

PP

APPROVAL RECORD

Planning Permission

Tiruvarur

Tiruvarur district, Tamil Nadu

APPROVAL TYPE

Building Plan

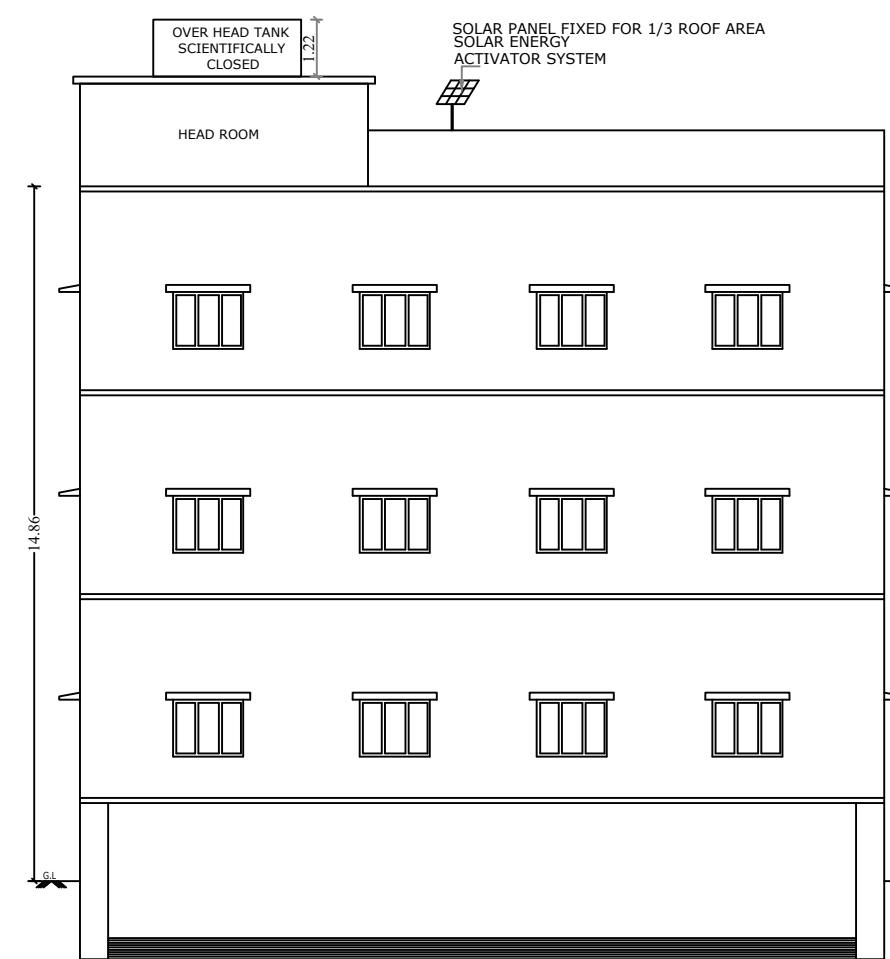
ISSUING AUTHORITY

DTCP

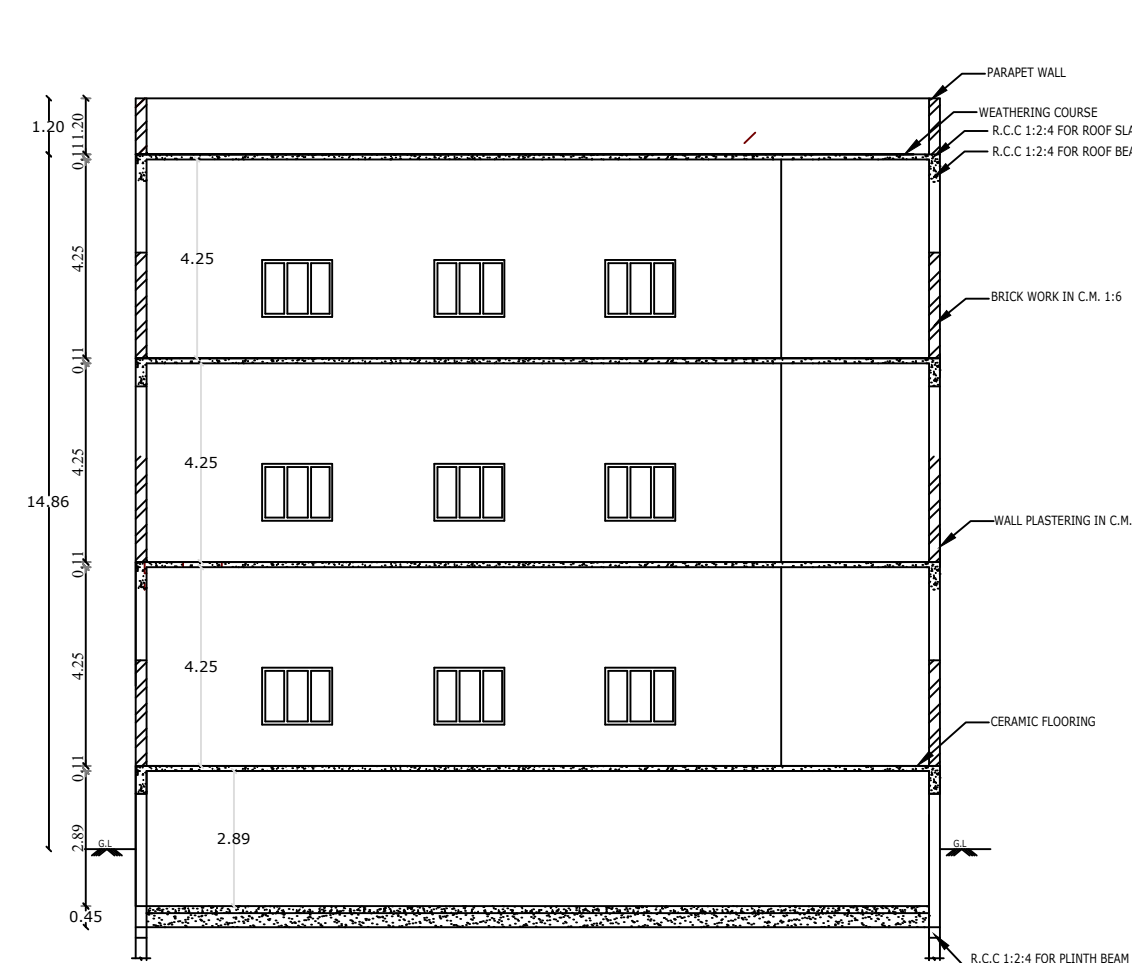
The approval as the planning authority issued it, reproduced in full behind this page.

