PP APPROVAL RECORD

Planning Permission

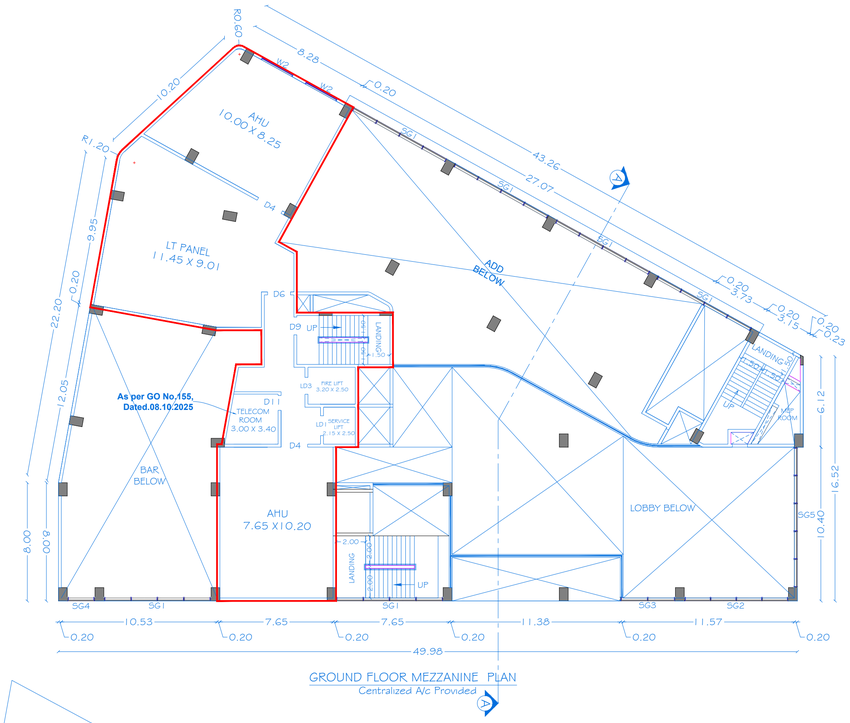
Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

