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.

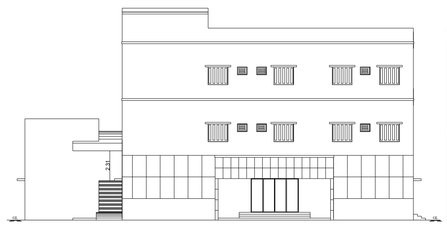
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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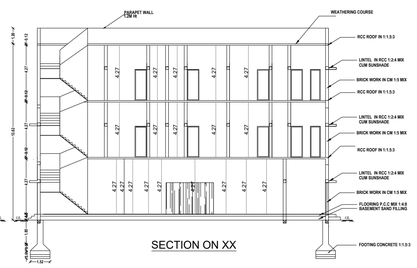
PLAN SHOWING THE PROPOSED CONSTRUCTION R.C.C & G.I SHEET ROOF MARRIAGE HALL BUILDING IN R.S.NOS.67/16A & 62/3B, PATTA NO.4567, PILLAIYARPATTI VILLAGE PANCHAYAT, THANJAVUR TALUK AND DISTRICT.

SCALE 1:100

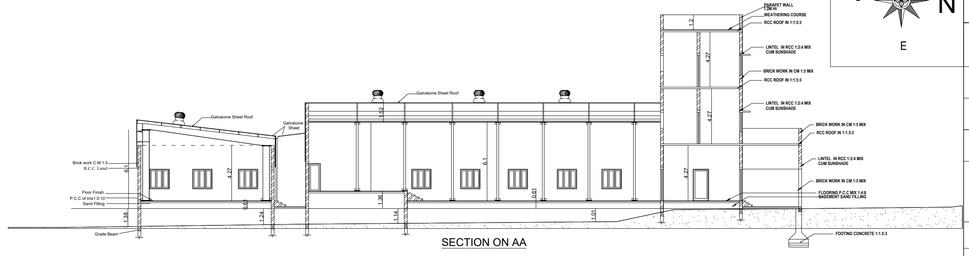
NAME OF THE APPLICANT : Mr.J.GNANAMANI, S/O.Mr.JANAKIRAMAN



