PP APPROVAL RECORD

Planning Permission

Survey 202/3C and 1 more

Vilar, Thanjavur taluk

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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996

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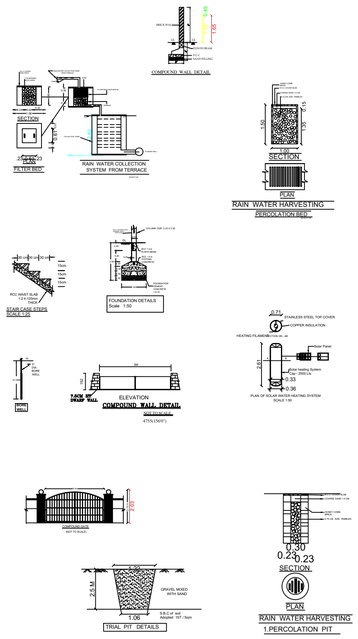
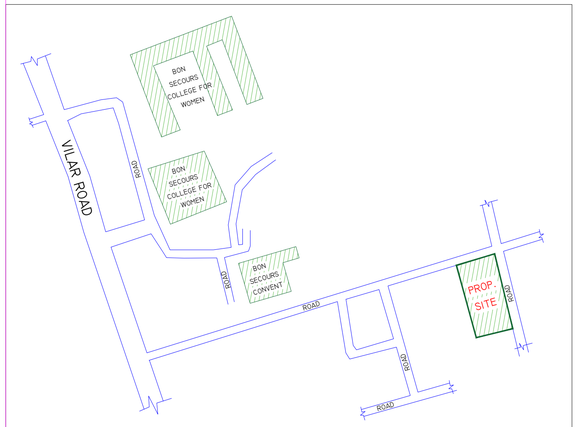
Sheet No: 1/2

