

PP

APPROVAL RECORD

# Planning Permission

Thanjavur

Thanjavur district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

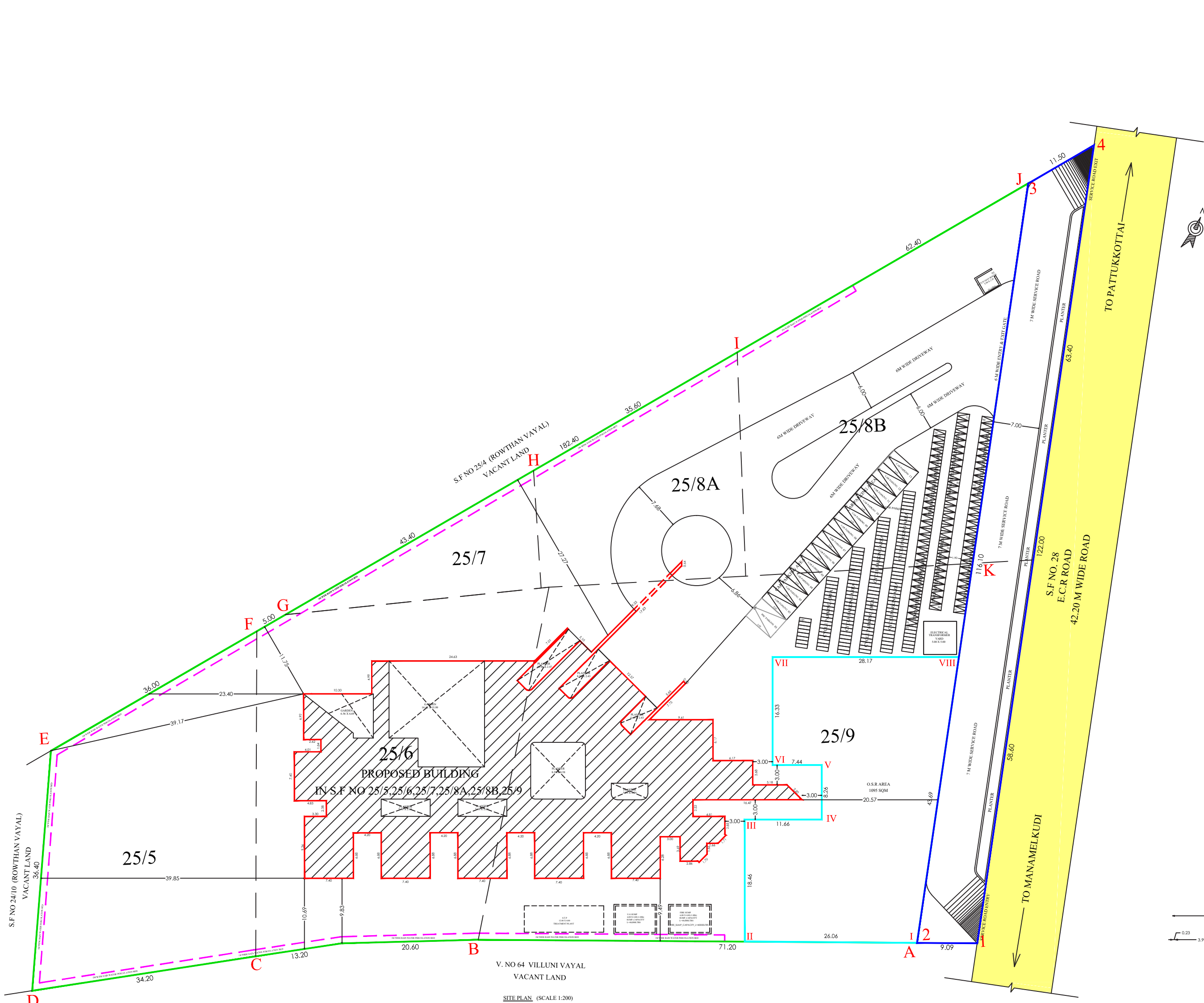
ISSUING AUTHORITY

**DTCP**

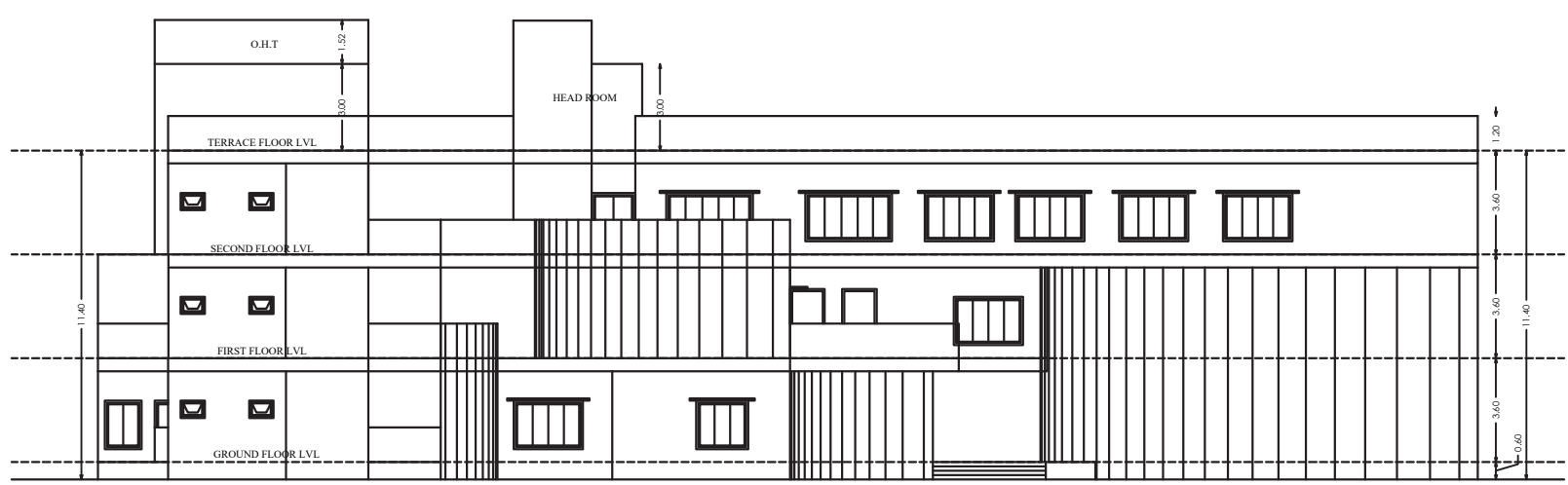
The approval as the planning authority issued it, reproduced in full behind this page.

