

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 AFFORDABLE RESIDENTIAL APARTMENT BUILDING AFTER DEMOLISHING THE EXISTING BUILDING AT PLOT NO: 511, DOOR NO: 37/9, T.S. NO: 28 (OLD S.F.NO:105/1A), WARD: AH, BLOCK NO: 25, SHANMUGAM STREET, K.K.NAGAR, K.SATHANUR VILLAGE, (PONMALAI ZONE) ZONE IV, TRIUCHIRAPPALLAI CITY CORPORATION.

File no : SWP/BPA/005245/2023

Scrutiny Reference : LP29LL1Y

Reference

Existing Road	-	
Site Boundary	-	
Proposed Building	-	
Driveway	-	

CARPET AREA & PLINTH AREA DETAILS FOR EACH FLAT				
Sl.No	Flat Type	Plinth Area in Sqm	Carpet Area in Sqm	Number of Units
1.	A	95.53	83.92	5
2.	B	70.70	61.37	5
3.	C	86.65	76.62	5

AREA DETAILS		SQM
Plot Area as per Document		526.57
Plot Area as per FMB		554.00
Super imposed Plot Area		524.44
Minimum of the above shall be taken into account		

PROPOSED BUILTUP AREA

SJ NO	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO. OF HOUSES
1)	STILT FLOOR AREA	-	275.25	275.25	-
2)	FIRST FLOOR AREA	271.18	-	271.18	3
3)	SECOND FLOOR AREA	271.18	-	271.18	3
4)	THIRD FLOOR AREA	271.18	-	271.18	3
5)	FOURTH FLOOR AREA	271.18	-	271.18	3
6)	FIFTH FLOOR AREA	271.18	-	271.18	3
7)	HEAD ROOM AREA	-	28.30	28.30	-
8)	TOTAL AREA	1355.90	303.55	1659.45	15
9)	VACANT AREA	-	-	249.19	-

PLOT COVERAGE = $275.25 / 524.44 \times 100 = 52.48\%$
F.S.I = $1355.90 / 524.44 = 2.585$

PARKING DETAILS

SL NO	DESCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	14 NOS	16 NOS
2)	TWO WHEELER PARKING SPACE	5 NOS	5 NOS

EXISTING OLD BUILDING TO BE DEMOLISHED - 93 Sqm

ALL DIMENSIONS ARE IN METRE.

SCALE - 1:100

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.

PLANNING PERMISSION PERIOD

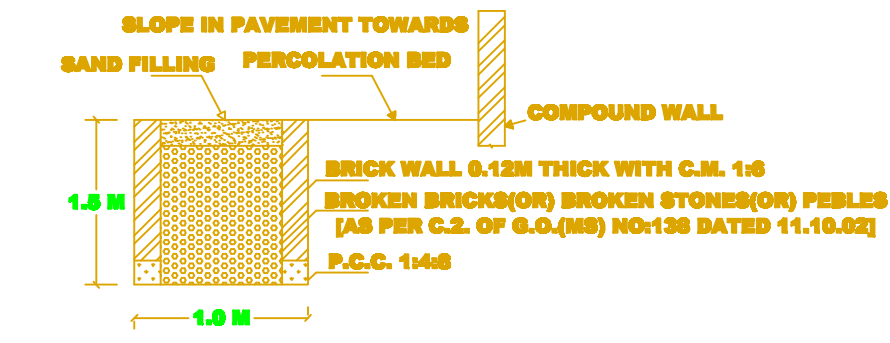
8 Years - From 28.01.2023 TO 27.01.2031

PLANNING PERMISSION No:

PP/JD/DTCP(TD) No: 16/2023

e-signed

Joint Director /Member Secretary of
District Town and Country Planning Office
Tiruchirappalli District