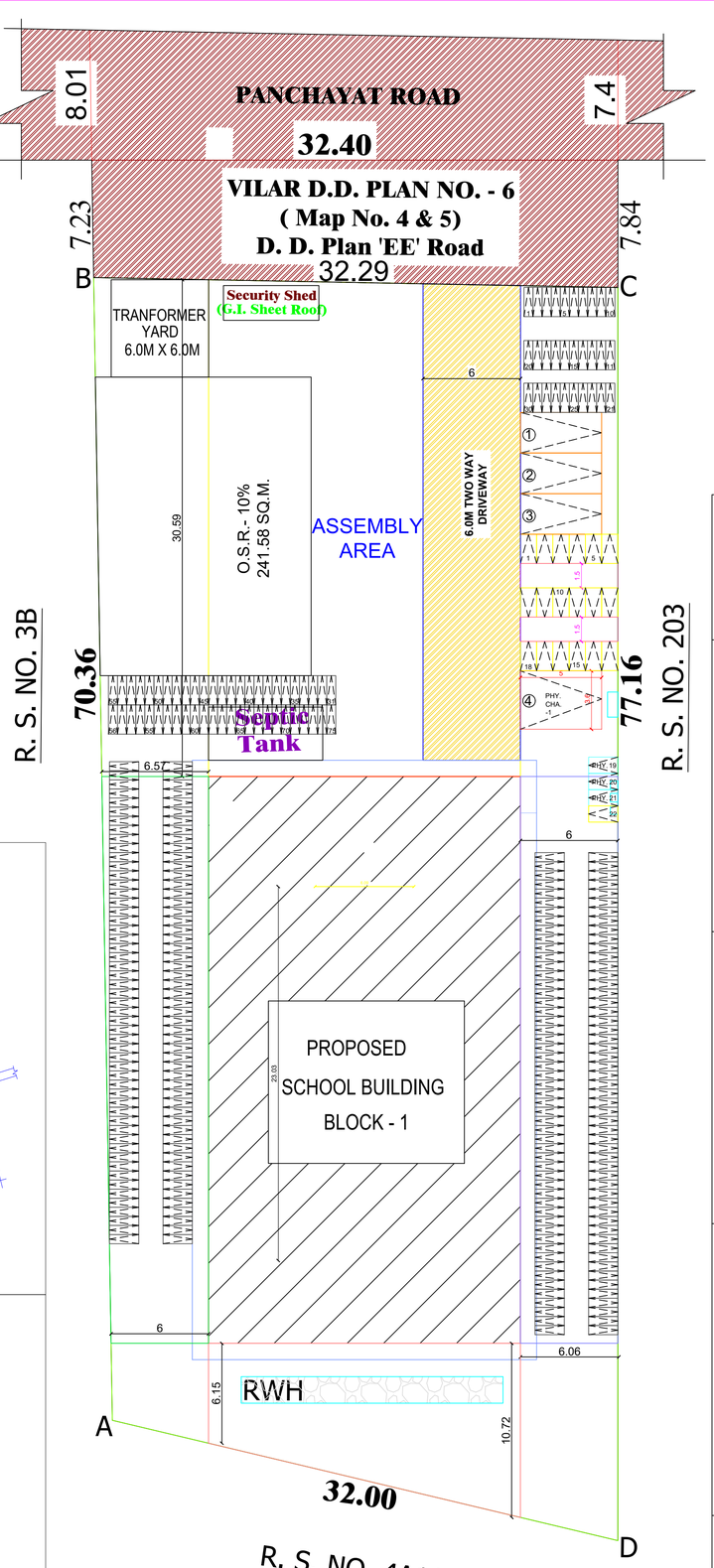




KEY PLAN - NTS

DIRECTORATE OF TOWN AND COUNTRY PLANNING

SWP/DTCP/TNJ/TLPA/BP NO. 61 /2026



SITE PLAN

BLOCK 1

N

W E

S

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SCHOOL BUILDING "OXFORD NURSERY AND PRIMARY SCHOOL" IN OLD R. S. NO. 202/3, NEW R. S. NO. 202/3C AT VILAR VILLAGE AND PANCHAYAT, THANJAVUR TALUK AND DISTRICT.

REFERENCE

TYPE	DESCRIPTION	METER
D1	DOOR	1.22 X 2.13
D2	DOOR	0.76 X 2.13
W1	WINDOW	1.83 X 1.36
W2	WINDOW	1.52 X 1.36
V	VENTILATOR	0.90 X 0.60

SITE AREA :-

PLOT AREA (AS PER DOCUMENT) = 2649.92 SQ.M
HANDOVERED FOR SCH. ROAD = 234.67 SQ.M
AFTER ROAD HAND OVER = 2415.25 SQ.M

PRO.BUILD.		AREA		
		FSI	NON FSI	TOTAL BUILT-UP AREA
BLOCK	FLOOR	SQ.M	SQ.M	SQ.M
1	GROUND FLOOR	670.30	-	670.30
	FIRST FLOOR	670.30	-	670.30
	SECOND FLOOR	670.30	-	670.30
	HEAD ROOM	-	48.68	48.68
	TOTAL AREA	2010.90	-	2059.58

$$F.S.I = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE EXTENT}} = \frac{2010.90}{2415.25} = 0.83$$

$$\text{PLOT COVERAGE} = \frac{\text{MAX. ONE FLOOR AREA}}{\text{SITE EXTENT}} \times 100$$

$$= \frac{670.30}{2415.25} \times 100 = 27.75\ \%$$

APPLICANT

Er. G. RAMESHRAJA, D.C.E., B.E., Registered Engineer Grade-II, Reg. No: 048-RE-GR-II, No:18, Jawans Bhavan, M.K. Moopanar Road, Thanjavur-613 001, Mob: 9220209226.

