

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.

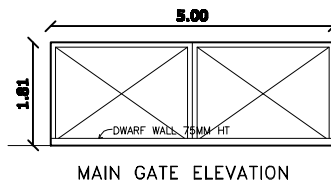
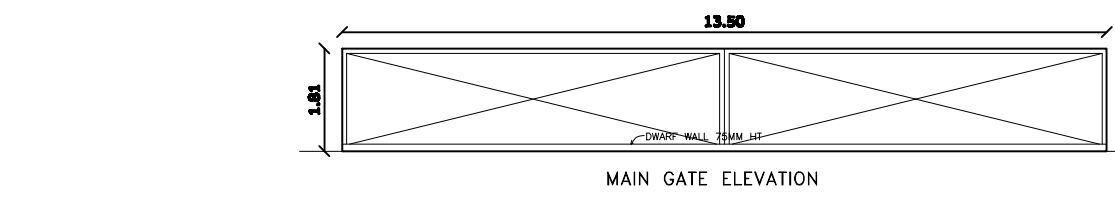
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

**PLAN SHOWING THE PROPOSED
CONSTRUCTION OF BUSINESS OFFICE CUM
RESIDENTIAL SERVICE APARTMENT BUILDING
AT PLOT NO: C-110, DOOR NO : 13, T.S.NO:
97 (OLD T.S.NO: 8/1P), WARD : M (OLD
WARD: D), BLOCK- 29, THILLAI NAGAR 7th
CROSS, NORTH EAST EXTENSION,
KABISHEKAPURAM ZONE, TIRUCHIRAPPALLI
CITY CORPORATION.**

