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.

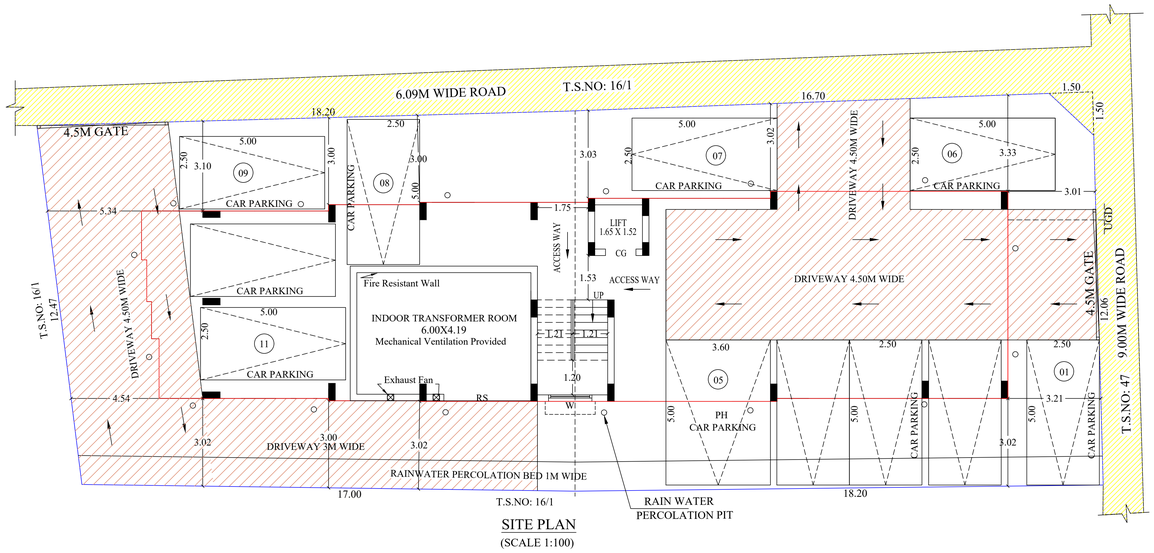
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OMR Thoraipakkam,
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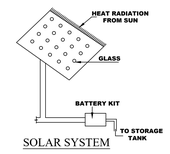
PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE RESIDENTIAL APARTMENT BUILDING AT PLOT NO: 31 & 32 IN T.S.NO:16/7 & 16/8, (OLD SF NO: 1/2Pt),WARD: K, BLOCK NO: 8, GEETHA NAGAR, NORTH EXTENSION, UYYAKONDAN THIRUMALAI VILLAGE, ZONE -V, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
File No. : SWP/BPA/716380/2025

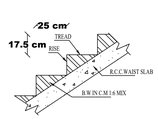
REFERENCE:
Existing Road
Site Boundary
Proposed Building



SITE PLAN
(SCALE 1:100)



SOLAR SYSTEM

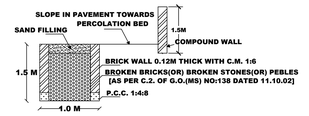


SECTION OF STAIRCASE

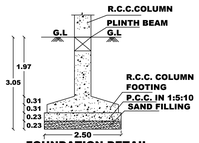
Special Condition:-

The building must be used for same purpose for which the approval has been obtained.

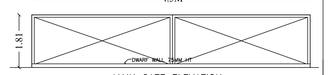
If used for any purpose other than the approved use, the planning permission will be deemed to be cancelled, action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction



SECTION OF RAIN WATER PERCOLATION BED



FOUNDATION DETAIL
(DETAIL - B)



MAIN GATE ELEVATION

NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
6. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.

SCHEDULE OF JOINERIES:

REFERENCE	METRE
RS – ROLLING SHUTTER	3.00 X 2.44
CG – COLLAPSE GATE	1.20 X 2.13
GG – GRILL GATE	1.06 X 2.20
MD – MAIN DOOR	1.06 X 2.13
D – FLUSH DOOR	0.91 X 2.13
D1 – FLUSH DOOR	0.91 X 2.13
W – GLAZED WINDOW	1.50 X 1.50
W1 – GLAZED WINDOW	1.20 X 1.50
KW – GLAZED WINDOW	1.20 X 1.37
V – VENTILATOR	1.00 x 0.91