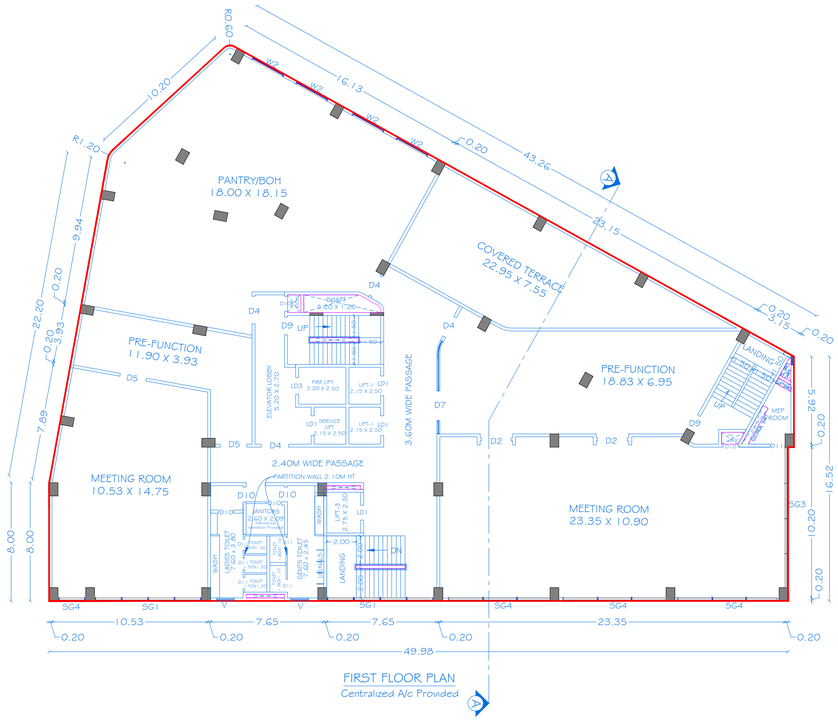
ISSUING AUTHORITY
DTCP

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

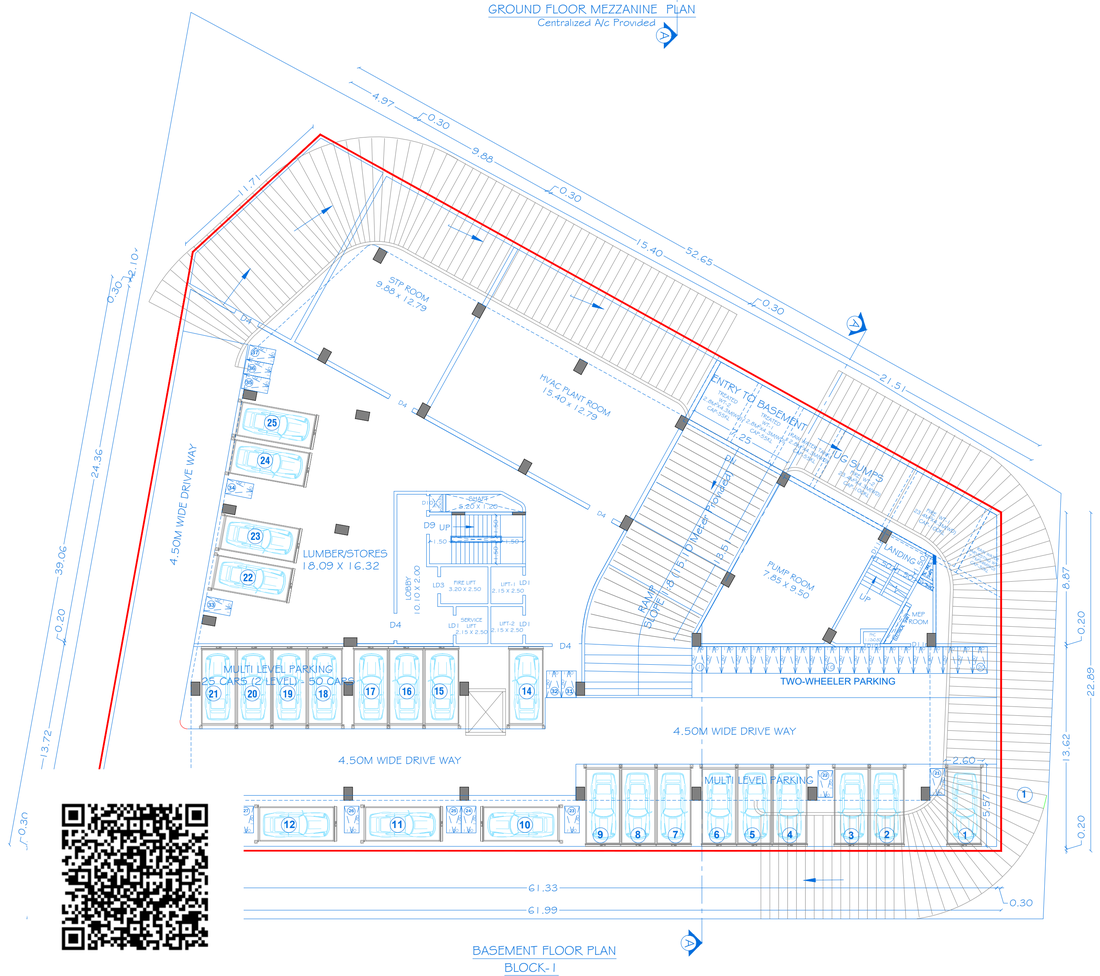
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



GROUND FLOOR MEZZANINE PLAN
Centralized A/c Provided



FIRST FLOOR PLAN
Centralized A/c Provided



BASEMENT FLOOR PLAN
BLOCK-I



GROUND FLOOR PLAN
Centralized A/c Provided

SCALE: 1:100

SHEET NO:01/04

BLOCK-I

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING IN BASEMENT, GROUND, GROUND MEZZANINE, FIRST,SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH & EIGHTH FLOOR FOR "M/s. SANGU CHAKRA HOTELS PRIVATE LIMITED" IN OLD WARD-1, BLOCK-30, TS.NO-184/1, NEW WARD -AB, BLOCK-24, TS.NO-15/1, 15/2, 15/3 AT K.ABISHEKAPURAM VILLAGE, BHARATHIYAR SALAI, TIRUCHIRAPALLI CITY CORPORATION, TIRUCHIRAPALLI WEST TALUK, TIRUCHIRAPALLI DISTRICT.

NOTE: ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

REF.ID	DESCRIPTION	SIZE
D1	GLASS DOOR	2.40 X 2.40
D2	DOOR	2.00 X 2.40
D4	DOOR	1.80 X 2.40
D5	DOOR	1.80 X 2.40
D6	DOOR	1.50 X 2.40
D7	DOOR	1.50 X 2.40
D8	DOOR	1.20 X 2.40
D9	DOOR	1.20 X 2.40
D10	DOOR	1.00 X 2.40
D11	DOOR	1.00 X 2.40
D12	DOOR	1.05 X 2.40
GD1	GLASS DOOR	1.80 X 2.40
SG1	SLIDING GLASS	9.65 X 4.65
SG2	SLIDING GLASS	9.53 X 4.65
SG3	SLIDING GLASS	9.15 X 4.65
SG4	SLIDING GLASS	7.00 X 4.65
SG5	SLIDING GLASS	2.67 X 4.65
LD1	LIFT DOOR	1.35 X 2.15
LD3	LIFT DOOR	1.15 X 2.15
W1	WINDOW	2.40 X 2.20
W2	WINDOW	2.40 X 1.50
W3	WINDOW	1.75X 2.20
V1	VENTILATOR	0.60 X 0.90
V2	VENTILATOR	0.50 X 1.00

AREA DETAILS

Block. No.	PARTICULARS	TOTAL BUILTUP AREA IN SQ.MT	DUCT AREA IN Sq.Mt	NON FSI AREA IN Sq.Mt	FSI AREA IN SQ.MT
I	BLOCK-I (Hotel)				
	AREA OF THE BASEMENT FLOOR	2173.52	-	2173.52	-
	AREA OF THE GROUND FLOOR	1372.85	12.28	-	1372.85
	AREA OF THE GROUND MEZZANINE FLOOR	382.23	0.99	-	382.23
	AREA OF THE FIRST FLOOR	1370.87	14.26	-	1370.87

KEY

(FE) Fire Extinguisher

(FA) Fire Alarm

(FA) Fire Hydrant

APPLICANT

For Sangu Chakra Hotels Pvt. Ltd.
Managing Director

M/s. SANGU CHAKRA HOTELS PRIVATE LIMITED

REGISTERED ARCHITECT

T.V. PRASAD
S.M.ARCH.S.(MIT, USA)
Registered Architect Council of Architecture
RED No. CA/91/14009

REGISTERED GEO-TECH ENGINEER

Dr.S. Senthamil Kamar,ME,Ph.D,FGS, MIEI
Registered Geotechnical Engineer - No. 001/RGTE/2024
705, Plot No. 25, I.M. Rajan Nagar,
Near New Bus Stand, Thanjavur - 613 005.
Cell : 9443789090 Email : senthamilkumar@yahoo.co.in

