Verified RealEstate™

REFERENCE
SWP/BPA/246787/2024

ISSUED
02 July 2024

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.

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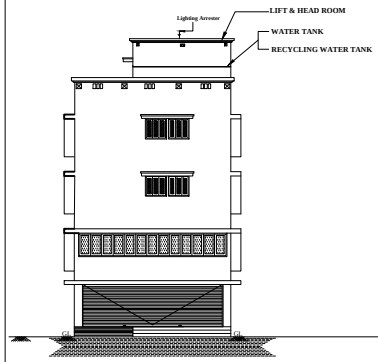
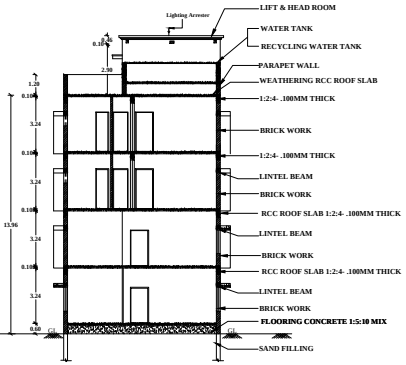
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF GROUND, FIRST, SECOND & THIRD FLOOR COMMERCIAL SHOPS CUM RESIDENTIAL APARTMENT BUILDING IN NEW R.S.NOS.103/7 F2, 7G2,7'O'2 & 7P2 (OLD R.S. NOS.103/7F PART, 7G PART, 7'O' PART & 7 P PART), PLOT NOS.198 & 207, RAHMAN NAGAR, MEDICAL COLLEGE ROAD, NEELAGIRI THERKKU THOTTAM VILLAGE & PANCHAYAT, THANJAVUR TALUK & DISTRICT.

SCALE 1CM = 1M. **L.P/D.T.C.P NO.566/89** **OWNER NAME:Mrs.J.S.NUSRAAT SULTANAA W/O M.Z.NAYAZ AHAMED**

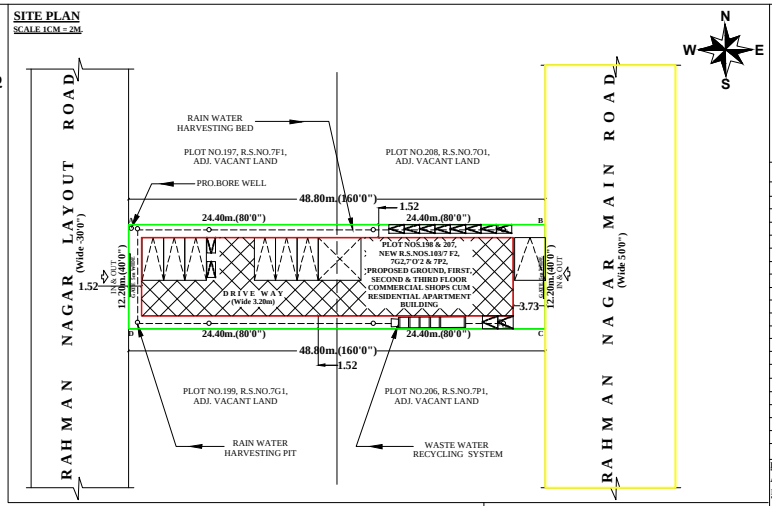


ELEVATION



SECTION ON AB

SITE PLAN
SCALE 1CM = 2M.



SCHEDULE OF JOINERIES

R . S	Rolling Shutter	8.23 x 2.44 m
M . D	Main door	1.07 x 2.13 m
D	Door	1.52 x 2.13 m
D 1	Door	0.76 x 2.13 m
A.G.W	Aluminium glass window	8.69 x 1.52 m
A.G.W1	Aluminium glass window	1.47 x 2.13 m
W	Window	2.29 x 1.52 m
W 1	Window	1.83 x 1.52 m
W 2	Window	1.37 x 1.52 m
W 3	Window	1.22 x 1.52 m
W 4	Window	1.07 x 1.52 m
W 5	Window	0.91 x 1.52 m
O	Open	0.91 x 2.13 m
A O	Arch Open	0.91 x 2.13 m
K W	Kitchen window	1.22 x 1.07 m
KW 1	Kitchen window	0.91 x 1.07 m
V	Ventilator	0.91 x 0.76 m
J	R.C.Jolly	1.52 x 3.00 m
J 1	R.C.Jolly	1.00 x 3.00 m
L . D	Lift Door	1.07 x 2.13 m

