 005.

SITE SUPERVISION ENGINEER:

**Er. C. JEROME FELIX, B.E.,**  
Registered Engineer Grade-II (RE),  
Consulting Civil Engineer,  
Department of Town & Country Planning,  
(Reg. No. TJP / RE-II / 2019 / 011),  
Licensed Building Surveyor (L. No. 425),  
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1st Floor, Tamil Complex, Veerammal Nagar,  
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Mob: 9942962000, Off: (04362)-227909.



SITE PLAN  
SCALE:- 1:100

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்

தஞ்சாவூர் மாவட்டம்

ந.க.எண்.SWP/BPA/127074/2024 உத்தரவில் கண்டுள்ளவாறு மனையிடத்திற்கு 'A' to 'D' என எல்லையிட்ட அம்மனையிடத்தில் அமையும் கட்டிட வரைபடத்திற்கு SWP/DTCP/TNJ/TLPA/BP NO :-19/2024 என எண்ணிடப்பட்டு செயலான கடிதம் ந.க.எண்.SWP/BPA/127074/2024 தெரிவித்துள்ள நிபந்தனைகளுடன் மனையிட ஒப்புதல் மற்றும் கட்டிட வரைபடத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

SWP / DTCP / TNJ / BA / LPA NO. :- 19/2024  
DISTRICT TOWN AND COUNTRY PLANNING  
THANJAVUR

# 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**  
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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.