REGISTERED STRUCTURAL ENGINEER

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STRUCTURAL ENGINEER GRADE I (GE)
DTCP REG No. CULDIST/SE/GR-I/2019/05/084 (MLPA)
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Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadevr@gmail.com
Mobile : 98402 31666

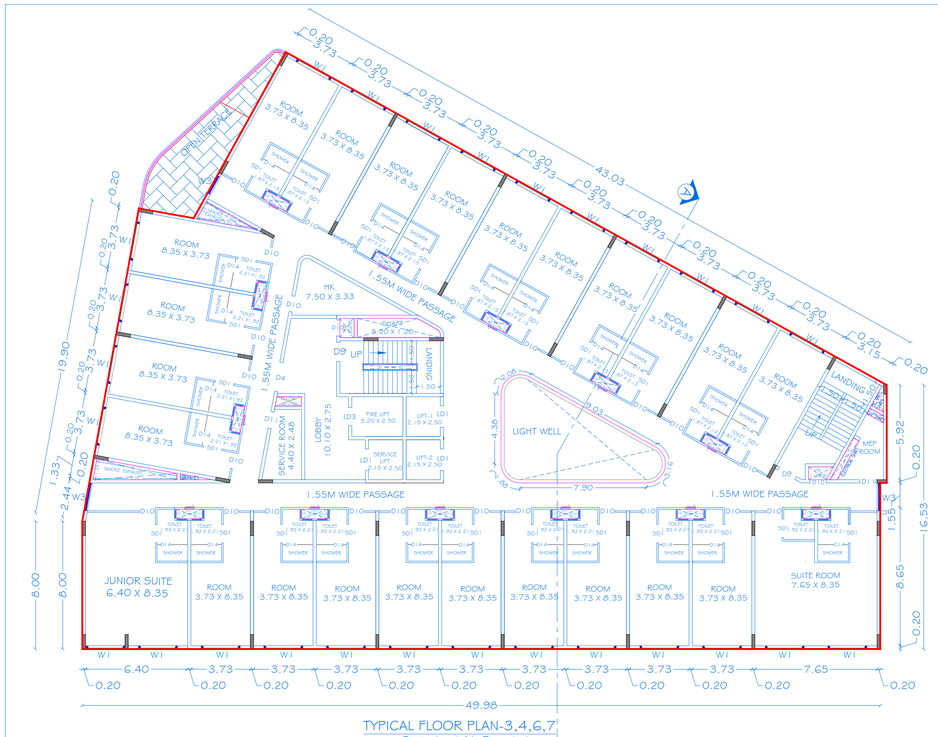
REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Engr(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(PINTOA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I	I
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

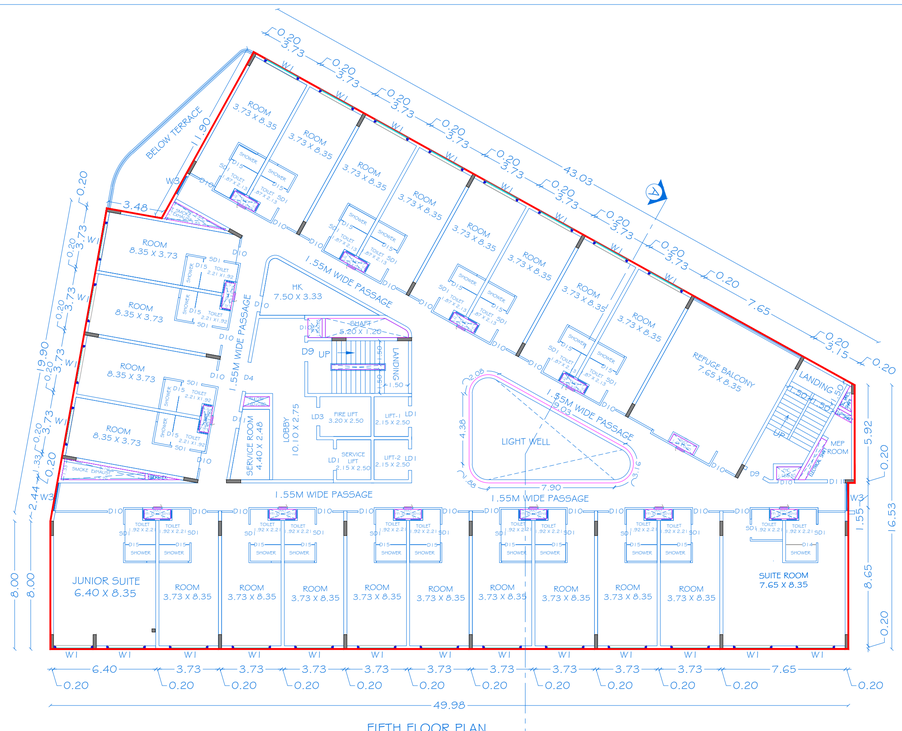
CIVIL TEC, Door No.2A, 1st Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC-\\SERVER\DRAWING 2025-DTCP-OTHERS-\COMM\1 .SANGU CHAKRA HOTEL-V.VII.XX25



