

PP

APPROVAL RECORD

Planning Permission

Thanjavur district, Tamil Nadu

APPROVAL TYPE

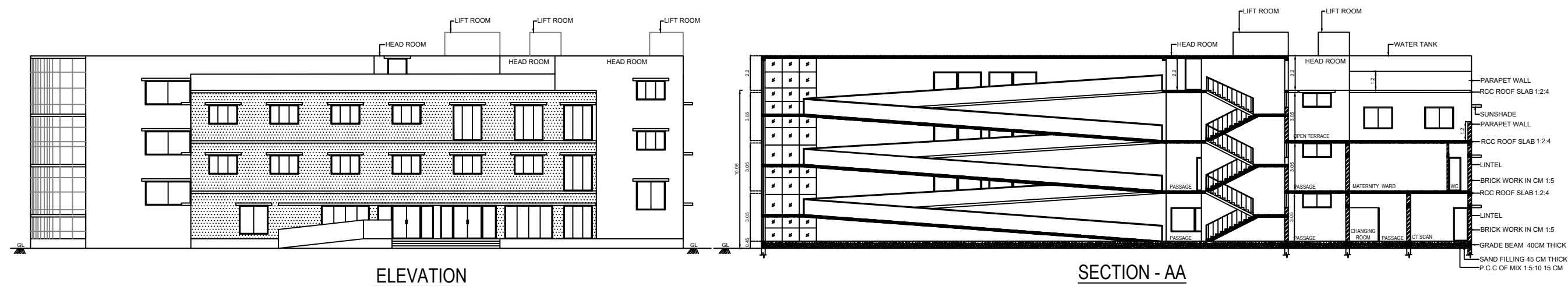
Building Plan

ISSUING AUTHORITY

Town Panchayat

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.



AREA DETAILS			
DESCRIPTION		SQ. M	
PLOT AREA AS PER PATTA		5650.00	
PLOT AREA AS PER DOCUMENT		5666.19	
DESCRIPTION	TOTAL AREA (SQ.M)	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)
GROUND FLOOR AREA	1885.61	1885.61	-
FIRST FLOOR AREA	1814.36	1814.36	-
SECOND FLOOR AREA	1656.33	1656.33	-
HEAD ROOM AREA	276.46	-	276.46
TOTAL AREA	5632.76	5356.30	276.46
VACANT AREA	3764.39	-	-

$$F.S.I = 5356.30 / 5650.00 = 0.94$$

PARKING REQUIREMENTS:

1. 75% OF FSI AREA = 5356.30 X 0.75 = 4017.22 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 = $27 \times 0.1 = 2.7$ (i.e) 3
Two wheeler space = $27 \times 0.1 = 2.7$ (i.e) 3
AS PER(TNCDBR-2019,ANNEXURE-IV PART-II (B) GENERAL NOTE

3. IN ADDITION TO PARKING SPACES PROVIDED 10% OF REQUIRED CARPENTRY WHEELER SPACES RESERVED

REQUIRED CAR/ TWO WHEELER SPACES RESERVED			
Car space = $27 \times 0.1 = 2.7$ (a) 3			
Two wheeler space = $27 \times 0.1 = 2.7$ (a) 3			
AS PER(TCNDGB-2019,ANNEXURE-IV PART-I (5) VISITORS PARKING)			
PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 150 Sq.m of FSI Area	5356.30	36	36
10% DA Car Space for required no. of car space	-	4	4
In addition to parking spaces 10% of visitors Car Space for Required no. of car space	-	4	4
1 Two wheeler Space for every 150 Sq.m of FSI Area	5356.30	36	36
10% DA Two Wheeler Space for required no. of car space	-	4	4
In addition to parking spaces 10% of visitors Two Wheeler Space for Required no. of Two wheeler space	-	4	4
Total no car spaces	-	40	40
Total no. two wheeler space	-	40	40

LEGEND:

SITE BOUNDARY — 
 PROPOSED AREA — 
 DRIVEWAY — 
 EXISTING ROAD —

Site Boundary Denoted as -	A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T
----------------------------	---

