Verified RealEstate™

REFERENCE
83

ISSUED
21 March 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

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE**
**TIRUCHIRAPPALLI DISTRICT**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING ( HOTEL WITH ACCOMMODATION & BUSINESS OFFICE) AT T.S.NO.66/2, BLOCK NO: 21,WARD: G AT SALAI ROAD EXTENSION, ZONE V, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/192096/2024

N

REFERENCE:
- SITE BOUNDARY
- EXISTING ROAD
- DRIVE WAY
- PROPOSED BUILDING

## AREA DETAILS

| DESCRIPTION | SQ.M |
|---|---|
| PLOT AREA (as per DOCUMENT) | 1573.78 |
| PLOT AREA (as per FMB) | 1580.00 |
| SUPER IMPOSED PLOT AREA | 1573.78 |
| Minimum of the 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) | – | 630.41 | 630.41 |
| 2) | GROUND FLOOR AREA (RESTAURANT) | 630.41 | – | 630.41 |
| 3) | FIRST FLOOR AREA (BUSINESS OFFICE) | 630.41 | – | 630.41 |
| 4) | SECOND FLOOR AREA (BUSINESS OFFICE) | 630.41 | – | 630.41 |
| 5) | THIRD FLOOR AREA (LODGING ROOMS) | 623.48 | – | 623.48 |
| 6) | FOURTH FLOOR AREA (LODGING ROOMS) | 623.48 | – | 623.48 |
| 7) | HEAD ROOM AREA | – | 97.40 | 97.40 |
| 8) | TOTAL | 3138.19 | 727.81 | 3866.00 |
| 9) | VACANT AREA | – | – | 948.67 |

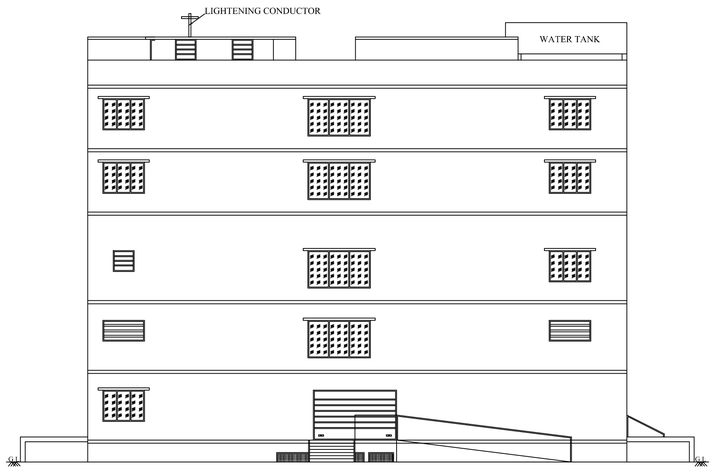
F.S.I = 3138.19 / 1573.78 = 1.994

## PARKING DETAILS

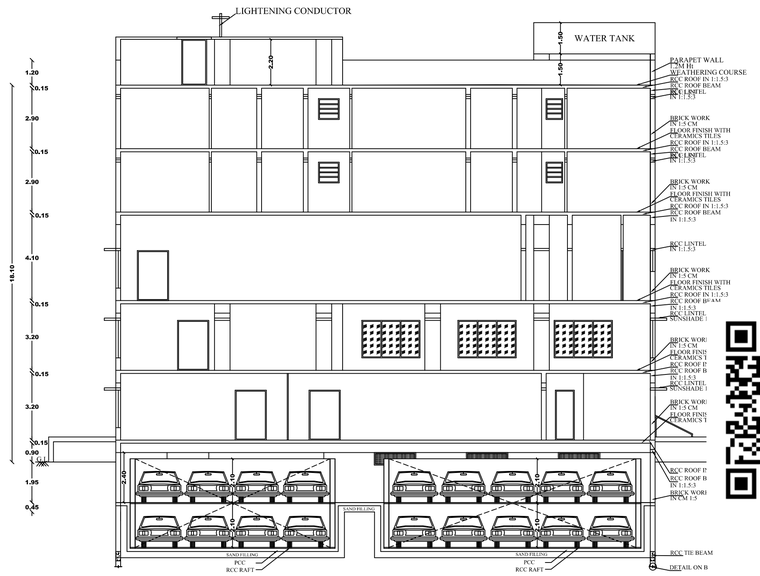
| S.L.No | DESCRIPTION | PROVIDED |
|---|---|---|
| 1) | CAR PARKING SPACE | 34 NOS |
| 2) | TWO WHEELER PARKING | 122 NOS |

