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.

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THE PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF R.C.C ROOF AND A.C SHEET ROOF BUILDING OF "MANTRA RESORTS VEPPATHUR" IN R.S NO.519/3B2,536/537/1A AT VEPPATHUR-II VILLAGE, VEPPATHUR TOWN PANCHAYAT, THIRUVIDAIMARUTHUR TALUK, THANJAVUR DISTRICT. .

NAME OF THE OWNERS:

Mr. P.PANDIYAN, S/o PARAMASIVAM

&

Mr.P.DARSHAN, S/o. P.PANDIYAN

SCALE 1:100

ALL DIMENSIONS ARE IN metre

JOINERY DETAILS

D	DOOR	1.07 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.76 X 2.10
W	WINDOW	1.50 X 1.52
W1	WINDOW	1.22 X 1.52
V	VENTILATOR	0.91 X 0.61
V1	VENTILATOR	0.61 X 0.61

AREA DETAILS

DESCRIPTION	AREA SQM
PLOT AREA (AS PER DOCUMENT)	4925.00
PLOT AREA (AS PER PATTA)	4925.00
PLOT AREA (AS AT SITE)	4940.23

DESCRIPTION	TOTAL AREA (SQM)	B/U AREA (SQM)	HUT F.S.I AREA (SQM)
BLOCK NO:- 1(MAIN BLOCK)			
EXI. GROUND FLOOR - AREA	667.27	667.27	-
BLOCK NO:- 2(MADURA MARTHAM)			
EXI. GROUND FLOOR - AREA	389.58	389.58	-
BLOCK NO:- 3 (LOCKER ROOM)			
EXI. GROUND FLOOR - AREA	70.91	70.91	-
BLOCK NO:- 4 (RESTAURANT)			
EXI. GROUND FLOOR - AREA	424.77	424.77	-
BLOCK NO:- 5 (STAFF QUARTERS)			
EXI. GROUND FLOOR - AREA	157.84	153.68	-
BLOCK NO:- 5 (STAFF KITCHEN & DINING + AC SHOPPING BLOCK)			
EXI. GROUND FLOOR - AREA	91.69	91.69	-
BLOCK NO:- 5 (TOILET CUM LOCKER ROOM)			
EXI. GROUND FLOOR - AREA	19.40	19.40	-
BLOCK NO:- 6 (YOGA CENTRE)			
EXI. GROUND FLOOR - AREA	67.34	67.34	-
BLOCK NO:- 7 (WELLNESS CENTRE)			
EXI. GROUND FLOOR - AREA	400.85	400.85	-
BLOCK NO:- 8 (SWIMMING POOL)			
EXI. GROUND FLOOR - AREA	417.15	417.15	-
BLOCK NO:- 9 (Villa-01)			
EXI. GROUND FLOOR - AREA	349.48	349.48	-
BLOCK NO:- 9 (Villa-02)			
EXI. GROUND FLOOR - AREA	349.48	349.48	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (DELUXE COTTAGE)			
EXI. GROUND FLOOR - AREA	83.89	83.89	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (DELUXE COTTAGE)			
EXI. GROUND FLOOR - AREA	83.89	83.89	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (DELUXE COTTAGE)			
EXI. GROUND FLOOR - AREA	83.89	83.89	-
BLOCK NO:- 9 (DELUXE COTTAGE)			
EXI. GROUND FLOOR - AREA	83.89	83.89	-
BLOCK NO:- 9 (TWIN COTTAGE)			
EXI. GROUND FLOOR - AREA	154.78	154.78	-
BLOCK NO:- 9 (MANTRA ELITE SHOP)			
EXI. GROUND FLOOR - AREA	39.89	39.89	-
BLOCK NO:- 10 (GUIDE RODS & DRIVERS DORMITORY)			
EXI. GROUND FLOOR - AREA	47.01	47.01	-
BLOCK NO:- 11 (LAUNDRY ROOM)			
EXI. GROUND FLOOR - AREA	133.93	133.93	-
BLOCK NO:- 12 (PUMP ROOM)			
EXI. GROUND FLOOR - AREA	16.61	16.61	-
BLOCK NO:- 13 (GUITARIL ROOM)			
EXI. GROUND FLOOR - AREA	57.61	57.61	-
BLOCK NO:- 14 (STATUE AREA)			
EXI. GROUND FLOOR - AREA	19.89	19.89	-
TOTAL AREA	5961.75	5961.75	-
OPEN SPACE	4964.23		-

1. PLOT COVERAGE = 1781.75 +4277.80 X 100 = 11.31%
2. F.S.I = 5961.75/4925.00 = 1.21

ZONE	
LAND USE	
BUILT UP AREA	EXISTING: 5961.75 Sq.m PROPOSED: 0.00 Sq.m TOTAL: 5961.75 Sq.m

	REQUIRED NOS	PROVIDED NOS
CAR	1	1

PARKING REQUIREMENTS:

HOTEL:

TOTAL AREA:

1.75% OF PH AREA = 9628.65X 0.75 = 3771.48 Sq.m

AS PER(TNCDBR-2019, ANNEXURE-V PART -I (1)GENERAL NOTE)

FOR PHYSICALLY HANDICAPPED AREA:

