

PP

APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE

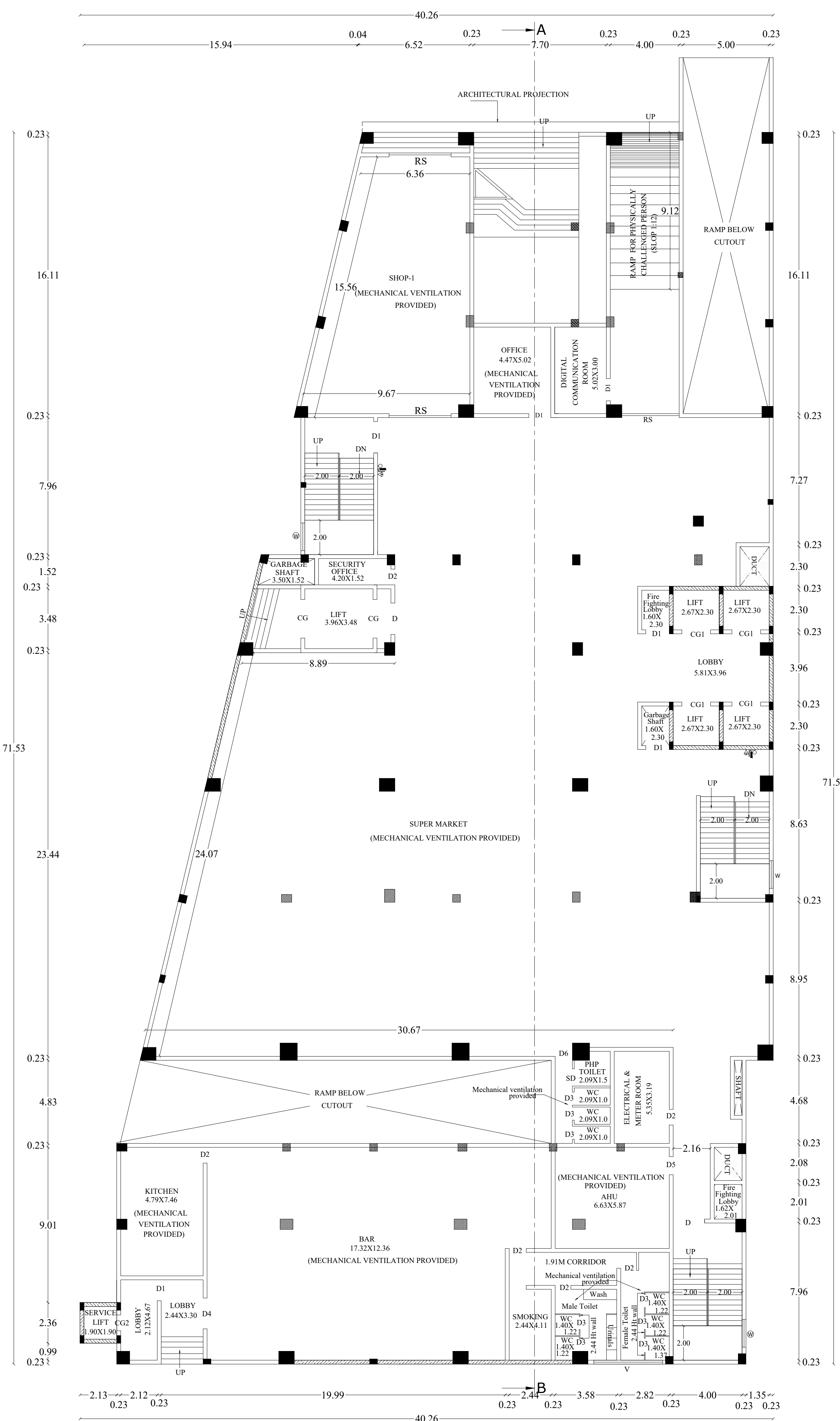
Building Plan

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.



