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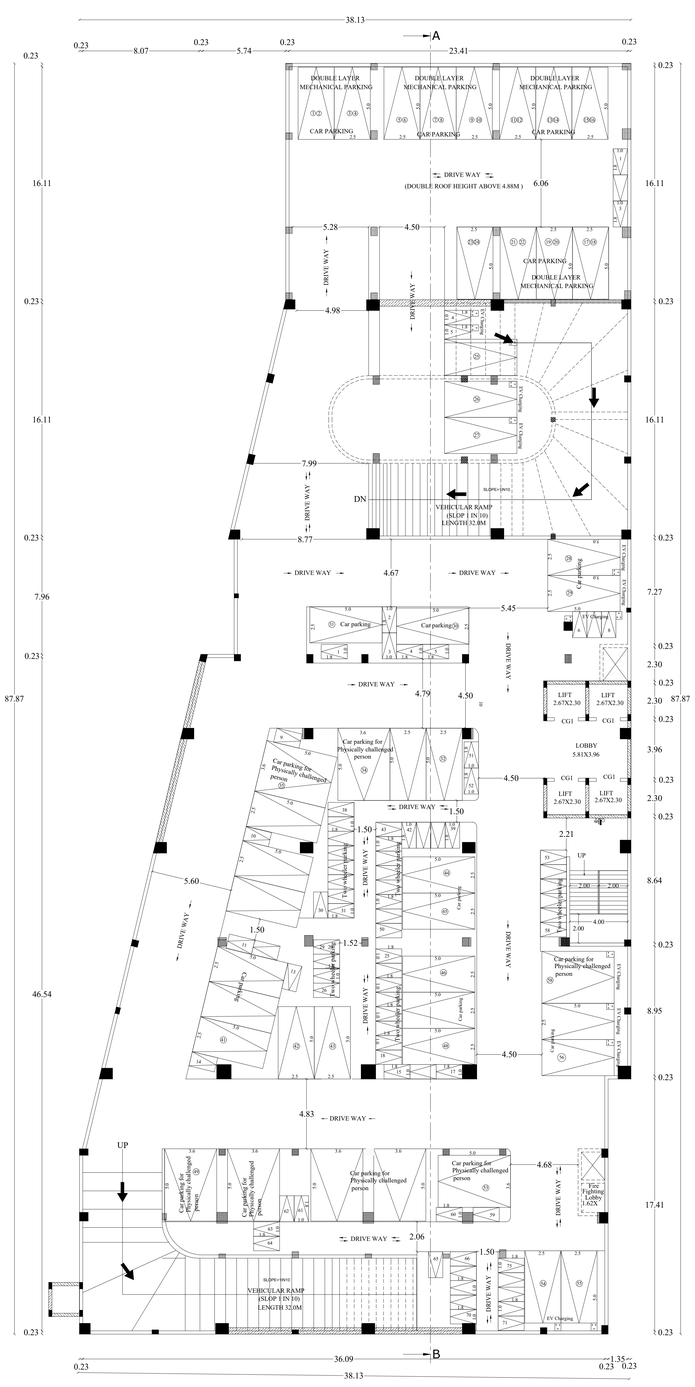
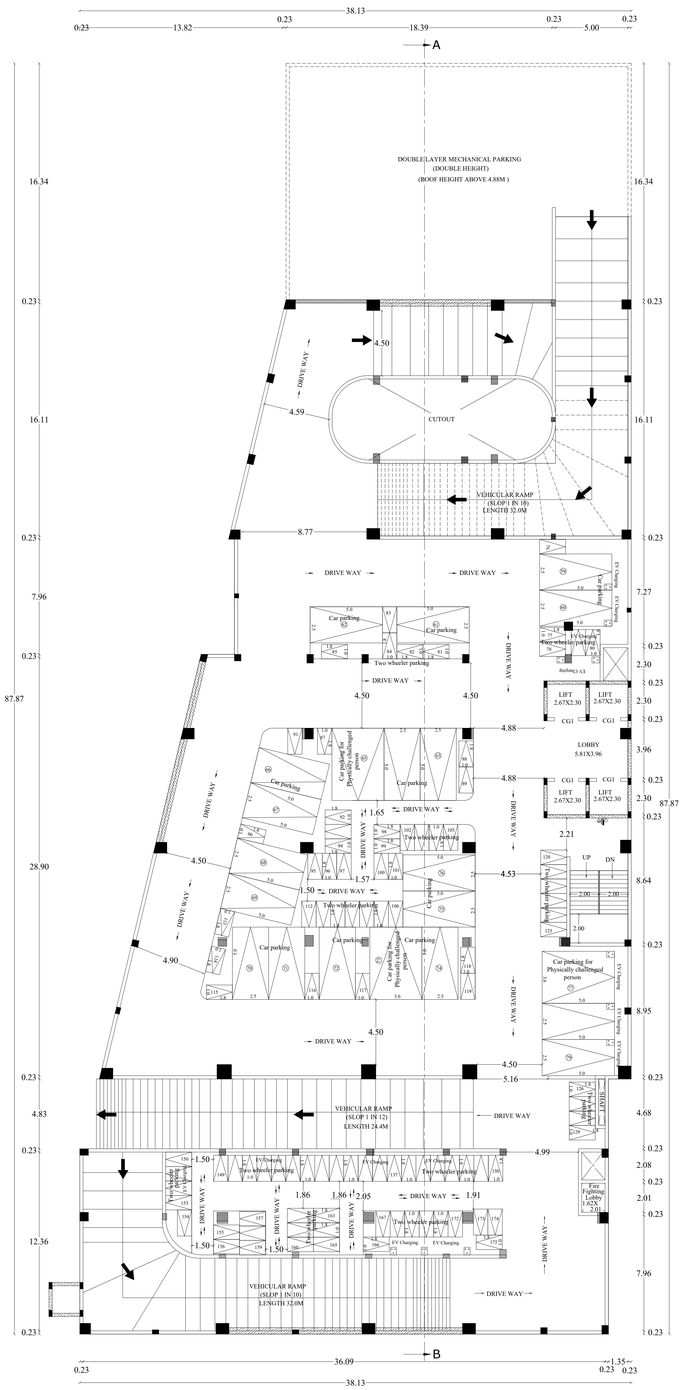
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN S.F.NO:67/ 1B1,1B2,1B3A1 & 1B3A2, PICHANDARKOVIL VILLAGE & PANCHAYAT, MANNACHANALLUR TALUK, TRICHY DISTRICT.

