

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli
Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Residential

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.

**District Town and Country
Planning office
Tiruchirappalli District**

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF
COMMERCIAL(SHOP) CUM RESIDENTIAL SERVICE
APARTMENT BUILDING IN PLOT NO: B-31(NORTH Pt.),
T.S.NO: 28/2, WARD- M (OLD WARD-D), BLOCK NO: 4,
THILLAINAGAR 2nd CROSS, ZONE-V
(KABISHEKAPURAM ZONE), TRICHY CITY
CORPORATION.**

File no : SWP/BPA/003071/2022
Scrutiny Reference : WU1K0LQY,
Dt:19.11.2022

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.

AREA DETAILS		
DESCRIPTION	SQ.M	
PLOT AREA (as per DOCUMENT)	314.52	
PLOT AREA (as per FMB)	312.00	
SUPER IMPOSED PLOT AREA	310.86	

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

PROPOSED BUILTUP AREA				
S.L NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	BASEMENT FLOOR AREA (PARKING)	-	173.29	173.29
2)	GROUND FLOOR AREA (SHOP)	23.47	-	23.47
3)	FIRST FLOOR AREA (SHOP)	123.93	-	123.93
4)	SECOND FLOOR AREA (SERVICE APARTMENT)	23.31	-	23.31
5)	HEAD ROOM AREA	166.19	-	166.19
6)	TOTAL AREA	189.50	-	189.50
7)	VACANT AREA	526.40	211.30	737.70
8)	TOTAL AREA	-	-	121.36

PLOT COVERAGE = $183.50 / 310.86 \times 100 = 59.02\%$
F.S.I = $526.40 / 310.86 = 1.69 < 2.0$

PARKING DETAILS			
S.L NO	DESCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	01 NOS	01 NOS
2)	TWO WHEELER PARKING	05 NOS	27 NOS

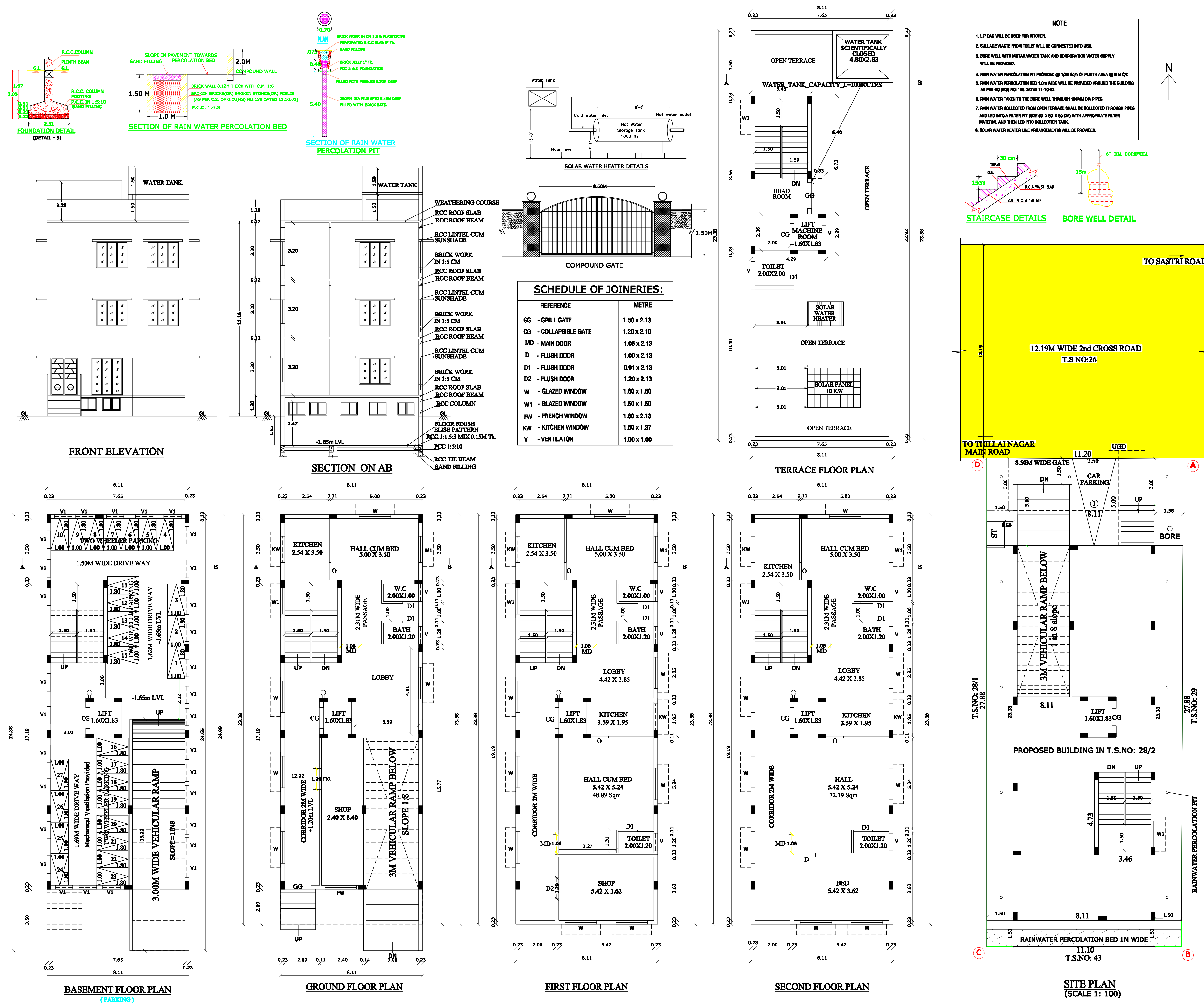
BOUNDARY SHOWN IN	-	BORE WELL	-
PROPOSED AREA	-	ROAD	-
RAIN WATER PERCOLATION BED	-	RAIN WATER PERCOLATION PIT	-
UGD	-	FIRE EXTINGUISHER	-

ALL DIMENSIONS ARE IN METER.
SCALE - 1:100.

**PLANNING PERMISSION PERIOD
8 Years - From 27.01.2023 to 26.01.2031**

**PLANNING PERMISSION No:
PP/JD/DTCP(TD) No: 18/2023**

**e-signed
Joint Director /Member Secretary of
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.

