PP APPROVAL RECORD

Planning Permission

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.

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THE PLAN SHOWING EXISTING CONSTRUCTION OF R.C.C ROOF GROUND FLOOR AND FIRST FLOOR COMMERCIAL OFFICE BUILDING IN WARD NO.8, BLOCK NO.4,OLD R.S NO.360/1A1A1A1AP, NEW T.S NO.6, PLOT NO.3 AT MOOPANAR COLONY, MEDICAL COLLEGE ROAD, NEELAGIRI THERKKU THOTTAM , THANJAVUR CITY MUNICIPAL CORPORATION LIMIT.

NAME OF THE OWNER:
Mrs.N.VENKATALAKSHMI
W/o. Mr.NAGARAJAN

SCALE 1:100
ALL DIMENSIONS ARE IN metre

SCHEDULE OF JOINERIES:

REFERENCE		METER
MD	- DOOR	1.50 x 2.13
D	- DOOR	0.91 x 2.13
D1	- DOOR	0.76 x 2.13
GD	- GLASS DOOR	0.91 x 2.13
GG	- GRILL GATE	1.22 x 1.53
W	- WINDOW	1.53 x 1.53
V	- VENTILATOR	0.91 x 0.61

AREA DETAILS

DESCRIPTION	AREA SQ.M
PLOT AREA (AS PER DOCUMENT)	388.48
PLOT AREA (AS PER TSLR)	384.50
PLOT AREA (AS AT SITE)	371.85

ALREADY APPROVED BY THANJAVUR CORPORATION
P.P No.107/CP/22-23/0021401
B.P.No.107/BL/2023/00072, DATED : 27/02/2023

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
Exi.Ground Floor Area	188.79	-	188.79
Exi.First Floor Area	120.84	-	120.84
Head Room Area	-	35.91	35.91
Total Area	309.63	35.91	345.54
Vacant Area	-	-	183.06

PLOT COVERAGE = 188.79 / 371.85 X 100 = 50.77 %
F.S.I = 309.63/371.85 = 0.83

PARKING REQUIREMENTS:
1.FSI AREA = 309.63 Sq.m
75% of FSI Area = 309.63 X 0.75 = 232.22 Sq.m
2.10% OF REQUIRED CAR/ TWO WHEELER SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS
Car space = 2 X 0.1 = 0.2 (i.e) 0
Two wheeler space = 9 X 0.1 = 0.9 (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 = 2 X 0.1 = 0.2 (i.e) 0
Two wheeler space = 9 X 0.1 = 0.9 (i.e) 1
AS PER(TNCDBR-2019,ANNEXURE-IV PART-I (5) VISITORS PARKING)
4.10% OF CAR/ TWO WHEELER PARKING SPACES SHALL BE EARMARKED FOR ELECTRIC VEHICLES WITH FAST CHARGING POINTS
Car space = 2 X 0.1 = 0.2 (i.e) 0
Two wheeler space = 9 X 0.1 = 0.9 (i.e) 1
AS PER G.O NO.684 IN TNCDBR - 2019, ANNEXURE IV PART-II (I) VEHICLE CHARGING INFRASTRUCTURE

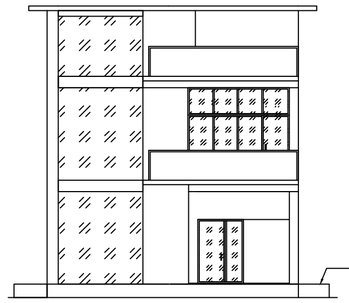
PARKING DETAILS	AREA	REQUIRED	PROVIDED
1 Car Space for every 100 Sq.m of FSI Area	232.22	2	2
1 Two Wheeler Space for every 25 Sq.m of FSI Area	232.22	9	9
10 % DA Car Space for required no. of car space	-	0	0
In Addition to Parking Spaces 10% of Visitors Car Space for Required no. of Car Space	-	1	1
10% DA Two Wheeler Space for required no.of Two Wheeler Space	-	1	1
In Addition to parking spaces 10% of visitors Two Wheeler Space for required no.of Two Wheeler Space	-	1	1
Total No.of Car Spaces	-	3	3
Total No.of Two Wheeler Spaces	-	10	10

