

PP

APPROVAL RECORD

Planning Permission

Tenkasi
Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

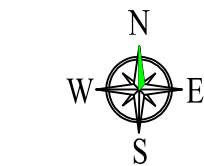
ISSUING AUTHORITY
DTCP

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.

SITE PLAN

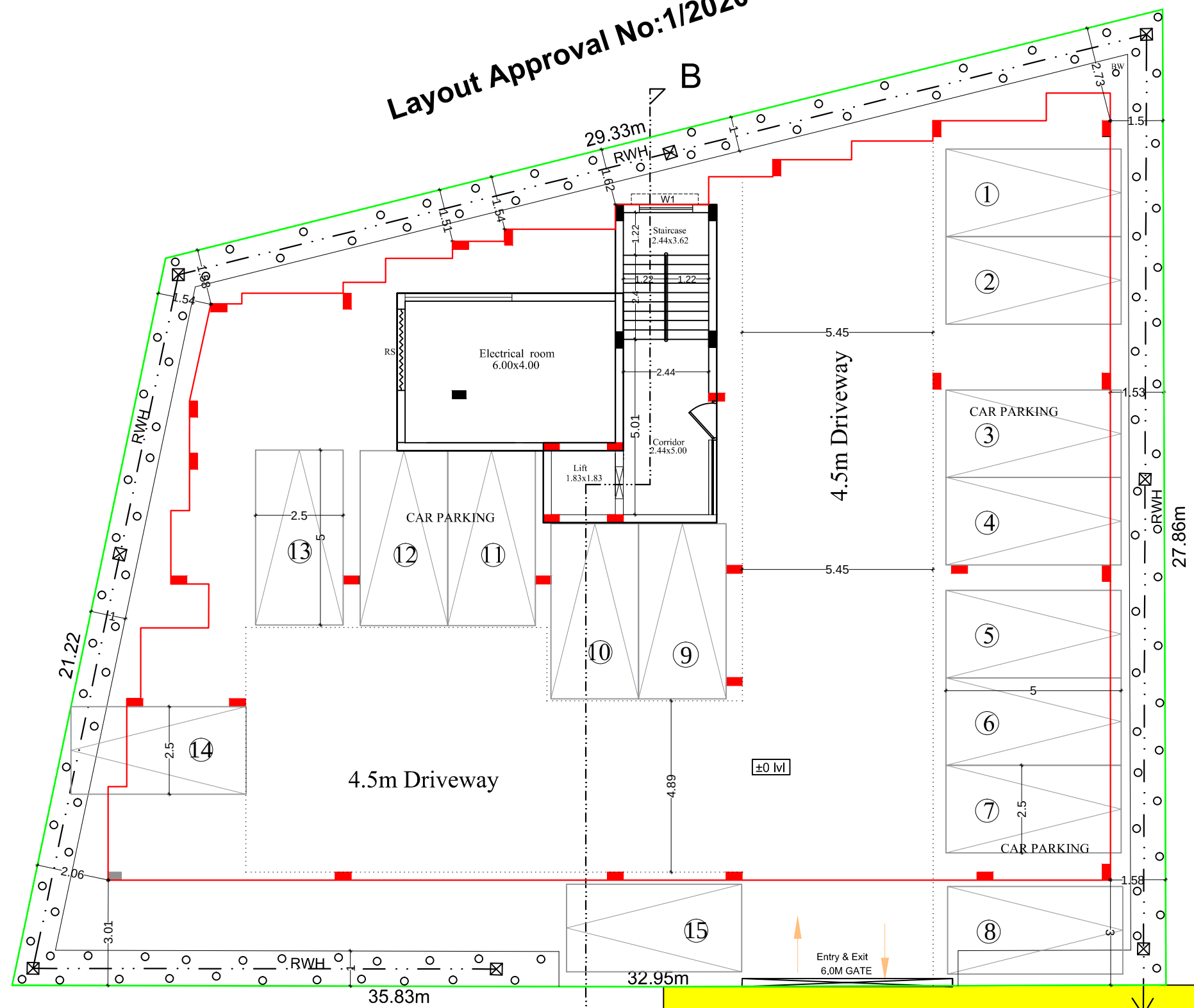