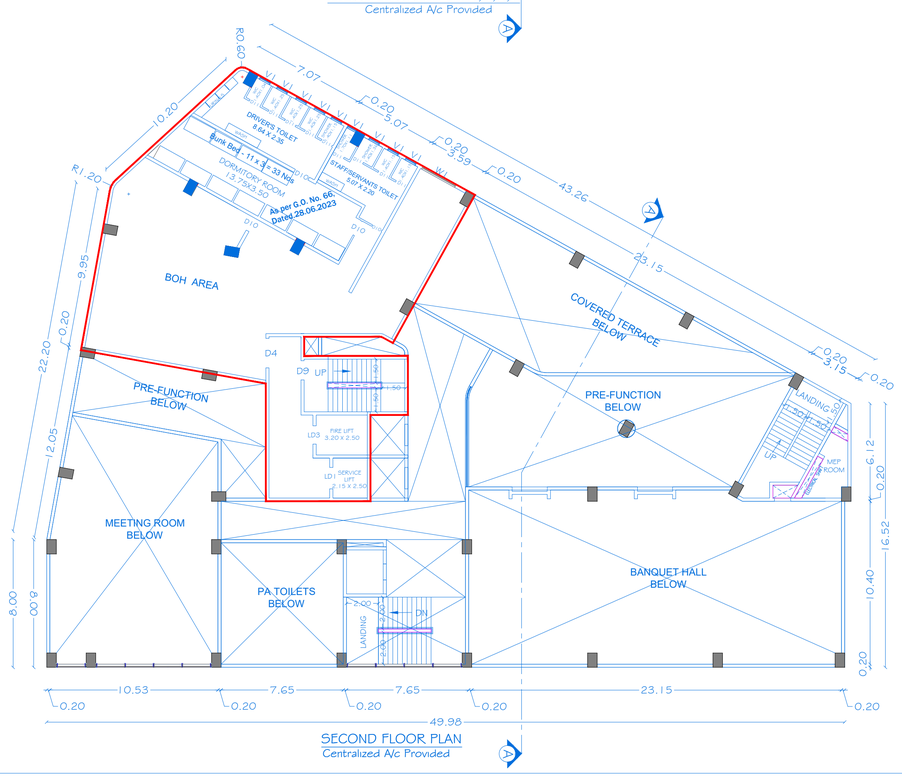
TYPICAL FLOOR PLAN-3,4,6,7

Centralized A/c Provided



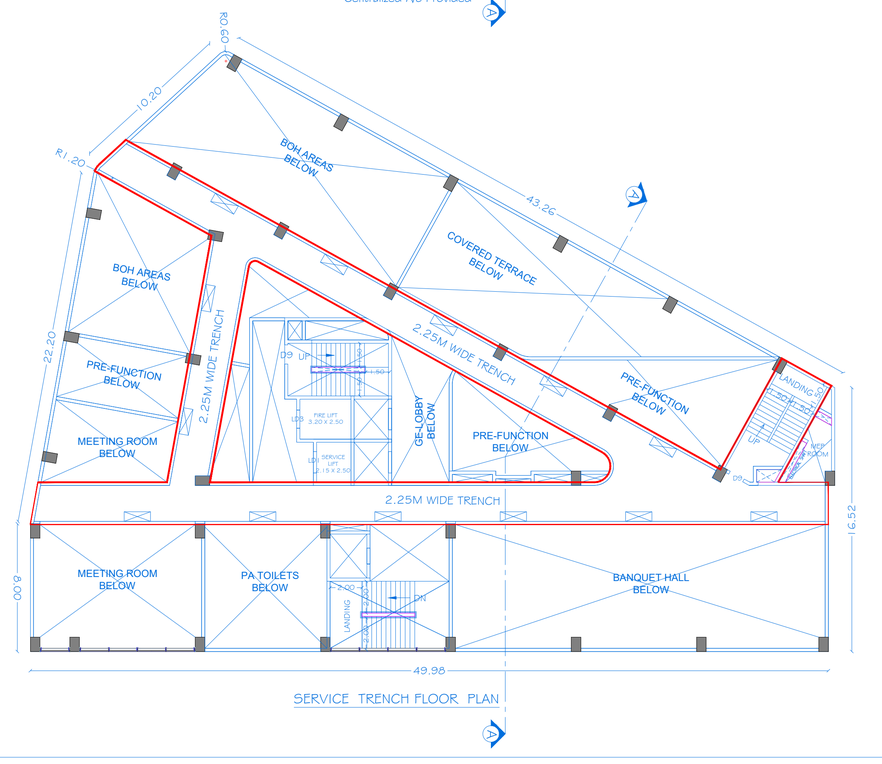
FIFTH FLOOR PLAN

Centralized A/c Provided



SECOND FLOOR PLAN

Centralized A/c Provided



SERVICE TRENCH FLOOR PLAN

SCALE: 1:100

SHEET NO:02/04

BLOCK-1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING IN BASEMENT, GROUND, GROUND MEZZANINE, FIRST,SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH & EIGHTH FLOOR FOR "M/s. SANGU CHAKRA HOTELS PRIVATE LIMITED" IN OLD WARD-1, BLOCK-30, TS.NO-184/1, NEW WARD -AB, BLOCK-24, TS.NO-15/1, 15/2, 15/3 AT K.ABISHEKAPURAM VILLAGE, BHARATHIYAR SALAI, TIRUCHIRAPALLI CITY CORPORATION, TIRUCHIRAPALLI WEST TALUK, TIRUCHIRAPALLI DISTRICT.