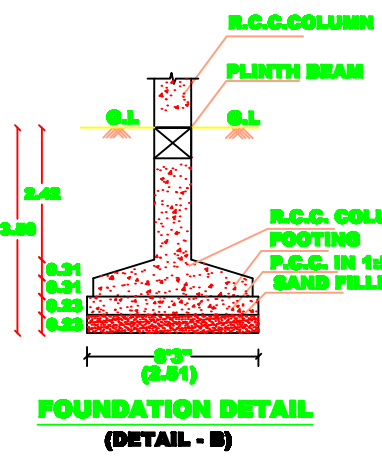


SECTION OF RAIN WATER

PERCOLATION BED

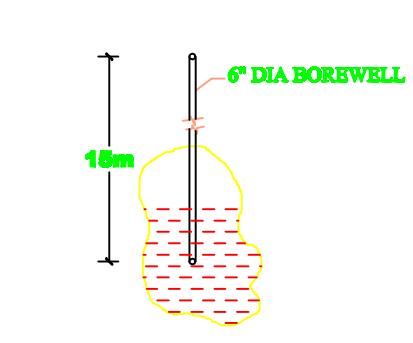
NOTE:

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
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
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.

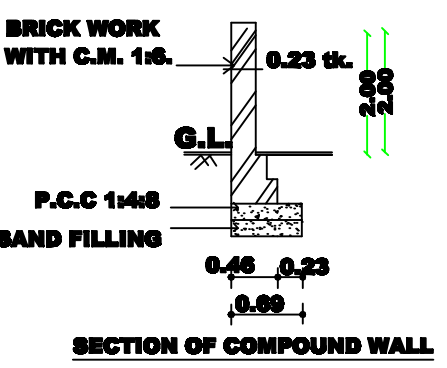


FOUNDATION DETAIL

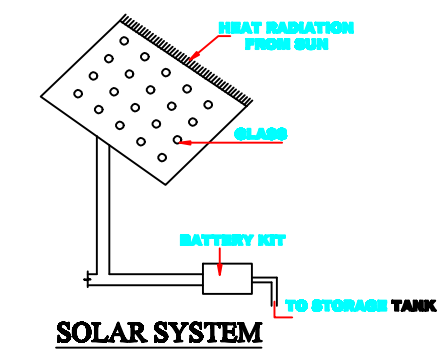
(DETAIL - B)



