

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.

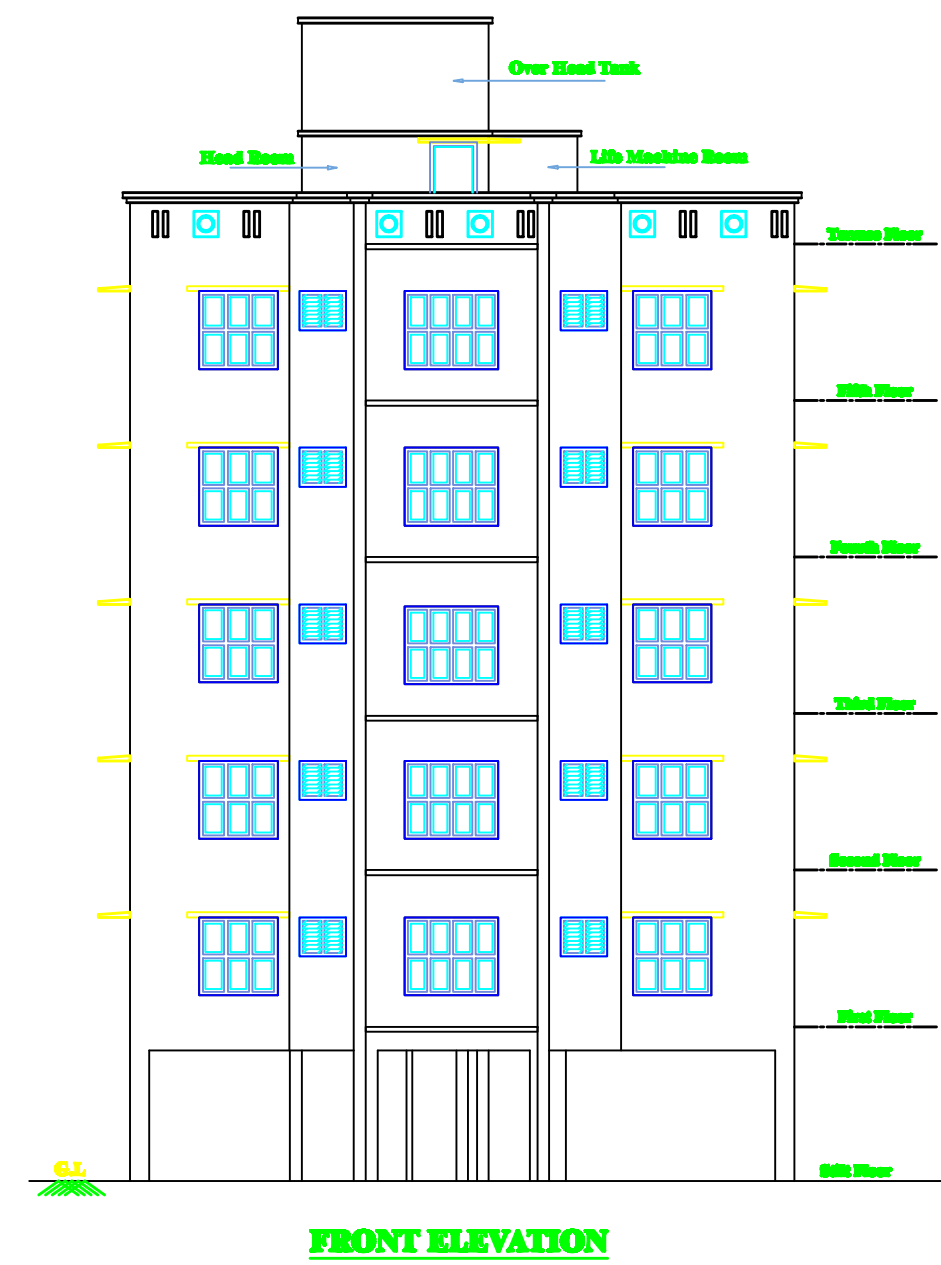
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

