

PP

APPROVAL RECORD

Planning Permission

Thanjavur district, Tamil Nadu

APPROVAL TYPE

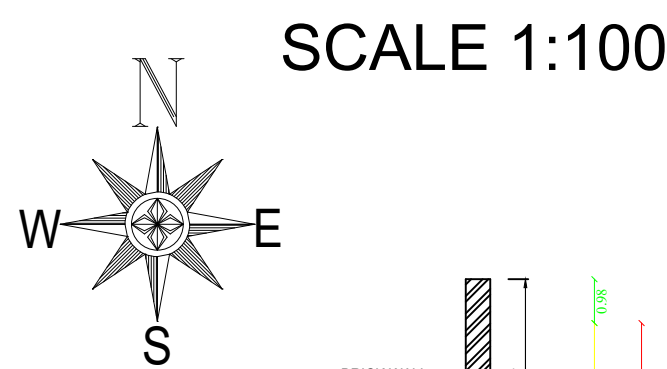
Building Plan

ISSUING AUTHORITY

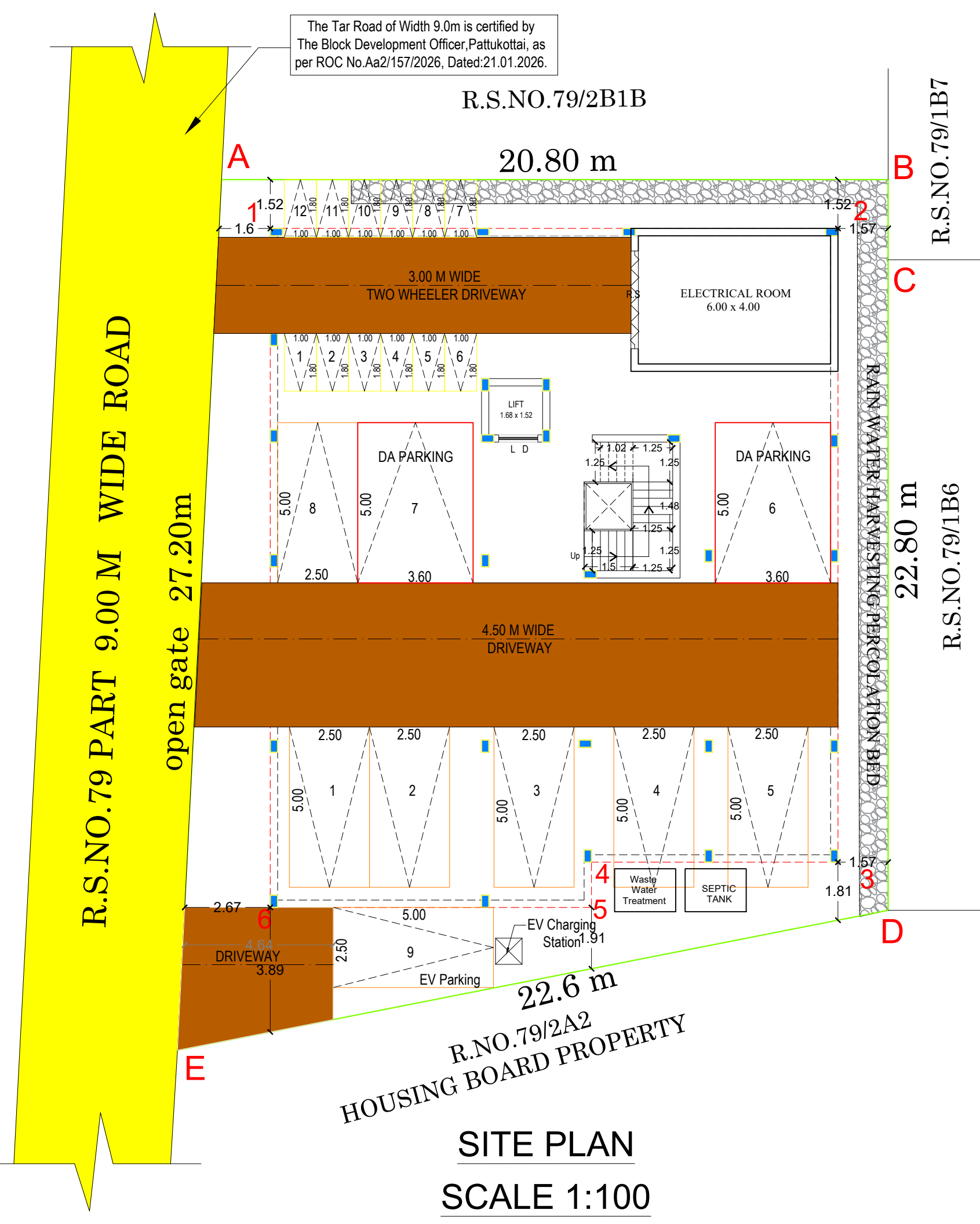
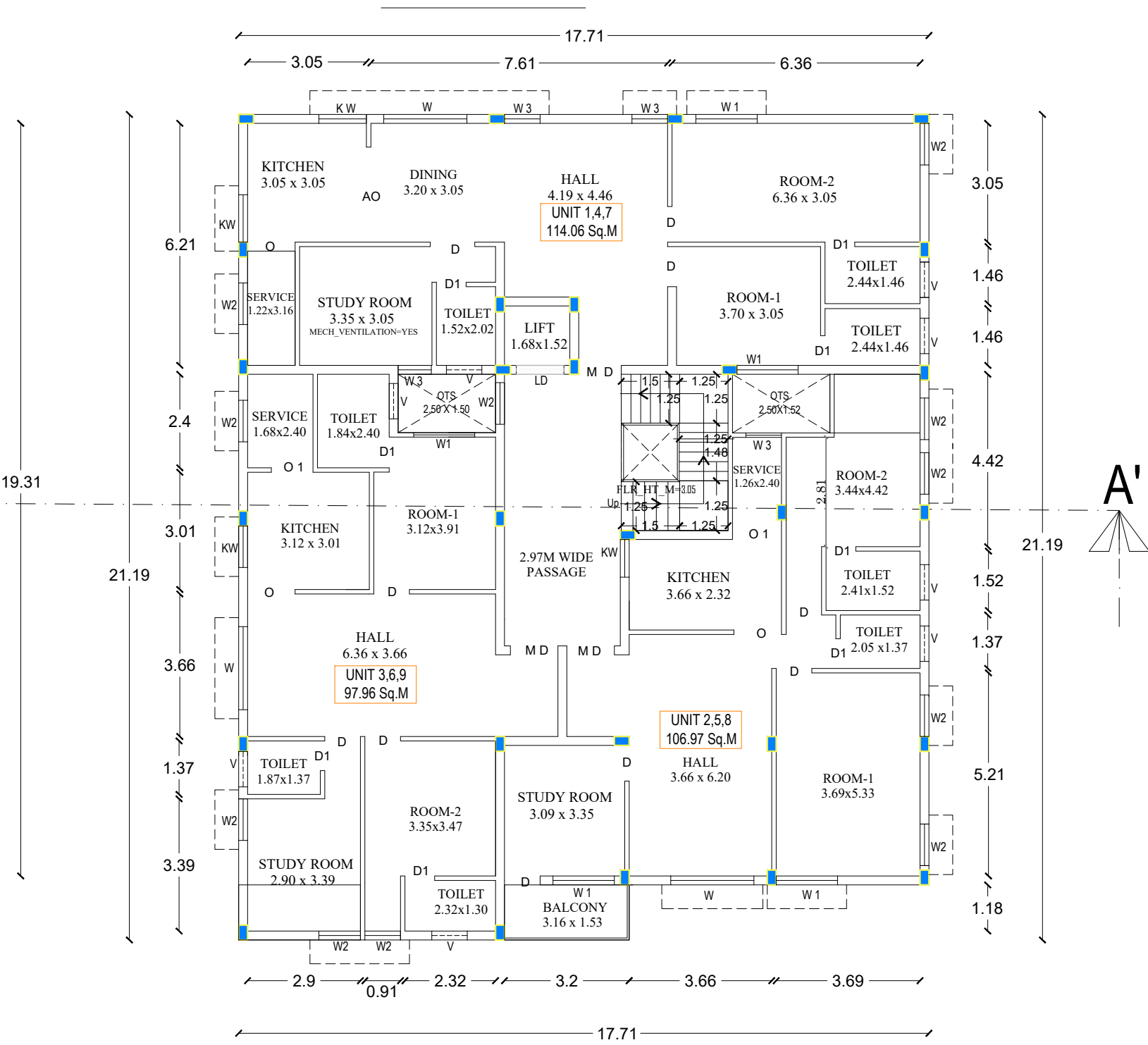