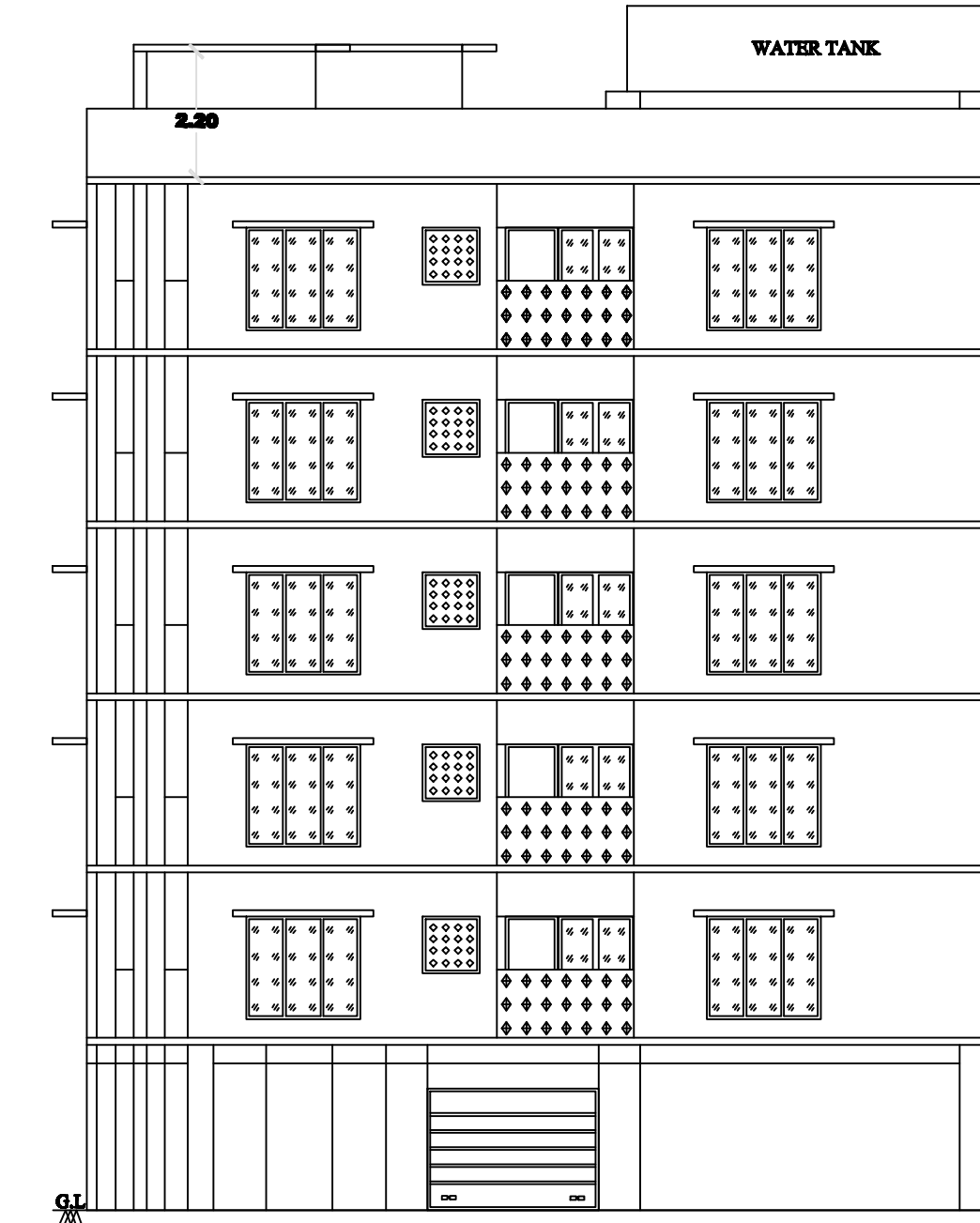
BORE WELL DETAIL



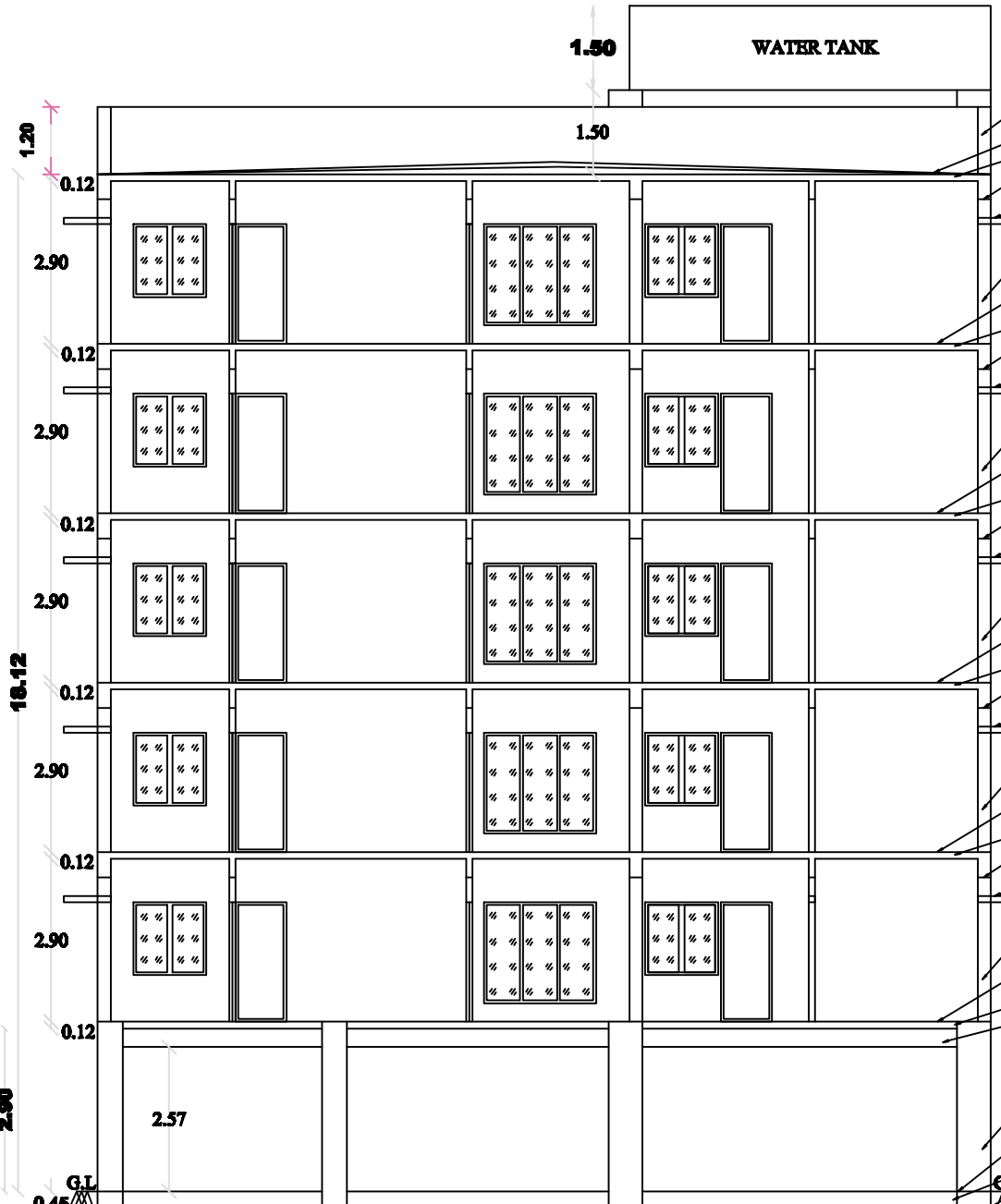