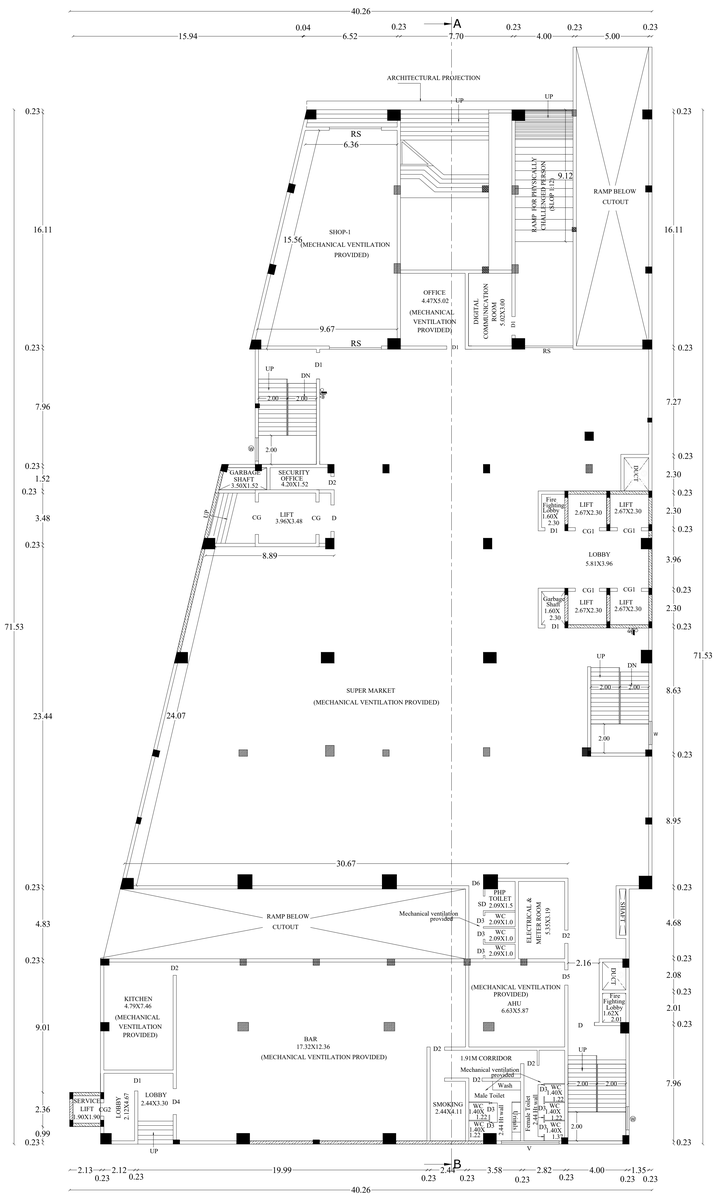
SHEET NO:1



BASEMENT FLOOR PLAN -2



BASEMENT FLOOR PLAN -1



GROUND FLOOR PLAN

SPACE FOR APPROVAL

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

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

APPLICANT	REGISTERED ENGINEER
L. Sivasakar K. Priyadharshini	N. Nanthakumar Er. N. Nanthakumar, M.E(Struct), M.Sc(REV), Registered Engineer, Reg. No : RE.Gr.I / DTCP / TRICHY / BA1-2024/005 Nantha Planners and Builders No.2, 1st Cross, Srinivasa Nagar, 7th Main Road, Vayalur Road, Trichy-17. Mob:88387 45781.
REGISTERED STRUCTURAL ENGINEER	REGISTERED ARCHITECT
