Verified RealEstate™

REFERENCE
24/2024-2025

ISSUED
17 October 2024

PP APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

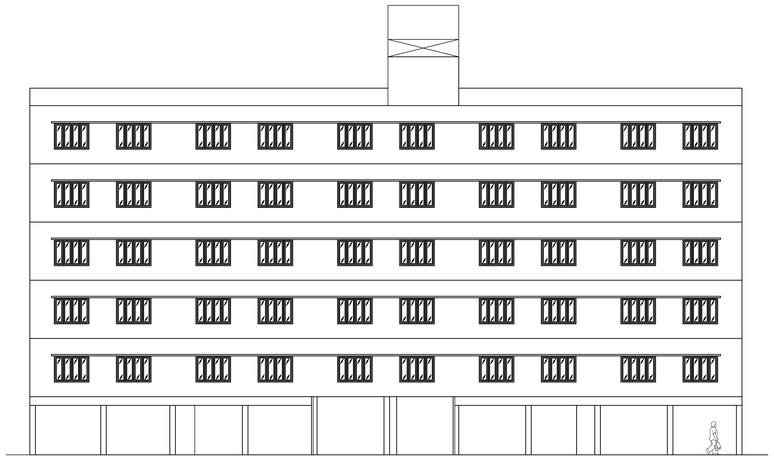
The approval as the planning authority issued it, reproduced in full behind this page.

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

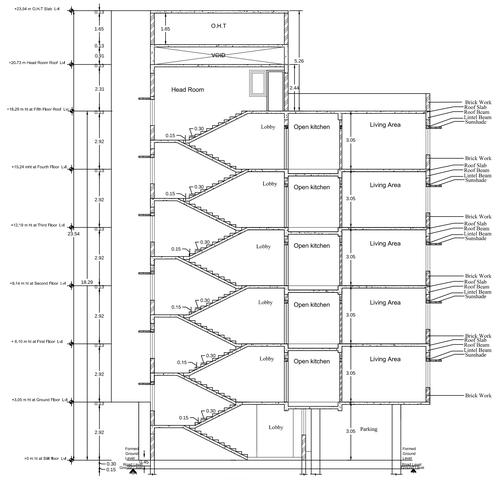
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

