PP APPROVAL RECORD

Planning Permission

Thanjavur district, Tamil Nadu

APPROVAL TYPE
Building Plan

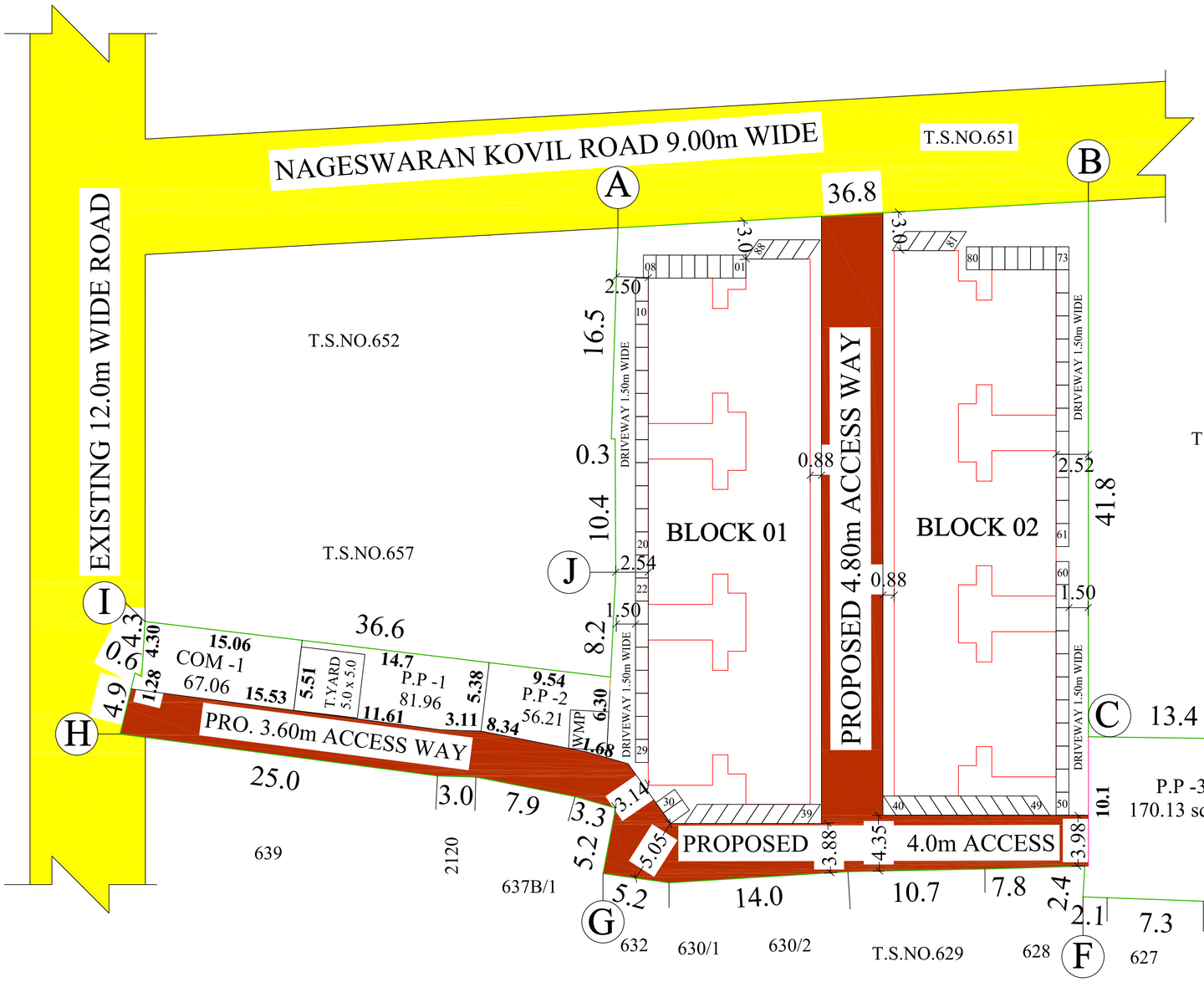
ISSUING AUTHORITY
DTCP

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

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+91 9996 12 9996
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A-J : **Old Fish Market Colony** Scheme Boundary

