

PP

APPROVAL RECORD

Planning Permission

Thanjavur

Thanjavur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

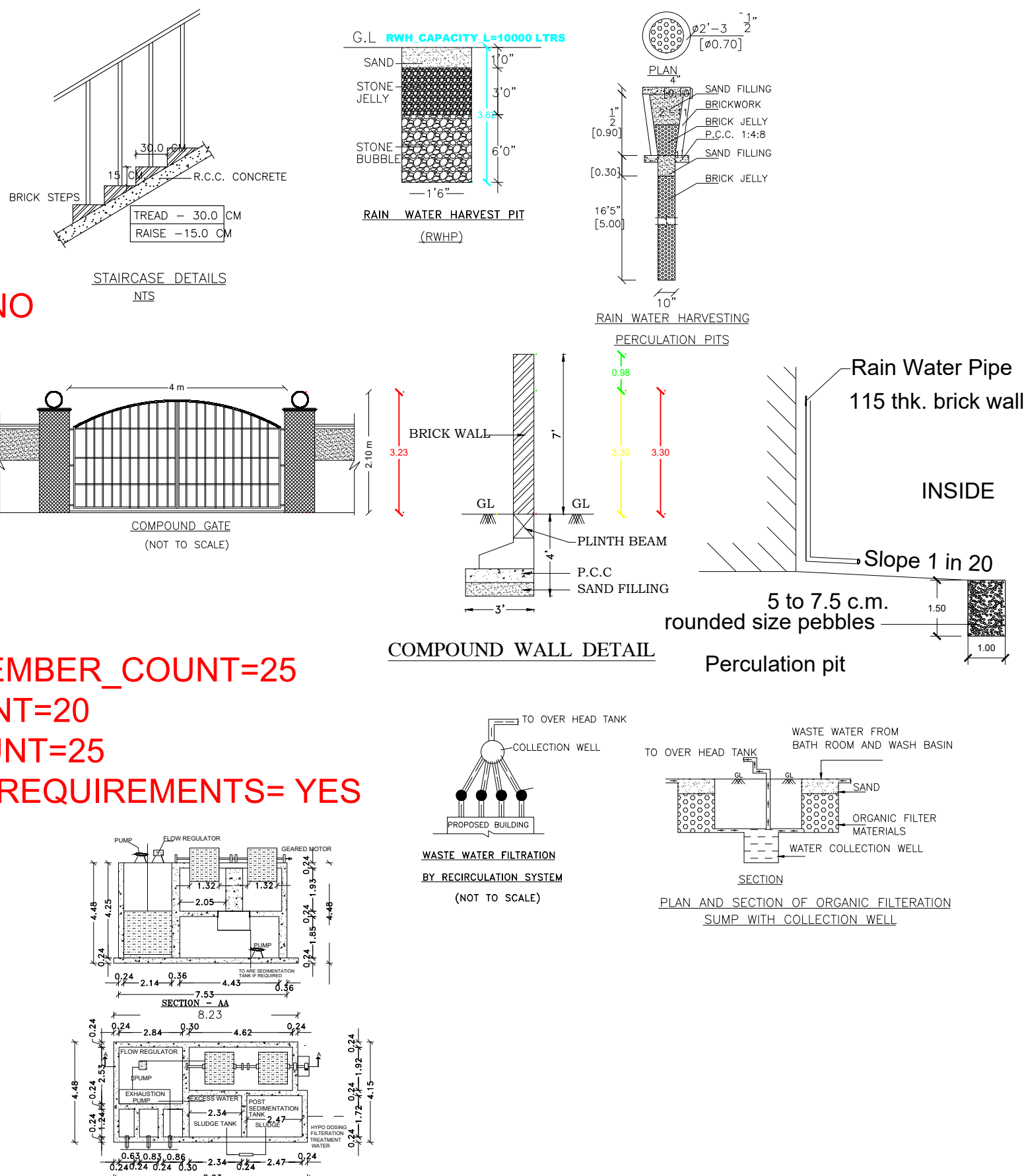
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF STILT,FIRST,SECOND & THIRD FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD NO.4, BLOCK NO.57, OLD T.S NO.3068, NEW T.S NO.45/1 & 45/2, AT RAJAPPA NAGAR 2nd CROSS STREET,MEDICAL COLLEGE ROAD, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT.

NAME OF THE OWNER: Mr.S. BALASUBRAMANIAN, S/o. S.SHANMUGAM
SCALE 1:100

PLAN INFO
PLOT_AREA_M2=1056.50
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.14
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.14
ROAD_LENGTH=550.00
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH= 48.20
AVG_PLOT_WIDTH= 13.10
LAND_USE_ZONE = COMMERCIAL
BUILDING_NEAR_TO_RIVER= NO
BLOCK_1_B-PCO_MEMBER_COUNT=30
BLOCK_1_B-PCO_NON_RESIDENTIAL_MEMBER_COUNT=25
BLOCK_1_B-PCO_STAFF_MEMBER_COUNT=20
BLOCK_1_B-PCO_PUBLIC_MEMBER_COUNT=25
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS= YES
SURVEY_NO= 45/1 & 45/2
DISTRICT= THANJAVUR
JURISDICTION_TYPE= CORPORATION
OSR_APPLICABLE= NO
PREMIUM_FSI_REQUIRED= NO
IS_APPROVED_LAYOUT= YES
RWH_DECLARED=YES