CARPET AREA & PLINTH AREA DETAILS IN SQ.M

TYPICAL FLOOR 1 To 5 FLOOR	CARPET AREA IN SQ.M	PLINTH AREA IN SQ.M (FOR PARKING CALCULATION)
1A,2A,3A,4A,5A	80.02	92.17
1B,2B,3B,4B,5B	81.96	93.18

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	470.16
PLOT AREA (as per FMB)	449.90
SUPER IMPOSED PLOT AREA	466.78
SPLAY AREA	1.12
NET PLOT AREA	465.66

PLOT AREA (minimum of above shall be taken into account)

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF UNITS
1)	STILT FLOOR AREA (PARKING AREA)	29.93	173.22	203.15	–
2)	FIRST FLOOR AREA	203.15	–	203.15	2
3)	SECOND FLOOR AREA	203.15	–	203.15	2
4)	THIRD FLOOR AREA	203.15	–	203.15	2
5)	FOURTH FLOOR AREA	203.15	–	203.15	2
6)	FIFTH FLOOR AREA	203.15	–	203.15	2
7)	HEAD ROOM AREA	–	21.16	21.16	–
8)	TOTAL AREA	1045.68	194.38	1240.06	10
9)	VACANT AREA	–	–	199.12	–

PLOT COVERAGE = 203.15 / 449.90 X 100 = 45.15 %
F.S.I = 1045.68 / 449.90 = 2.324

PARKING DETAILS

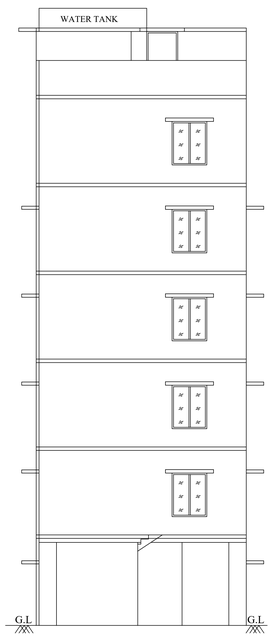
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING SPACE	11 NOS	11 NOS

FLOOR PLAN
(PARKING)

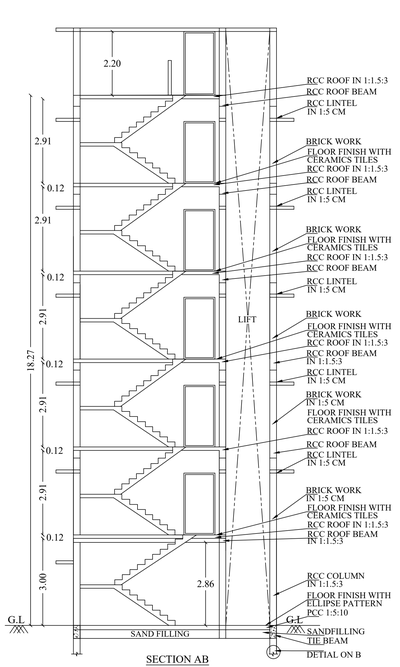
TYPICAL FLOOR PLAN
(FIRST, SECOND,THIRD,FOURTH & FIFTH FLOOR)

TERRACE FLOOR PLAN

SITE PLAN FOR TS NO
(SCALE 1:200)

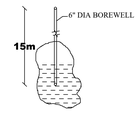


FRONT ELEVATION

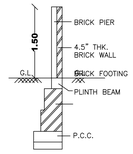


SECTION AB

RAINWATER PERCOLATION PIT



BORE WELL DETAIL



APPLICANT

ENGINEER

Er.R.VETRIVEL, M.Tech(Struct),F.I.V.,C.E(I).
Govt. Approved Panel Engineer Class-1A,
Registered Engineer,
Reg. No.RE/Gr.1/DTCP/TRICHY/June-2024/012
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy-17.
Cell: 97893 33245.

C. Arul
No.3, Rasakam Arthus
Nagar, Main Road,
Ambinikaan, Chennai
- 600029.
SE/GR-II/
2024/03/00.

Er.S.BASKER, Reg. Construction Engineer
RCE / DTCP / Trichy / Sep-2024 / 056
THIRU ASSOCIATES
15/8, First Street, Krishnapuram, E.Pudur
Trichy-620 012. Cell: 9994011773

BUILDING PERMISSION NO : B.P/JD DTCP (TD) No. 13 /2026
PLANNING PERMISSION NO : P.P/JD DTCP (TD) No. 19 /2026

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

e-signed
Joint Director (FAC) / Assistant Director
/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

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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OMR Thoraipakkam,
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+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.