**File no : SWP/BPA/005786/2023
Scrutiny Reference : 3MENGARW,
Dt:24.01.2023**

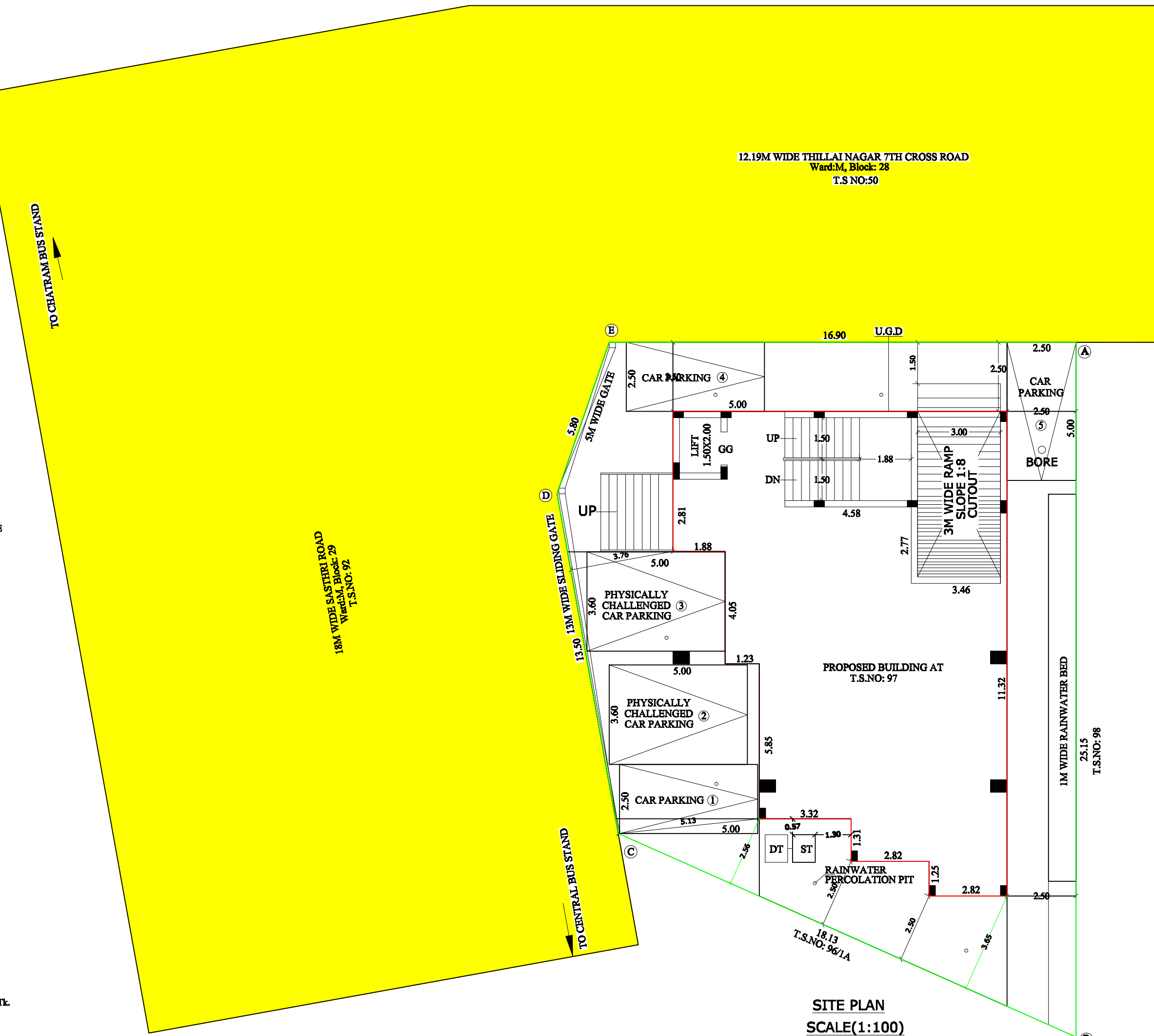
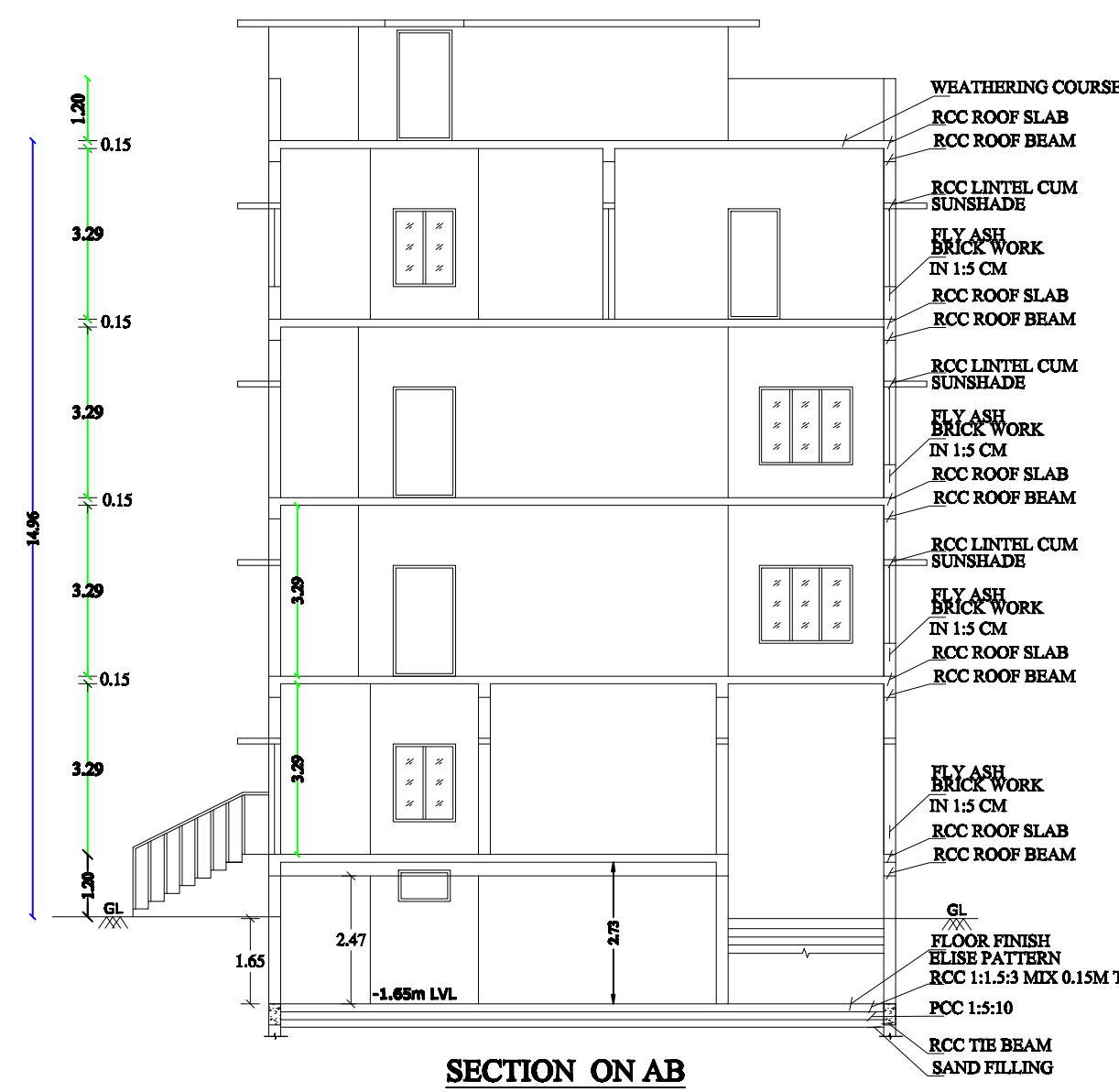
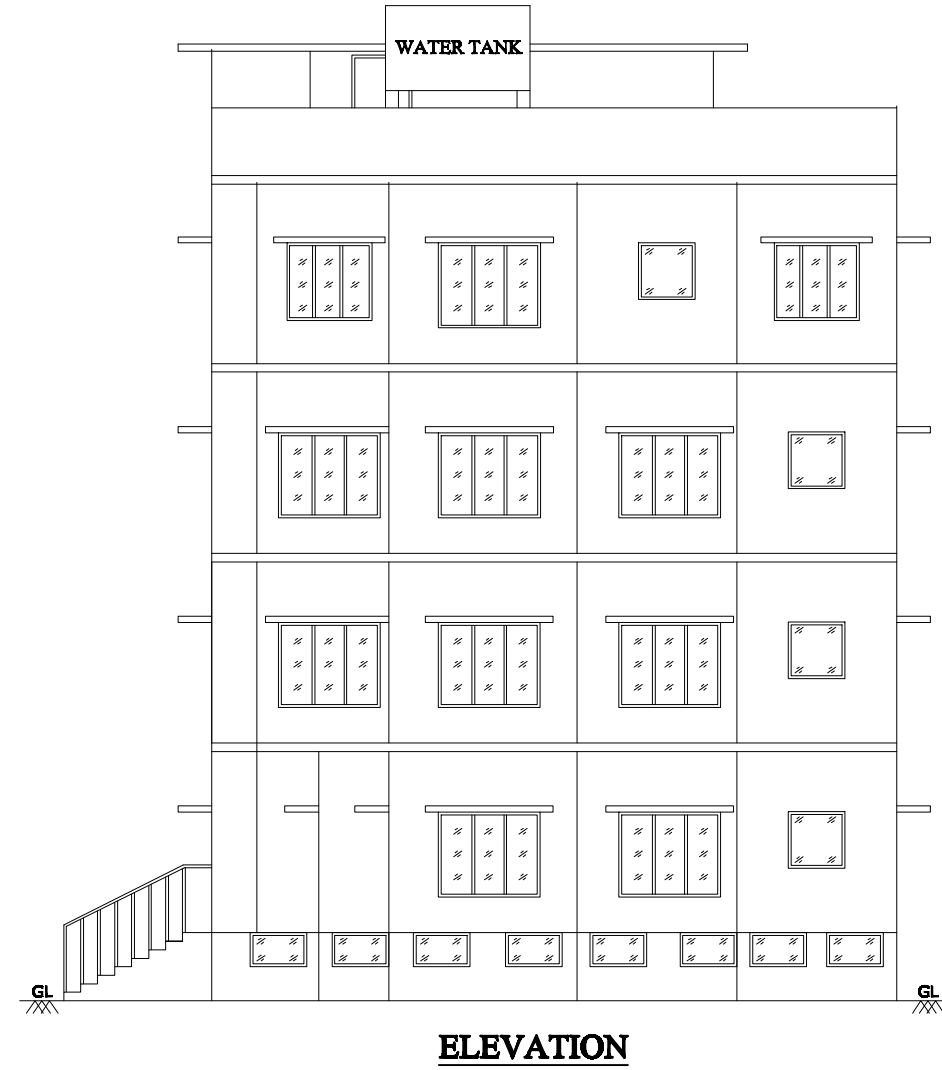
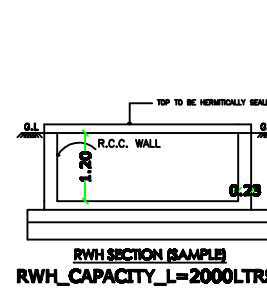
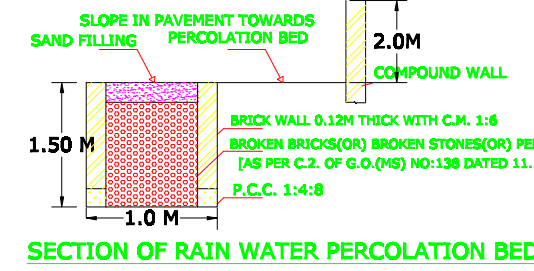
