PP APPROVAL RECORD

Planning Permission

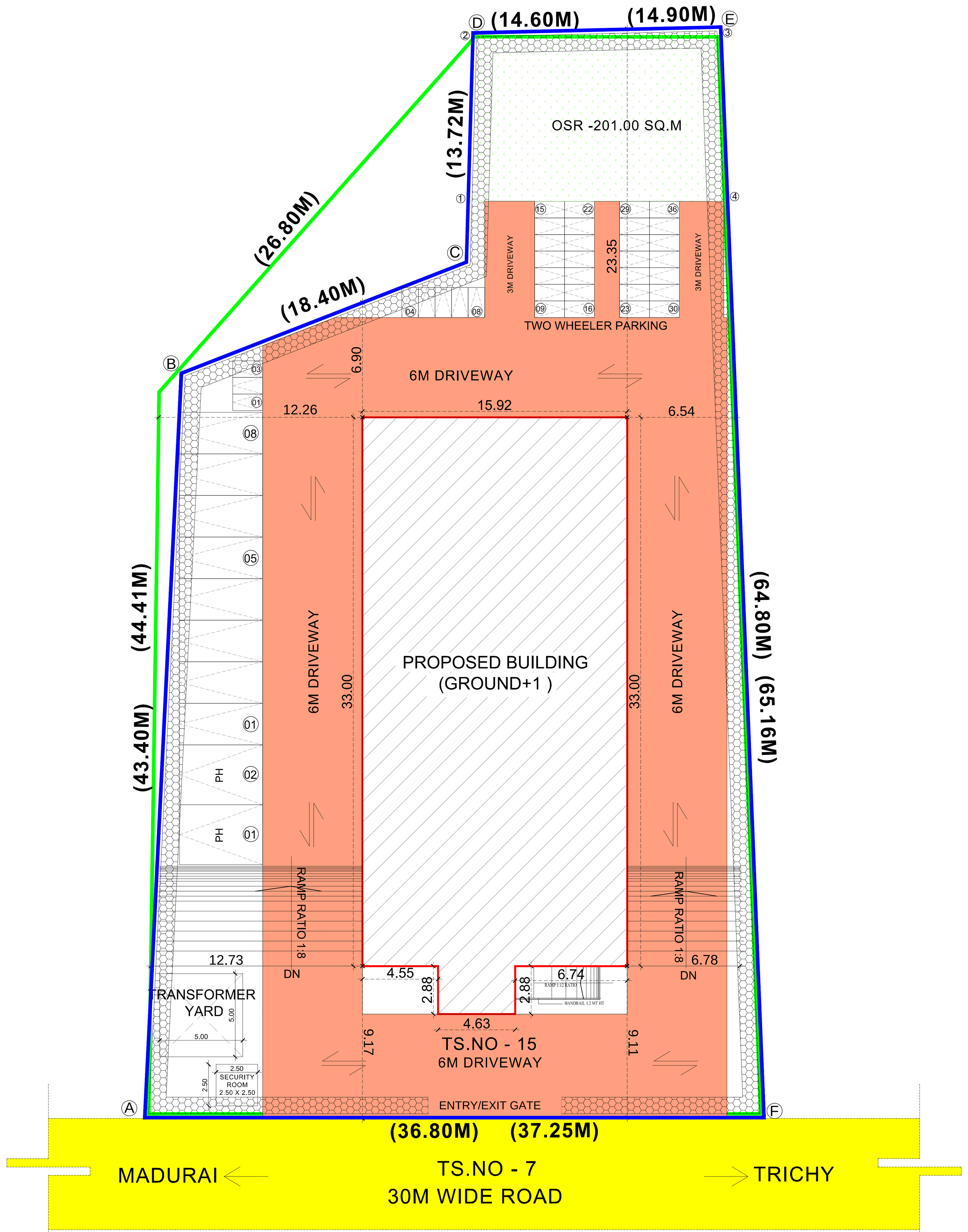
Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