NOTE: ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

D4	DOOR	1.80 X 2.40
D9	DOOR	1.20 X 2.40
D10	DOOR	1.00 X 2.40
D14	DOOR	0.60 X 2.10
D15	DOOR	0.65 X 2.10
SD1	SLIDING GLASS DOOR	1.15 X 2.40
LD1	LIFT DOOR	1.35 X 2.15
LD3	LIFT DOOR	1.15 X 2.15
W1	WINDOW	2.40 X 2.20
W2	WINDOW	2.40 X 1.50
W3	WINDOW	1.75X 2.20
V1	VENTILATOR	0.60 X 0.90
V2	VENTILATOR	0.50 X 1.00

AREA DETAILS

Block. NO	PARTICULARS	TOTAL BUILTUP AREA IN SQ.MT	DUCT AREA IN Sq.Mt	NON FSI AREA IN Sq.Mt	FSI AREA IN SQ.MT
1	BLOCK-1 (Hotel)				
	AREA OF THE SECOND FLOOR	375.02	0.99	-	375.02
	AREA OF THE SERVICE TRENCH FLOOR	313.41	-	313.41	---
	AREA OF THE THIRD FLOOR	1272.96	79.30	-	1272.96
	AREA OF THE FOURTH FLOOR	1272.96	79.30	-	1272.96
	AREA OF THE FIFTH FLOOR	1272.96	79.30	-	1272.96
	AREA OF THE SIXTH FLOOR	1272.96	79.30	-	1272.96
	AREA OF THE SEVENTH FLOOR	1272.96	79.30	-	1272.96

KEY

(FE) Fire Extinguisher

(FA) Fire Alarm

(FA) Fire Hydrant

APPLICANT

For Sangu Chakra Hotels Pvt. Ltd., Managing Director

M/s. SANGU CHAKRA HOTELS PRIVATE LIMITED

REGISTERED ARCHITECT

T.V. PRASAD
S.M.ARCH.,S.(MIT, USA)
Registered Architect Council of Architecture
RED No. CA/91/14009

REGISTERED GEO-TECH ENGINEER

Dr.S. Senthamil Kumar,ME,Ph.D,FIGS, MIEI
Registered Geotechnical Engineer - No. 2017017/2014
703, Plot No. 23, O.M. Rajivo Nagar,
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REGISTERED STRUCTURAL ENGINEER

S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
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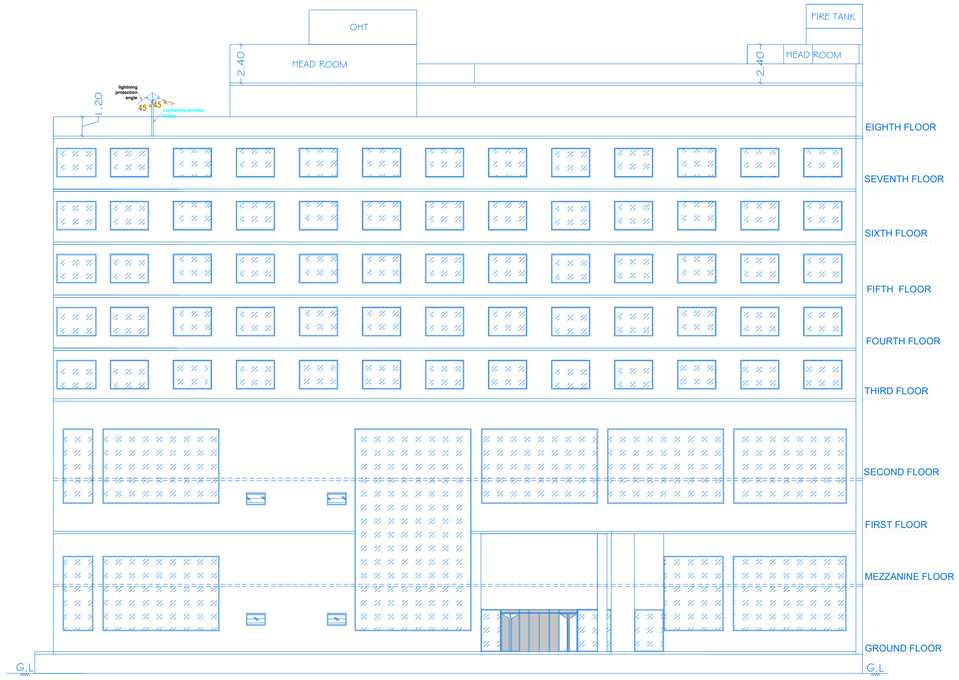
REGISTERED PROFESSION

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Structural Eng, Chartered Engi(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

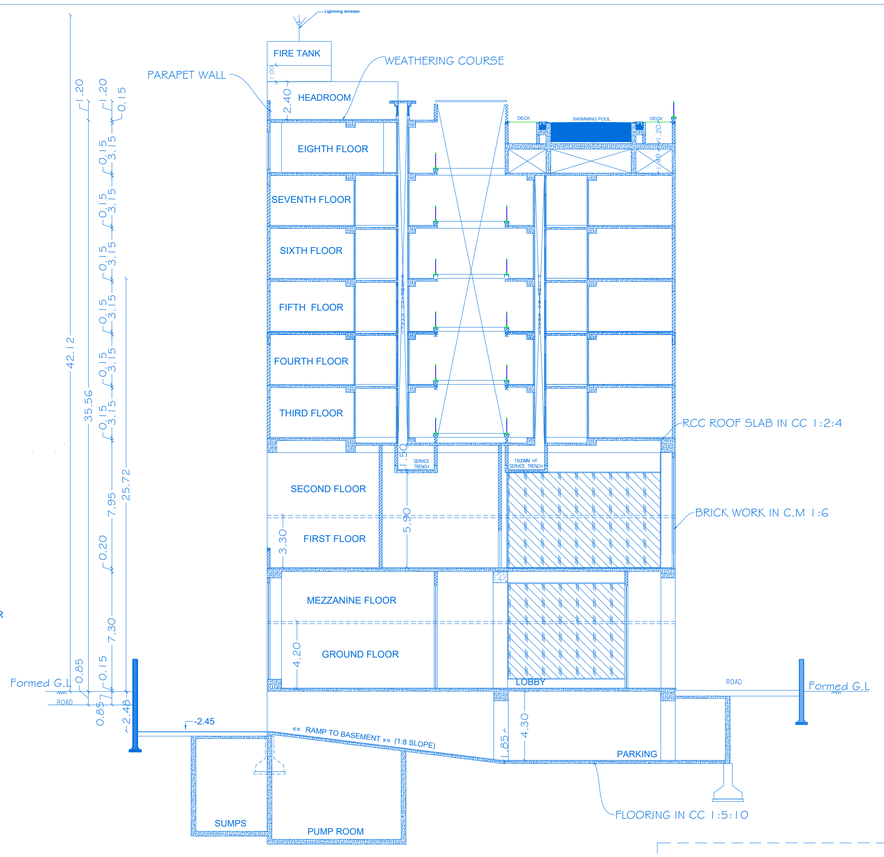
Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	II	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