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

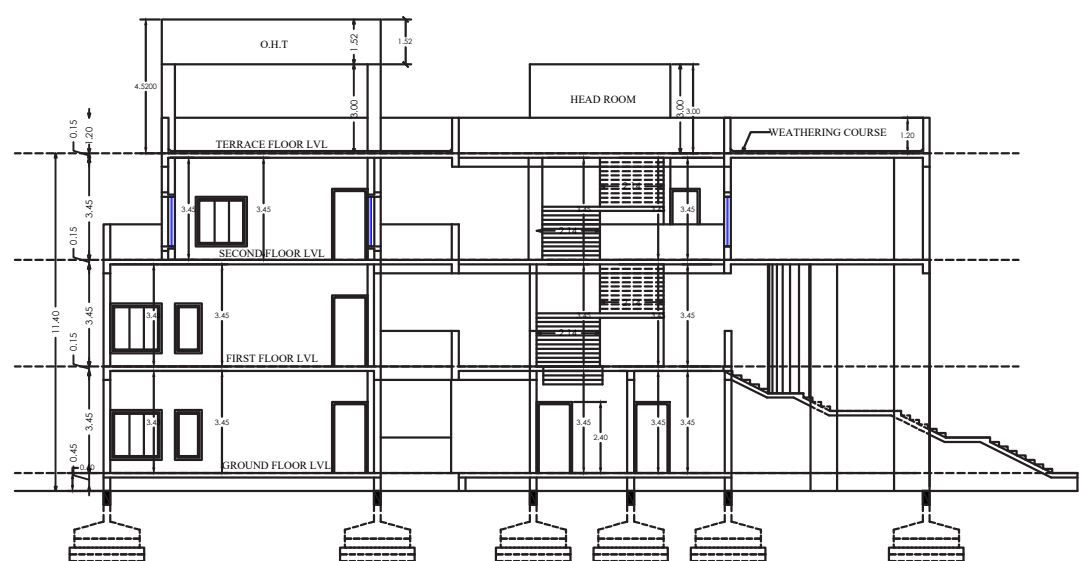
PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING IN S.F.NO: 25/5,25/6,25/7,25/8A,25/8B,25/9 ROWTHANVAYAL VILLAGE, PERAVURANI TALUK, THANJAVUR DISTRICT.