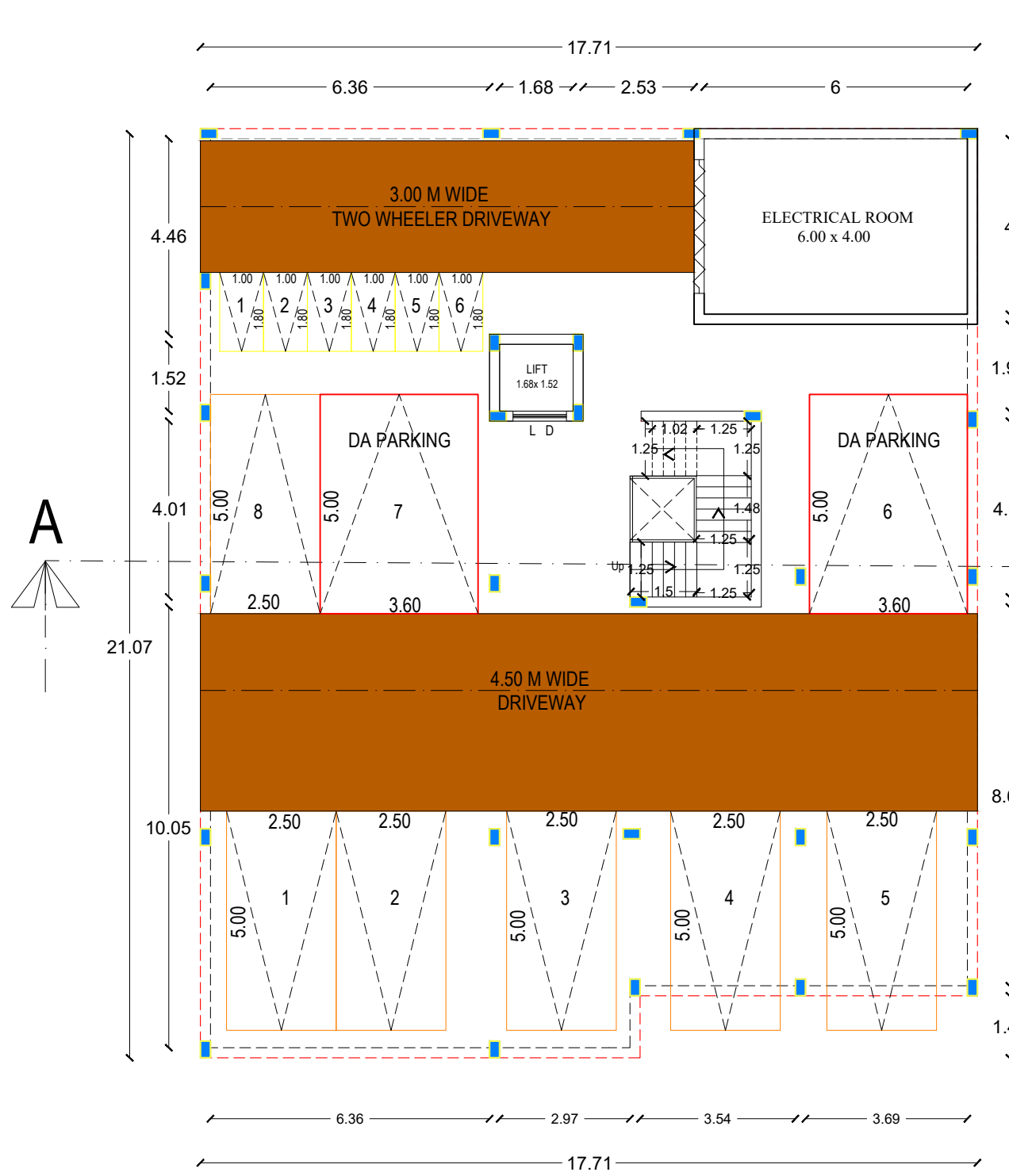
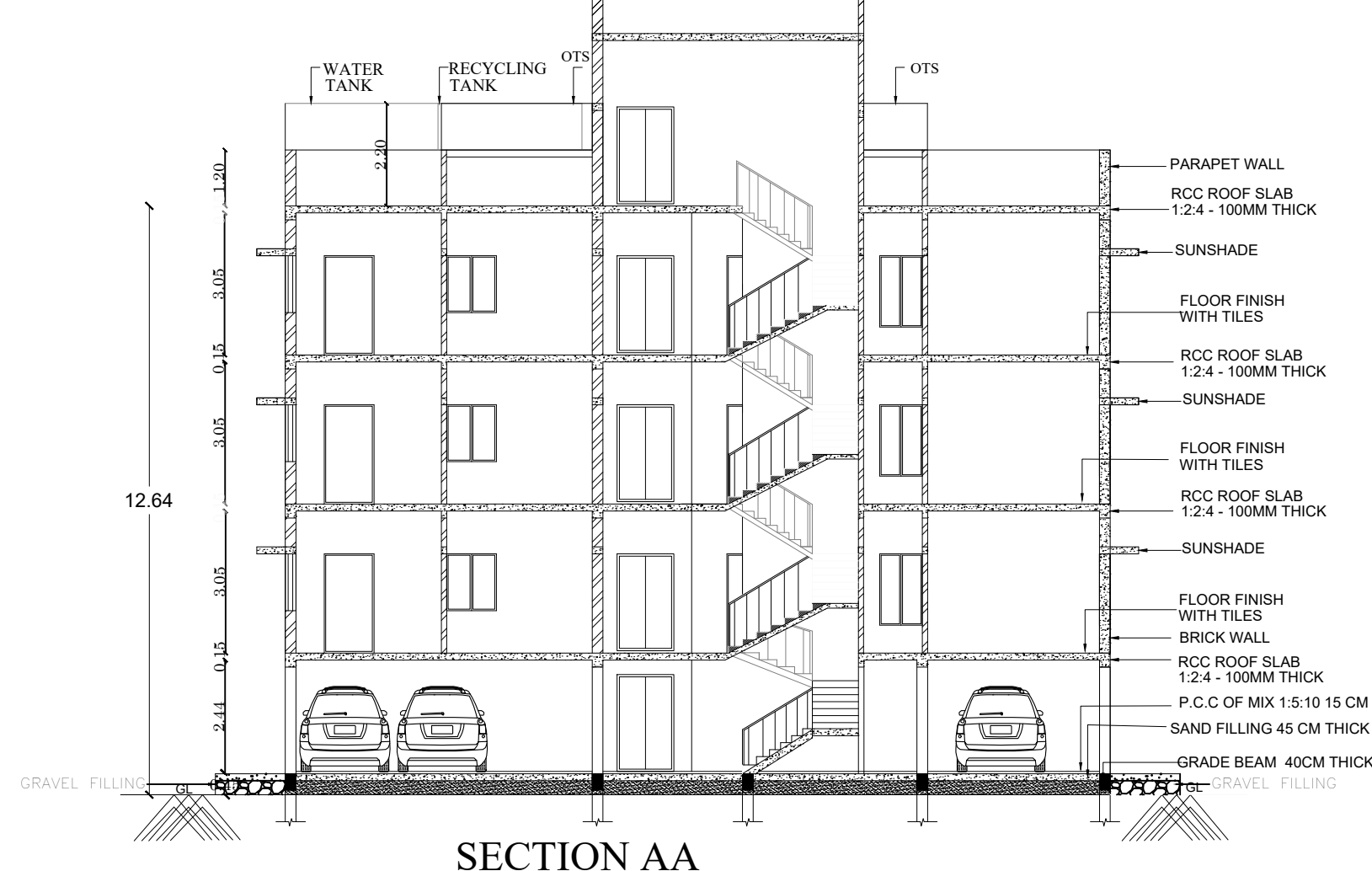