SECTION OF COMPOUND WALL



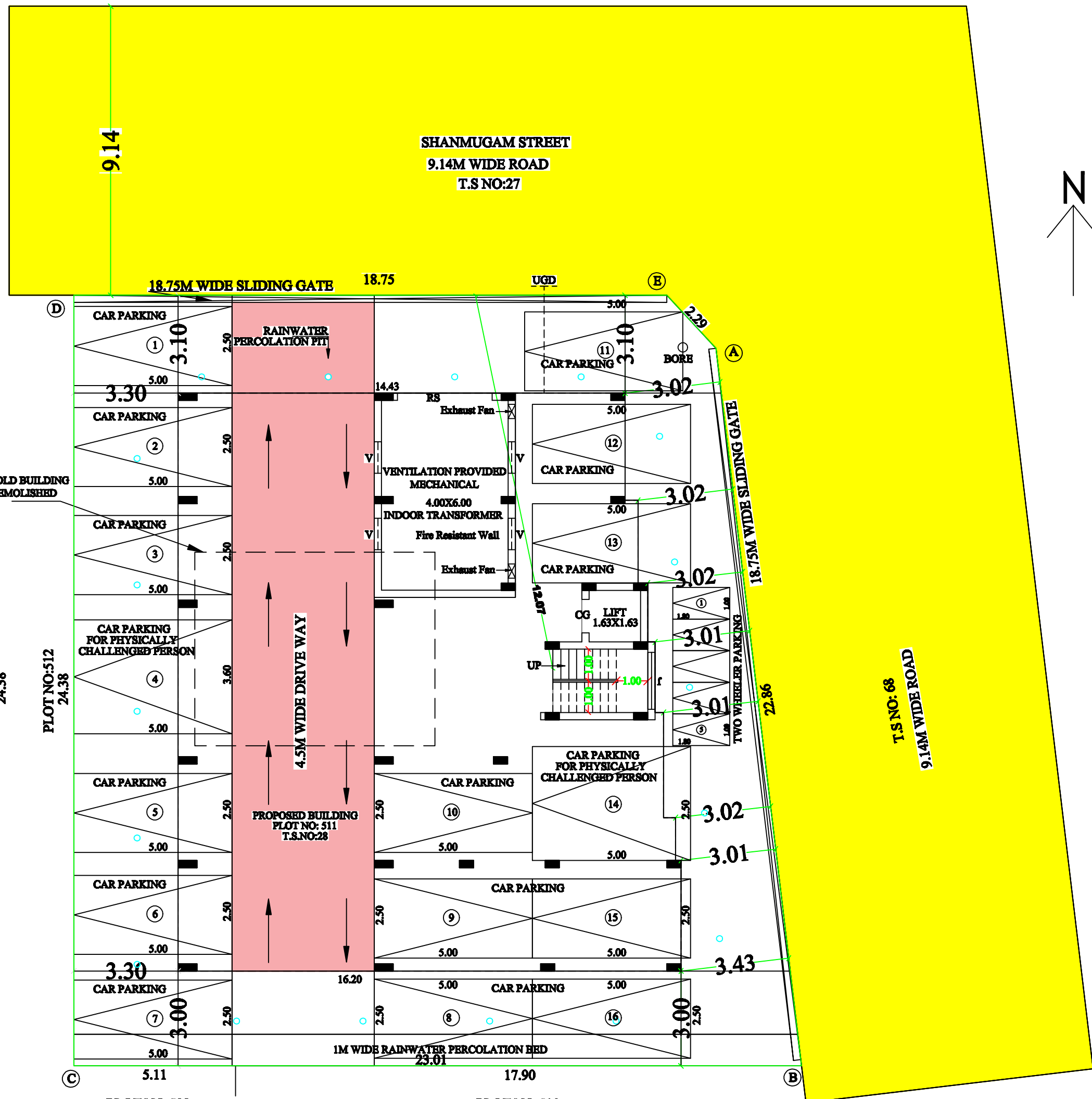
