

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Town Panchayat

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.



G.Gopalan
Draughtsman Grade-III

V.Prabavathi
Supervisor / Draughtsman Grade-III

District Town and Country Planning office
Tiruchirappalli District

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION
OF BUSINESS OFFICE BUILDING AFTER DEMOLISHING
EXISTING OLD BUILDING AT DOOR NO: 29/1 IN
S.F.NO: 87/14B3 (OLD S.F.NO: 78/14B), S.KANNANUR
WEST VILLAGE & TOWN PANCHAYAT,
MANNACHANALLUR TALUK, TRICHY DISTRICT.

File no : SWP/BPA/012664/2023
Scrutiny Reference :GT4OGR25
ALL DIMENSIONS ARE IN METER.

SCALE - 1:100.

N



COLOUR INDEX:-

SITE BOUNDARY -

PRO - BUILDING IN-

EXG- ROAD	-
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SCHEDULE OF JOINERIES:	
REFERENCE	METER
MD - MAIN DOOR	1.06 x 2.13
CG - COLLAPSE GATE	1.06 x 2.13
GG - GRILL GATE	1.06 x 2.13
D - FLUSH DOOR	0.91 x 2.13
SD - SLIDING DOOR	1.00 x 2.13
W - GLAZED WINDOW	1.50 x 1.50
V - VENTILATOR	1.00 x 1.00

AREA DETAILS	
DESCRIPTION	SQ.M
PLOT AREA (as per Document)	405.00
PLOT AREA (as per Fmb)	400.00
SUPER IMPOSED PLOT AREA	378.44

PLOT AREA (minimum of above shall be taken into account)

ALREADY APROVED NO:83/2023 DATED:29/05/2023

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	STILT FLOOR AREA (Parking Area)	-	212.53	207.10
2)	FIRST FLOOR AREA (Business Office)	212.53	-	212.53
3)	SECOND FLOOR AREA (Business Office)	212.53	-	212.53
4)	THIRD FLOOR AREA (Business Office)	212.53	-	212.53
5)	HEAD ROOM AREA	-	29.38	29.38

PROPOSED BUILTUP AREA

S/L NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	STILT FLOOR AREA (Parking Area)	-	207.10	207.10
2)	FIRST FLOOR AREA (Business Office)	207.10	-	207.10
3)	SECOND FLOOR AREA (Business Office)	207.10	-	207.10
4)	THIRD FLOOR AREA (Business Office)	207.10	-	207.10
5)	HEAD ROOM AREA	-	29.38	29.38
6)	TOTAL AREA	621.30	236.48	857.78
7)	VACANT AREA	-	-	171.34

$$\text{PLOT COVERAGE} = 207.10 / 378.44 \times 100 = 54.72 \%$$
$$\text{F.S.I} = 621.30 / 378.44 = 1.642$$

<u>PARKING</u>	REQUIRED	PROVIDED
1) CAR PARKING SPACE	5 NOS	6 NOS
2) TWO-WHEELER PARKING SPACE	18 NOS	21 NOS

EXISTING OLD BUILDING TO BE DEMOLISHED - 105 Sqm

Special Condition:
The building must use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be cancelled, action will be initiate under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized construction.

Planning permission is valid for a period of 8 years from the date of e-sign

PLANNING PERMISSION No:
PP/JD/DTCP(TD) No:131/2023

(Planning permission No: PP/JD/DTCP(TD) No:83 /2023
is revised as above)

e -signed

Joint Director (F.A.C)
District Town and Country planning office
Tiruchirappalli District

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.