R. GANESAMOORTHY, Structural Structural Engineer Grade - I Reg. No. SE-Gr.-I / NCC / TRICHY / JUN2024/1035 Trichy RG Engineering Excellence Pvt. Ltd., Plot No. 64, Nandanam Street, UK Colony, Trichy - 620 021.	S. NITISH, B.Arch., Registered Architect COA Regd. No: CA/2021/131041
GEO-TECH EXPERT	SITE SUPERVISION ENGINEER
Dr. S. SENTHAMIL KUMAR, B.E.M.E. Ph.D. FCB MEI Registered Geotechnical Engineer, (TJN / RGE / 2019 /088), Chartered Engineer, TCS, Plot No.89, O.M. Raion Nagar, Near New Bus Stand, THANJAVUR-613 008.	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: RQA/R1/DTCP/CIVIL/CNSWMR-2025/15 No. 5, Thiruvadi Street, Srirangam, Trichy-620 006.	

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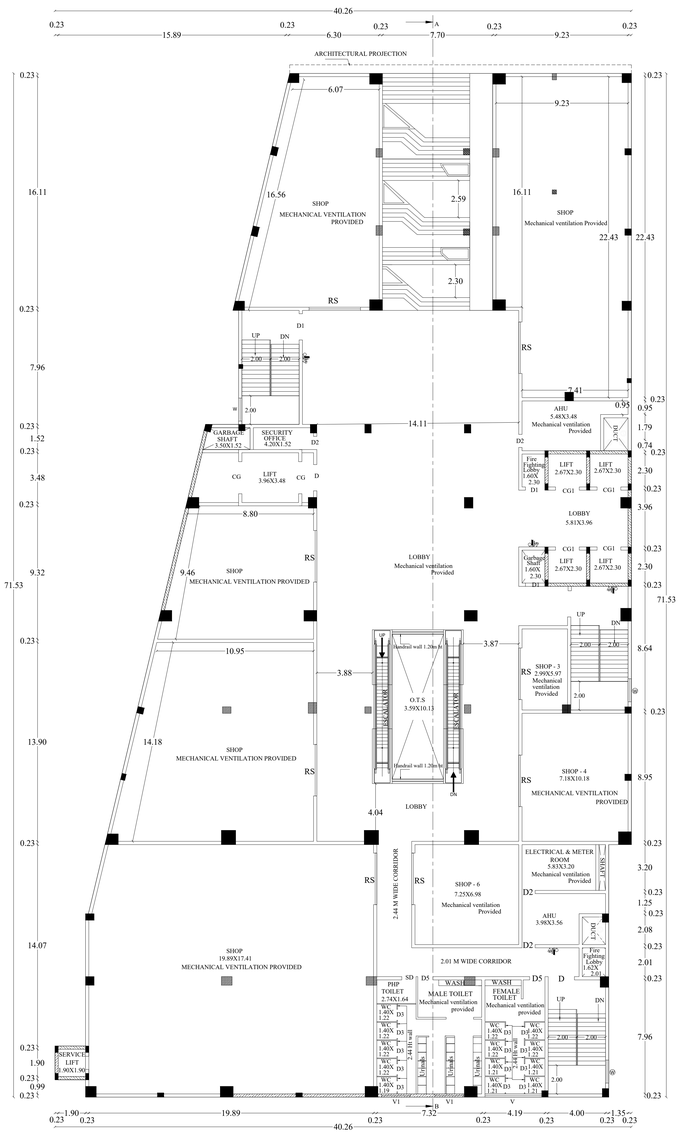
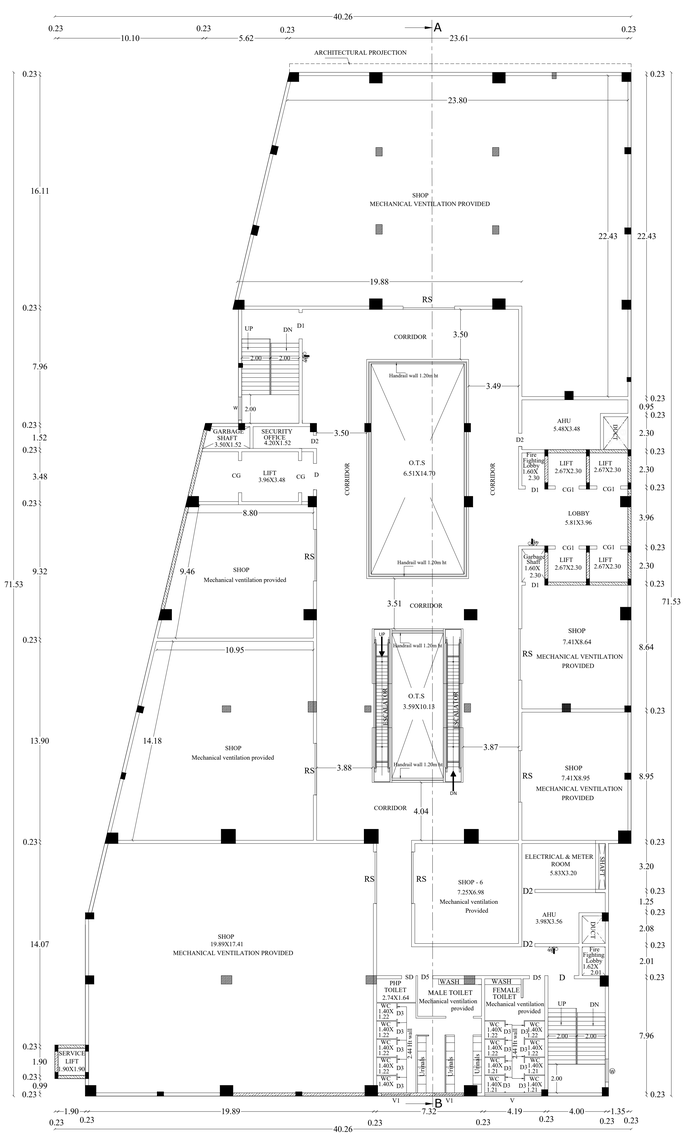
SPACE FOR APPROVAL