1.75% OF PH AREA = 2544.17X 0.75 = 1908.27 Sq.m

AS PER(TNCDBR-2019, ANNEXURE-V PART -I (1)GENERAL NOTE)

1 Total No.of rooms =40 Nos.

5.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED

FOR PHYSICALLY HANDICAPPED PERSONS

Car space = 10 X 0.1 = 1.00 (i.e) 2

Two wheeler space = 75 X 0.1 = 7.5 (i.e) 8

AS PER(TNCDBR-2019, ANNEXURE-V PART-I) (1)GENERAL NOTE)

5.IN ADDITION TO PARKING SPACES PROVIDED 10% OF

REQUIRED CAR/ TWO WHEELER SPACES RESERVED

Car space = 10 X 0.1 = 1.00 (i.e) 1

Two wheeler space = 75 X 0.1 = 7.5 (i.e) 8

AS PER(TNCDBR-2019, ANNEXURE-V PART -I (7) VISITORS PARKING)

RESTAURANTS:

1.75% OF PH AREA = 424.77 X 0.75 = 408.57 Sq.m

AS PER(TNCDBR-2019, ANNEXURE-V PART -I (1)GENERAL NOTE)

2.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED

FOR PHYSICALLY HANDICAPPED PERSONS

Car space = 9 X 0.1 = 0.9 (i.e) 1

Two wheeler space = 19 X 0.1 = 1.9 (i.e) 2

AS PER(TNCDBR-2019, ANNEXURE-V PART -I (1)GENERAL NOTE)

3.IN ADDITION TO PARKING SPACES PROVIDED 10% OF

REQUIRED CAR/ TWO WHEELER SPACES RESERVED

Car space = 9 X 0.1 = 0.9 (i.e) 1

Two wheeler space = 1.9 X 0.1 = 1.9 (i.e) 2

AS PER(TNCDBR-2019, ANNEXURE-V PART -I (7) VISITORS PARKING)

SHOP:

1.SHOP AREA = 26.00 Sq.m

2.PLOOR AREA UPTO 75 SQ.M

CAR SPACE AND TWO WHEELER SPACE - NIL

AS PER(TNCDBR-2019, ANNEXURE-V PART -I (10))

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sqm of restaurant Area +Hotel	1908.77	19	24
1 Car Space for every 4 guest room +Hotel	40nos	11	10
10 % Bi-Cycle Space for required no. of car space +Hotel	-	3	3
In Addition to Parking Space 10% of visitors Car Space for Required no. of Car Space +Hotel	-	3	6
1 Two Wheeler Space for every 30 Sqm of F.F Area +Hotel	2371.41	75	78
10% Extra Two Wheeler Space for requirement of Two Wheeler Space +Restaurants	-	8	8
In addition to parking spaces 50% of visitors Two Wheeler Space for requirement of Two Wheeler Space +Hotel	-	8	8
1 Car Space for every 50 Sq.m of F.F Area +Restaurants	680.85	9	13
10 % Bi-Cycle Space for required no. of car space +Restaurants	-	1	1
In Addition to Parking Space 10% of visitors Car Space for Required no. of Car Space +Restaurants	-	1	4
1 Two Wheeler Space for every 75 Sqm of F.F Area +Restaurants	680.85	19	22
10% Extra Two Wheeler Space for requirement of Two Wheeler Space +Restaurants	-	2	2
In addition to parking spaces 10% of visitors Two Wheeler Space for requirement of Two Wheeler Space +Restaurants	-	2	2
Total No of Car Spaces	-	43	85
Total No of Two Wheeler Spaces	-	104	115

NOTE:

1.ALL DIMENSIONS ARE IN METRES

2.WASTE WATER TO BE UTILIZED FOR GARDENING PURPOSES

3.SEWAGE TO BE CONNECTED TO MAIN DRAINAGE SYSTEM

4.SOLAR WATER HEATER IS PROVIDED

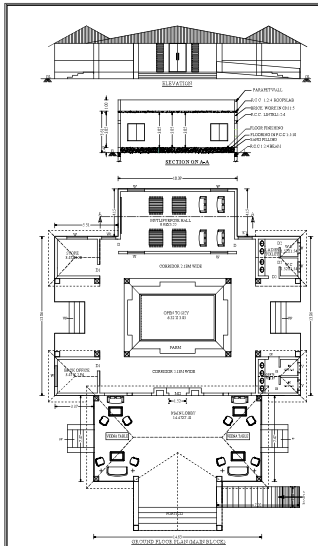
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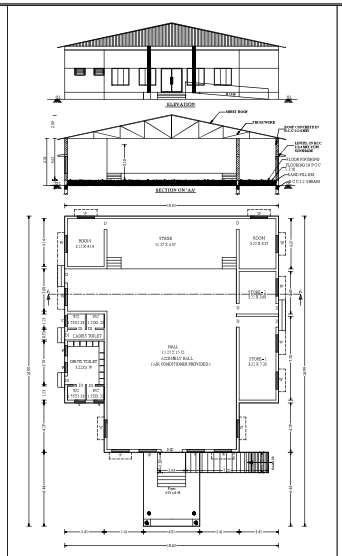
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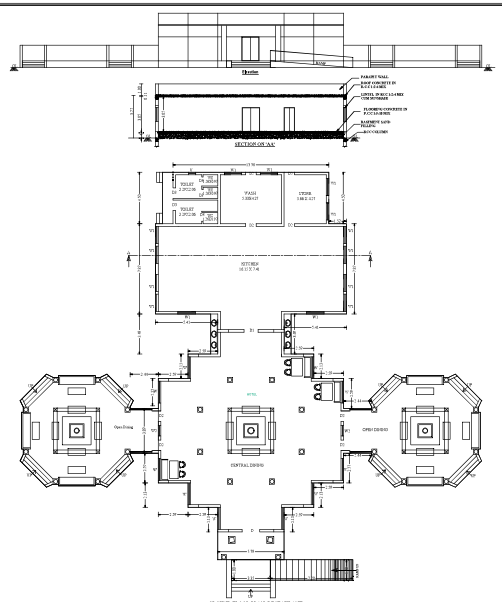
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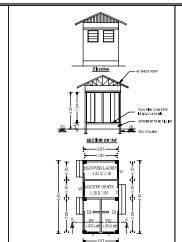
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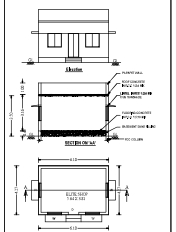
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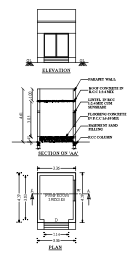


