PP APPROVAL RECORD

Planning Permission

Thanjavur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

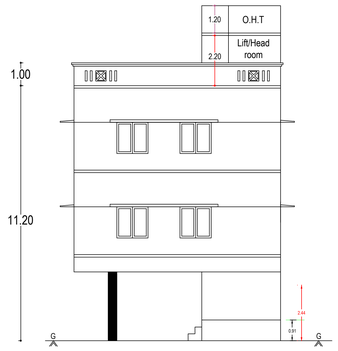
The approval as the planning authority issued it, reproduced in full behind this page.

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

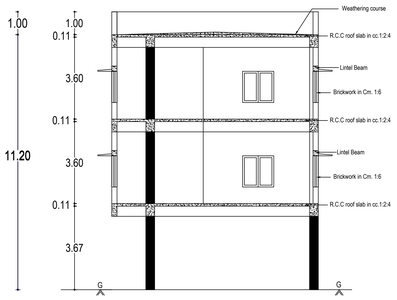
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF STILT, FF & SF COMMERCIAL BUILDING (PROFESSIONAL CONSULTING OFFICE) AT T.S.NO: 540/A1 & 541A, WARD NO: 01, BLOCK NO: 18, BANADURAI NORTH STREET, KUMBAKONAM CITY MUNICIPAL CORPORATION, THANJAVUR DISTRICT.



FRONT ELEVATION



SECTION ON 'AB'

Proposed Details:

Floor	Occupancy/ Sub Occupancy	Buildup Area in Sqm.	FSI Area in Sqm.	Non FSI Area in Sqm.
0	Commercial building (Professional consulting office)	231.23	0.00	231.23
1	Commercial building (Professional consulting office)	231.23	231.23	0
2	Commercial building (Professional consulting office)	231.23	231.23	0
Head room area	Commercial building (Professional consulting office)	26.67	0.00	26.67
	Total	720.36	462.46	257.90

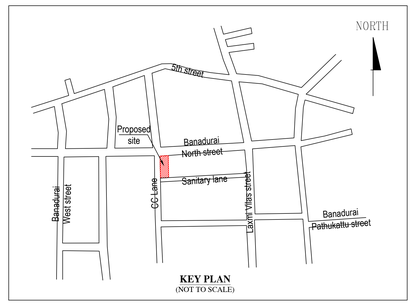
Parking Details:

A) No Of Car Parking = 05 Nos
B) No of Two Wheeler Parking = 16 Nos
C) No of DA Car Parking = 01 Nos
D) No of DA Two Wheeler Parking = 02 Nos

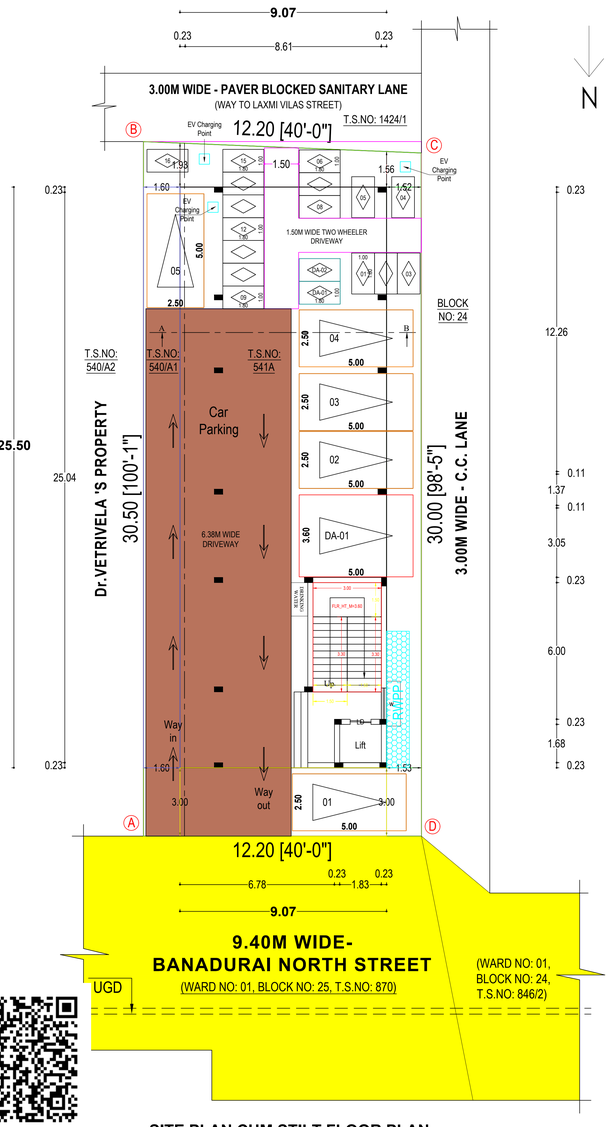
Description	Area in Sqm.
As At Site	372.10 Sqm.
FMB or PLR	380.30 Sqm.
As Per Document	371.61 Sqm.
Super Imposed Plot Area	368.90 Sqm.