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

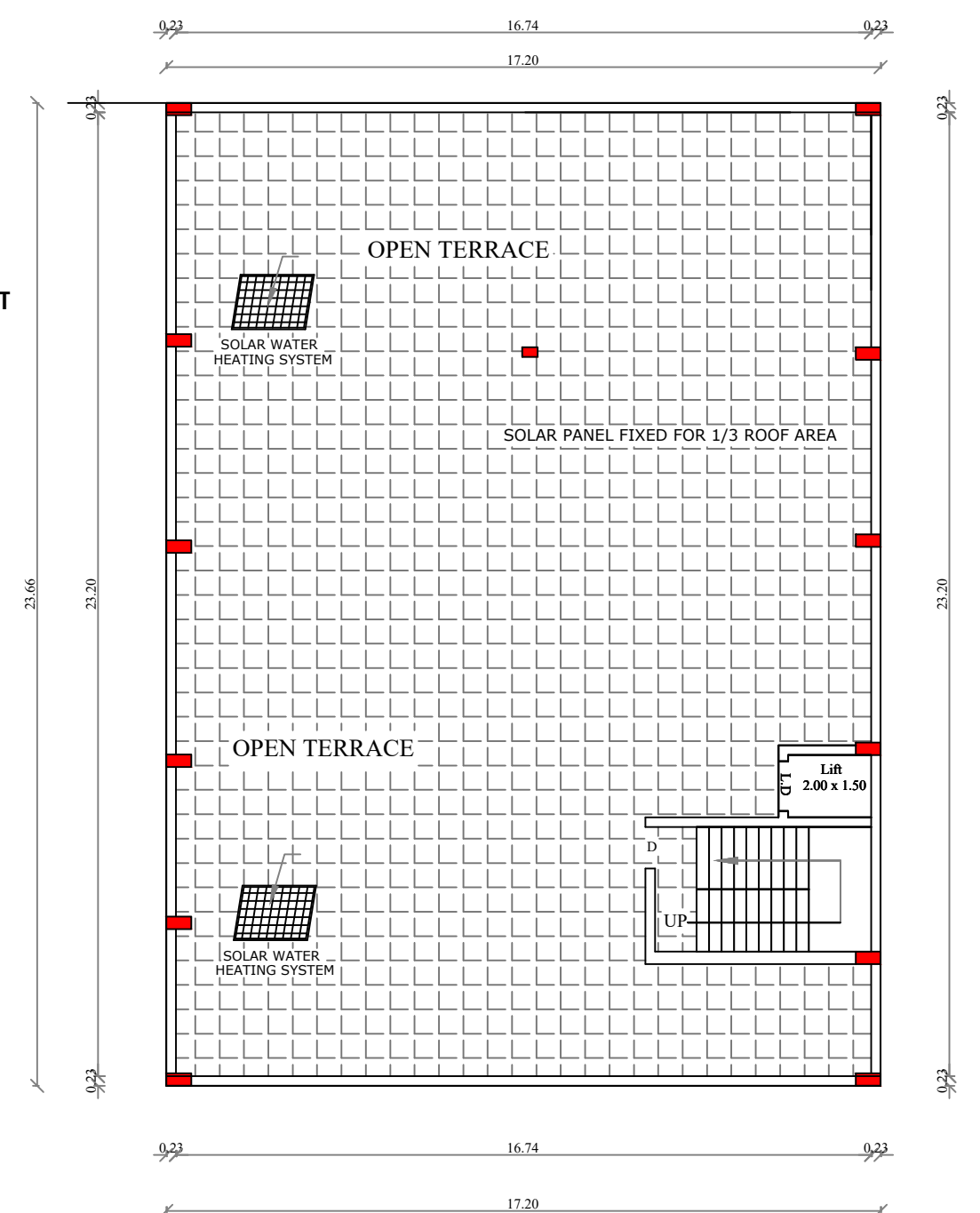
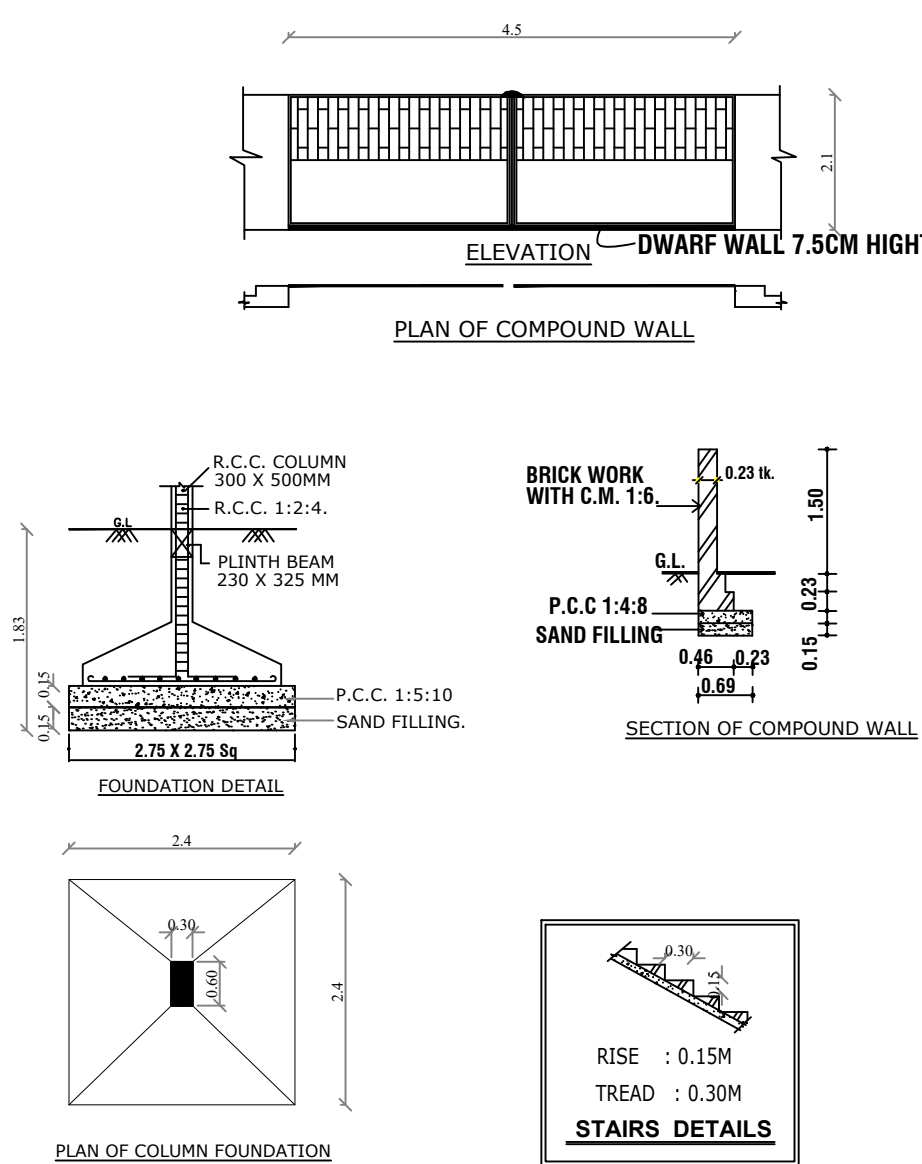
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF A "COMMERCIAL BUILDING" IN BASEMENT, GROUND, FIRST , AND SECOND FLOOR AT OLD T.S.NO.1670, NEW T.S.NO.1670/10, 1670/4A1, 1670/4A2, WARD NO.1, BLOCK:26 ,MANNARGUDI TOWN & MUNICIPALITY, MANNARGUDI TALUK, THIRUVARUR DISTRICT.