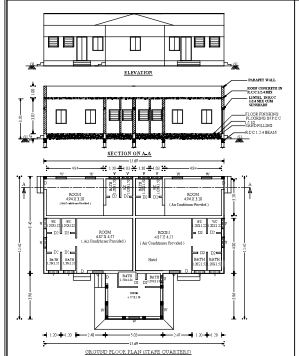


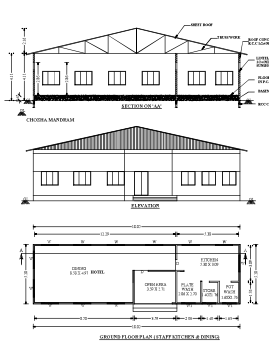


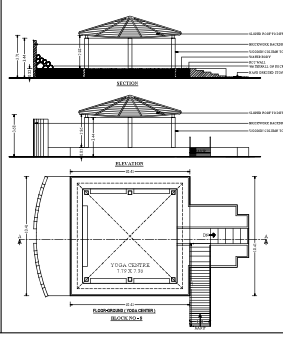


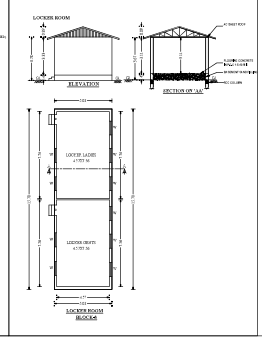


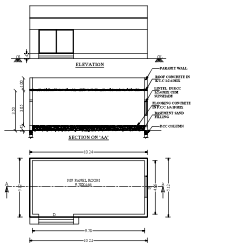


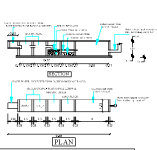


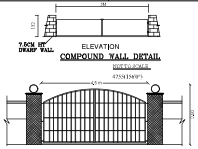


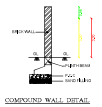


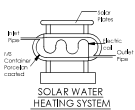


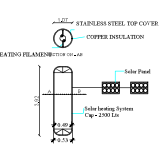


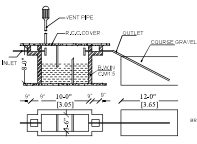


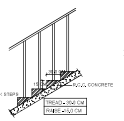


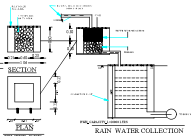












APPROVAL AUTHORITY:

APPLICANT:

(1.P.Pandiyan) (2.P.Darshan)

GEO-TECH ENGINEER:

ErIR. PREMKUMAR

REGISTERED ENGINEER:

Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E)
(Reg.No.019/RE/GR-II /2023)
Agaram Architects
105/2, Vairam Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

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

STRUCTURAL ENGINEER:

Er. S. PRABHU, B.E.,
Registered Structural Engineer Grade-II,
Reg. No. TJR/RSE-II/2019/075
DTCP, THANJAVUR REGION,
No. 24/5, Sengamettu Street,
Mayiladuthurai- 609 001,
Cell: 94438 53828.

SITE SUPERVISION ENGINEER:

Er. S. VENKADESH B.E.,M.I.E
M.C.A., C.Engg., M.A.(Mgt).
Registered Construction Engineer
Reg.No.TJ/RCE/2019/
DTCP-Thanjavur Dt.
No.56, P3 Ellen Residency Phase,
Cauvery Nagar West, Tanjavur - 7 - 4
Email : s.venkatesh...@gmail.com

THE PLAN SHOWING REVISED AND ADDITIONAL CONSTRUCTION OF R.C.C ROOF AND A.C SHEET ROOF BUILDING OF "MANTRA RESORTS VEPPATHUR" IN R.S NO.519/3B2,536,537/1A AT VEPPATHUR -II VILLAGE, VEPPATHUR TOWN PANCHAYAT, THIRUVIDAMARUTHUR TALUK, THANJAVUR DISTRICT.

