Verified RealEstate™

REFERENCE
128/2023

ISSUED
24 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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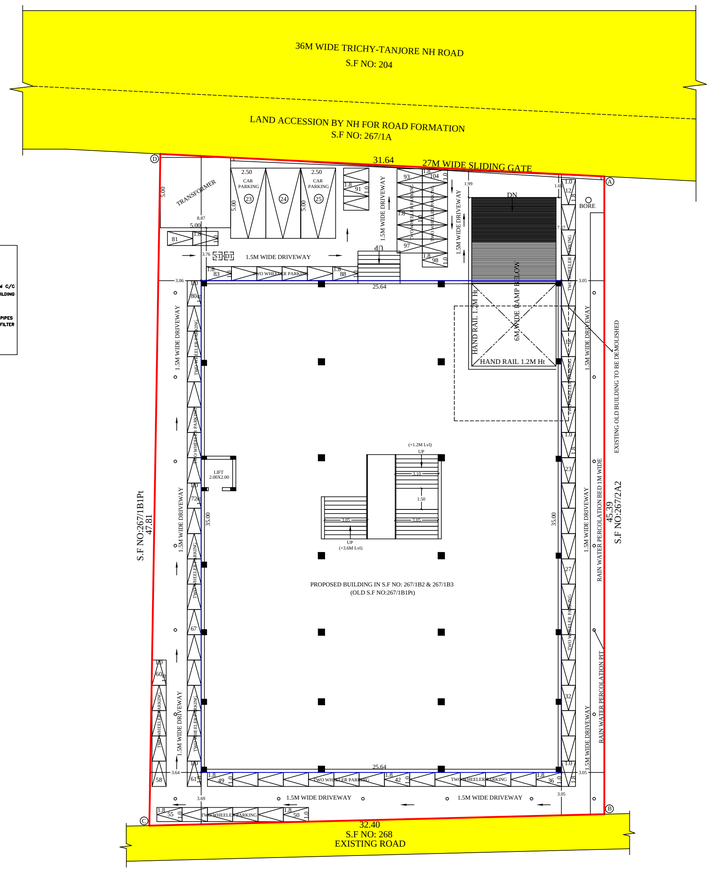
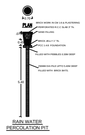
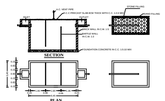
DIGITALLY VERIFIED RECORD



SECTION OF RAIN WATER PERCOLATION BED

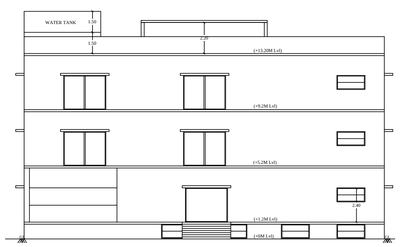




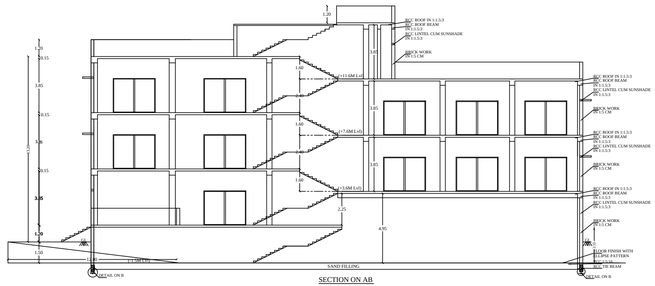
PLAN & SECTION OF SEPTIC TANK & DISPERSION TRENCH.

NOTE

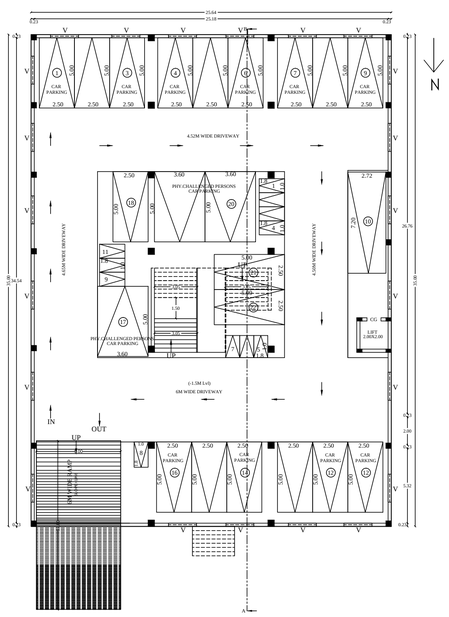
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO SPETIC TANK
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER 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 80 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTON TANK.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
8. ALL DIMENSIONS ARE IN METRE.