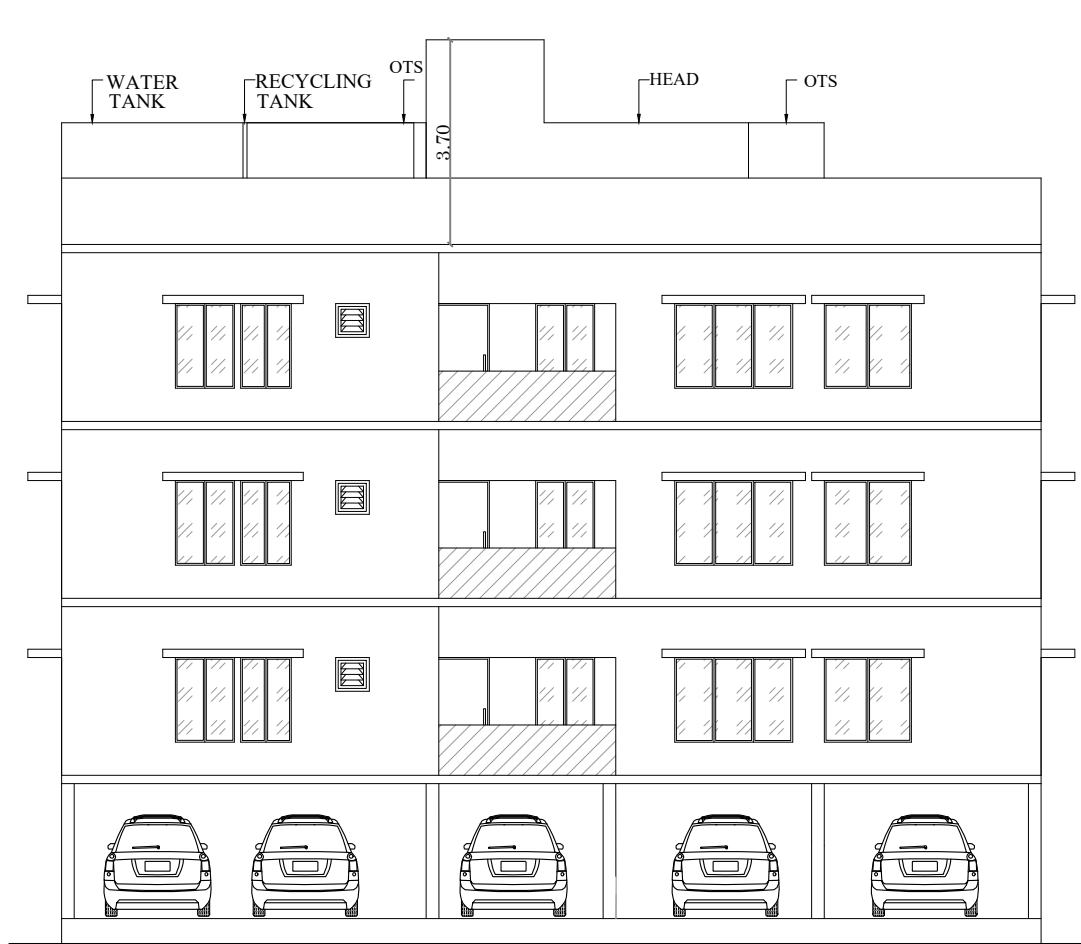
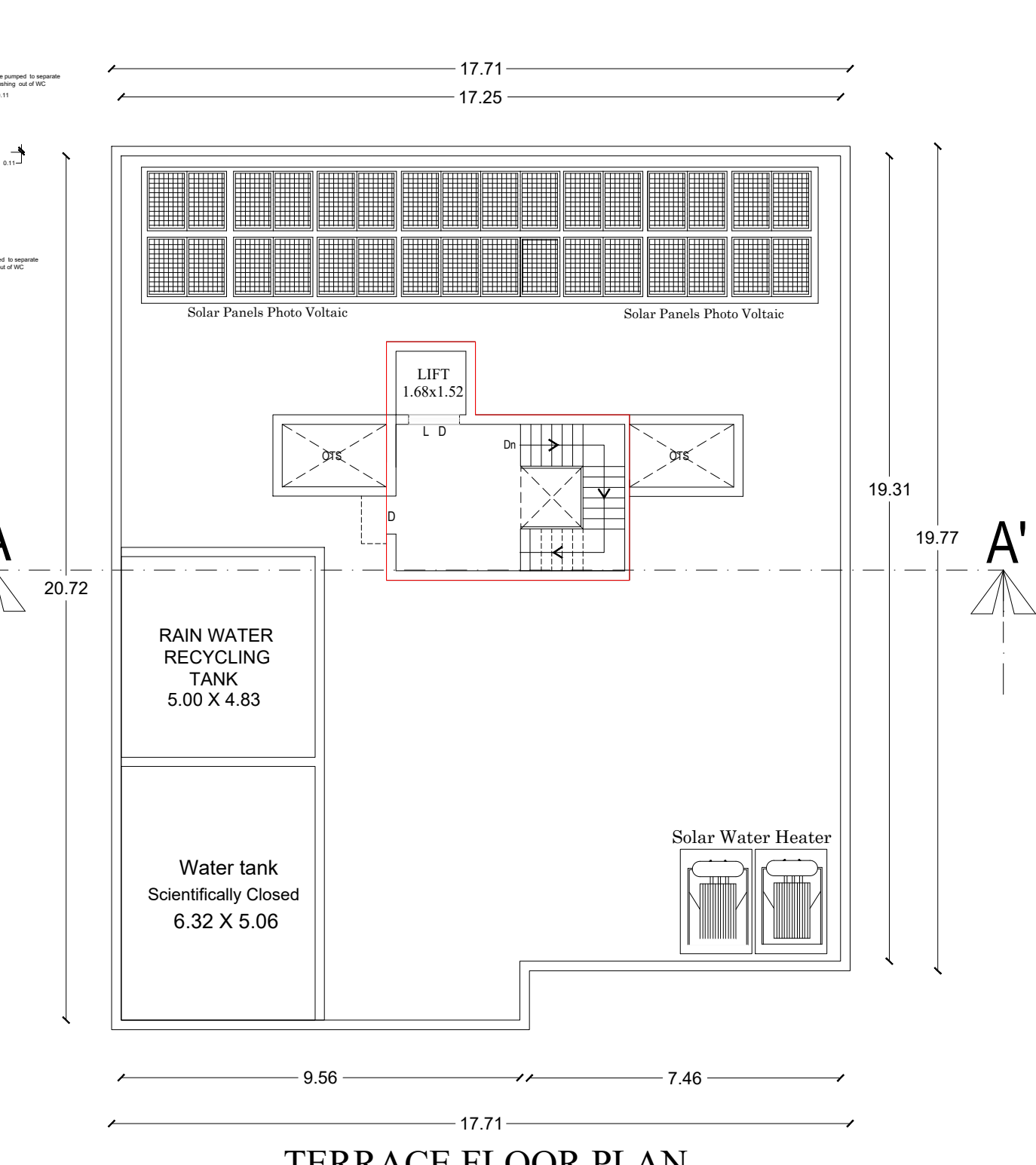