AREA CHART

DOCUMENT
Area of The Plot — 594.60 Sq.m(6400.00 Sq.ft)
PATTA AREA
Area of The Plot — 596.00 Sq.m(6415.34 Sq.ft)

FLOORWISE BREAKUP

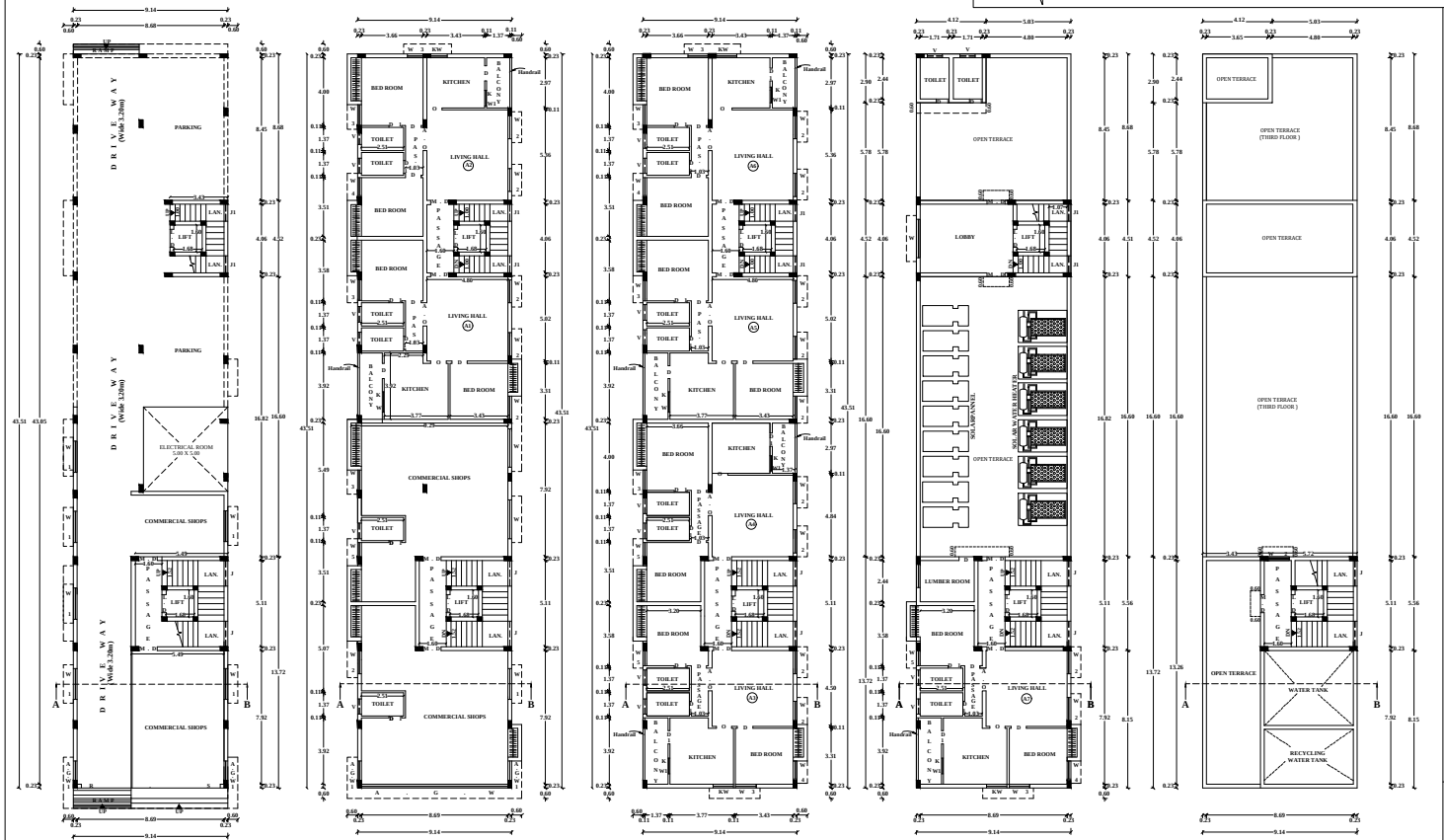
Floor Name	FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m
Floor-ground	136.33	261.53	397.86
Floor 01 (Residential)	197.90	—	197.90
Floor 01 (Commercial)	199.99	—	199.99
Floor 02 (Residential)	397.86	—	397.86
Floor 03 (Residential)	125.42	53.27	178.69
Head room	—	31.80	31.80
Total	1057.50	346.60	1404.10