SOLAR CALCULATION DETAILS :

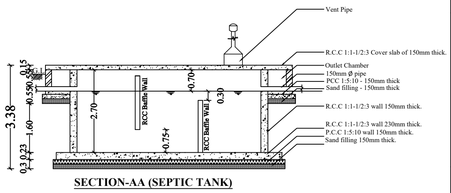
NO. OF TENEMENTS	: 72 Nos.
NO. OF PERSONS/FAMILY	: 5.0 Persons.
TOTAL NO. OF PERSONS	: 360 Nos.
REQUIRED WATER FOR 1PERSION	: 60 Lit/Day
TOTAL WATER REQUIREMENT(360 x 60)	: 21,600 Lit /Day
ONE SOLAR CAPACITY	: 3000 Lit
REQUIRED SOLAR (21600/3000)	: 7.0 Nos.

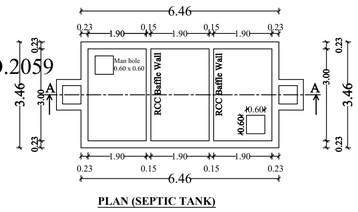
COLOUR CODE	NOTATION
BOUNDARY (Superimposed)	
RESIDENTIAL BLOCKS	
EXISTING ROAD	
PROPOSED ROAD	

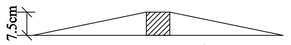
BLOCKS	UNITS (25.0-50.0 sq.m)	REQUIRED 2 - WHEELER	PROVIDED 2 - WHEELER
BLOCK- 01	UNITS (1-12) x 3	36 - Nos.	39 - Nos.
BLOCK- 02	UNITS (1-12) x 3	36 - Nos.	41 - Nos.
BLOCK- 01	{ Parking for	04 - Nos.	04 - Nos.
BLOCK- 02	Disabled Persons}	04 - Nos.	04 - Nos.
SUB TOTAL		80 - Nos.	88 - Nos.
10% of Visitors Parking		08 - Nos.	
TOTAL NO. OF PARKING		88 - Nos.	88 - Nos.

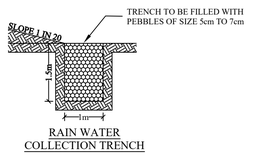
LAND USE DTAILS:

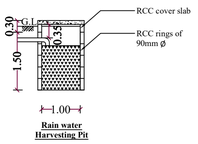
Sl.No.	USE	AREA in sq.m	LAND in %	NOTATION
1.	RESIDENTIAL	1366.27	56.41 %	
2.	PUBLIC PURPOSE	308.30	12.73 %	
3.	OPEN VEHICLE PARKING	144.00	5.95 %	
4.	COMMERCIAL	67.06	2.77 %	
5.	INTERNAL ROADS	536.37	22.15 %	
	TOTAL	2422.00	100.00 %	











BUILDING APPROVAL NO : SWP / DTCP / TNJ / KLPA / BP NO : 107/ 2025
ASSISTANT DIRECTOR / DEPUTY DIRECTOR
KUMBAKONAM LOCAL APPROVAL AUTHORITY
DISTRICT TOWN AND COUNTRY PLANNING OFFICER
THANJAVUR DISTRICT

APPROVAL AUTHORITY:
KUMBAKONAM CITY MINICIPAL CORPORATION.

SHEET :1/2

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

PROPOSED SITE PLAN FOR CONSTRUCTION OF (G+2) FLOORS 72 TENEMENTS AT **OLD FISH MARKET COLONY** T.S.No.640 OF KUMBAKONAM TOWN, BLOCK NO.:6, WARD NO.5, THANJAVUR DISTRICT.