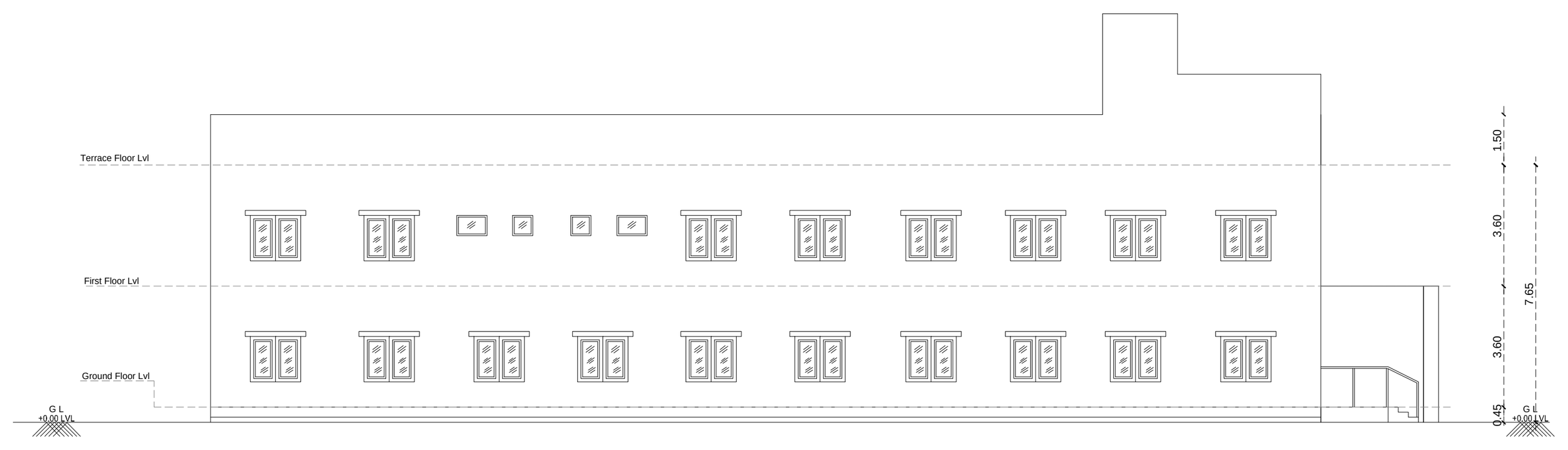
ISSUING AUTHORITY
DTCP

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

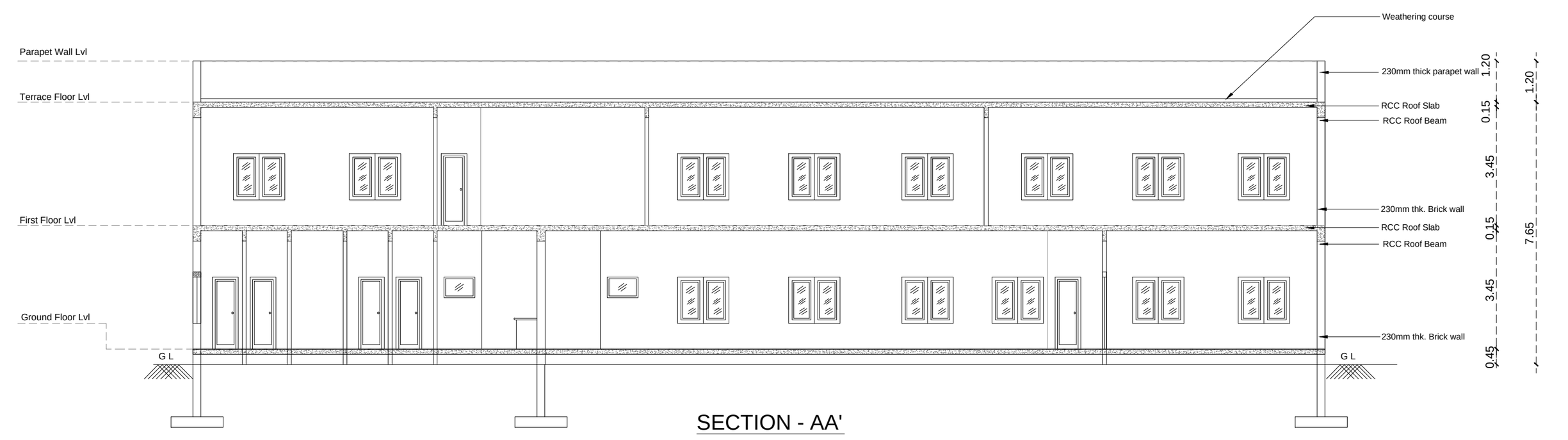
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