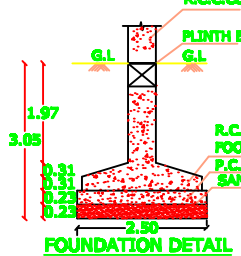
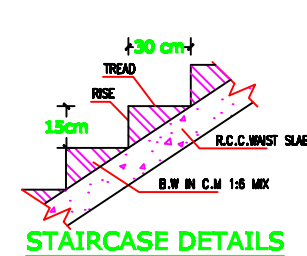
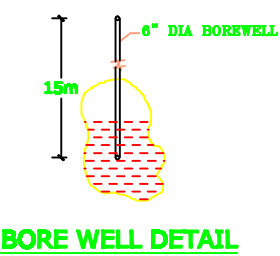
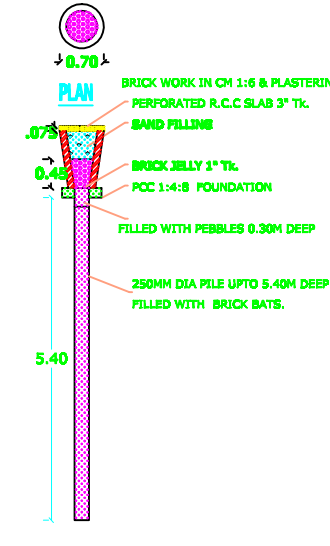
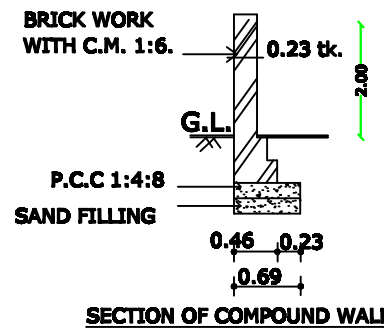
Special Condition:
The building must use for same purpose for which
the approval obtained. If used other than the
approved use, the planning permission deemed to be
cancelled, action will be initiate under 56 and 57 of
Town and Country Planning Act -1971 without prior
notice, considered as unauthorized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