Site Boundary Denoted as - A,B,C,D,E

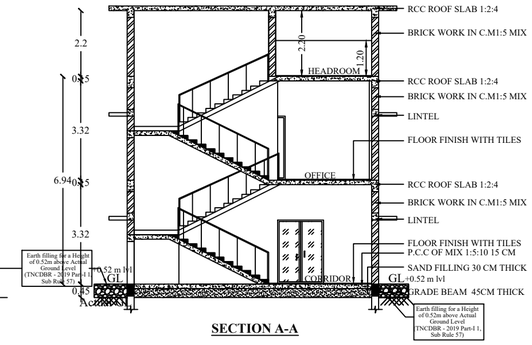
NOTE:
1.ALL DIMENSIONS ARE IN METRES
2.WASTE WATER TO BE UTILISED FOR GARDENING PURPOSED
3.SEWAGE TO BE CONNECTED TO MAIN SEWARAGE SYSTEM
4.SOLAR WATER HEATER IS PROVIDED

LEGEND:
SITE BOUNDARY
PROPOSED AREA
DRIVEWAY
EXISTING ROAD

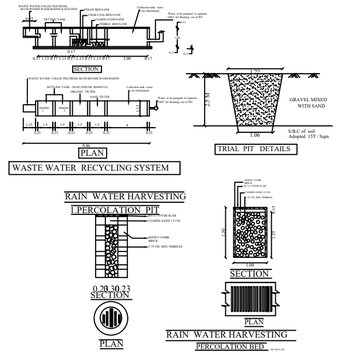
SPECIAL CONDITION:
1.The Building must be used for same purpose for which the approval has been obtained.
2.If used for any purpose other than the approved use,the Planning Permission will be deemed to be cancelled,action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considerd as unauthorized construction.
3.We hereby undertake that the existing DA Ramp and staircase shall be removed prior to applying for and obtaining the Completion Certificate.