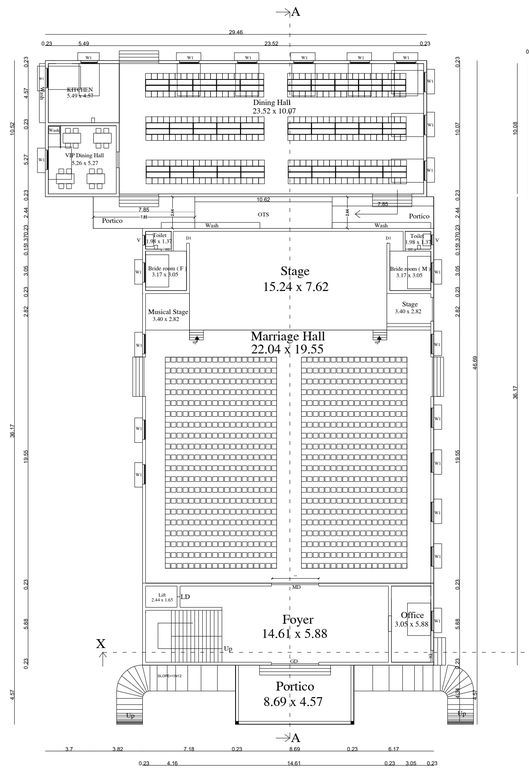
FRONT ELEVATION



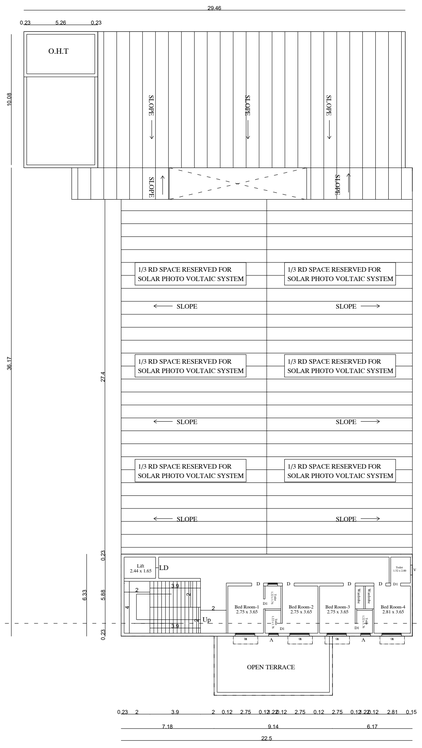
SECTION ON XX



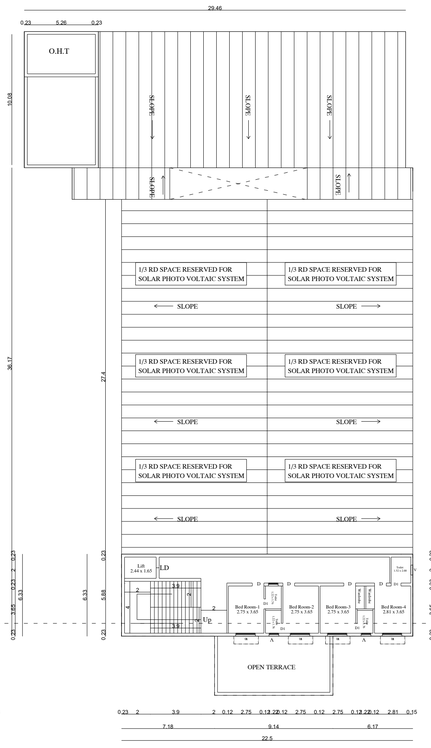
SECTION ON AA



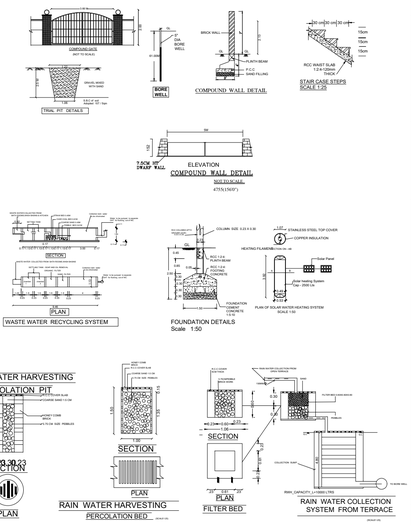
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



JOINERIES DETAILS		
GLASS DOOR	GD	3.60 x 2.44
MAIN DOOR	MD	3.60 x 2.44
DOOR	D	1.86 x 2.44
DOOR	D1	0.91 x 2.44
DOOR	D2	0.76 x 2.44
LIFT DOOR	LD	1.14 x 2.44
WINDOW	W	1.83 x 1.52
WINDOW	W1	1.22 x 1.52
WINDOW	CW	3.05 x 1.52
VENTILATOR	V	0.91 x 0.91

AREA	AREA IN SQ.M.	AREA IN SQ. FT.
SITE EXTENT (AS PER DOC)	5908.62	63600.38
SITE EXTENT (AS PER PATTA)	5938.00	63916.63
SITE EXTENT (AS PER FMB)	5868.75	63171.22

	TOTAL AREA IN SQ.M.	NON-FSI AREA IN SQ. M.	FSI AREA IN SQ. M.
PROPOSED GROUND FLOOR R.C.C ROOF	244.43	-	1146.87
PROPOSED GROUND FLOOR G.I SHEET ROOF	902.44	-	
PROPOSED FIRST FLOOR R.C.C ROOF	142.50	-	142.50
PROPOSED SECOND FLOOR R.C.C ROOF	142.50	-	142.50
PROPOSED HEAD ROOM R.C.C ROOF	36.20	36.20	-
TOTAL AREA	1468.07	36.20	1431.87
TOTAL OPEN SPACE	4721.88	-	-

FLOOR SPACE INDEX (FSI) = $\frac{1431.87}{5868.75}$ = 0.24

PLOT COVERAGE (PC) = $\frac{1146.87}{5868.75}$ X 100 = 19.54 %

PARKING REQUIREMENTS: MARRIAGE HALL

1) SEATING AREA = 265.92 Sq.m

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 = 9 X 0.1 = 0.9 (i.e) 1
AS PER(TNCDBR-2019,ANNEXURE-IV PART-I (2) GENERAL NOTE)

