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.

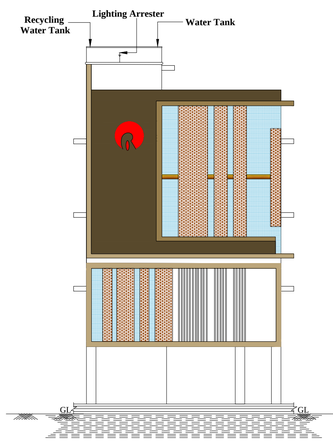
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

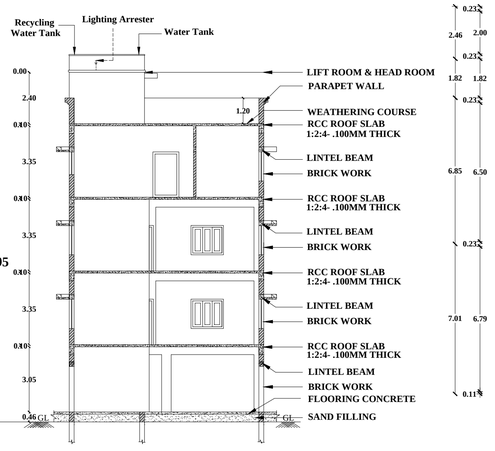
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C ROOF STILT, FIRST, SECOND FLOOR COMMERCIAL OFFICE & THIRD FLOOR RESIDENTIAL BUILDING AFTER DEMOLISHING THE EXISTING BUILDING IN WARD NO.8, BLOCK NO.33, R.S.NO.254 PART, T.S.NO.492, NEW PLOT NO.MIG.324 (OLD PLOT NO.270), DOOR NO.270/P, MIG, MULLAI, NEW HOUSING UNIT, PUDUKKOTTAI ROAD, NEELAGIRI THERKKU THOTTAM VILLAGE, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT.

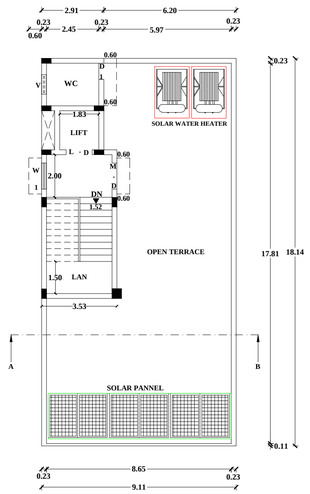
SCALE 1CM = 1M. **(REVISED L.P./D.T.C.P NO.257/2003)** **OWNER NAME:Mr.S.MUTHUKRISHNAN S/o Mr.R.V.SUBRAMANIAN**



ELEVATION



SECTION ON AB



TERRACE FLOOR PLAN

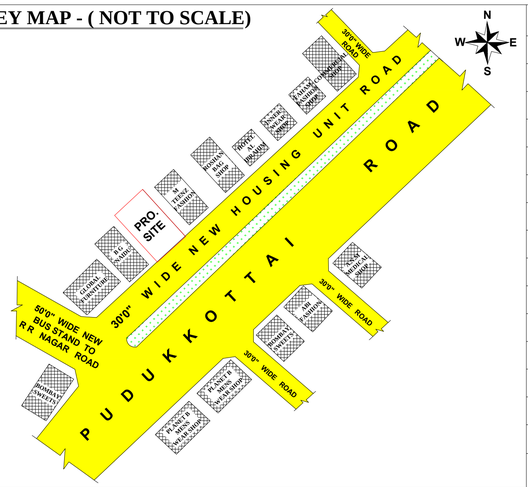
STILT FLOOR PLAN

TYPICAL FIRST & SECOND FLOOR PLAN

THIRD FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING
SWP/DTCP/TNJ/TLPA/BP NO.42/2026

KEY MAP - (NOT TO SCALE)