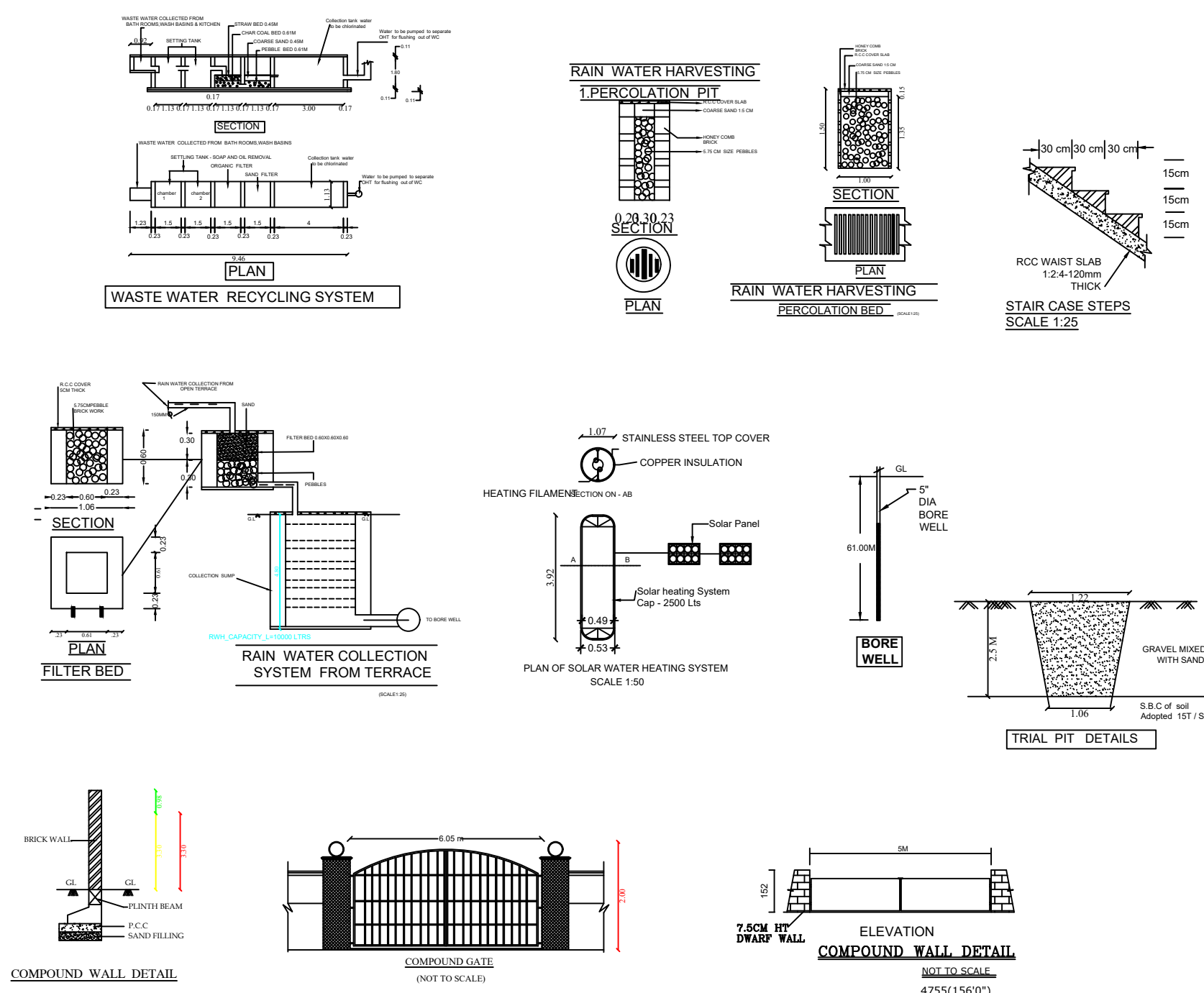
NOTE

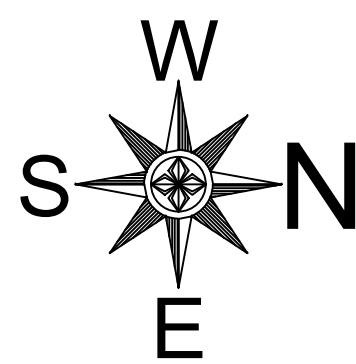
1. ALL DIMENSIONS ARE IN METRE
2. EMERGENCY ALARMS WILL BE PROVIDED 
3. F E - FIRE EXTINGUISHER PROVIDED. 
4. SCALE 1:100

SPECIAL CONDITION:

- 1.The Building must be used for same purpose for which the approval has been obtained.
- 2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction.