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Email-civiltec2614@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

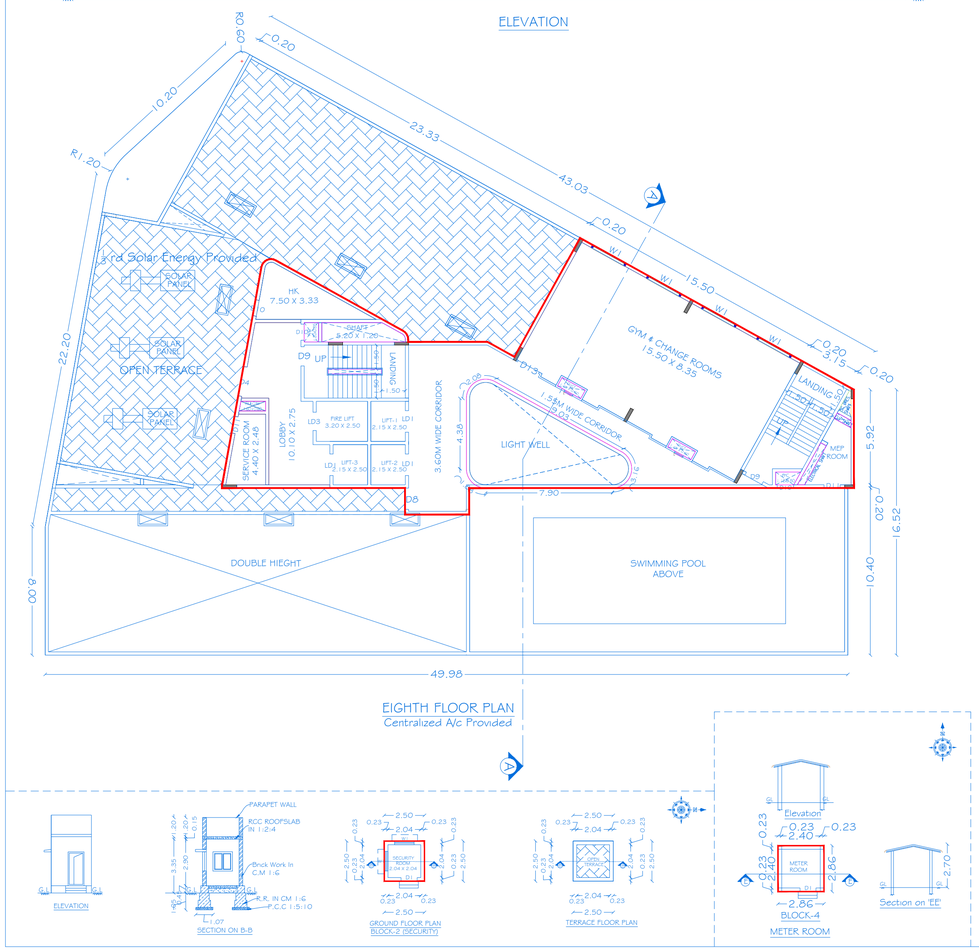
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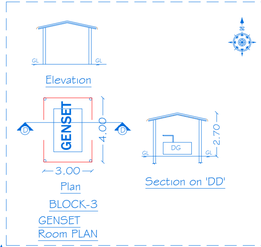
ELEVATION



SECTION ON "AA"



EIGHTH FLOOR PLAN
Centralized A/c Provided



TERRACE FLOOR PLAN



SCALE: 1:100

SHEET NO:03/04

BLOCK-1,2,3,4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING IN BASEMENT, GROUND, GROUND MEZZANINE, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH & EIGHTH FLOOR FOR "M/s. SANGU CHAKRA HOTELS PRIVATE LIMITED" IN OLD WARD-1, BLOCK-30, TS.NO-184/1, NEW WARD -AB, BLOCK-24, TS.NO-15/1, 15/2, 15/3 AT K.ABISHEKAPURAM VILLAGE, BHARATHIYAR SALAI, TIRUCHIRAPALLI CITY CORPORATION, TIRUCHIRAPALLI WEST TALUK, TIRUCHIRAPALLI DISTRICT.

NOTE: ALL DIMENSIONS ARE IN METER

SCHEDULE OF JOINERIES

D4	FLUSH DOOR	1.80 X 2.40
D8	FLUSH DOOR	1.20 X 2.40
D9	FLUSH DOOR	1.20 X 2.40
D10 & D11	FLUSH DOOR	1.00 X 2.40
D13	FLUSH DOOR	1.50 X 2.40
W1	WINDOW	2.40 X 2.20
LD1	LIFT DOOR	1.35 X2.15
LD3	LIFT DOOR	1.15 X 2.15

