Verified RealEstate™

REFERENCE
284 / 2026

ISSUED
30 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 153/3C1A and 1 more

Sengipatti

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.

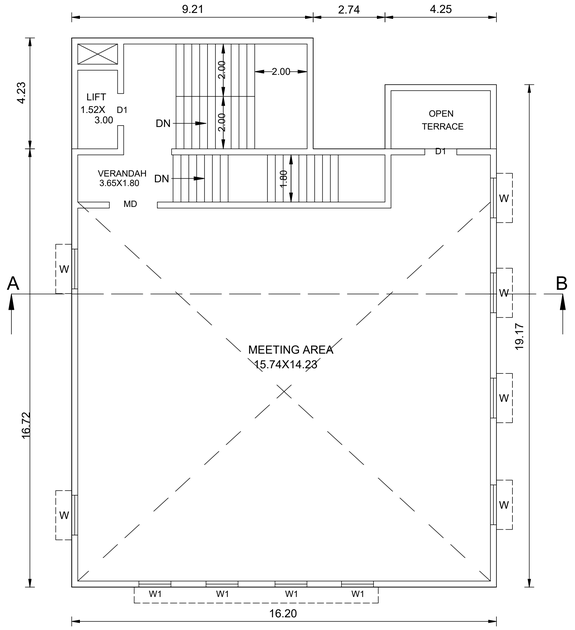
Verified RealEstate™
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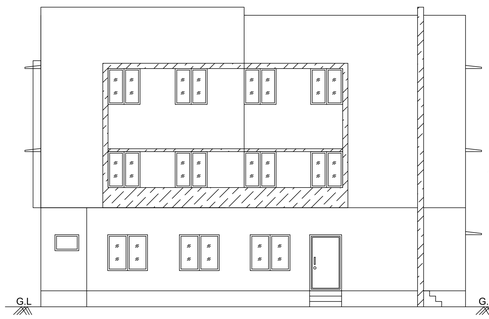
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE COMPLETED CONSTRUCTION OF THE OFFICE BUILDING IN S.F NO:153/3C1 PART, NEW SUB DIVISION S.F NO:153/3C1A, PATTA NO:5371, AT SENGIPATTI VILLAGE AND PANCHAYAT, BUDALUR UNION AND TALUK, THANJAVUR DISTRICT.

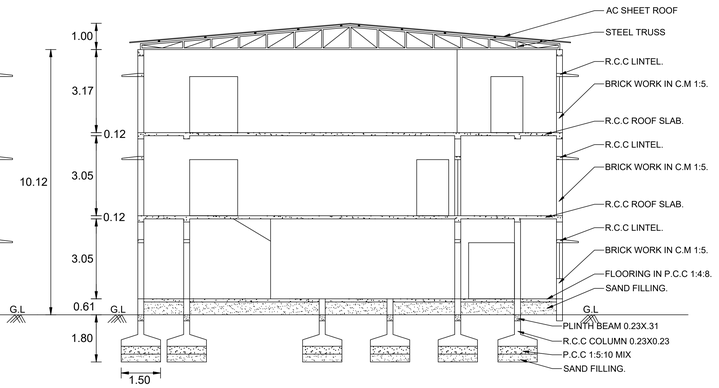
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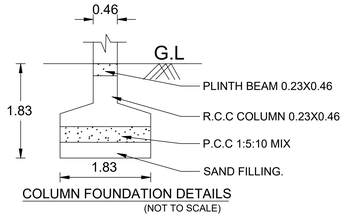
SECOND FLOOR