SOLAR SYSTEM



FRONT ELEVATION

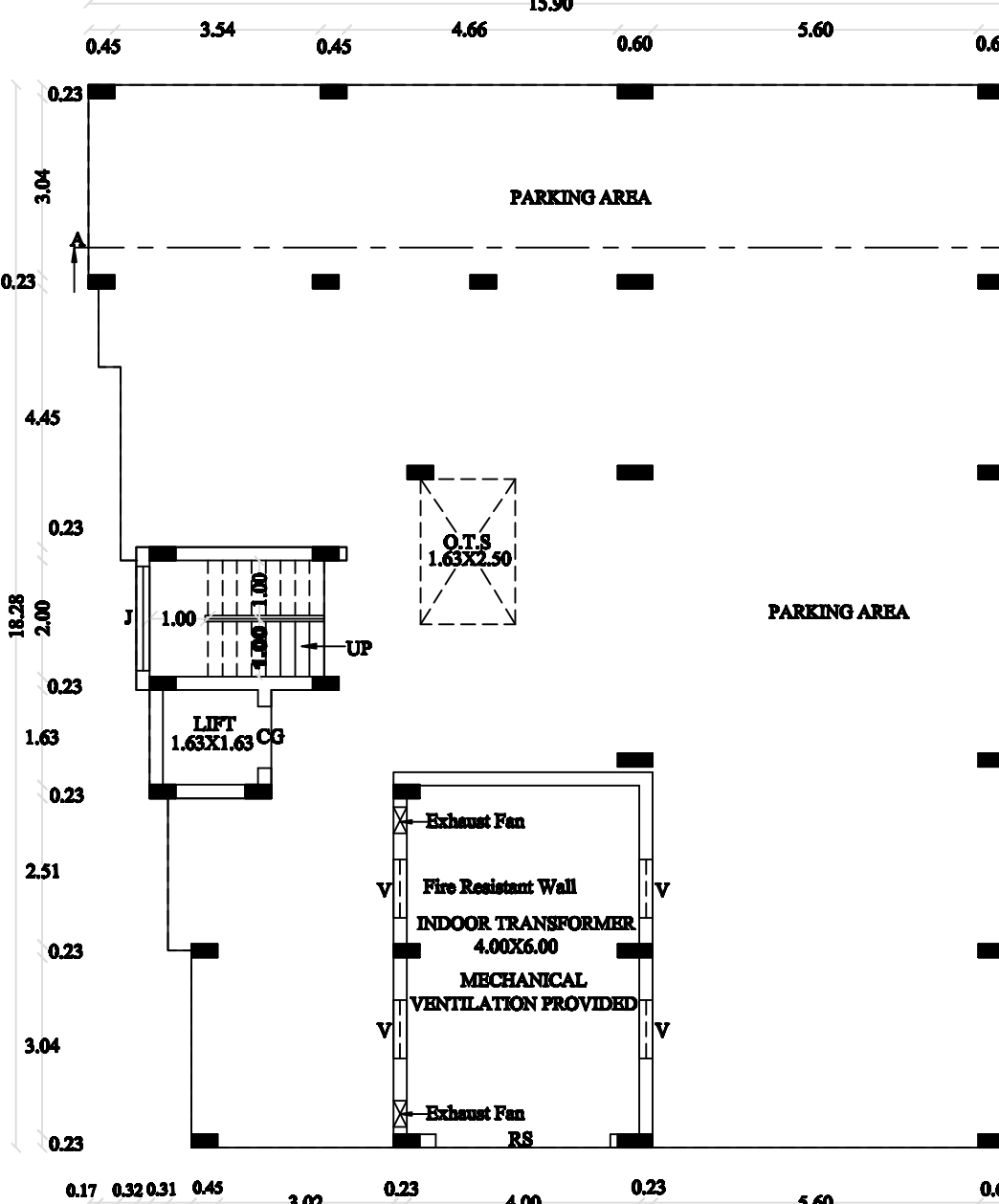