REFERENCE:	
ADOPTED T.D. NO.	24 / 2020
NO. OF FLOORS	G + 2 Floors
PLINTH AREA / UNIT	37.37 sq.m
NO. OF UNITS / FLOOR	12 Nos.
NO. OF BLOCKS	**2 Nos.**
PLINTH AREA / BLOCK	1345.29 sq.m (448.43 x 3)
NO. OF UNITS / BLOCK	36 Nos.
TOTAL NO. OF UNITS	**72 Nos.**

FLOOR WISE AREA DETAILS:

FLOOR	BLOCK 01 AREA in sq.m	BLOCK 02 AREA in sq.m	TOTAL FSI AREA in sq.m	TOTAL NON-FSI AREA in sq.m	TOTAL BUILDUP AREA in sq.m
GROUND FLOOR	448.43	448.43	896.86	- -	896.86
FIRST FLOOR	448.43	448.43	896.86	- -	896.86
SECOND FLOOR	448.43	448.43	896.86	- -	896.86
TOTAL AREA	**1345.29**	**1345.29**	**2690.58**	**- -**	**2690.58**

DWELLING UNIT AREA DETAILS: TYPICAL BLOCKS - 01 & 02

FLOOR	NAME OF TYPICAL DWELLING UNITS	TYPICAL NO.OF UNITS	NO. OF BLOCKS in Nos.	DWELLING UNIT AREA in sq.m
GROUND FLOOR	01 & 12	2	2	33.53
	02, 03, 06, 07, 10 & 11	6	2	33.89
	04, 05, 08 & 09	4	2	33.03
FIRST FLOOR	01 & 12	2	2	33.53
	02, 03, 06, 07, 10 & 11	6	2	33.89
	04, 05, 08 & 09	4	2	33.03
SECOND FLOOR	01 & 12	2	2	33.53
	02, 03, 06, 07, 10 & 11	6	2	33.89
	04, 05, 08 & 09	4	2	33.03

AREA STATEMENT:

PLOT EXTENT (as per FMB & Doc.)	- 2422.0 sq.m.
PLOT EXTENT (as per Site)	- 2422.0 sq.m.
PLOT EXTENT (Superimposed)	**- 2422.0 sq.m.**
DENSITY	- 297 units/Hect.
FLOOR SPACE INDEX (FSI)	- 1.111
PLOT COVERAGE	- 37.03 %

NO	DATE	REVISION	PROP.	CHKD	DEALT.	APPD.

NOTE:

1. ALL DIMENSIONS ARE IN METER.
2. THE TYPED DESIGN TO BE ADOPTED FOR **OLD FISH MARKET COLONY** SCHEME.

SCALE. 1:400	PROJECT	**OLD FISH MARKET COLONY**
SIZE A3	DWG. TITLE	SITE PLAN
DWG. NO.	TNSCB/SE/HFA/OFM/SITE PLAN	REV. 00
FILE LOC.	D- LAYOUTS -MDU-OLD FISH MARKET COLONY	

DRAWN BY: **P.LAKSHMI**, DATED.20.11.2025.

EXECUTIVE ENGINEER T.N. Urban Habitat Development Board, Trichy Division, Tiruchirappalli - 8
APPLICANT

EXECUTIVE ENGINEER T.N. Urban Habitat Development Board, Trichy Division, Tiruchirappalli - 8
ARCHITECT

EXECUTIVE ENGINEER T.N. Urban Habitat Development Board, Trichy Division, Tiruchirappalli - 8
STRUCTURAL ENGINEER

EXECUTIVE ENGINEER T.N. Urban Habitat Development Board, Trichy Division, Tiruchirappalli - 8
CONSTRUCTION ENGINEER

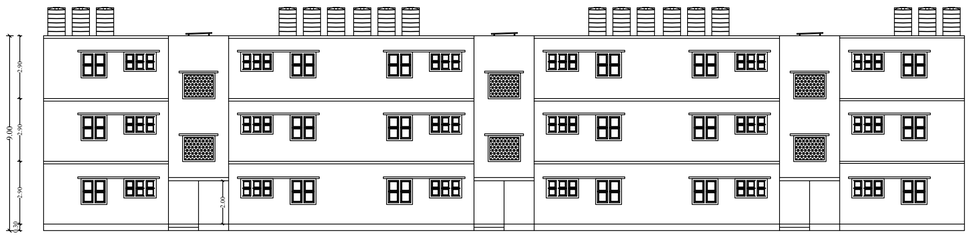
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

