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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

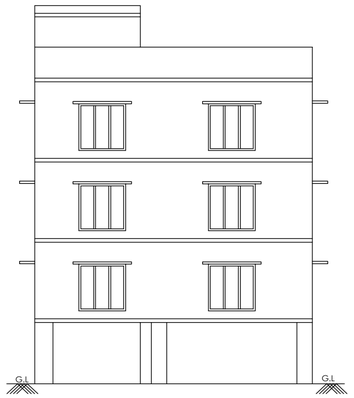
verified.realestate

PLAN SHOWING THE CONSTRUCTION OF THE PROFESSIONAL CONSULTING OFFICE(COMMERCIAL) BUILDING IN PLOT NO : MIG 233, OLD PLOT NO: 239, OLD R.S.No : 256 pt, T.S.NO:433, BLOCK NO:34, S.WARD NO: 8, NEW HOUSING BOARD, NEELAGIRI THERKU THOTTAM VILLAGE, THANJAVUR CORPORATION, THANJAVUR TALUK, THANJAVUR DISTRICT.

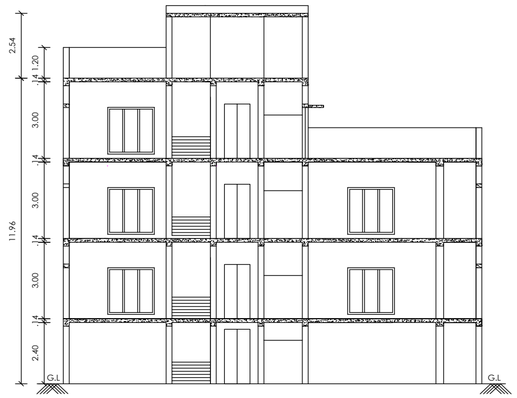
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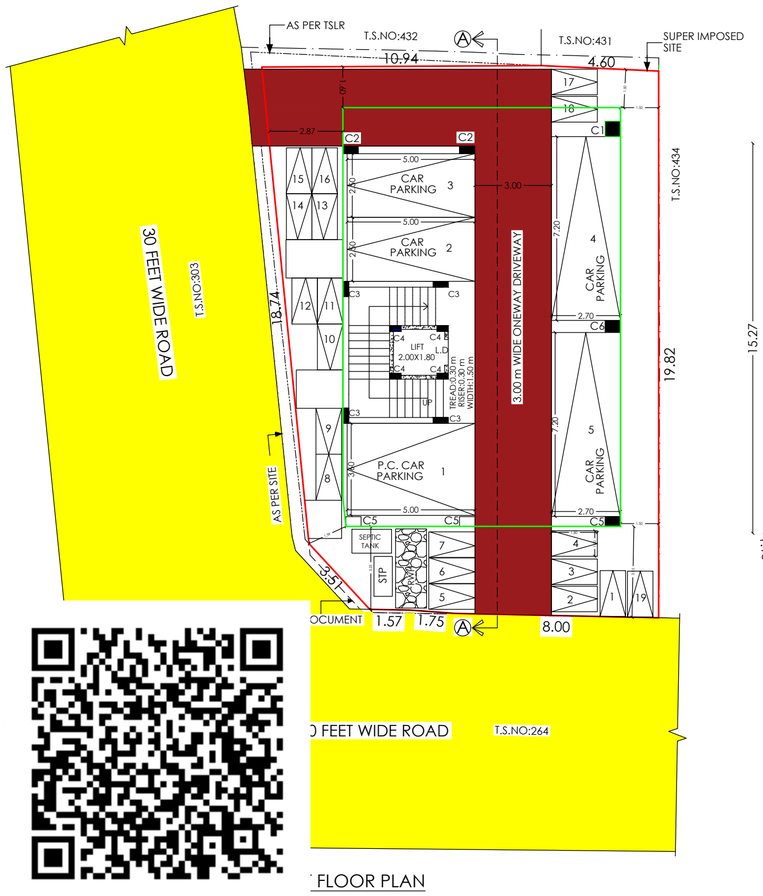
SHEET :1