SCHEDULE OF JOINERIES

M . D	MAIN DOOR	1.22 X 2.13 m
L . D	LIFT DOOR	1.22 X 2.13 m
D	DOOR	1.22 X 2.13 m
D 1	DOOR	1.00 X 2.13 m
D 2	DOOR	0.76 X 2.13 m
O	OPEN	2.00 X 2.13 m
O 1	OPEN	1.00 X 2.13 m
W	WINDOW	1.83 X 1.37 m
W 1	WINDOW	1.22 X 1.37 m
K W	KITCHEN WINDOW	1.22 X 1.07 m
V	VENTILATOR	0.91 X 0.61 m
V 1	VENTILATOR	0.61 X 0.91 m
V 2	VENTILATOR	0.31 X 0.91 m
J	R.C.JOLLY	1.50 X 3.05 m

DWELLING DETAILS

THIRD FLOOR = 2 UNITS

UNIT 1 — 69.34 SQ.M (746.37 SQ.FT)

UNIT 2 — 49.91 SQ.M (537.23 SQ.FT)

Fire Extinguisher

Fire Alarms are to be Provided

Lightning Conductors are to be Provided

Reverse Osmosis Water Point

AREA CHART

SITE IMPOSED
Area of the plot — 256.97 Sq.m (2766.02 Sq.ft)

PATTA
Area of the plot — 257.00 Sq.m (2766.35 Sq.ft)

DOCUMENT
Area of the plot — 260.12 Sq.m (2800.00 Sq.ft)

FLOOR WISE BREAKUP

Floor Name	FSI Area in sq.m	Non FSI Area in sq.m	Total Builtup Area in sq.m	Total Builtup Area in sq.ft
Stilt Floor	—	165.20	165.20	1,778.21
Floor 01 (Commercial)	165.20	—	165.20	1,778.21
Floor 02 (Commercial)	165.20	—	165.20	1,778.21
Floor 03 (Residential)	165.20	—	165.20	1,778.21
Head room	—	37.00	37.00	398.27
Total	495.60	202.20	697.80	7,511.11

Vacant Area — 91.77 Sq.m (987.81 Sq.ft)

Floor Space Index (F.S.I) — (495.60/256.97) — 1.93

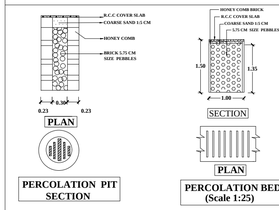
Plot Coverage (PC) — (165.20/256.97) — 64.29%

Number of Car Parking (Required) — 4 Nos

Number of Car Parking (Provided) — 4 Nos

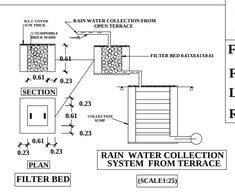
Number of Two Wheeler Parking (Required) — 13 Nos

Number of Two Wheeler Parking (Provided) — 13 Nos

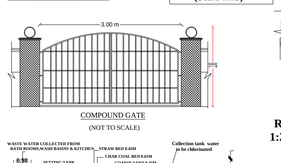


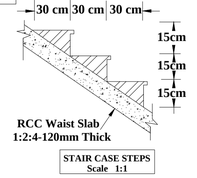
PERCOLATION PIT SECTION

PERCOLATION BED (Scale 1:25)



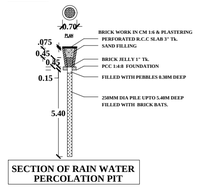
FILTER BED — RAIN WATER COLLECTION SYSTEM FROM TERRACE (SCALE1:25)