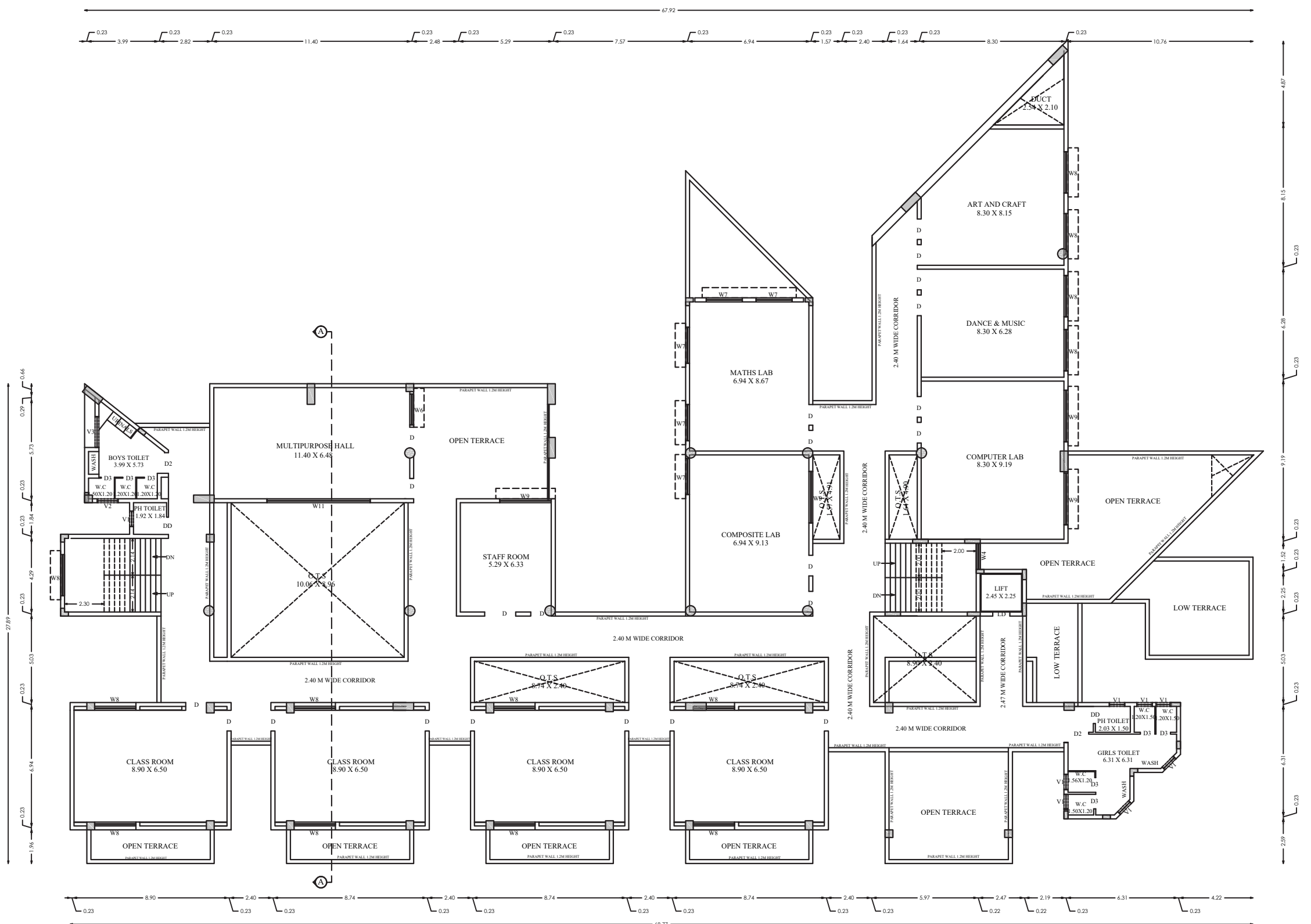
SITE PLAN (Scale 1 : 200)