FRONT ELEVATION

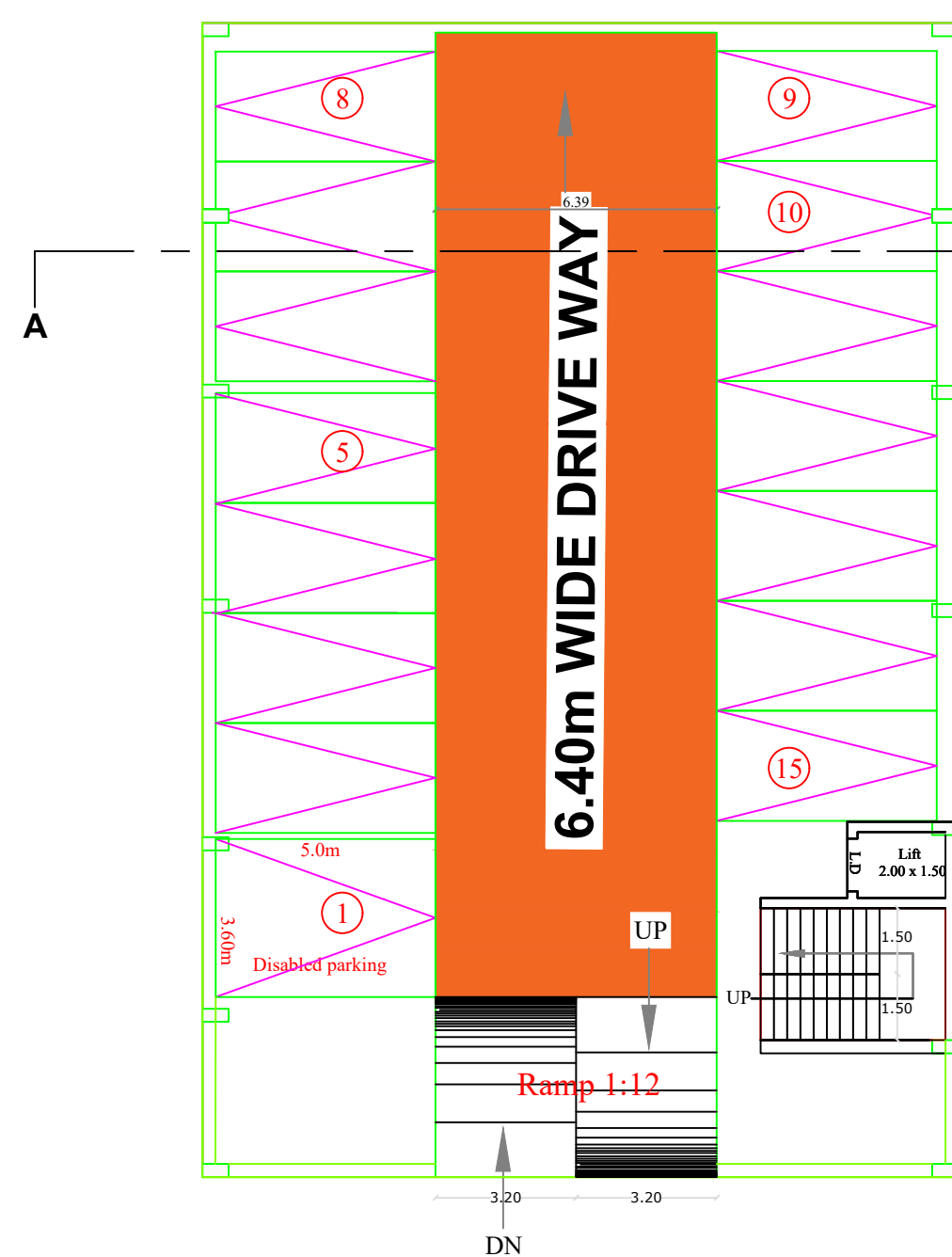


SECTION ON 'AA'