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car space for every 50 Sq.m	265.92	6	14
10% DA Car Space for required no.of car space	-	1	2
1 Two wheeler Space for every 50 Sq.m	265.92	6	40
10% DA Two Wheeler Space for required no.of Two wheeler	-	1	10
Total no. of Car Spaces		6	16
Total no. of Two Wheeler Spaces		6	50

CERTIFICATE :
CERTIFICATED THAT RAIN WATER HARVESTING AND WASTE WATER RECYCLING SYSTEMS SHALL BE PROVIDED AS PER G.O. MS NO: 138, M.A.W.S. DEPT DT: 11.10.2002

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 can celled, 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.

APPLICANT:
J Gnanamani
Mr.J.GNANAMANI

NOTE:
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4. SOLAR WATER HEATER IS PROVIDED

SPECIFICATION:
SAND FILLING IN FOUNDATION
P.C.C. 1:4:8 IN FOUNDATION
BRICK WORK IN 1:5
R.C.C WORK IN 1:2:4
PLASTERING IN C.M. 1:4

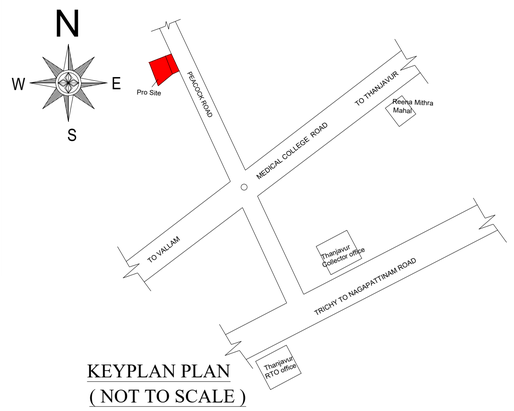
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FE - FIRE EXTINGUISHER
SB - SAND BUCKET PROVIDED
SM - SMOOKE DETECTOR

COLOUR INDEX:
BOUNDARY
ROAD
PROPOSAL
DRIVEWAY

SITE BOUNDARY DENOTED AS - A,B,C,D,E,F,G.
BUILDING BOUNDARY DENOTED AS - 1,2,3,4,5,6,7,8,9,10,11,12,13,14.

SWP/DTCP/TNJ/TLPA/BP NO : 44 /2026

(e - signed)
ASSISTANT DIRECTOR/ MEMBER SECRETARY
THANJAVUR DISTRICT TOWN AND COUNTRY PLANNING
THANJAVUR



KEYPLAN PLAN
(NOT TO SCALE)

ARCHITECT:
K.P. VENKATRAJ, B.Arch,M.E.,A.I.I.A.,
Registered Architect,
Reg. No. C.O.A/94/17202,
36, Daniel Thomas Nagar,
No.1, Vallam Road, THANJAVUR-613 007.
Ph: 04362-237919

STRUCTURAL ENGINEER :
Er.G. THIRUMAL MURUGAN, M.E.,
Consulting Structural Engineer
RUDHRAN CONSULTANT
Registered Structural Engineer Grade-I
Reg.No:027-RSE-GR-I
4/1634, Rasi Nagar, Budalur, Thanjavur - 613 602.
E.Mail:consultgtm@gmail.com
Cell:95009 78123, 95009 78118