## PROFESSIONAL DETAILS BASED ON FORM-C

| | | |
|---|---|---|
| APPLICANT | K.KANAGARATNAM<br>K.PUNITHAWATHY | |
| REGISTER ENGINEER | Shri.R.VETRIVEL<br>(RE/GR-I/TLPA/APR2019/017) | |
| STRUCTURAL ENGINEER | Shri.R.VETRIVEL<br>(SE/GR-I/TLPA/APR2019/006) | |
| GEO-TECH EXPERT | Dr.S.SENTHAMIL KUMAR<br>(TJR/RGE/2019/086) | |
| SITE SUPERVISION ENGINEER | S.BASKAR<br>(CE/TLPA/AUG-2019/148) | |



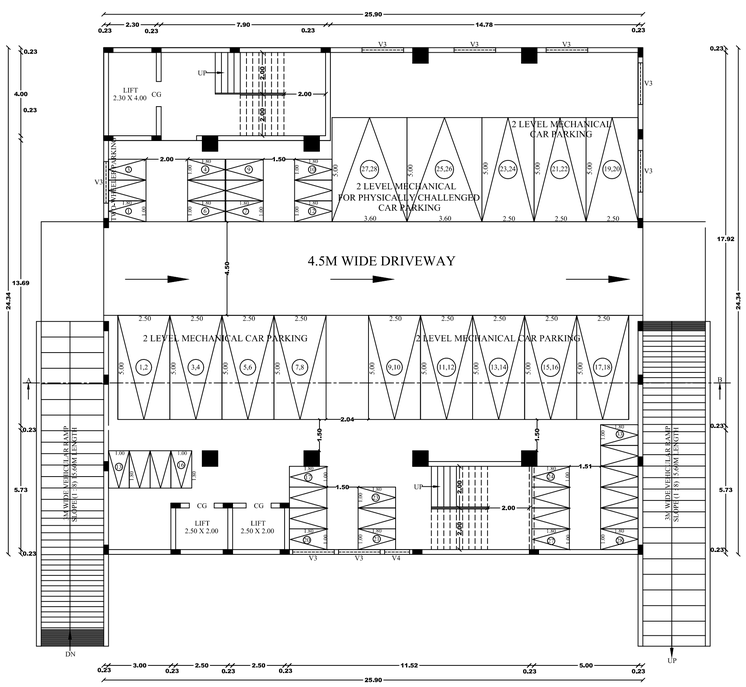

FRONT ELEVATION



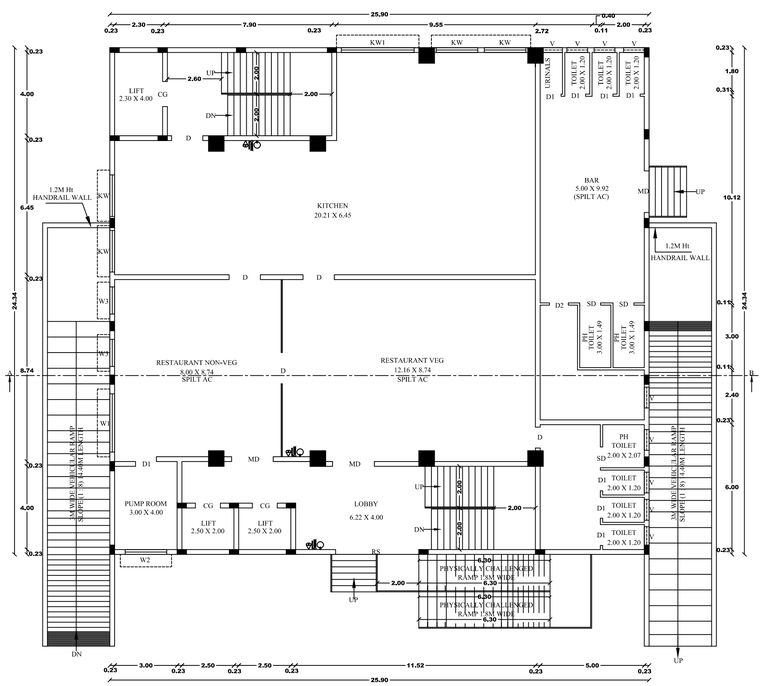

SECTION ON AB

## SCHEDULE OF JOINERIES:

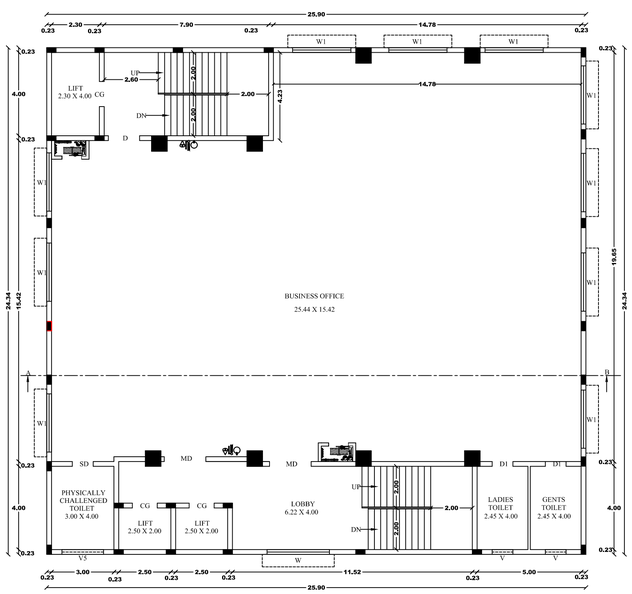
| REFERENCE | METRE |
|---|---|
| RS - ROLLING SHUTTER | 3.25 X 3.00 |
| RS1 - ROLLING SHUTTER | 5.00 X 3.00 |
| GG - GRILL GATE | 1.20 X 2.40 |
| CG - COLLAPSE GATE | 1.20 X 2.40 |
| MD - MAIN DOOR | 2.00 X 2.40 |
| D - FLUSH DOOR | 1.20 x 2.40 |
| D1 - FLUSH DOOR | 1.00 x 2.40 |
| D2 - FLUSH DOOR | 0.91 x 2.40 |
| W - GLAZED WINDOW | 3.00 x 1.80 |
| W1 - GLAZED WINDOW | 2.80 X 1.80 |
| W2 - GLAZED WINDOW | 2.00 x 1.50 |
| W3 - GLAZED WINDOW | 1.30 x 1.50 |