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SCALE 1:100

ALL DIMENSIONS ARE IN metre

JOINERY DETAILS

D	DOOR	1.07 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.76 X 2.10
W	WINDOW	1.58 X 1.52
W1	WINDOW	1.22 X 1.52
V	VENTILATOR	0.91 X 0.61
V1	VENTILATOR	0.61 X 0.61

AREA DETAILS

DESCRIPTION	AREA (SQM)
PLOT AREA (AS PER DOCUMENT)	89275.00
PLOT AREA (AS PER PATTA)	40723.00
PLOT AREA (AS AT SITE)	49485.23

DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	EXTRA F.S.I AREA (SQM)
BLOCK NO:- 1(MAIN BLOCK)			
GROUND FLOOR AREA	607.97	607.97	-
BLOCK NO:- 2 (MEDHA M.D HOME)			
GROUND FLOOR AREA	204.76	204.76	-
BLOCK NO:- 3 (OFFICE ROOM)			
GROUND FLOOR AREA	78.91	78.91	-
BLOCK NO:- 4 (STAFF LIN - ST)			
GROUND FLOOR AREA	839.77	839.77	-
BLOCK NO:- 5 (ST.AY QUARTERS)			
GROUND FLOOR AREA	117.60	117.60	-
BLOCK NO:- 5 (ST.AY KITCHEN & DINING) + (SECRET TOURIST RESORT)			
GROUND FLOOR AREA	81.69	81.69	-
BLOCK NO:- 7 (STAFF GYM LOCKER ROOM)			
GROUND FLOOR AREA	39.45	39.45	-
BLOCK NO:- 8 (YOGA CENTRE)			
GROUND FLOOR AREA	47.24	47.24	-
BLOCK NO:- 9 (VILLAGES CENTRE)			
GROUND FLOOR AREA	488.85	488.85	-
BLOCK NO:- 10 (SWIMMING POOL)			
GROUND FLOOR AREA	612.15	612.15	-
BLOCK NO:- 11 (VILLA-01)			
GROUND FLOOR AREA	249.45	249.45	-
BLOCK NO:- 11 (VILLA-02)			
GROUND FLOOR AREA	249.45	249.45	-
BLOCK NO:- 12 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 13 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 14 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 15 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 16 (DELUXE COTTAGE)			
GROUND FLOOR AREA	83.99	83.99	-
BLOCK NO:- 17 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 18 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 19 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 20 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 21 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 22 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 23 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 24 (DELUXE COTTAGE)			
GROUND FLOOR AREA	83.99	83.99	-
BLOCK NO:- 25 (TWIN COTTAGE)			
GROUND FLOOR AREA	154.78	154.78	-
BLOCK NO:- 26 (MANTRA ELITE SHOP)			
GROUND FLOOR AREA	24.02	24.02	-
BLOCK NO:- 27 (GUIDE ROOM & DRIVERS DORMITORY)			
GROUND FLOOR AREA	47.64	47.64	-
BLOCK NO:- 28 (LAUNDRY WORK)			
GROUND FLOOR AREA	143.80	143.80	-
BLOCK NO:- 29 (SERVICE)			
GROUND FLOOR AREA	16.41	16.41	-
BLOCK NO:- 30 (CAFE PANEL ROOM)			
GROUND FLOOR AREA	72.45	72.45	-
BLOCK NO:- 31 (STATUE AREA)			
GROUND FLOOR AREA	31.80	31.80	-
TOTAL AREA	5705.75	5705.75	-
OPEN SPACE	43540.23		-

PLOT COVERAGE = 5706.70 /40723.00 X 100 = 11.18 %

F.A.I = 5705.75/40723.00 = 0.14

CAR DETAILS

1BR -	= 2411.00 Sqm	
2BR -	= 1320.00 Sqm	
3BR -	= 1974.75 Sqm	
TOTAL AREA = 5705.75	REQUIRED	PROVIDED
ONE CAR PER	50/120	60/120

PARKING REQUIREMENTS:

HOTELS:-

TOTAL AREA:

1.75% OF PH AREA = 5026.85 X 0.75 = 1771.48 Sq.m

AS PER(TNCDBR-2019,ANNEXURE-IV PART-2 (9)(GENERAL NOTE)

FOR NON-ECONOM AREA:

2.75% OF PH AREA = 2548.57 X 0.75 = 1908.27 Sq.m

AS PER(TNCDBR-2019,ANNEXURE-IV PART-2 (9)(GENERAL NOTE)

1 Total No of rooms =61 Nos.

4.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS

Car space = 30 X 4.1 / 100 = 1.23 say 2

Two wheeler space = 75 X 4.1 = 3.1 say 4

AS PER(TNCDBR-2019,ANNEXURE-IV PART-5(I) (B)(GENERAL NOTE)

5.IN ADDITION TO PARKING SPACES PROVIDED 10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED

Car space = 30 X 0.1 = 3.00 (i.e.) 3

Two wheeler space = 75 X 0.1 = 7.5 (i.e) 8

AS PER(TNCDBR-2019,ANNEXURE-IV PART-5 (5) VISITORS PARKING)

