

PP

APPROVAL RECORD

Planning Permission

Nanjikkottai
Thanjavur district, Tamil Nadu

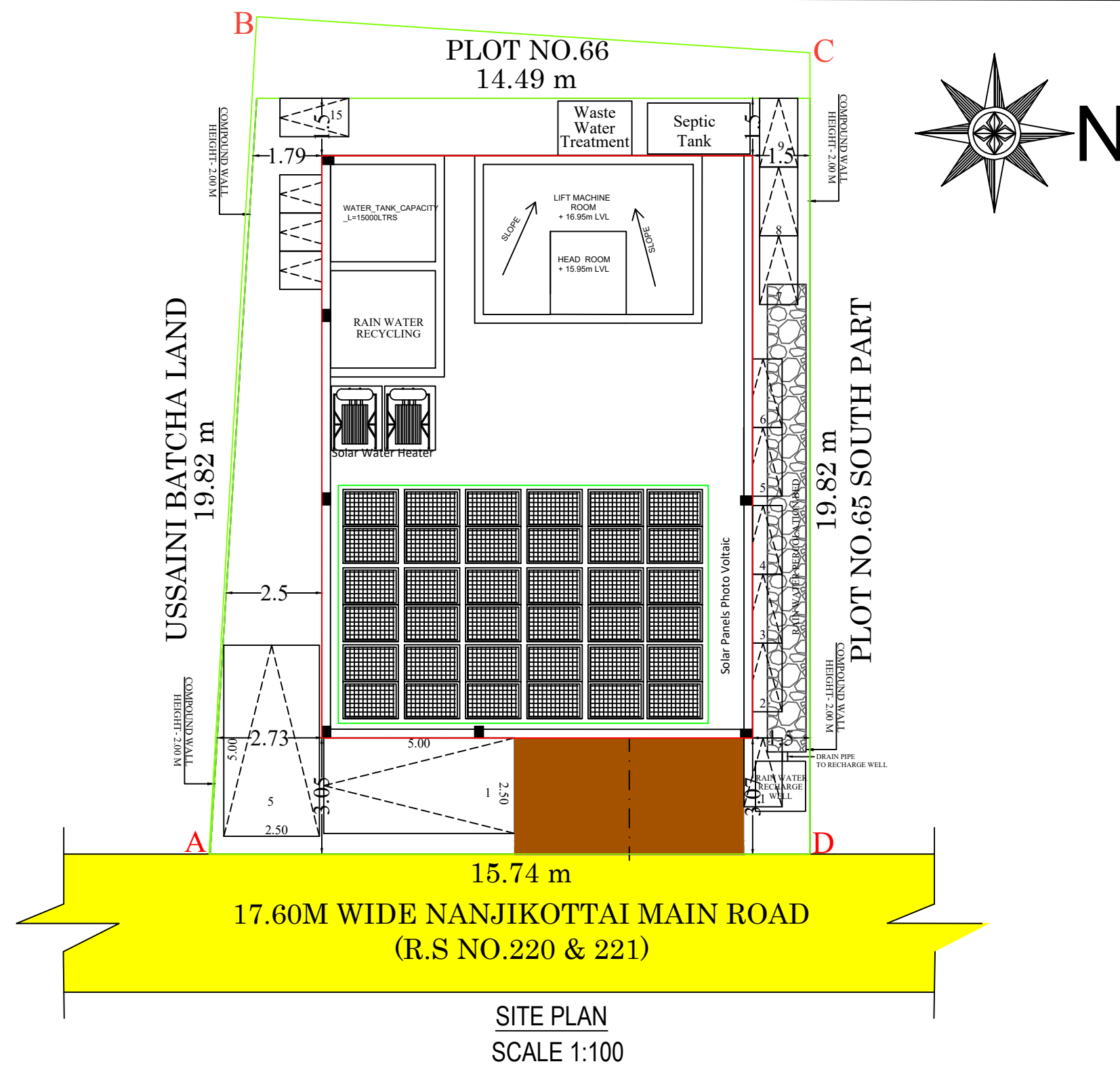
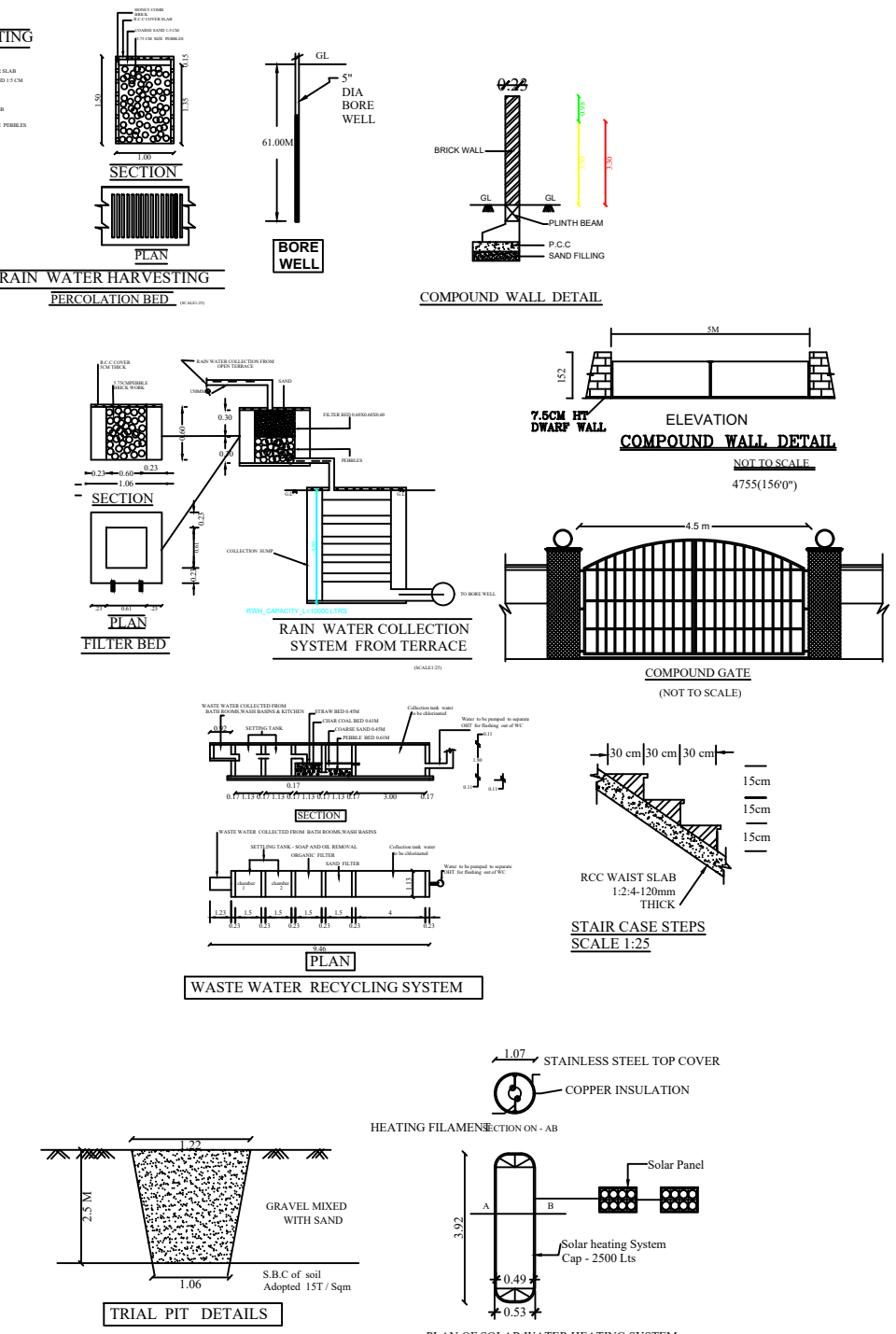
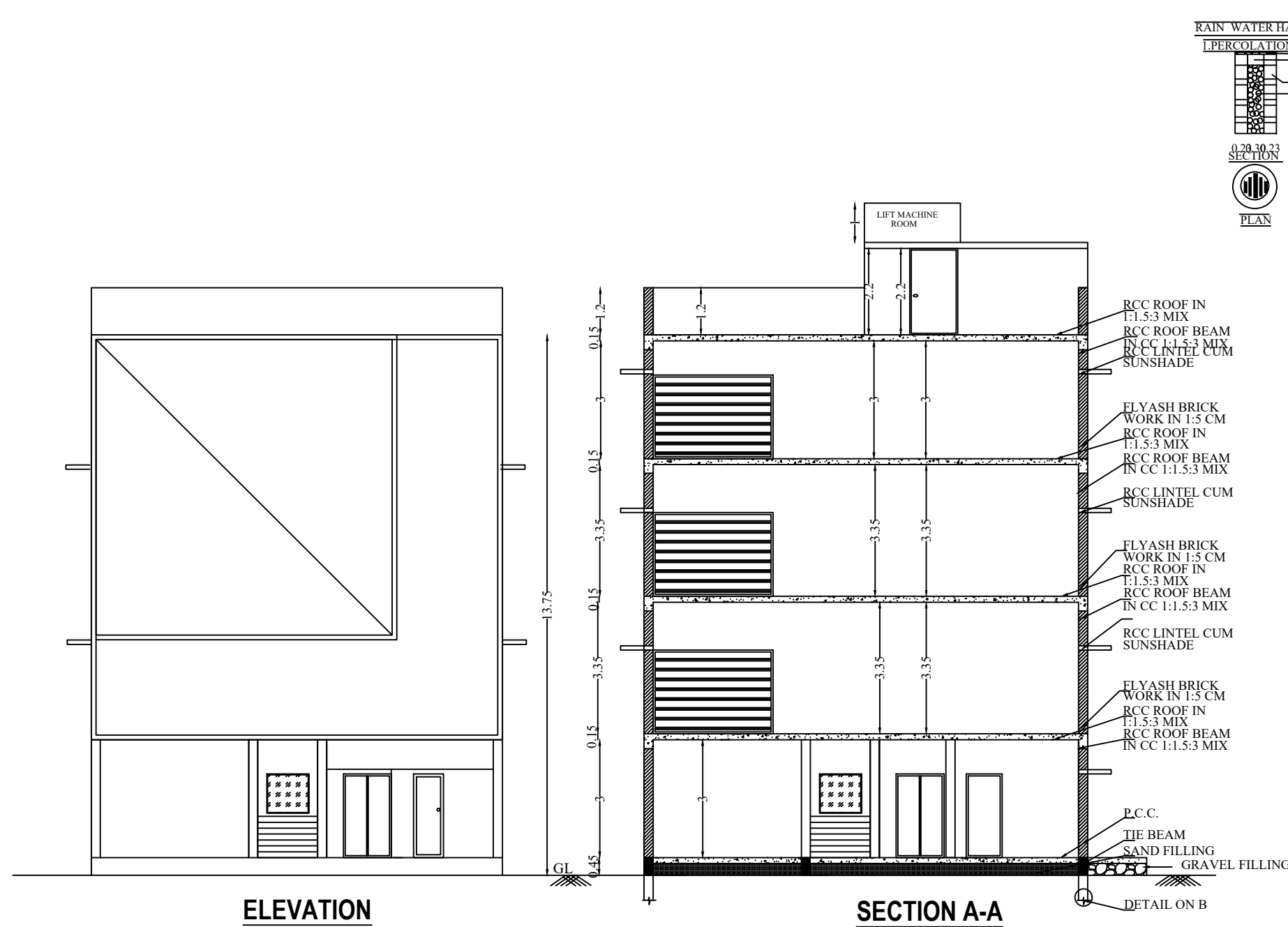
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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.



THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND & THIRD FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING IN OLD R.S NO.222, NEW R.S NO.222/40,PATTA NO.18608,PLOT NO.65 SOUTH PART,AJEES NAGAR, NANJIKOTTAI VILLAGE & PANCHAYAT, THANJAVUR TALUK & DISTRICT.

NAME OF THE OWNER:	
Mr.S.VENKATESAN S/o SELVARAJ	
SCALE 1:100 ALL DIMENSIONS ARE IN metre	
SCHEDULE OF JOINERIES:	
REFERENCE	METER
LD - LIFT DOOR	2.00 x 2.13
R.S - ROLLING SHUTTER	3.05 x 2.13
D - DOOR	1.22 x 2.13
D1 - DOOR	0.92 x 2.13
D2 - DOOR	0.76 x 2.13
W - WINDOW	1.53 x 1.83
W1 - WINDOW	1.07 x 1.83
W2 - WINDOW	1.07 x 1.00
V - VENTILATOR	0.61 x 0.91

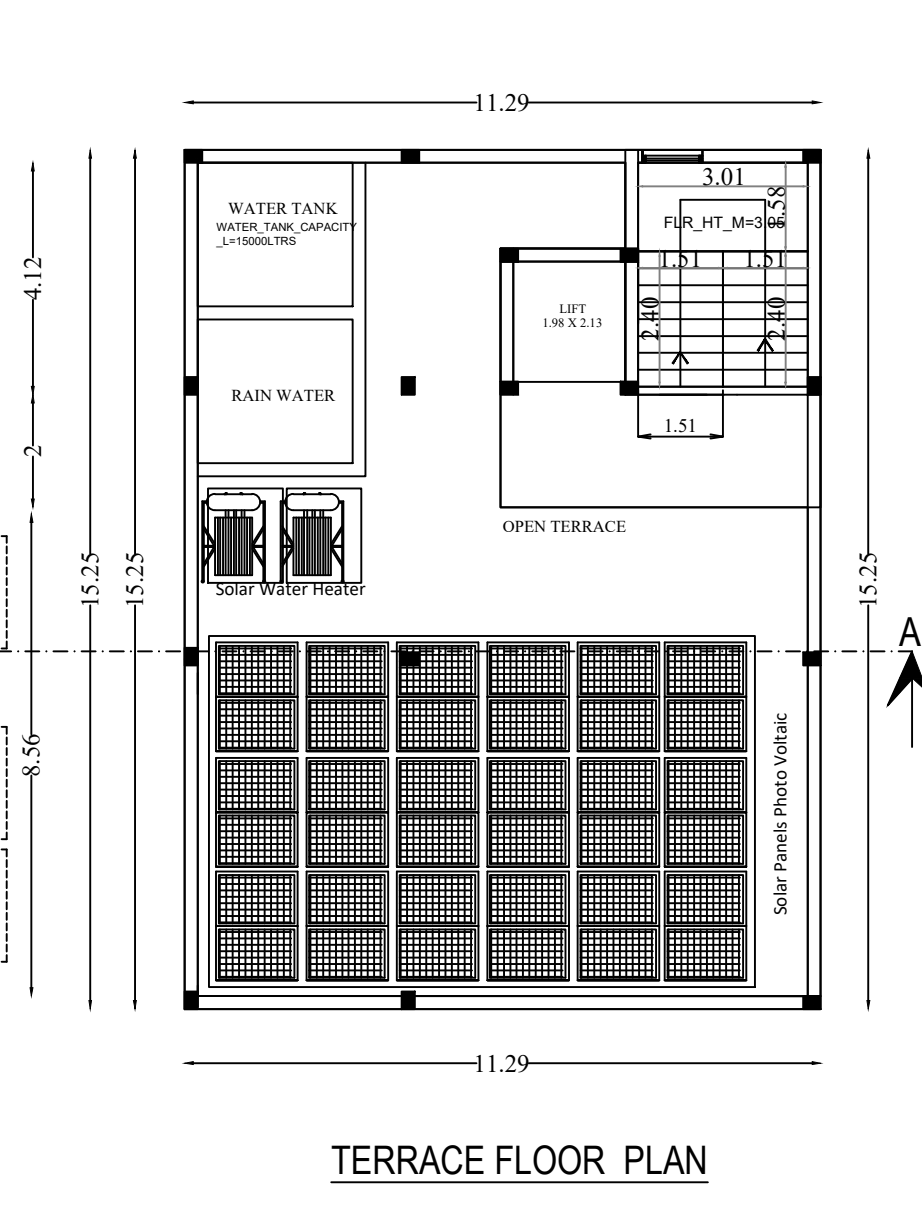