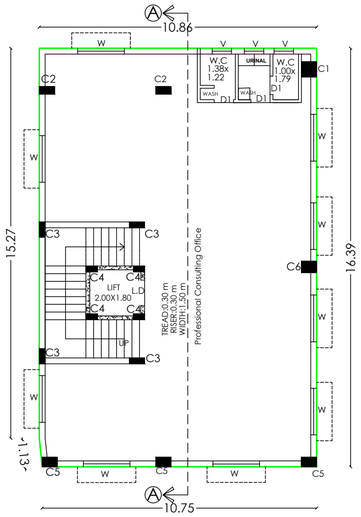
ELEVATION



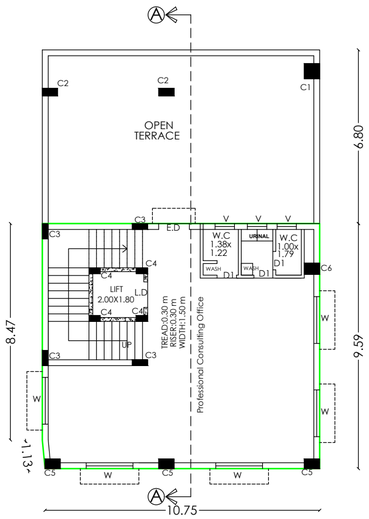
SECTION ON AA



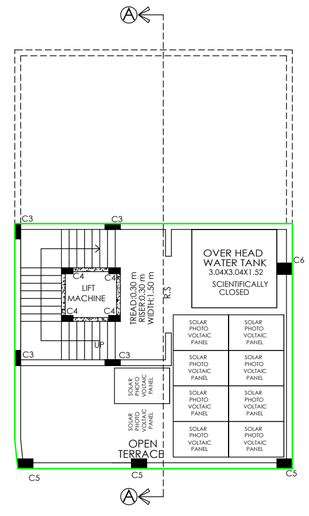
FLOOR PLAN



TYPICAL 1st & 2nd FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

AREA DETAILS

SITE AREA

AS PER DOCUMENT	=	309.94 Sqm
AS PER PATTA AREA	=	311.50 Sqm
SUPER IMPOSED AREA	=	307.07 Sqm

AREA DETAILS	FSI IN Sqm	NON FSI Sqm	TOTAL Sqm
STILT FLOOR AREA	-	177.96	177.96
FIRST FLOOR AREA	177.96	-	177.96
SECOND FLOOR AREA	177.96	-	177.96
THIRD FLOOR AREA	104.11	-	104.11
HEAD ROOM AREA	-	37.66	37.66
TOTAL AREA	460.03	215.62	675.65

FLOOR SPACE INDEX (F.S.I)	1.623
PLOT COVERAGE (PC)	57.95 %
CAR PARKING (REQUIRED)	05 NOS
CAR PARKING (PROVIDED)	05 NOS
TWO WHEELER PARKING (REQUIRED)	16 NOS
TWO WHEELER PARKING (PROVIDED)	19 NOS

$= \frac{\text{TOTAL BUILTUP AERA AS PER FSI RULES}}{\text{SITE AREA}} = \frac{460.03}{307.07} = 1.49 < 2$

% OF PLOT COVERAGE AREA $= \frac{177.96}{307.07} \times 100 = 57.95\% < 60\ \%$

JOINERIES DETAILS

L.D	LIFT DOOR	1.00 X 2.13
R.S	SHUTTER	3.00 X 2.13
E.D	DOOR	0.92 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.83
W1	WINDOW	1.52 X 1.52
V	VENTILATOR	0.76 X 0.76
SW	JOLLY	1.50 X 1.20

HEIGHT OF BUILDING -- 11.96 m

COLOR INDEX

SITE BOUNDARY

EXISTING ROAD

PROPOSED BUILDING

DRIVE WAY

P. Rajamohan

APPLICANT

Er.N.RAMESH, B.E.,M.E.,MIE.,
REGISTERED ENGINEER, GRADE - I
SK PLANNERS & ASSOCIATES (Reg.No:RA/2021)
MADURAI DISTRICT TOWN & COUNTRY PLANNING
No.14/12 Lajapathiroy Road
(Opp.Madurai Corporation West Entry Gate Road)
Chinna Chokkikulam, Madurai - 625002
Email: skplannersmdu@gmail.com
Off: 0452-3501275, 9344589161, 6385578969
9597599299,7998986869

ENGINEER

Er.K.GANAPATHI, B.E.,M.E.,F.I.E.,F.I.V.,D.L.M.,(USA)
REGISTERED Construction Engineer / Chartered Engineer
(CMDA Regn No: CE/15105/224 Dt. 06.05.2019)
GEOMATRIX CONSULTANCYY, (Regn No: 330242233482E)
No.22, Thomas Street, Narimedu, Madurai - 625002.
Ph: 7558031360, 0452-2962566
Email: geomatrixconsultancy@gmail.com

