

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.

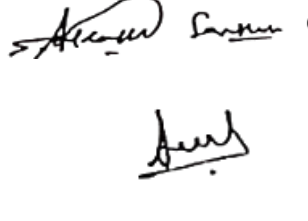
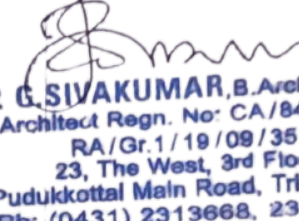
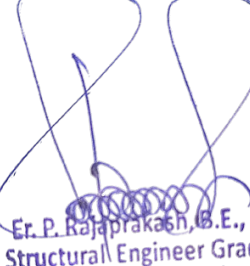
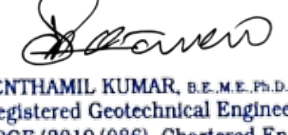
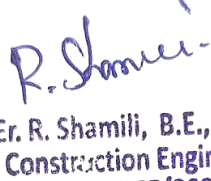
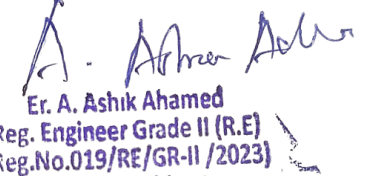
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BASEMENT, STILT, FIRST, SECOND & THIRD FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING IN
OLD R.S NO.171/2B1A, WARD NO.7, BLOCK NO.4, T.S NO.37/1, PLOT NO : 68 NORTH PART AT TAMIL NAGAR , MEDICAL COLLEGE ROAD,
NEELAGIRI THERKKU THOTTAM, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT.

NAME OF THE OWNER: Dr.S.AKASH SANTHOSH RAJ & Mrs.A.ANGEL

Scale 1:100



SCHEDULE OF JOINERIES:			
REFERENCE		METER	
LD	- LIFT DOOR	1.20 x 2.13	
D1	- DOOR	0.92 x 2.13	
D2	- DOOR	1.19 x 2.13	
D3	- DOOR	0.76 x 2.13	
W	- WINDOW	1.83 x 1.53	
V	- VENTILATOR	0.61 x 0.91	
AREA DETAILS			
DESCRIPTION		SQ.M	
PLOT AREA AS PER TSLR		371.00	
PLOT AREA AS PER DOCUMENT		387.73	
SUPER IMPOSED AREA		372.30	
DESCRIPTION	TOTAL AREA (SQM)	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
BASEMENT FLOOR AREA	200.15	-	200.15
STILT FLOOR AREA	200.15	-	200.15
FIRST FLOOR AREA	201.03	201.03	-
SECOND FLOOR AREA	201.03	201.03	-
THIRD FLOOR AREA	201.03	201.03	-
HEAD ROOM AREA	38.48	-	38.48
TOTAL AREA	1041.87	603.09	438.78
VACANT AREA	170.85	-	-
PLOT COVERAGE = 200.15 / 371.00 X 100 = 53.94%			
F.S.I = 603.09 / 371.00 = 1.62			
PARKING REQUIREMENTS:			
1.75% OF FSI AREA = 603.09 X 0.75 = 452.31 Sq.m			
AS PER(TNCDBR-2019,ANNEXURE-IV PART-I (19) GENERAL NOTE)			
2.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS			
Car space = 5 X 0.1 = 0.5 (i.e) 1			
Two wheeler space = 18 X 0.1 = 1.5 (i.e) 2			
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 = 5 X 0.1 = 0.5 (i.e) 1			
Two wheeler space = 18 X 0.1 = 1.5 (i.e) 2			
AS PER(TNCDBR-2019,ANNEXURE-IV PART-I (5) VISITORS PARKING)			
PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of FSI Area	452.31	5	5
10% DA Car Space for required no. of car space	-	1	1
In addition to parking spaces 10% of visitors Car Space for Required no. of car space	-	1	1
1 Two wheeler Space for every 25 Sq.m of FSI Area	452.31	18	30
10% DA Two Wheeler Space for required no. of car space	-	2	4
In addition to parking spaces 10% of visitors Two Wheeler Space for Required no. of Two wheeler space	-	2	2
Total no. car spaces	-	6	6
Total no two wheeler spaces	-	20	30
NOTE		LEGEND:	
1. ALL DIMENSIONS ARE IN METRE		SITE BOUNDARY - 	
2. EMERGENCY ALARMS WILL BE PROVIDED 		PROPOSED AREA - 	
3. F.E - FIRE EXTINGUISHER PROVIDED. 		DRIVEWAY - 	
4. SCALE 1:100		EXISTING ROAD - 	
APPLICANT		ARCHITECT	
			
STRUCTURAL ENGINEER		GEO-TECH ENGINEER	
			
Er. P. Rajaprasath, B.E., Reg. Structural Engineer Grade - II (Reg.No: 007/RSF/GR-II/2023) Agaram Architects 105/2, Vairam Nagar, Pudukkottai Road, Thanjavur - 613 005. Cell: 9994845728		Dr. S.SENTHAMIL KUMAR, B.E., M.E., P.D., PGD (MCE) Registered Geotechnical Engineer, (TJR/RCGE/2019/086), Chartered Engineer, 703, Plot No. 29, OM Rajoo Nagar, Near New Bus Stand, THANJAVUR - 613 005. Mobile : 94430976090	
SITE SUPERVISION ENGINEER		REGISTERED PROFESSIONAL	
			
Er. R. Shamili, B.E., Reg. Construction Engineer (Reg.No.009 RCE/2023) Agaram Architects 105/2, Vairam Nagar, Pudukkottai Road, Thanjavur - 613 005. Cell: 9361594077		Er. A. Ashik Ahmed Reg. Engineer Grade II (R.E.) (Reg.No.019/RE/GR-II /2023) Agaram Architects 105/2, Vairam Nagar, Pudukkottai Road, Thanjavur - 613 005. Cell: 9944582205	

APPROVAL AUTHORITY SWP/DTCP/TLPA/BP No.110/2024

PLAN INFO
PLOT AREA M2= 372.30
AS PER DOCUMENT=387.73
AS AT SITE=372.30
FMB OR PLR=371.00
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.10
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=12.20
ROAD_LENGTH=550.00
AREA_TYPE=OTHERS
AVG PLOT DEPTH= 31.30
AVG PLOT WIDTH= 10.70
LAND_USE_ZONE = COMMERCIAL
BUILDING_NEAR_TO_RIVER= NO
BLOCK_1_B-PCO_MEMBER_COUNT=20
BLOCK_1_B-PCO_NON_RESIDENTIAL_MEMBER_COUNT=15
BLOCK_1_B-PCO_STAFF_MEMBER_COUNT=20
BLOCK_1_B-PCO_PUBLIC_MEMBER_COUNT=16
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS= YES
SURVEY_NO=37/1
DISTRICT= THANJAVUR
JURISDICTION_TYPE= CORPORATION
TALUK=THANJAVUR
OSR_APPLICABLE= NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT= NO
RWH_DECLARED= YES
IS_SWIMMING_POOL_EXISTS=NO
PATTA_NO= -
IF_HERITAGE_TOWN_LESS THAN 1KM_RADIUS=NO

Dr. S. SENTHAMIL KUMAR, B.E., M.E., P.D., P.D., M.E.
Registered Geotechnical Engineer,
(TJR/RCE/2019/086), Chartered Engineer,
705, Plot No. 29, DM Rajoo Nagar,
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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.