**District Town and Country
Planning office
Thiruchirappalli District**

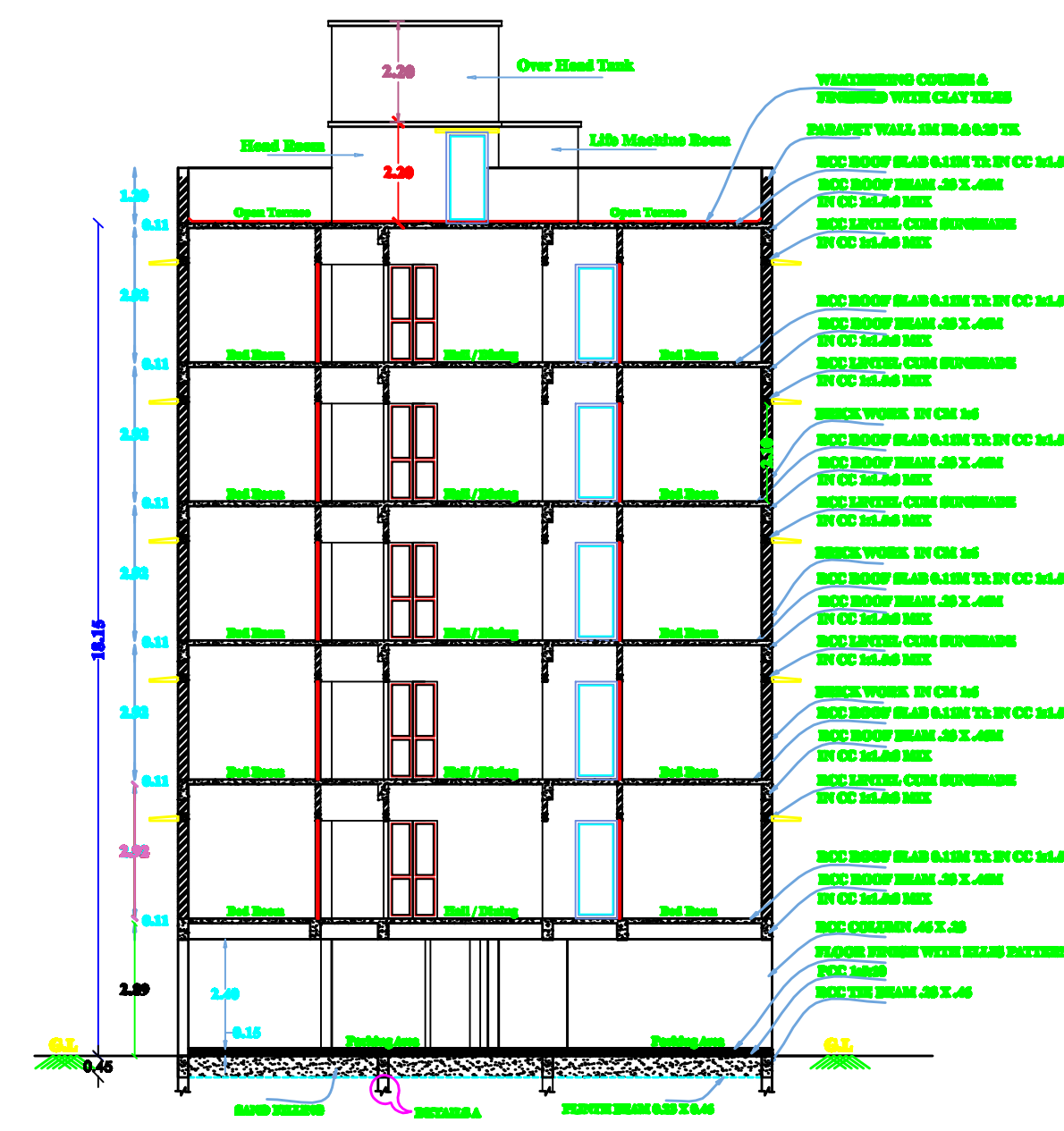
**PLAN SHOWING THE PROPOSED
CONSTRUCTION OF AFFORDABLE
RESIDENTIAL APARTMENT BUILDING
AFTER DEMOLISHING THE EXISTING OLD
BUILDING IN DOOR NO: 112, PLOT NO: 31,
T.S. NO: 27, WARD NO: AK, BLOCK NO: 4,
CRAWFORD COLONY MAIN ROAD,
CRAWFORD, KANISHKAPURAM VILLAGE,
ZONE - IV (PONDALAI ZONE),
THIRUCHIRAPPALLI CITY CORPORATION.**