REFERENCE:

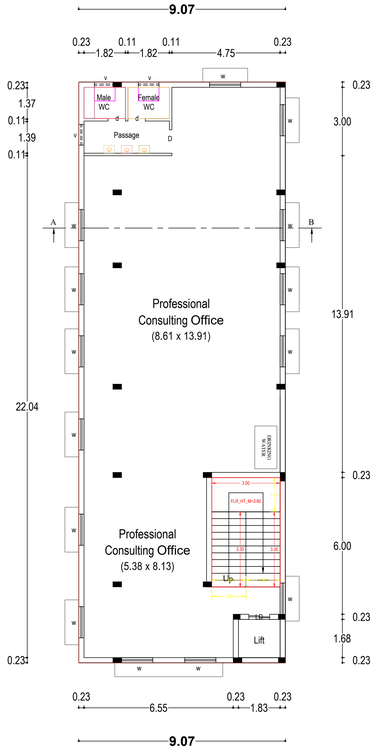
01. SEWAGE WATER CONNECTED TO MUNICIPAL UNDER GROUND DRAINAGE SYSTEM.
02. SOLAR WATER HEATER SYSTEM WILL BE PROVIDED.
03. RAIN WATER COLLECTED FROM THE OPEN TERRACE SHALL BE FILTERED AND LET INTO THE BOREWELL. 8. 900 LITER LPM PUMP TO BE PROVIDED.
04. RAIN WATER PERCULATION PIT 1/30 SQM PLINTH AREA@3M C/C.
05. RAIN WATER PERCULATION BED OF 1.00 M WIDE WILL BE PROVIDED ALL ROUND THE BUILDING AS PER THE SPECIFICATION.
06. FIRE EXTINGUISHERS IS PROVIDED WHERE EVER IS NECESSARY.
07. BATH AND WASHBASIN WASTE WATER WILL BE SEPARATED AND USED FOR GARDENING PURPOSE.
08. PRO WATER CLOSET 05 NOS ARE CONNECTED TO MPL UGD SYSTEM.
09. PRO OHT 01 NOS IS PROVIDED ON O.T.P.



KEY PLAN N.T.S

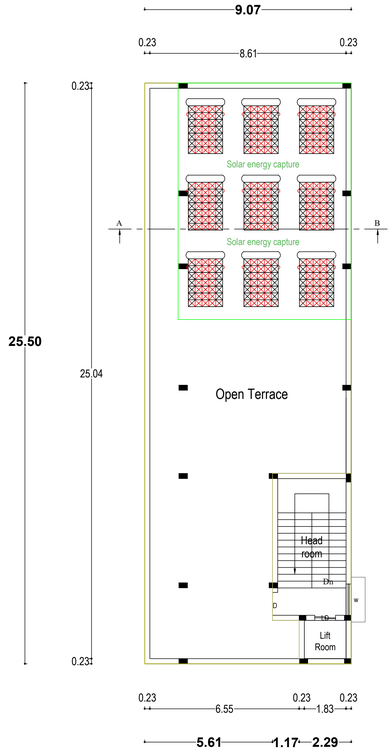


SITE PLAN CUM STILT FLOOR PLAN

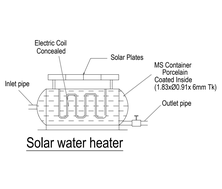


TYPICAL FIRST AND SECOND FLOOR PLAN

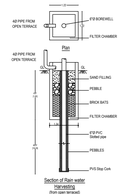
TYPICAL_FLOOR_PLAN=1,2

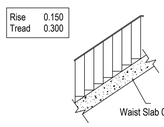


TERRACE FLOOR PLAN

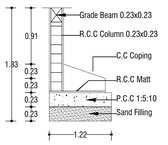


Solar water heater

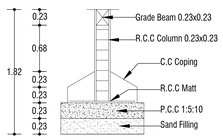




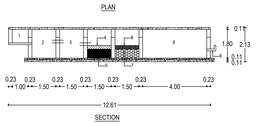
Staircase Details



Foundation Details

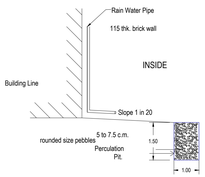


Foundation Detail



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.



