Verified RealEstate™

REFERENCE
SWP/BPA/318236/2024

ISSUED
10 September 2024

PP APPROVAL RECORD

Planning Permission

Tiruchirappalli

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.

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

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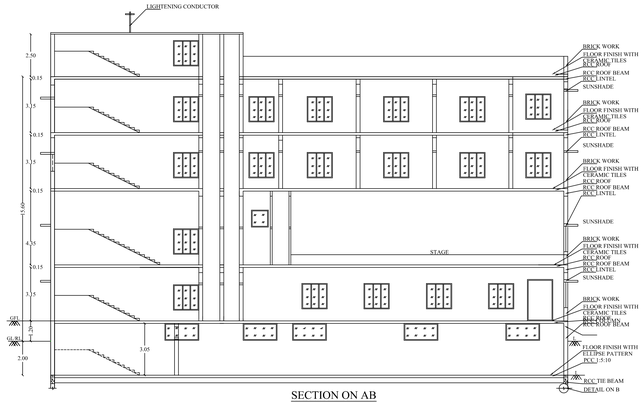
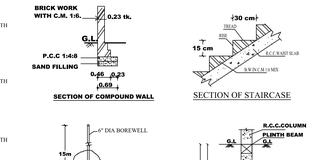
DIGITALLY VERIFIED RECORD

ELEVATION

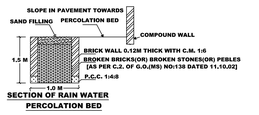


SECTION ON AB

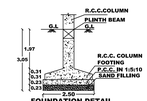


SECTION OF COMPOUND WALL

SECTION OF STAIRCASE

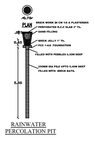


SECTION OF RAIN WATER PERCOLATION BED

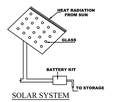


BORE WELL DETAIL

FOUNDATION DETAIL
(DETAIL - B)