File no : SWP/BPA/003473/2022
Scrutiny Reference : LUDOAESI,
Dt:03.12.2022

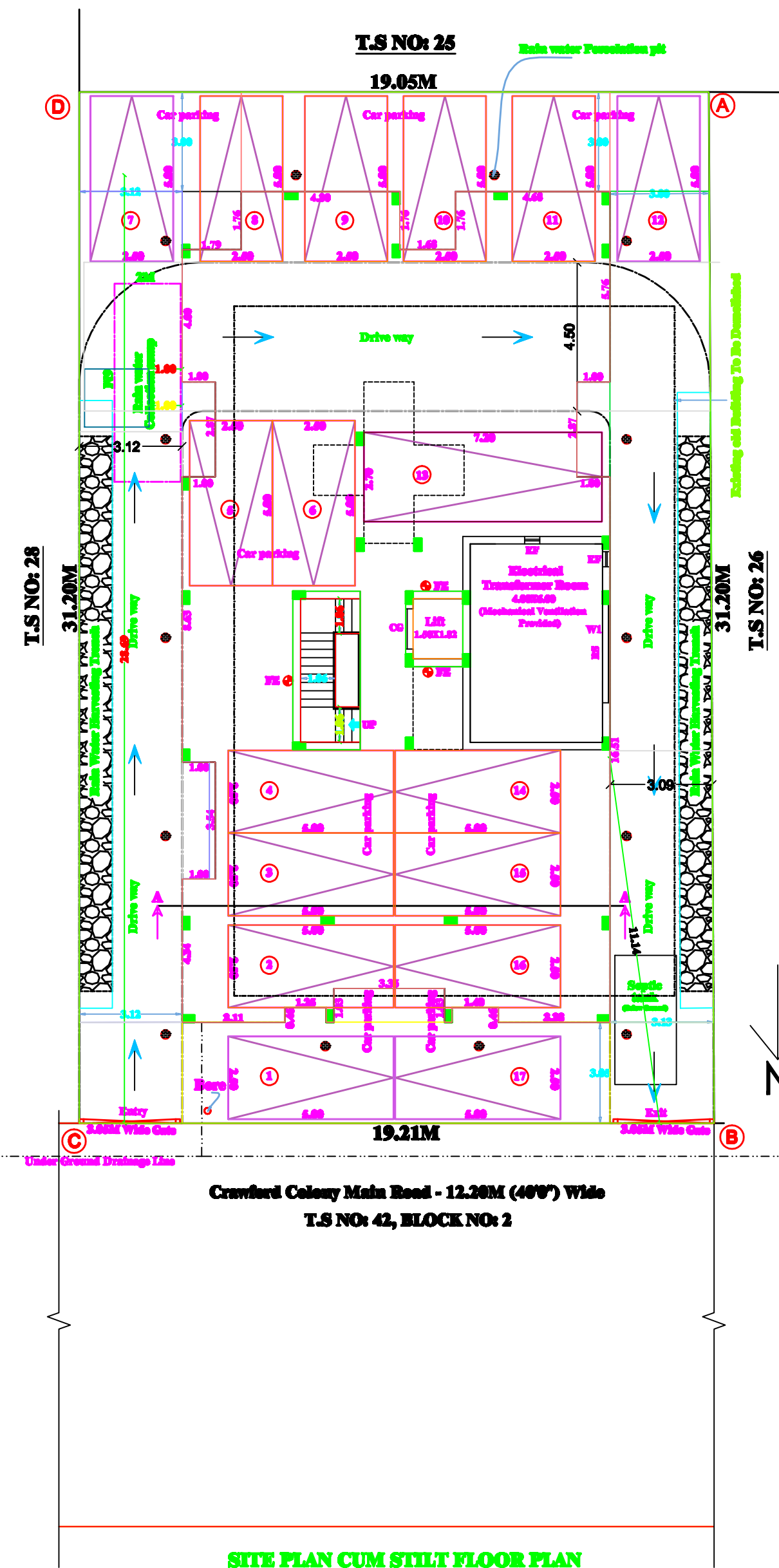
Special Condition:
The building must use for same purpose for which
the approval obtained. If used other than the
approved use, the planning permission deemed to be
cancelled, action will be initiate under 56 and 57 of
Town and Country Planning Act -1971 without prior
notice, considered as unauthorized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