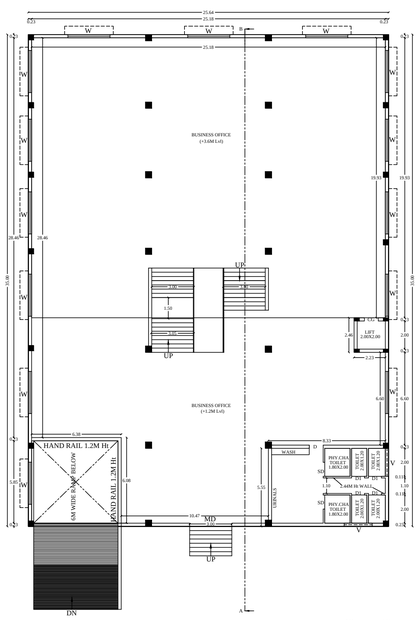
ELEVATION



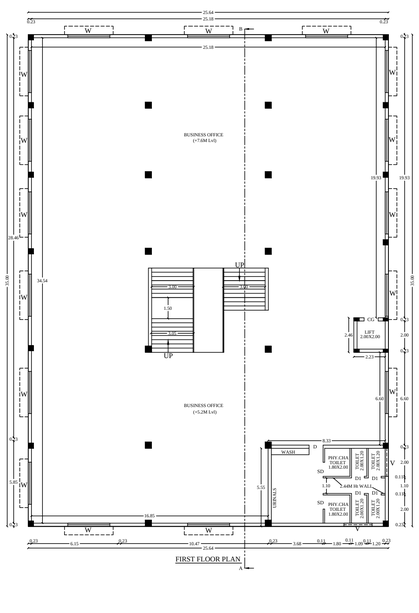
SECTION ON AB



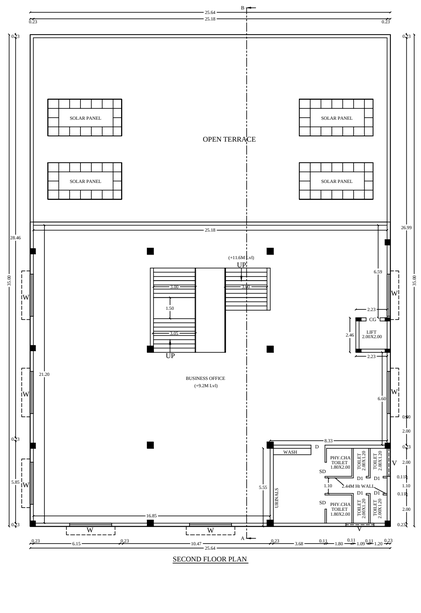
BASEMENT FLOOR PLAN
(PARKING)



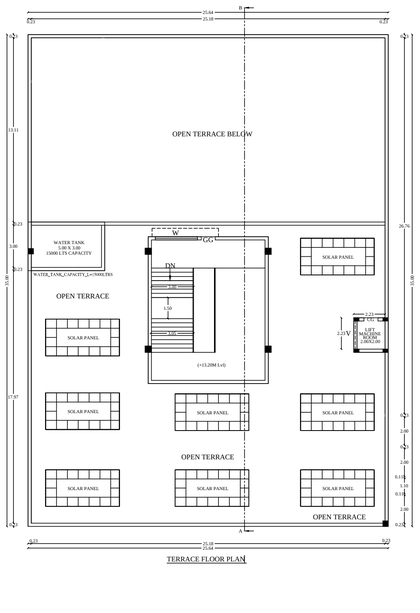
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE BUILDING AFTER DEMOLISHING THE EXISTING OLD BUILDING IN DOOR NO:3/132B, S.F NO:267/1B2 & 267/1B3 (OLD S.F NO:267/1B1Pt), TRICHY-TANJORE NH, PAPAKURUCHI VILLAGE, THIRUVERAMBUR, ZONE-III, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/059703/2023

REFERENCE:
Site Boundary
Existing Road
Proposed Building

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per Document)	1775.28
PLOT AREA (as per Fmb)	1525.00
SUPER IMPOSED PLOT AREA	1489.96

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)	–	897.40	897.40
2)	GROUND FLOOR AREA	861.40	–	861.40
3)	FIRST FLOOR AREA	897.40	–	897.40
4)	SECOND FLOOR AREA	555.36	–	555.36
5)	HEAD ROOM AREA	–	95.37	95.37
6)	TOTAL AREA	2314.16	992.77	3306.93
7)	VACANT AREA	–	–	592.56

PLOT COVERAGE = 897.40 / 1489.96 X 100 = 60.23 %
F.S.I = 2314.16 / 1489.96 = 1.553

Sl. NO.	PARKING	PROVIDED
1)	CAR PARKING SPACE	22 NOS
1)	PHYSICALLY CHALLENGED PERSONS CAR PARKING SPACE	03 NOS
2)	TWO WHEELER PARKING SPACE	104 NOS

EXISTING OLD BUILDING TO BE DEMOLISHED – 1005QM

SCHEDULE OF JOINERIES:

REFERENCE	METER
GG – GRILL GATE	1.20 X 2.44
CG – COLLAPSE GATE	1.20 X 2.44
MD – MAIN DOOR	3.00 X 2.44
D – FLUSH DOOR	1.20 X 2.44
D1 – FLUSH DOOR	1.00 X 2.44
W – GLAZED WINDOW	3.00 X 2.44
V – VENTILATOR	3.00 X 1.00

PROFESSIONAL DETAILS BASED ON FORM–C

APPLICANT	1. Naggi Latha Patel 2. Ramesh Patel Naggi	
REGISTERED ENGINEER	ER.R.RAJARAM (RE/GR.I/TLP/A/APR2019/001)	
STRUCTURAL ENGINEER	ER.R.VETRIVEL (SE/GR.I/TLP/A/APRIL2019/006)	
GEO–TECH EXPERT	Dr.S.SENTHAMIL KUMAR (T.B/RGE/2019/006)	
SITE SUPERVISION ENGINEER	ER.R.RAJARAM (CE/TLP/A/JAN 2020/26)	

BUILDING PERMISSION NO : BP/JD/DTCP (TD) No.04/2024

PLANNING PERMISSION NO : PP/JD/DTCP (TD) No.05/2024

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

Online Application Number: SWP/BPA/059703/2023

Surveyor/Assistant Draughtsman

Architect/Town Planning Assistant

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

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.