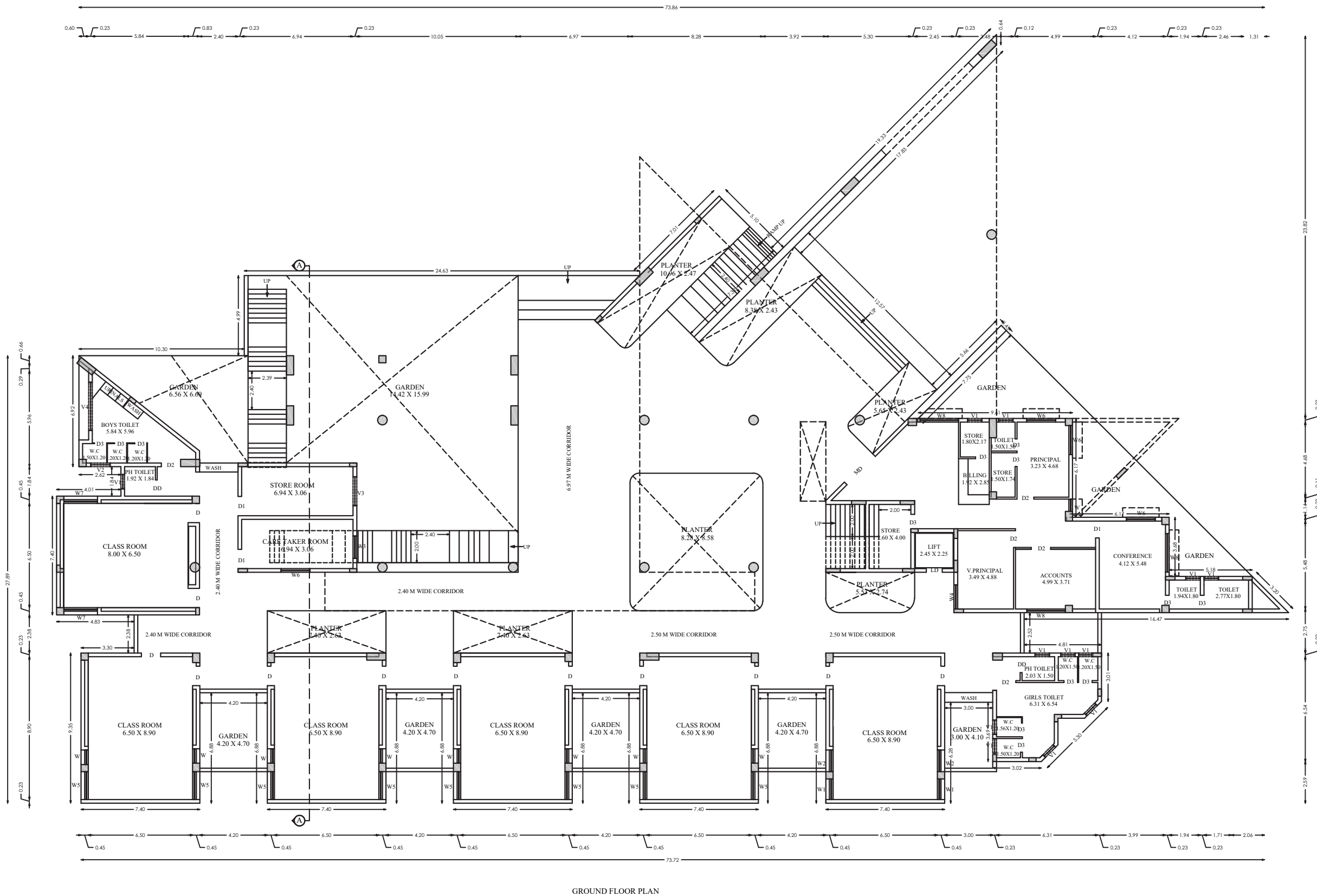
ELEVATION



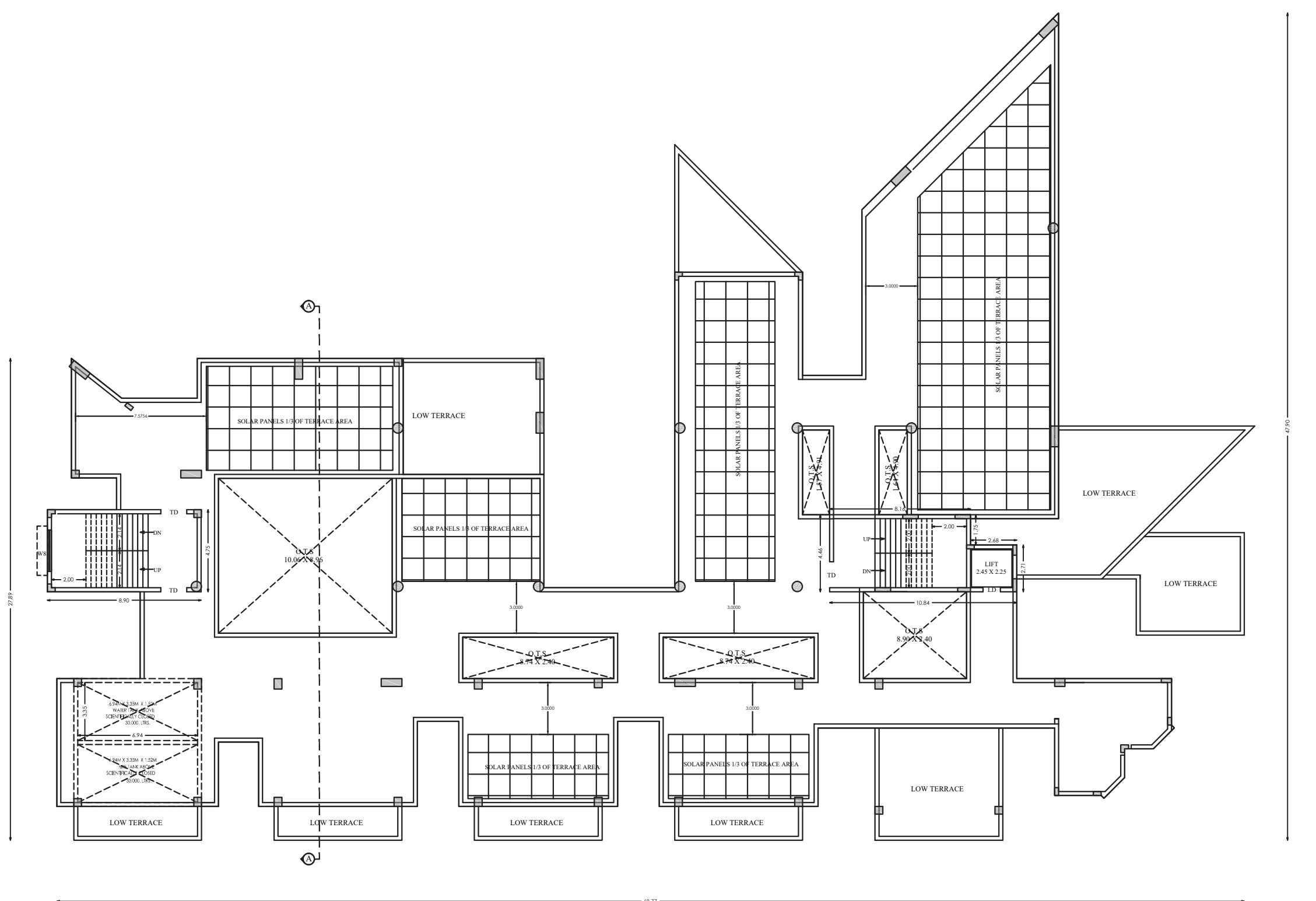
SECTION-AA



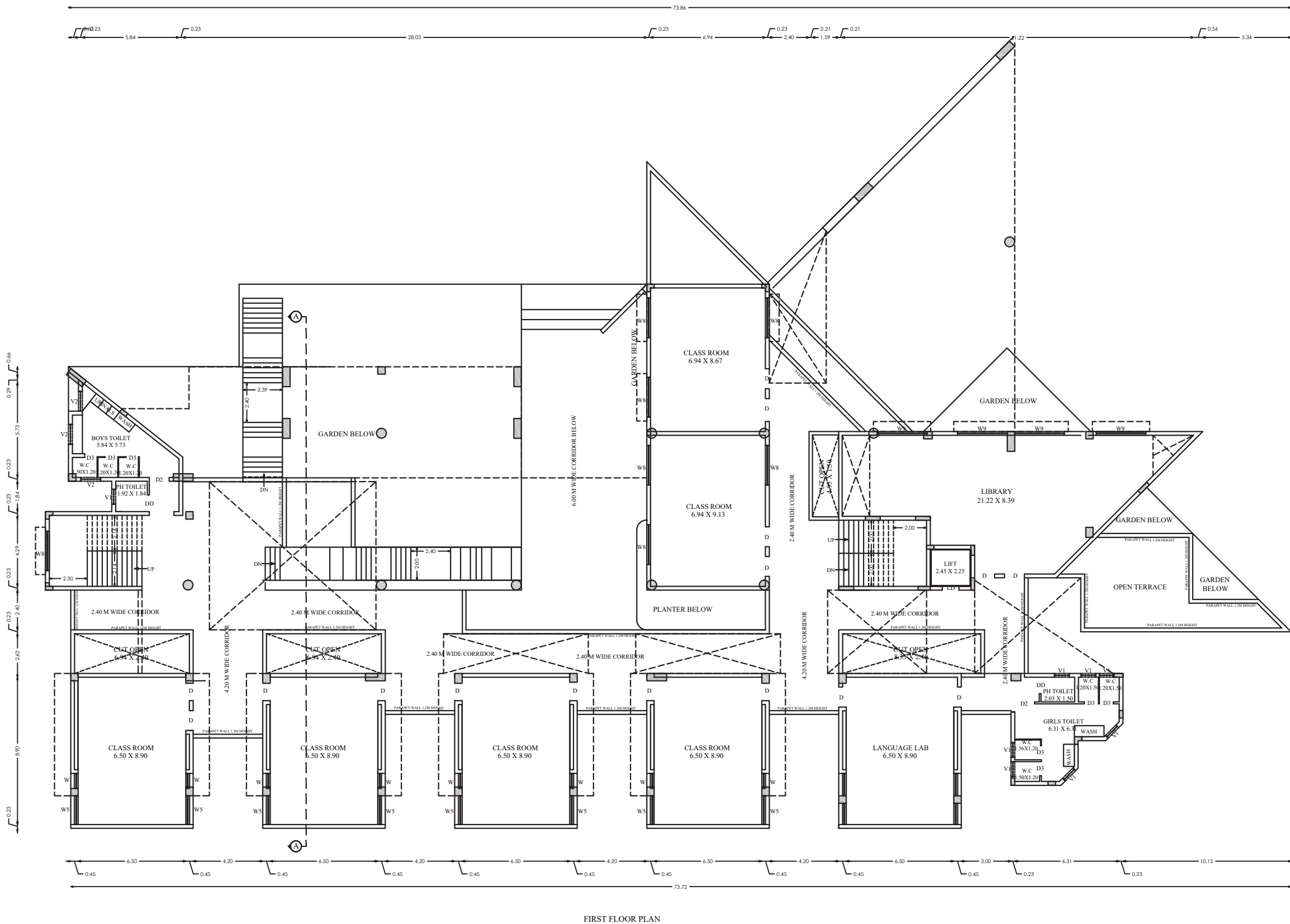
SECOND FLOOR PLAN



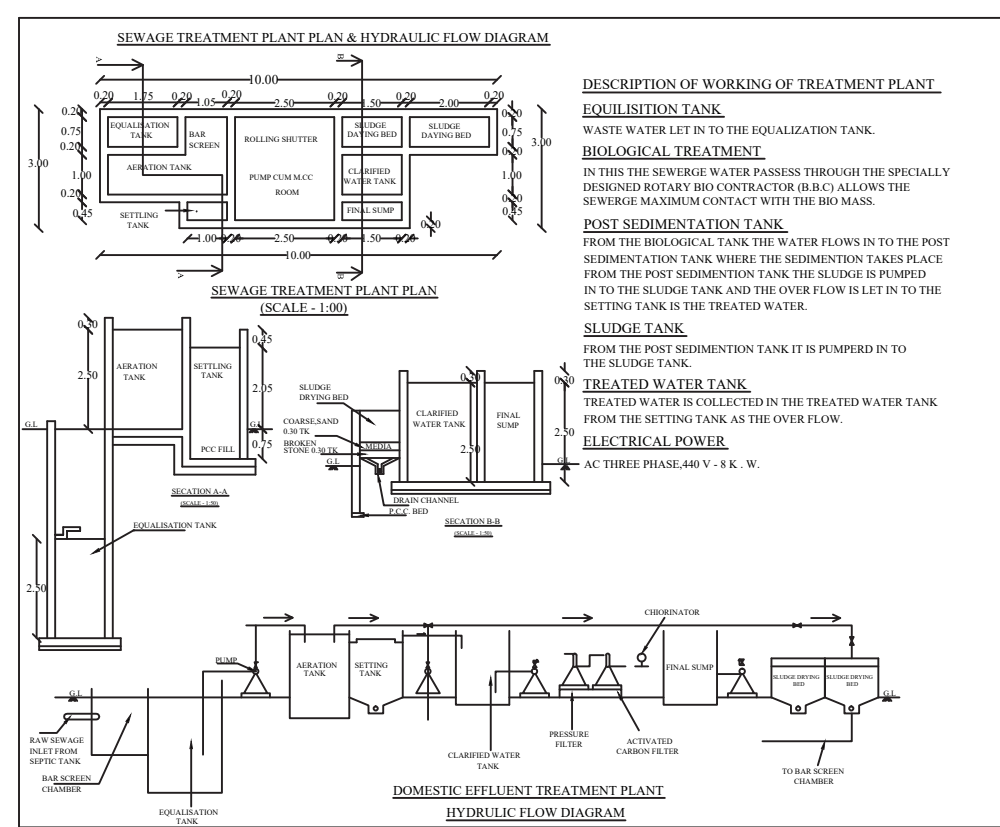
GROUND FLOOR PLAN



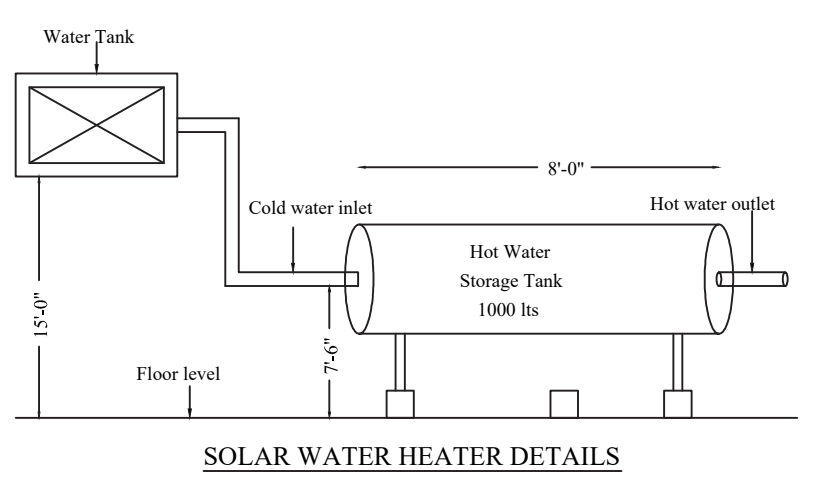
TERRACE FLOOR PLAN



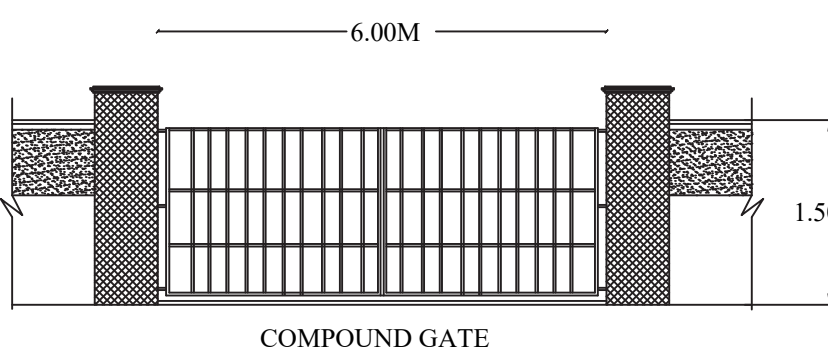