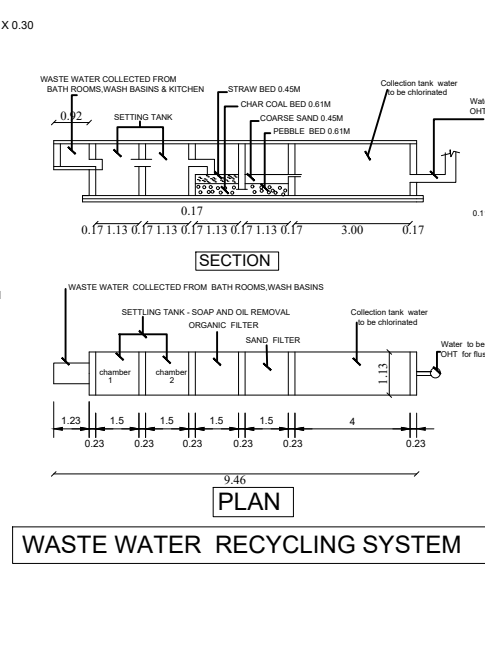
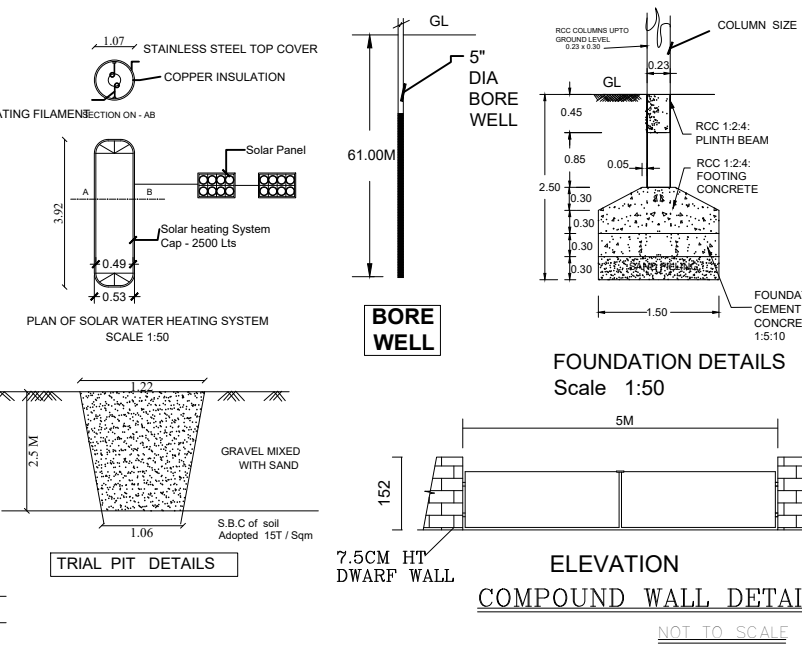