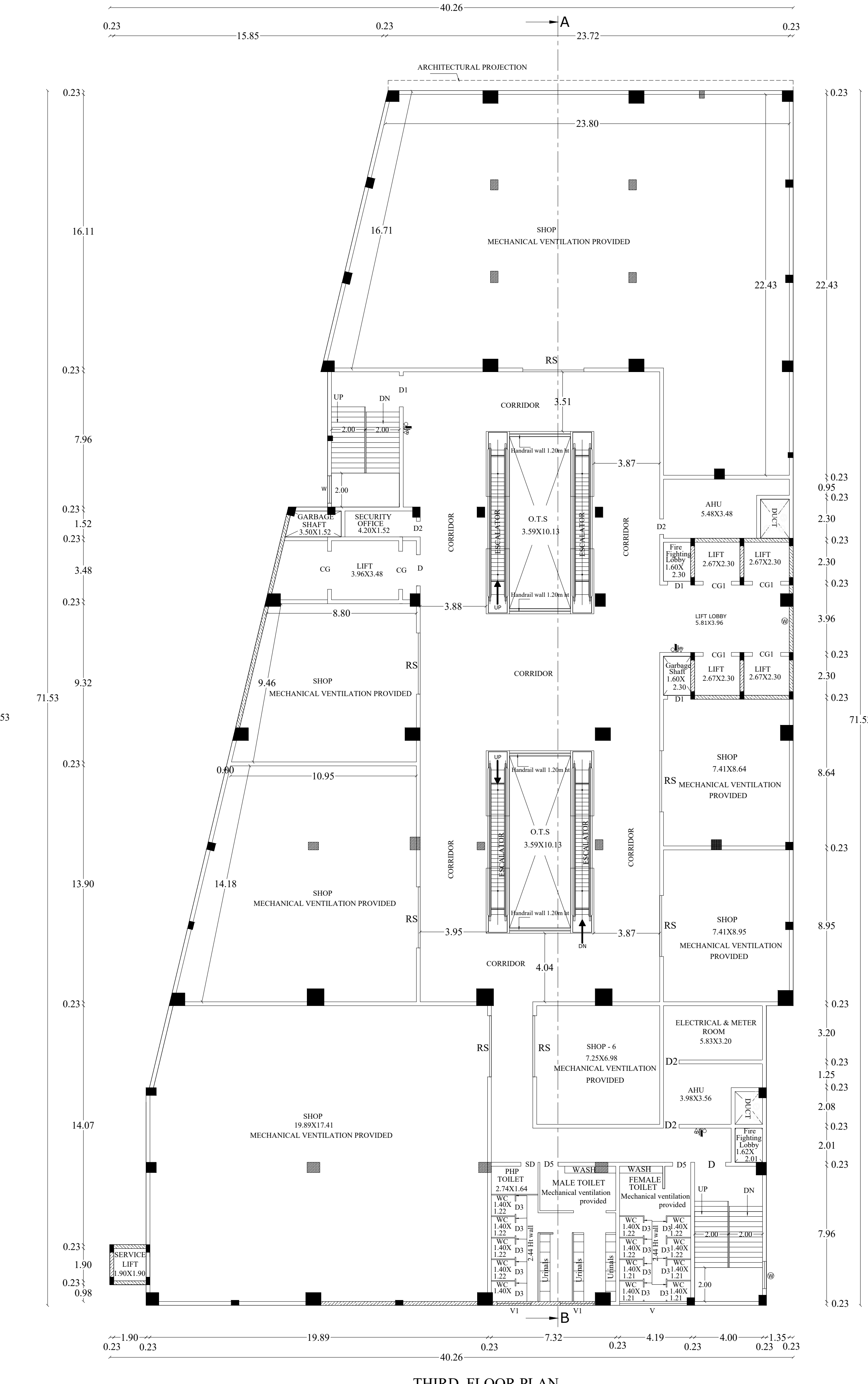
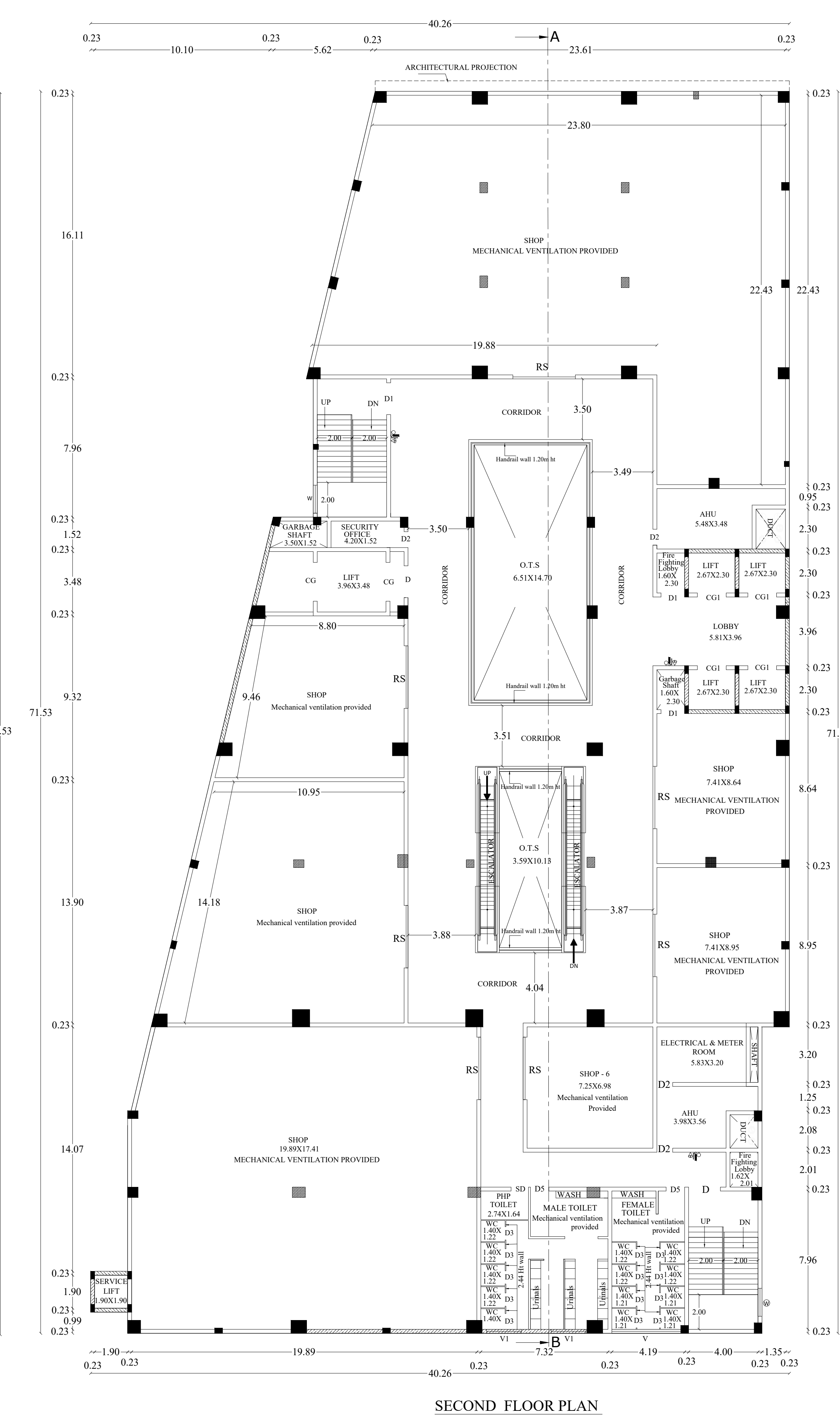