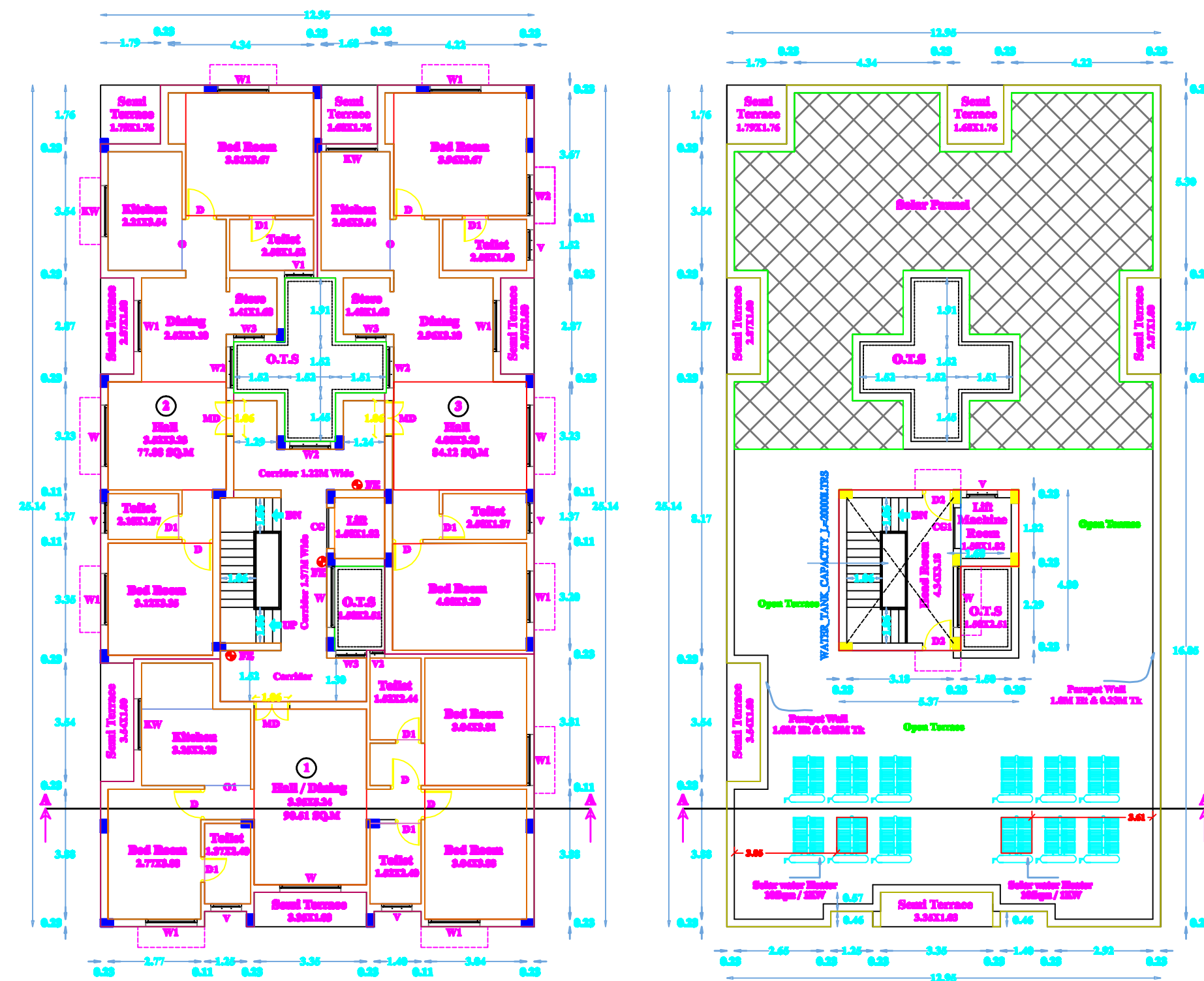
FRONT ELEVATION



SECTION ON 'A - A'



SITE PLAN CUM STILT FLOOR PLAN