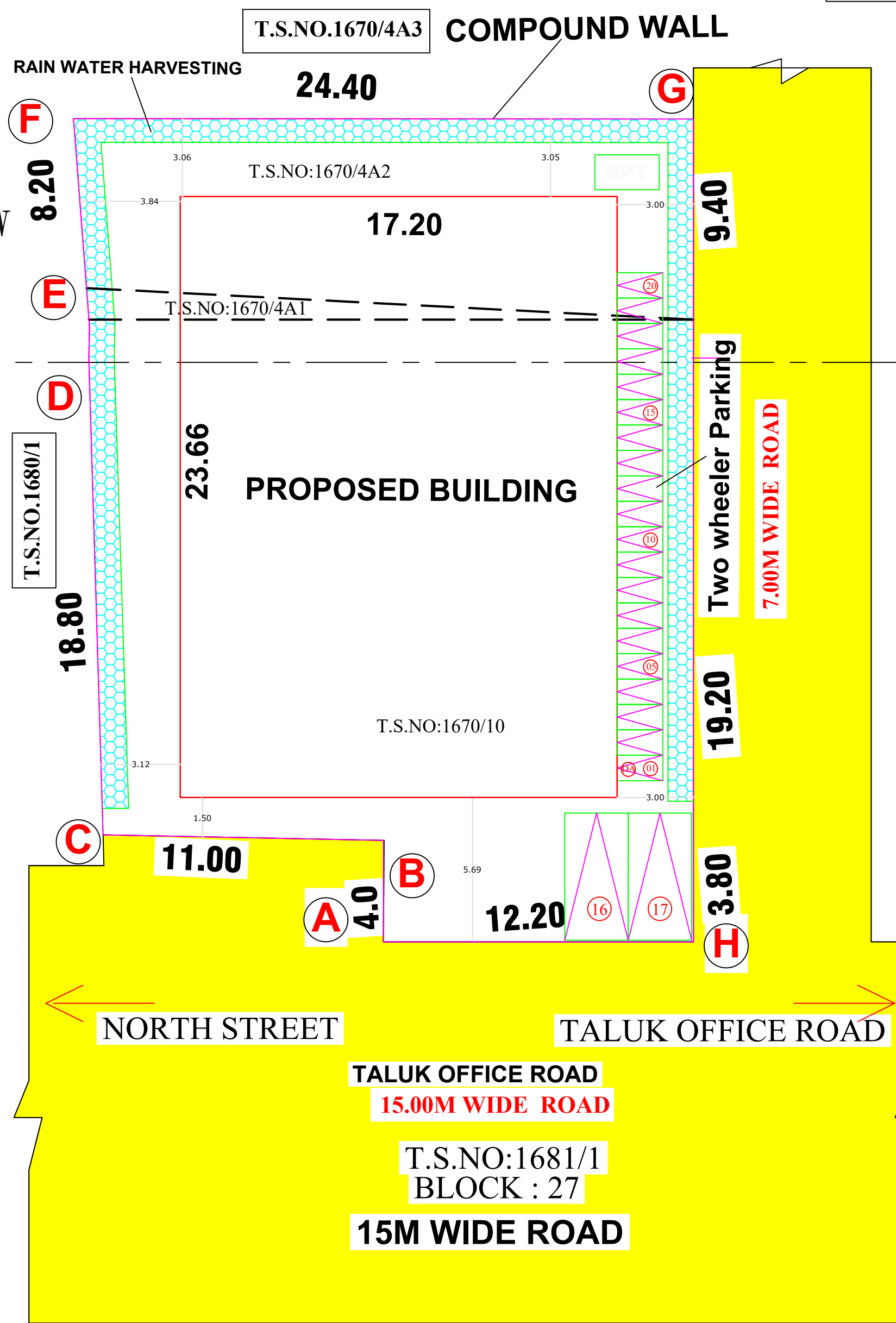


TERRACE FLOOR PLAN

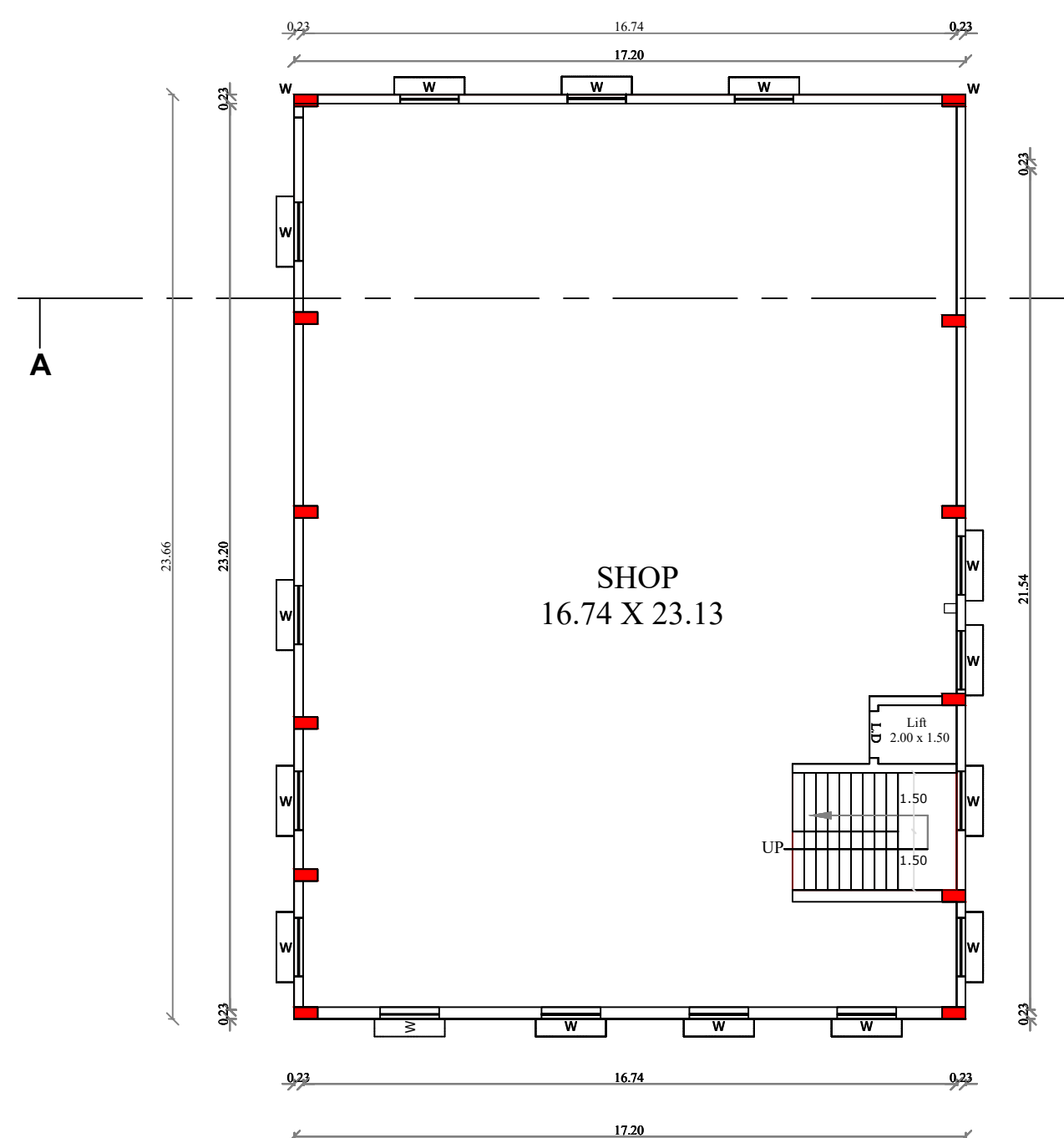
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, THIRUVARUR DISTRICT.
ROC NO.SWP/BPA/641914/2025
BUILDING APPROVAL NO.
SITE BOUNDARY SHOWN AS "A - H" & BUILDING APPROVAL NUMBERED AS B.P. /D.T.C.P.(THIRUVARUR) NO.21 /2025