Layout Approval No:1/2020



SCALE:- 1: 100

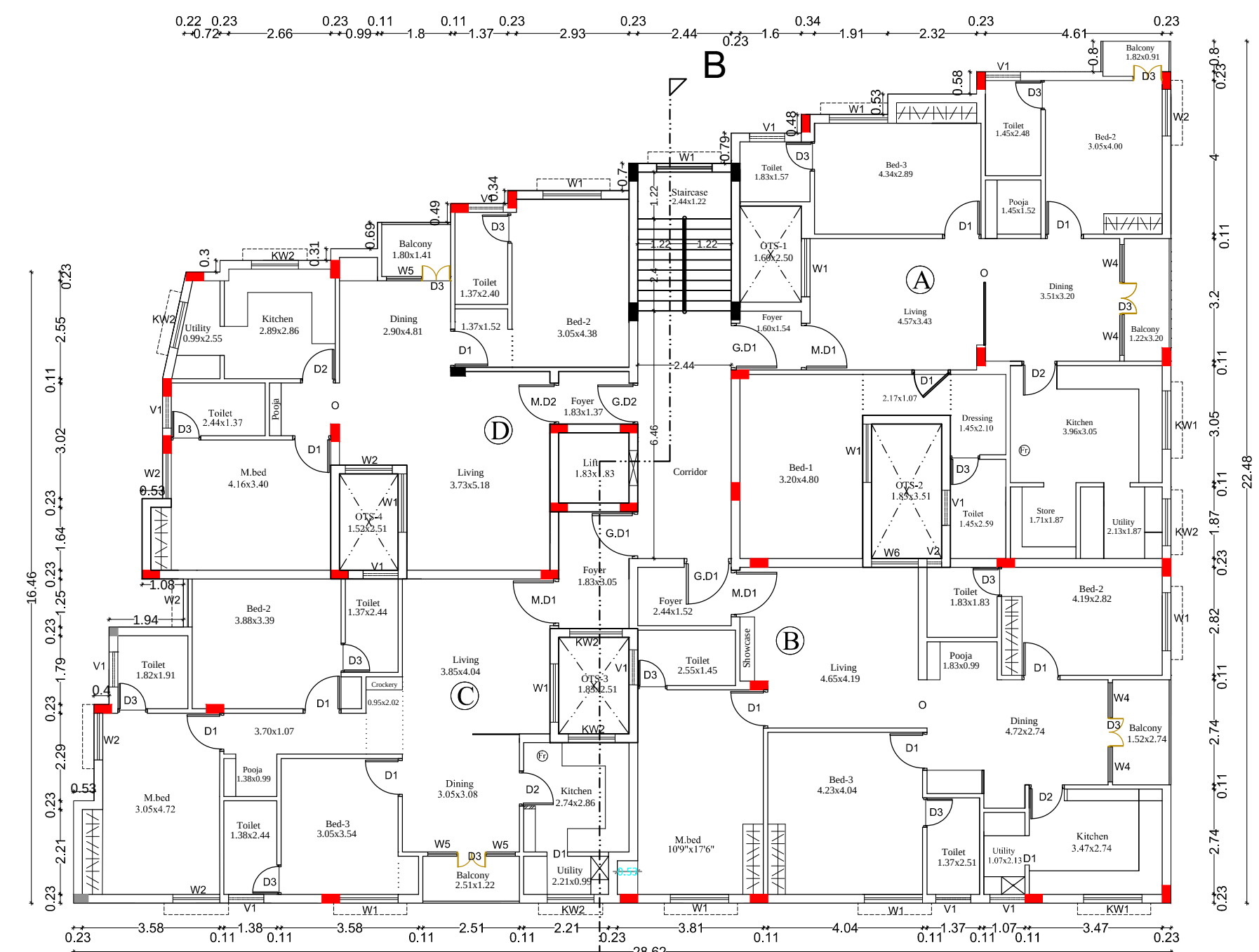
Park area

T.S.No:3/5

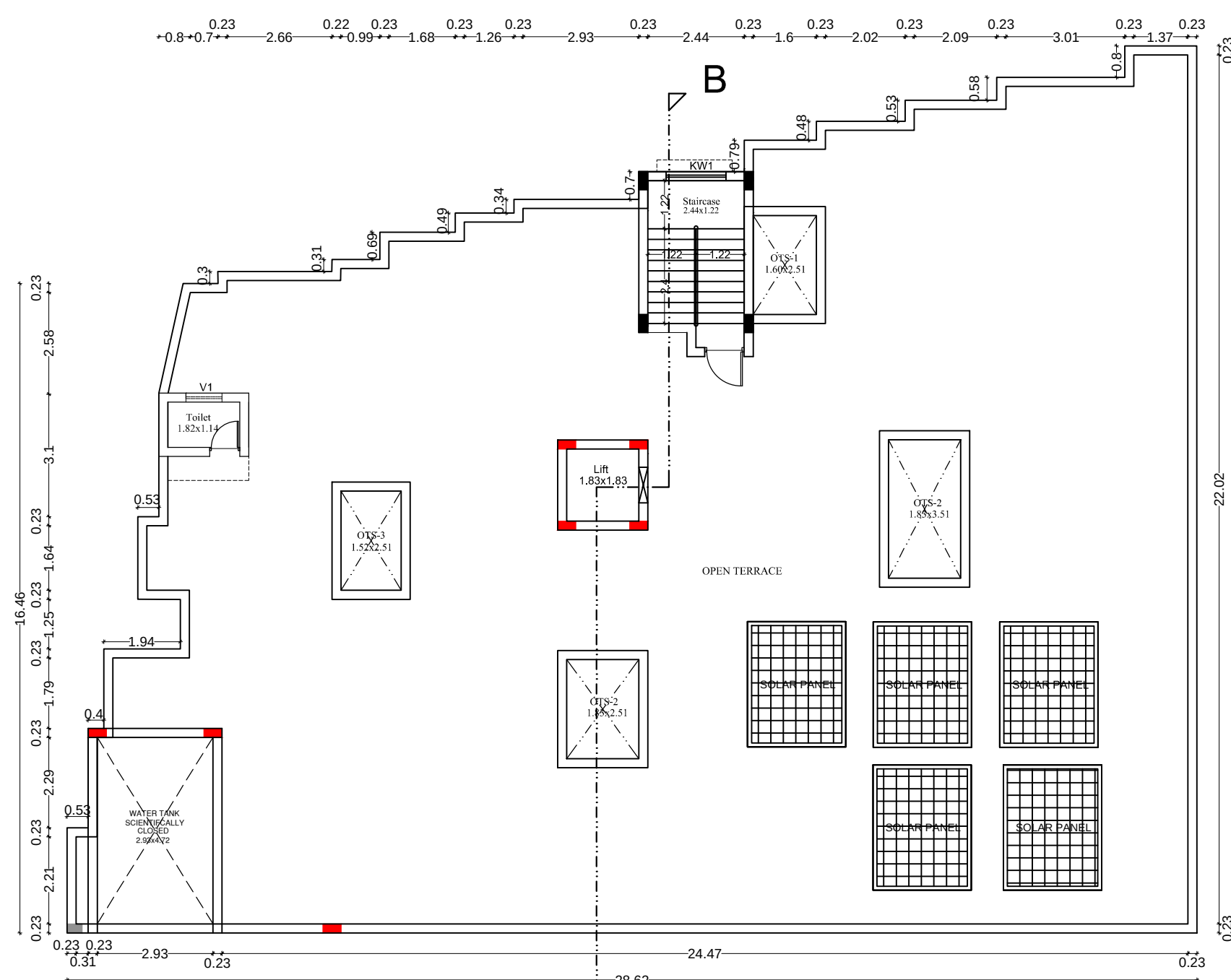