RESTAURANTS:-

1.75% OF PH AREA = 624.77 X 0.75 = 468.57 Sqm

AS PER(TNCDBR-2019,ANNEXURE-IV PART-2 (9)(GENERAL NOTE)

2.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS

Car space = 9 X 0.1 = 0.9 (i.e) 1

Two wheeler space = 19 X 0.1 = 1.9 (i.e) 2

AS PER(TNCDBR-2019,ANNEXURE-IV PART-5 (I) (B)(GENERAL NOTE)

3.IN ADDITION TO PARKING SPACES PROVIDED 10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED

Car space = 9 X 0.1 = 0.9 (i.e) 1

Two wheeler space = 1.9 X 0.1 = 1.9 (i.e) 2

AS PER(TNCDBR-2019,ANNEXURE-IV PART-4 (5) VISITORS PARKING)

SHOP:-

1.SHOP AREA = 26.09 Sq.m

2.FLOOR AREA UPTO 75 SQ.M

CAR SPACE AND TWO WHEELER SPACE =NIL

AS PER(TNCDBR-2019,ANNEXURE-IV PART-5 (10)(I)

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of Conference Area • Hotel	1920.27	19	24
1 Car Space for every 4 guest room • Hotel	61keys	15	16
10% Extra Car Space for required no. of car space •Hotel	-	2	3
In Addition to Parking Spaces 10% of Visitors Car Space for Required no. of Car Space •Hotel	-	2	6
1 Two Wheeler Space for every 50 Sqm of P/E Area •Hotel	3773.40	75	78
10% Extra Two Wheeler Space for required no of Two Wheeler Space • Hotel	-	8	8
In Addition to parking spaces 10% of visitors two wheeler Space for no required no of Two Wheeler Space • Hotel	-	8	8
1 Car Space for every 30 Sqm of P/E Area •Restaurants	468.57	9	13
10 % Extra Car Space for required no. of car space •Restaurants	-	1	1
In Addition to Parking Spaces 10% of Visitors Car Space for Required no. of Car Spaces •Restaurants	-	1	1
1 Two Wheeler Space for every 75 Sqm. of P/E Area•Restaurants	468.57	19	22
10% Extra Two Wheeler Space for required no of Two Wheeler Space •Restaurants	-	2	2
In Addition to parking spaces 10% of visitors Two Wheeler Space for required no of Two Wheeler Space •Restaurants	-	2	2
Total No of Car Spaces	-	43	65
Total No of Two Wheeler Space	-	101	119

NOTE:

1.ALL DIMENSIONS ARE IN METRES

2.WATER TO BE UTILISED FOR GARDENING PURPOSED

3.SEWAGE TO BE CONNECTED TO MAIN SEWERAGE SYSTEM

4.SOLAR WATER HEATER IS PROVIDED

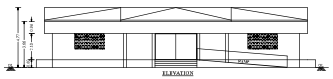
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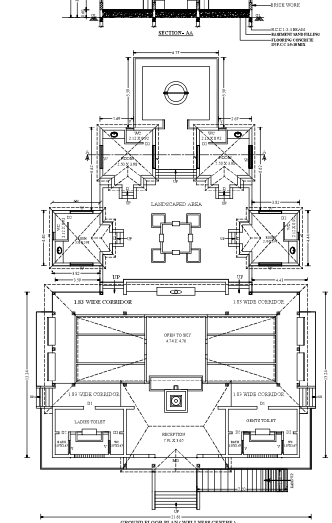
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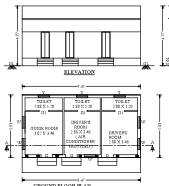
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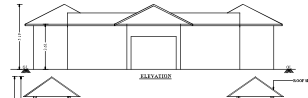
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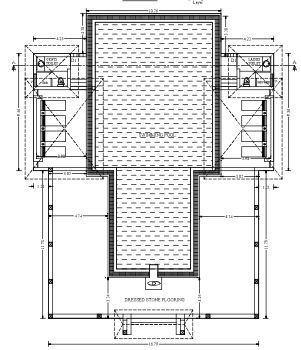
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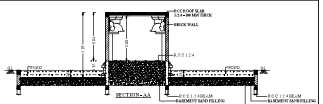