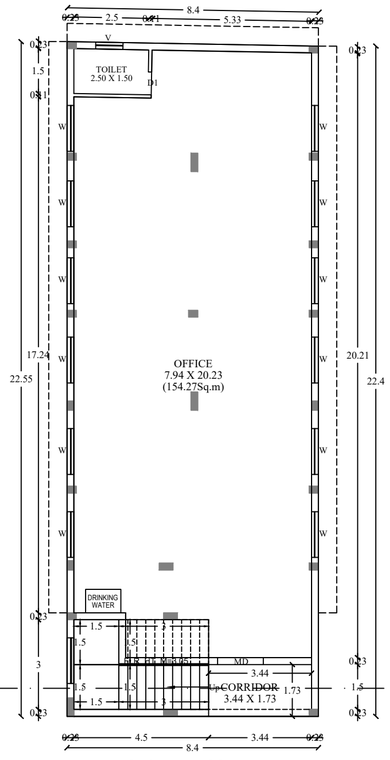


ELEVATION

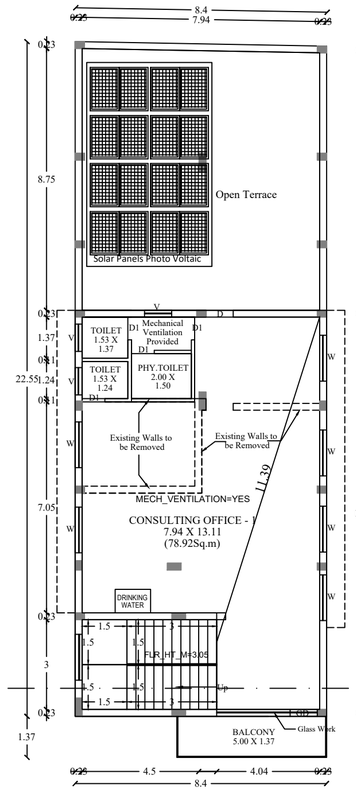


SECTION A-A

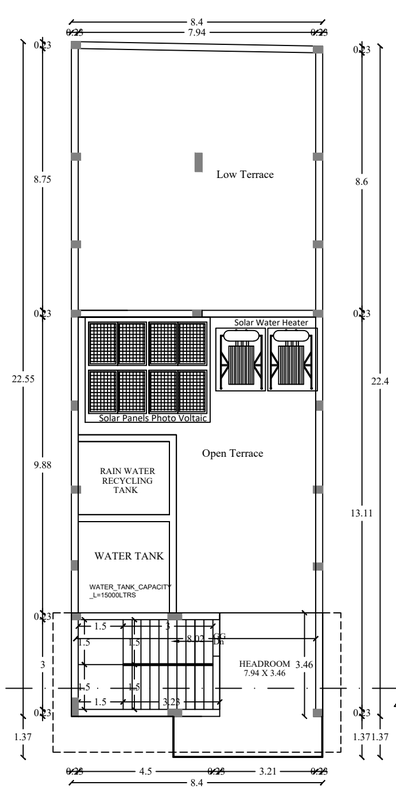




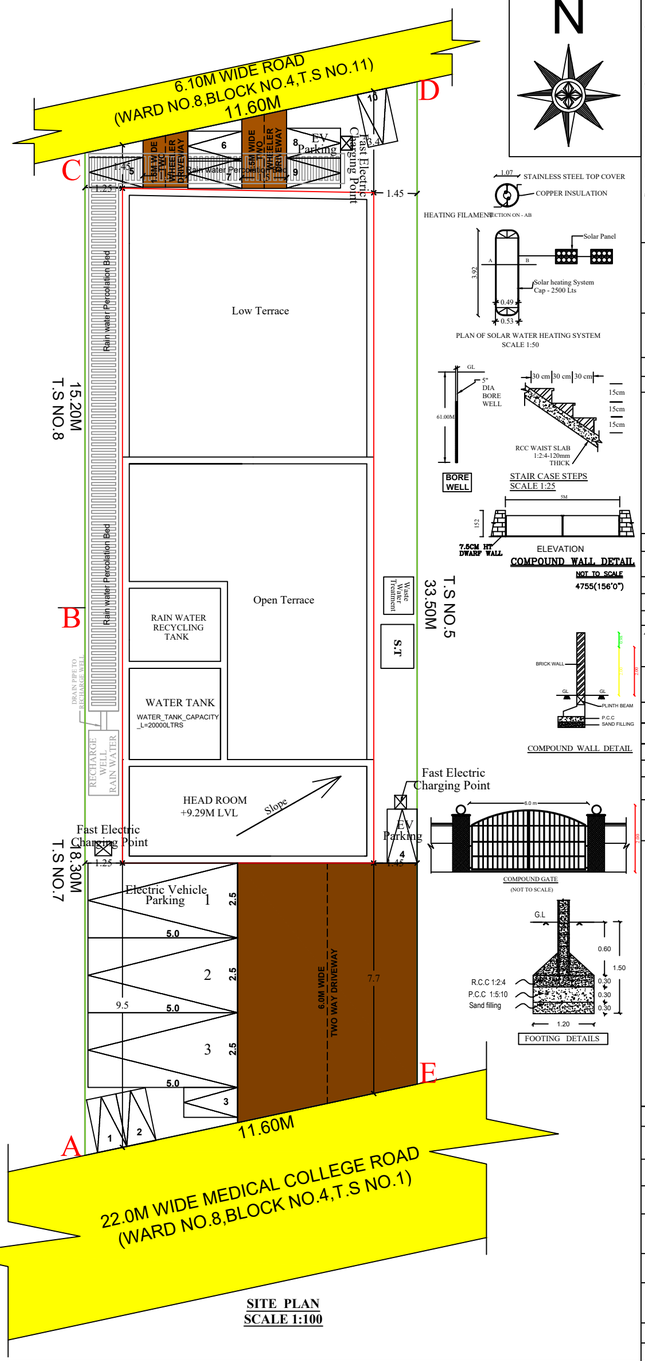
EXI.GROUND FLOOR PLAN



EXI.FIRST FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN
SCALE 1:100

CP/TLPA/BP NO.38/2026

APPLICANT:
N.Venkatalakshmi

STRUCTURAL ENGINEER:
Er. P. Nagarajan, M.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

GEO-TECH ENGINEER:
Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FGS,MISTE
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

ARCHITECT:
Ar. J.Jovitha Margret, D.Arch.,
Reg. Architect Grade - II
(Reg.No.003/RA/GR-II/2023)
Agaram Architects
105/2, Vairam Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9361594077

SITE SUPERVISION ENGINEER:
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

REGISTERED PROFESSIONAL:
Er. A. Ashik Ahamed
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: 9944582206

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.