All Dimensions are in Metre Scale 1:100

SCHEDULE OF JOINERY:

LD	Lift Door	0.91x2.10
D	Door	1.00x2.10
d	door	0.76x2.10
W	Window	1.37x1.37
V	Ventilator	0.91x0.61

S E W N

AREA STATEMENT:

TOTAL SITE AREA	- 368.90	Sqm	- 3971.00	Sqft	
STILT FLOOR AREA	- 231.23	Sqm	- 2489.00	Sqft	
FIRST FLOOR AREA	- 231.23	Sqm	- 2489.00	Sqft	
SECOND FLOOR AREA	- 231.23	Sqm	- 2489.00	Sqft	
TERRACE FLOOR AREA	- 26.67	Sqm	- 287.00	Sqft	
OPEN SPACE AREA	- 137.67	Sqm	- 1482.00	Sqft	

Floor Space Index (F.S.I) :

total floor area / plot area = 693.69 / 368.90 = 1.880

Plot Coverage :

g.f area / plot area = 231.23 / 368.90 = 62.68 %

APPLICANT:

Dr.G.ANANDH,

Dr.P.INDHUMATHI,

REGISTERED ARCHITECT/ENGINEER:

Er. R. HARIHARAN, B.Arch.,B.Tech.,B.Ed(Edl.),M.Technology, M.B.A.,C.Hasthi.,M.DPSM.,D.C.Tech.,AMIE.,C.Engr(I.,MCSI., C.Struct.Engg.,MIEEE.,FAIRhumS.,ACEE.,AIID., REGISTERED STRUCTURAL ENGINEER-Reg. No: TN/RSE-II/2019-2075 CHARTERED STRUCTURAL ENGINEER - Reg. No: CE/256 I.w.No 305 ISSE Reg. No: M-1582-KA/Struct Reg. No: KM-227 CHARTERED CIVIL ENGINEER - Reg. No: AM-1716142 APPROVED VALUER - A- 30246 VASTHU EXPERT, INTERIOR DESIGNER M/S HARI DESIGNS, No: 88, Nageswaran South Street, Kumbakonam - 612 001. PH: 0435-2900017 - Cell: +91-9791911093

Er.R.HARIHARAN,
(Reg.No: NO. 039 RE-GR-1 2024)

REGISTERED STRUCTURAL ENGINEER:

Er. R. HARIHARAN, B.Arch.,B.Tech.,B.Ed(Edl.),M.Technology, M.B.A.,C.Hasthi.,M.DPSM.,D.C.Tech.,AMIE.,C.Engr(I.,MCSI., C.Struct.Engg.,MIEEE.,FAIRhumS.,ACEE.,AIID., REGISTERED STRUCTURAL ENGINEER-Reg. No: TN/RSE-II/2019-2075 CHARTERED STRUCTURAL ENGINEER - Reg. No: CE/256 I.w.No 305 ISSE Reg. No: M-1582-KA/Struct Reg. No: KM-227 CHARTERED CIVIL ENGINEER - Reg. No: AM-1716142 APPROVED VALUER - A- 30246 VASTHU EXPERT, INTERIOR DESIGNER M/S HARI DESIGNS, No: 88, Nageswaran South Street, Kumbakonam - 612 001. PH: 0435-2900017 - Cell: +91-9791911093

Er.R.HARIHARAN,
(Reg.No: NO.015 RSE-GR-1 2024)

LAND USE:

AS PER APPROVED REVIEW KUMBAKONAM MASTER PLAN
WARD -01, BLOCK-18, T.S.NO. 540/A1 & 541A, MIXED RESIDENTIAL - (MR-9).

மாவட்ட நகர் ஊரமைப்பு அலுவலகம்
தஞ்சாவூர் மாவட்டம்
ந.க.எண்- SWP/BPA/854406/2026,
உத்தரவில் கண்டுள்ளவாறு மனையிட திற்கு
'A' TO 'D' என எல்லையிட்டு அம்மனையிடத்தில்
அமையும் கட்டிட வரைப்படத்திற்கு
SWP/DTCP/TNJ/KLPA/BP.NO. 16/2026,
என எண்ணிடப்பட்டு செயலாணை கடிதம்
SWP/BPA/854406/2026
தெரிவித்துள்ள நிபந்தனைகளுடன் மனையிட
ஒப்புதல் மற்றும் கட்டிட வரைப்படத்திற்கு தொழில்நுட்ப
ஒப்புதல் வழங்கப்படுகிறது.

உதவி இயக்குனர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
தஞ்சாவூர் மாவட்டம்.

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

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The LandLens suite
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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.