

PP

APPROVAL RECORD

# Planning Permission

Tiruchirappalli  
Tiruchirappalli district, Tamil Nadu

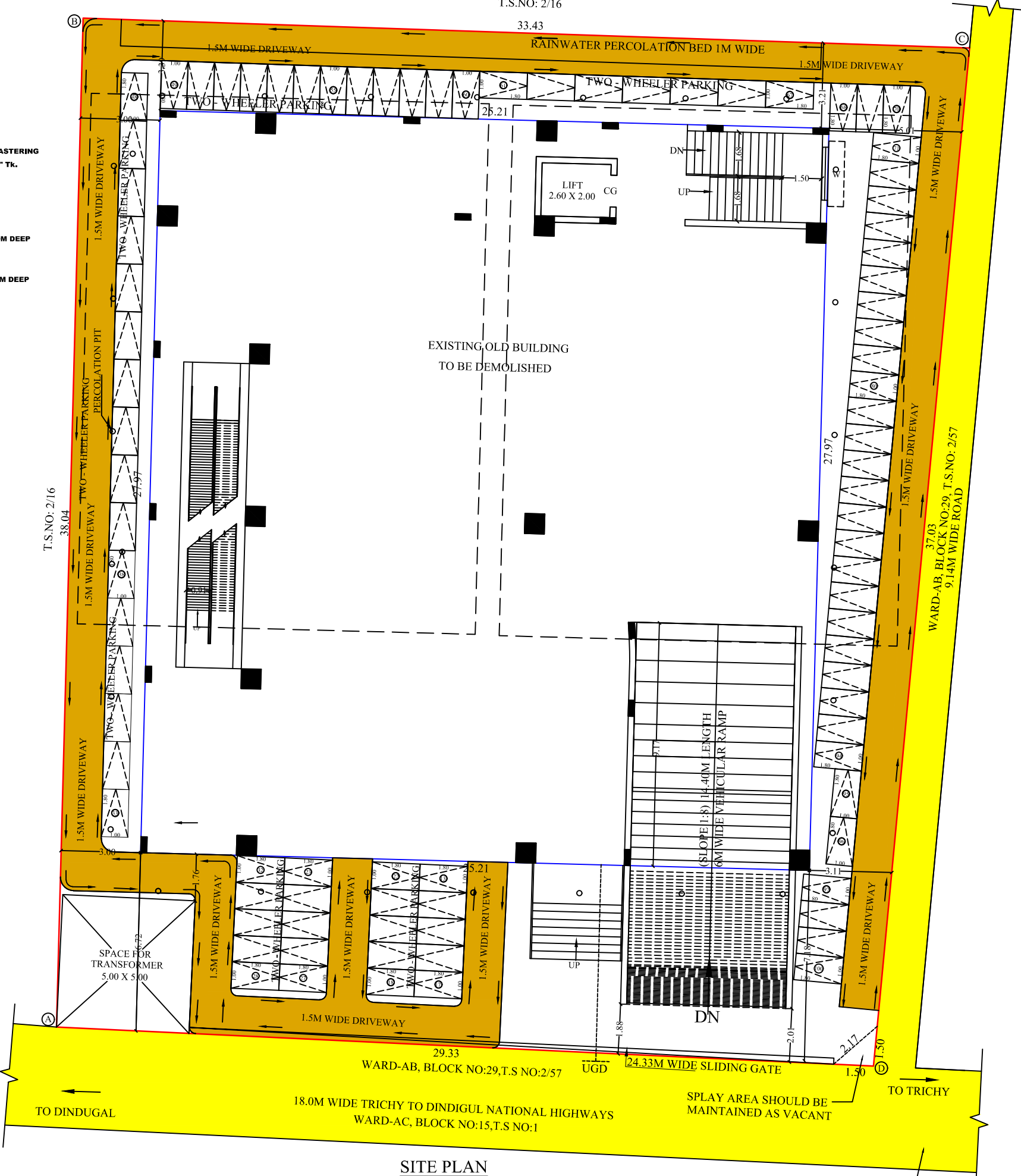
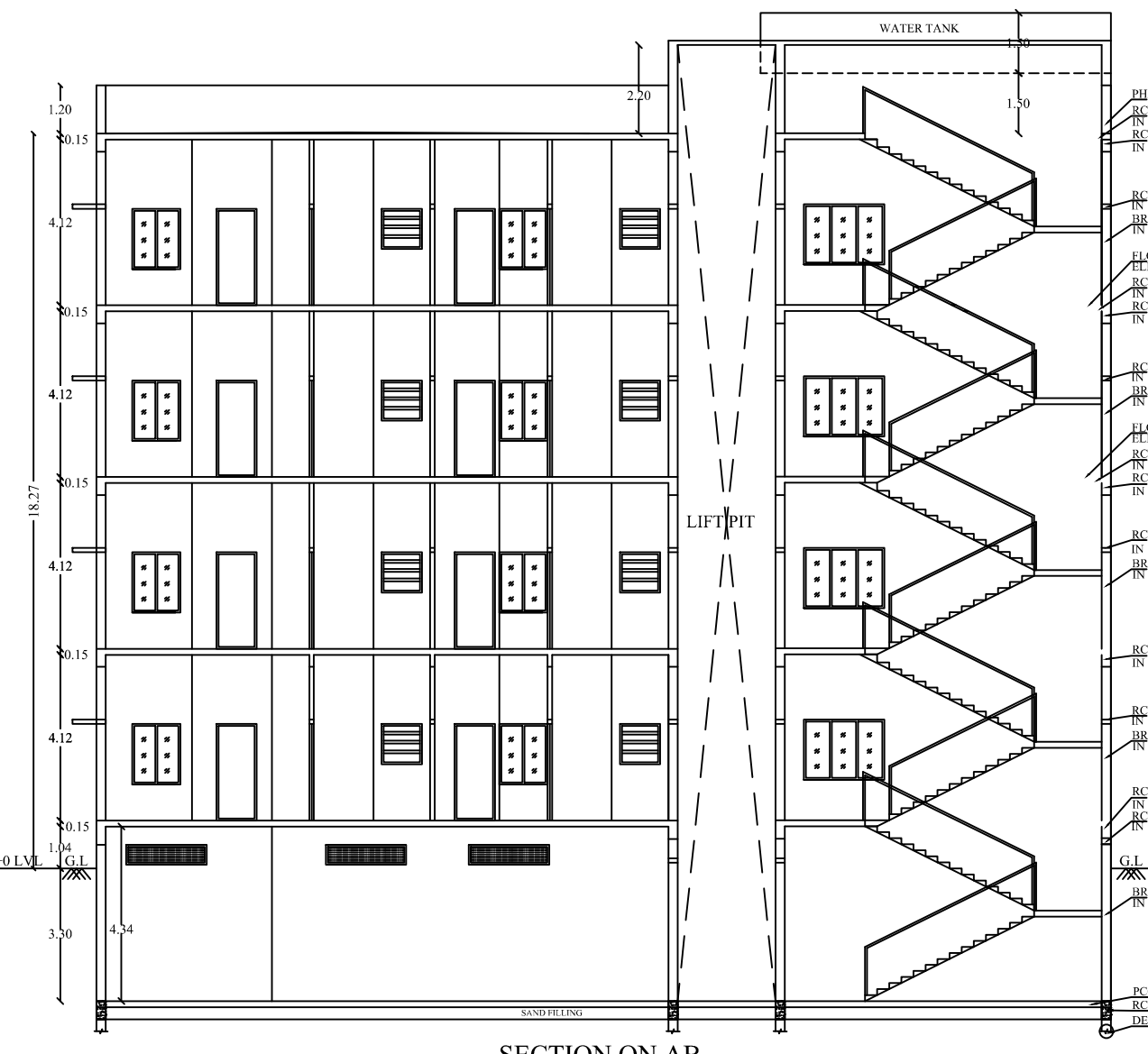
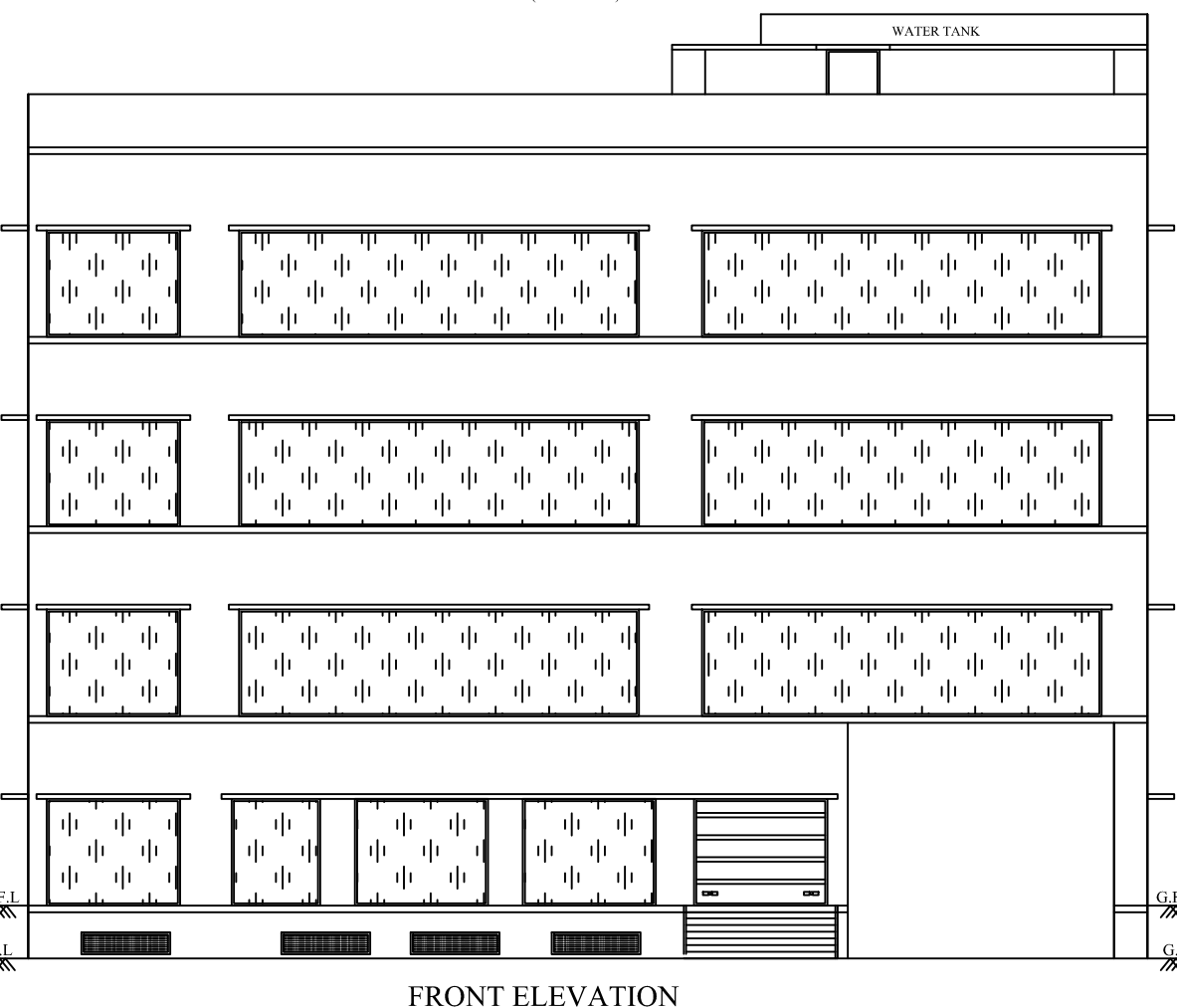