REGISTERED ENGINEER

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

CONSTRUCTION ENGINEER

Er. P. Rajaprakash, B.E., Reg. Structural Engineer Grade - II (Reg.No: 007/R5F/GR-II/2023) Agaram Architects 105/2, Valram Nagar, Pudukkottai Road, Thanjavur - 613 005. Cell: 9994845728

STRUCTURAL ENGINEER

Dr. S. Senthamil Kumar, M.E.,Ph.D.,FGS,MEI Registered Geotechnical Engineer No.001/RGTE/2024 703, Plot No.29, O.M.Rajoo Nagar, Near New Bus Stand, Thanjavur 613 005 Cell: 9443578990 Email: senthamilkumar@yahoo.co.in

GEO-TECH ENGINEER

NOTE:

1. ALL DIMENSIONS ARE IN METRES
2. WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3. SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
4. SOLAR WATER HEATER IS PROVIDED

SPECIFICATION:

SAND FILLING IN FOUNDATION
P.C.C. 1:4:8 IN FOUNDATION
BRICK WORK IN 1:5
R.C.C WORK IN 1:2:4
PLASTERING IN C.M. 1:4

CERTIFICATE :

CERTIFICATED THAT RAIN WATER HARVESTING AND WASTE WATER RECYCLING SYSTEMS SHALL BE PROVIDED AS PER G.O. MS NO: 138, M.A.W.S. DEPT DT: 11.10.2002

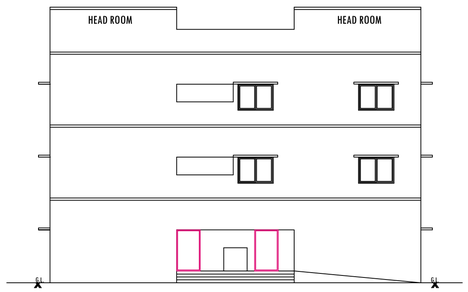
SITE BOUNDARY
PROPOSED BUILDING
EXISTING BUILDING TO BE DEMOLISHED
EXISTING ROAD OFFICE USE

FIRE ALARM
FIRE DISTINGUISHER
APPROACH ROAD

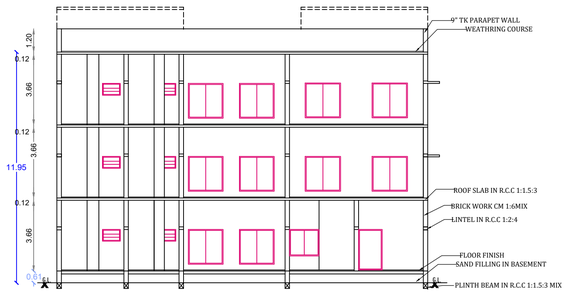
NO OF CAR PARKING PROVIDED = 3 NOS
NO OF DA CAR PARKING PROVIDED = 1 NOS
NO OF TWO WHEELER PARKING PROVIDED = 19 NOS
NO OF DA TWO WHEELER PARKING PROVIDED = 3 NOS