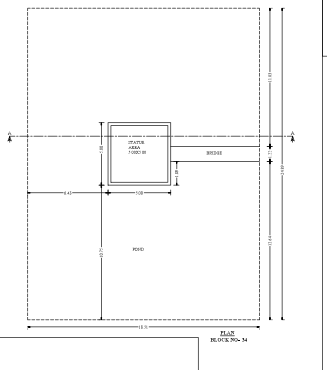


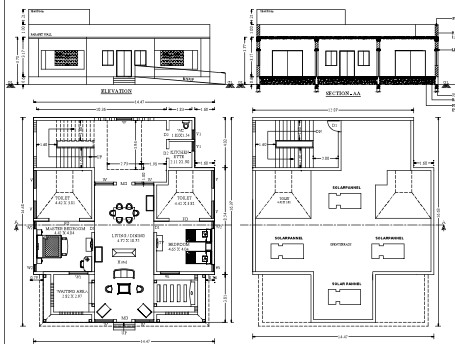


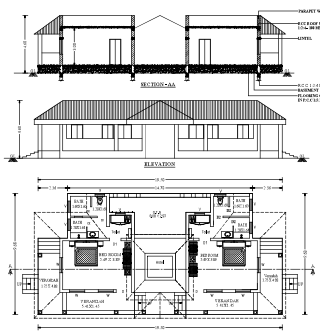


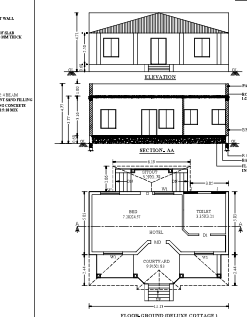


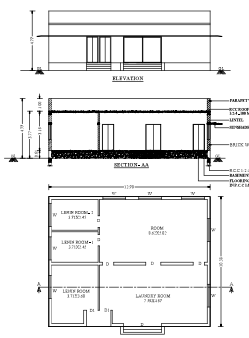


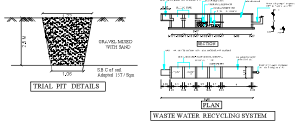


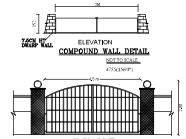


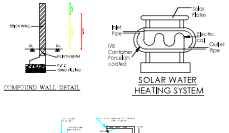


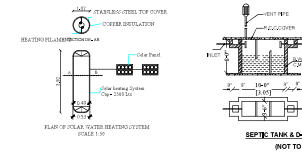


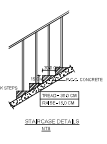


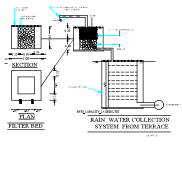












APPROVAL AUTHORITY:

APPLICANT:

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REGD GEO - TECHNICAL ENGINEER (TJK/RGTE/2019/018)

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ARCHITECT:

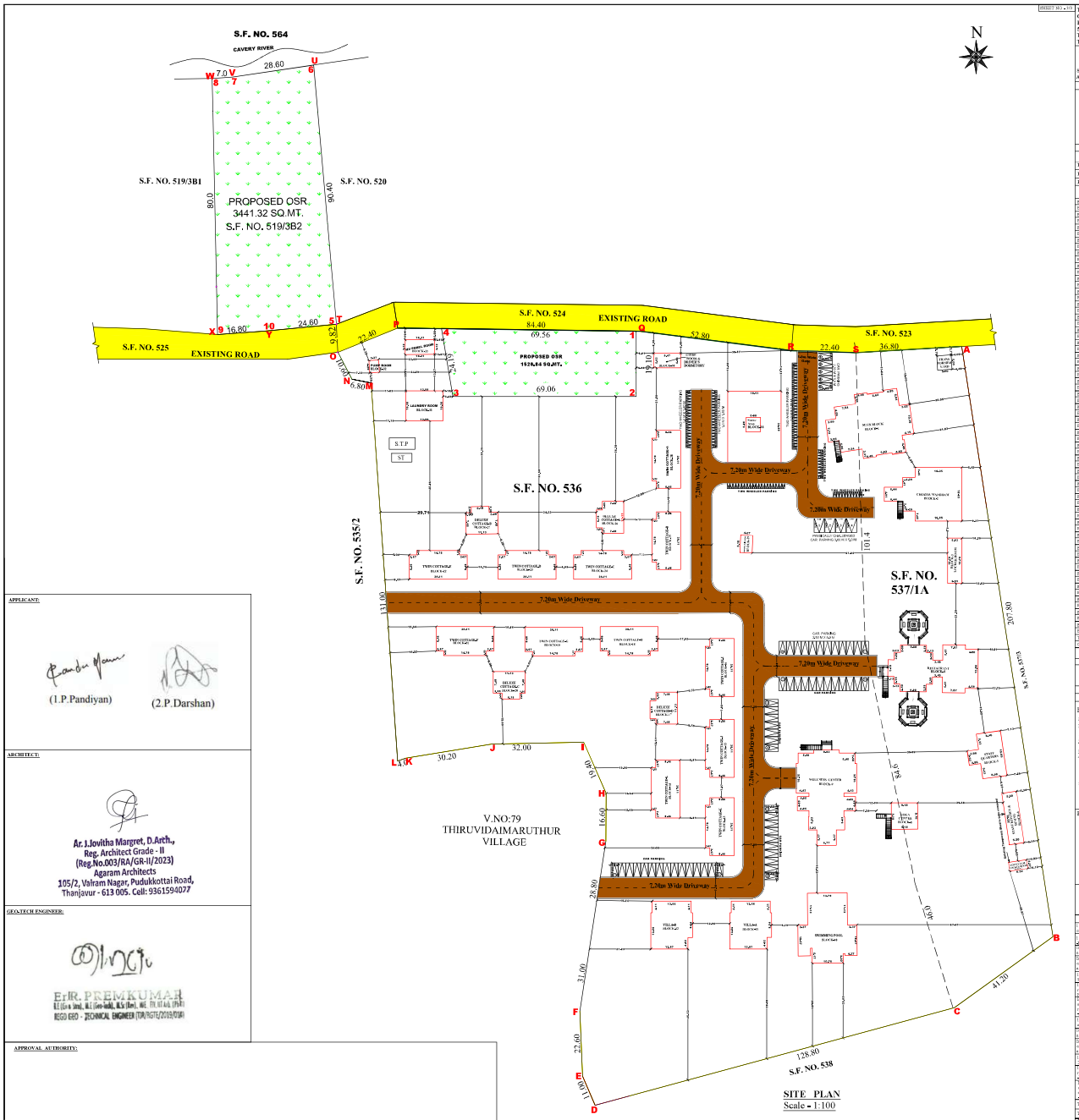
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E-mail : svenkadesh@gmail.com



