PP APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi district, Tamil Nadu

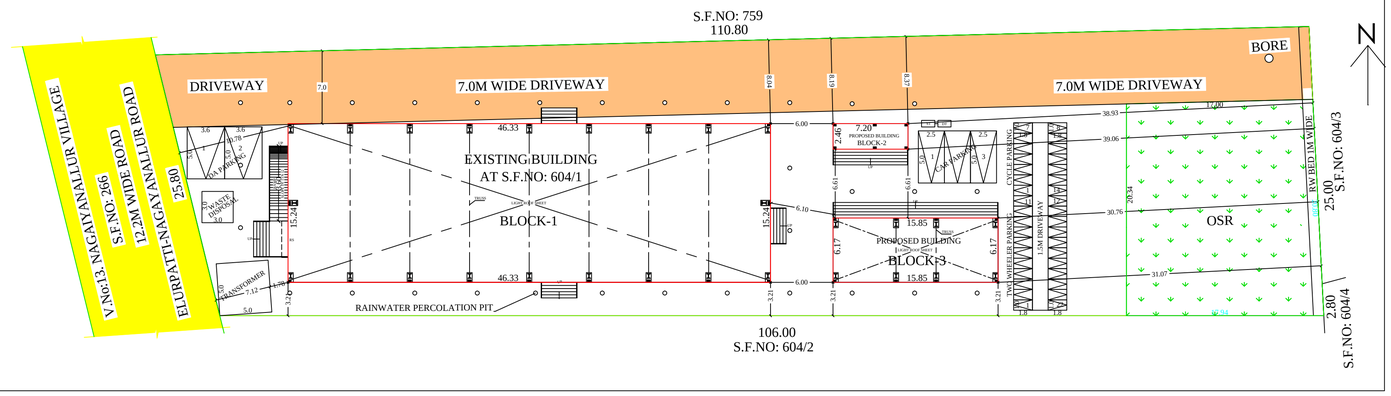
APPROVAL TYPE
Building Plan

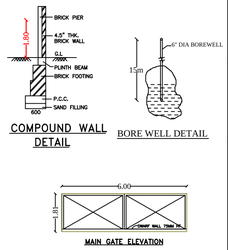
ISSUING AUTHORITY
Town Panchayat

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.

SITE PLAN
(SCALE 1:200)





District Town and Country Planning office
Tiruchirappalli District

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR CEMENT WARE WORKS [Cottage Industries] IN S.F. NO:604/1, ELURPATTI VILLAGE & PANCHAYAT, THOTTIAM TALUK, TRICHY DISTRICT.

File no : SWP/BPA/013804/2023
Scrutiny Reference : C0956DPR

SCHEDULE OF JOINERIES:

REFERENCE		METRE
RS	- ROLLING SHUTTER	9.26 x 4.85
MD	- MAIN DOOR	1.20 x 2.13
D	- FLUSH DOOR	1.00 x 2.13
D1	- FLUSH DOOR	0.91 x 2.13
W	- GLAZED WINDOW	1.80 x 1.50
W1	- GLAZED WINDOW	1.80 x 1.50
V	- VENTILATOR	1.00 x 1.00

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA AS PER FMB	3050.00
PLOT AREA AS PER DOCUMENT	3050.00
SUPER IMPOSED PLOT AREA	2867.05
OPEN SPACE RESERVATION(OSR)	359.35 (11.78%)

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA(SQM)	TOTAL AREA(SQM)
	BLOCK–1 (INDUSTRY)			
1)	GROUND FLOOR AREA	706.07	–	706.07
	BLOCK–2 (TOILET)			
2)	GROUND FLOOR AREA	17.71	–	17.71
	BLOCK–3 (OFFICE)			
3)	GROUND FLOOR AREA	97.79	–	97.79
4)	TOTAL AREA	821.57	–	821.57
5)	VACANT AREA	–	–	294.50

PLOT COVERAGE = 821.57 / 2867.05 X 100 = 28.66%
F.S.I = 821.57 / 2867.05 = 0.287

SL NO.	DESCRIPTION	REQUIRED	PROVIDED
1)	DA PARKING SPACE	2	2
2)	CAR PARKING SPACE	3	3
3)	TWO WHEELER PARKING SPACE	16	22
4)	CYCLE WHEELER PARKING SPACE	11	14
5)	NO. OF LABOURS(MALE)	–	10
	MACHINE DETAILS		
1)	HYCON FLY ASH BRICK MAKING MACHINE		15HP
2)	BELT CONVEYOR		3HP
3)	PAN MIXER		25HP
	TOTAL		43HP

COLOUR INDEX:–
SITE BOUNDARY –
PRO. BUILDING IN –
EXG ROAD IN –
Driveway –

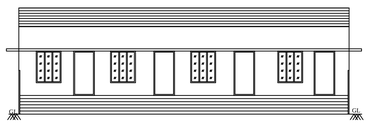
ALL DIMENSION ARE IN METER
SCALE – 1:100.