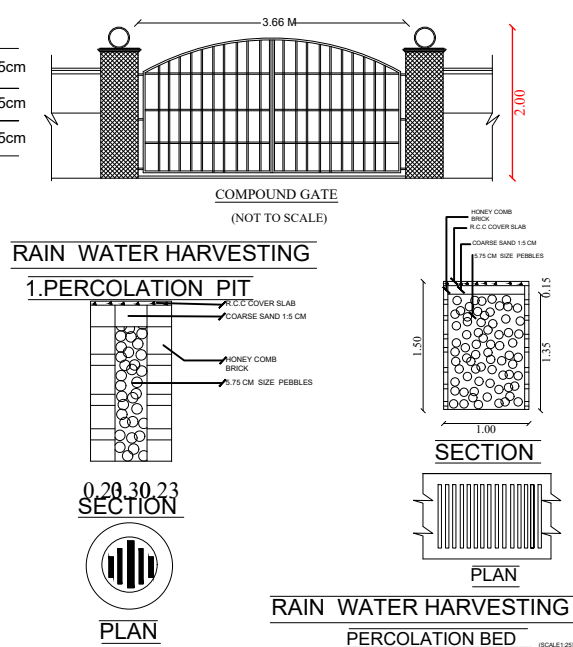
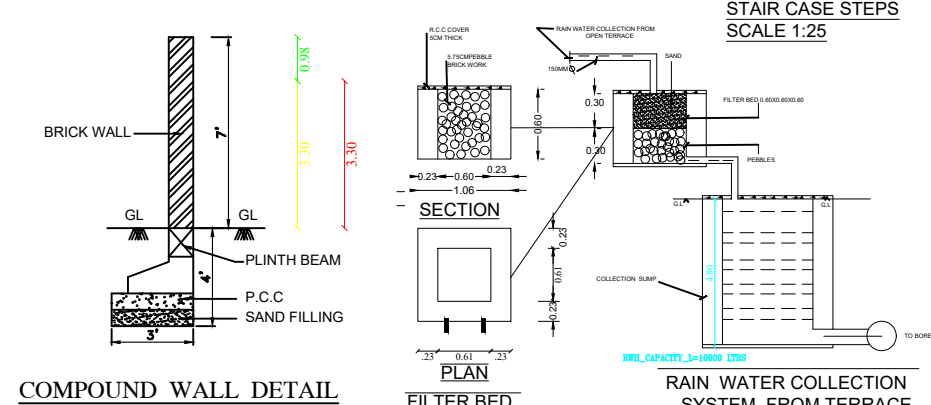
Rural Panchayat