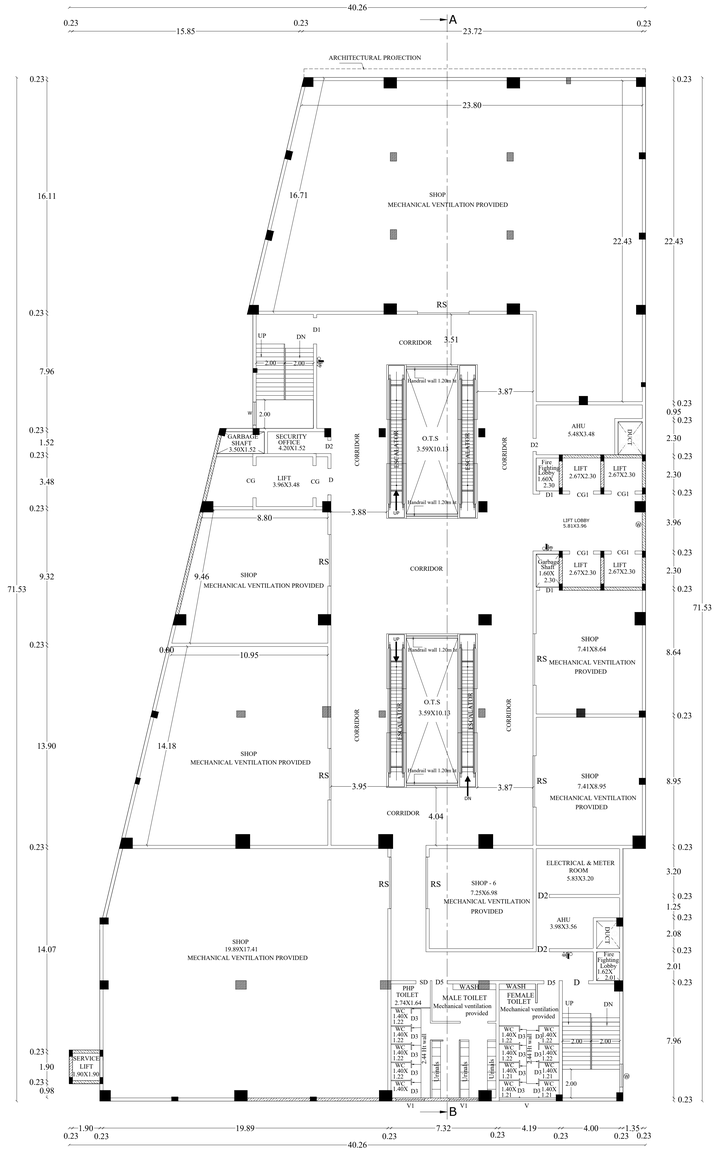
SHEET NO:2



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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