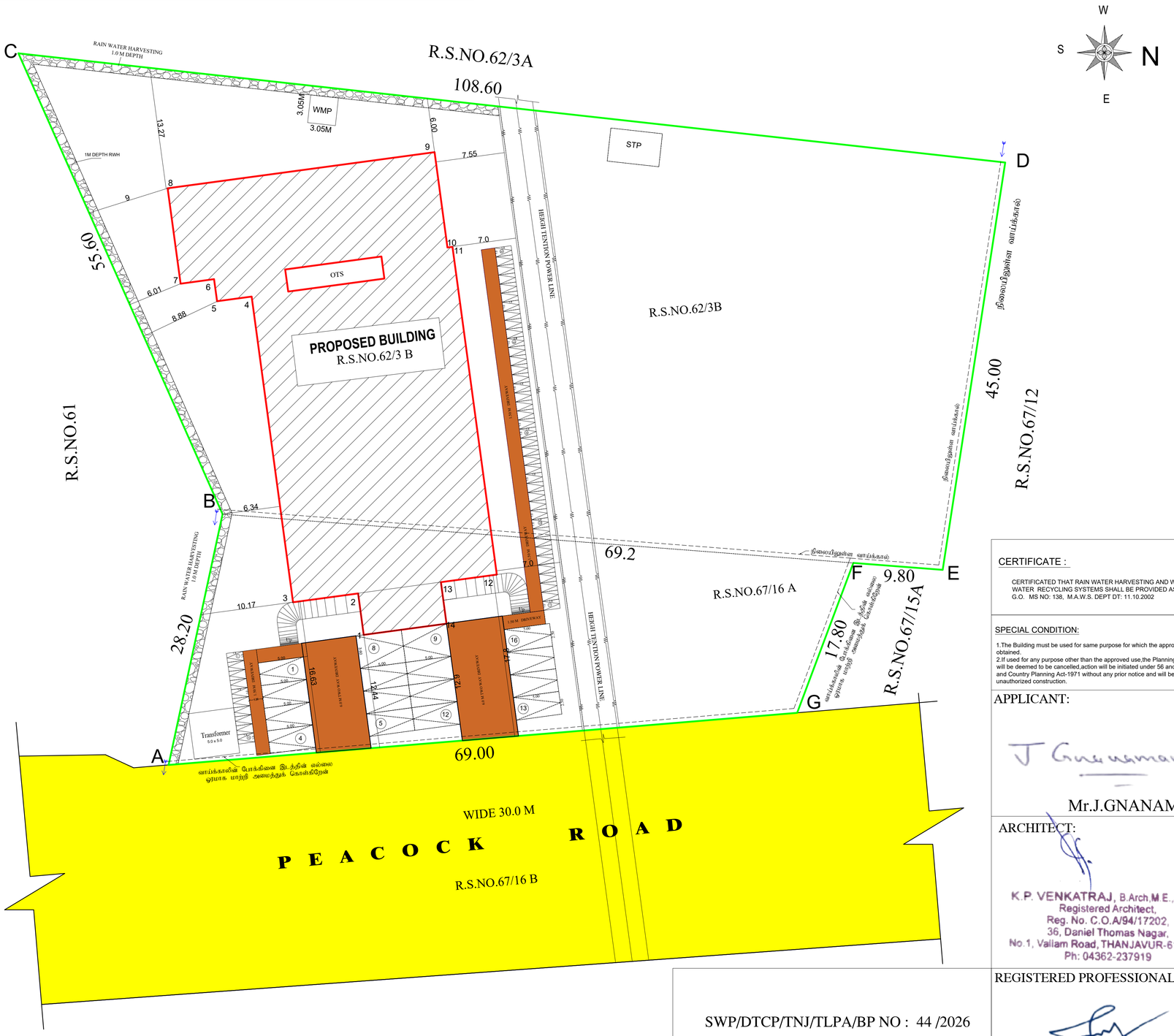
REGISTERED PROFESSIONAL:
Er.C.JEROME FELIX, B.E., A.M.I.E., C.Eng(I).,
Registered Engineer Grade-I (RE).
Dept. of Town & Country Planning.
Reg. No.TJR/RE-I/2024/036.
Madhakottai, THANJAVUR-613 005.
Mob:99429-62000, Off:04362-295656.

GEO-TECH ENGINEER :
Dr. S. Senthamil Kumar, M.E.,Ph.D.,FIGS, MIEI
Registered Geotechnical Engineer - No.001/RGTE/2024
703, Plot No.29, O.M.Rajoo Nagar,
Near New Bus Stand, Thanjavur - 613 005.
Cell . 9443976090 Email . senthamilkumar@yahoo.co.in

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Near New Bus Stand, Thanjavur - 613 005.
Cell . 9443976090 Email . senthamilkumar@yahoo.co.in

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

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3/350/2 Mettukuppam,
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Chennai 600 097, India
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+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.