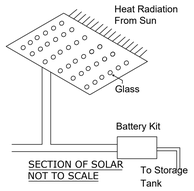
ELEVATION



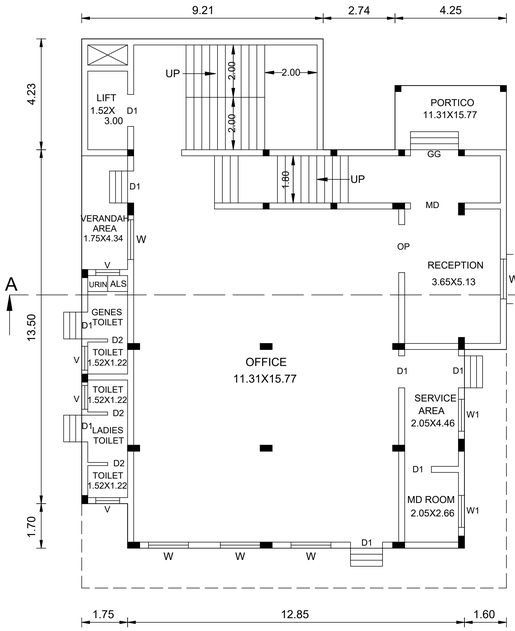
SECTION ON AB



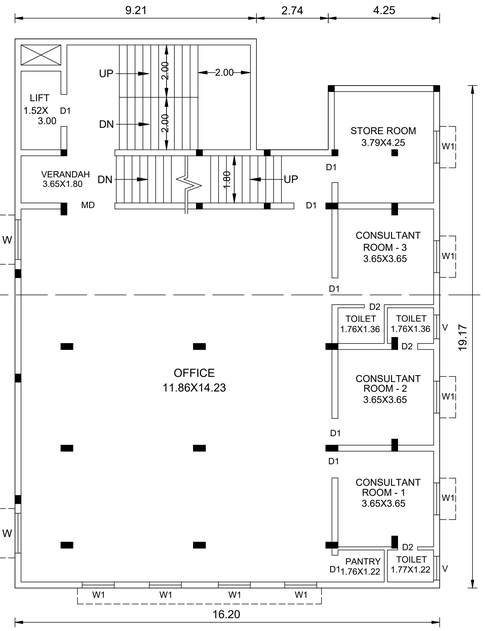
COLUMN FOUNDATION DETAILS
(NOT TO SCALE)



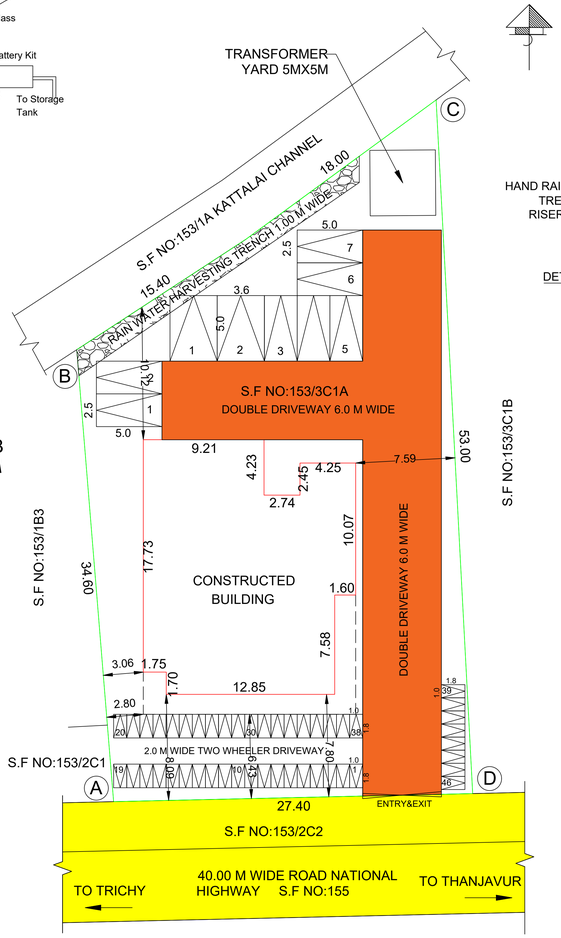
SECTION OF SOLAR NOT TO SCALE



GROUND FLOOR

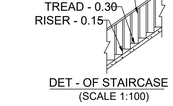


FIRST FLOOR

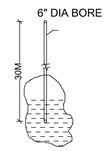


SITE PLAN

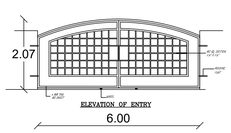
SCALE 1:200.

