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.

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3/350/2 Mettukuppam,
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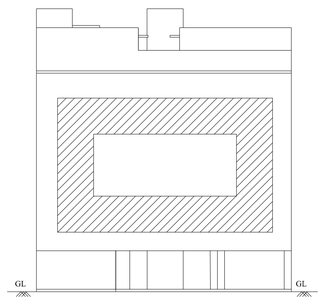
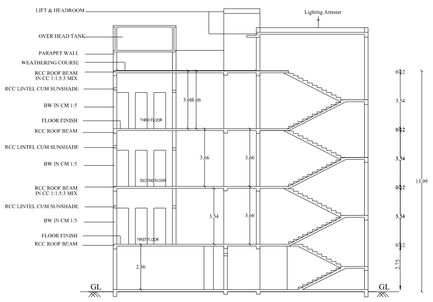
THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST, SECOND & THIRD FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD NO.8, BLOCK NO.35, T.S NO.254/3, OLD R.S.NO.259/1B, PLOT NOS.162, 163 NORTH PART, 166 NORTH PART, 167 AT CAUVERY NAGAR WEST EXTENSION, NEELAGIRI THERKKU THOTTAM, THANJAVUR CITY MUNICIPAL CORPORATION.

SCALE 1:100

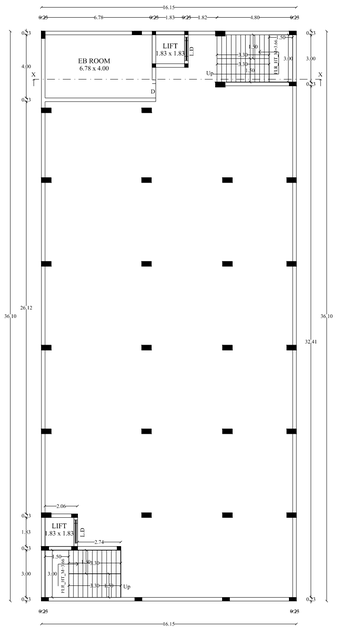
NAME OF THE OWNER: Mr.Y.CYRIL PRADEEP, S/o.Mr.YAGAPPA PHILOMINRAJ



