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 PROPOSED CONSTRUCTION OF R.C.C ROOF STILT, FIRST & SECOND FLOOR OF PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD NO.3, BLOCK NO.24, T.S NO.1259 & 1260 AT SOUTH MAIN STREET, THANJAVUR CITY MUNICIPAL CORPORATION LIMIT.

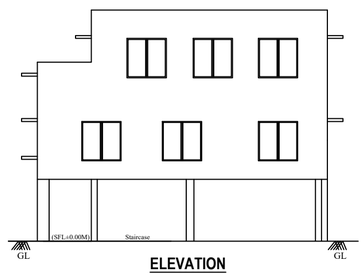
NAME OF THE OWNER:

Mr.J.VISWANATHAN,

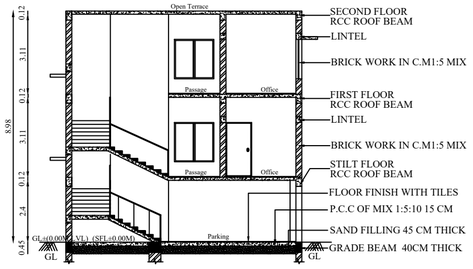
S/o.Mr.JAYARAMAN

SCALE 1:100

ALL DIMENSIONS ARE IN metre

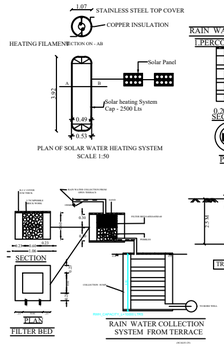


ELEVATION



SECTION ON A-A1





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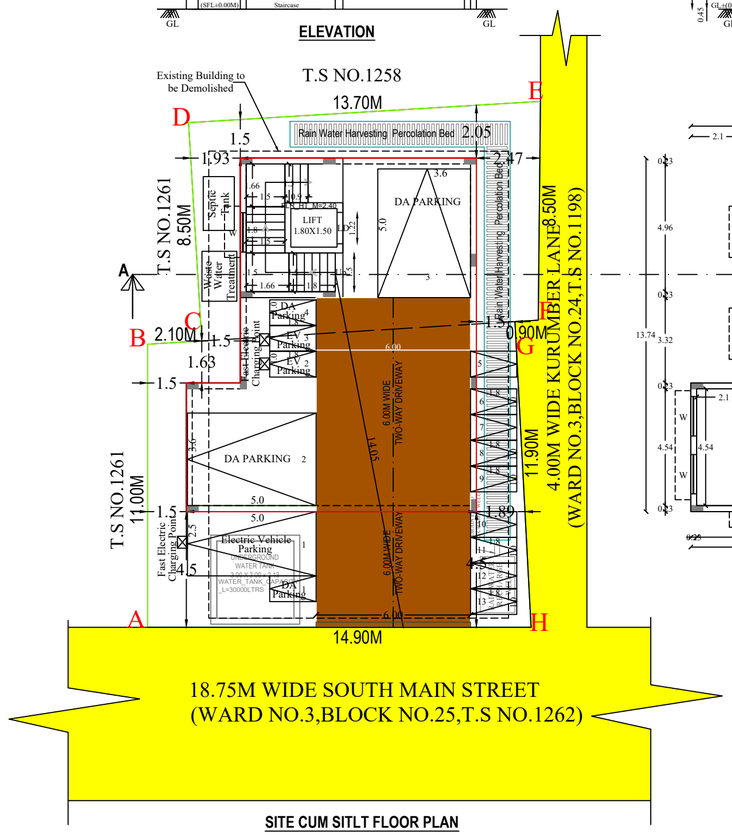
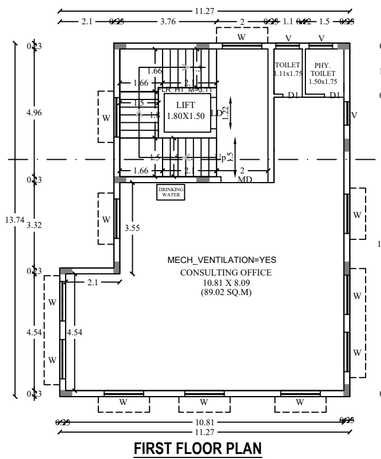
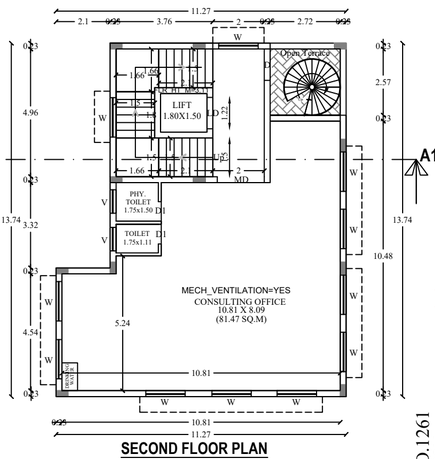