| KW - KITCHEN WINDOW | 2.00 X 1.50 |
| KW1 - KITCHEN WINDOW | 3.50 X 1.50 |
| O - OPEN | 2.00 X 2.40 |
| V - VENTILATOR | 1.00 X 1.00 |
| V1 - VENTILATOR | 0.80 X 1.00 |
| V2 - VENTILATOR | 0.60 X 1.00 |
| V3 - VENTILATOR | 2.00 X 0.60 |
| V4 - VENTILATOR | 1.20 X 0.60 |
| V5 - VENTILATOR | 2.00 X 1.00 |




BASEMENT FLOOR PLAN
( PARKING )




GROUND FLOOR PLAN
(RESTAURANT)




FIRST FLOOR PLAN
(BUSINESS OFFICE)

ONLINE APPLICATION NO : SWP/BPA/192096/2024

SURVEYOR/ASST. DRAUGHTS MAN

ARCHITECTURAL/PLANNING ASSISTANT

BUILDING PERMISSION NO : BP/JD/DTCP (TD) No.50/2024

PLANNING PERMISSION NO : PP/JD/DTCP (TD) No.80/2024

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

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

# DISTRICT TOWN AND COUNTRY PLANNING OFFICE
## TIRUCHIRAPPALLI DISTRICT

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING ( HOTEL WITH ACCOMMODATION & BUSINESS OFFICE) AT T.S.NO:66/2, BLOCK NO: 21,WARD: G AT SALAI ROAD EXTENSION, ZONE V, TRICHY CITY CORPORATION.