Vacant Area — 196.94 Sq.m(2119.07 Sq.ft)

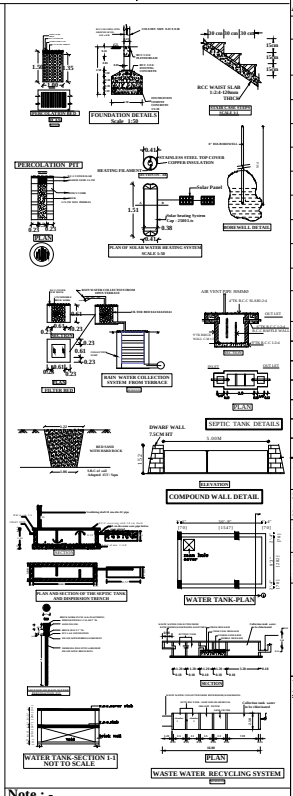
DWELLING DETAILS

Floor Name	Dwelling Reference	Single/ Duplex	Dwelling Area
Floor 01	A1	Single	82.10
Floor 01	A2	Single	82.58
Floor 02	A3	Single	77.38
Floor 02	A4	Single	77.38
Floor 02	A5	Single	82.10
Floor 02	A6	Single	82.54
Floor 03	A7	Single	77.38

FLOOR SPACE INDEX (F.S.I) (1057.50/594.60) = 1.77
PLOT COVERAGE (PC) (397.86/594.60) = 66.91%
Specified Nos of Parking - 100 Sq.m./ 1 Car Parking
Specified Nos of Parking - 25 Sq.m/ 1 Two Wheeler Parking
Number of Car Parking (Required) - 7 Nos
Number of Car Parking (Provided) - 7 Nos
Number of Two Wheeler Parking (Required) - 10 Nos
Number of Two Wheeler Parking (Provided) - 12 Nos
FIRE EXTINGUISHER — ⊕
FIRE ALARAMS ARE TO BE PROVIDED — ①
FIRE SPRINKLER SYSTEM TO BE PROVIDED — Ⓐ
LIGHTNING CONDUCTORS ARE TO BE PROVIDED — ○
REVERSE OSMOSIS WATER POINT — ⊙



GROUND FLOOR PLAN **FIRST FLOOR PLAN** **SECOND FLOOR PLAN** **THIRD FLOOR PLAN** **TERRACE FLOOR PLAN**



Note : -

Plan, Section, Elevation - Scale - 1:100

All measurements are in Metres

Certified that the Rain Water Harvesting System shall be Provided as per the norms and condition laid down in

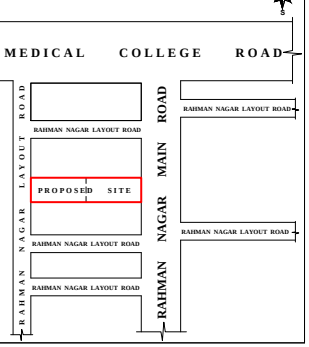
The G.O. No:18 Municipal Administration and Water Supply Department dated 04/02/2019.

Solar water heater system will be provided Rain Water is connected to rain water pit

All sewage line to be connected to ugss 'U' Trap will be provided in all the outlets

COLOUR INDEX
SITE BOUNDARY
EXISTING ROAD
EXISTING BUILDING
PROPOSED BUILDING

KEY PLAN



DISTRICT TOWN AND COUNTRY PLANNING
SWP/DTCP/TNJ/TLPA/BP/NO.49/2024

(J.S.NUSRAAT SULTANAA)
O W N E R

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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

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

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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.