PP APPROVAL RECORD

Planning Permission

Thanjavur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

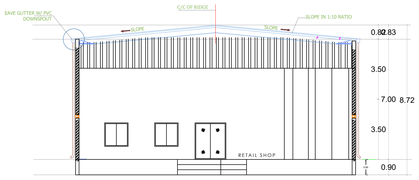
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

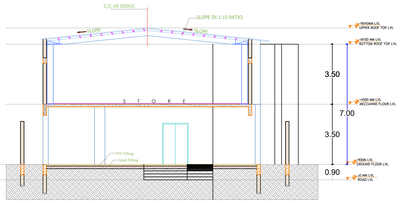
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

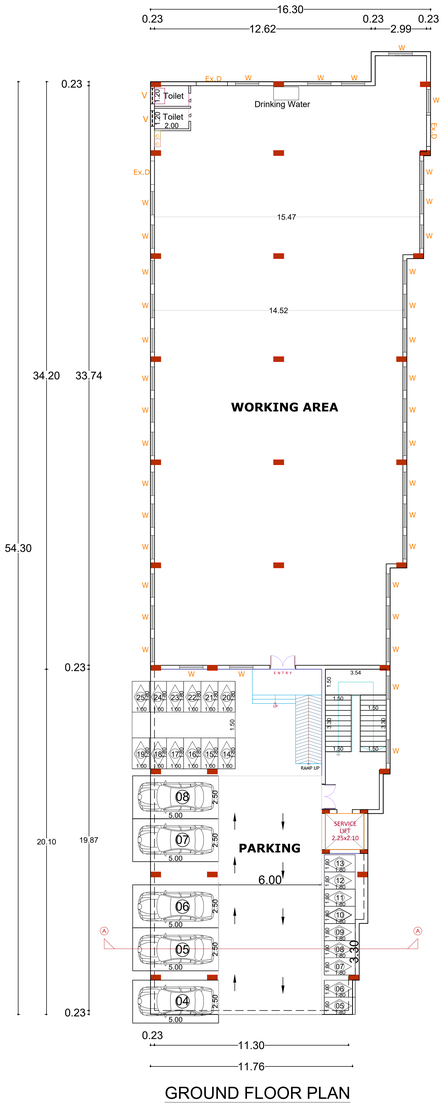
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVANISED SHEET ROOF GF & FF PRIVATE OFFICE BUILDING IN T.S.NO: 16A & 21A
WARD NO: 01, BLOCK NO: 01,KUMBAKONAM TO THIRUVIDAIMARUDUR MAIN ROAD, KUMBAKONAM CITY MUNICIPAL CORPORATION,THANJAVUR DISTRICT.