THE SITE PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF R.C.C ROOF AND A.C SHEET ROOF BUILDING OF "MANTRA RESORTS VEPPATHUR" IN R.S NO. 519/3B2,536,537/1A AT VEPPATHUR-II VILLAGE, VEPPATHUR TOWN PANCHAYAT, THIRUVIDAIMARUTHUR TALUK, THANJAVUR DISTRICT.

NAME OF THE OWNERS:
Mr. P.PANDIYAN, S/o. PARAMASIVAM
& Mr.P.DARSHAN, S/o. P.PANDIYAN

SCALE 1:100
ALL DIMENSIONS ARE IN metre

JOINERY DETAILS

D	DOOR	1.07 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.76 X 2.10
W	WINDOW	1.50 X 1.52
W1	WINDOW	1.22 X 1.52
V	VENTILATOR	0.61 X 0.61
V1	VENTILATOR	0.61 X 0.61

AREA DETAILS

DESCRIPTION	AREA (SQM)
PLOT AREA (AS PER DOCUMENT)	40275.00
PLOT AREA (AS PER PATTA)	40725.00
PLOT AREA (AS AT SITE)	40487.33

DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	DEDUCT AREA (SQM)
BLOCK 1(R+1) (MAIN BLOCK)			
EXI. GROUND FLOOR AREA	607.37	607.37	-
BLOCK 1A(G+1) (MODEL MANIPAHAM)			
EXI. GROUND FLOOR AREA	384.74	384.74	-
BLOCK 1B(G+1) (LOCKER ROOM)			
EXI. GROUND FLOOR AREA	58.91	58.91	-
BLOCK 1C(G+1) (RECEPTION)			
EXI. GROUND FLOOR AREA	419.57	419.57	-
BLOCK 1D(G+1) (STAFF QUARTERS)			
EXI. GROUND FLOOR AREA	157.84	157.84	-
BLOCK 1E(G+1) (STAFF KITCHEN & DINING) *AS SHEET TO BE MODIFIED			
EXI. GROUND FLOOR AREA	51.45	51.45	-
BLOCK 1F(G+1) (TOILET GYM LOCKER ROOM)			
EXI. GROUND FLOOR AREA	10.48	10.48	-
BLOCK 1G(G+1) (YOGA CENTRE)			
EXI. GROUND FLOOR AREA	47.34	47.34	-
BLOCK 1H(G+1) (WELLNESS CENTRE)			
EXI. GROUND FLOOR AREA	468.05	468.05	-
BLOCK 1I (G+1) (SWIMMING POOL)			
EXI. GROUND FLOOR AREA	445.17	445.17	-
BLOCK 2(G+1) (VILLA-A)			
EXI. GROUND FLOOR AREA	269.43	269.43	-
EXI. GROUND FLOOR AREA	269.43	269.43	-
BLOCK 3(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 4(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 5(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 6(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 7(G+1) (DELUXE COTTAGE)			
EXI. GROUND FLOOR AREA	81.89	81.89	-
BLOCK 8(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 9(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 10(G+1) (DELUXE COTTAGE)			
EXI. GROUND FLOOR AREA	81.89	81.89	-
BLOCK 11(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 12(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 13(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 14(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 15(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 16(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 17(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 18(G+1) (DELUXE COTTAGE)			
EXI. GROUND FLOOR AREA	81.89	81.89	-
BLOCK 19(G+1) (DELUXE COTTAGE)			
EXI. GROUND FLOOR AREA	81.89	81.89	-
BLOCK 20(G+1) (TWIN COTTAGE)			
EXI. GROUND FLOOR AREA	154.74	154.74	-
BLOCK 21(G+1) (MAHATMA BLDG)			
EXI. GROUND FLOOR AREA	34.89	34.89	-
BLOCK 22(G+1) (GUEST ROOM & DEPUTY DIRECTORY)			
EXI. GROUND FLOOR AREA	47.46	47.46	-
BLOCK 23(G+1) (LAUNDRY ROOM)			
EXI. GROUND FLOOR AREA	110.98	110.98	-
BLOCK 24(G+1) (PUMP ROOM)			
EXI. GROUND FLOOR AREA	34.41	34.41	-
BLOCK 25(G+1) (OPP.PANEL ROOM)			
EXI. GROUND FLOOR AREA	52.42	52.42	-
BLOCK 26(G+1) (STATUE AREA)			
EXI. GROUND FLOOR AREA	11.00	11.00	-
TOTAL AREA	5388.75	5388.75	-
OPEN PLOT	4760.26	-	-