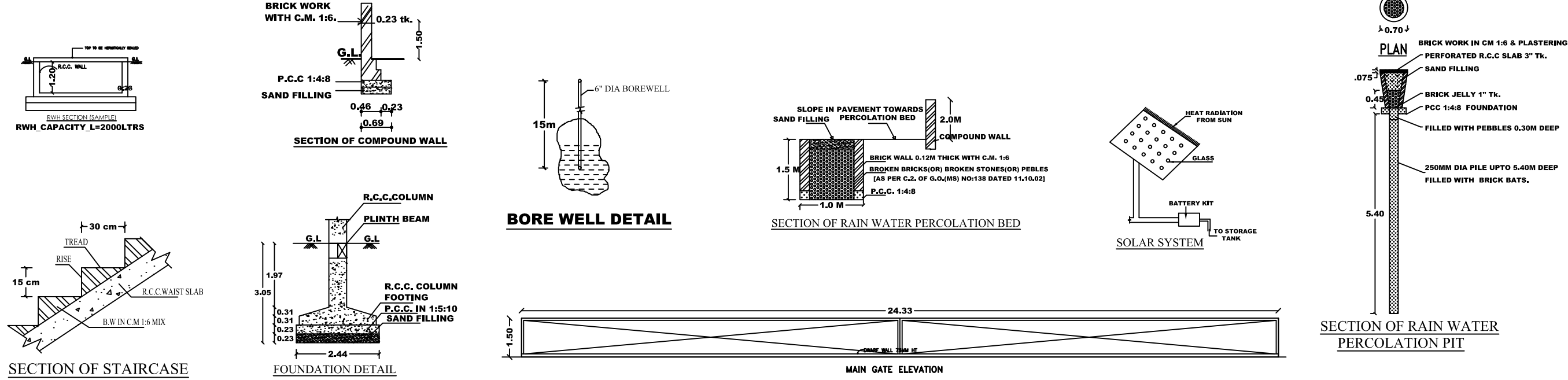
APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**DTCP**