T.D.NO.24/2020
G+2 FLOORS (12 UNITS / FLOOR)
[36 UNITS/BLOCK]

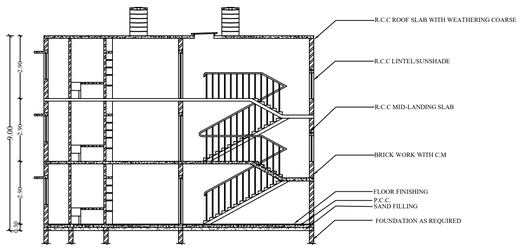
PROPOSED DETAILED PLAN FOR CONSTRUCTION OF (G+2) FLOORS 72 TENEMENTS AT **OLD FISH MARKET COLONY** T.S.No.640 OF KUMBAKONAM TOWN, BLOCK NO.:6, WARD NO.5, THANJAVUR DISTRICT.

SCHEDULE OF JOINERIES

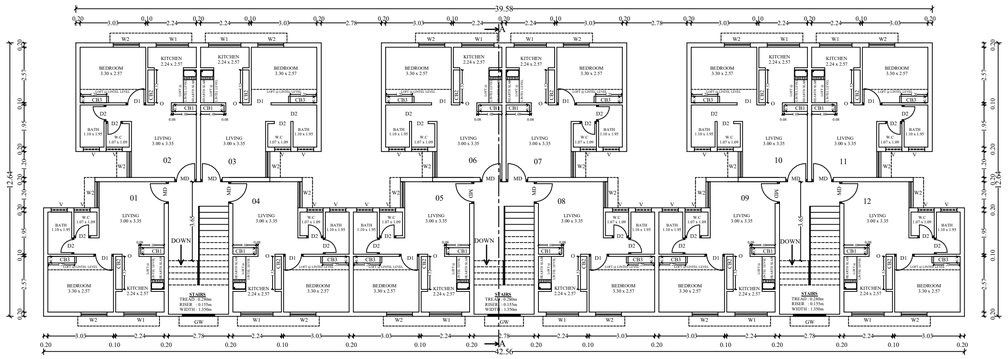
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
AD	ACCESSIBLE DOOR	0.91 x 2.10
O	OPENING	0.76 x 2.10
W1	WINDOW	1.50 x 0.90
W2	WINDOW	1.20 x 1.20
GW	GRILL WORK	1.50 x 1.20
V	VENTILATOR	0.75 x 0.67



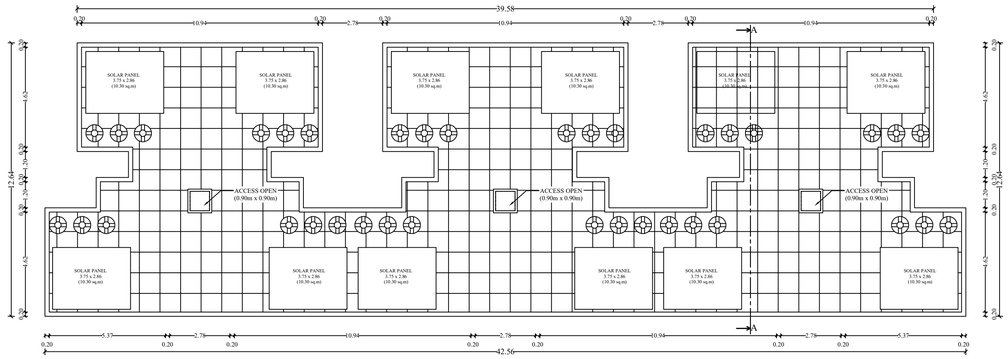
FRONT ELEVATION (Blocks : 01 - 02)