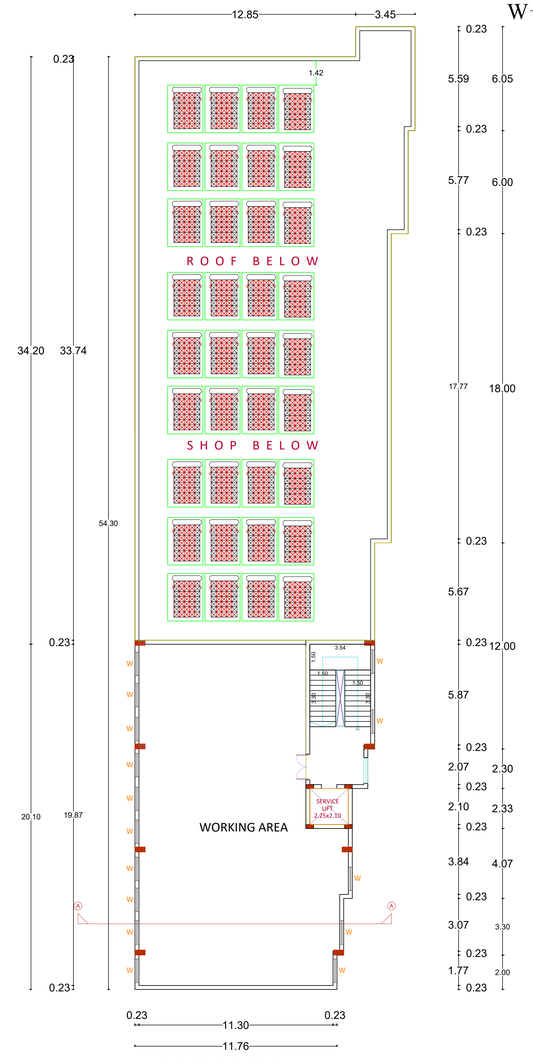
FRONT ELEVATION



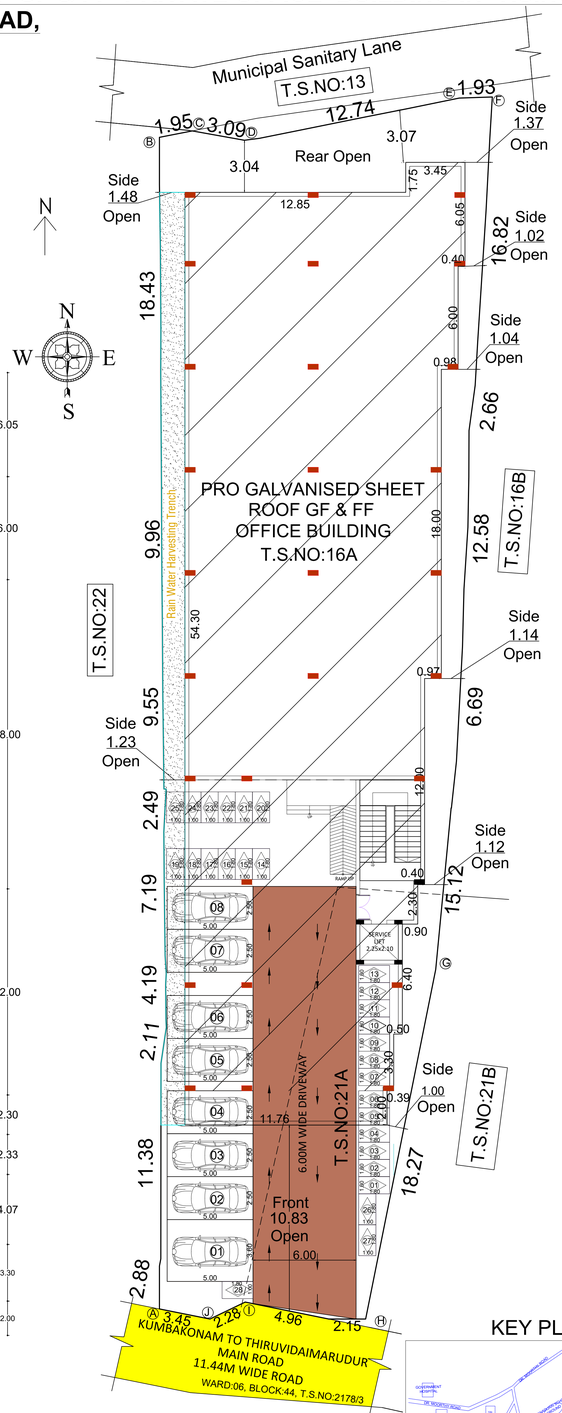
SECTION AA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

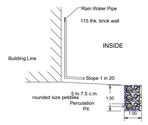


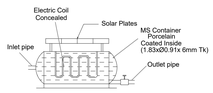
SITE PLAN (1:100)

FLOOR NAME	TOTAL BUILDUP AREA (Sqm)	COVERED PARKING AREA (Sqm)	FSI AREA (Sqm)	NON FSI AREA (Sqm)	BUILDUP AREA DEDUCTION (Sqm)
FLOOR-GROUND	783.22	221.86	561.36	226.56	-
FLOOR-01	264.05	-	264.05	-	-
TOTAL	1047.27	221.86	825.41	226.56	-

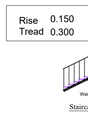
NON FSI AREA DETAILS	
AREA DETAILS	AREA
Head Room Area	39.89
Lift	4.70
Covered Parking Area	221.86
Total	266.45

LAND USE DETAILS:
1) As Per Kumbakonam Master Plan Use D.D.PLAN NO: 01





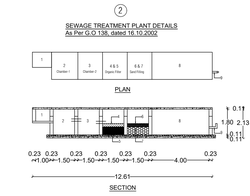
Solar water heater

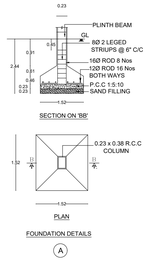


Staircase Details

WASTE WATER RECYCLING SYSTEM:

1.Waste Water Collected from bath rooms and washbasin.
2.Settling Tank.
3.Settling Tank.
4.Straw bed 0.45m.
5.Charcoal bed 0.61m.
6.Coarse Sand 0.45m.
7.Pebble Sand 0.61m.
8.Collection Tank Water to be Chlorinated.
9.Water to be Pumped to seperate O.H.T for flushing out of w.c.