AREA DETAILS

Block. NO	PARTICULARS	TOTAL BUILTUP AREA IN SQ.MT	DUCT AREA IN Sq.Mt	NON FSI AREA IN Sq.Mt	FSI AREA IN SQ.MT
	BLOCK-1 (Hotel)				
1	AREA OF THE EIGHTH FLOOR	365.75	61.37	-	365.75
	AREA OF THE HEAD ROOM	129.73	7.67	129.73	-
	BLOCK-2 (Security Room)				
2	AREA OF THE GROUND FLOOR	6.25	-	6.25	-
	BLOCK-3 (Genset Room)				
3	AREA OF THE GROUND FLOOR	12.00	-	-	12.00
	BLOCK-4 (Meter Room)				
4	AREA OF THE GROUND FLOOR	8.17	-	-	8.17

KEY

(FE) Fire Extinguisher
(FA) Fire Alarm
(FA) Fire Hydrant

APPLICANT

For Sangu Chakra Hotels Pvt. Ltd.,
Managing Director

M/s. SANGU CHAKRA HOTELS PRIVATE LIMITED

REGISTERED ARCHITECT

T.V. PRASAD
S.M.ARCH.S.(MIT, USA)
Registered Architect Council of Architecture
RED No. CA/91/14009

REGISTERED GEO-TECH ENGINEER

Dr.S. Senthamil Kumar,ME,Ph.D,FGS, MEI
Registered Geotechnical Engineer - No. GEO/TN/1/2024
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Near New Bus Stand, Thanjavur - 613 005.
Cell : 9443576090 Email : senthamilkumar@yahoo.co.in

REGISTERED STRUCTURAL ENGINEER

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STRUCTURAL ENGINEER GRADE I (SE)
DTCP REG No. CGLDIST/SEGR-1/2019/01/01/01 (SLPA)
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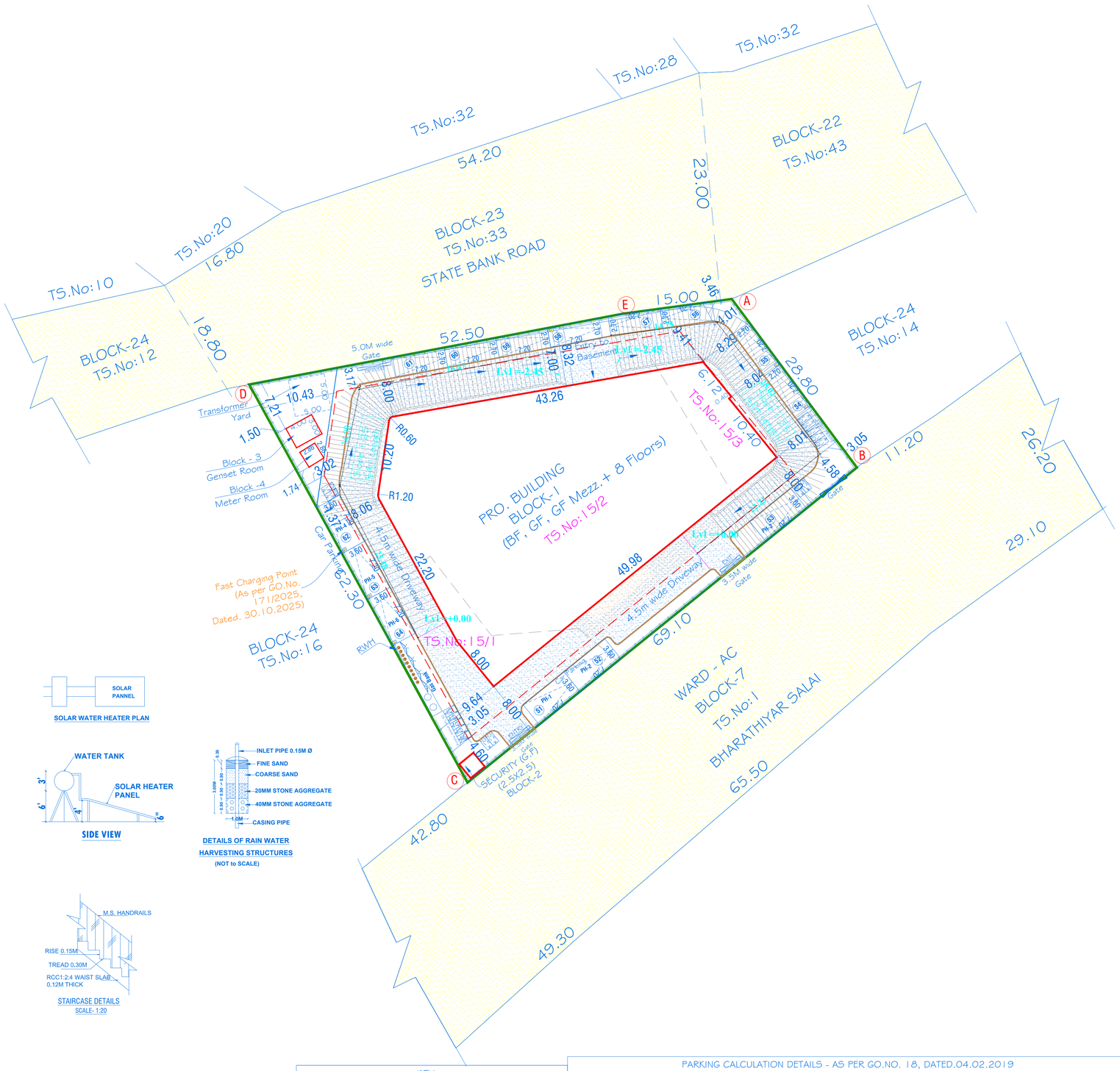
REGISTERED PROFESSION

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Structural Eng, Chartered Engr(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
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SOLAR PANNEL

SOLAR WATER HEATER PLAN

SIDE VIEW

DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)