- NOTE**
1. L.P GAS WILL BE USED FOR KITCHEN.
 2. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UED.
 3. BORE WELL WITH MOTOR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
 4. RAIN WATER PERCOLATION PIT PROVIDED @ 1.00 SQM OF PLINTH AREA @ 6 M GC.
 5. RAIN WATER PERCOLATION BED 1 CM WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GC AND HD-180 DATED 11-10-82.
 6. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
 7. 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.
 8. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.

SCHEDULE OF JOINERIES:

REFERENCE	METRE
GG - GRILL GATE	1.08 x 2.13
CG - COLLAPSIBLE GATE	1.20 x 2.10
MD - MAIN DOOR	1.06 x 2.13
D - FLUSH DOOR	1.80 x 2.13
D2 - FLUSH DOOR	1.20 x 2.13
D3 - FLUSH DOOR	0.91 x 2.13
W - GLAZED WINDOW	1.80 x 1.50
W1 - GLAZED WINDOW	1.20 x 1.50
KW - KITCHEN WINDOW	1.50 x 1.37
KW1 - KITCHEN WINDOW	0.80 x 1.50
V - VENTILATOR	1.00 x 0.60
V1 - VENTILATOR	1.00 x 0.60
J - JALLY	1.20 x 1.50



AREA DETAILS	
DESCRIPTION	SQM
PLOT AREA (as per DOCUMENT)	407.47
PLOT AREA (as per FMB)	396.50
SUPER IMPOSED PLOT AREA	376.31

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

PROPOSED BUILTUP AREA

SL. NO.	DESCRIPTION	F.B.I AREA (SQM)	NON F.B.I AREA (SQM)	TOTAL AREA (SQM)	NO OF UNITS
1)	BASEMENT FLOOR AREA (PARKING)	-	165.38	165.38	-
2)	GROUND FLOOR AREA (BUSINESS OFFICE)	147.38	-	147.38	-
3)	FIRST FLOOR AREA (BUSINESS OFFICE)	183.84	-	183.84	-
4)	SECOND FLOOR AREA (BUSINESS OFFICE)	183.84	-	183.84	-
5)	THIRD FLOOR AREA (RESIDENTIAL SERVICE APARTMENT)	183.84	-	183.84	8
6)	HEAD ROOM AREA	-	28.91	28.91	-
7)	TOTAL AREA	600.00	194.29	600.19	3
8)	VACANT AREA	-	-	192.47	-

