Verified RealEstate™

REFERENCE
116/2023

ISSUED
06 February 2024

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.

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

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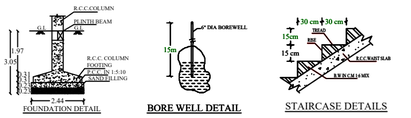
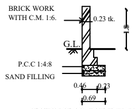
DIGITALLY VERIFIED RECORD



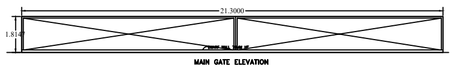
FOUNDATION DETAIL

BORE WELL DETAIL

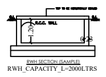
STAIRCASE DETAILS

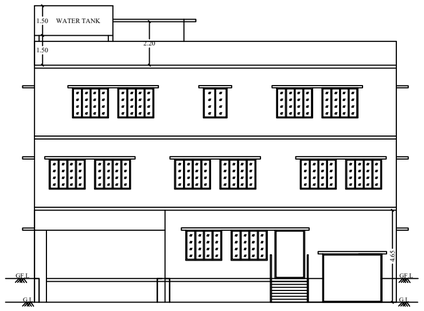


SECTION OF COMPOUND WALL

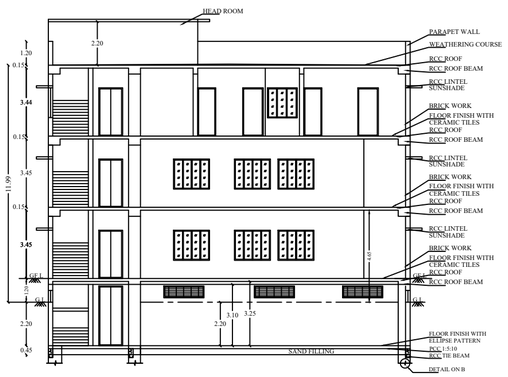


MAIN GATE ELEVATION

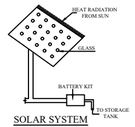




FRONT ELEVATION



SECTION ON AB



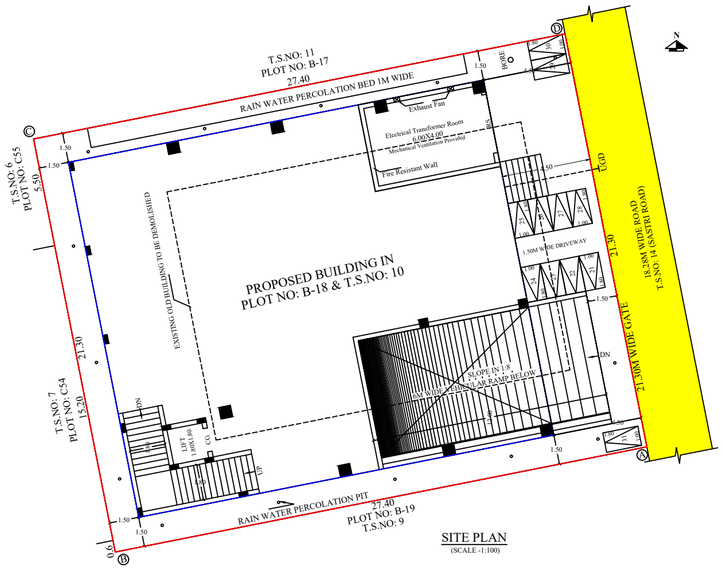
SOLAR SYSTEM

SCHEDULE OF JOINERIES:

REFERENCE	METER
GG – GRILL GATE	1.07 x 2.20
GG1 – GRILL GATE	2.50 x 2.20
CG – COLLAPSIBLE GATE	1.00 x 2.13
MD – MAIN DOOR	1.50 x 2.44
MD1 – MAIN DOOR	1.07 x 2.13
D – FLUSH DOOR	1.07 x 2.13
D1 – FLUSH DOOR	1.00 x 2.13
D2 – FLUSH DOOR	0.91 x 2.13
W – GLAZED WINDOW	1.80 x 1.50
V1 – VENTILATOR	1.80 x 0.60
V1 – VENTILATOR	1.00 x 0.91
RS – ROLLING SHUTTER	3.00 x 3.00
J – JALLY	1.50 x 1.50

NOTE

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 5 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
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.
8. ALL DIMENSIONS IN METRE.



SITE PLAN
(SCALE -1:100)

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE CUM SERVICE APARTMENT BUILDING AFTER DEMOLISHING THE EXISTING OLD BUILDING AT DOOR NO: B-18 NEE, T.S.NO : 10, WARD: M, BLOCK NO: 27, THILLAI NAGAR, SASTRI ROAD, ZONE-V, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

Online Application No : SWP/BPA/050576/2023

REFERENCE:

Site Boundary

Existing Road

Proposed Building

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per Document)	585.29
PLOT AREA (as per FMB)	593.00
SUPER IMPOSED PLOT AREA	583.62

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

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	BASEMENT FLOOR AREA (PARKING)	–	391.62	391.62
2)	GROUND FLOOR AREA	339.01	–	339.01
3)	FIRST FLOOR AREA	391.62	–	391.62
4)	SECOND FLOOR AREA (SERVICE APARTMENT)	391.62	–	391.62
5)	HEAD ROOM AREA	–	47.55	47.55
6)	TOTAL AREA	1122.25	439.17	1561.42
7)	VACANT AREA	–	–	192.00

PLOT COVERAGE = 391.62 / 583.62 X 100 = 67.10 %
F.S.I = 1122.25 / 583.62 = 1.923

	PARKING	REQUIRED	PROVIDED
1)	TWO WHEELER PARKING SPACE	28 NOS	30 NOS
2)	CAR PARKING SPACE	7 NOS	7 NOS

EXISTING OLD BUILDING TO BE DEMOLISHING – 300.00 SQ.M

PARKING DETAILS

DISCRIPTION	PROVIDED
TWO WHEELER PARKING SPACE	31 NOS.
CAR PARKING SPACE	07 NOS.