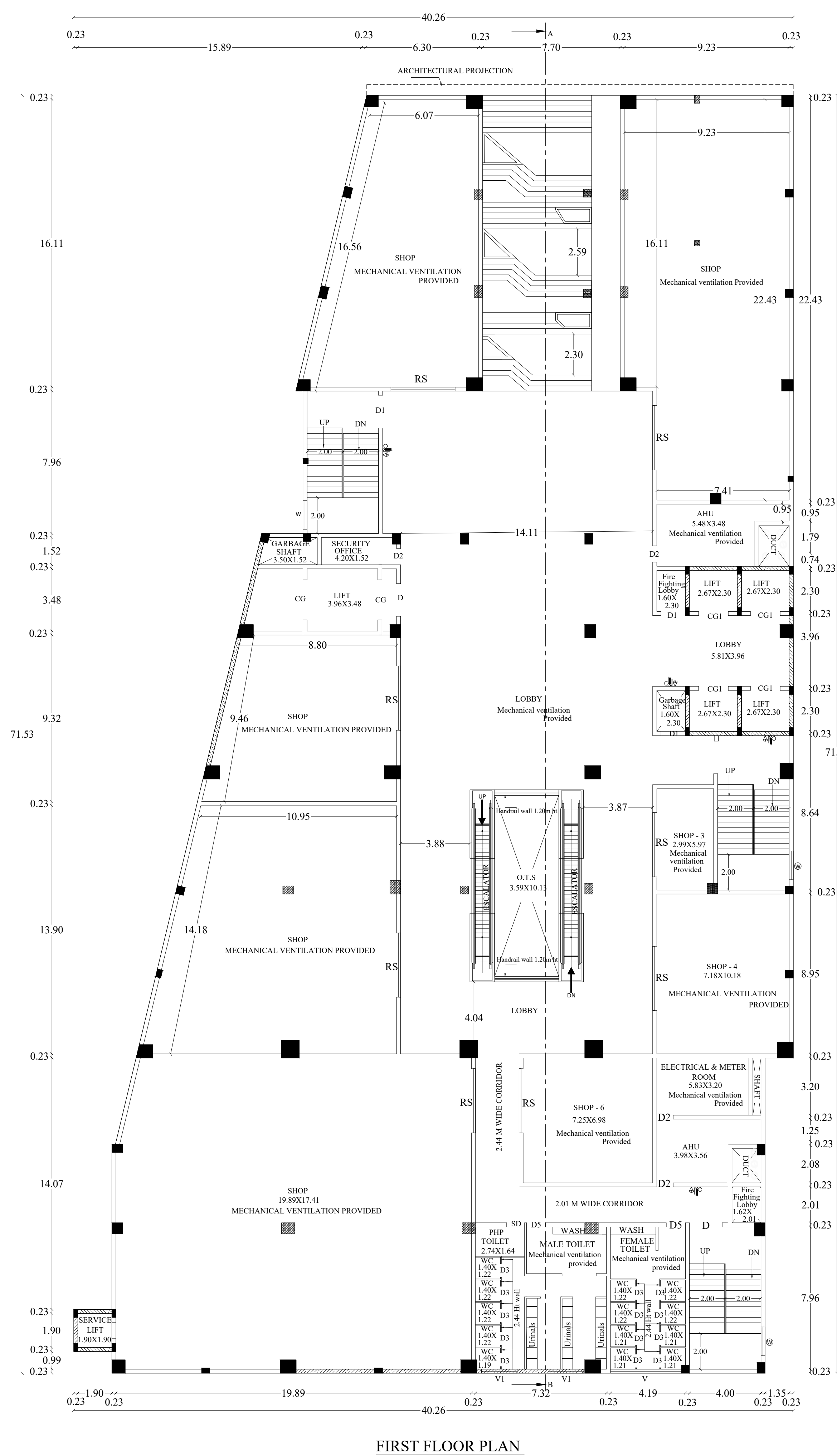
GROUND FLOOR PLAN