APPROVAL AUTHORITY





SRI LA SRI KASI VASI
MUTHUKUMARASWAMI THAMBIRAN
SWAMIGAL
FOR: "SRI KUMARAGURUPARA SWAMIGAL
EDUCATIONAL TRUST"

All Dimensions are in Meters

AREA DETAILS			
DESCRIPTION		SQ.M	
PLOT AREA AS PER PATTA		5650.00	
PLOT AREA AS PER DOCUMENT		5666.19	
DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
GROUND FLOOR AREA	1885.61	1885.61	-
FIRST FLOOR AREA	1814.36	1814.36	-
SECOND FLOOR AREA	1656.33	1656.33	-
HEAD ROOM AREA	276.46	-	276.46
TOTAL AREA	5632.76	5356.30	276.46
VACANT AREA	3764.39	-	-

$$\text{PLOT COVERAGE} = 1885.61 / 5650.00 \times 100 = 33.37\%$$
$$F.S.I = 5356,30 / 5650,00 = 0,94$$

PARKING REQUIREMENTS:

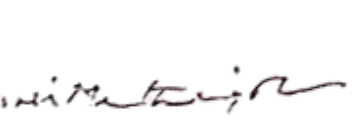
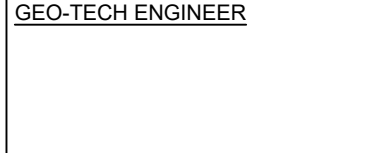
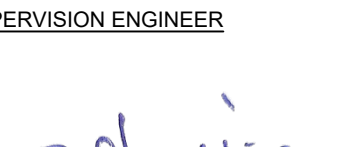
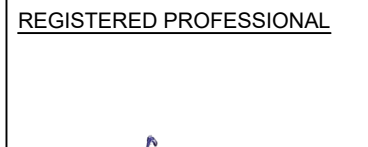
- | | |
|----|--|
| 1. | 75% OF FSI AREA = 5356.30 X 0.75 = 4017.22 sq.m
AS PER(TNCDBR-2019,ANNEXURE-IV PART-I (19) GENERAL NOTE) |
| 2. | 10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 27 X 0.1 = 2.7 (e) 3
Two wheeler space = 27 X 0.1 = 2.7 (e) 3
AS PER(TNCDBR-2019,ANNEXURE-IV PART-II (B) GENERAL NOTE) |
| 3. | IN ADDITION TO PARKING SPACES PROVIDED 10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED
Car space = 27 X 0.1 = 2.7 (e) 3
Two wheeler space = 27 X 0.1 = 2.7 (e) 3
AS PER(TNCDBR-2019,ANNEXURE-IV PART-I (5) VISITORS PARKING) |

<u>PARKING DETAILS</u>	<u>AREA</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
1 Car Space for every 150 Sq.m of FSI Area	5356.30	36	36
10% DA Car Space for required no.of car space	-	4	4
In addition to parking spaces 10% of visitors Car Space for Required no. of car space	-	4	4
1 Two wheeler Space for every 150 Sq.m of FSI Area	5356.30	36	36
10% DA Two Wheeler Space for required no.of car space	-	4	4
In addition to parking spaces 10% of visitors Two Wheeler Space for Required no. of Two wheeler space	-	4	4
Total no.car spaces	-	40	40
Total no.two wheeler spaces	-	40	40

LEGEND:

- SITE BOUNDARY — 
- PROPOSED AREA —
- DRIVEWAY —
- EXISTING ROAD —

Site Boundary Denoted as -
A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T