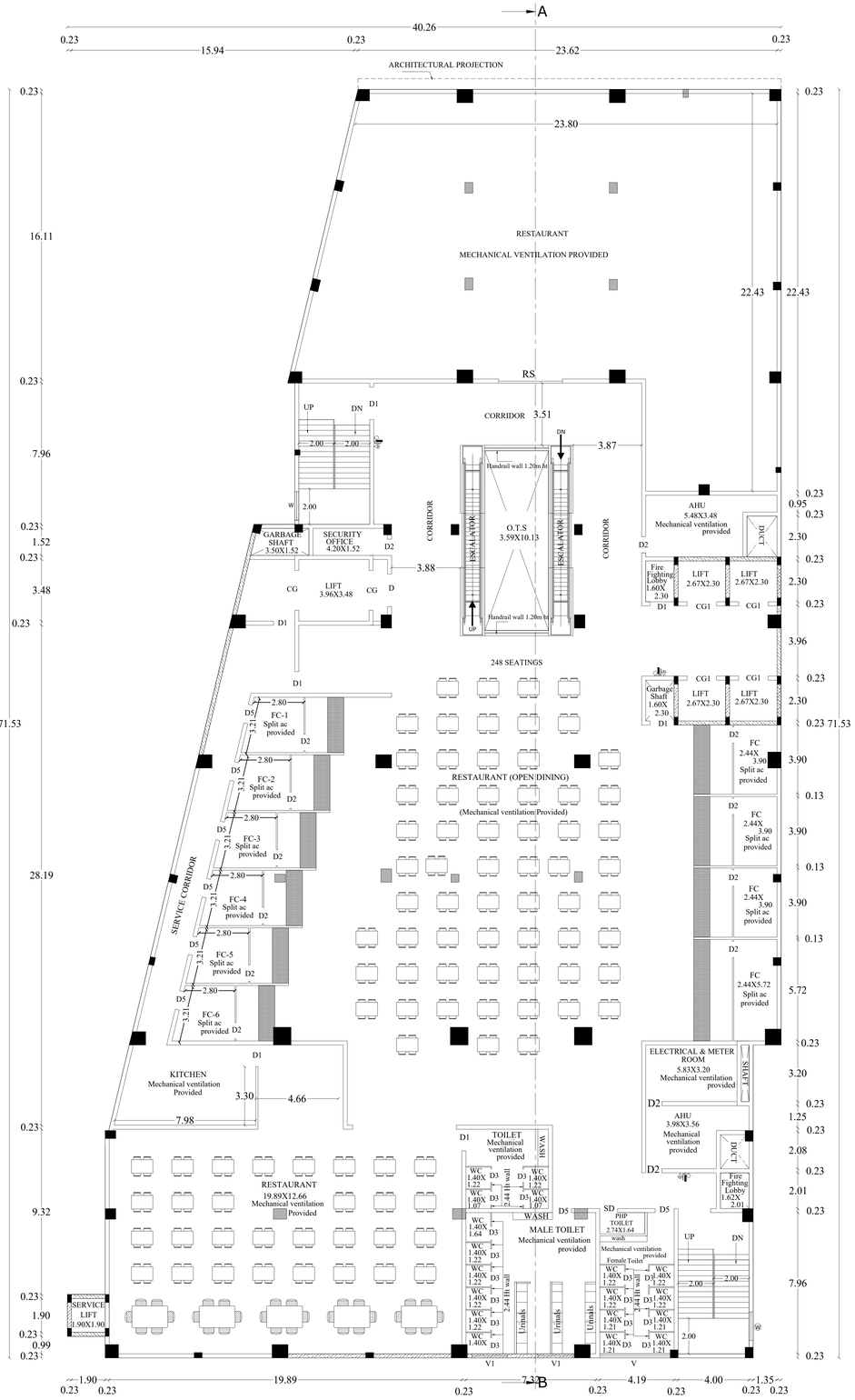
ALL DIMENSIONS ARE IN METER.
SCALE – 1:100.

APPLICANT	REGISTERED ENGINEER
L. Sivasakti K. Prapadhini	N. Nanthakumar Er. N. Nanthakumar, M.E(Struct), M.Sc(REV), Registered Engineer, Reg. No : RE.GH / DTCP / TIRCHY / M.U/ 2024/005 Nantha Planners and Builders No.2, 1st Cross, Srinivasa Nagar, 7th Main Road, Vayalur Road, Trichy-17. Mob:88387 45784.
REGISTERED STRUCTURAL ENGINEER	REGISTERED ARCHITECT
R. GANESHKUMAR, Structural Engineer Grade - I Reg. No. SE - Gr - I / M.C.T / TIRCHY / JUN/2004/025 Trichy RG Engineering Excellence Pvt. Ltd. Plot No. 64, Mandaiyaram Street, LIC Colony, Trichy - 620 001.	S. NITISH, B.Arch., Registered Architect COA Regd. No: CA/2021/131041
GEO-TECH EXPERT	SITE SUPERVISION ENGINEER
Dr.S.SENTHAMIL KUMAR, M.E.M.S, Ph.D, FGS, MIG, Registered Geotechnical Engineer, (T.R / RGE / 2019/008), Chartered Engineer, 7G5, Plot No.59, O.M. Rajoo Nagar, Near New Bus Stand, THANJAVUR-613 008.	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: RCA/R1/DTP/CP/CP/NOV/MAR/R-2025/75 No. 5, Thiruvadi Street, Srirangam, Trichy-620 006.	