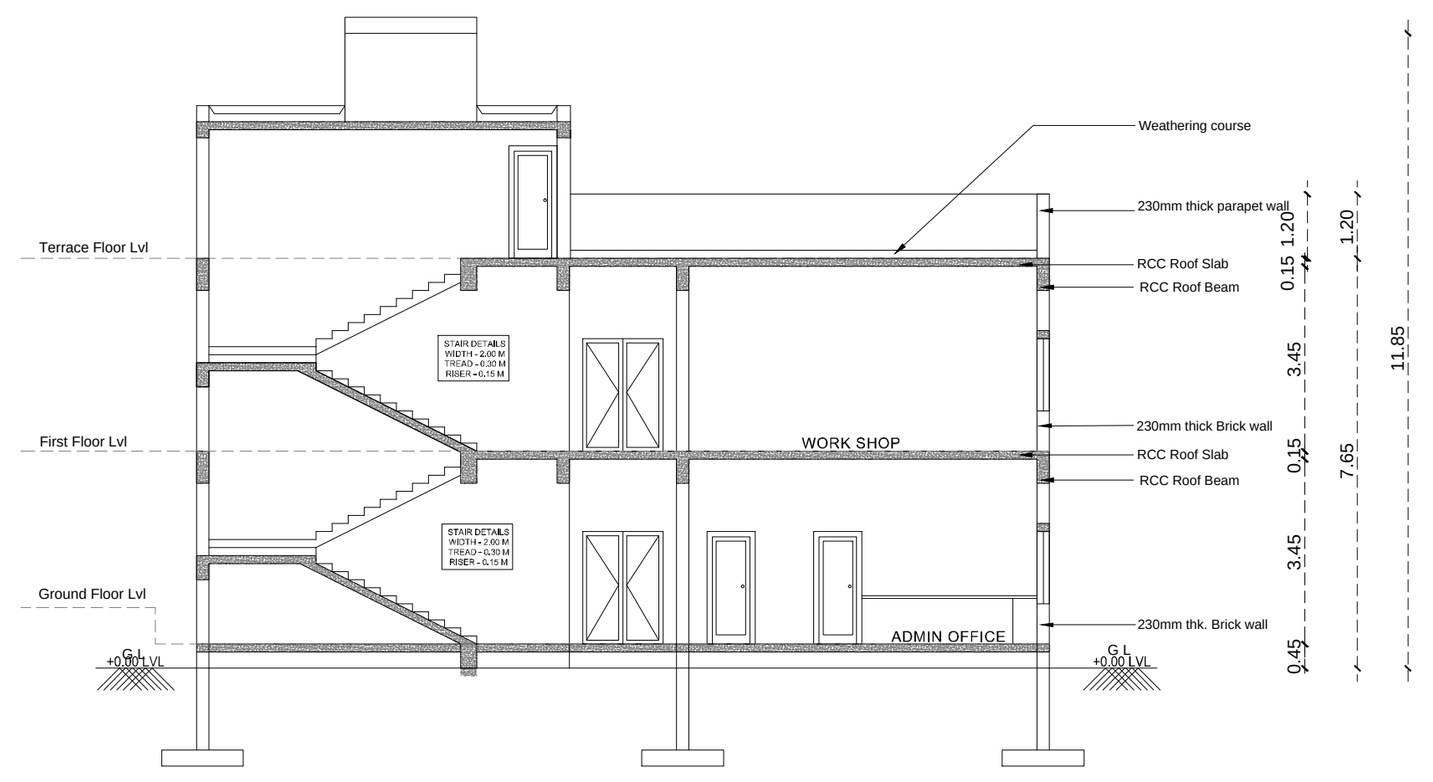
SITE PLAN



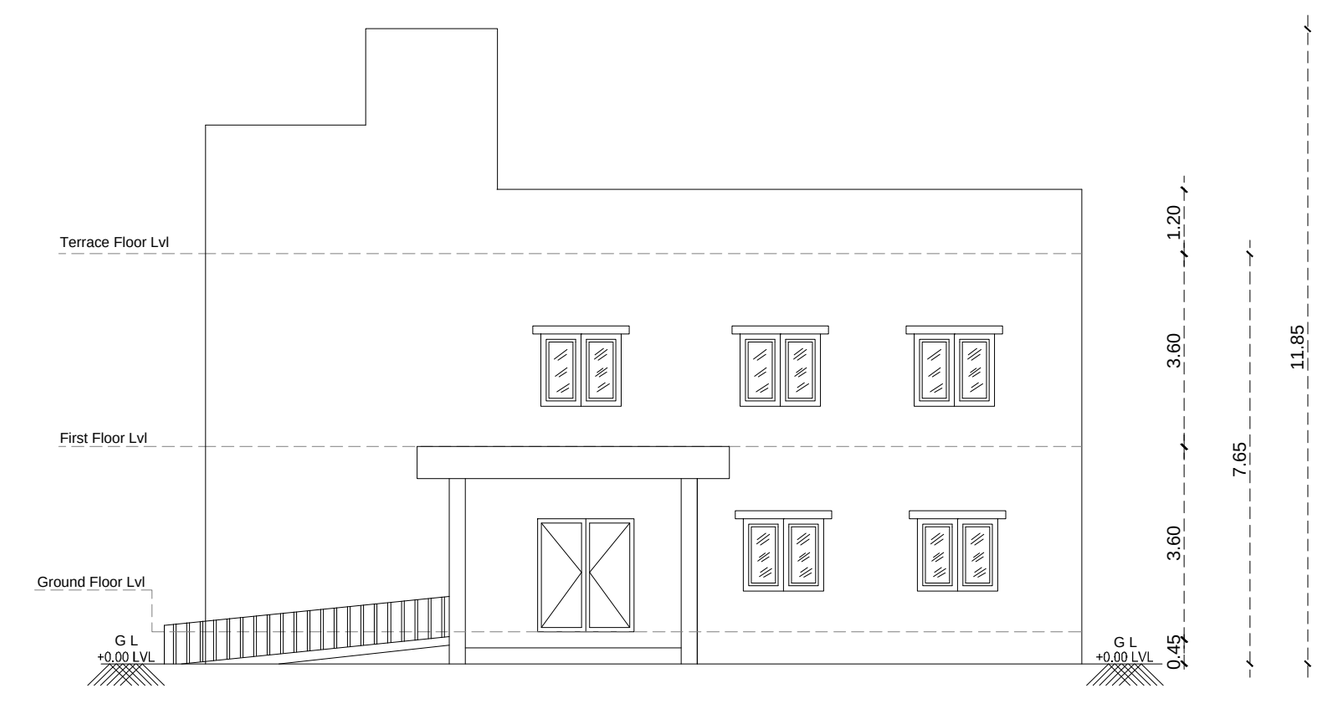