SECTION ON AB

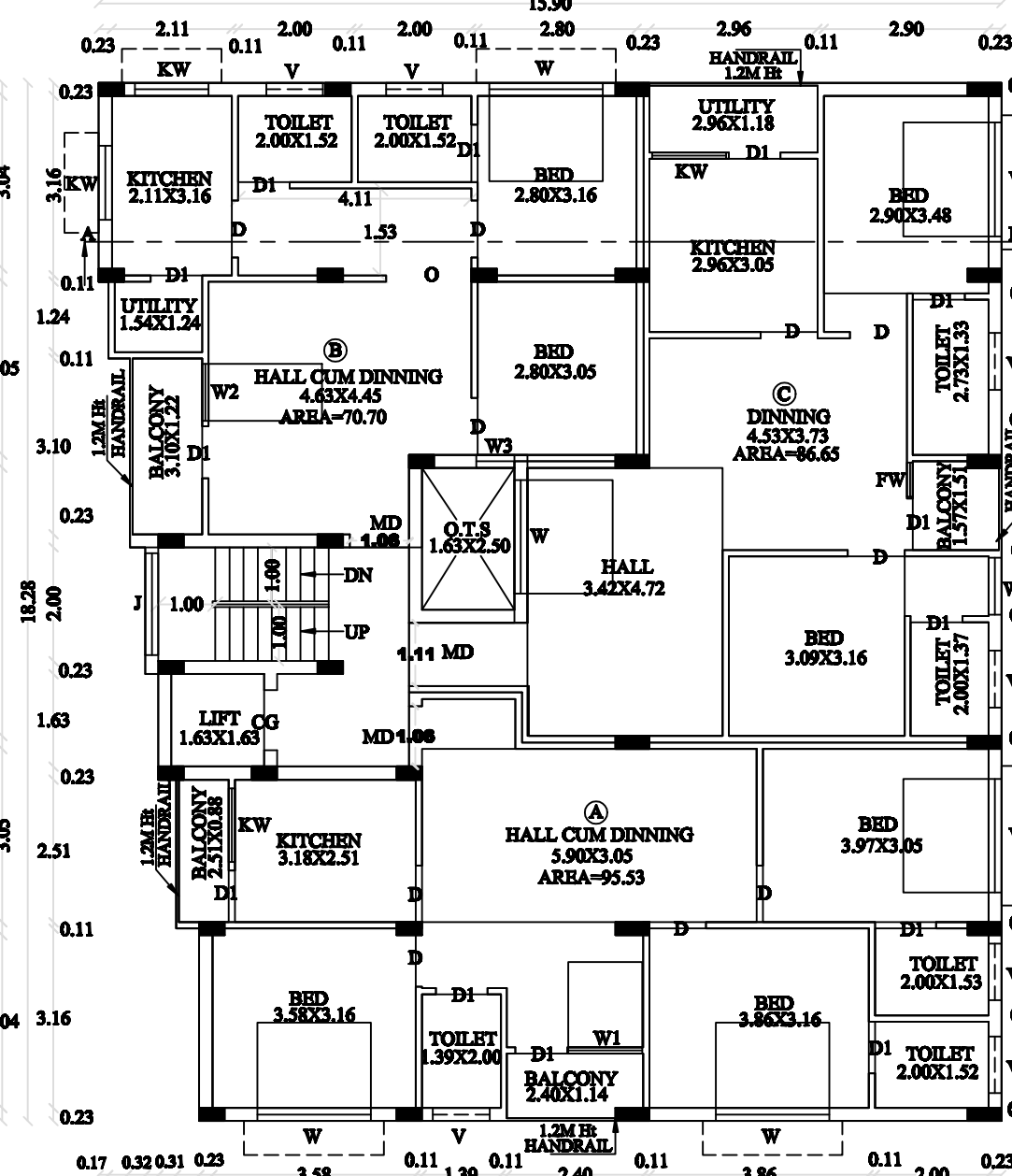


SITE PLAN

SCALE (1:100)