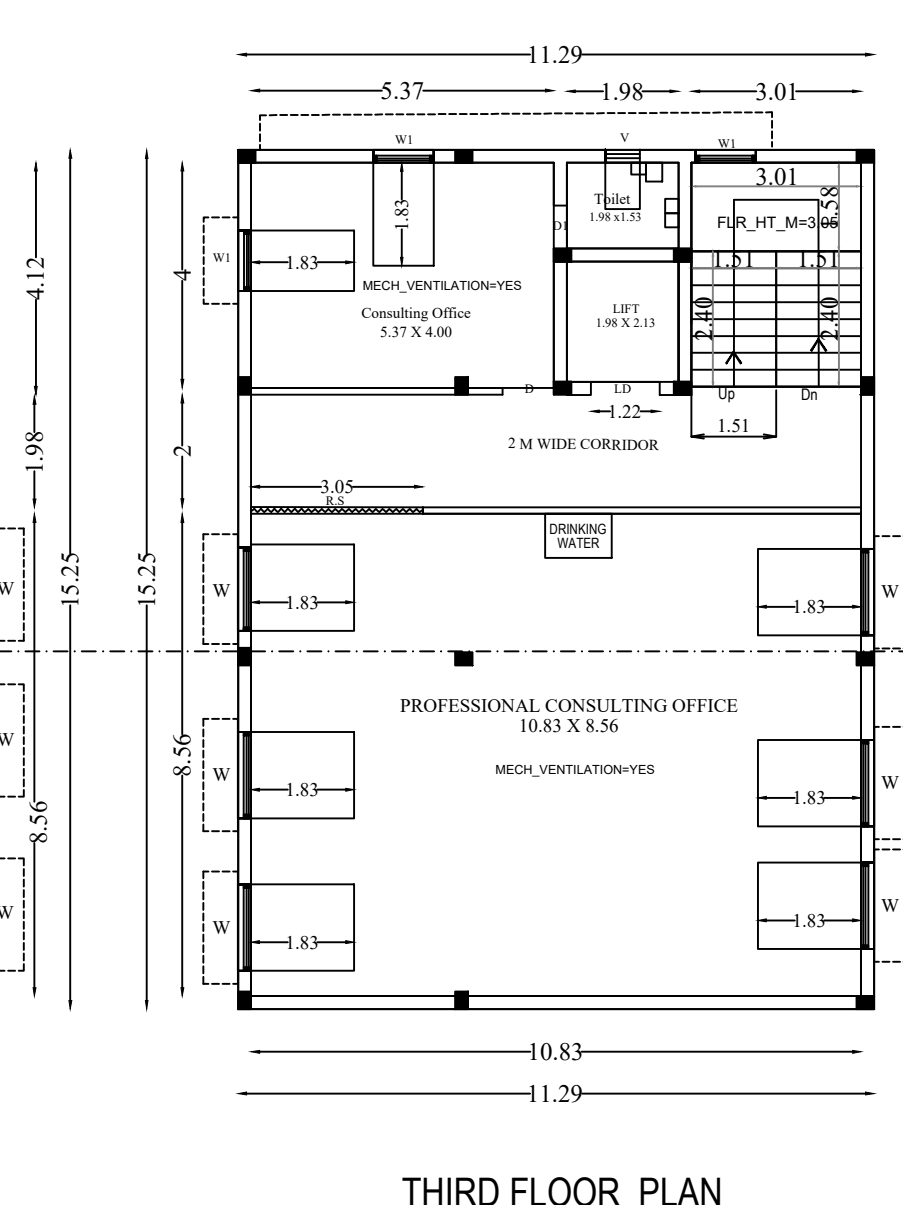
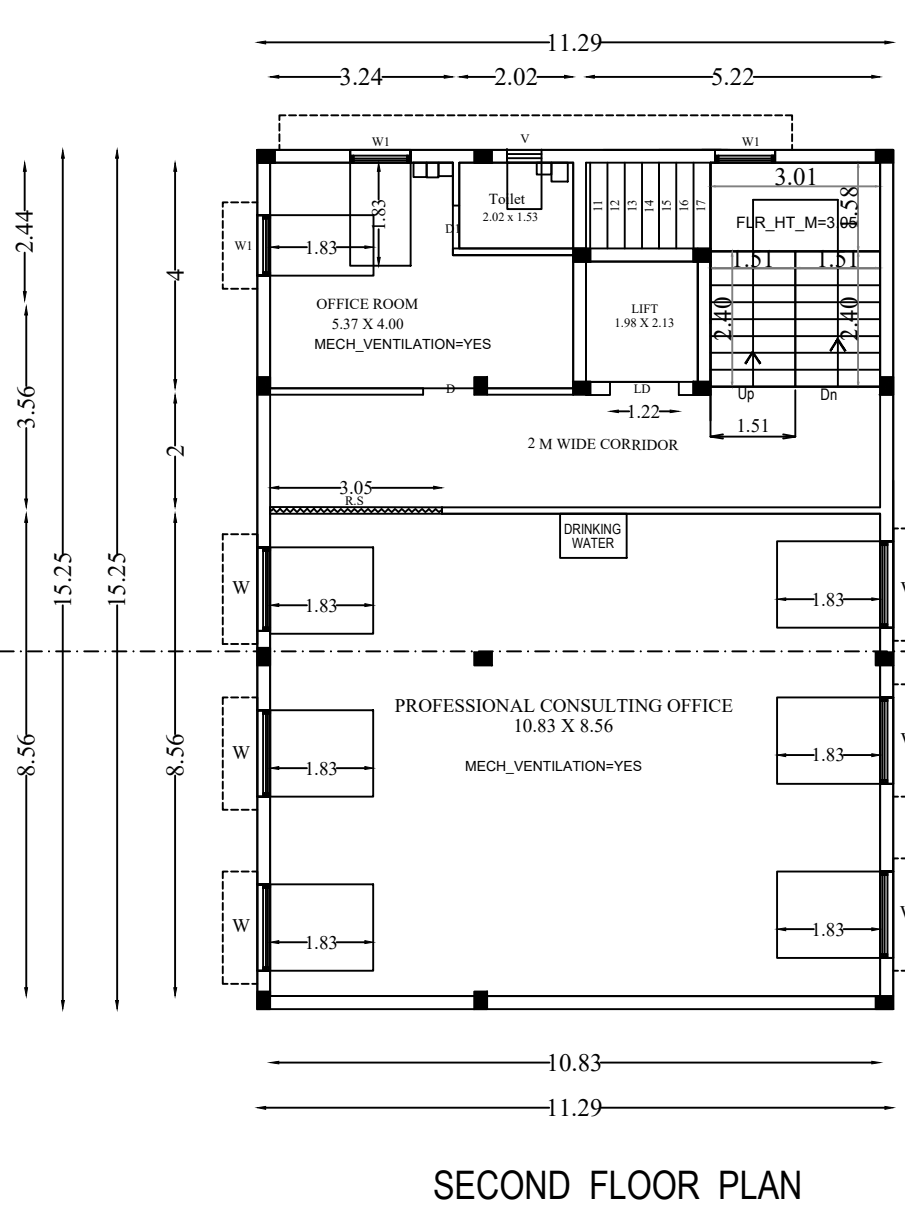
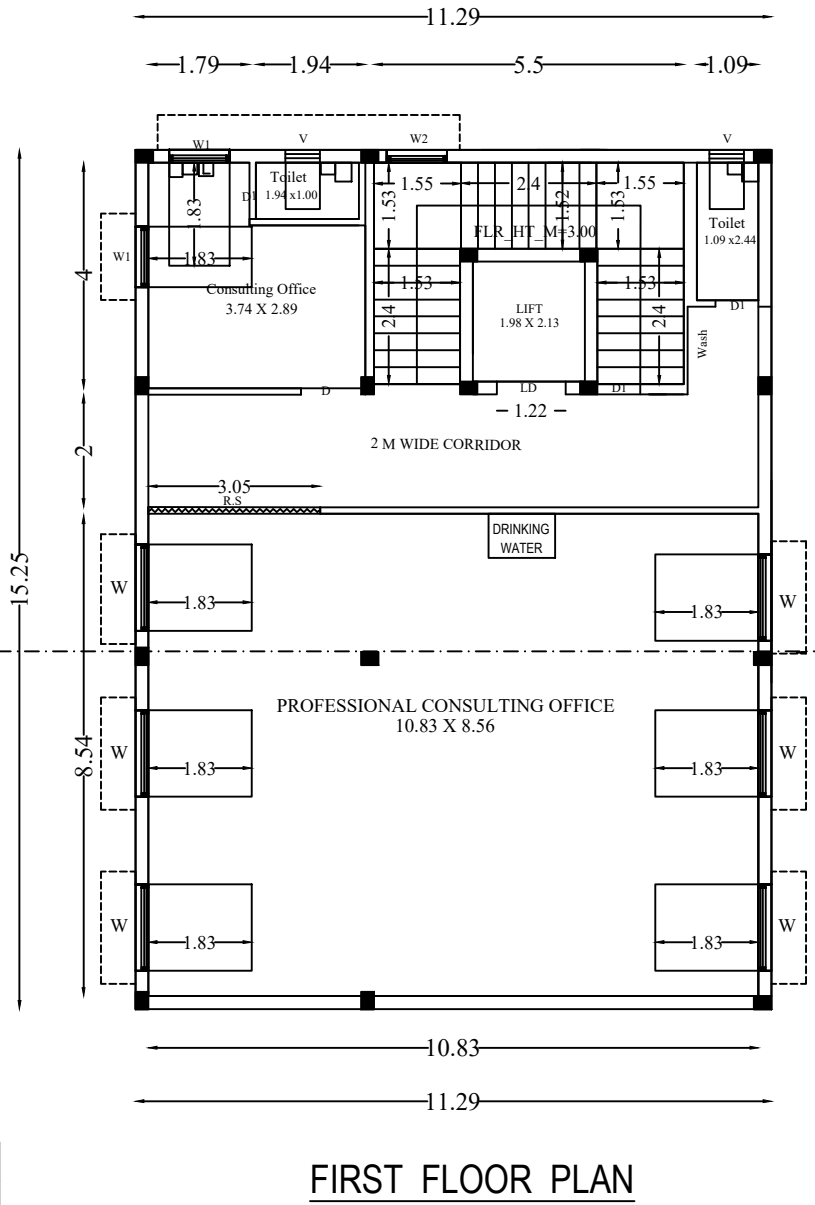
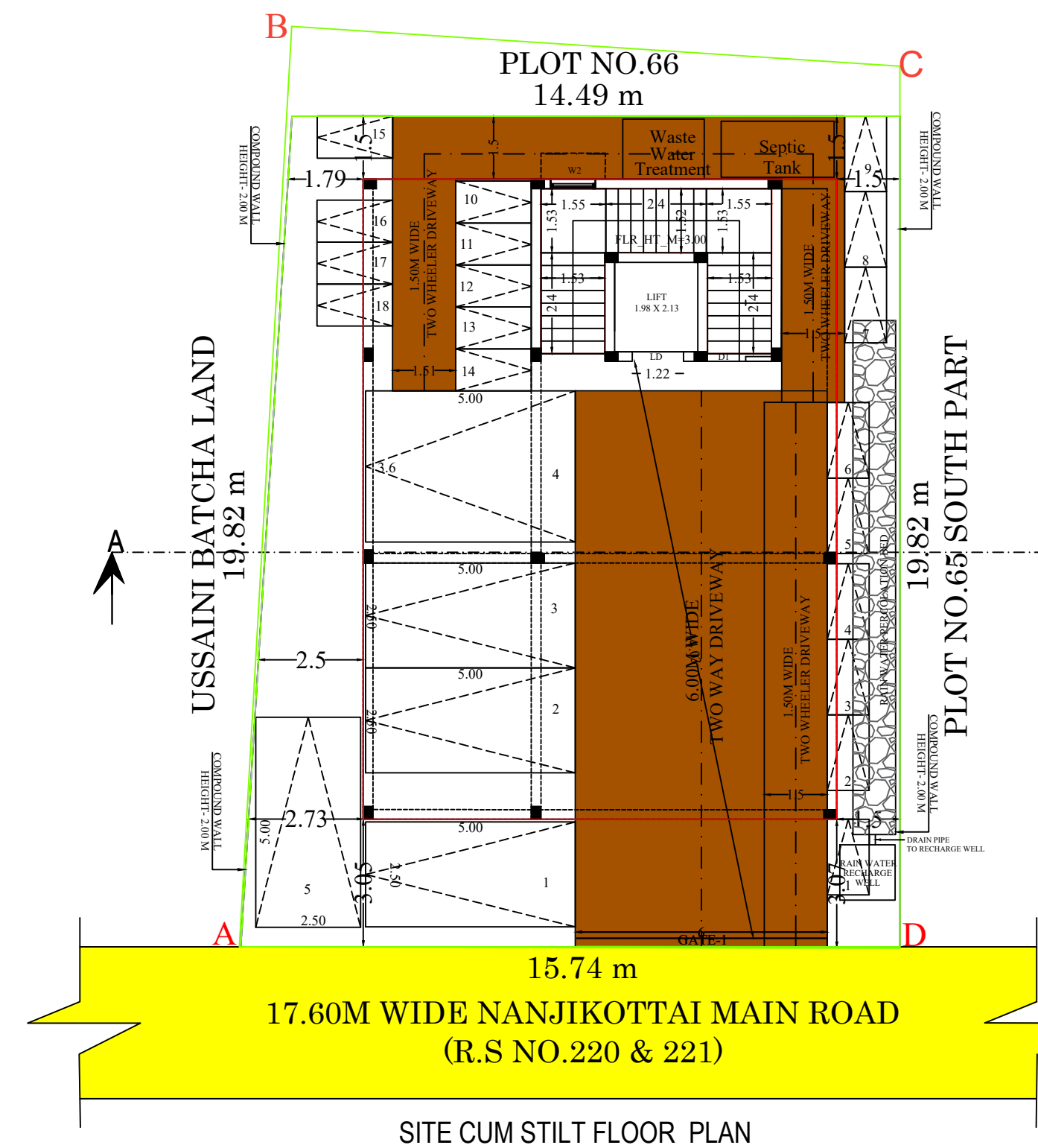
AREA DETAILS			AREA SQ.M
DESCRIPTION			323.79
PLOT AREA (AS PER DOCUMENT)			345.00
PLOT AREA (AS PER PATTA)			299.03
PLOT AREA (AS AT SITE)			
DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
STILT FLOOR AREA	172.10	-	172.10
FIRST FLOOR AREA	172.10	172.10	-
SECOND FLOOR AREA	172.10	172.10	-
THIRD FLOOR AREA	172.10	172.10	-
HEAD ROOM AREA	32.17	-	32.17
TOTAL AREA	720.57	516.30	204.27
VACANT AREA	126.93		
PLOT COVERAGE = 172.10 / 299.03 X 100 = 57.55 %			
F.S.I = 516.30/299.03 = 1.72			