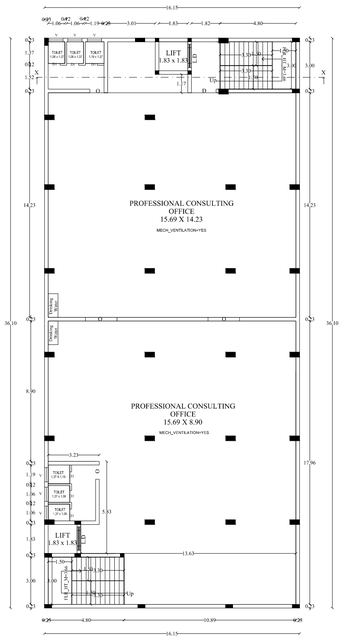
FRONT ELEVATION



SECTION -XX

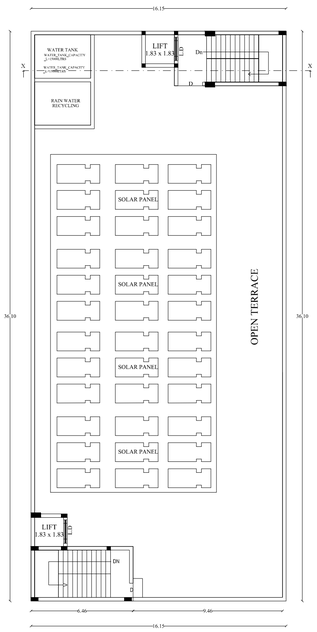


STILT FLOOR PLAN

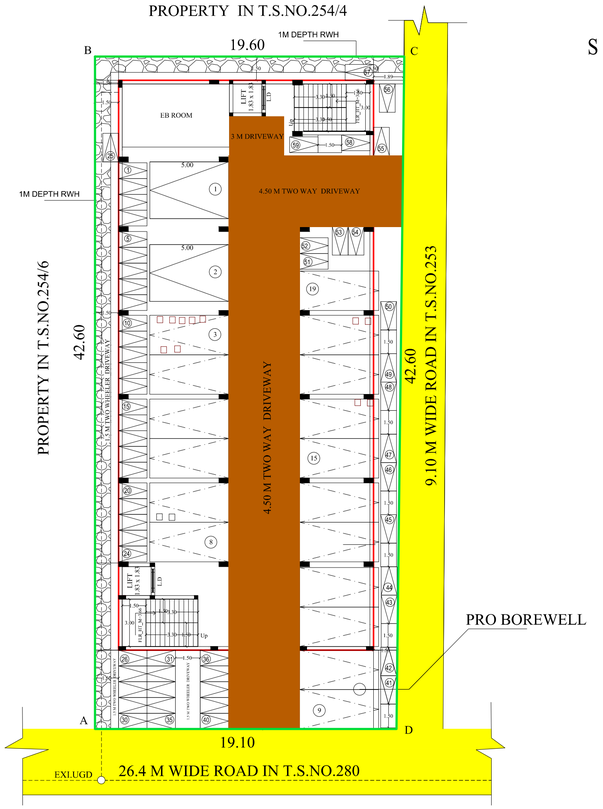


FIRST, SECOND & THIRD FLOOR PLAN

TYPICAL_FLOOR_PLAN=1,2,3

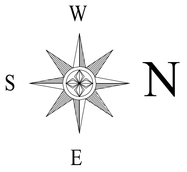


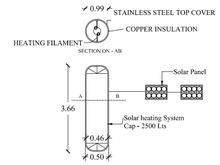
TERRACE FLOOR PLAN



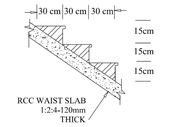
SITE PLAN

SCALE 1 : 100

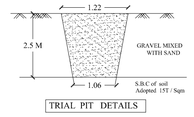




PLAN OF SOLAR WATER HEATING SYSTEM
SCALE 1:50



STAIR CASE STEPS
SCALE 1:25



TRIAL PIT DETAILS

JOINERIES DETAILS

ROLLING SHUTTER	RS	3.66 x 2.44
DOOR	D1	0.76 x 2.13
LIFT DOOR	LD	1.50 x 2.44
VENTILATOR	V	0.61 x 0.91

AREA	AREA IN SQ.M.	AREA IN SQ. FT.	NON-FSI AREA IN SQ. M.	FSI AREA IN SQ. M.
SITE EXTENT (AS PER DOC)	827.00	8898.50	-	-
SITE EXTENT (AS PER TSLR)	827.00	8898.50	-	-
SITE EXTENT (AS PER SITE)	824.31	8872.87	-	-
PROPOSED STILT FLOOR	583.12	6276.70	583.12	-
PROPOSED FIRST FLOOR	583.12	6276.70	-	583.12
PROPOSED SECOND FLOOR	583.12	6276.70	-	583.12
PROPOSED THIRD FLOOR	583.12	6276.70	-	583.12
PROPOSED HEAD ROOM			46.85	-
TOTAL AREA	2332.48	25106.81	629.97	1749.36
TOTAL OPEN SPACE	243.88	2621.80	-	-

FLOOR SPACE INDEX (FSI) = 1749.36 / 827.00 = 2.11

PLOT COVERAGE (PC) = 583.12 / 827.00 X 100 = 70.50%

NOTE:

1. ALL DIMENSIONS ARE IN METRES
2. WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3. SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
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

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

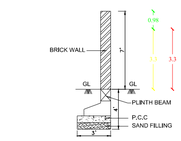
COLOUR INDEX:

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

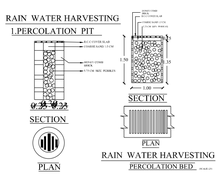
BOUNDARY
ROAD
PROPOSAL

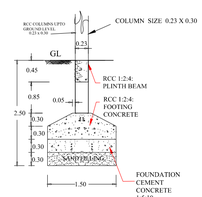
NO. OF CAR PARKING REQUIRED : 16 NOS.
NO. OF CAR PARKING PROVIDED : 17 NOS.
NO. OF DA CAR PARKING REQUIRED : 2 NOS.
NO. OF DA CAR PARKING PROVIDED : 2 NOS.
NO. OF TWO WHEELER PARKING REQUIRED : 59 NOS.
NO. OF TWO WHEELER PARKING PROVIDED : 59 NOS.

Special Condition:
The building must be use for same purpose for which the approval obtained.If used other than the approved use, the planning permission deemed to be canceled, action will be initiate under 56 and 57 of Town and Country Planning Act - 1971 without prior notice, considered as unauthorized construction.

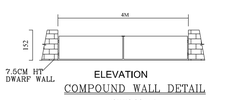


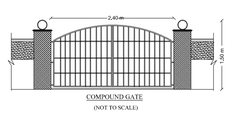
COMPOUND WALL DETAIL





FOUNDATION DETAILS
Scale 1:50





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

GEO-TECH ENGINEER :

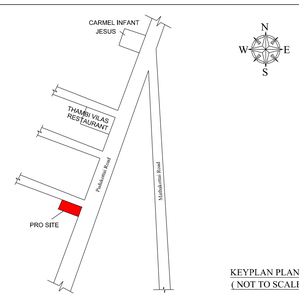
Dr. S. Senthamil Kumar, M.E.,Ph.D.,FIGS, MIEI
Registered Geotechnical Engineer - No.001/RGTE/2024
703, Plot No.29, O.M.Rajoo Nagar,
Near New Bus Stand, Thanjavur - 613 005.
Cell . 9443976090 Email . senthamilkumar@yahoo.co.in

Applicant

Mr.Y.CYRIL PRADEEP

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.



KEYPLAN PLAN
(NOT TO SCALE)

APPROVAL AUTHORITY

SWP/DTCP/TLPA/BP NO : 24/2026

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

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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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.