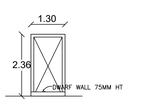


DET - OF STAIRCASE
(SCALE 1:100)

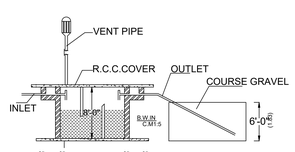


BOREWELL
NOT TO SCALE

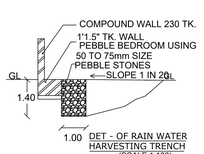




WIKET GATE ELEVATION



SEPTIC TANK & D-TRENCH DETAILS
(NOT TO SCALE)



DET - OF RAIN WATER HARVESTING TRENCH
(SCALE 1:100)

SPACE FOR APPROVAL

SCHEDULE OF JOINERIES:-

REFERENCE	FEET	METERS
M.D - MAIN DOOR	6'0" x 7'0"	1.83 x 2.14
G.G - GLASS DOOR	6'0" x 7'0"	1.83 x 2.14
D1 - DOOR	4'0" x 7'0"	1.22 x 2.14
D2 - DOOR	2'6" x 7'0"	0.76 x 2.14
OP - OPEN	6'0" x 7'0"	1.83 x 2.14
W - WINDOW	5'0" x 4'6"	1.52 x 1.37
W1 - WINDOW	4'0" x 4'6"	1.22 x 1.37
V - VENTILATOR	3'0" x 2'0"	0.91 x 0.61

AREA PARTICULARS:-

AREA OF THE SITE as per document - 1214.00 Sqm [13067.50 Sq.ft]

AREA OF THE SITE as per patta - 1214.00 Sqm [13067.50 Sq.ft]

AREA OF THE SITE as per super imposed - 1217.76 Sqm [13107.96 Sq.ft]

OPEN SPACE - 933.49 Sqm [10048.08 Sq.ft]

FLOOR DETAILS	F.S.I	NON F.S.I	TOTAL Sqm
GROUND FLOOR	280.51	-	280.51
FIRST FLOOR	320.23	-	320.23
SECOND FLOOR	309.82	-	309.82
TOTAL	910.56	-	910.56

FLOOR SPACE INDEX - $\frac{910.56}{1214.00}$ = 0.750.

PLOT COVERAGE - $\frac{280.51}{1214.00}$ X 100 = 23.10 %.

COLOUR INDEX:-

SITE BOUNDARY IN -

CONSTRUCTED BUILDING IN -

EXISTING ROAD IN -

NOTE:-

1. ALL MEASUREMENTS ARE SHOWN IN METER.
2. PROVIDED SOLAR PANEL AREA - 131.50 Sqm.
3. CAR PARKING - 7 NOS
4. PHY.CAR PARKING - 2 NOS
5. TWO WHEELER PARKING - 41 NOS
6. DA TWO WHEELER PARKING - 5 NOS

OWNER:-

F. Victoria
F. Raymond

S.NAGARAJ, M.Tech., G.IV(M).I.E.C.E.F.I.V.
Structural Engineer, Licenced Surveyor
"ARUN CONSTRUCTION"
No.21, First Floor, "Kanchana Towers"
(Hotel Blossoms Complex),
13-F, Williams Road, Tiruchirappalli-1
Cell: 9345113849

CONSTRUCTION ENGINEER

S.NAGARAJ, M.Tech., G.IV(M).I.E.C.E.F.I.V.
Structural Engineer, Licenced Surveyor
"ARUN CONSTRUCTION"
No.21, First Floor, "Kanchana Towers"
(Hotel Blossoms Complex),
13-F, Williams Road, Tiruchirappalli-1
Cell: 9345113849
SE / GR.I / DTCP / TRY / SEP 2024 - 051

STRUCTURAL ENGINEER

R.TAMIZHAMUDHAN, B.E.,
Civil Engineer & Register Engineer
RE.GR.II/DTCP/TRICHY/SEP-2024/049
ARUN CONSTRUCTION
No.52/29, First Floor, Kanchana Towers
Williams Road, Tiruchirappalli-1
Cell 9600639427

REGISTER ENGINEER | REF.NO: 21 / 2026 * T.A.

BUILDING APPROVAL NO:
SWP / D.T.C.P / TNJ / R / B.P NO : 30 /2026
ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING
OFFICE 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

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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.