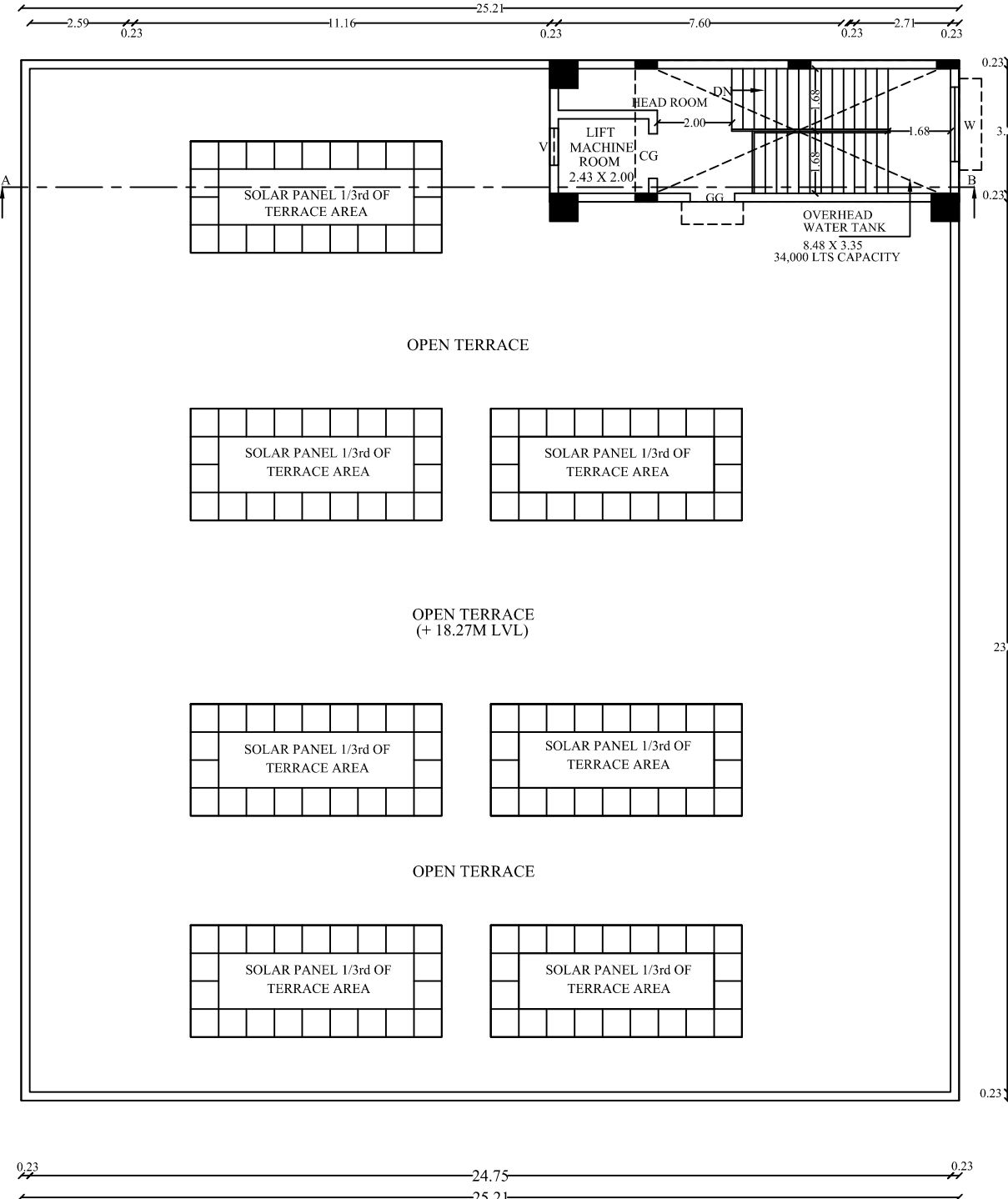
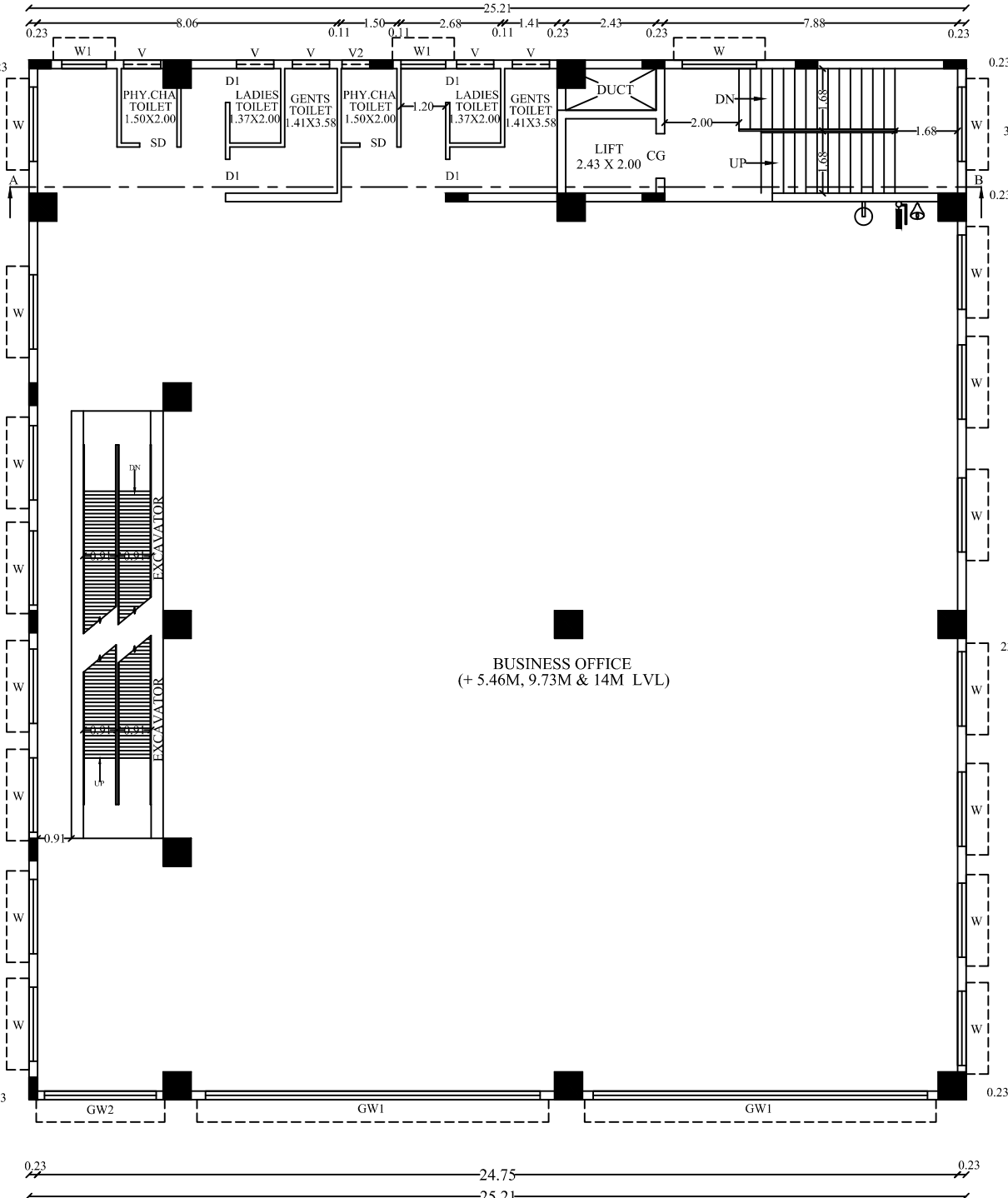