FIRST FLOOR PLAN



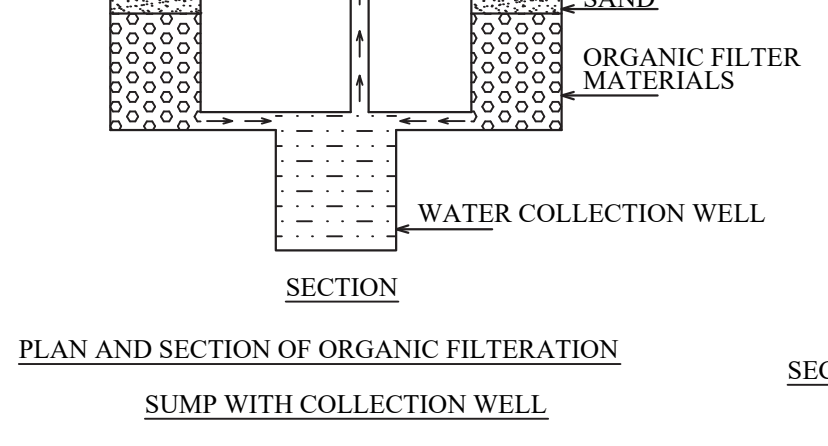
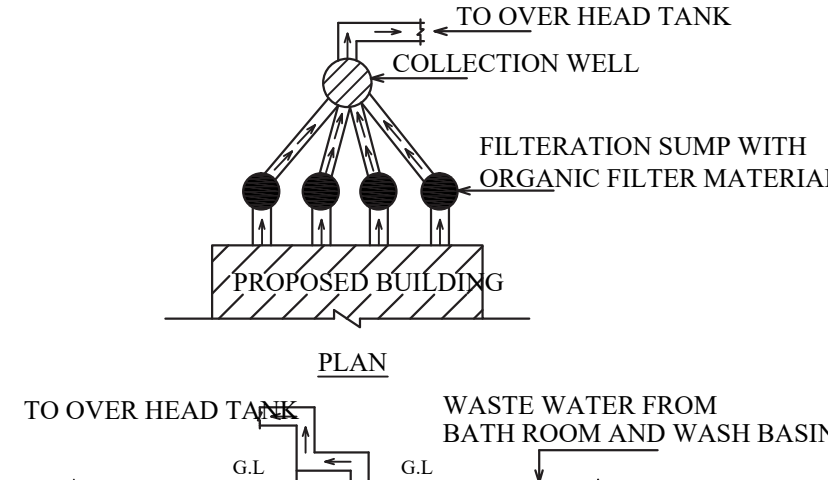
| REFERENCE   | METRE |
|-------------|-------|
| 1. 1.37.00  | 4.00  |
| 2. 1.37.00  | 4.00  |
| 3. 1.37.00  | 4.00  |
| 4. 1.37.00  | 4.00  |
| 5. 1.37.00  | 4.00  |
| 6. 1.37.00  | 4.00  |
| 7. 1.37.00  | 4.00  |
| 8. 1.37.00  | 4.00  |
| 9. 1.37.00  | 4.00  |
| 10. 1.37.00 | 4.00  |
| 11. 1.37.00 | 4.00  |
| 12. 1.37.00 | 4.00  |
| 13. 1.37.00 | 4.00  |
| 14. 1.37.00 | 4.00  |
| 15. 1.37.00 | 4.00  |
| 16. 1.37.00 | 4.00  |
| 17. 1.37.00 | 4.00  |
| 18. 1.37.00 | 4.00  |
| 19. 1.37.00 | 4.00  |
| 20. 1.37.00 | 4.00  |