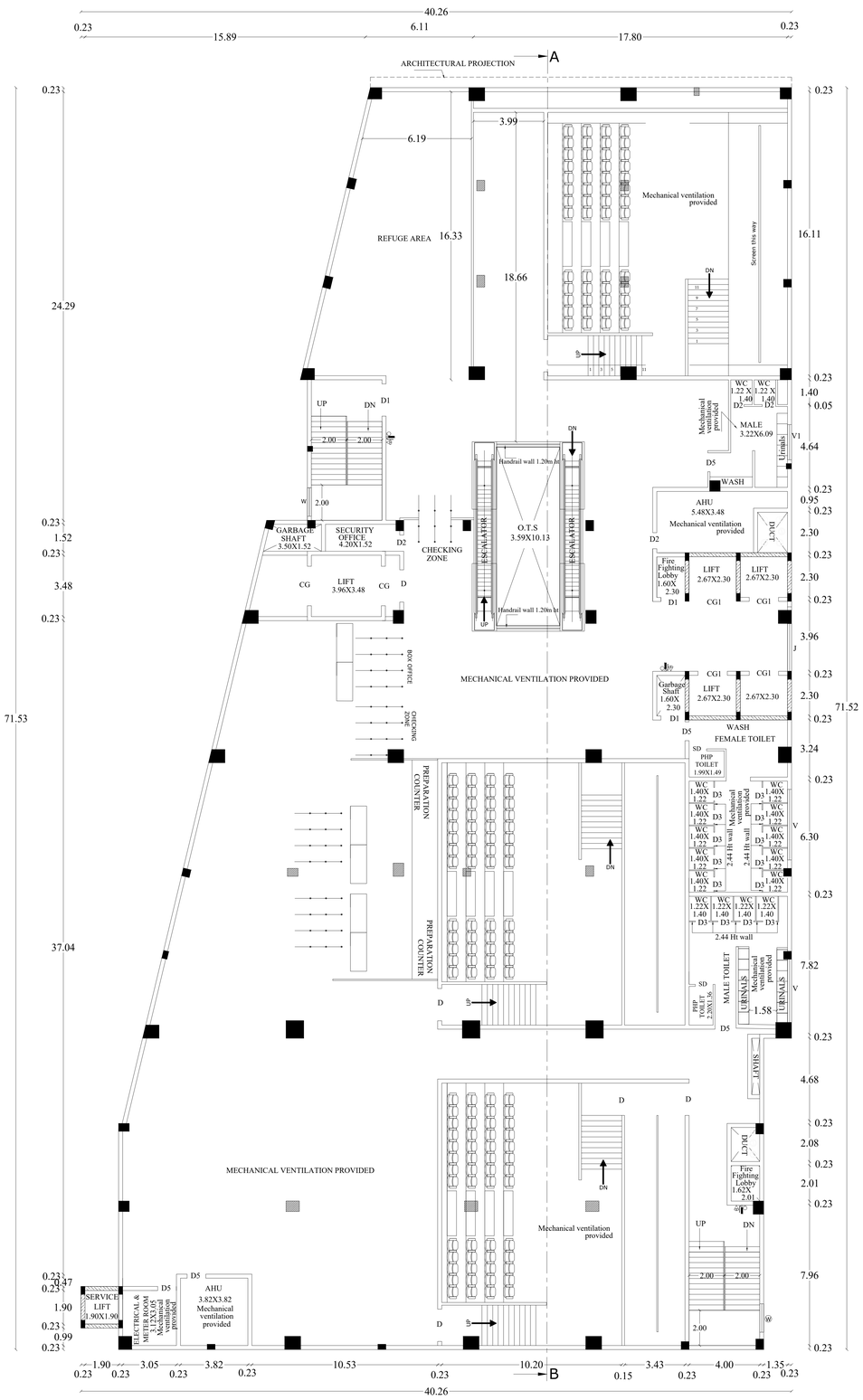
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN S.F.NO:67/ 1B1,1B2,1B3A1 & 1B3A2, PICHANDARKOVIL VILLAGE & PANCHAYAT, MANNACHANALLUR TALUK, TRICHY DISTRICT.

SPACE FOR APPROVAL

SHEET NO:3



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

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
L. Livasakar K. Prapath Lini	N. Nanthakumar Er. N. Nanthakumar, M.E(Struct)., M.Sc(REV), Registered Engineer, Reg. No : RE.Gr-I / 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	REGISTERED ARCHITECT
B. GANESAMOORTHY, (Structural) Structural Engineer Grade - I Reg. no. SE - Gr - I / MCP / TRICHY / JUNE2024 / 025 Trichy BG Engineering Excellence Pvt. Ltd. Plot No. 64, Nandavanam Street, LIC Colony, Trichy - 620 021.	S. NITISH, B.Arch., Registered Architect COA Regd. No: CA/2021/131041
GEO-TECH EXPERT	SITE SUPERVISION ENGINEER
Dr.S.SENTHAMIL KUMAR, B.E.,M.E., Ph.D., FICE, MIEI, Registered Geotechnical Engineer, (TJR / RGE / 2019 / 086), Chartered Engineer, 703, Plot No.39, O M Rajoo Nagar, Near New Bus Stand, THANJAVUR-613 008.	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: RQA/DTCP/TRICHY/NOVEMBER-2025/75 No. 5, Thiruvadi Street, Srirangam, Trichy-620 006.	

