

PP

APPROVAL RECORD

Planning Permission

Thanjavur

Thanjavur district, Tamil Nadu

APPROVAL TYPE

Building Plan

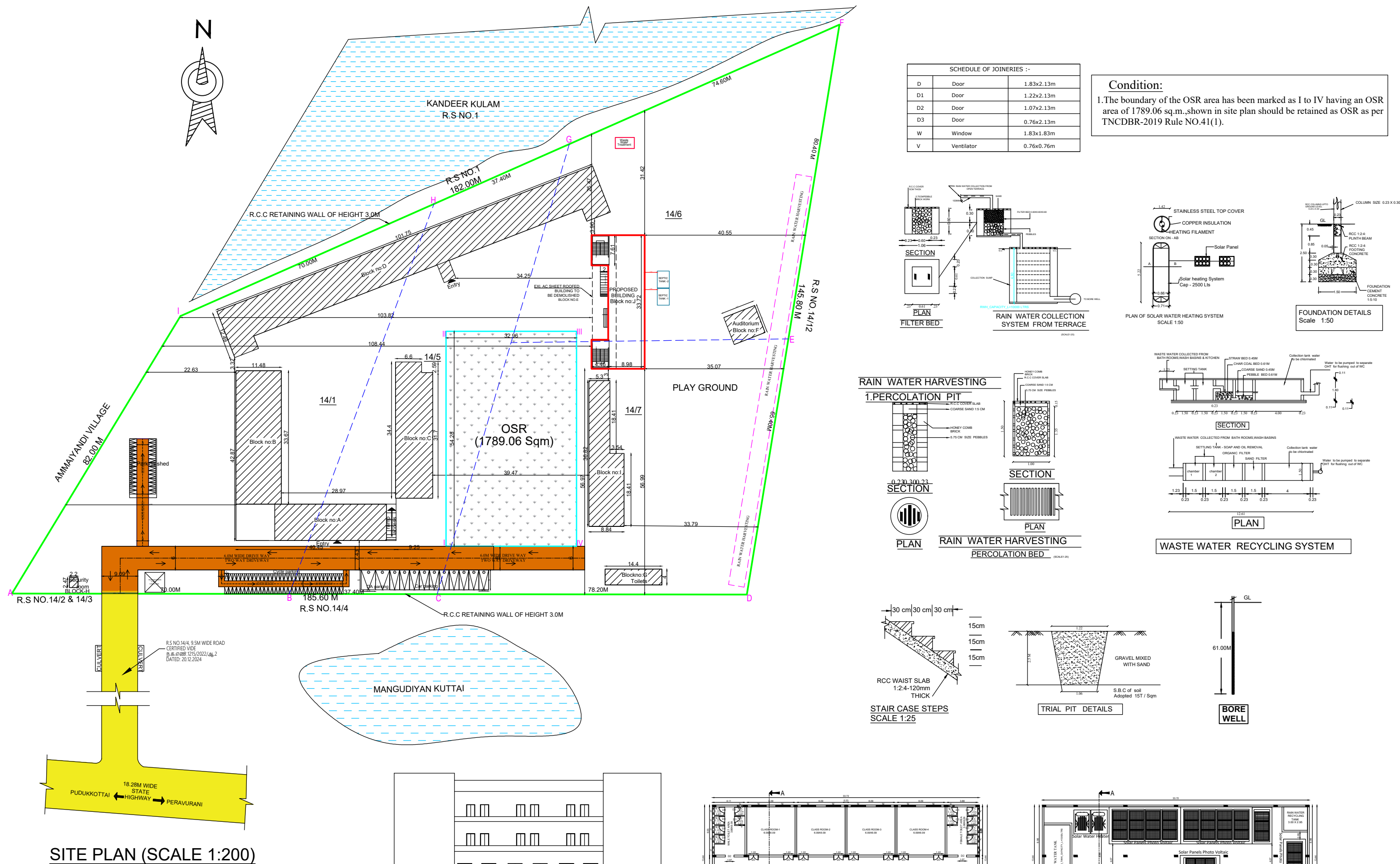
ISSUING AUTHORITY

DTCP

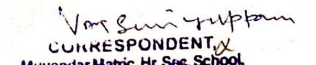
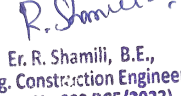
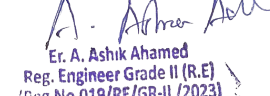
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF "MUVENDAR MATRICULATION HIGHER SECONDARY SCHOOL" BUILDING IN R.S.NOS.14/1, 14/5, 14/6, 14/7, PATTA NO.420, 216, AT RENGANAYAGIPURAM VILLAGE, SENGAMANGALAM PANCHAYAT, PERAVURANI TALUK, THANJAVUR DISTRICT.