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.



SCALE 1:100



THE PLAN SHOWING PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND & THIRD FLOOR OF APARTMENT BUILDING IN OLD R.S.NO.79/2B, NEW R.S NO: 79/2B1A2, PATTU KOTTAI VILLAGE, PONNAVARAYANKOTTAI PANCHAYAT, PATTUKOTTAI TALUK & THANJAVUR DISTRICT.

NAME OF THE OWNER: Mrs. R. RAMYA W/o. Mr. RAGHU

SCHEDULE OF JOINERIES:		
M.D	MAIN DOOR	1.22 X 2.13
D	DOOR	0.91 X 2.13
D1	DOOR 1	0.76 X 2.13
AO	ARCH OPEN	2.44 X 2.13
O	OPEN	1.22 X 2.13
O1	OPEN	1.07 X 2.13
W	WINDOW	2.13 X 1.80
W1	WINDOW 1	1.57 X 1.80
W2	WINDOW 2	1.07 X 1.80
W3	WINDOW 3	0.91 X 1.80
K W	KITCHEN WINDOW	1.22 X 1.52
V	VENTILATOR	0.90 X 0.60

DESCRIPTION	AREA in sq.m		AREA in sq.ft	
PLOT AREA (AS PER DOCUMENT)	519.80		5595.00	
PLOT AREA (AS PER FMB & PATTU)	520.00		5597.28	
PLOT AREA (AS PER SITE)	535.31		5762.07	
DESCRIPTION	AREA in sq.m	AREA in sq.ft	FSI AREA in sq.m	NON-FSI AREA in sq.m
STILT FLOOR AREA	364.46	3923.04	28.81	335.65
FIRST FLOOR AREA	356.94	3842.10	356.94	-
SECOND FLOOR AREA	356.94	3842.10	356.94	-
THIRD FLOOR AREA	356.94	3842.10	356.94	-
LIFT & HEADROOM	26.87	289.23	-	26.87
TOTAL AREA	1462.15	15738.57	1099.63	362.52
OPEN AREA	150.93	1624.61	-	-

PLOT COVERAGE = $364.46 / 519.80 \times 100 = 70.12\%$
F.S.I = $1099.63 / 519.80 = 2.11$
Premium F.S.I = 60.03 sq.m

1. FLOOR AREA ABOVE 100 SQ.M 1 CAR SPACE FOR EVERY 100 SQ.M AS PER (TNCD BR-2019 ANNEXURE-IV PART-I (1))
2.75% OF FSI AREA = $1070.82 \times 0.75 = 803.11$ Sq.m AS PER (TNCD BR-2019 ANNEXURE-IV PART-I (19) GENERAL NOTE)
3.10% OF REQUIRED CAR/TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = $9 \times 0.1 = 0.9$ (i.e) 1
Two wheeler space = Not Applicable
AS PER (TNCD BR-2019 ANNEXURE-IV PART-II (B) GENERAL NOTE)

PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of FSI Area	803.11	8	8
10% DA Car Space for required no. of car space	-	1	2
In addition to parking spaces 10% of visitors Car Space for Required no. of Car space	-	1	1
Dwelling Unit with Floor Area above 100 Sq.m - Two Wheeler Space - Not Applicable	-	Not Applicable	8
10% DA Two Wheeler Space for required no. of Two wheeler space	-	Not Applicable	2
In addition to parking spaces 10% of visitors Two Wheeler Space for Required no. of Two wheeler space	-	Not Applicable	4
Total no. car spaces	-	9	9
Total no. two wheeler spaces	-	Not Applicable	12

SITE BOUNDARY DENOTED AS - A,B,C,D & E
BUILDING BOUNDARY DENOTED AS - 1,2,3,4,5 & 6

NOTE:

- ALL DIMENSIONS ARE IN METRES
- WASTE WATER TO BE UTILISED FOR GARDENING PURPOSES
- SEWAGE TO BE CONNECTED TO MAIN SEWAGE SYSTEM
- SOLAR WATER HEATER IS PROVIDED

LEGEND:

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

SPECIAL CONDITION:

- The Building must be used for same purpose for which the approval has been obtained.
- 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.

Total No. of Dwelling Units:	APPLICANT:	ARCHITECT:
First Floor = 3 Units Unit 1 - 114.06 Sq.m Unit 2 - 106.91 Sq.m Unit 3 - 96.97 Sq.m Second Floor = 3 Units Unit 4 - 114.06 Sq.m Unit 5 - 106.91 Sq.m Unit 6 - 96.97 Sq.m Third Floor = 3 Units Unit 7 - 114.06 Sq.m Unit 8 - 106.91 Sq.m Unit 9 - 96.97 Sq.m Total = 9 Units		
	SITE SUPERVISION ENGINEER:	REGISTERED PROFESSIONAL:
	STRUCTURAL ENGINEER:	GEO-TECH ENGINEER:

APPROVAL AUTHORITY: SWP/DTCP/TNJ/AD/BP NO:10/2026



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

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



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.