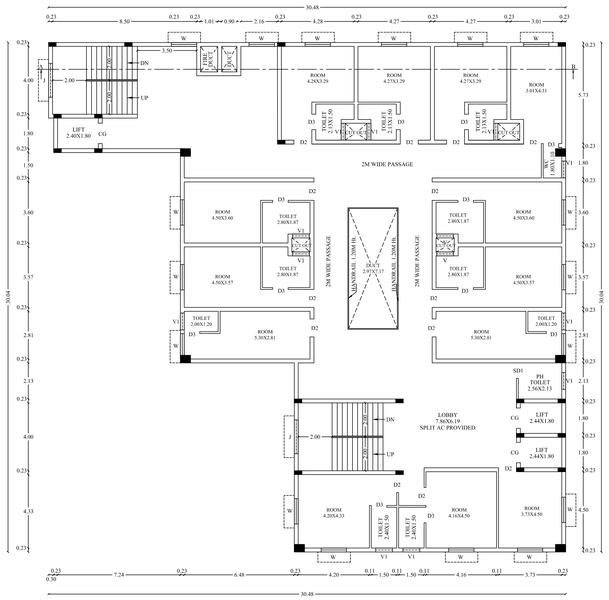


RAINWATER PERCOLATION PIT

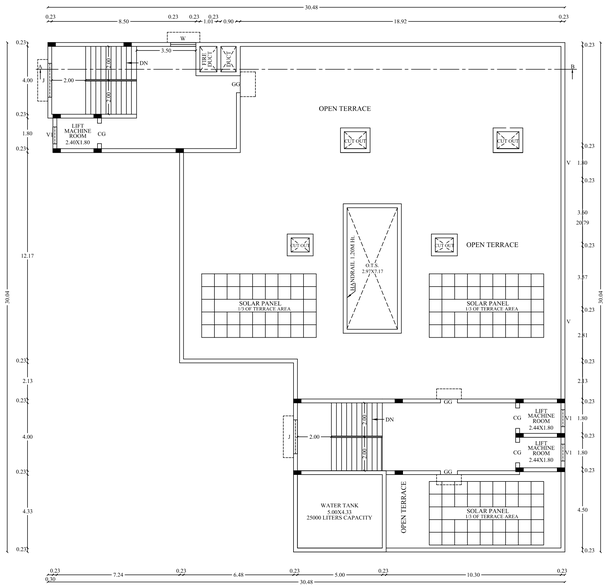


SOLAR SYSTEM

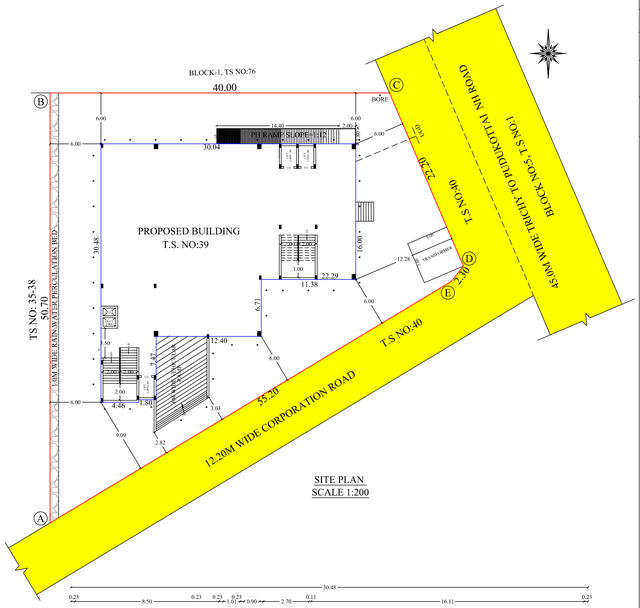
MAIN GATE ELEVATION



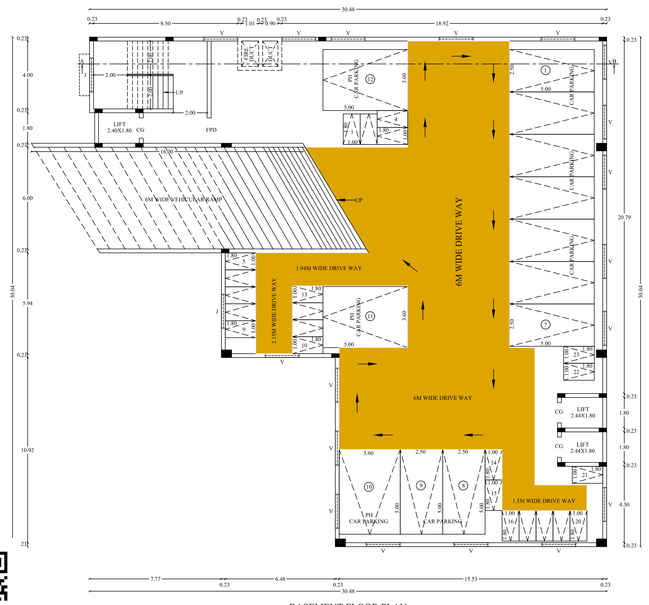
TYPICAL FLOOR PLAN
SECOND & THIRD FLOOR PLAN