PLOT COVERAGE = 183.84 / 376.31 X 100 = 48.86%
F.B.I = 600.00 / 376.31 = 1.607

PARKING DETAILS

SL. NO.	DESCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	04 NOS	05 NOS
2)	TWO WHEELER PARKING	19 NOS	22 NOS

BOUNDARY SHOWN IN
PROPOSED AREA
RAIN WATER PERCOLATION
UED

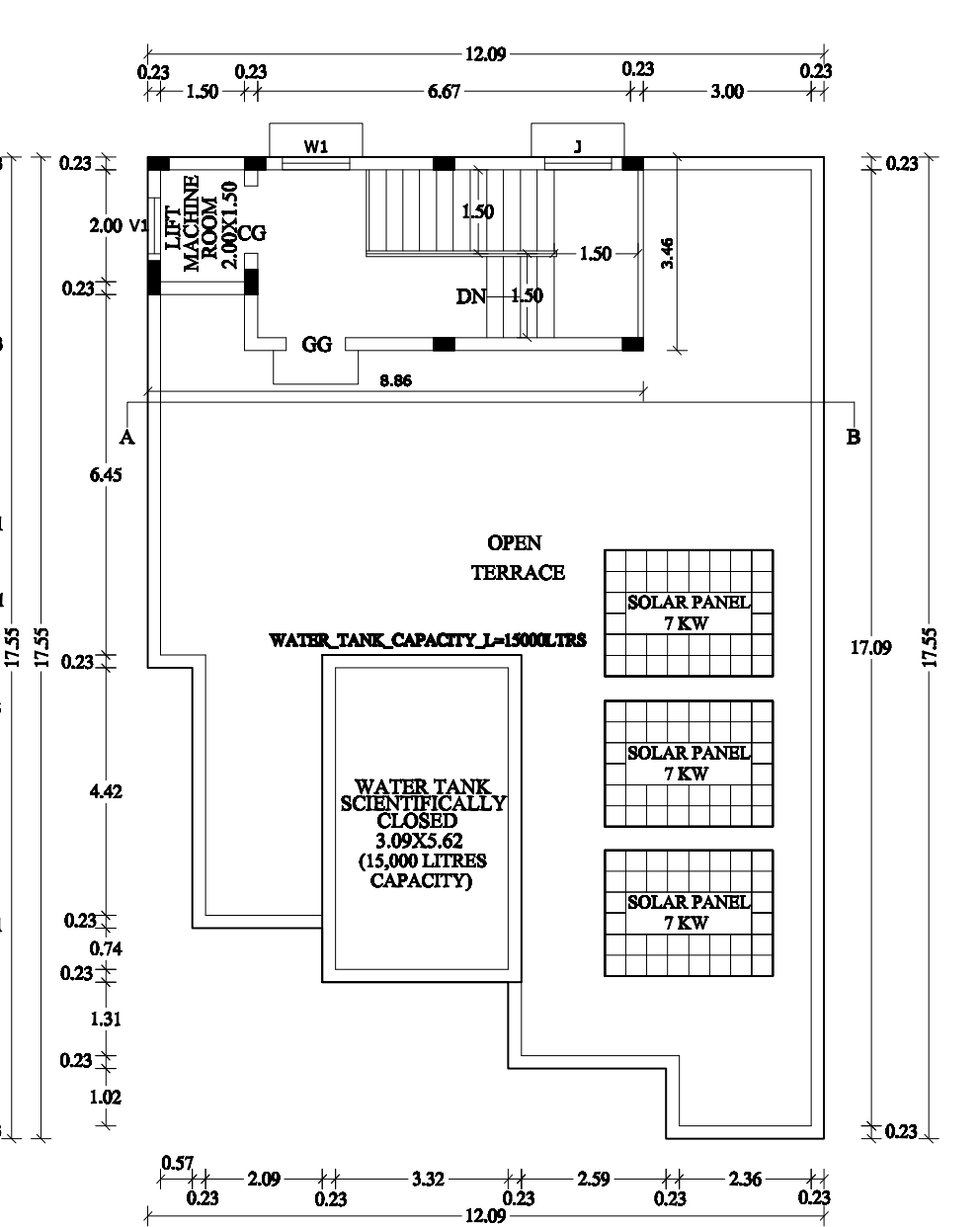
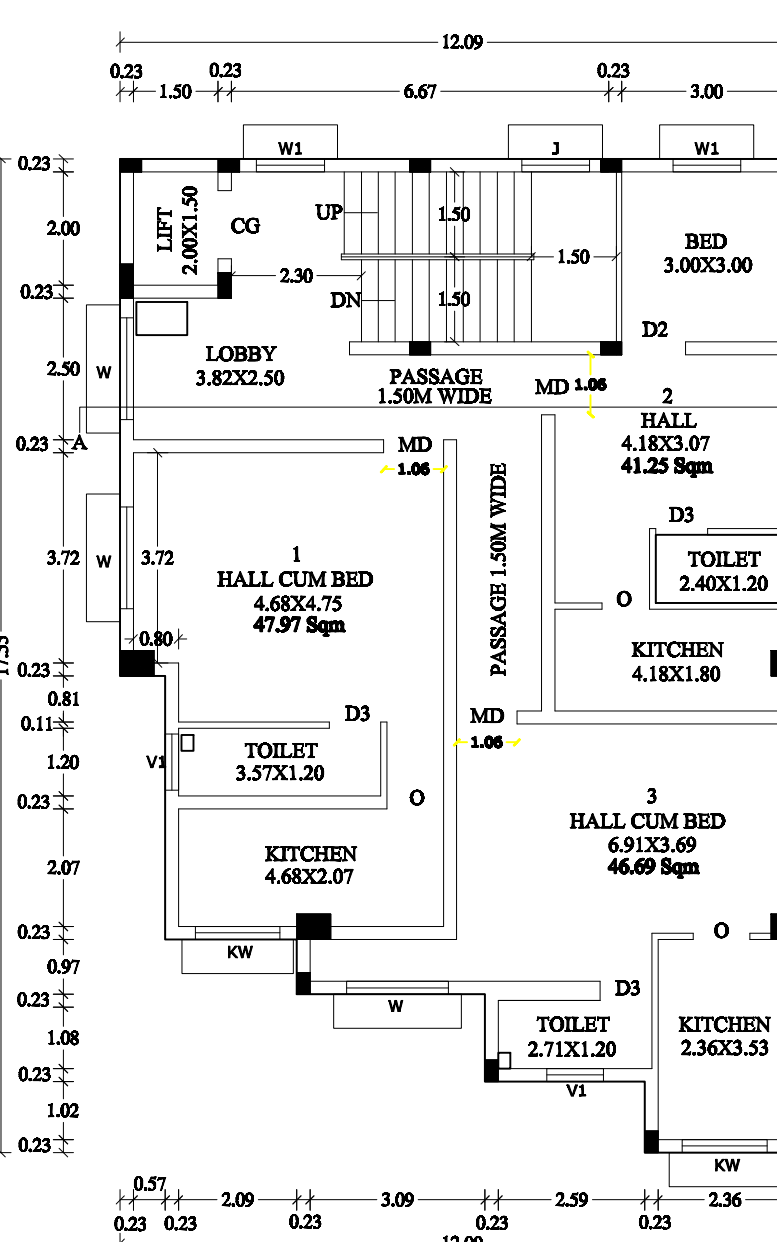
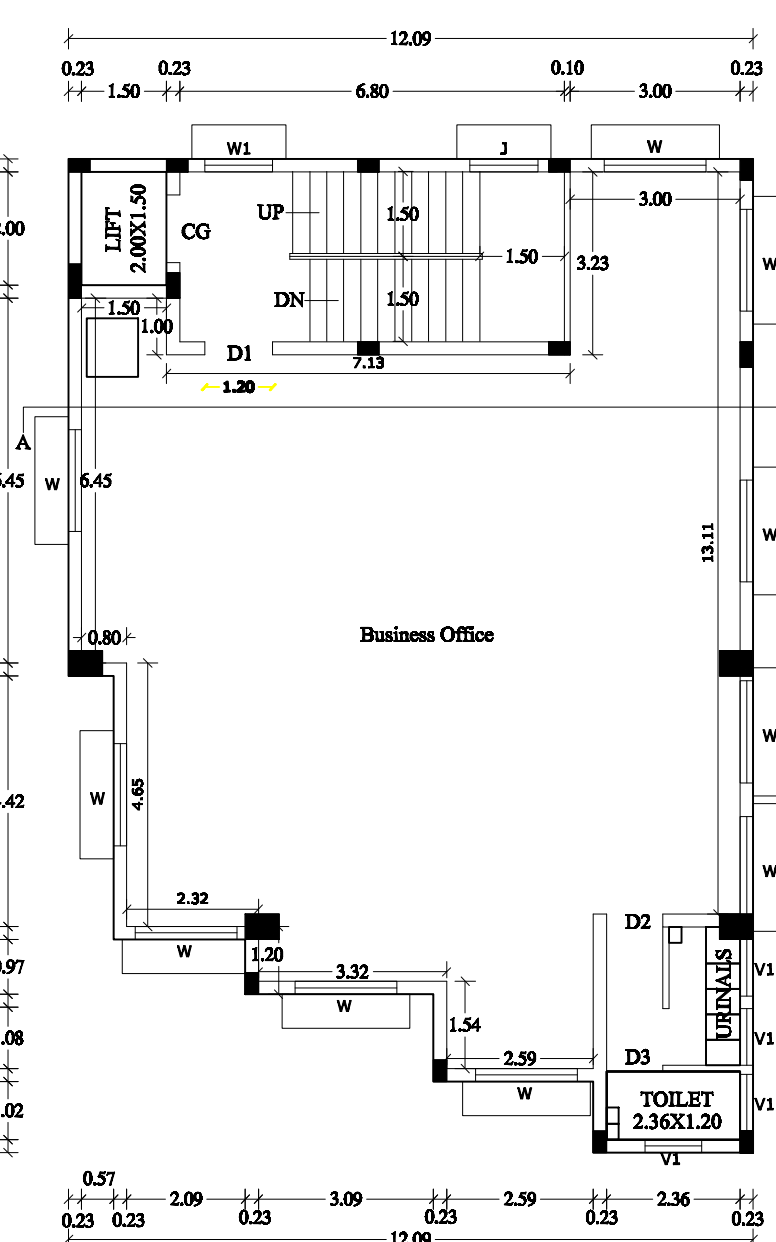
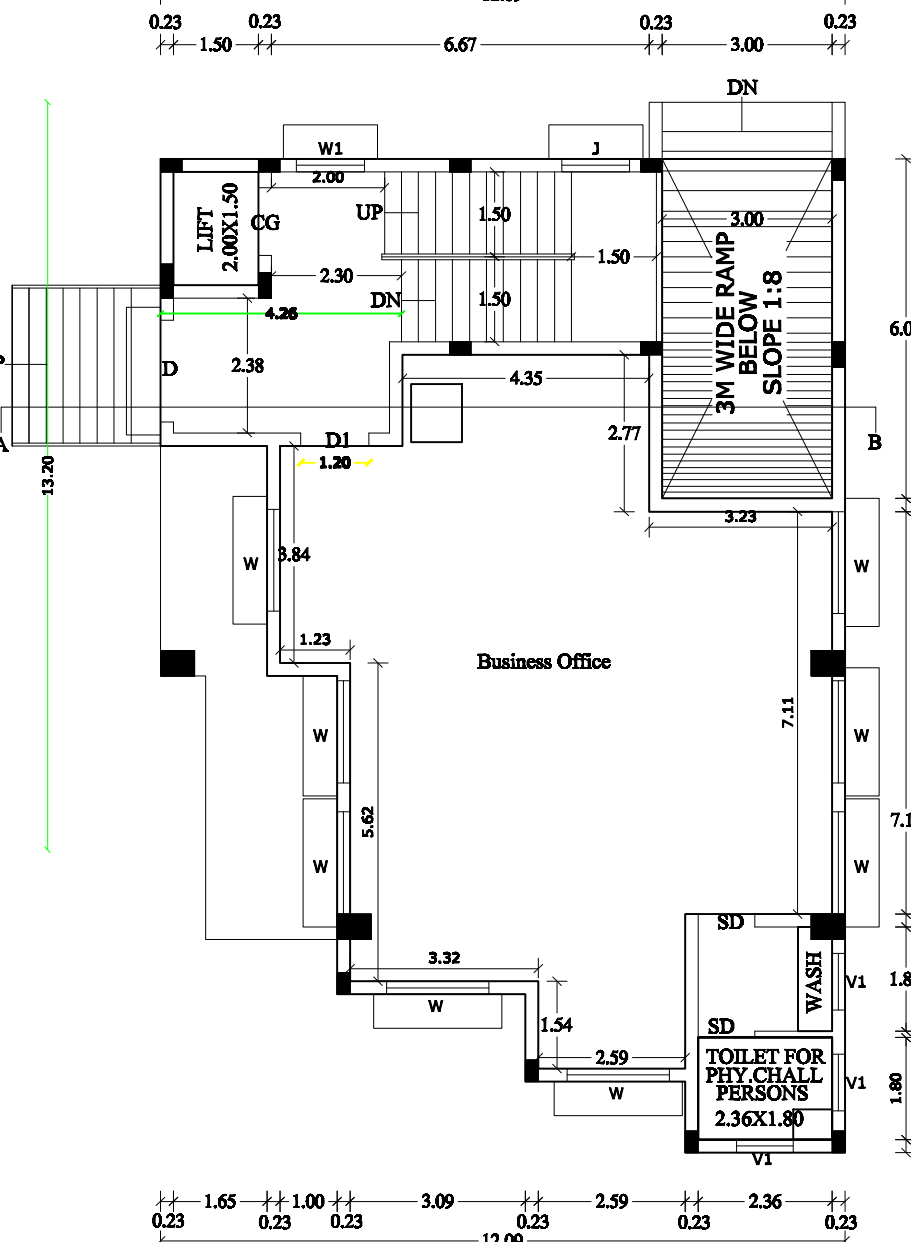
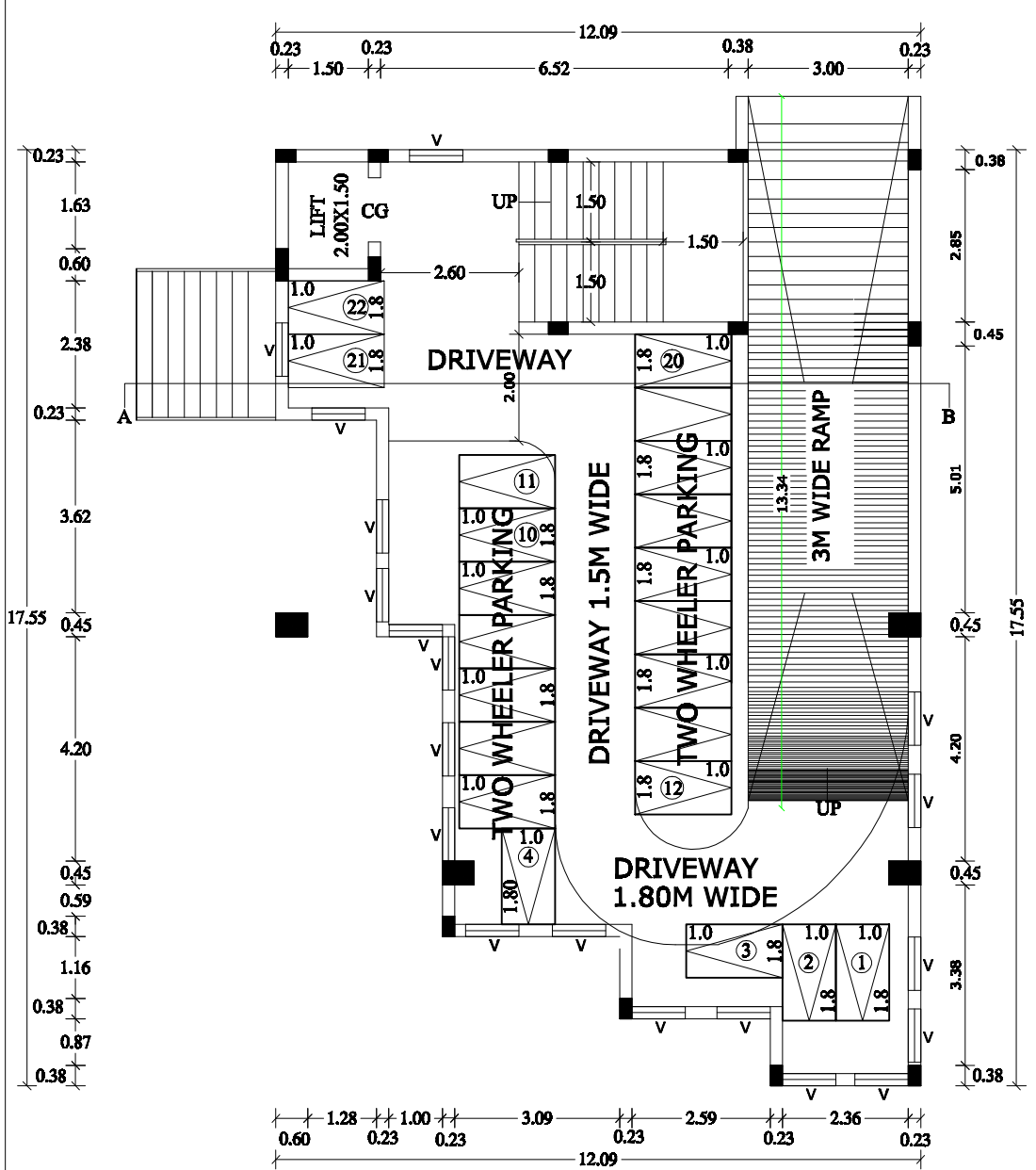
BORE WELL
ROAD
RAIN WATER
PERCOLATION PIT

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

PLANNING PERMISSION PERIOD
8 Years - From 10.02.2023 to 09.02.2031

PLANNING PERMISSION No:
PP/JD/DTCP(TD) No: 22/2023

e-signed
Joint Director/Member Secretary (i/c) 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.

