

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli
Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

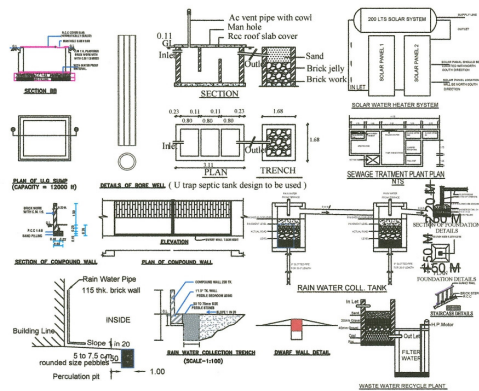
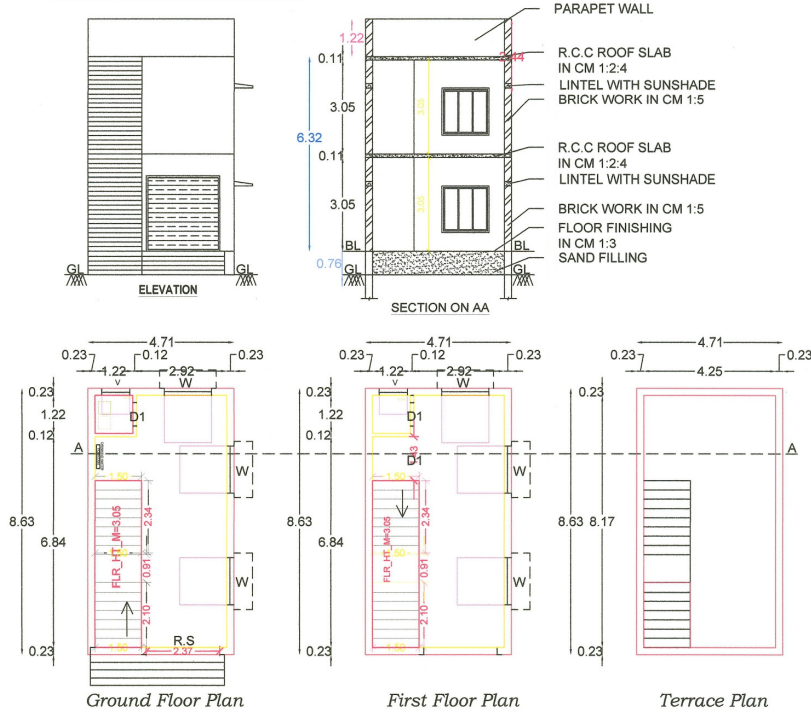
PURPOSE
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

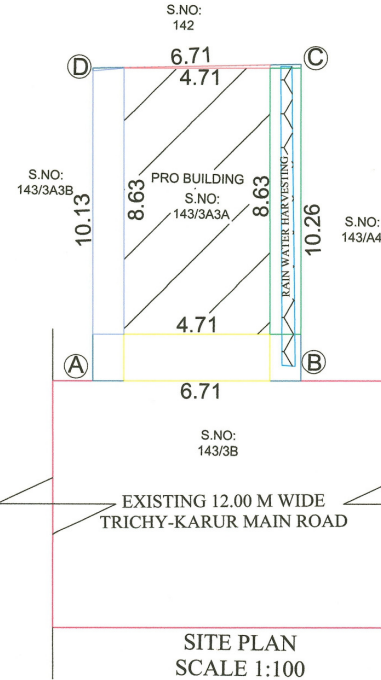
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC COMMERCIAL BUILDING IN SF No:143/3A3A AT SIRUGAMANI WEST VILLAGE, SRIRANGAM TALUKA, TIRUCHIRAPPALLI DISTRICT.

Online Building Plan No. SWP/BPA/073297/2023
Sirugamani Town Panchayat Plan No.18/2023



PLAN INFO
PLOT AREA M²=89.00
AS PER DOCUMENT=89.00
AS AT SITE=88.41
RMB OR PLH=89.00
SINGLE FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=30.00
WETHER GOVT OR AIDED_SCHOOL=NO
ROAD_WIDTH=12.00
ROAD_LENGTH=200.00
AVG_PLOT_DEPTH=10.30
AVG_PLOT_WIDTH=6.70
LAND_USE_ZONE=COMMERCIAL
PLOT_NO=143/3A3A
DISTRICT=TIRUCHIRAPPALLI
TALUK=SRIRANGAM
SURVEY_NO=143/3A3A
PATTI_NO=433
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
BLOCK_1_BSHOP_MENRGR_COUNT=5
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
ORGANIZATION_TYPE=PRIVATE
JURISDICTION_TYPE=TOWN PANCHAYAT
IS_SWIMMING_POOL_EXIST=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



AREA DETAILS

SITE EXTENT	89.00 SQM	742.72 SQFT
PLINTH AREA	40.65 SQM	437.55 SQFT
VACANT AREA	28.35 SQM	305.17 SQFT

BLOCK	FLOOR	AREA
GROUND FLOOR	GROUND FLOOR	40.65 SQM
	FIRST FLOOR	40.65 SQM
TOTAL AREA		81.30 SQM

REFERENCE

RS	- ROLLING SHUTTER	- 2.37 X 2.44M
DI	- DOOR	- 0.76 X 2.14M
W	- WINDOW	- 1.52 X 1.52M
V	- VENTILATOR	- 0.90 X 0.60M

NOTE

ALL DIMENSIONS ARE IN METER
EXHAUST FAN USED FOR KITCHEN
SOLAR WATER HEATER SYSTEM TO BE PROVIDED
RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
WASTE WATER WILL BE USED FOR GARDEN PURPOSE

BOUNDARY	—○—
PROPOSED BUILDING	—○—
EXISTING ROAD	—○—

PARKING CALCULATION

FLOOR AREA ABOVE 75 Sq.mt	= 1 CAR SPACE (2.50X5.00)
FLOOR AREA FROM 25 - 75 Sq.mt	= 1 TW SPACE (1.50X2.00)
REQUIRED PARKING	= 1 CAR + 1TW
PARKING PROVIDED	= 1 CAR + 1TW

NO. OF DWELLING UNITS = 01

FLOOR SPACE INDEX

= TOTAL PLINTH AREA / TOTAL SITE AREA	
= 81.30 / 69.00	
= 1.18 ~ 2	

T.N. COMBINED DEVELOPMENT & BUILDING RULES-2019

SET BACK	REQUIRED	AVAILABLE	OK
FRONT	1.50	1.50	OK
SIDE 1	1.00	1.00	OK
SIDE 2	1.00	1.00	OK
REAR	0	0.02	OK
PARKING	1.70	1.70	OK
FSI	2.00	1.18	OK

R.m.l.
APPLICANT

Er. P.D. GEORGE, M.E., (Struct.)
REGISTERED ENGINEER
RE / Gr1 / SVS, Region / 901 / 2019
KRISHA BUILDERS & PROMOTERS
P.No: 257, Periyar Nagar (Double Road)
Rajagopalapuram Housing Unit
Pudukkottai - 622 003.
KRISHA BUILDERS & PROMOTERS

APPROVAL AUTHORITY

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.