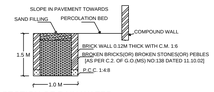
DIGITALLY VERIFIED RECORD



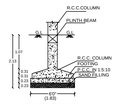
NORTH SIDE ELEVATION



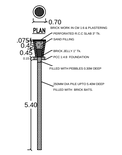
SECTION on AB



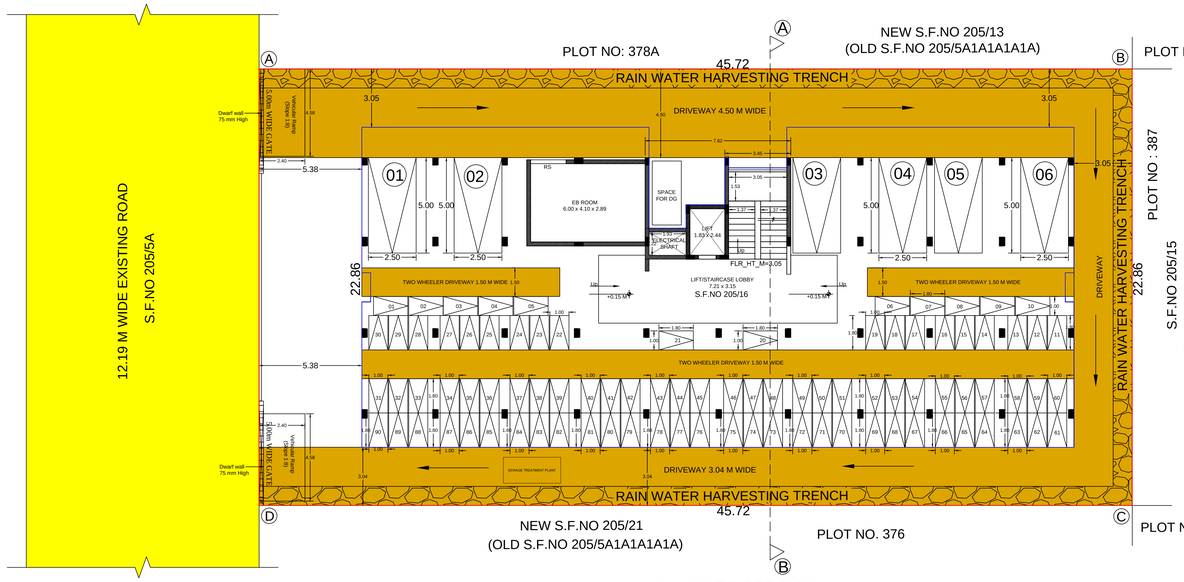
SECTION OF RAIN WATER PERCOLATION BED



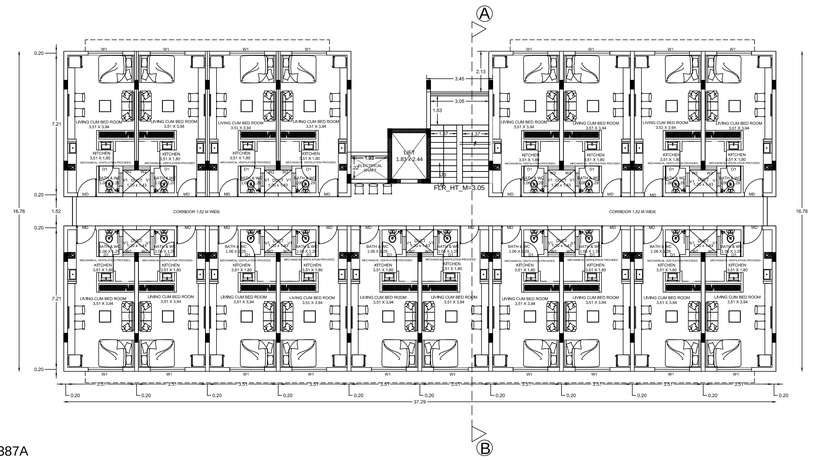
FOUNDATION DETAIL (DETAIL - B)



PERCOLATION PIT

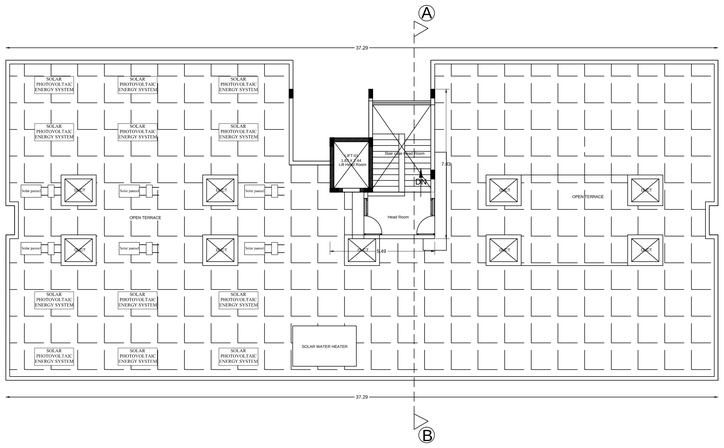


SITE CUM STILT FLOOR PLAN

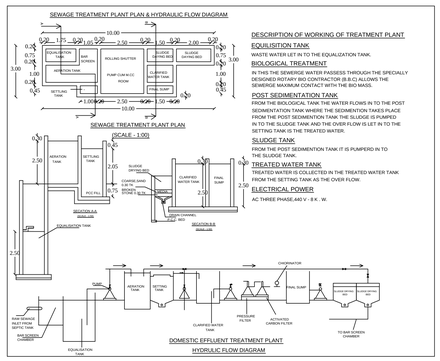


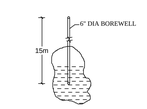
TYPICAL FLOOR PLAN = 1, 2, 3, 4, 5.

TYPICAL FLOOR PLAN (FLOOR 01,02,03,04,05) DWELLING AREA,PLINTH AREA & CARPET AREA ARE SAME FOR ALL FLOORS		
UNIT NO	DWELLING AREA/ PLINTH AREA (SQ.M)	CARPET AREA (SQ.M)
01	28.02	23.80
02	27.25	23.80
03	27.25	23.80
04	28.02	23.80
05	28.02	23.80
06	27.25	23.80
07	27.25	23.80
08	28.02	23.80
09	28.02	23.80
10	27.25	23.80
11	27.25	23.80
12	27.25	23.80
13	27.25	23.80
14	27.25	23.80
15	27.25	23.80
	27.25	23.80
	27.25	23.80
	28.02	23.80

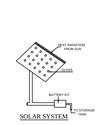


TERRACE FLOOR PLAN

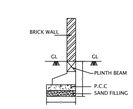




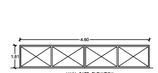
BORE WELL DETAIL



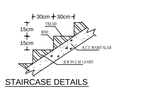
SOLAR SYSTEM



COMPOUND WALL DETAIL



MAIN GATE ELEVATION



STAIRCASE DETAILS

RMK SECTION (SAMPLE)