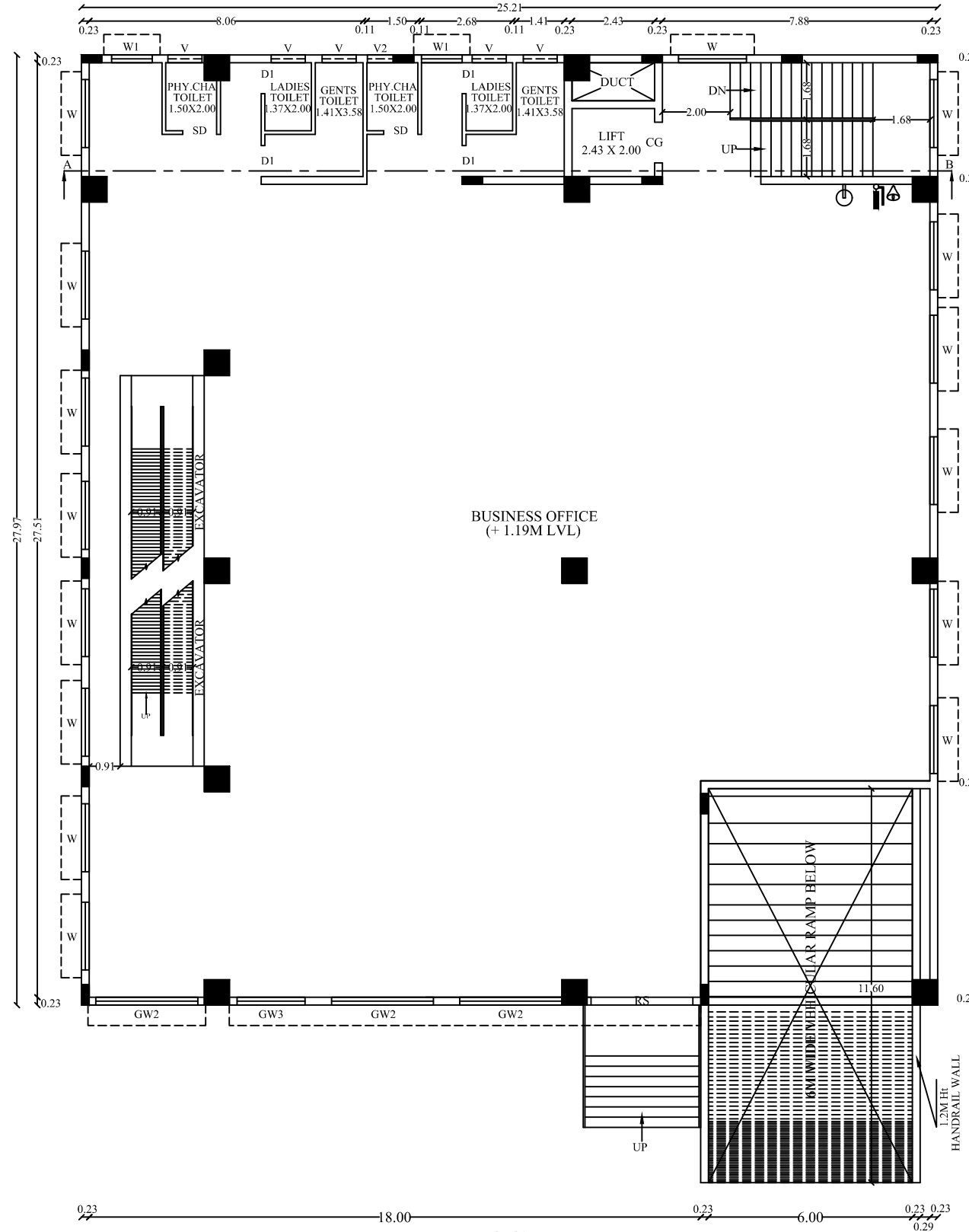
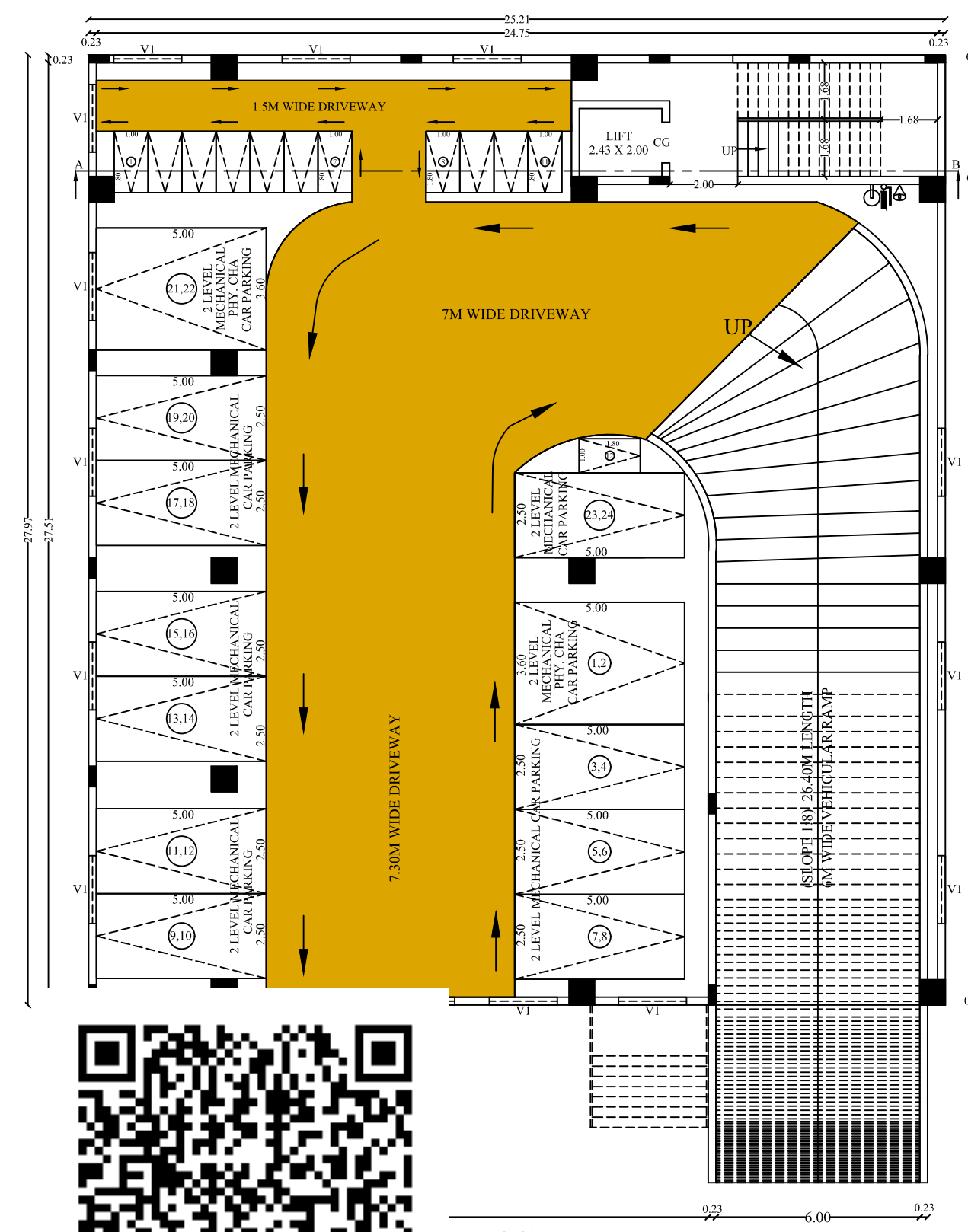
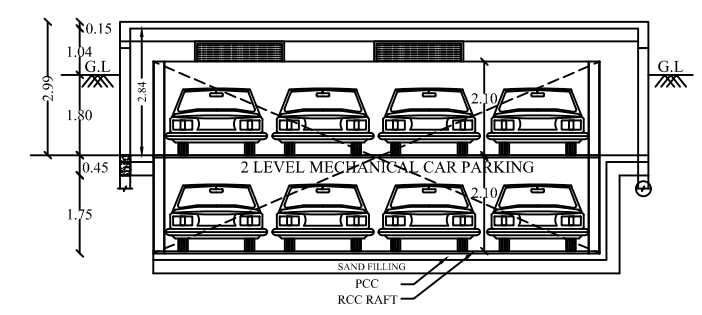
The approval as the planning authority issued it, reproduced in full behind this page.