ENGINEER

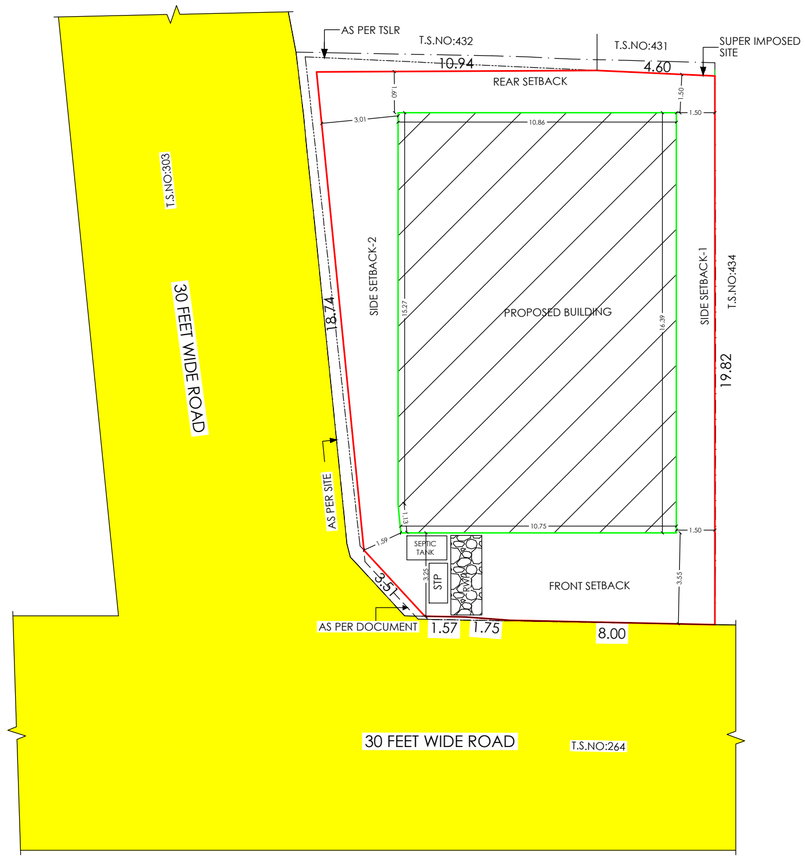
P.RAJAMOHAN, M.TECH.,MIE.,IA Struct E
Structural Consultant, PR Structurals & Consultant
Registered Structural Engineer-F-386,
Chartered Structural Engineer(India)-M-1610826
Registered Panel Engineer Class1A(Thanjavur-R.C.No.33550/2018/81
No.238, Marudham (Opp. New Housing Unit Board Office)
New Housing Unit, Thanjavur-613 005.
Mobile No: 98424 74450 / 94431 28058
rajstruct@yahoo.co.in / raystructmj@gmail.com

ENGINEER

DISTRICT TOWN AND COUNTRY PLANNING

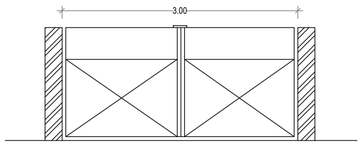
SWP/DTCP/TNJ/TLPA/BP/NO. 55/2024

SITE PLAN



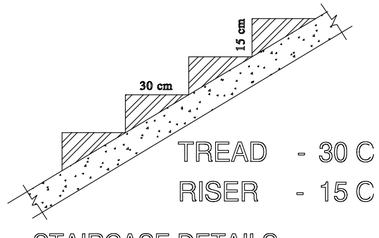
DISTRICT TOWN AND COUNTRY PLANNING

SWP/DTCP/TNJ/TLPA/BP/NO. 55/2024



ELEVATION COMPOUND WALL DETAIL

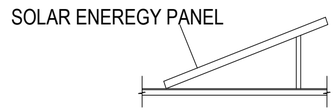
SCALE- N.T.S



STAIRCASE DETAILS

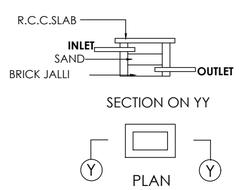
NOTE:

1. DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
2. SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
3. RAIN WATER HARVESTING SYSTEM TO BE PROVIDED.
4. STP AND RECYCLING UNIT OF WASTE WATER TO BE PROVIDED IN THE SITE.
5. STRUCTURE IS SAFE FOR EARTHQUAKE.
6. FE: FIRE EXTINGUISHING SYSTEM PROVIDED IN ALL FLOORS.
7. EA: EXISTING ALARM PROVIDEDIN ALL FLOORS.



SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL POWER

SCALE- N.T.S

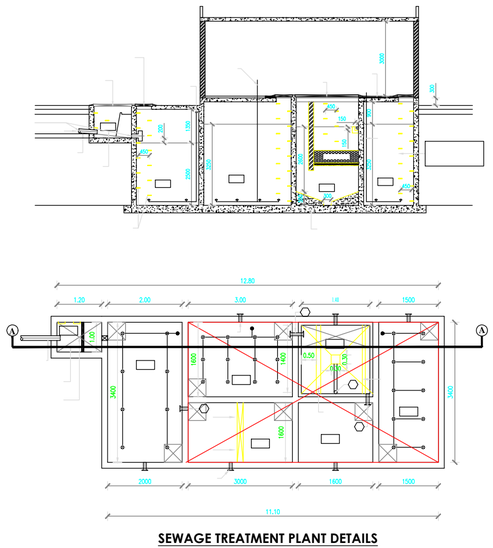


SECTION ON YY

PLAN

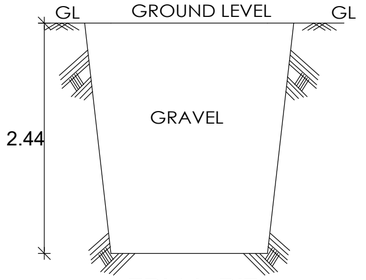
RAIN WATER HARVESTING PIT

[SCALE 1:50]

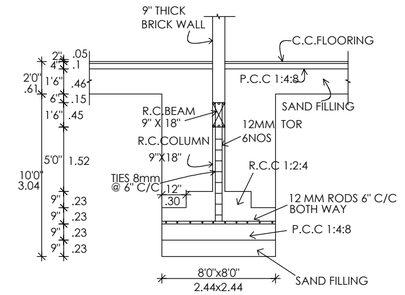


SEWAGE TREATMENT PLANT DETAILS

[SCALE 1:100]

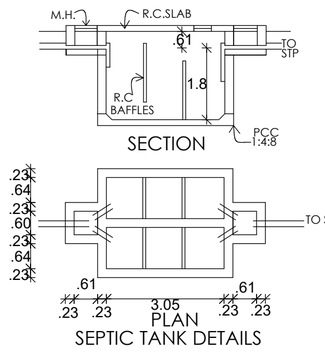


TRIAL PIT



FOUNDATION DETAILS

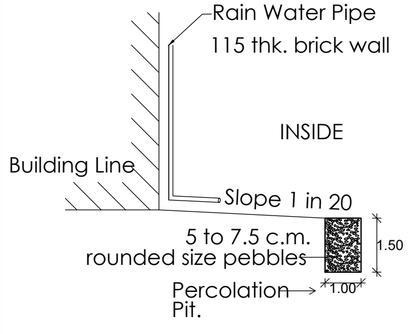
SCALE 1"=4'0"



SECTION

PLAN

SEPTIC TANK DETAILS



SITE PLAN SHOWING THE CONSTRUCTION OF THE PROFESSIONAL CONSULTING OFFICE(COMMERCIAL) BUILDING IN PLOT NO : MIG 233, OLD PLOT NO: 239, OLD R.S.No : 256 pt, T.S.NO:433, BLOCK NO:34, S.WARD NO: 8, NEW HOUSING BOARD, NEELAGIRI THERKU THOTTAM VILLAGE, THANJAVUR CORPORATION, THANJAVUR TALUK, THANJAVUR DISTRICT.

N	SCALE 1: 100	SHEET :2

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EXISTING ROAD

PROPOSED BUILDING

APPLICANT

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9597596299,7998986969

ENGINEER

Er.K.GANAPATHI B.E.M.E.,F.I.E.,F.I.V.,D.Lit.,(USA)
REGISTERED Construction Engineer / Chartered Engineer
(CMDA Regn No: CE/19/05/224 Dt. 06.05.2019)
GEOMATRIX CONSULTANCYY, (Regn No: 3302142233482E)
No.22, Thomas Street, Narimedu, Madurai - 625002.
Ph: 7558031360, 0452-2965566
Email: geomatrixconsultancy@gmail.com

ENGINEER

P.RAJAMOHAN, M.Tech.,MIE.,IA Struct.E
Structural Consultant, PR Structurals & Consultant
Registered Structural Engineer-F-395,
Chartered Structural Engineer(India)-M-1610626
Registered Panel Engineer Class1A(Thanjavur)-R.C.No.2350/2018/81
No.238, Marudham (Opp. New Housing Unit Board Office)
New Housing Unit, Thanjavur-613 005
Mobile No. 98424 74850 / 94431 20058
rajstruct@yahoo.co.in / rajstructmj@gmail.com

ENGINEER

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

Verified RealEstate
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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.