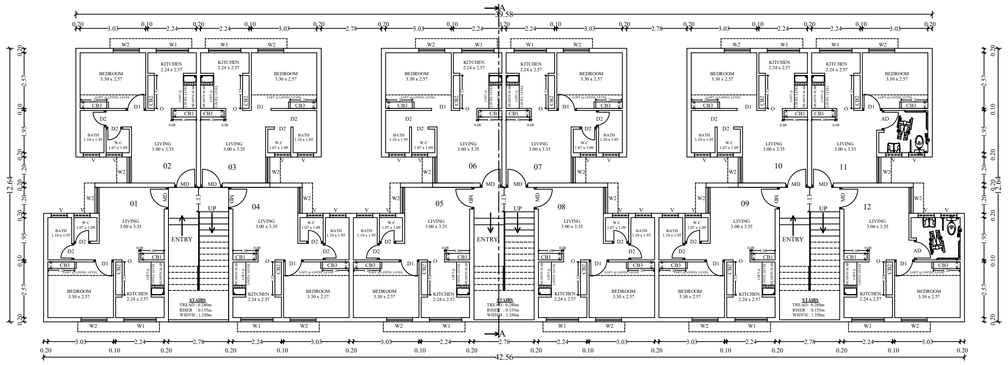
SECTION-AA (Blocks : 01 - 02)



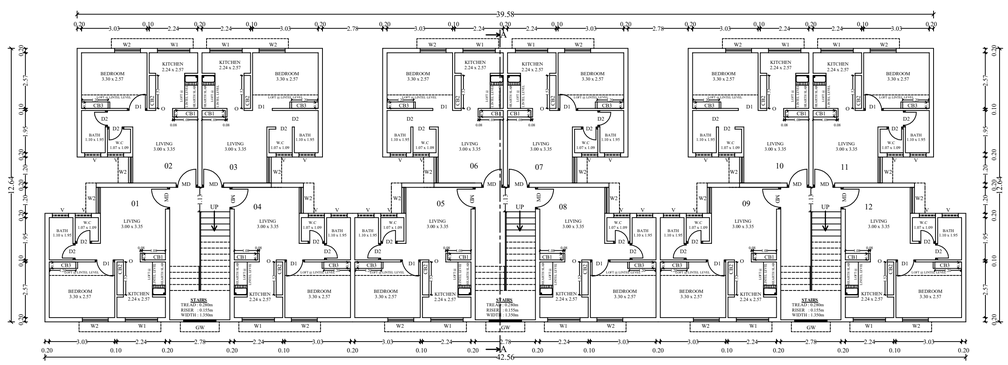
SECOND FLOOR PLAN (Blocks : 01 - 02)



TERRACE FLOOR PLAN



GROUND FLOOR PLAN (Blocks : 01 - 02)



FIRST FLOOR PLAN (Blocks : 01 - 02)

Important Note:

The building height to be restricted at the height of 9.0m.

BUILDING APPROVAL NO : SWP / DTCP / TNJ / KLPA / BP NO : 107/ 2025
ASSISTANT DIRECTOR / DEPUTY DIRECTOR
KUMBAKONAM LOCAL APPROVAL AUTHORITY
DISTRICT TOWN AND COUNTRY PLANNING OFFICER
THANJAVUR DISTRICT

APPROVAL AUTHORITY:
KUMBAKONAM CITY MINICIPAL CORPORATION.

AREA DETAILS:

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 37.37 sq.m
COMMON AREA / UNIT	- 4.32 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 33.05 sq.m
CARPET AREA / UNIT	- 28.09 sq.m

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SECOND FLOOR	01 & 12	2	2	33.53
	02, 03, 06, 07, 10 & 11	6	2	33.89
	04, 05, 08 & 09	4	2	33.03

NO	DATE	REVISION	PROP.	CHKD.	DEALT.	APPD.

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SCALE. 1:100	PROJECT	**OLD FISH MARKET COLONY**
SIZE A0	DWG. TITLE	TYPE DESIGN
DWG. NO.	TNSCB/SE/RC/OFM/TYPE DESIGN	REV. 00
FILE LOC.	D- LAYOUTS - MDU- OLD FISH MARKET COLONY	

DRAWN BY: **P.LAKSHMI**, DATED.20.11.2025.

EXECUTIVE ENGINEER T.N. Urban Habitat Development Board, Trichy Division, Tiruchirappalli - 8
APPLICANT

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STRUCTURAL ENGINEER

EXECUTIVE ENGINEER T.N. Urban Habitat Development Board, Trichy Division, Tiruchirappalli - 8
CONSTRUCTION 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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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.