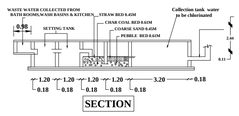


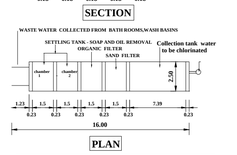
RCC Waist Slab 1:2:4-120mm Thick

STAIR CASE STEPS Scale 1:1

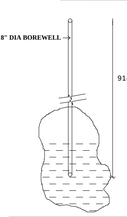


SECTION OF RAIN WATER PERCOLATION PIT

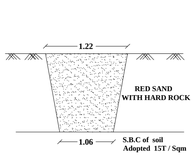




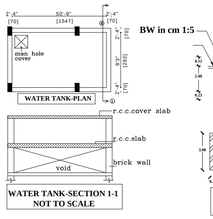
WASTE WATER RECYCLING SYSTEM Scale 1:25



BOREWELL DETAIL

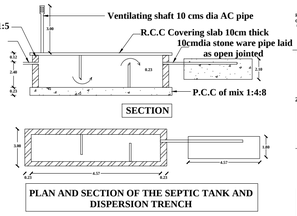


TRIAL PIT DETAILS

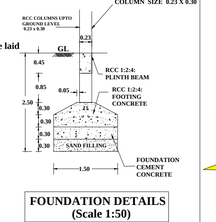


WATER TANK-SECTION 1-1 NOT TO SCALE

BW in cm 1:5



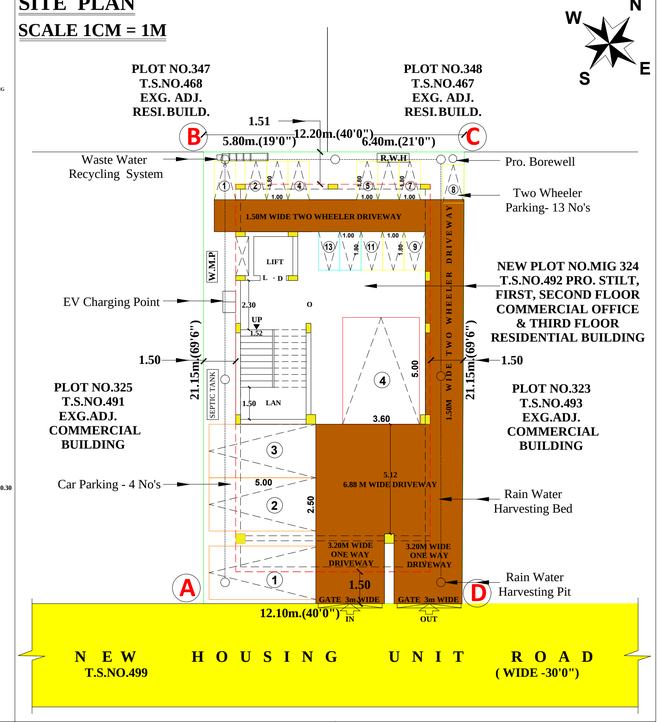
PLAN AND SECTION OF THE SEPTIC TANK AND DISPERSION TRENCH



FOUNDATION DETAILS (Scale 1:50)

SITE PLAN

SCALE 1CM = 1M



Note : -

Plan, Section, Elevation - Scale - 1:100

All measurements are in Metres

Certified that the Rain Water Harvesting System shall be Provided as per the norms and condition laid down in

The G.O. No:18 Municipal Administration and Water Supply Department dated 04/02/2019.

Solar water heater system will be provided Rain Water is Connected to rain water pit

All sewage line to be connected to ugss 'U' Trap will be provided in all the outlets

COLOUR INDEX

SITE BOUNDARY

EXISTING BUILDING & ROAD

PROPOSED BUILDING

PROPOSED DRIVEWAY

(S.MUTHUKRISHNAN)
(OWNER)

Er.S.JAHIRR HUSSAIN,M.Tech(Struct),,MBA.,
Registered Engineer Grade-I
Reg.No:TJR/RE-GR-I/031/2024
DTCP- Thanjavur Region,
J.J.R BUILDERS
184/618, M.I.G, Neithal, New Housing Unit,
Serfoji College Road, Thanjavur- 613 005.
Cell:94435 49219, Ph:04362 465130
E.mail:jjrbuildersthanjavur@gmail.com

Er.S.SURIYAKUMAR, B.Tech.,
PEREGRINE DESIGNER
Registered Construction Engineer
Reg. No: 017/2025-RCE
No.107,Marudham, New Housing Unit,
Thanjavur- 613 005.

Er.G.YOGANATH,M.Tech.,
Structural Consultant,
Reg.No:003-RSE-GR I
DTCP- Thanjavur Region,
No.6, West Part, Meena Nagar Ext,
Near Tholkapiyar Sathukam
Nagai Road, Thanjavur- 613 001.
Mob:76392 27325

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.