WEST ELEVATION



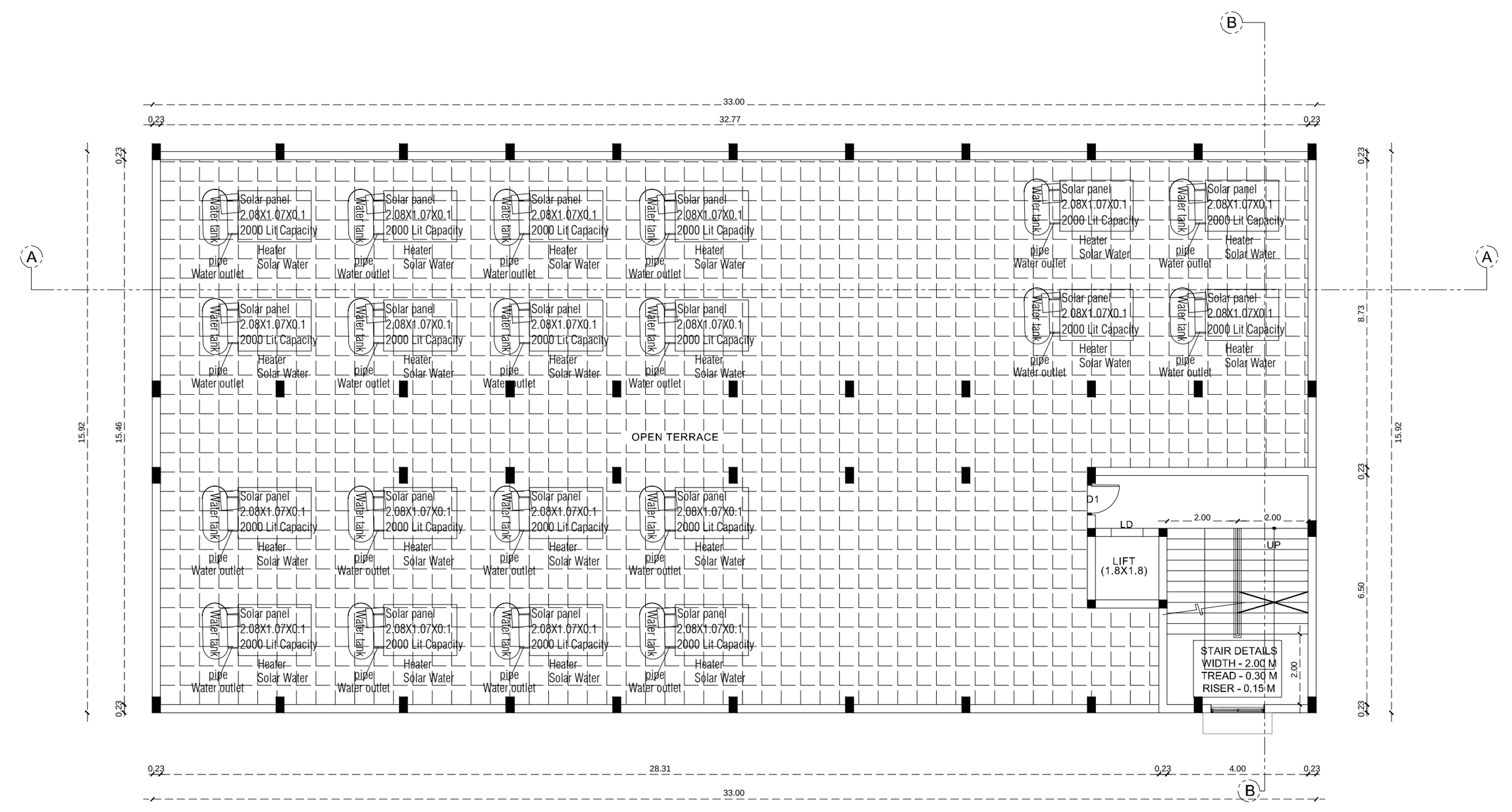
SECTION - AA'