SITE PLAN
STILT FLOOR PLAN

PLOT NO:2



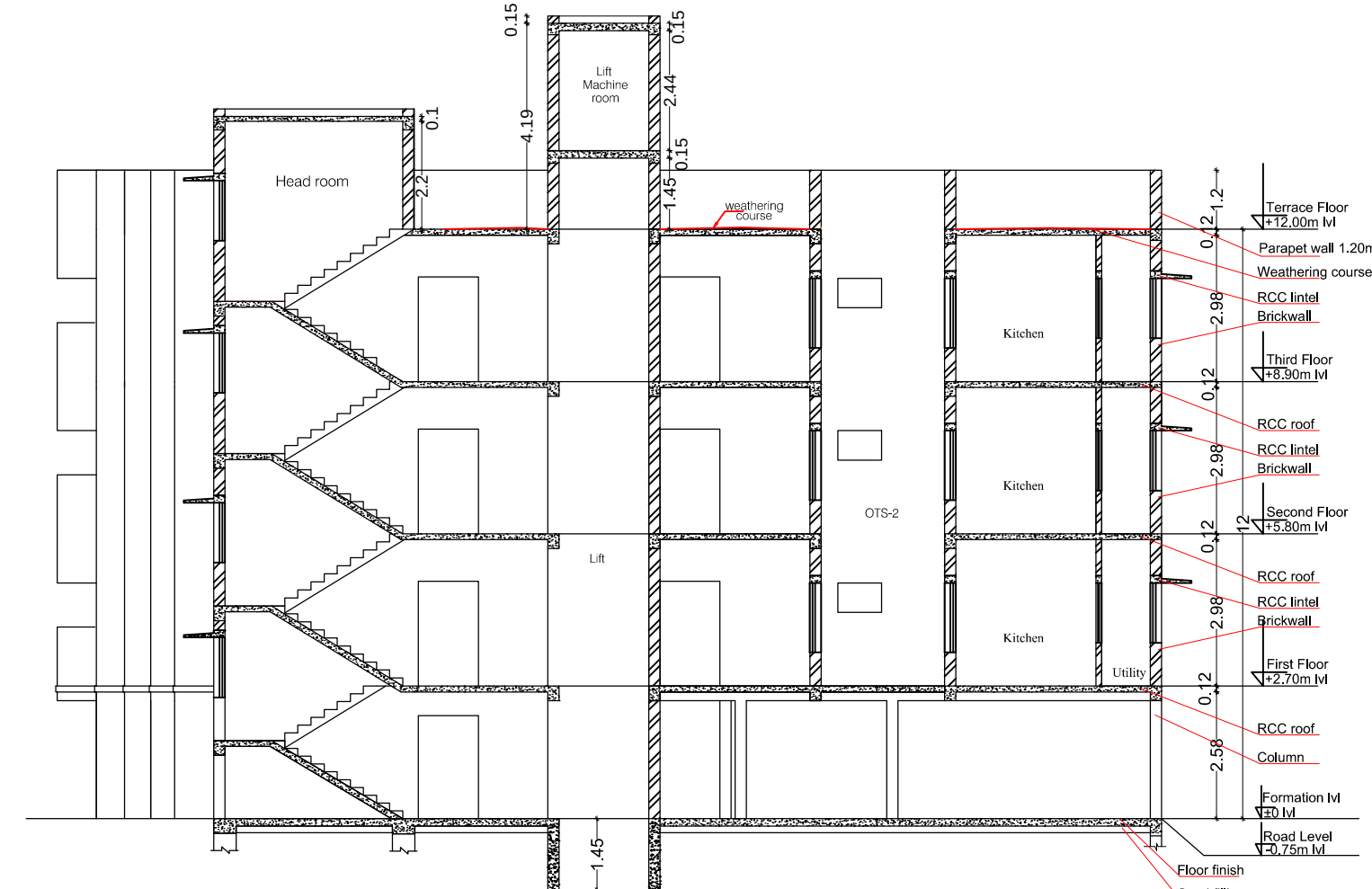
TYPICAL FLOOR PLAN
FLOOR01,FLOOR02,FLOOR03-TYPICAL