ONLINE APPLICATION NO : SWP/BPA/0268211/2024

SURVEYOR/ASST. DRAUGHTS MAN

ARCHITECTURAL/PLANNING ASSISTANT

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (AFFORDABLE HOUSING PROJECT) IN REGULARISED LAYOUT L.P(R)/NTDA NO: 01/2020, PLOT NO:378, S.F.NO: 205/16 (OLD S.F.NO. 205/5A) AT KEELAKURICHI VILLAGE / PANCHAYAT, THIRUVERUMBUR TALUK / PANCHAYAT UNION, TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER

SCALE - 1:100

ONLINE APPLICATION NO : SWP/BPA/0268211/2024

REFERENCE:

SITE BOUNDARY

EXISTING ROAD

DRIVE WAY

PROPOSED BUILDING

N

AREA DETAILS :

AS PER PATTA/TSLR	- 1045.00 Sq.m
AS PER DOCUMENT	- 1045.15 Sq.m
AS PER SUPER IMPOSED SITE AREA	- 1045.15 Sq.m
PLOT AREA (minimum of above shall be taken into account)	

PROPOSED BUILDING AREA DETAILS

FLOORS	F.S.I (SQ.m)	NON F.S.I (SQ.m)	BUILT-UP AREA(SQ.m)	DWELLING UNITS
STILT FLOOR	-	598.42	598.42	-
FIRST FLOOR	580.59	-	580.59	18
SECOND FLOOR	580.59	-	580.59	18
THIRD FLOOR	580.59	-	580.59	18
FOURTH FLOOR	580.59	-	580.59	18
FIFTH FLOOR	580.59	-	580.59	18
TERRACE FLOOR	-	31.56	31.56	-
TOTAL	2902.95	629.98	3532.93	90

FSI AREA - 2902.95 / 1045.00 SQ.M - 2.777

NO. OF DWELLING UNITS - 90 NOS

PARKING DETAILS

SL.NO	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	06 NOS
2)	TWO WHEELER PARKING SPACE	90 NOS

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	Mrs.CECILIA EDEL PRIYA MANAGING DIRECTOR, M/s. LUXICA PROPERTIES PVT Ltd.,	For LUXICA PROPERTIES PRIVATE LIMITED Managing Director
REGISTERED ENGINEER	Er.R.JEYASEELAN (RE/Gr-I/DTCP/TRICHY/DEC2022/389)	Er. R. JEYASEELAN B.E MSc., Regd. No. 389/2022 Tiruchirapalli. RGN No. : RE / Gr.I / DTCP / TRICHY / DEC 22 / 389 / 14.12.2022 NO. 5/27/2 STREET, GANDHIPURAM, TRICHY-620 018.
STRUCTURAL ENGINEER	Er.G.MIRUTHUN GANESAN (SE/Gr-II/DTCP/TRICHY/MAY2024/009)	MIRUTHUN GANESAN M.E., Structural Structural Engineer Grade- II Reg. No. 9/2019 / Tiruchirapalli / RGN / 009 Tiru-Ad-Ex Engineering Consultancy Pvt. Ltd. Marika, 64, Manjanaikara Street, Lal Colony, Trichy - 620 021.
GEO-TECH EXPERT	Er.S.SENTHAMIL KUMAR (TJR/RGE/2019/086)	S.SENTHAMIL KUMAR M.E.,(Ph.D.) M.A.(Soil Mechanics) Geotechnical Engineer Grade-I Reg.No.TJR/RGE/2019/086 Tiruchirapalli Regional Office, Tamilnadu Water Supply and Drainage Board, 2/86, Phase-III, G.K. Nagar Extension, Kodaiyur Post, Tiruchirapalli - 620 008
SITE SUPERVISION ENGINEER	Er.M.SURESH (CE/DTCP/TRICHY/MAY 2023/420)	Er. M. SURESH, B.E.C.E., CONSTRUCTION ENGINEER AND SUPERVISOR CONTRACTOR, RAPT (2015-16)/14.01.2017, R.O. No. 1/2016-17/DTCP, Ph. No. 9976 287119 CELL : 97874 05119

JOINERY DETAILS

S.No	REFERENCE	MEASUREMENTS
1	MAIN DOOR-MD	1.00 X 2.13
2	DOOR-D1	0.76 X 2.13
3	DOOR-D2	0.91 X 2.13
4	WINDOW - W1	1.82 X 1.52
5	WINDOW - W2	0.60 X 1.41
6	VENTILATOR - V	0.6 X 1.00
7	ROLLING SHUTTER	1.82 X 2.13

BUILDING PERMISSION NO : BP/JD DTCP (TD) No. 66/2024

PLANNING PERMISSION NO : PP/JD DTCP (TD) No. 102/2024

(This Planning permission is valid for a period of 8 years from the date of e-sign)

e-signed
Joint Director / Member Secretary (FAC)
District Town and Country Planning office
Tiruchirappalli District

THE LANDLENS SUITE

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

hello@verified.realestate · +91 9996 12 9996

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.