PROFESSIONALS DETAILS (BASED ON FORM C)

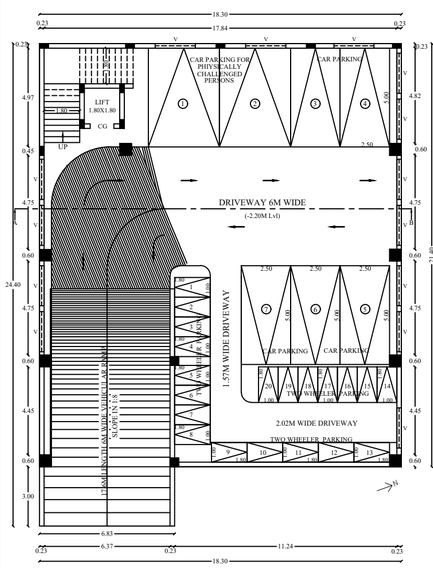
APPLICANT	Mr.S.SUNDARALINGAM
REGISTERED ENGINEER	E.R.VETTRIVEL B.E., M.Tech., (Ph.D.), Structural Engineer, Registered Engineer, Reg. No:RE/Gr-V/E.M./0/2015/117 Flat No:S2, Sri Ganesh Apartments, Annaiyagam Thottam, Trichy - 9 Cell : 97903 32045
SITE SUPERVISION ENGINEER	E.S. BASKAR Thiru Associates, CE/TS/Pa-II/2/2015-16, 2/8, 2nd Street, Kattur-1st Extn, B. Pet Post, Trichy-20. Cell 99946 11752

BUILDING PERMISSION NO. BP/JD DTCP (TD) No.01/2024

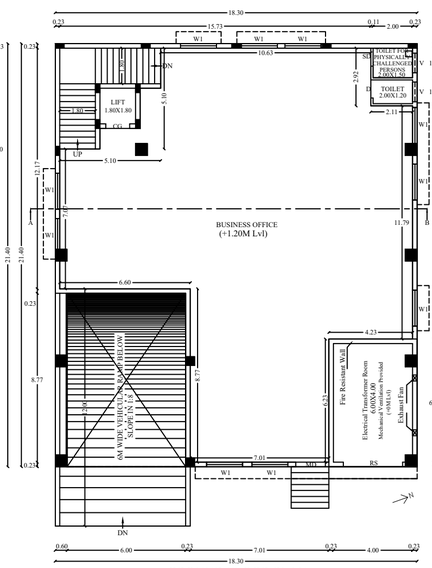
PLANNING PERMISSION NO. PP/JD DTCP (TD) No.02/2024

(This Planning Permission is valid for a period of 8 years from the date of e-sign)

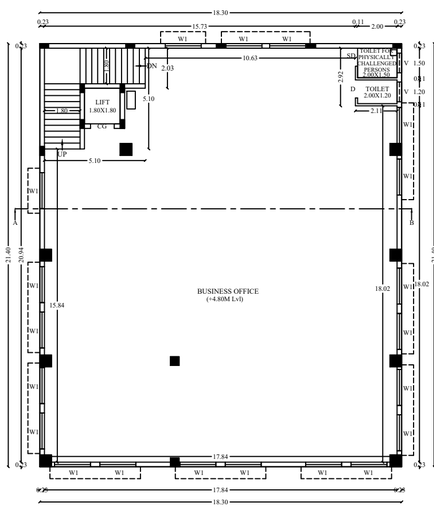
e-signed/-
Joint Director (FAC)
District Town and Country Planning office
Tiruchirappalli District



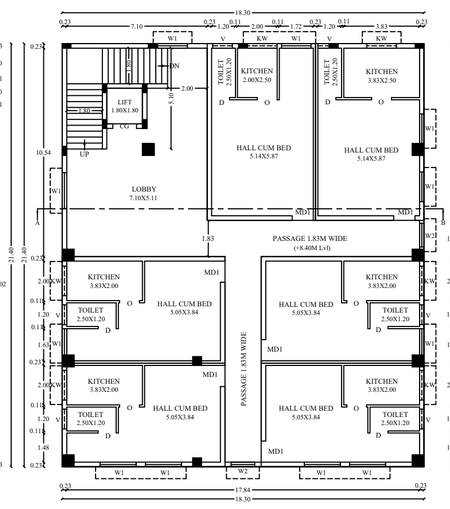
BASEMENT FLOOR PLAN



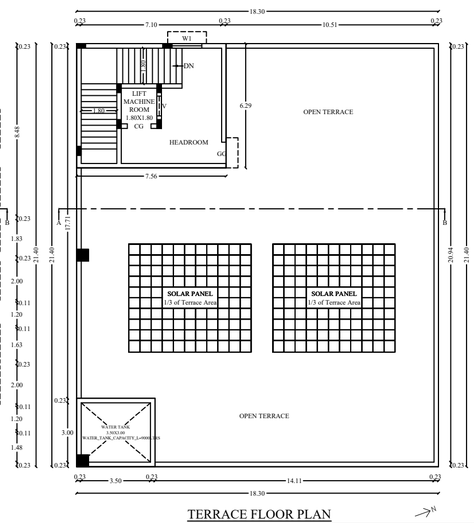
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

Online Application Number: SWP/BPA/050576/2023

Survey & Assistant Draftsman

Architect/Town Planning Assistant

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.