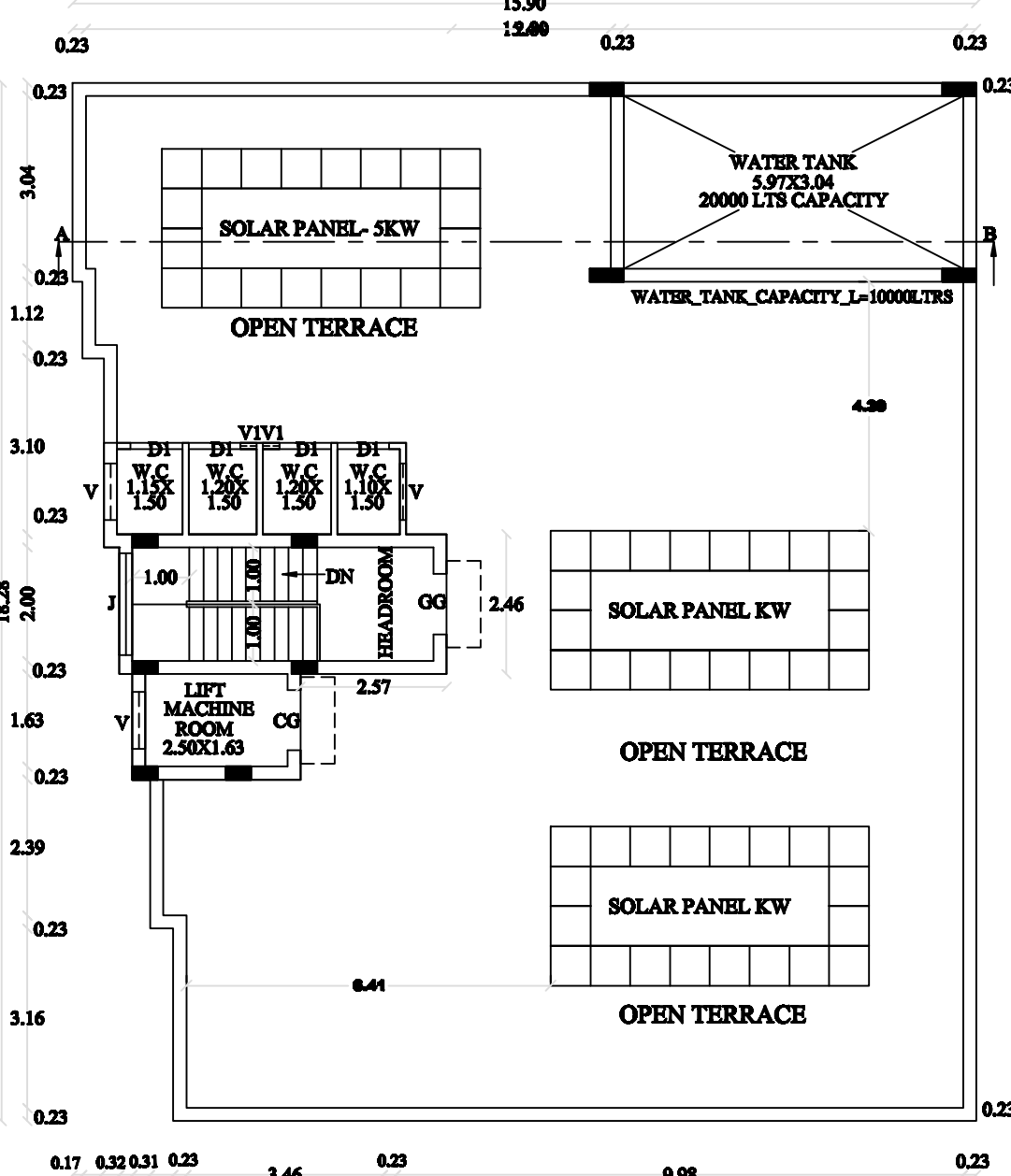
STILT FLOOR PLAN



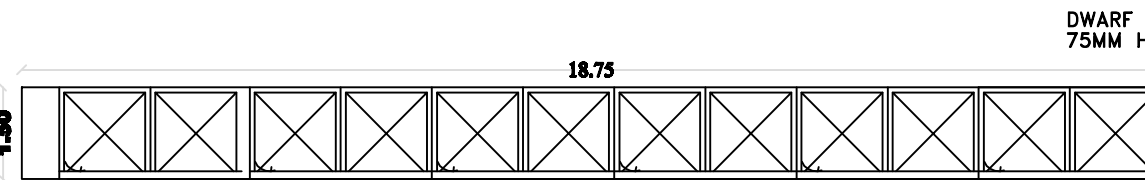
TYPICAL FLOOR PLAN

(FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR)

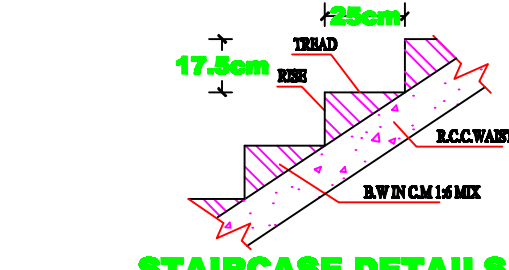
TYPICAL FLOOR PLAN=1,2,3,4,5



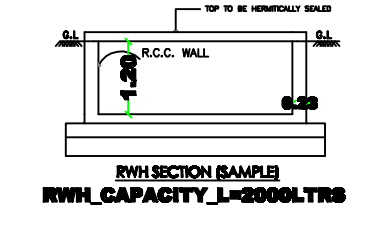
TERRACE FLOOR PLAN



MAIN GATE ELEVATION



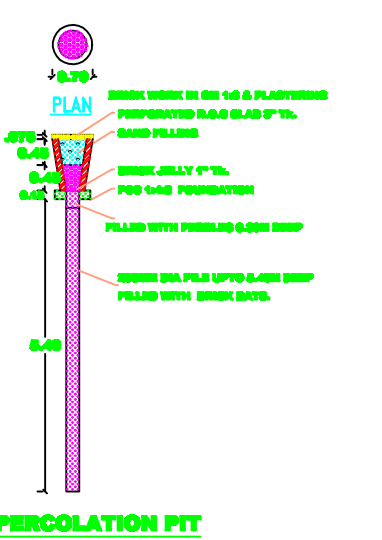
STAIRCASE DETAILS



RIVER SECTION SAMPLE

RIVER CAPACITY 1=2000LTS

SCHEDULE OF JOINERIES:		
REFERENCE		METRE
RS	- ROLLING SHUTTER	3.00 x 2.13
GG	- GRILL GATE	1.06 x 2.13
CG	- COLLAPSE GATE	1.06 x 2.13
MD	- MAIN DOOR	1.06 x 2.13
D	- FLUSH DOOR	1.00 x 2.13
D1	- FLUSH DOOR	0.91 x 2.13
W	- GLAZED WINDOW	2.00 x 1.80
W1	- GLAZED WINDOW	1.30 x 1.50
W2	- GLAZED WINDOW	1.00 x 1.50
KW	- KITCHEN WINDOW	1.30 x 1.30
FW	- FRENCH WINDOW	0.66 x 1.80
O	- OPEN	1.50 x 2.13
J	- JALLY	1.80 x 1.80
V	- VENTILATOR	1.00 x 1.00
V1	- VENTILATOR	0.29 x 0.50



PERCOLATION PIT

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

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

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

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.