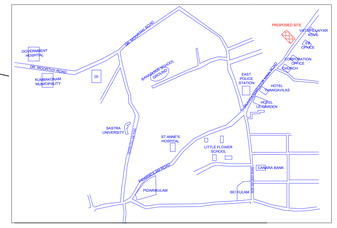


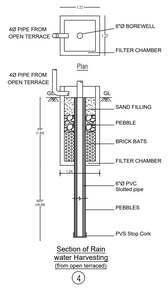


Plot Coverage	: 783.22 / 1151.90 = 67.99 %
Floor Area Ratio	: 825.41 / 1151.90 = 0.717

Parking Details:
A) No Of Car Parking =08 Nos
B) No of Two Wheeler Parking =28 Nos

KEY PLAN N.T.S





Section of Rain water Harvesting (from open terraced)
4

All Dimensions are in Metre Scale 1:100

SCHEDULE OF JOINERY:

MD	MAIN DOOR	-	1.20x2.13
D	DOOR	-	1.00x2.13
d	DOOR	-	0.76x2.13
W	WINDOW	-	1.50x1.37
V	VENTILATOR	-	0.91x0.61

PLR/FMB Area - 1209.23 Sqm.
Document Area - 1159.60 Sqm.
Super Imposed Plot Area - 1151.90 Sqm.

AREA STATEMENT:

TOTAL SITE AREA	- 1151.90 Sqm	-	12399.00 Sqft	
GROUND FLOOR AREA	- 783.22 Sqm	-	8431.00 Sqft	
FIRST FLOOR AREA	- 264.05 Sqm	-	2842.00 Sqft	
OPEN SPACE AREA	- 368.68 Sqm	-	3968.00 Sqft	

NOTE:
MANUAL / AUTOMATIC FIRE ALARAM SYSTEM,
FIRE PROTECTING AND EXISTINGUISHING SYSTEM
ARE PROVIDED. CONFIRM TO THE STANDARDS & RECOMANDATIONS AND TO THE SATISFICATION OF THE DIRECTORATE OF FIRE SERVICE.
RAIN WATER HARVESTING SYSTEMS ARE
PROVIDED AS PER THE STANDARD SPECIFICATIONS
IN G.O MS NO 138, MA & WS DT:11.10.2002.

APPLICANT:

REGISTERED ENGINEER:
Er. A. MAHARAJAN, B.Tech.,
Consulting Civil Engineer & Registered Engineer
MAHARAJA CONSTRUCTIONS
Reg. No: 1268/2015/00063 - RE -I/I
41, Indhira Gandhi Salai, Kumbakonam - 612 001.
Cell : 98944 88939

ARCHITECT:
BALASUBRAMANIAN, P. B.Arch.,
CA/ 2010/ 47861
The Madras Design Works
No: 6/15, Ram Nivas
Kottur Garden 1st Main Road,
Chennai- 600 085.
Phone: 044- 24474632

STRUCTURAL ENGINEER:
L.VEERAMANI
24/M. Old Kuyavarpalayam Road
2nd Floor, Ralin Castle
MADURAI - 652000
Reg. No. SE.02/2023 (Cr.II)

APPROVING AUTHORITY

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
தஞ்சாவூர் மாவட்டம்
ந.க.எண்:SWP/BPA/689692/2025
உத்தரவில் கண்டுள்ளவாறு மனையிடத்திற்கு
'A' TO 'I' என எல்லையிட்டு அம்மனையிடத்தில்
அமையும் கட்டிட வரைபடத்திற்கு
SWP/DTCP/TNI/KLPA/BP NO:01/2026
என எண்ணிடப்பட்டு செயலணை கடிதம்
ந.க.எண்:SWP/BPA/689692/2025
தெரிவித்துள்ள நிபந்தனைகளுடன் மனையிட
ஒப்புதல் மற்றும் கட்டிட வரைபடத்திற்கு
தொழில்நுட்ப ஒப்புதல் வழங்கப்படுகிறது

உதவி இயக்குனர்
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
தஞ்சாவூர் மாவட்டம்

ASST. DIRECTOR / MEMBER SECRETARY
TOWN & COUNTRY PLANNING
KUMBAKONAM LOCAL PLANING AUTHORITY
THANJAVUR DISTRICT

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
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.