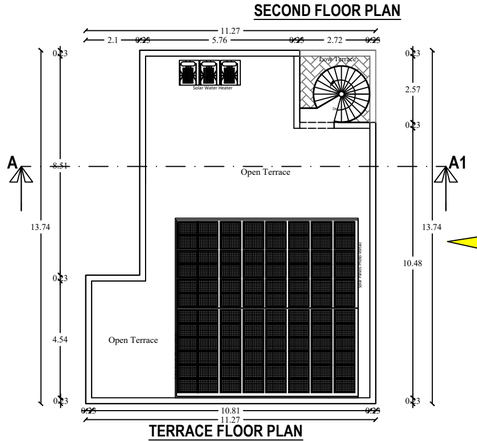
SITE CUM SITLT FLOOR PLAN



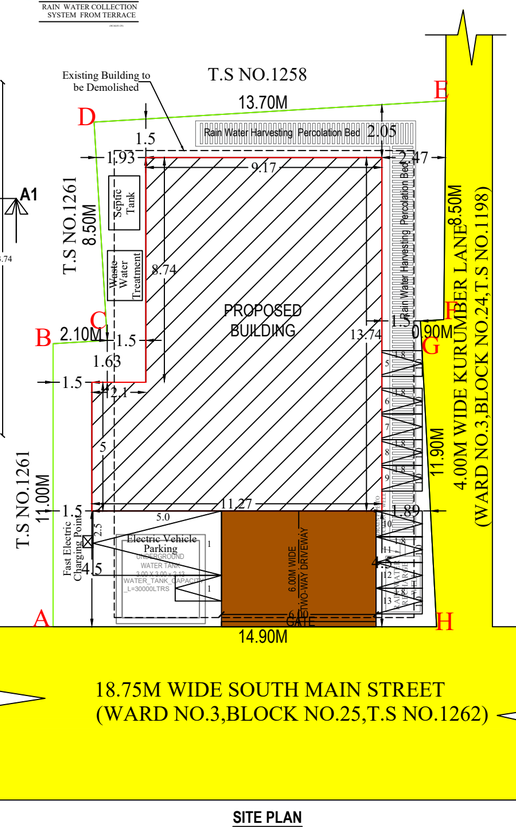
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN
SCALE 1:100

SCHEDULE OF JOINERIES:

REFERENCE	METER
LD - LIFT DOOR	1.22 x 2.13
MD - MAIN DOOR	1.22 x 2.13
D - DOOR	1.22 x 2.13
D1 - DOOR	1.00 x 2.13
D2 - DOOR	0.76 x 2.13
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)	301.00
PLOT AREA (AS PER TSLR)	301.00
PLOT AREA (AS AT SITE)	280.79

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
Stilt Floor Area	-	136.49	136.49
First Floor Area	136.49	-	136.49
Second Floor Area	128.23	-	128.23
Total Area	264.72	136.49	401.21
Vacant Area	-	-	144.30

PLOT COVERAGE = 136.49 / 280.79 X 100 = 48.60 %

F.S.I = 264.72/280.79 = 0.94

PARKING REQUIREMENTS:

PROFESSIONAL CONSULTING OFFICE:

1.75% OF FSI AREA = 264.72 X 0.75 = 198.54 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 = 2 X 0.1 = 0.2 (i.e) 0
Two wheeler space = 8 X 0.1 = 0.8 (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 = 8 X 0.1 = 0.8 (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 = 8 X 0.1 = 0.8 (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	198.54	2	2
10 % DA Car Space for required no. of car space	-	0	2
In Addition to Parking Spaces 10% of Visitors Car Space for Required no. of Car Space	-	0	1
1 Two Wheeler Space for every 25 Sq.m of FSI Area	198.54	8	10
10% DA Two Wheeler Space for required no.of Two Wheeler Space	-	1	2
In Addition to parking spaces 10% of visitors Two Wheeler Space for required no.of Two Wheeler Space	-	1	3
Total No.of Car Spaces	-	2	3
Total No.of Two Wheeler Spaces	-	9	13

Site Boundary Denoted as - A,B,C,D,E,F,G,H

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.

APPROVAL AUTHORITY: SWP/DTCP/TLPA/BP NO.35/2026

APPLICANT:

STRUCTURAL ENGINEER:

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

GEO-TECH ENGINEER:

Dr.S.SENTHAMIL KUMAR, B.E.,M.E.,Ph.D.,FGS,MIE
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No. 29, OM Rajoo Nagar,
Near New Bus Stand, THANJAVUR - 613 005.
Mobile : 9443076090

ARCHITECT:

Ar.J.Jovitha Margret, D.Arch.,
Reg. Architect Grade - II
(Reg.No.003/RA/GR-II/2023)
Agaram Architects
105/2, Valram 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, Valram 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, Valram Nagar, Pudukkottai Road,
Thanjavur - 613 005. Cell: 9944582206

Total Member Count - 25 Members
Total Female Member Count - 13 Members
Total Male Member Count - 12 Members

AS PER (TNCDBR-2019,ANNEXURE-X) SANITATION REQUIREMNETS
Table - 1 Sanitation Requirements for Shops and Commercial Offices

Sanitary Units	For Personnel	Required	Provided
1.Water closet	One for every 25 persons or part thereof exceeding 15(including employees and customers)	1	2
	For female person 1 for every 15 persons or part thereof,exceeding 10	1	2
2.Drinking Water fountain	One for every 100 persons with a minimumof one on each floor	2	2
3.Wash Basin	One for every 25 persons or part therof	1	3
4.Urinals	1 for 7-20 persons	1	2
5.Cleaner's Sink	One per floor minimum , preferably in or adjacent to sanitary rooms.	2	2

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.