Er. P. MANIKANDAN,
Registered Professional Engineer

Er. P. MANIKANDAN,
Registered Quality Auditor
Reg No: RQA/BTCP/TRICHY/NOVEMBER-
No. 5, Thiruvadi Street,
Srirangam, Trichy-620 006



PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN S.F.NO:67/1B1,1B2,1B3A1 & 1B3A2, PICHANDARKOVIL VILLAGE & PANCHAYAT, MANNACHANALLUR TALUK, TRICHY DISTRICT.



SPACE FOR APPROVAL

SHEET NO:2

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	FIRST FLOOR AREA	2208.41	-	2208.41
2)	SECOND FLOOR AREA	2112.78	-	2112.78
3)	THIRD FLOOR AREA	2172.02	-	2172.02

ALL DIMENSIONS ARE IN METER.
SCALE - 1:100.

APPLICANT

d. Sivakumar
K. Piyasanthi

REGISTERED ENGINEER

N. Narayanasamy
Er. N. Narayanasamy, M.Sc.Engg., M.Survey,
Registered Engineer,
Reg. No: RE-04/1/OTEP /TANCY/MBV-2024/005
Nantha Planners and Builders
No.2, 1st Cross, Srinivas Nagar, 7th Main Road,
Vayalur Road, Trichy-17, Mobile:9377 42744.

