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REFERENCE
8/2024-2025

ISSUED
19 March 2025

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.

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

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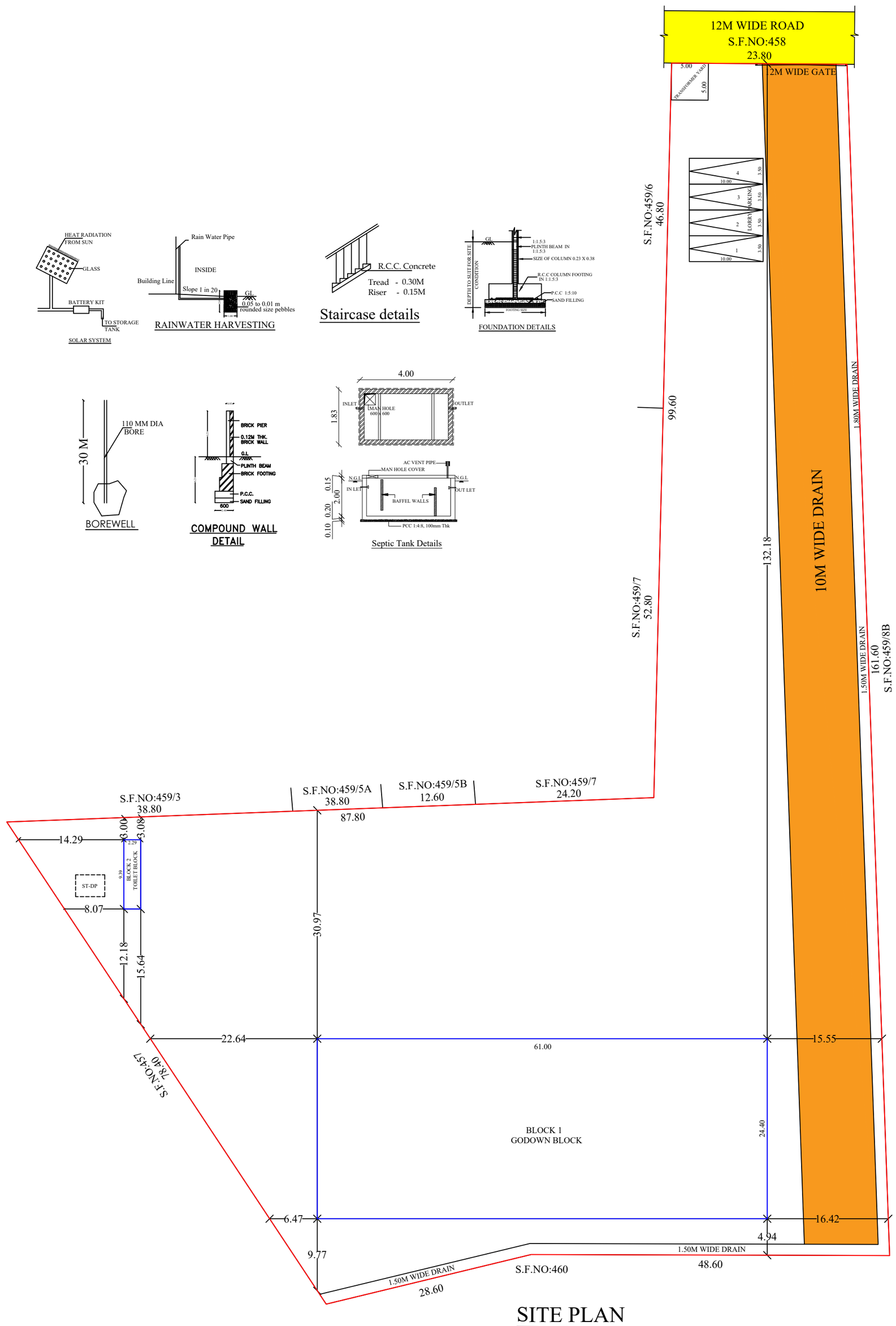
DIGITALLY VERIFIED RECORD



SITE PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GODOWN (COMMERCIAL) AT S.F.NO:459/8A, MANPARAI VILLAGE, MUSIRI TALUK, TRICHY DISTRICT.

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

N

SITE BOUNDARY DETAILS

1. SITE BOUNDARY SHOWN IN
2. EXISTING ROAD
3. DRIVE WAY SHOWN IN
4. PROPOSED BUILDING SHOWN IN

AREA DETAILS

AREA OF THE SITE	8837.40
AREA OF THE DEED	9066.00
AREA OF THE SUPER IMPOSED	8837.40
AREA OF THE FMB & TSLR	9066.00

MINIMUM OF THE ABOVE SHALL BE TAKEN INTO ACCOUNT

BUILDING AREA DETAILS

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
GROUND FLOOR AREA (BLOCK-1)	1488.40	-	1488.40
GROUND FLOOR AREA (BLOCK-2)	21.50	-	21.50
TOTAL AREA	1509.90	-	1509.90
FLOOR SPACE INDEX (F.S.I)	(1509.90/ 8837.40)		0.171 < 2.00

PARKING DETAILS

SI.NO.	DISCRIPTION	REQUIRED	PROVIDED
1	LORRY PARKING SPACE	4 NOS	4 NOS

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	M/s . SARVALAKSHANA HI-TECH AGRO PRIVATE LIMITED (MANAGING DIRECTOR SAI SATHYA KANNAN)	For Sarvalakshana Hitech Agro Pvt. Ltd. Managing Director
REGISTERED ENGINEER	S.RAMALINGAM (RE/GR.I/DTCP/TRICHY/NOV-2024/70)	
SITE SUPERVISION ENGINEER	P.BALACHANDRU (CE/TLPA/FEB-2020/236)	P. BALACHANDRU, D.C.E., CONSTRUCTION ENGINEER CE / T.PA / FEB-2020 / 236 12, South Kavri Street, Seemanagar TRICHY-1. Mob: 9443127970
STRUCTURAL ENGINEER	P.PRAGADESWARAN (SE/GR-I/DTCP/TRICHY/ OCTOBER 2020/274)	Er. P.PRAGADESWARAN,M.E.(Stru.Engg) Regd. Structural Engineer (Grade-I) SE/Gr-I/DTCP/Trichy/Oct-2020/274 1/1-A, Mariyan St., Srirangam Ph: 9043456900,8610[illegible]

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 canceled, 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: BP/JD/DTCP (TD) No. /2024
PLANNING PERMISSION NO: PP/JD/DTCP (TD) No. /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

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

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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.