SWP/DTCP/TNJ/TLPA/BP NO.28/2023

SCHEDULE OF JOINERIES				
D	DOOR	-	1.07 X 2.10M	
D1	DOOR	-	0.76 X 2.10M	
LD	LIFT DOOR	-	1.22 X 2.10M	
W	WINDOW	-	1.58 X 1.50M	
W1	WINDOW -1	-	1.07 X 0.90M	
W2	WINDOW -2	-	1.07 X 0.90M	
V	VENTILATOR	-	0.60 X 0.60M	
J	JALLY	-	1.80 X 1.22M	
J1	JALLY 1	-	3.28 X 1.22M	

AREA DETAILS	AREA SQ.MT.	AREA SQ.FT.	NON-FSI SQ.MT.	FSI AREA SQ.MT.
AREA OF SITE	1056.50	11387.94	-	-
AREA OF STILT FLOOR	437.68	4709.43	437.68	-
AREA OF FIRST FLOOR	437.68	4709.43	-	437.68
AREA OF SECOND FLOOR	437.68	4709.43	-	437.68
AREA OF THIRD FLOOR	307.78	3311.71	-	307.78
AREA OF HEAD ROOM	50.43	542.62	50.43	-
OPEN AREA	618.82	6404.79	-	-

FLOOR SPACE INDEX (FSI) = $\frac{1183.14}{1056.50} = 1.12$

PLOT COVERAGE (PC) = $\frac{437.68}{1056.50} \times 100 = 41.42 \%$

PARKING
NUMBER OF CAR PARKING (2.50 X 5.00) = 13 NOS.
PHYSICALLY HANDICAPPED PARKING (3.60 X 5.00) = 1 NOS.
NUMBER OF Two Wheeler Parking (1.00 X 1.80) = 40 NOS.
PHYSICALLY HANDICAPPED PARKING (1.50 X 1.80) = 4 NOS.

COLOUR INDEX	
PROPOSED SITE	
PROPOSED BUILDING	
PROPOSED DRIVE WAY	
EXISTING ROAD	
RAIN WATER HARVEST BED	

- NOTES :-
- ALL DIMENSIONS ARE IN FEET & METRE
 - RAINWATER COLLECTION WELLS WILL BE PROVIDED
 - FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
 - EMERGENCY ALARMS WILL BE PROVIDED
 - DRINKING WATER WILL BE PROVIDED
 - GROUND WATER SUMPS WILL BE PROVIDED
 - FILTERED RAIN WATER SUMPS WILL BE PROVIDED
 - EXHAUST FAN PROVISION IS MADE AT TOILET & WASH
 - SOLAR WATER HEATING SYSTEM PROVIDED.
 - RAINWATER HARVESTING FACILITIES PROVIDED.
 - WASTE WATER RECYCLING TRENCH AND TANK PROVIDED.
 - SEWAGE TREATMENT PLANT PROVIDED.
 - SEPTIC TANK PROVIDED.
 - WATER FACILITIES PROVIDED.
 - TRANSFORMER YARD PROVIDED.
 - FA - FIRE ALARM PROVIDED
 - F E - FIRE SAFETY MEASURES PROVIDED
 - SB - SAND BUCKET PROVIDED

APPLICANT : *Nahar*

ARCHITECT: *Gopal*
Ar. GOPAL P.S MARCH (I.C.U.K)
CA/2010/47157
C-3, PG'S NGK Apartment,
2nd/4, Mary's Corner,
Nanjikottal Road,
THANJAVUR-613 001,
9 54 62 210253, Cell. 96299 10203.

SITE SUPERVISION ENGINEER:

E.C. Jerome Felix
Er. C. JEROME FELIX, B.E.
Registered Engineer Grade-I
Consulting Civil Engineer.
Department of Town & Country Planning,
(Reg. No. 108 / B.E. / 2009 / 011).
Licensed Building Surveyor (L. No. 428).
C.J. CONSTRUCTION & PLANNING
1st Floor, Tamil Gompa, Veerapattar Nagar,
Puducherry-605 006.
Mobile: 9840820009, 094 3482 227809

REGISTERED PROFESSIONAL:

E.M. Manickam
Er. M. MANICKAM B.E.,
REG. ENGINEER - GRADE I
Reg. No: 006-RE GRI / 23-03-2021
ROYAL CONSTRUCTION
BRI BALAJI COMPLEX BALAJI NAGAR STOP,
M.C. ROAD, THANJAVUR ?
CELL. 93601 32049

STRUCTURAL ENGINEER:

E.T. Thirumal Murugan
Er. T. THIRUMAL MURUGAN, M.E.,
Sundar Construction
Registered Structural Engineer Grade-I
(Reg. No. 178 / RSE / 17079 / 0177)
Licensed Surveyor & Consulting Engineer
Licence No: 498
4/104, Rani Nagar, Badalar,
Thanjavur - 613 002,
E-mail: construc@rediffmail.com
Call: 98409 78173, 82206 56600

GEO-TECH ENGINEER:

S. Senthil Kumar
Dr. S. SENTHIL KUMAR, P.E., M.E., P.D., P.G., P.H.D.
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No. 49, O.M. Rajoo Nagar,
Near New Bus Stand, THANJAVUR-613 005.

SWP/DTCP/TNJ/TLPA/BP NO.28/2023

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.