REGISTERED STRUCTURAL ENGINEER

S. Narayanasamy
S. Narayanasamy, B.E.,
Registered Architect
COA Regd. No: CA/2021/131041

REGISTERED ARCHITECT

S. Narayanasamy
S. Narayanasamy, B.E.,
Registered Architect
COA Regd. No: CA/2021/131041

GEO-TECH EXPERT

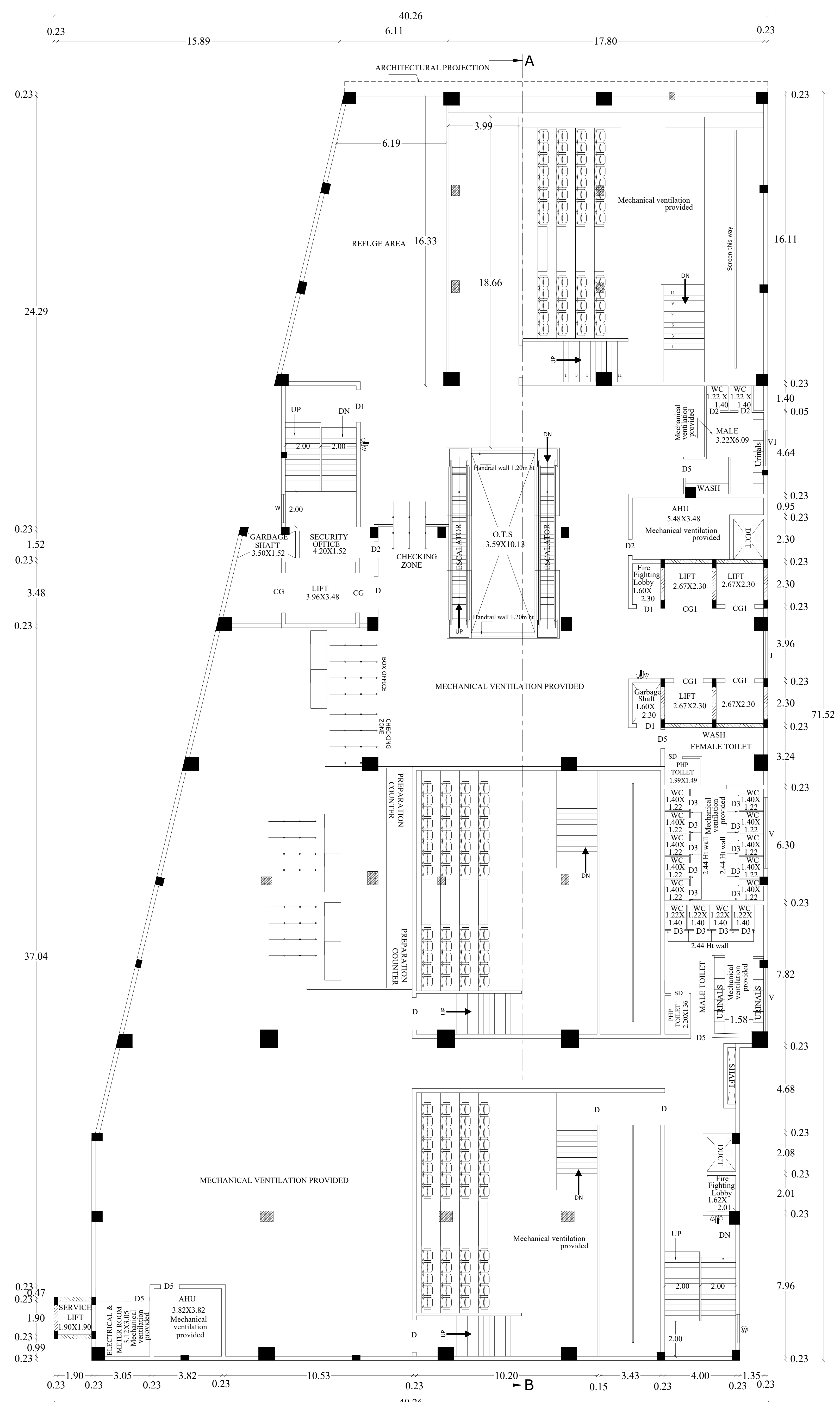
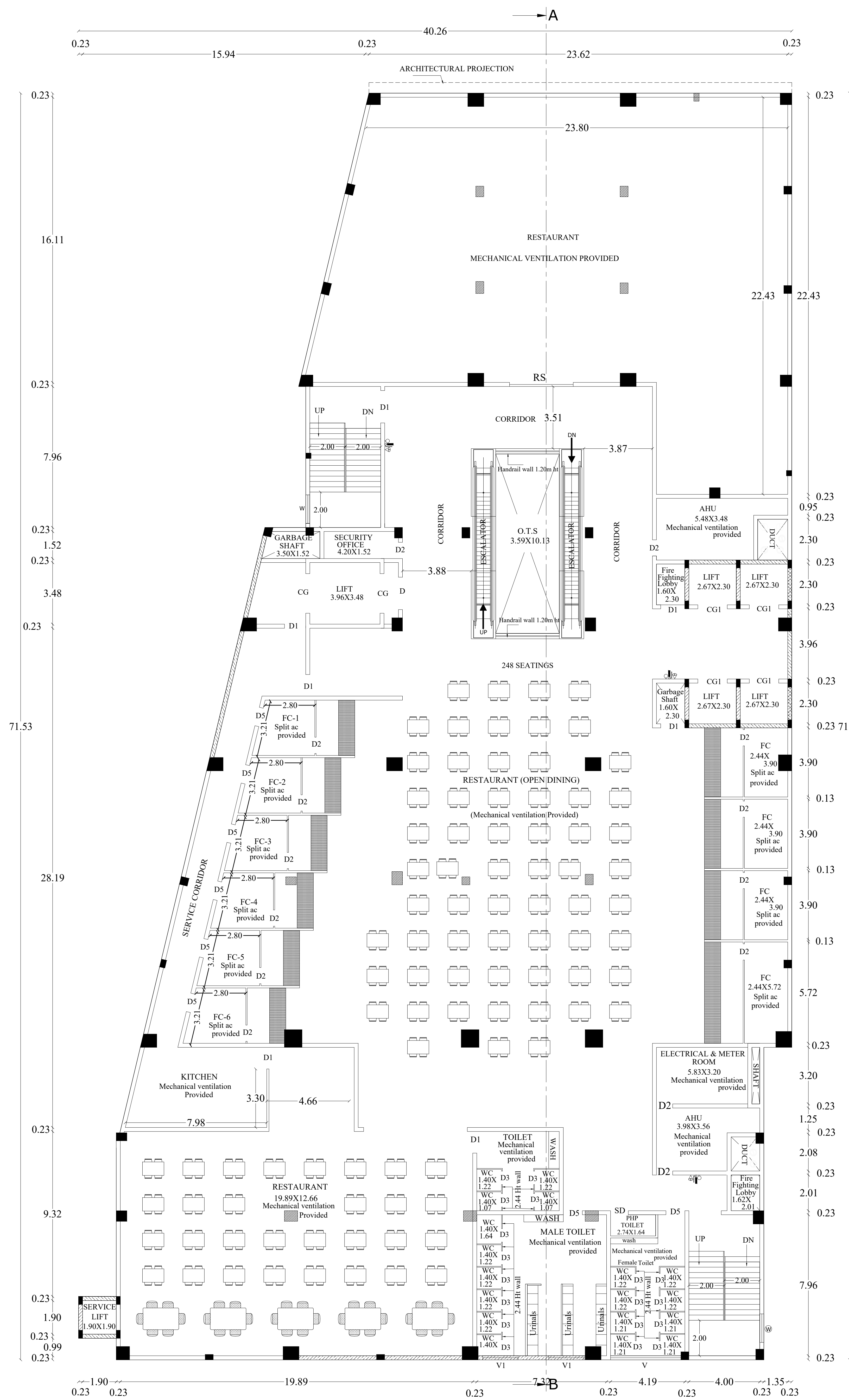
S. Narayanasamy
S. Narayanasamy, B.E.,
Registered Geotechnical Engineer,
(TANCY REGD. NO: 2015/005), Chartered Engineer,
705, Plot No. 28, O.M. Rajoo Nagar,
Thiruvallur District, TAMIL NADU-601 005.

SITE SUPERVISION ENGINEER

P. Manikandan
Er. P. Manikandan, B.E.,
Registered Construction Engineer
Reg. No: RC/2017/Trichy/September-2025/04
No. 5, Thiruvallur Street,
Srirangam, Trichy-620 006.

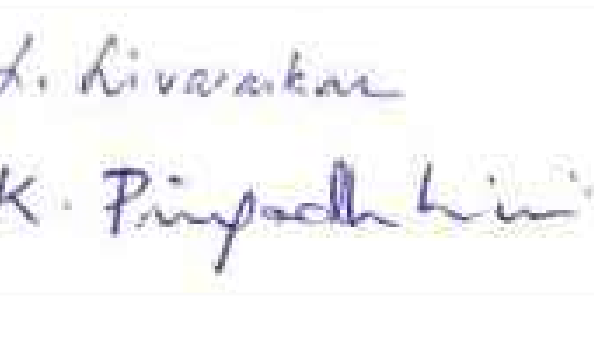
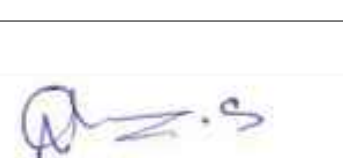
QUALITY AUDITOR