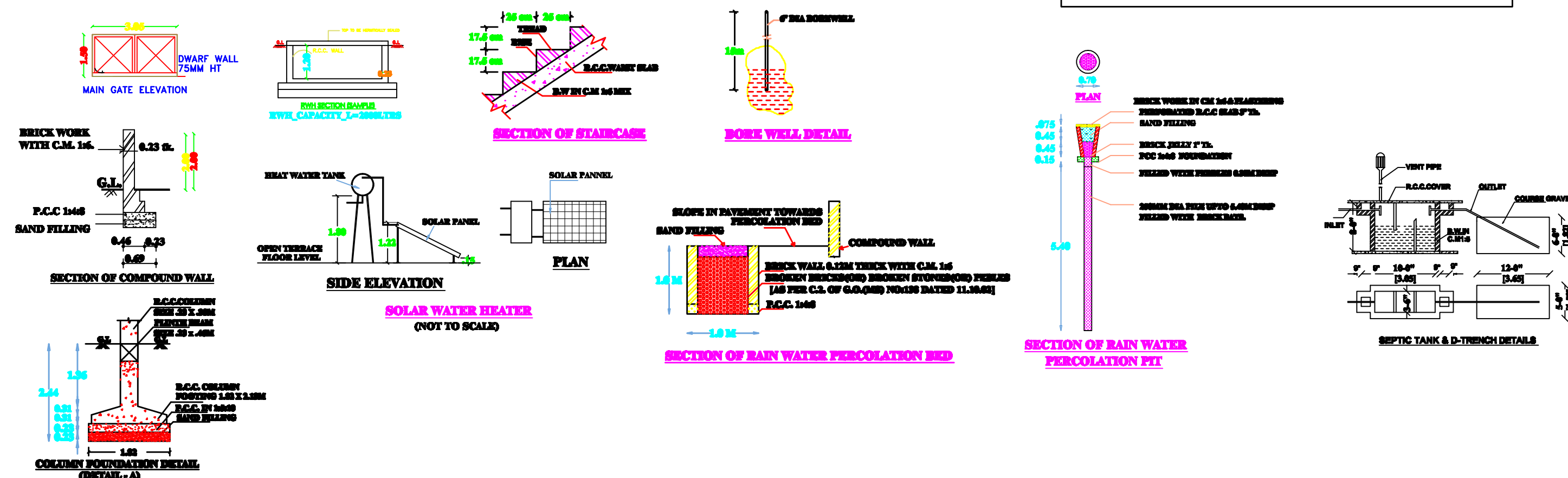
TYPICAL FLOOR PLAN

FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR
TYPICAL_FLOOR_PLAN=1,2,3,4,5