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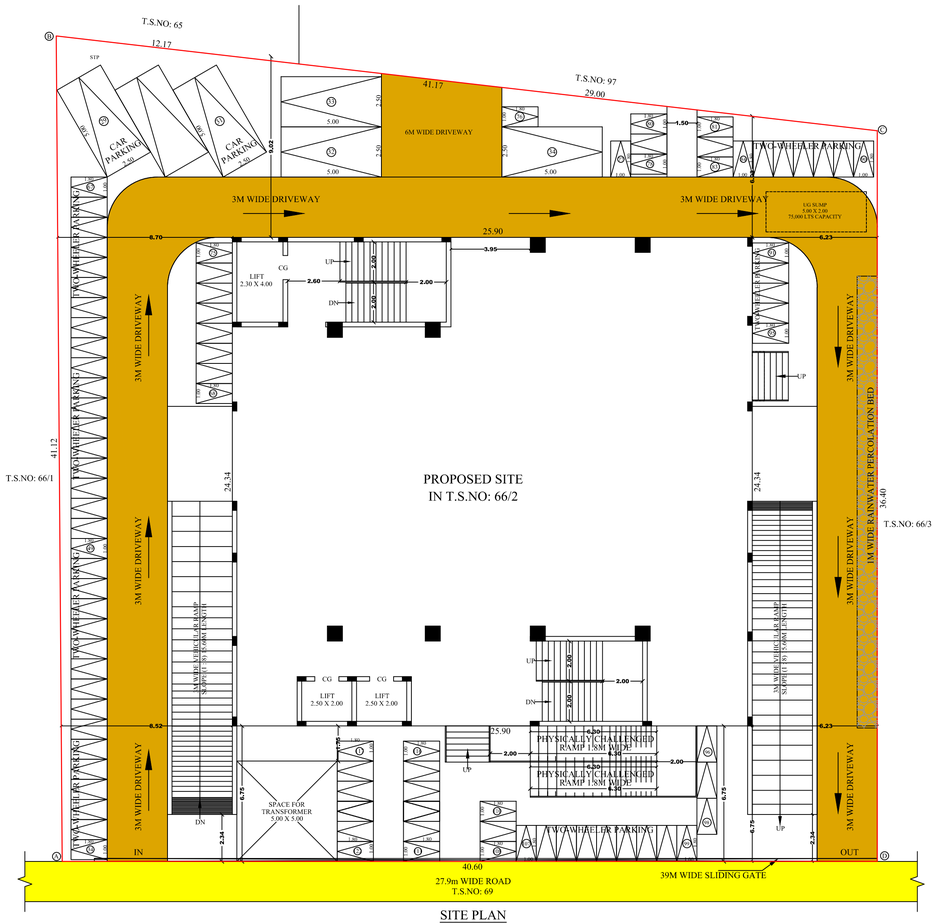
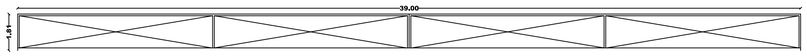
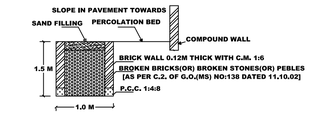
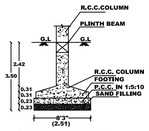