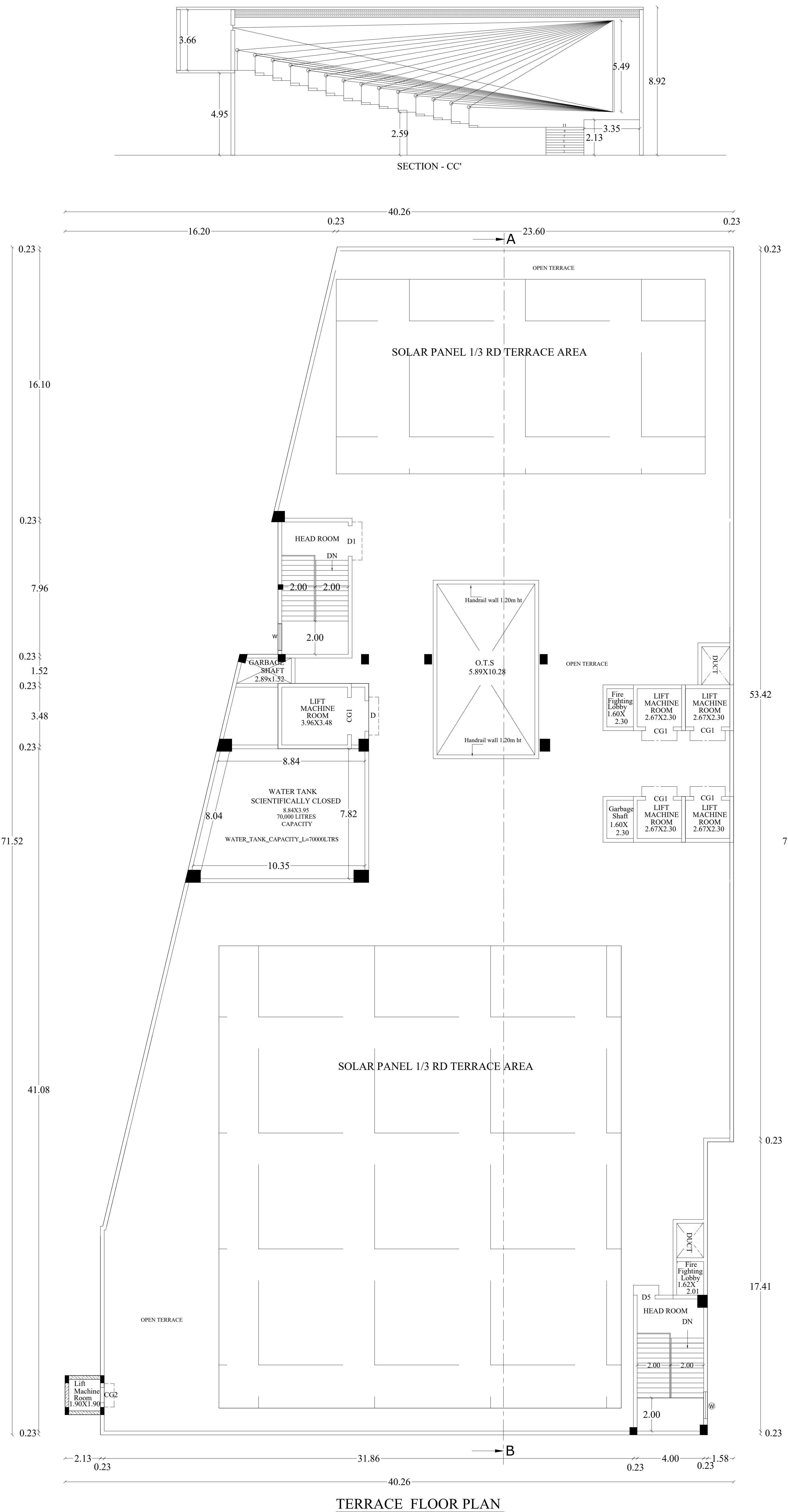
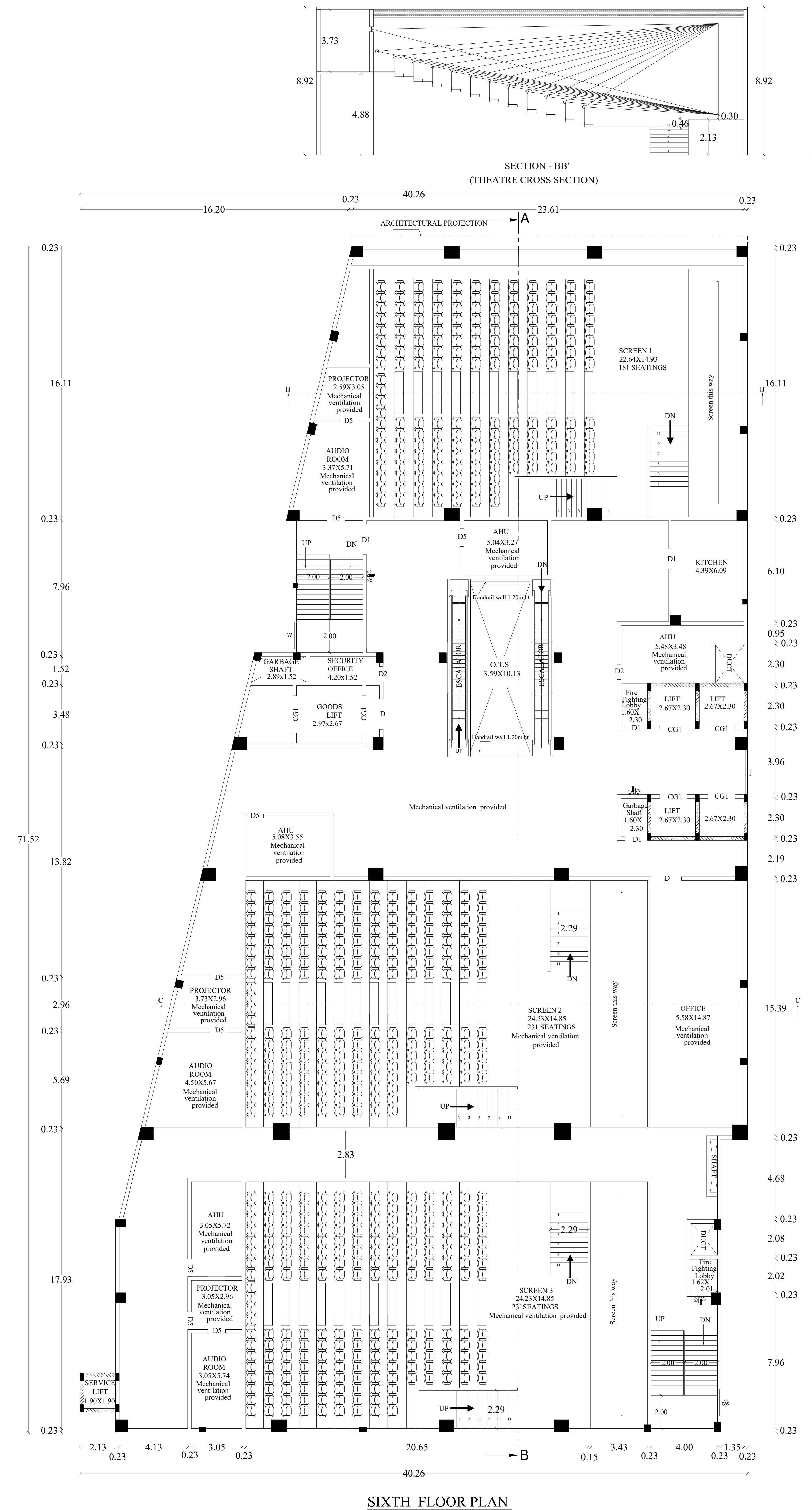
P. Manikandan
Er. P. Manikandan, B.E.,
Registered Quality Auditor
Reg. No: QA/2017/Trichy/September-2025/05
No. 5, Thiruvallur Street,
Srirangam, Trichy-620 006.