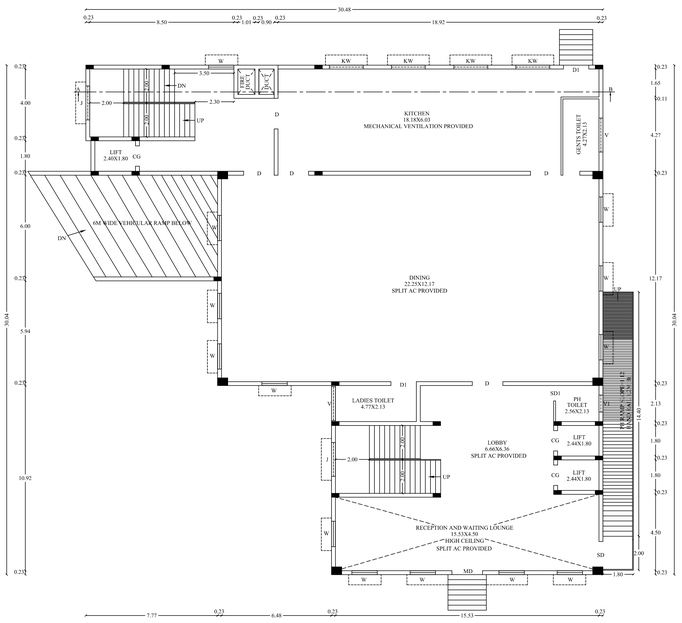
TERRACE FLOOR PLAN



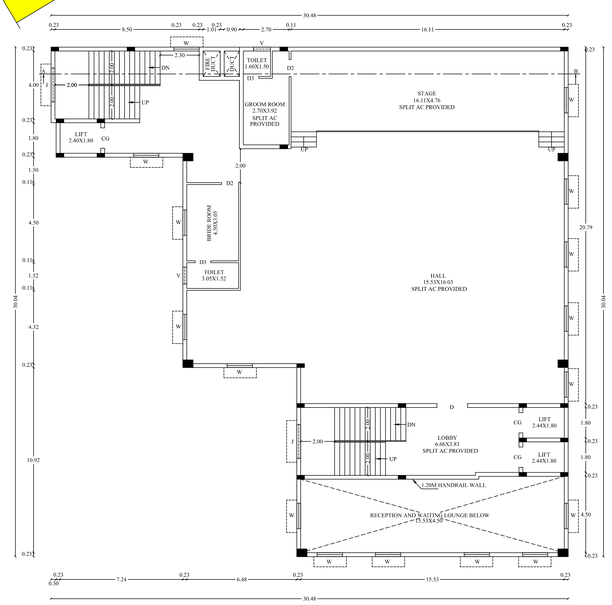
SITE PLAN
SCALE 1:200



BASEMENT FLOOR PLAN
(PARKING)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

PLAN SHOWING THE PROPOSED CONSTRUCTION CONSTRUCTION OF COMMERCIAL (MARRIAGE HALL) BUILDING IN APPROVED LAYOUT L.P(TT)NO.40/83, PUBLIC PURPOSE PLOT, WARD: AW, BLOCK NO:6, T.S.NO: 39, PASUMAI NAGAR, KOTTAPATTU VILLAGE, ZONE - IV, TIRUCHIRAPPALLI CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/318236/2024

REFERENCE:
- SITE BOUNDARY
- EXISTING ROAD
- DRIVE WAY
- PROPOSED BUILDING

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per Document)	2029.55
PLOT AREA (as per FMB)	1725.00
SUPER IMPOSED PLOT AREA	1665.63

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	BASEMENT FLOOR AREA	–	657.03	657.03
2)	GROUND FLOOR AREA	654.17	–	654.17
3)	FIRST FLOOR AREA	586.05	–	586.05
4)	SECOND FLOOR AREA	631.39	–	631.39
5)	THIRD FLOOR AREA	631.39	–	631.39
6)	HEAD ROOM	–	130.02	130.02
	TOTAL AREA	2503.00	787.05	3290.05

F.S.I = 2503.00 / 1665.63 = 1.502

PARKING DETAILS

S.L.NO	DESCRIPTION	PROVIDED
1)	CAR PARKING SPACE	12 NOS
2)	TWO WHEELER PARKING	23 NOS

PROFESSIONAL DETAILS BASED ON FORM C

APPLICANT	Mr.S.JEEVA	
REGISTERED ENGINEER	Er.T.ANBALAGAN (RE/Gr-II/DTCP/22/01/001)	
STRUCTURAL ENGINEER	Er.M.CHOKKALINGAM (DTCP/SE/Gr-II/21/08/001)	

SCHEDULE OF JOINERIES:

REFERENCE	METRE
FPD – FIRE PROOF DOOR	1.20 X 2.44
CG – COLLAPSE GATE	1.06 X 2.44
GG – GRILL GATE	1.06 X 2.20
MD – MAIN DOOR	2.00 X 2.44
D – FLUSH DOOR	1.80 X 2.44
D1 – FLUSH DOOR	1.50 X 2.44
D2 – FLUSH DOOR	1.00 X 2.44
D3 – FLUSH DOOR	0.91 X 2.44
W – GLAZED WINDOW	1.50 X 1.80
KW – GLAZED WINDOW	2.00 X 1.50
V – VENTILATOR	2.00 x 1.00
V1 – VENTILATOR	0.90 x 0.75
J – JALLY	1.50 x 1.50

Special Condition:
The building must be 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.

BUILDING PERMISSION NO : B.P/JD DTCP (TD) NO: 102/2024

PLANNING PERMISSION NO : P.P/JD DTCP (TD) NO: 140/2024

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

e-signed
Joint Director / Member Secretary,
District Town and Country Planning office
Tiruchirappalli District

ONLINE APPLICATION NO: SWP/BPA/318236/2024

E.SANGEETHA
SURVEYOR/ASST.DRAUGHTS MAN

J.GURUPRASATH
ARCHITECTURAL/PLANNING ASSISTANT

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

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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

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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.