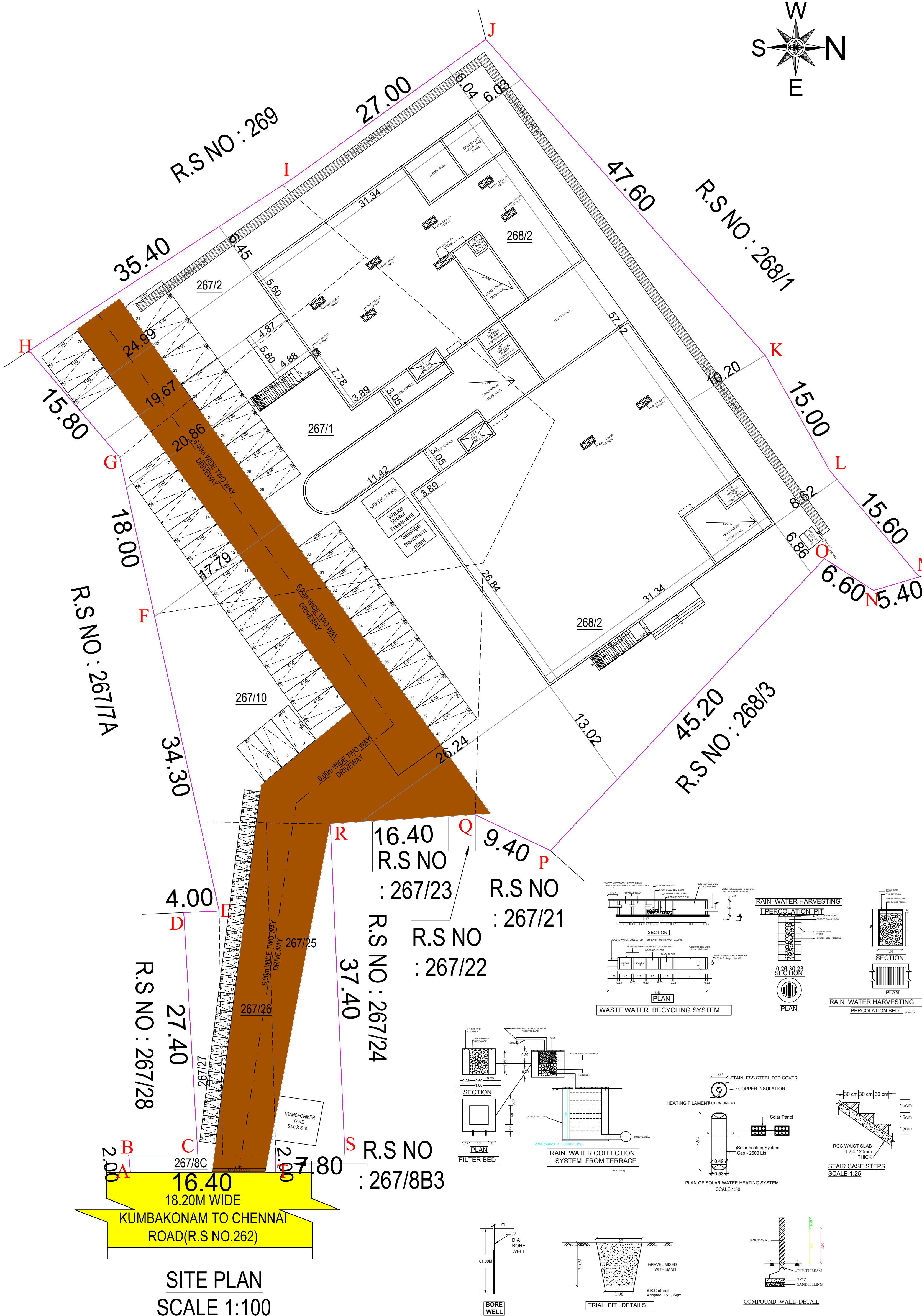
APPLICANT  P. G. SIVAKUMAR, B.Arch., M.I.P. Architect Reg. No: CA/84/8805 RA/Gr.1/19/08/351 23, The West, 3rd Floor, Pudukkottai Main Road, Trichy-20. Phy. (0431) 2313668, 2312668.	ARCHITECT
STRUCTURAL ENGINEER  Er. P. Rajaprakasam, B.E., Reg. Structural Engineer Grade- II (Rag.No: 007/RSF/GR-II/2023) Agram Architects 105/2, Valram Nagar, Pudukkottai Road, Thanjavur - 613 005. Celi: 9994845728	GEO-TECH ENGINEER  Dr. S.S.SENTHAMIL KUMAR, B.E.M.E.P.D., PGD-MER Registered Geotechnical Engineer, (TJ/R/RC/E/2019/086), Chartered Engineer, 703, Plot No. 29, Om Rajpo Nagar, Near New Bus Stand, THANJAVUR - 613 005. Mobile : 9443976090
SITE SUPERVISION ENGINEER  Er. R. Shamili, B.E., Reg. Construction Engineer (Rag.No.009 RCE/2023) Agram Architects 105/2, Valram Nagar, Pudukkottai Road, Thanjavur - 613 005. Celi: 9361594077	REGISTERED PROFESSIONAL  Er. A. Ashik Ahamed Reg. Engineer Grade II (RCE) (Rag.No.019/RE/GR-II/2023) Agram Architects 105/2, Valram Nagar, Pudukkottai Road, Thanjavur - 613 005. Celi: 9994845226

NOTE

1. ALL DIMENSIONS ARE IN METRE
2. EMERGENCY ALARMS WILL BE PROVIDED 
3. F E - FIRE EXTINGUISHER PROVIDED. 
4. SCALE 1:100

SPECIAL CONDITION:

- 1.The Building must be used for same purpose for which the approval has been obtained.
- 2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction.



APPROVAL AUTHORITY

APPROVAL AUTHORITY

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.