PROPOSED BUILTUP AREA				
1)	FOURTH FLOOR AREA	2208.41	—	2208.41
2)	FIFTH FLOOR AREA (MEZZANINE FLOOR AREA)	1559.20	—	1559.20

ALL DIMENSIONS ARE IN METER.
SCALE - 1:100.

APPLICANT 	REGISTERED ENGINEER  Er. N. Nanthakumar, M.Sc(Struct), M.Sc(REV), Registered Engineer, Reg. No : RE.GH / DTCP / TRICHY/MAY-2024/005 Nantha Planners and Builders No.2, 1st Cross, Srinivasa Nagar, 7th Main Road, Vayalur Road, Trichy-17. Mob:88387 45781.
REGISTERED STRUCTURAL ENGINEER  R. GANESAN, (Structural) Structural Engineer Grade-1 Reg. No.-SE-Gr-1/NECV/TRICHY / JUNE2024 / 035 Trichy RG Engineering Excellence Pvt. Ltd., Plot No. 64, Wandanam Street, LIC Colony, Trichy- 620 022.	REGISTERED ARCHITECT  S. NITISH, B.Arch., Registered Architect COA Regd. No: CA/2021/131041
GEO-TECH EXPERT  Dr.S.SENTHILKUMAR, B.E.M.E. Ph.D. FCK MBL, Registered Geotechnical Engineer, (TJR / RGE / 2019/088), Chartered Engineer, 703, Plot No.29, O.M Rajoo Nagar, Near New Bus Stand, TRINJAVUR-613 005.	SITE SUPERVISION ENGINEER  Er. P. MANIKANDAN, B.E., Registered Construction Engineer reg.No. RCE/DTCP/Trichy/September-2025/64 No. 5, Thiruvadi Street, Srirangam, Trichy-620 006.
QUALITY AUDITOR  Er. P. MANIKANDAN, B.E., Registered Quality Auditor Reg.No-ROA/DTCP/TRICHY/NOVEMBER-2025/75 No. 5, Thiruvadi Street, Srirangam, Trichy-620 006.	