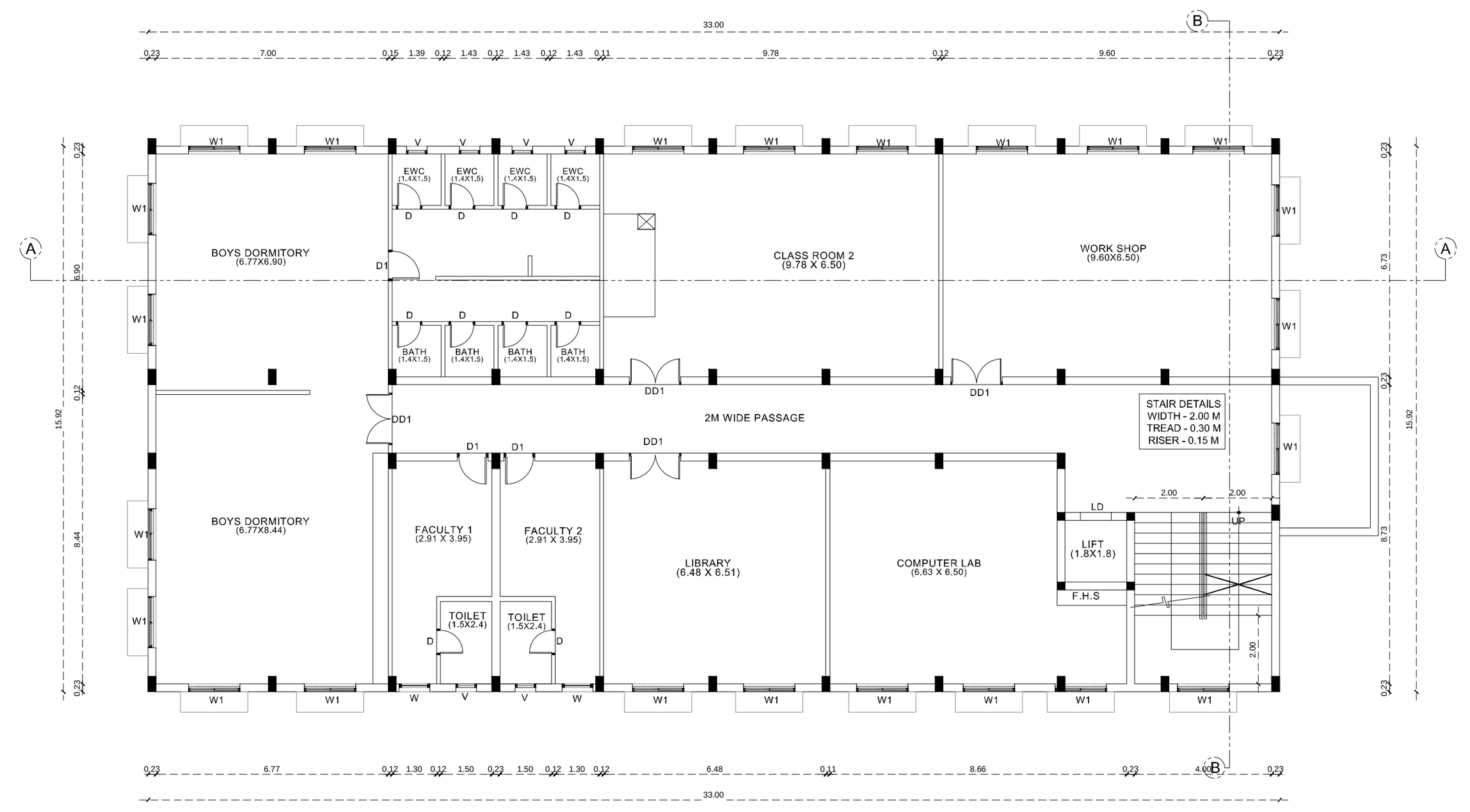
SECTION BB



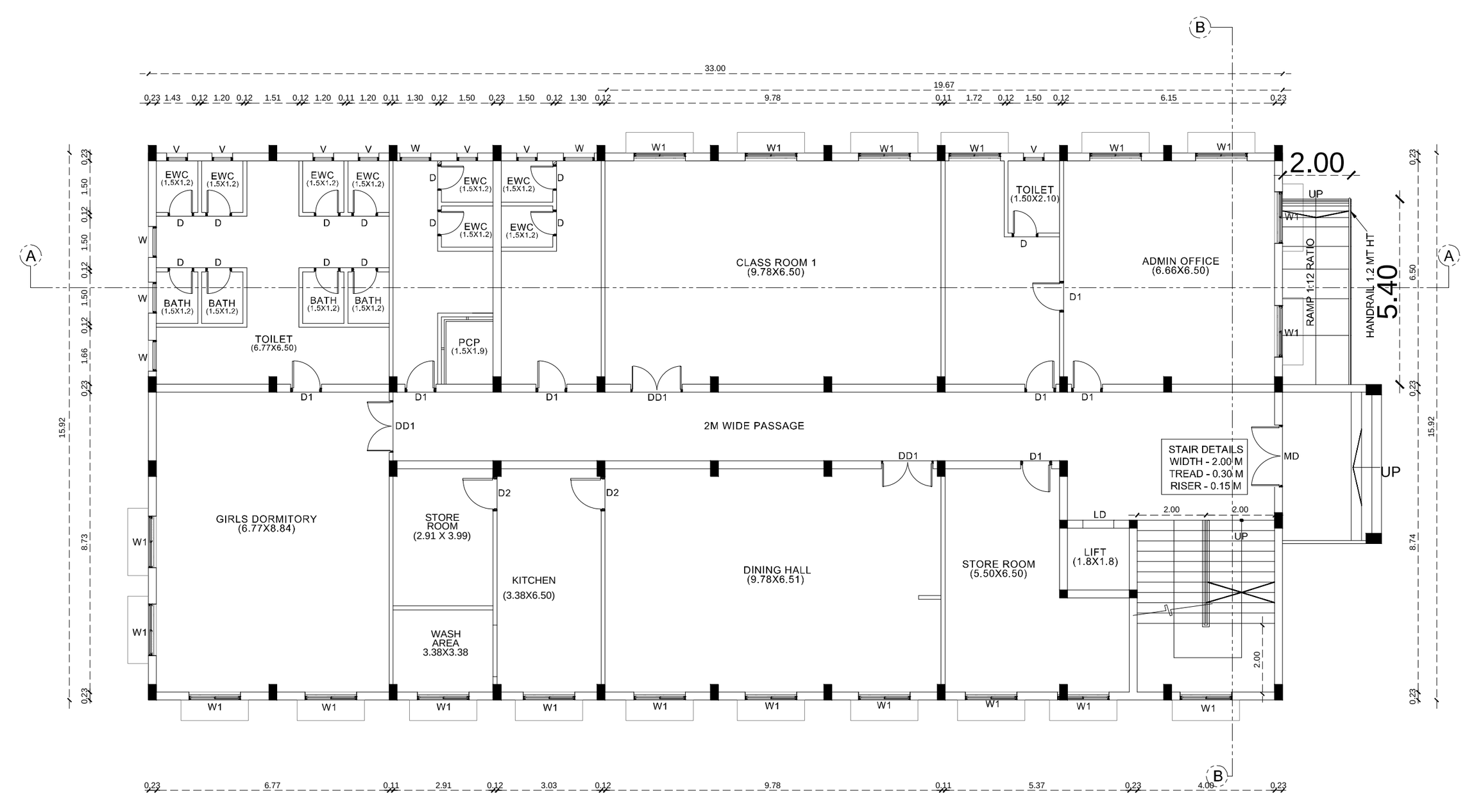
FRONT ELEVATION



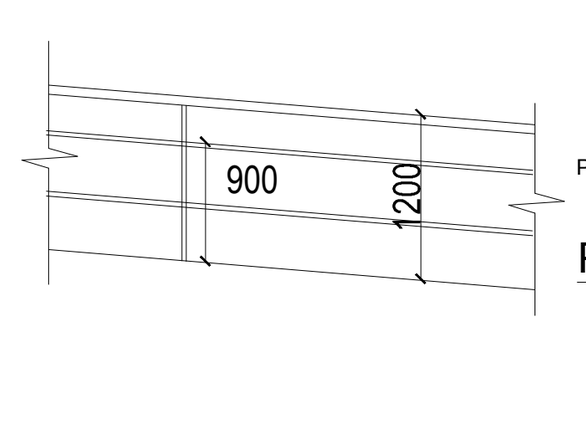
TERRACE FLOOR PLAN