TERRACE FLOOR PLAN

SCHEDULE OF JOINERIES		
TYPE	REFERENCE	SIZE IN METRE
MD	MOLDING SHUTTER	3.00 x 2.13
MD	MAIN DOOR	1.66 x 2.13
D	FLUSH DOOR	0.91 x 2.13
D1	FLUSH DOOR	0.76 x 2.13
D2	FLUSH DOOR	0.91 x 1.66
CD	COLLAPSEABLE GATE	1.33 x 2.13
CD1	COLLAPSEABLE GATE	1.33 x 1.66
O	OPENING	1.62 x 2.13
O1	OPENING	1.97 x 2.13
W	WINDOW	1.63 x 1.63
W1	WINDOW	1.63 x 1.63
W2	WINDOW	1.33 x 1.63
W3	WINDOW	0.91 x 1.63
KW	KITCHEN WINDOW	1.63 x 1.33
KW1	KITCHEN WINDOW	0.91 x 1.33
V	VENTILATOR	0.91 x 0.76
V1	VENTILATOR	0.97 x 0.76
V2	VENTILATOR	0.44 x 1.66

- NOTE:-**
1. L.P. GAS WILL BE USED FOR KITCHEN.
 2. WASTE WASTE FROM TOILET WILL BE CONNECTED INTO SEPTIC TANK & STB.
 3. DRAIN WASTE WITH MOTOR, WATER TANK AND CONCRETE WATER SUPPLY WELL BE PROVIDED.
 4. RAIN WATER PERCOLATION PIT PROVIDED @ 100 Sqm OF FLOOR AREA @ 6 M CC.
 5. RAIN WATER PERCOLATION BED 1.5M WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 120 DATED 13-10-01.
 6. RAIN WATER TAKEN TO THE DRAIN WELL THROUGH 100MM DIA PIPE.
 7. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 40 X 40 X 40 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
 8. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
 9. ALL DIMENSIONS ARE IN METRE.



AREA DETAILS

DESCRIPTION		SQM	
PLOT AREA (as per Document)		602.54	
PLOT AREA (as per FMB)		606.50	
SUPER IMPOSED PLOT AREA		596.85	
DESCRIPTION	F.B.I AREA (as per GO)	NON F.B.I AREA (as per GO)	TOTAL AREA (as per GO)
PROPOSED BUILDING FLOOR AREA			
STILT FLOOR AREA	24.00	281.61	306.61
FIRST FLOOR AREA	289.73	-	289.73
SECOND FLOOR AREA	289.73	-	289.73
THIRD FLOOR AREA	289.73	-	289.73
FOURTH FLOOR AREA	289.73	-	289.73
FIFTH FLOOR AREA	289.73	-	289.73
HEAD ROOM	-	21.40	21.40
TOTAL AREA	1472.66	382.91	1776.66
OPEN SPACE AREA			291.34
PLOT COVERAGE =		$\frac{382.91}{596.85}$	$\times 100 = 51.18\%$
F.B.I =		$\frac{1472.66}{596.85}$	$= 2.467 < 2.5$

NO. OF FLATS = F.F.+S.F.+T.F.+D.F.+H.F. = 3+3+3+3+3 = 15 NOS
ALL DWELLING FLATS ARE MORE THAN 75 SQ.M AREA.

PARKING

1. CAR PARKING SPACE 17 NOS PROVIDED.

NOTES

1. FIRE EXTINGUISHER - 10
2. ALL DIMENSIONS ARE IN METRE
3. SCALE - 1:100
4. WASTE WATER UTILISED FOR GARDEN PURPOSE.
5. SOLAR WATER HEATER PROVIDED IN TERRACE FLOOR.
6. EXHAUST FAN PROVIDED - 10

COLOUR INDEX

- SITE BOUNDARY** - ---
- EXISTING ROAD** - ---
- PROPOSED BUILDING** - ---
- EXISTING OLD BUILDING TO BE DEMOLISHED** - ---

PLANNING PERMISSION PERIOD
8 Years - From 14.02.2023 to 13.02.2031

PLANNING PERMISSION No:
PP/ID/DTCP(TD) No: 32/2023

e-signed
Joint Director /Member Secretary (i/c) of
District Town and Country planning office
Thiruchirappalli 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.