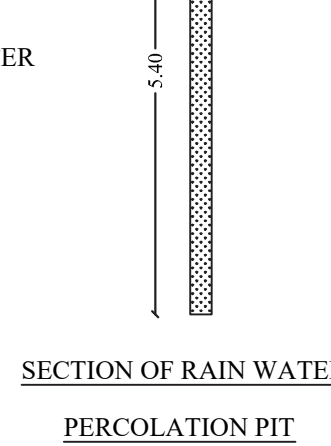
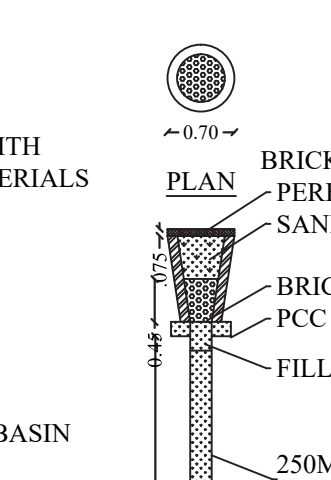
SOLAR WATER HEATER DETAILS



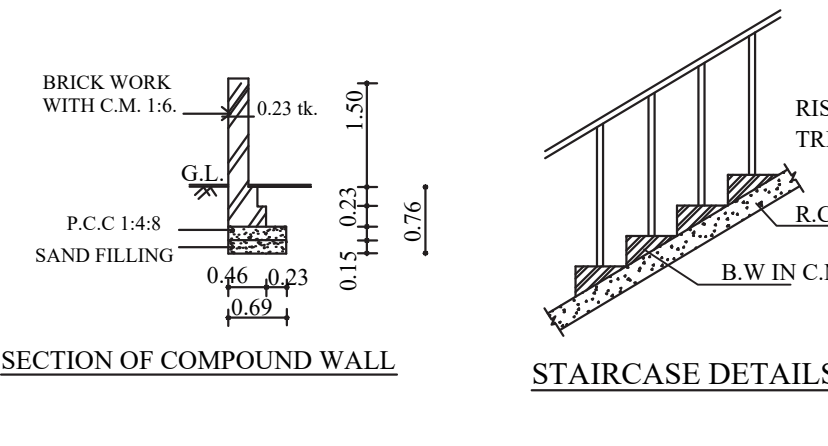
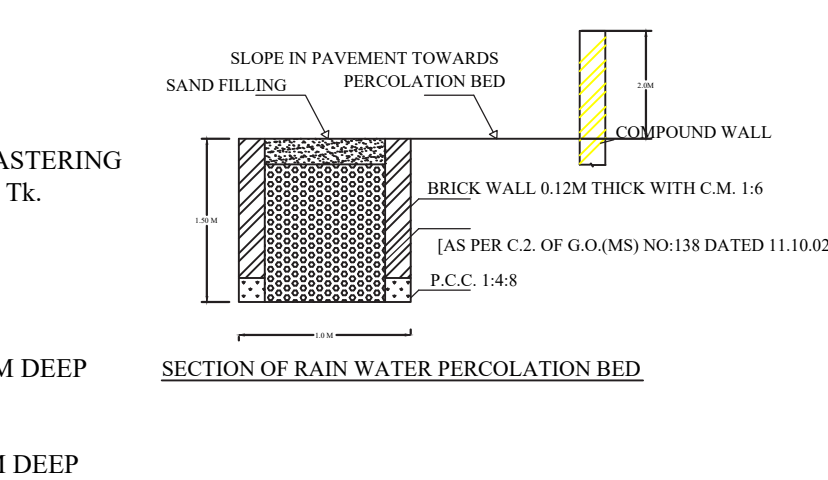
COMPOUND GATE