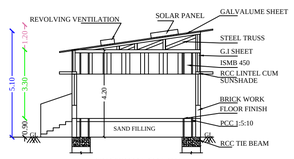
Special Condition:
The building must be used for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be cancelled, action will be initiated under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized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

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

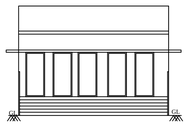
PLANNING PERMISSION No: BP/JD/DTCP(TD) No: 128/2023

e -signed
Joint Director of
District Town and Country planning office
Tiruchirappalli District


FRONT ELEVATION



SECTION ON EF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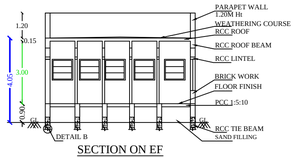

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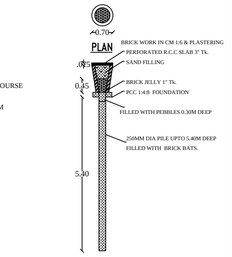
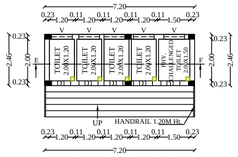
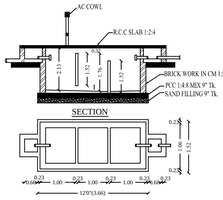


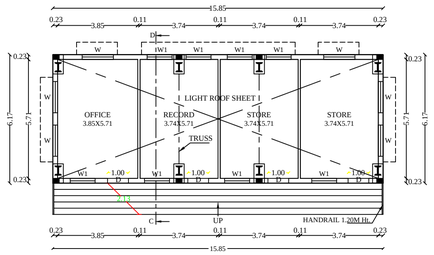
RAINWATER PERCOLATION PIT



GROUND FLOOR PLAN
(BLOCK-2)

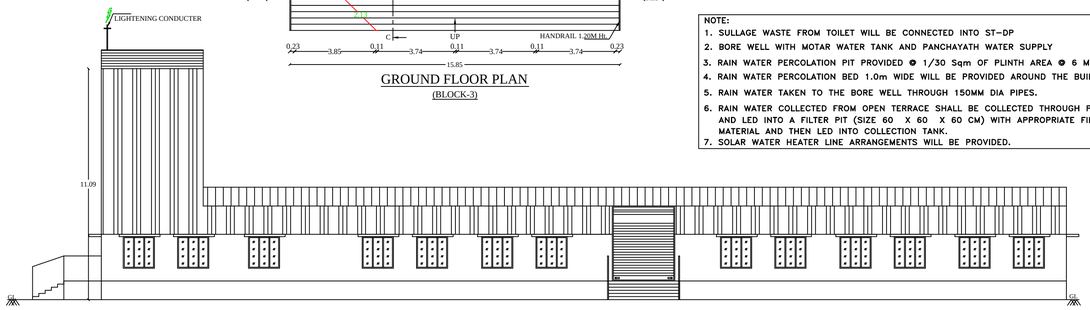


SEPTIC TANK DETAILS

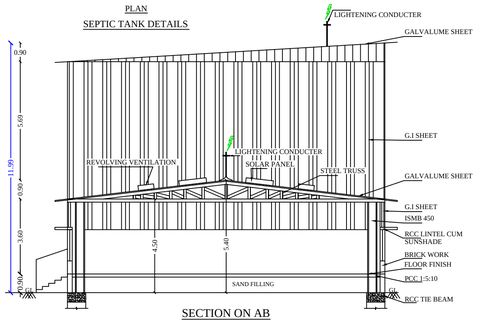


GROUND FLOOR PLAN
(BLOCK-3)

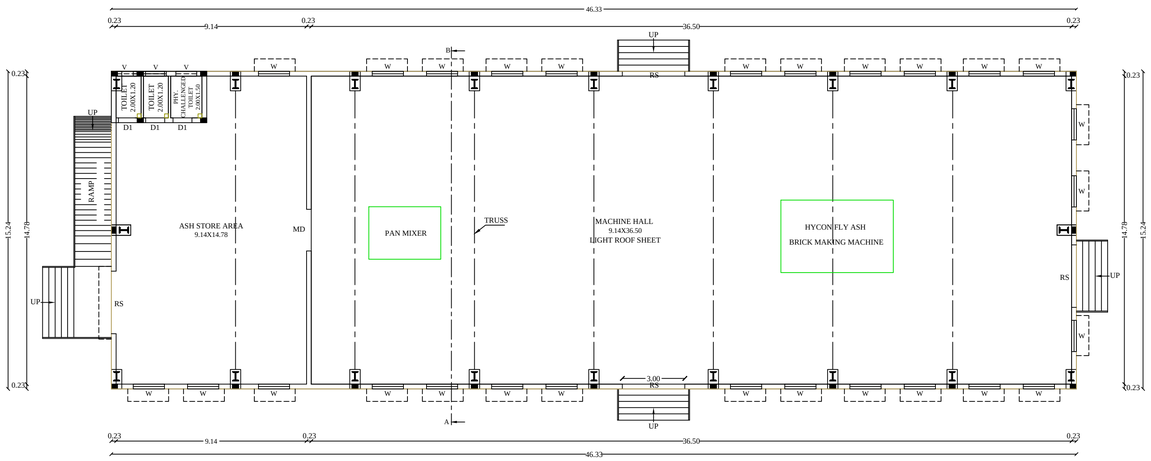
NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO ST–DP
2. BORE WELL WITH MOTAR WATER TANK AND PANCHAYATH WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.



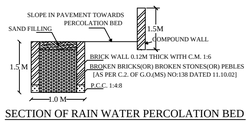
FRONT ELEVATION



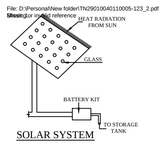
SECTION ON AB



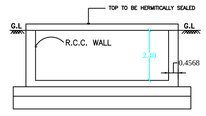
GROUND FLOOR PLAN
(BLOCK-1)



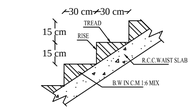
SECTION OF RAIN WATER PERCOLATION BED



SOLAR SYSTEM



RWH SECTION (SAMPLE)



SECTION OF STAIRCASE

G.Gopalan
Draughtsman Grade- III

A.P.Thamilvaanan
Supervisor / Draughtsman Grade- II

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

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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.