STAIRCASE DETAILS
SCALE- 1:20

PARKING DETAILS			
S.NO	PARTICULARS	REQUIRED	PROVIDED
1	CAR PARKING	63	64
2	TWO WHEELER PARKING	51	53
3	DA CAR PARKING	6	6
4	DA TWO WHEELER PARKING	5	5

KEY	
(FE) FIRE EXTINGUISHER	-
(FA) FIRE ALARM	-
(FA) FIRE HYDRANT	-

COLOR INDEX
SITE BOUNDARY
PROPOSED BUILDING
DRIVEWAY
EXISTING ROAD

PARKING CALCULATION DETAILS - AS PER GO.NO. 18, DATED.04.02.2019

S.NO	TYEPE OF AREA	PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED	
1	GUEST ROOMS - 123 NOS	CAR PARKING	123 / 4	31	31	(A) Corporation or Municipal Areas 1 car space for every 4-guest rooms and for the non-room area, 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of floor area or part thereof.
2	RECREATIONAL CLUB (MEETING ROOM, GYM)	CAR PARKING	529.08/75	7	7	1 car space for every 75sq.m of floor area or part thereof
3	RESTAURANT (DINING, BAR)	CAR PARKING	499.63/50	10	10	1 car space for every 50sq.m of floor area or part thereof and 1 two wheeler space for every 25sq.m of floor area or part thereof
		TWO WHEELER PARKING	499.63/25	20	20	
4	NON-ROOM AREA (G.FLOOR, G.F.MEZZANINE, F.FLOOR, S.FLOOR)	CAR PARKING	1530.53/100	15	16	1 car space for every 4-guest rooms and for the non-room area, 1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of floor area or part thereof.
		TWO WHEELER PARKING	1530.53/50	31	33	

SHEET NO: 04/ 04

SCALE 1:300

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF MULTI STORIED COMMERCIAL BUILDING IN BASEMENT, GROUND, GROUND MEZZANINE, FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH & EIGHTH FLOOR FOR "M/s. SANGU CHAKRA HOTELS PRIVATE LIMITED" IN OLD WARD-1, BLOCK-30, TS.NO-184/1, NEW WARD -AB, BLOCK-24, TS.NO-15/1, 15/2, 15/3 AT K.ABISHEKAPURAM VILLAGE, BHARATHIYAR SALAI, TIRUCHIRAPALLI CITY CORPORATION, TIRUCHIRAPALLI WEST TALUK, TIRUCHIRAPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER

AREA DETAILS

TOTAL AREA OF THE SITE = 2994.00Sq.Mt (or) 32227.41Sq.ft

BLOCK. NO	DESCRIPTION	TOTAL BUILTUP AREA IN Sq.Mt	DUCT AREA IN Sq.Mt	NON FSI AREA IN Sq.Mt	FSI AREA IN Sq.Mt
1	BLOCK-1 (MAIN BUILDING)				
	AREA OF THE BASEMENT FLOOR	2173.52	--	2173.52	--
	AREA OF THE GROUND FLOOR	1372.85	12.28	--	1372.85
	AREA OF THE GROUND MEZZANINE FLOOR	382.23	0.99	--	382.23
	AREA OF THE FIRST FLOOR	1370.87	14.26	--	1370.87
	AREA OF THE SECOND FLOOR	375.02	0.99	--	375.02
	AREA OF THE SERVICE TRENCH FLOOR	313.41	--	313.41	--
	AREA OF THE THIRD FLOOR	1272.96	79.30	--	1272.96
	AREA OF THE FOURTH FLOOR	1272.96	79.30	--	1272.96
	AREA OF THE FIFTH FLOOR	1272.96	79.30	--	1272.96
	AREA OF THE SIXTH FLOOR	1272.96	79.30	--	1272.96
	AREA OF THE SEVENTH FLOOR	1272.96	79.30	--	1272.96
	AREA OF THE EIGHTH FLOOR	365.75	61.37	--	365.75
	AREA OF THE HEAD ROOM	129.73	7.67	129.73	--
	TOTAL AREA	12848.18	494.06	2616.66	10231.52
2	BLOCK-2 (SECURITY ROOM)				
	AREA OF THE GROUND FLOOR	6.25		6.25	--
	TOTAL AREA	6.25		6.25	--
3	BLOCK-3 (GENSET ROOM)				
	AREA OF THE GROUND FLOOR	12.00	--	--	12.00
	TOTAL AREA	12.00	--	--	12.00
4	BLOCK-4 (METER ROOM)				
	AREA OF THE GROUND FLOOR	8.17	--	--	8.17
	TOTAL AREA	8.17	--	--	8.17
	TOTAL AREA	12874.60	494.06	2622.91	10251.69

FLOOR SPACE INDEX (FSI) = 10251.69/2994.00
= 3.42 < 3.25
PREMIUM FSI = 0.17
PLOT COVERAGE (PC) = 1385.13 /2994.00
= 0.46 X 100
= 46.47%

APPLICANT

For Sangu Chakra Hotels Pvt. Ltd.
Managing Director

M/s. Sangu Chakra Hotels Pvt. Ltd.,

REGISTERED ARCHITECT

T.V. PRASAD
S.M. ARCH .S.(MIT, USA.)
Registered Architect Council of Architecture
RED No. CA/91/14009

REGISTERED GEO-TECH ENGINEER

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Registered Geotechnical Engineer - No. 002/M/G/2024
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Cell : 9443976090 Email : senthamilkumar@yahoo.co.in

REGISTERED STRUCTURAL ENGINEER

S. NAGESH, B.E. (CIVIL), M.I.Sc., F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTCP REG No. CU/0STRE/GR-I/2019/001/004 (M/LTA)
New No. 15, 3rd Cross Street,
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Mobile : 98402 31666

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Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	II	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

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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

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.