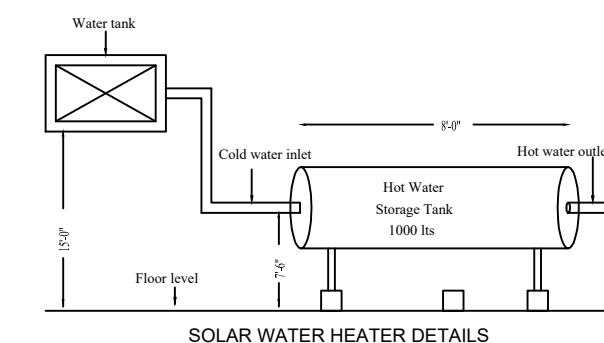


PLAN SHOWING THE PROPOSED CONSTRUCTION OF
COMMERCIAL BUILDING IN S.F.NO-67/1B1,1B2,1B3A1 & 1B3A2,
PICHANDARKOVIL VILLAGE & PANCHAYAT,
MANNACHANALLUR TALUK, TRICHY DISTRICT.

ALL DIMENSIONS ARE IN METER.
SCALE - 1:100.

Online application No: SWP/BPA/066/1986/2025

REFERENCE:
Existing Road
Site Boundary
Proposed Building



PARKING CALCULATION					
SL. NO.	BLOCK -1	AREA	CAR REQUIRED	TWO WHEELER REQUIRED	
1	GROUND FLOOR (OFFICE MARKET)	(2041.43X75)-75= 1456.07	20 Nos	20 Nos	
2	FIRST FLOOR (OFFICE)	(2208.41X75)-75= 1581.31	22 Nos	22 Nos	
3	SECOND FLOOR (OFFICE)	(2112.78X75)-75= 1509.58	21 Nos	21 Nos	
4	THIRD FLOOR (OFFICE)	(2172.02X75)-75= 1554.02	21 Nos	21 Nos	
5	FOURTH FLOOR (RESTAURANT)	(2208.41X75)-75= 1556.30	17 Nos	16 Nos	
6	FIFTH FLOOR & MEZZANINE FLOOR (AREA)	(509.48 X 50)	10 Nos	10 Nos	
	SIXTH FLOOR (THEATRE)				
	TOTAL		111 Nos	128 Nos	

SL. NO.	S.F. NO.	DOCUMENT NO.	DOCUMENT AREA IN SQ.M	PATTA NO.	PATTA AREA IN SQ.M
1	67/1B1 & 2	3900/2014	1386.41	1880	1931.00
2	67/1B2	1907/2016	1760.62	1880	1760.00
3	67/1B3A1	7015/2023	318.70	3202	319.00
4	67/1B3A2				
	TOTAL		2465.73		5495.00

AREA DETAILS		
DESCRIPTION	SQ.M	
PLOT AREA AS PER DOCUMENT	5486.83	
PLOT AREA AS PER TSLR	5495.00	
SUPER IMPOSED PLOT AREA	5474.38	
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT		

BLOCK - 1 PROPOSED BUILTUP AREA

SL. NO.	DESCRIPTION	F.S.I. AREA (SQM)	NON F.S.I. AREA (SQM)	TOTAL AREA (SQM)
1)	BASEMENT FLOOR AREA-1 (Parking)	-	2251.86	2251.86
2)	BASEMENT FLOOR AREA-2 (Parking)	-	2549.24	2549.24
3)	GROUND FLOOR AREA	2041.43	-	2041.43
4)	FIRST FLOOR AREA	2208.41	-	2208.41
5)	SECOND FLOOR AREA	2112.78	-	2112.78
6)	THIRD FLOOR AREA	2172.02	-	2172.02
7)	FOURTH FLOOR AREA	2208.41	-	2208.41
8)	FIFTH FLOOR AREA (MEZZANINE FLOOR AREA)	1559.20	-	1559.20
9)	SIXTH FLOOR AREA	2184.19	-	2184.19
10)	HEAD ROOM AREA	-	135.40	135.40

BLOCK - 2

SL. NO.	DESCRIPTION	F.S.I. AREA (SQM)	NON F.S.I. AREA (SQM)	TOTAL AREA (SQM)
13)	GROUND FLOOR AREA	245.70	-	245.70
14)	FIRST FLOOR AREA	245.70	-	245.70
15)	HEAD ROOM AREA	-	34.78	34.78
16)	OPEN GENERATOR SHED	30.00	-	30.00
17)	TOTAL AREA	15007.84	4971.28	19979.12
18)	VACANT AREA	-	-	2925.14

PLOT COVERAGE = 2484.11 / 5474.38 X 100 = 45.377X
F.S.I. = 15007.84 / 5474.38 = 2.741

SL. NO.	PARKING	REQUIRED	PROVIDED
1	TWO WHEELER PARKING SPACE(1MX1.8M)	115NOS	174 NOS
2	TWO PARKING FOR PHP (3.6MX5M)	13 NOS	13 NOS
3	CAR PARKING FOR PHP (3.6MX5M)	13 NOS	13 NOS
4	CAR PARKING SPACE (2.5MX5M)	100 NOS	100 NOS

APPLICANT: *K. Pichandarkovil*

REGISTERED ENGINEER: *Er. N. Nandhakumar*

REGISTERED STRUCTURAL ENGINEER: *Er. N. Nandhakumar*

REGISTERED ARCHITECT: *Er. P. Manikandan*

GEO-TECH EXPERT: *Er. P. Manikandan*

SITE SUPERVISION ENGINEER: *Er. P. Manikandan*

QUALITY AUDITOR: *Er. P. Manikandan*

REGISTERED CIVIL ENGINEER: *Er. P. Manikandan*

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REGISTERED CIVIL ENGINEER: *Er. P. Manikandan*

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

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

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

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.

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.