TERRACE FLOOR PLAN



South side Elevation



SECTION ON BB

NOTE:

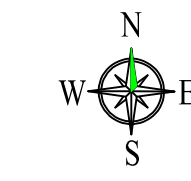
1. SEWAGE AND WASTE WATER TO BE DISCHARGED INTO THE UNDERGROUND DRAINAGE SYSTEM (UGD)
2. BORE WELL WATER AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PITS WILL BE PROVIDED.
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
5. RAIN WATER IS TO BE TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE WILL BE COLLECTED THROUGH PIPES AND LEAD INTO A FILTER PIT (SIZE 60 x 60 x 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LEAD INTO COLLECTION TANK.

JOINERY DETAILS		
GD1	Glass Door	1.22 x 2.13
GD2	Glass Door	1.07 x 2.13
MD1	Main Door	1.22 x 2.13
MD2	Main Door	1.07 x 2.13
D1	Door	1.06 x 2.13
D2	Door	0.91 x 2.13
D3	Door	0.76 x 2.13
W1	Window	1.52 x 1.52
W2	Window	1.22 x 1.52
W3	Window	1.37 x 1.52
W4	Window	0.91 x 1.68
W5	Window	0.76 x 1.68
W6	Window	1.22 x 2.00
KW1	Window	1.52 x 1.14
KW2	Window	1.22 x 1.14
V1	Ventilator	0.91 x 0.61
V2	Ventilator	0.45 x 1.20

DISTRICT TOWN AND COUNTRY PLANNING
OFFICE TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL
APARTMENT IN PLOT NO:01 IN THE LAYOUT
- "ROYAL WINDGATES PHASE I" IN T.S.NO:
- 1/1A part, BLOCK-05, WARD-AB,GOLDEN
ROCK ZONE, K.ABHISEKAPURAM
VILLAGE,TIRUCHIRAPALLI CORPORATION.

I. SITE AREA DETAILS		
TSLR/FMB AREA	=	769.32 Sq.m
AS PER DOCUMENT AREA	=	769.32 Sq.m
SUPER IMPOSED AREA	=	739.15 Sq.m
FLOOR SPACE INDEX (FSI)	=	2.08
PLOT COVERAGE (PC)	=	70.55%



SCALE:- 1: 100

DWELLING AREA STATEMENT Area (Sq.m)		
Sl. no	Description	Floor area (Sq.m) (Typical 1st to 3rd floor)
1	Flat - A	130.35
2	Flat - B	125.83
3	Flat - C	116.59
4	Flat - D	100.21
5	Com. area	29.63
6	TOTAL	502.61

II. F.S.I AREA & NON-F.S.I AREA				
PROPOSED BUILTUP AREA				
Sl.No	DESCRIPTION	FSI AREA (in sq.m) (A)	NON-FSI AREA (in sq.m) (B)	TOTAL AREA (in sq.m) I = (A+B)
01	STILT FLOOR (ELECTRICAL ROOM-FSI)	28.81	492.65	521.46
02	FIRST FLOOR	502.61	---	502.61
03	SECOND FLOOR	502.61	---	502.61
04	THIRD FLOOR	502.61	---	502.61
05	HEAD ROOM	---	17.58	17.58
06	LIFT AREA	---	3.34	3.34
TOTAL		1536.64	513.57	2050.21

III. CAR PARKING DETAILS		
Car Parking Required		13 nos.
Car Parking Provided		15 nos.

IV. FSI CALCULATION	
1536.64 / 739.15 = 2.08>2.0 (Premium FSI amount paid)	

V.LEGEND:

Site boundary (Super imposed) —

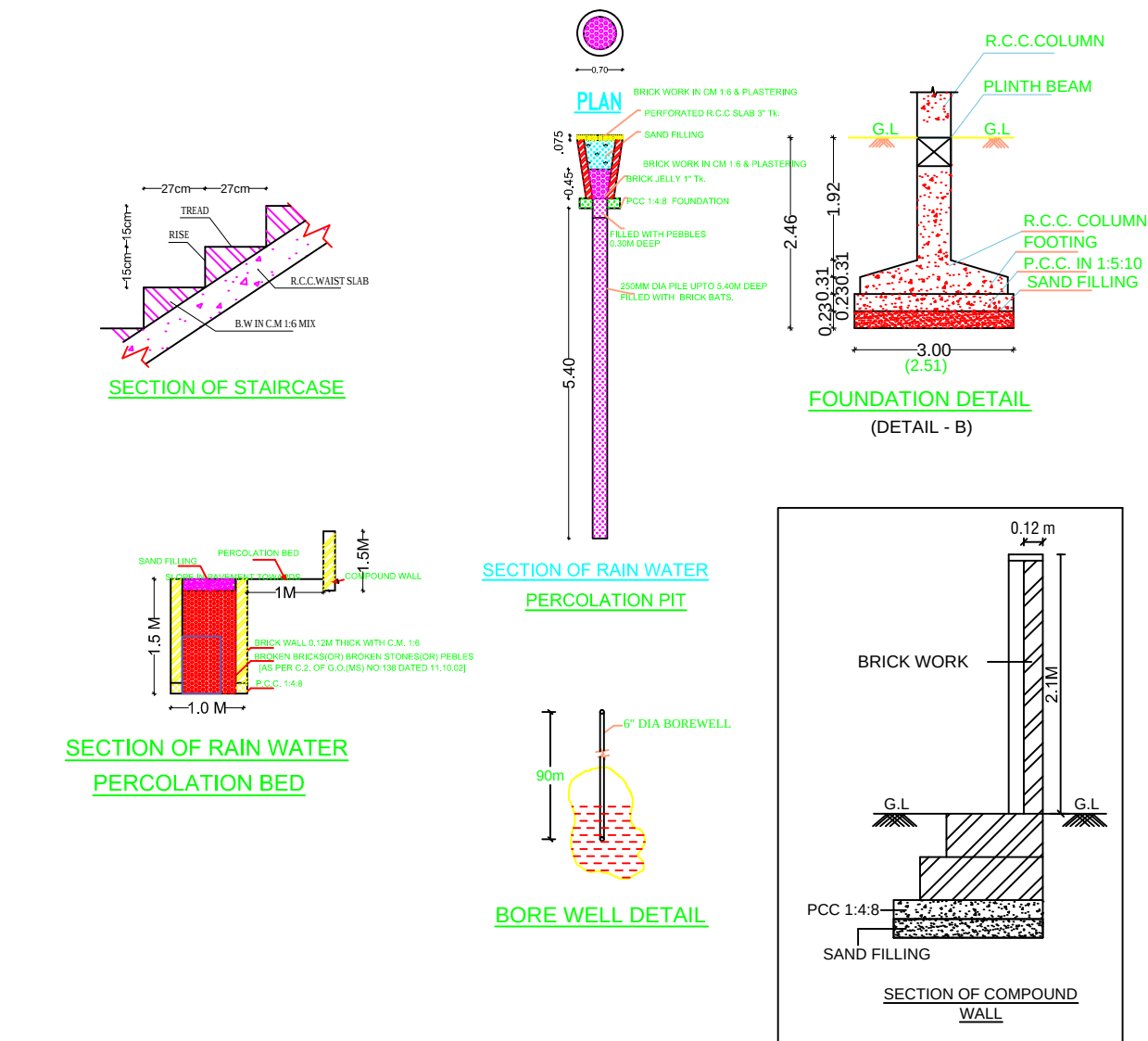
Proposed Building —

Road —

Special Condition:
The building must be used 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 initiated under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized construction.

Planning permission is valid for a period of 8 years from Date of E.signed

PLANNING PERMISSION No:
PP/JD/DTCP(TD) No: 130 /2023



G.Gopalan
Draughtsman Grade-III

A.P.Thamilvaanan
Supervisor / Draughtsman Grade- II

e-signed
Joint Director (FAC)
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.