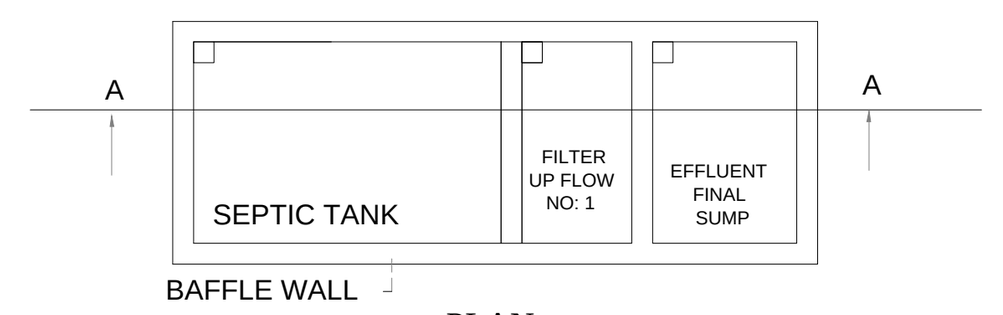
FIRST FLOOR PLAN



GROUND FLOOR PLAN

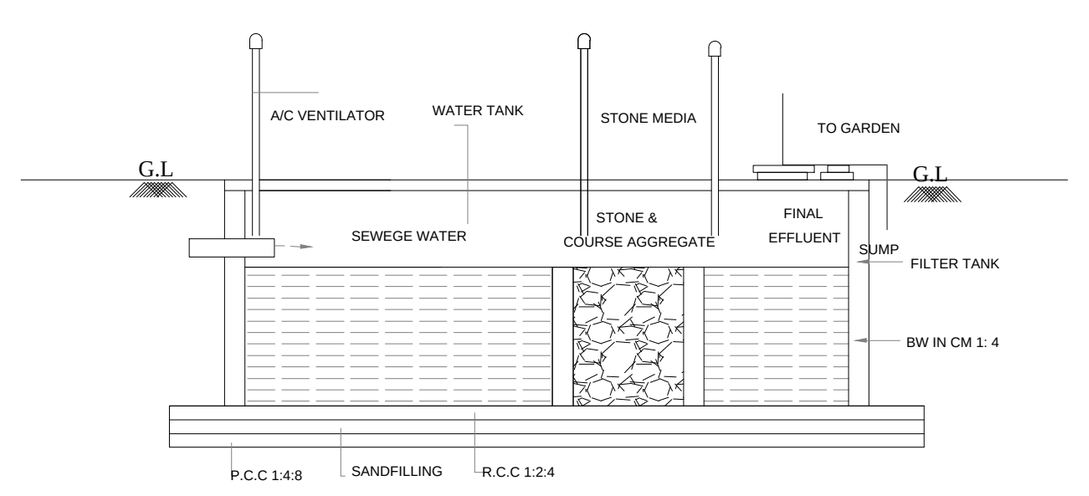


RAILING DETAIL