OFFICE USE

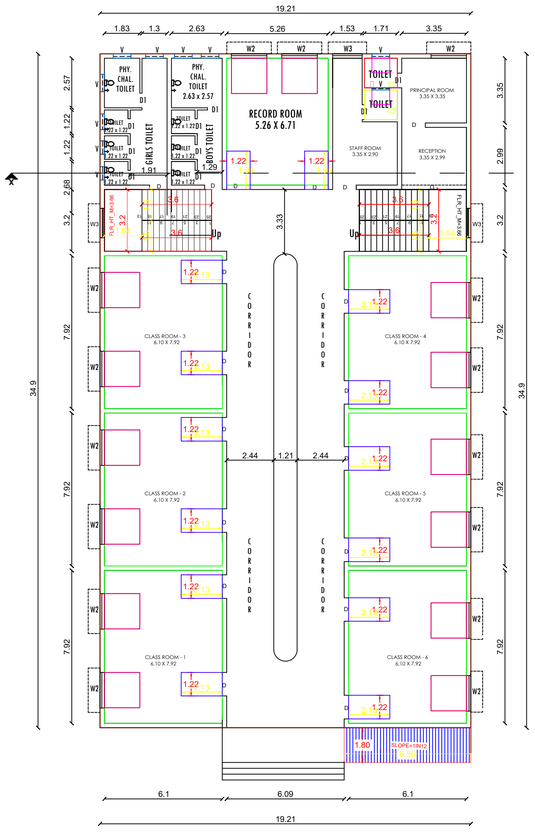
Sheet No: 2/2



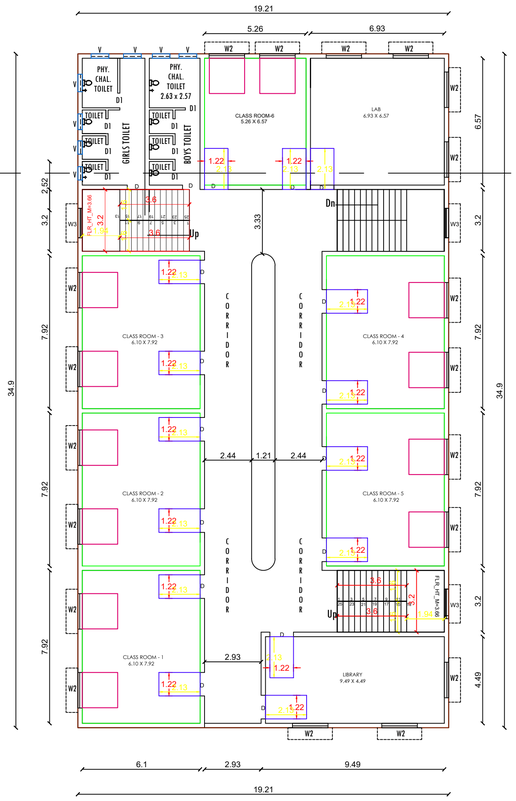
ELEVATION



SECTION -XX

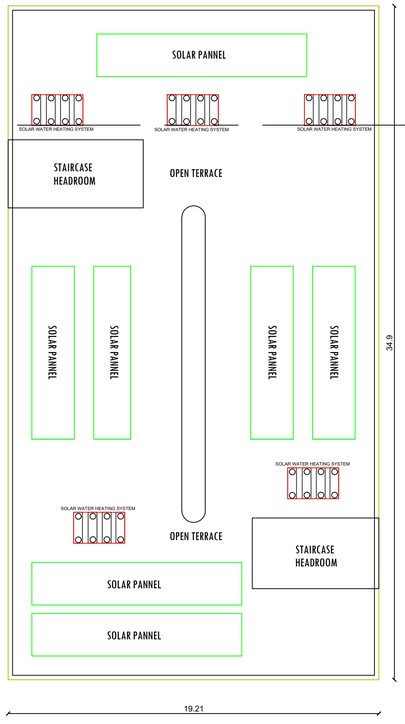


PROPOSED GROUND FLOOR PLAN
BLOCK 1



PROPOSED TYPICAL FIRST
AND SECOND FLOOR PLAN
BLOCK 1

TYPICAL_FLOOR_PLAN=1,2



PROPOSED TERRACE FLOOR PLAN
BLOCK 1

SCALE 1:100

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PRO.BUILD.		AREA		
		FSI	NON FSI	TOTAL BUILT-UP AREA
BLOCK	FLOOR	SQ.M	SQ.M	SQ.M
1	GROUND FLOOR	670.30	-	670.30
	FIRST FLOOR	670.30	-	670.30
	SECOND FLOOR	670.30	-	670.30
	TERRACE FLOOR	-	48.68	48.68
	TOTAL AREA	2010.90	-	2059.58

$$\text{F.S.I} = \frac{\text{TOTAL FLOOR AREA}}{\text{SITE EXTENT}} = \frac{2010.90}{2415.25} = 0.83$$

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Agaram Architects
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Thanjavur - 613 005. Cell: 9361594077

CONSTRUCTION ENGINEER

OFFICE USE

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.