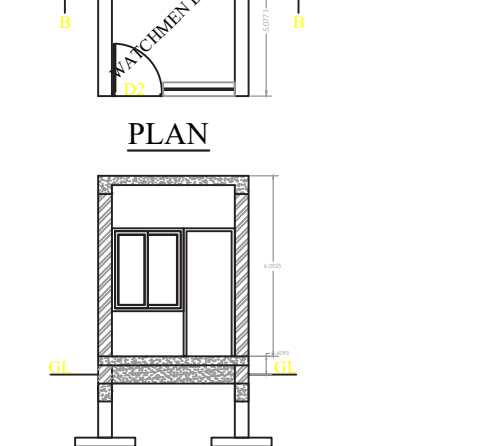
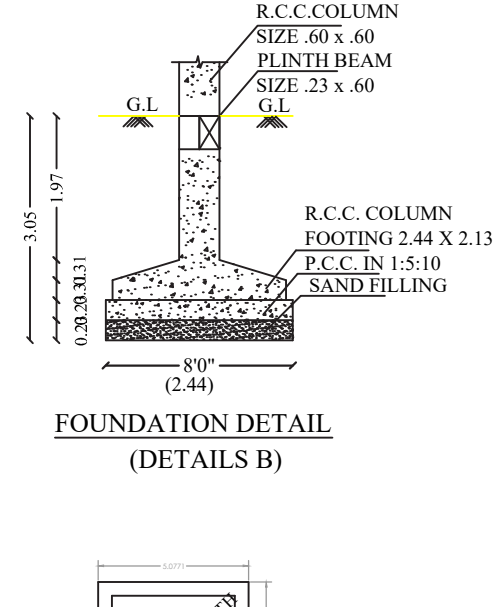
PLAN AND SECTION OF ORGANIC FILTRATION SUMP WITH COLLECTION WELL



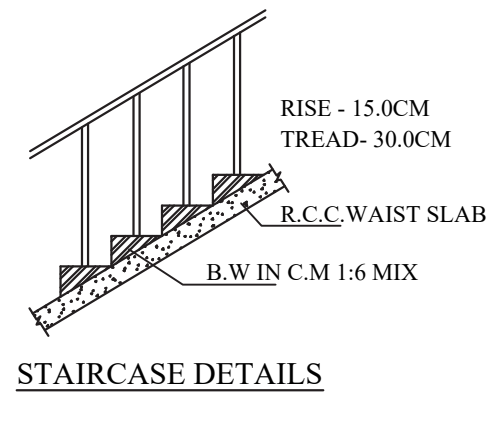
SECTION OF RAIN WATER PERCOLATION PIT



SECTION OF RAIN WATER PERCOLATION BED



FOUNDATION DETAIL (DETAILS B)



STAIRCASE DETAILS

Condition:

1. The boundary of the OSR area has been marked as I to VIII having an OSR area of 1095 sq.m.,shown in site plan should be retained as OSR as per TNCDDBR-2019 Rule NO.41 (1).
2. 9m wide proposed service road (with planter) marked as 1 to 4 as shown in site plan should be hand overed to the local body free of cost in the form of gift deed before obtaining the Construction Continuence certificate (CCC).

SPACE FOR APPROVAL

SWP/DTCP/TNJ/R/BP.NO: 36/2024



Scale 1 : 100

NOTE:

- EXISTING ROAD
- SERVICE ROAD (1,2,3,4)
- O.S.R AREA (I,II,III,IV,V,VI,VII,VIII)
- SITE BOUNDARY (A,B,C,D,E,F,G,H,I,J,K)
- PROPOSED BUILDING
- RAIN WATER PERCOLATION BED

AREA DETAILS

|                    |                 |
|--------------------|-----------------|
| FMB & PLR AREA     | : 11050.00 Sqm. |
| DOCUMENT AREA      | : 11050.00 Sqm. |
| SUPER IMPOSED AREA | : 10923.26 Sqm. |
| SERVICE ROAD AREA  | : 1071.54 Sqm.  |
| O.S.R AREA         | : 1095.00 Sqm.  |

PROPOSED BUILTUP AREA

| Descriptions      | FSI     | Non FSI | Incidental Structures | Deduction | Total Area |
|-------------------|---------|---------|-----------------------|-----------|------------|
| GROUND FLOOR AREA | 1379.11 | —       | —                     | 436.47    | 1379.11    |
| FIRST FLOOR AREA  | 1119.40 | —       | —                     | 61.25     | 1119.40    |
| SECOND FLOOR AREA | 1215.12 | —       | —                     | 251.45    | 1215.12    |
| HEADROOM AREA     | —       | 85.90   | —                     | —         | 85.90      |
| TOTAL AREA        | 3713.63 | 85.90   | —                     | —         | 3799.53    |
| VACANT AREA       | —       | —       | 9107.68               | —         | —          |

TOTAL BUILT UP AREA 3713.63 + 85.90 = 3799.53 Sq.M

FLOOR SPACE INDEX =  $\frac{3713.63}{10923.26} = 0.339$

PLOT COVERAGE =  $\frac{1815.58}{10923.26} \times 100 = 16.62\%$

| SL. NO. | PARKING             | PROVIDED |
|---------|---------------------|----------|
| 1)      | CAR PARKING         | 13 NOS   |
| 2)      | TWO WHEELER PARKING | 90 NOS   |
| 3)      | CYCLE PARKING       | 145 NOS  |

ALL DIMENSIONS ARE IN METRE.

APPLICANT



ARCHITECT

A. Shanmugam, B.Arch.,  
Registered Architect (A-82783)  
B-13, 1Ind Cross West Extension,  
Thillainagar, Trichy - 620 018.

CONSTRUCTION ENGINEER

Er. R. Senthil Kumar, B.E.,  
Consulting Civil Engineer,  
25, Main Minappan Street,  
Woraiyur, Trichy - 620 003.  
RE GR JDTCP/TRICHY/AUGUST-2024/48  
Cell: 98424 75454

STRUCTURAL ENGINEER

D. BALASUBRAMANIAM, E., (Struct)  
B-13, 1Ind Cross, West Extension,  
Thillainagar, Trichy - 620 018  
SE GR JDTCP/TRICHY/JULY-2024/22



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