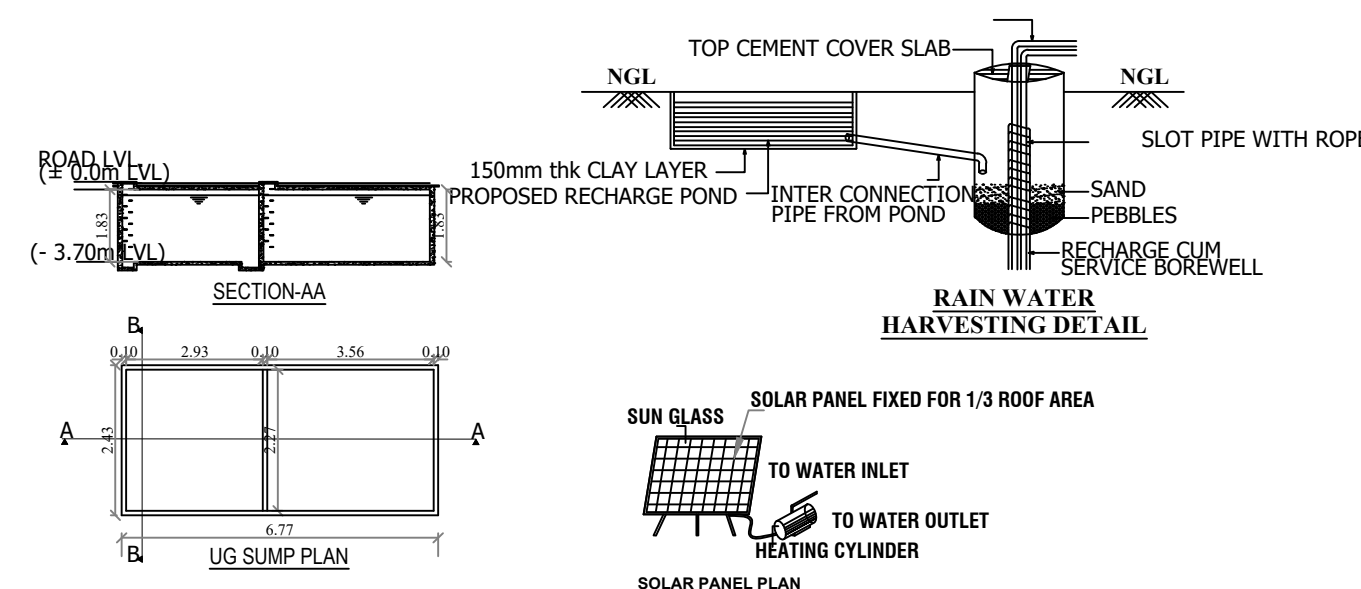
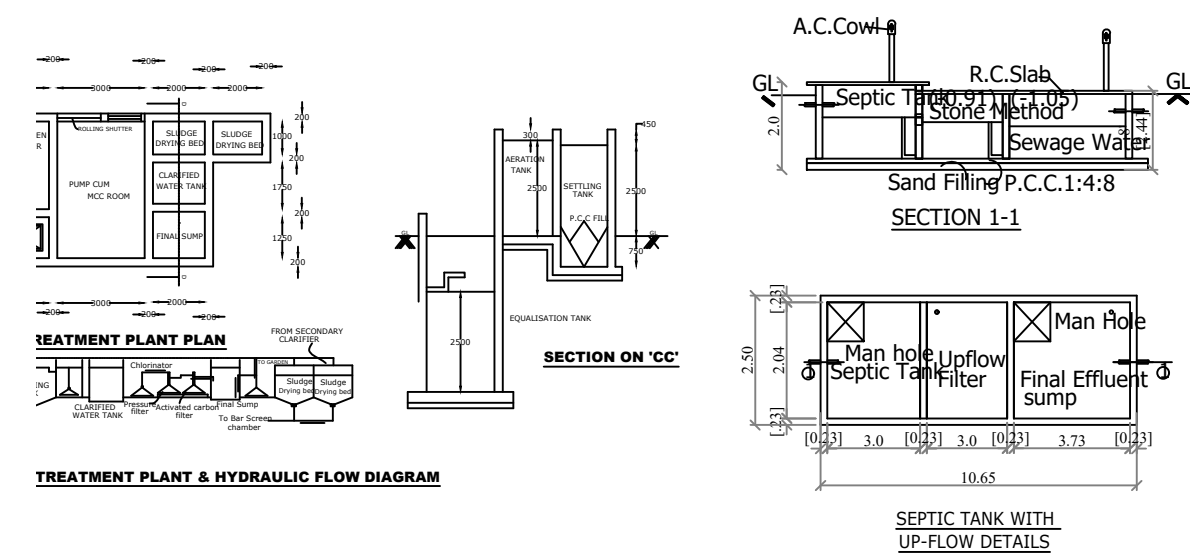
BASEMENT FLOOR PLAN