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





| SCHEDULE OF JOINERIES: |             |
|------------------------|-------------|
| REFERENCE              | METRE       |
| RS - ROLLING SHUTTER   | 3.00 x 2.40 |
| GG - GRILL GATE        | 1.20 x 2.40 |
| MD - MAIN DOOR         | 1.20 x 2.40 |
| CG - COLLAPSIBLE GATE  | 1.20 x 2.40 |
| D - FLUSH DOOR         | 0.91 x 2.40 |
| SD - SLIDING DOOR      | 1.00 x 2.40 |
| W - WINDOW             | 2.00 x 1.50 |
| W1 - WINDOW            | 1.20 x 1.50 |
| GW1 - GLAZED WINDOW    | 9.00 x 2.40 |
| GW2 - GLAZED WINDOW    | 3.00 x 2.40 |
| GW3 - GLAZED WINDOW    | 2.00 x 2.40 |
| V - VENTILATOR         | 1.00 x 1.00 |
| V1 - VENTILATOR        | 2.00 x 0.60 |
| V2 - VENTILATOR        | 0.75 x 1.00 |



MENT FLOOR  
RKING)

GROUND FLOOR PLAN

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

TERRACE FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE  
TIRUCHIRAPPALLI DISTRICT

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF  
BUSINESS OFFICE BUILDING AFTER DEMOLISHING THE EXISTING OLD  
BUILDING IN T.S.NO:2/17 (OLD T.S.NO:39P), BLOCK NO: 29, WARD-AB,  
AT PLOT NO: 21 & 22, DOOR NO: 9B & 9C, PON NAGAR, ZONE-V,  
TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER  
SCALE - 1:100  
ONLINE APPLICATION NO : SWP/BPA/42195/2024

REFERENCE:  
SITE BOUNDARY  
EXISTING ROAD  
DRIVE WAY  
PROPOSED BUILDING

| AREA DETAILS                |         |
|-----------------------------|---------|
| DESCRIPTION                 | SQ.M    |
| PLOT AREA (as per DOCUMENT) | 1228.64 |
| PLOT AREA (as per FMB)      | 1230.00 |
| SUPER IMPOSED PLOT AREA     | 1228.00 |
| SPLAY AREA                  | 1.12    |
| NET PLOT AREA               | 1229.12 |

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

| BUILDING AREA DETAILS           |                     |                  |                  |
|---------------------------------|---------------------|------------------|------------------|
| SL NO.                          | DESCRIPTION         | F.S.I AREA (SQM) | TOTAL AREA (SQM) |
| 1)                              | BASEMENT FLOOR AREA | -                | 705.12           |
| 2)                              | GROUND FLOOR AREA   | 491.16           | 175.72           |
| 3)                              | FIRST FLOOR AREA    | 529.40           | 175.72           |
| 4)                              | SECOND FLOOR AREA   | 583.75           | 121.37           |
| 5)                              | THIRD FLOOR AREA    | 583.75           | 121.37           |
| 6)                              | FOURTH FLOOR AREA   | 583.75           | 121.37           |
| 7)                              | HEAD ROOM AREA      | -                | 33.80            |
| TOTAL AREA                      |                     | 2771.81          | 1454.47          |
| F.S.I = 2771.81/1228.00 = 2.257 |                     |                  |                  |

| REVISED BUILDING AREA           |                                    |                  |                  |
|---------------------------------|------------------------------------|------------------|------------------|
| SL NO.                          | DESCRIPTION                        | F.S.I AREA (SQM) | TOTAL AREA (SQM) |
| 1)                              | BASEMENT FLOOR AREA (PARKING AREA) | -                | 705.12           |
| 2)                              | GROUND FLOOR AREA                  | 684.16           | -                |
| 3)                              | FIRST FLOOR AREA                   | 702.40           | -                |
| 4)                              | SECOND FLOOR AREA                  | 702.40           | -                |
| 5)                              | THIRD FLOOR AREA                   | 702.40           | -                |
| 6)                              | HEAD ROOM AREA                     | -                | 41.91            |
| TOTAL AREA                      |                                    | 2771.36          | 747.03           |
| F.S.I = 2771.36/1228.00 = 2.257 |                                    |                  |                  |

| PARKING DETAILS |                           |          |
|-----------------|---------------------------|----------|
| S.NO.           | DISCRIPTION               | PROVIDED |
| 1)              | CAR PARKING SPACE         | 24 NOS   |
| 2)              | TWO WHEELER PARKING SPACE | 100 NOS  |

PROFESSIONAL DETAILS BASED ON FORM C

|                           |                                                     |  |
|---------------------------|-----------------------------------------------------|--|
| APPLICANT                 | Mr.M.ROSHAN MANAWALAN,<br>Mr.M.SHARATH MANAWALAN    |  |
| REGISTERED ENGINEER       | Er.R.VETRIVEL<br>(RE/G-4/DTCP/TRICHY/JUNE 2024/012) |  |
| STRUCTURAL ENGINEER       | Er.R.VETRIVEL<br>(SE/G-4/DTCP/TRICHY/JUNE 2024/013) |  |
| GEO-TECH EXPERT           | K.GANAPATHI<br>(CGLRGN/RGE/2019/08/012)             |  |
| SITE SUPERVISION ENGINEER | Er.R.VETRIVEL<br>(CE/TLPA/JANO-2020/219)            |  |

**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 : B.P/JD DTCP (TD) NO: 19/2025  
PLANNING PERMISSION NO : P.P/JD DTCP (TD) NO: 25/2025  
(THIS REVISES BUILDING PERMISSION NO : PP/JD DTCP (TD) No.162/2023)  
(This Planning Permission is valid for a period of 8 years from e-sign)

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

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