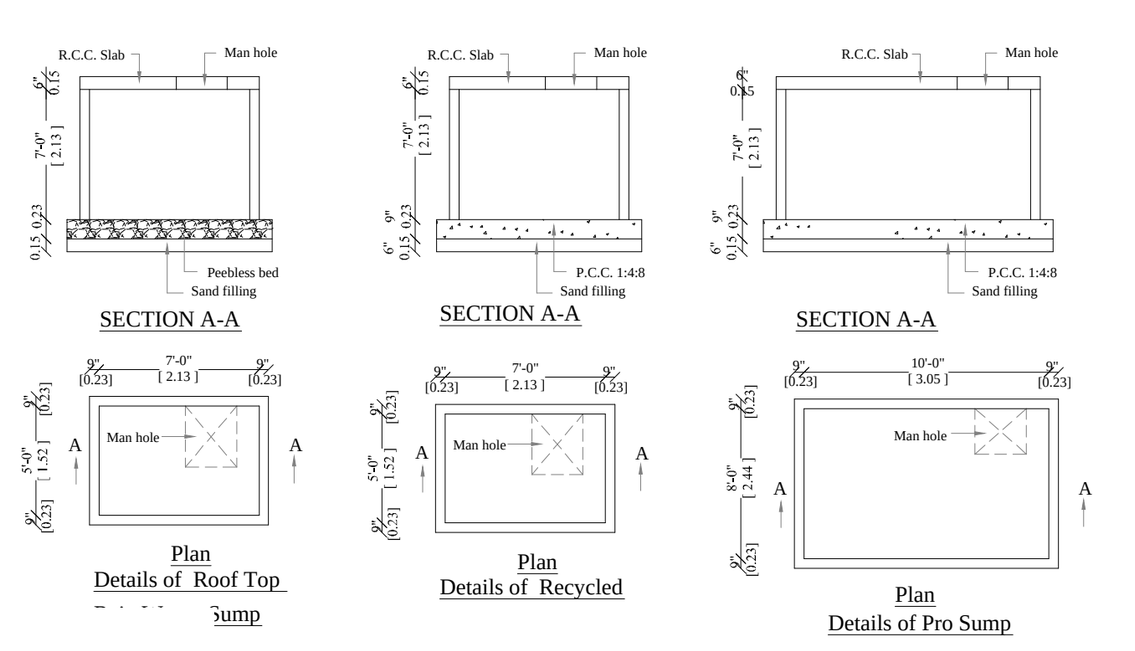


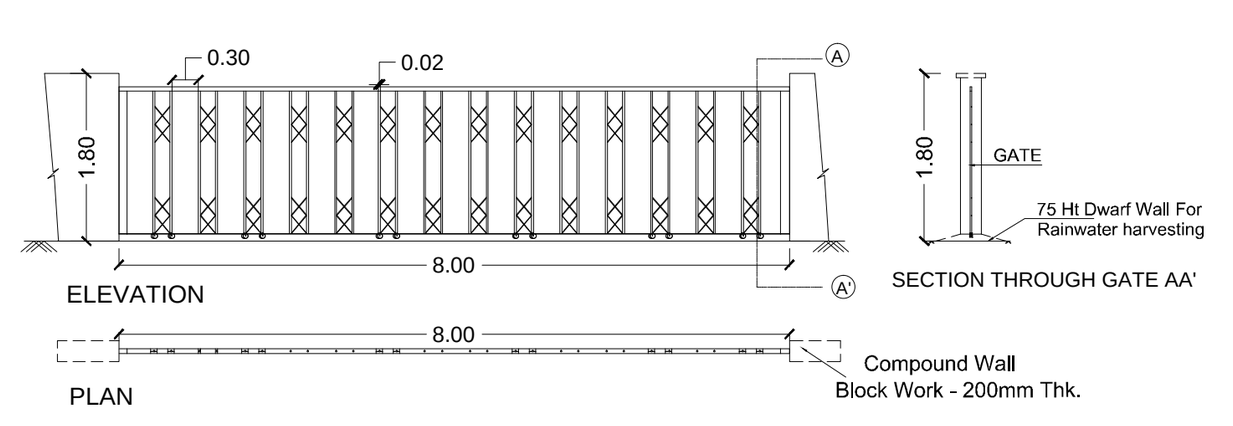
PLAN

SEPTIC TANK WITH UPFLOW FILTER SYSTEM

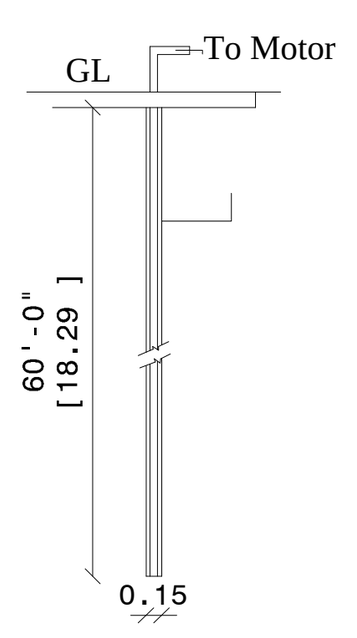


SECTION AT 'A-A'