SITE PLAN



TYPICAL FLOOR PLAN
GROUND, FIRST, SECOND FLOOR PLAN



ALL DIMENSIONS ARE IN METRES				
COLOUR INDEX				
PLOT BOUNDARY				
PROPOSED BUILDING				
EXISTING ROAD				
PROPOSED DRIVEWAY				
SCHEDULE OF JOINERY				
G.G	GRILL GATE	1.22 X 2.13		
W	WINDOW	1.50 X 1.50		
V	VENTILATOR	0.91 X 0.61		
L.D	LIFT DOOR	1.20 X 2.13		
AREA DETAILS				
PLOT AREA (As Per Document)			SQ.MT.	
PLOT AREA (As Per Patta)				
FLOOR	FSI AREA	NON-FSI AREA IN	BUILDUP AREA	USAGE
BASEMENT FLOOR	--	451.26	451.26	PARKING
GROUND FLOOR	406.92		406.92	OFFICE
FIRST FLOOR	406.92		406.92	OFFICE
SECOND FLOOR	406.92		406.92	OFFICE
TERRACE FLOOR	--	25.57	25.57	HEAD ROOM
TOTAL FLOOR	1220.76	476.83	1697.59	
DESCRIPTION		CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX		1220.76 721.00	1.69	1.69
PARKING DETAILS :-				
CAR PARKING:				
FSI AREA = 1220.76 75.00 = 17.13 SAY 17 NOS.				
TWO WHEELER PARKING:				
FSI AREA = 1220.76 65.00 = 17.46 SAY 20 NOS.				
PARKING PROVIDED :				
CAR PARKING - 16+1=17 Nos. (INCLUDING PC)				
TWO WHEELER PARKING - 19+1=20 Nos. (INCLUDING PC)				
APPLICANT :				
Senthil Nathan S. Koushik				
SENTHILNATHAN & KOWSHIK				
STRUCTURAL ENGINEER:				
Er. R. SANKAR, M.E., Structural Engineer (RSE) Department of Town and Country Planning Nagapattinam and Mayiladuthurai District Reg.No: NGT/RSE-11/2020/001 Cell: 88702 81781				
REGISTERED ENGINEER:				
Engineer Er. P. KALIDOSS DTCP REGISTERED ENGINEER Reg.No: NGT/RE-III/2021/001 DASS CIVIL SOLUTION Public Office Road, Kadambadi, Nagapattinam. Cell: 90033 66994				

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

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

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

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.