signed by Assistant Director

APPLICANT:	ARCHITECT:	CONSTRUCTION ENGINEER:	STRUCTURAL ENGINEER:	GEO-TECH ENGINEER:	REGISTERED ENGINEER:
 CORRESPONDENT, Muvendar Matric. Hr. Sec. School, Sengamangalam - Peravurani.	 Ar. J. Jovitha Margaret, D.Archi., Reg. Architect Grade - II (Reg.No.003/RA/GR-II/2023) Agaram Architects 105/2, Valram Nagar, Pudukkottai Road, Thanjavur - 613 005. Cell: 9361594077	 Er. R. Shamili, B.E., Reg. Construction Engineer (Reg.No.009/RCE/2023) Agaram Architects 105/2, Valram Nagar, Pudukkottai Road, Thanjavur - 613 005. Cell: 9361594077	 Er. P. R. Prashanth, M.E., Reg. Structural Engineer Grade-II (Reg.No.007/RS/GR-II/2023) Agaram Architects 105/2, Valram Nagar, Pudukkottai Road, Thanjavur - 613 005. Cell: 9994945728	 Dr. S. Senthil Kumar, M.E., M.Sc., Ph.D., Registered Geotechnical Engineer, (TJR/RGE/2019/086), Chartered Engineer, 703, Plot No. 29, OM Rajoo Nagar, Near New Bus Stand, THANJAVUR - 613 005. Mobile : 9443976090	 Er. A. Ashik Ahmed Reg. Engineer Grade II (R.E.) (Reg.No.019/RE/GR-II/2023) Agaram Architects 105/2, Valram Nagar, Pudukkottai Road, Thanjavur - 613 005. Cell: 9944582206

SWP/DTCP/TNJ/R/BP.NO.38/2024			
		SCALE 1:100	
NOTE:			
	EXISTING ROAD		
	O.S.R AREA(I,II,III,IV)		
	SITE BOUNDARY (A,B,C,D,E,F,G,H,I)		
	PROPOSED BUILDING		
	RAIN WATER PERCOLATION BED		
AREA DETAILS			
FMB & PLR AREA		:17625.88 Sq.m	
DOCUMENT AREA		:17124.42 Sq.m	
PATTA AREA		:17800.00 Sq.m	
O.S.R AREA		:1789.06 Sq.m	
EXISTING BUILDING - ALREADY APPROVED VIDE			
G.O. NO.76 DATED.14.06.2018 HOUSING AND URBAN			
DEVELOPMENT DEPARTMENT IN		ந.க.எண்.4207/2018/தமர.2	
DESCRIPTION	TOTAL AREA (Sq.m)	FSI AREA (Sq.m)	NON-FSI AREA (Sq.m)
BLOCK.A			
GROUND FLOOR AREA	412.36	412.36	-
FIRST FLOOR AREA	412.36	412.36	-
BLOCK.B			
GROUND FLOOR AREA	361.90	361.90	-
FIRST FLOOR AREA	361.90	361.90	-
BLOCK.C			
GROUND FLOOR AREA	362.17	362.17	-
FIRST FLOOR AREA	362.17	362.17	-
BLOCK.D			
GROUND FLOOR AREA	987.60	987.60	-
FIRST FLOOR AREA	987.60	987.60	-
SECOND FLOOR AREA	987.60	987.60	-
BLOCK.E (AREA TO BE DEMOLISHED)			
GROUND FLOOR AREA	168.33	168.33	-
BLOCK.F			
GROUND FLOOR AREA	66.45	66.45	-
BLOCK.G			
GROUND FLOOR AREA	114.45	114.45	-
BLOCK.H			
GROUND FLOOR AREA	6.92	6.92	-
BLOCK.I			
GROUND FLOOR AREA	196.37	196.37	-
TOTAL AREA I	5788.18	5788.18	-
PROPOSED BUILDING - TO BE APPROVED:			
BLOCK.J			
GROUND FLOOR AREA	373.76	373.76	-
FIRST FLOOR AREA	373.76	373.76	-
SECOND FLOOR AREA	373.76	373.76	-
HEAD ROOM AREA	66.53	-	66.53
TOTAL AREA II	1187.81	1121.28	66.53
TOTAL AREA I+II	6975.99	6909.46	66.53
VACANT AREA	14074.11	-	-
F.S.I : 6975.99 / 17124.42 = 0.40			
PLOT COVERAGE : 3050.31/17124.42 X100= 17.80%			
PARKING REQUIREMENTS:			
1.AREA OF CLASSROOM = 296.72 SQ.M			
2.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS			
Car space = 0			
Two wheeler space = 6 X 0.1 = 0.6 (i.e) 1			
AS PER(TNCDBR-2019,ANNEXURE-IV PART-II (B) GENERAL NOTE)			
3.IN ADDITION TO PARKING SPACES PROVIDED 10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED			
Car space = 0			
Two wheeler space = 6 X 0.1 = 0.6 (i.e) 1			
AS PER(TNCDBR-2019,ANNEXURE-IV PART-I (5) VISITORS PARKING)			
PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 300 SQ.M OF CLASS ROOM AREA	296.72	1	10
10% OF D.A CAR SPACE FOR REQUIRED CAR SPACES	-	0	2
IN ADDITION TO PARKING SPACES	-	0	2
10% OF VISITORS CAR SPACE FOR REQUIRED NO.OF CAR SPACE	-	0	2
1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF CLASS ROOM AREA	296.72	6	28
10% OF D.A TWO WHEELER SPACE FOR REQUIRED TWO WHEELER SPACES	-	1	4
IN ADDITION TO PARKING SPACES	-	1	4
10% OF VISITORS TWO WHEELER SPACE FOR REQUIRED NO.OF TWO WHEELER SPACE	-	1	4
1 CYCLE SPACE FOR EVERY 5 SQ.M OF CLASS ROOM AREA	296.72	60	60
TOTAL NO. OF CAR SPACES	-	1	10
TOTAL NO. OF TWO WHEELER SPACES	-	6	28
TOTAL NO. OF CYCLE SPACES	-	60	60
ALL DIMENSIONS ARE IN METRE			

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

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



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.