PLOT COVERAGE = (5388.75 / 40487.33) = 13.31%
F.S.I = 5388.75/4025.83 = 1.33

OSR DETAILS

OSR - 1	- 3441.32 Sq.m
OSR - 2	- 1520.86 Sq.m
TOTAL OSR: 1+ 2	- 4962.18 Sq.m

	REQUIRED	PROVIDED
OSR = 1 + 2	4027.50	4962.18

PARKING REQUIREMENTS:

HOTEL:
1.FSI AREA =
1.75% OF FSI AREA = 9238.65X 0.75 = 1771.48 Sq.m
AS PER(TNCDBR-2019, ANNEXURE-V) PART-4 (I)(HORSENEAL NOTE)
FOR NON-AC ROOM AREA =
2.75% OF FSI AREA = 2544.17X 0.75 = 1908.27 Sq.m
AS PER(TNCDBR-2019, ANNEXURE-V) PART-4 (I)(HORSENEAL NOTE)
3.Total No of rooms =48 Nos.
4.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED
FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 48 X 0.1 = 5 (i.e) 5
Two wheeler space = 72 X 0.1 = 7.5 (i.e) 8
AS PER(TNCDBR-2019, ANNEXURE-V) PART-4 (I) (HORSENEAL NOTE)
5.IN ADDITION TO PARKING SPACES PROVIDED 10% OF
REQUIRED CAR/ TWO WHEELER SPACES RESERVED
Car space = 48 X 0.1 = 5.00 (i.e) 5
Two wheeler space = 72 X 0.1 = 7.5 (i.e) 8
AS PER(TNCDBR-2019, ANNEXURE-V) PART-4 (I) (VISITORS PARKING)

RESTAURANTS :
1.75% OF FSI AREA = 634.77 X 0.75 = 468.57 Sq.m
AS PER(TNCDBR-2019, ANNEXURE-V) PART-4 (I)(HORSENEAL NOTE)
2.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED
FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 9 X 0.1 = 0.9 (i.e) 1
Two wheeler space = 19 X 0.1 = 1.9 (i.e) 2
AS PER(TNCDBR-2019, ANNEXURE-V) PART-4 (I) (HORSENEAL NOTE)
3.IN ADDITION TO PARKING SPACES PROVIDED 10% OF
RECOVERED CAR/ TWO WHEELER SPACES RESERVED
Car space = 9 X 0.1 = 0.9 (i.e) 1
Two wheeler space = 1.9 X 0.1 = 1.9 (i.e) 2
AS PER(TNCDBR-2019, ANNEXURE-V) PART-4 (I) (VISITORS PARKING)

SHOP:
1.SHOP AREA = 36.89 Sqm
2.FLOOR AREA UPTO 75 SQ.M
CAR SPACE AND TWO WHEELER SPACE - NIL
AS PER(TNCDBR-2019, ANNEXURE-V) PART-4 (I)(H)

PARTICULARS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of Saleable Area • Hotel	1908.27	19	20
1 Car Space for every 4 guest room • Hotel	4 Nos	11	10
10% OA Car Space for required no. of car space • Hotel	-	3	3
In Addition to Parking Space 10% of Various Use Apace for Required no. of car space • Hotel	-	3	6
1 Two Wheeler Space for every 50 Sqm of F.S.I Area • Hotel	3771.48	75	78
10% OA Two Wheeler Space for required no. of Two Wheeler Space • Hotel	-	8	8
In Addition to parking space 10% of Various Use Apace for Required no. of Two Wheeler Space • Hotel	-	8	8
1 Car Space for every 50 Sq.m of F.S.I Area • Restaurants	468.57	9	13
10% OA Car Space for required no. of car space • Restaurants	-	1	1
In Addition to Parking Space 10% of Various Use Apace for Required no. of car space • Restaurants	-	1	6
1 Two Wheeler Space for every 2 Sqm of F.S.I Area • Restaurants	468.57	15	22
10% OA Two Wheeler Space for required no. of Two Wheeler Space • Restaurants	-	2	2
In Addition to parking space 10% of Various Use Apace for Required no. of Two Wheeler Space • Restaurants	-	2	2
Total No. of Car Spaces	-	63	65
Total No. of Two Wheeler Spaces	-	104	119

NOTE:
1. ALL DIMENSIONS ARE IN METRES
2. WASTE WATER TO BE UTILISED FOR GARDENING PURPOSES
3. SEWAGE TO BE CONNECTED TO MAIN SEWERAGE SYSTEM
4. SOLAR WATER HEATER IS PROVIDED

LEGEND:
SITE BOUNDARY
PROPOSED AREA
DRIVEWAY
EXISTING ROAD

SITE PLAN
Scale - 1:100

APPLICANT:
(1.P.Pandiyan) (2.P.Darshan)

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

GEO-TECH ENGINEER:
Er.R. PREMKUMAR
REGD GEO - TECHNICAL ENGINEER (TN/RGTE/2019/0108)

APPROVAL AUTHORITY:

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Mayiladuthurai-609 001,
Cell: 94438 53828.

SITE SUPERVISION ENGINEER:
Er. S. VENKADESH, B.E.,F.I.V., M.I.E
M.I.C.A., C.Engg.,(M.S.)(A.M),
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Reg. No.TJR/NCE/2019/
DTCP-Thanjavur Re...
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REGISTERED ENGINEER:
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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

Signature valid
Signed by: Director
Location: null
Date: 2025.05.15

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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