SITE PLAN

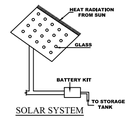


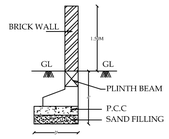

**SECTION OF RAIN WATER PERCOLATION BED**



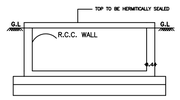

**FOUNDATION DETAIL**
(DETAIL - B)

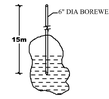



SOLAR SYSTEM

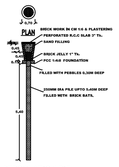



COMPOUND WALL DETAIL

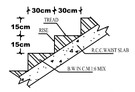



**BORE WELL DETAIL**




**PERCOLATION PIT**




**STAIRCASE DETAILS**

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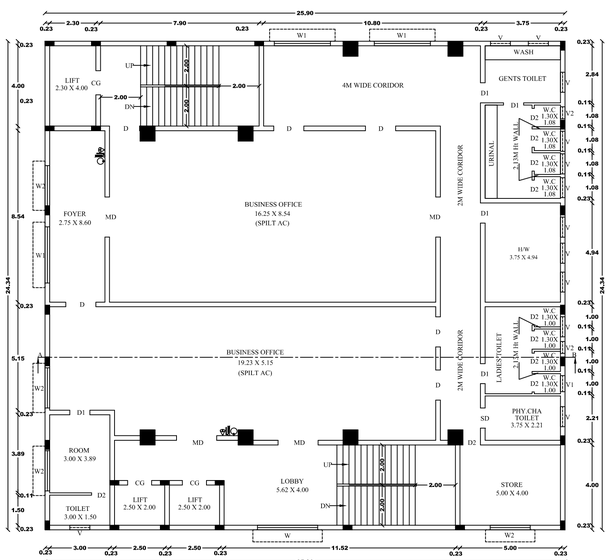
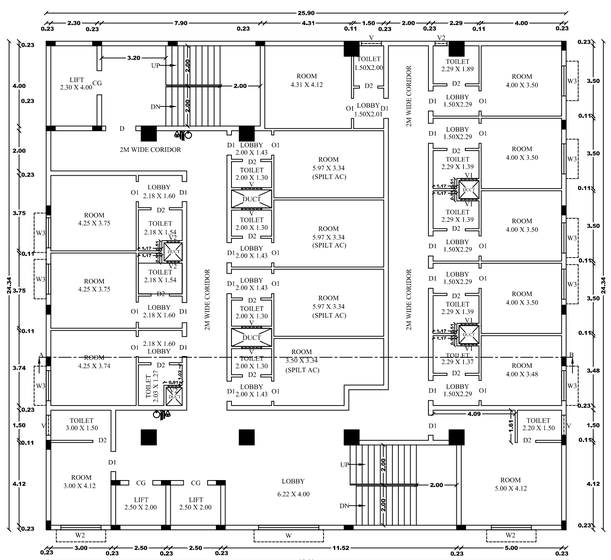
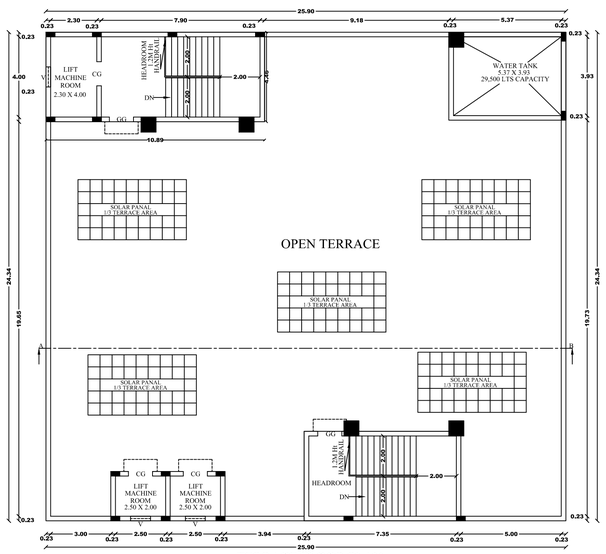



SECOND FLOOR PLAN
(BUSINESS OFFICE)




TYPICAL FLOOR PLAN - THIRD & FOURTH FLOOR
( LODGING ROOMS)




TERRACE FLOOR PLAN

ONLINE APPLICATION NO : SWP/BPA/192096/2024

SURVEYOR/ASST. DRAUGHTS MAN

ARCHITECTURAL/PLANNING ASSISTANT

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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

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