PARKING REQUIREMENTS:
PROFESSIONAL CONSULTING OFFICE:
1.75% OF FSI AREA = 516.30 X 0.75 = 387.22 Sq.m
AS PER(TNCDBR-2019,ANNEXURE-IV PART -I (19)GENERAL NOTE)
2.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 4 X 0.1 = 0.4 (i.e) 1
Two wheeler space = 14 X 0.1 = 1.4 (i.e) 2
AS PER(TNCDBR-2019,ANNEXURE-IV PART-II (B)GENERAL NOTE)
3.IN ADDITION TO PARKING SPACES PROVIDED 10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED
Car space = 4 X 0.1 = 0.4 (i.e) 1
Two wheeler space = 14 X 0.1 = 1.4 (i.e) 2
AS PER(TNCDBR-2019,ANNEXURE-IV PART-I (5) VISITORS PARKING)

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of FSI Area	387.22	4	4
10 % DA Car Space for required no. of car space	-	1	1
In Addition to Parking Spaces 10% of Visitors Car Space for Required no. of Car Space	-	1	1
1 Two Wheeler Space for every 25 Sq.m of FSI Area	387.22	16	18
10% DA Two Wheeler Space for required no.of Two Wheeler Space	-	2	2
In Addition to parking spaces 10% of visitors Two Wheeler Space for required no.of Two Wheeler Space	-	2	2
Total no. of Car Spaces	-	5	5
Total no. of Two Wheeler Spaces	-	18	18

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

LEGEND:	
SITE BOUNDARY	-
PROPOSED AREA	-
DRIVEWAY	-
EXISTING ROAD	-



APPROVAL AUTHORITY: SWP/DTCP/TLPA/BP No:42/2025

APPLICANT:

ARCHITECT:

STRUCTURAL ENGINEER:

GEO-TECH ENGINEER:



Ar. J.Jovitha Margret, D.Arch.,
Reg. Architect Grade - II
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Dr.S.SENTHAMIL KUMAR, B.E.,M.E., Ph.D., FGS, MIE
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No. 29, OM Rajoo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443976090

Er. A. Ashik Ahamed
Reg. Engineer Grade II (R.E)
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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

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

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

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.

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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.