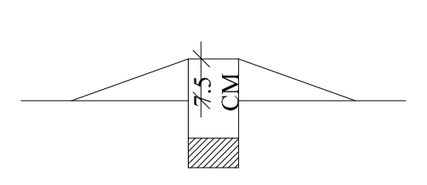




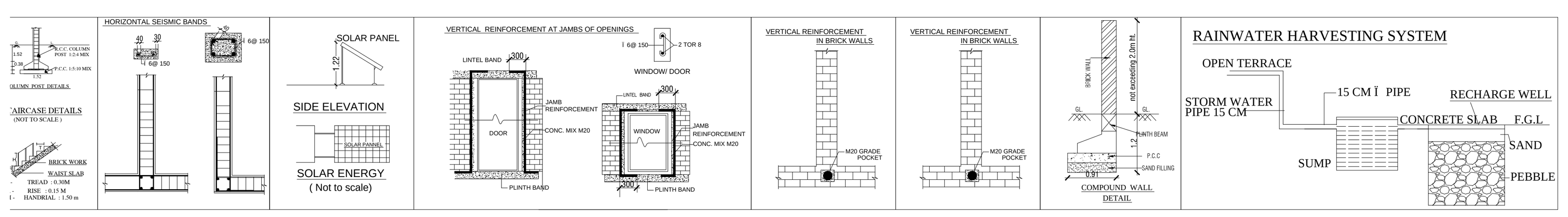
COMPOUND WALL & GATE DETAIL (COLLAPSIBLE GATE)



Bore Well Detail



DWARF WALL DETAILS



DISTRICT TOWN AND COUNTRY PLANNING OFFICE TIRUCHIRAPPALLI DISTRICT

FLOOR PLAN SHOWING THE PROPOSED CONSTRUCTION OF AN INSTITUTIONAL BUILDING AT INDIAN OVERSEAS BANK'S RURAL SELF EMPLOYMENT TRAINING INSTITUTE (IOBRSETI) IN TS.NO: 15 ,BLOCK-3, WARD - A0 , TIRUCHIRAPALLI WEST TALUK , TIRUCHIRAPALLI.

AREA DETAILS

PARTICULARS		
AREA AS PER DOCUMENT	2012.59 SQMT	N
AREA AS PER SITE	2012.59 SQMT	
SUPERIMPOSED SITE AREA	1911.95 SQMT	
*ALL DIMENSIONS IN METER	SCALE - 1 : 150	

S NO	DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
	PROPOSED BUILDING AREA			
01	GROUND FLOOR	538.70		538.70
02	FIRST FLOOR	525.36	-	525.36
03	HEAD ROOM	-	39.14	39.14
04	GUARD ROOM	-	6.25	
	TOTAL	1064.06	45.39	1109.45

FLOOR SPACE INDEX (FSI)	0.55
PLOT COVERAGE	28.17%

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	10 Nos	10 Nos
TWO WHEELER	36 Nos	36 Nos

NOTE:-

Physically Challenged Car Parking : 02 nos.
Physically Challenged Two Wheeler Parking : 05 nos.

COLOUR INDEX	
PROPOSED BUILDING	red line
ROAD	yellow
SITE BOUNDARY AS PER FMB	green line
SITE BOUNDARY AS AT SITE	blue line
DRIVE WAY	orange

Special condition:

The building shall be used only for the purpose for which approval has been obtained.
If it is used for any purpose other than the approved use, the planning permission shall be deemed to be cancelled. Action will be initiated under Sections 56 and 57 of the Town and Country Planning Act, 1971, without any prior notice, and the building will be treated as unauthorized construction.

For IOB - RURAL SELF EMPLOYMENT TRAINING INSTITUTE TRICHY
DIRECTOR

APPLICANT

C. SHANMUGASUNDARAM M.E.,M.I.E.,C.Eng.,A.I.V.
Registered Structural Engineer Grade-I(SE), Reg. No - Coimbatore LPA/SE/GR-1/049/2024
COMTEN Consulting Engineers Private Limited
98-A, First Floor, School Road, Krishnasamy Nagar, Ramanathapuram, Coimbatore-641045
Ph:+91 98404 88488

STRUCTURAL ENGINEER

M.S. NANDAKUMAR, B.Arch.,
COA Reg.No:CA/2000/25803
CMDA Reg. No. RA/Gr.1/19/02/015
No.38, Saraswathi Illam, Ground Floor, Janakiram Colony Main Road, Arumbakkam,Chennai - 600106,
Phone:044-23637420

ARCHITECT

PLANNING PERMISSION NUMBER :PP/JD/DTCP(TD)N0: 58/2026

BUILDING PERMISSION NUMBER:BP/JD/DTCP(TD)N0: 39/2026

The 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 & Country Planning office
Tiruchirappali 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

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.