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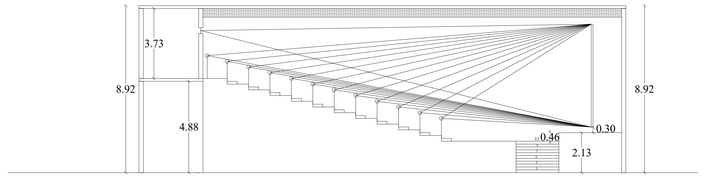
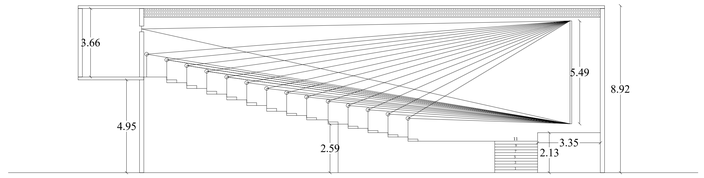
SPACE FOR APPROVAL

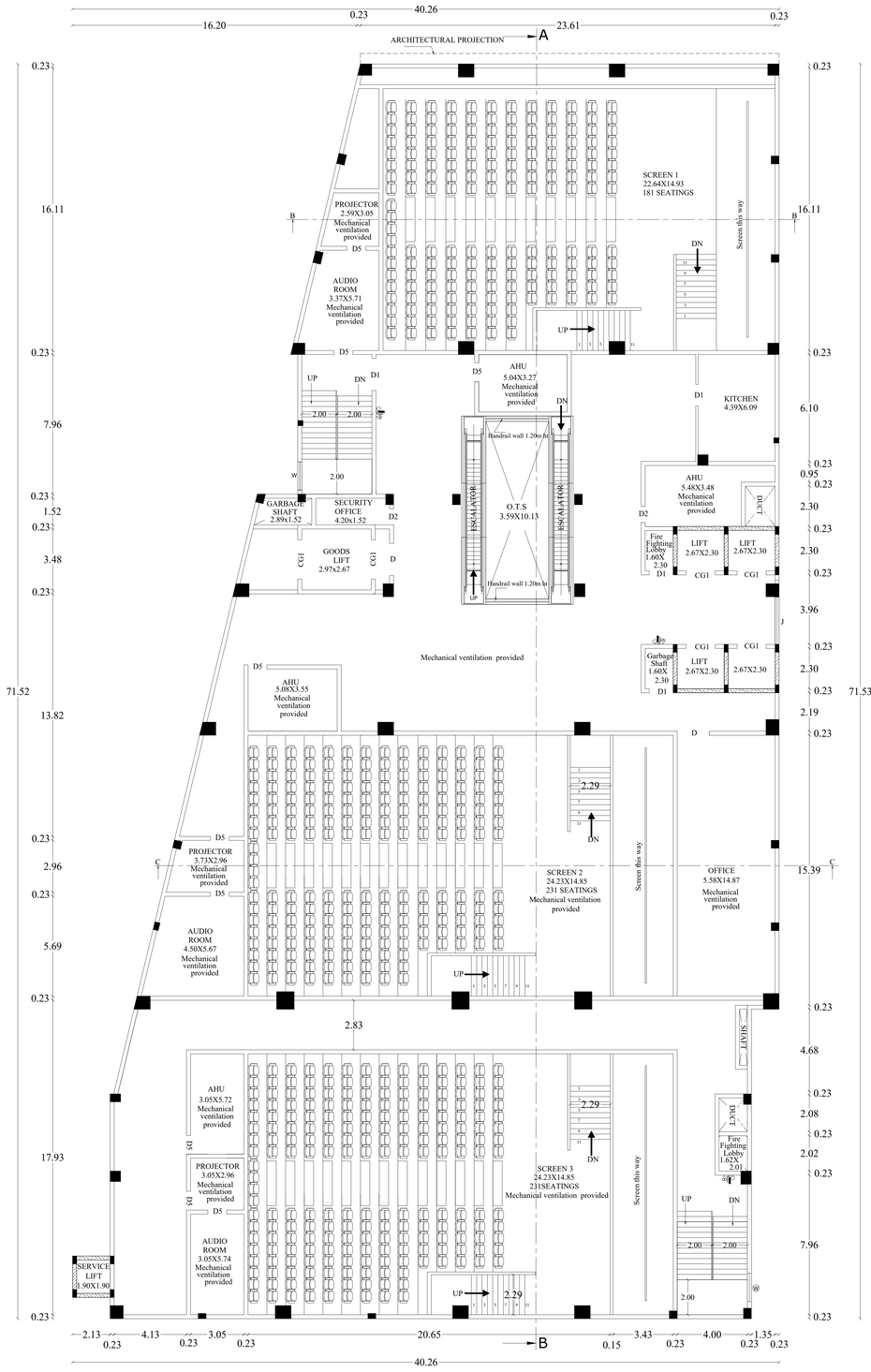
SHEET NO:4



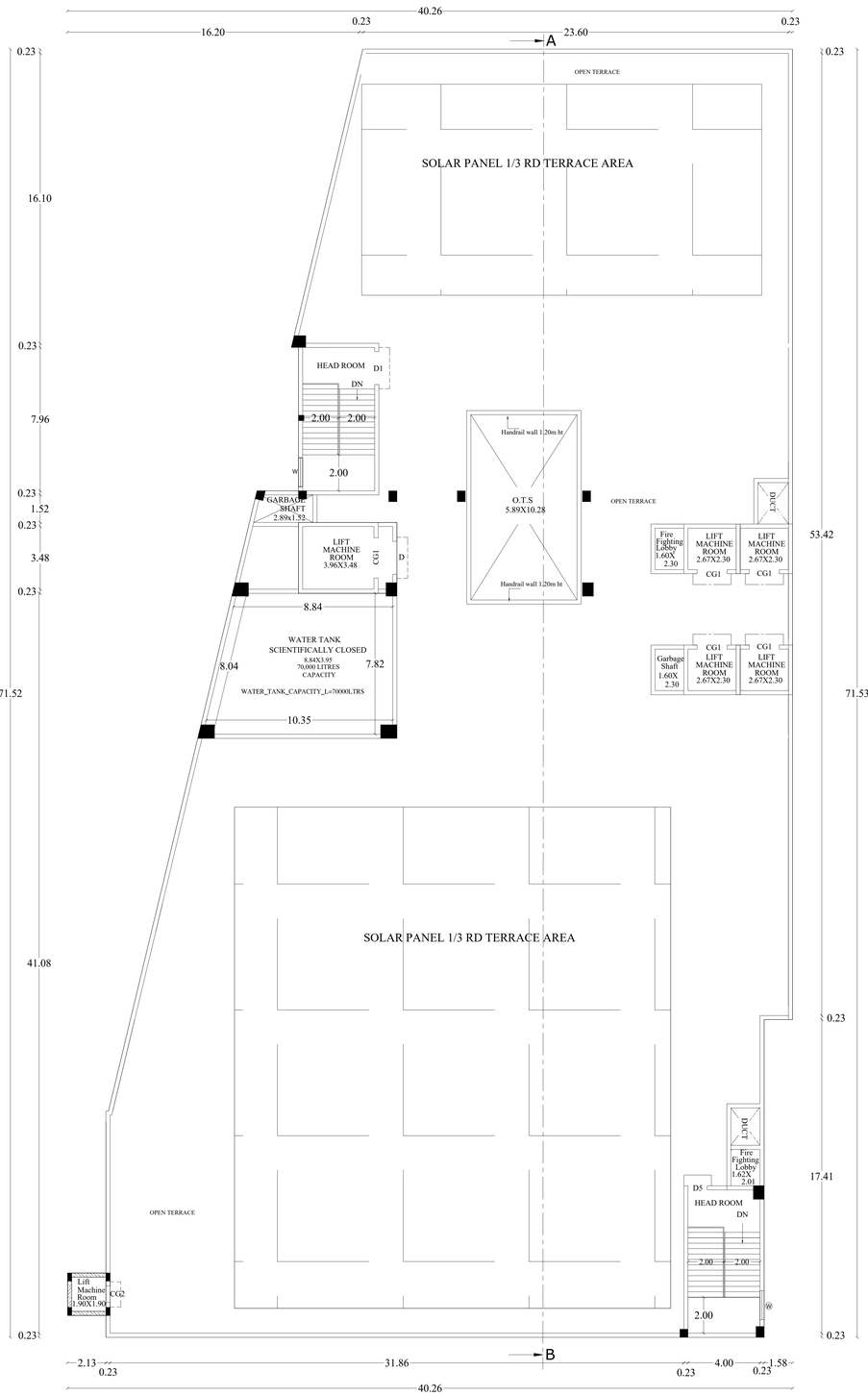
SECTION - BB'
(THEATRE CROSS SECTION)



SECTION - CC'



SIXTH FLOOR PLAN



TERRACE FLOOR PLAN

PROPOSED BUILTUP AREA

1)	SIXTH FLOOR PLAN	2184.19	–	2184.19
2)	HEAD ROOM AREA	–	135.4	135.40

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

APPLICANT	REGISTERED ENGINEER
A. Sivasakar K. Prapath Kumar	N. Nanthakumar Er. N. Nanthakumar, M.E(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 45784.
REGISTERED STRUCTURAL ENGINEER	REGISTERED ARCHITECT
P. GANESAMOORTHY, Structural Structural Engineer Grade - I Reg. No. SE - Gr - I / 2022 / DTCP / TRICHY / JUNE2024 / 015 Trichy RG Engineering Excellence Pvt. Ltd. Plot No. 64, Nandavanam Street, LIC Colony, Trichy - 620 021.	S. NITISH, B.Arch., Registered Architect COA Regd. No: CA/2021/131041
GEO-TECH EXPERT	SITE SUPERVISION ENGINEER
Dr.S.SENTHAMIL KUMAR, B.E.M.E., Ph.D., FICE,MIEG., Registered Geotechnical Engineer, (TJR / RGE / 2019 / 086), Chartered Engineer, 703, Plot No.39, O.M. Rajoo Nagar, Near New Bus Stand, THANJAVUR-613 008.	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- RQA/DTCP/TRICHY/NOVEMBER-2025/75 No. 5, Thiruvadi Street, Srirangam, Trichy-620 006.	

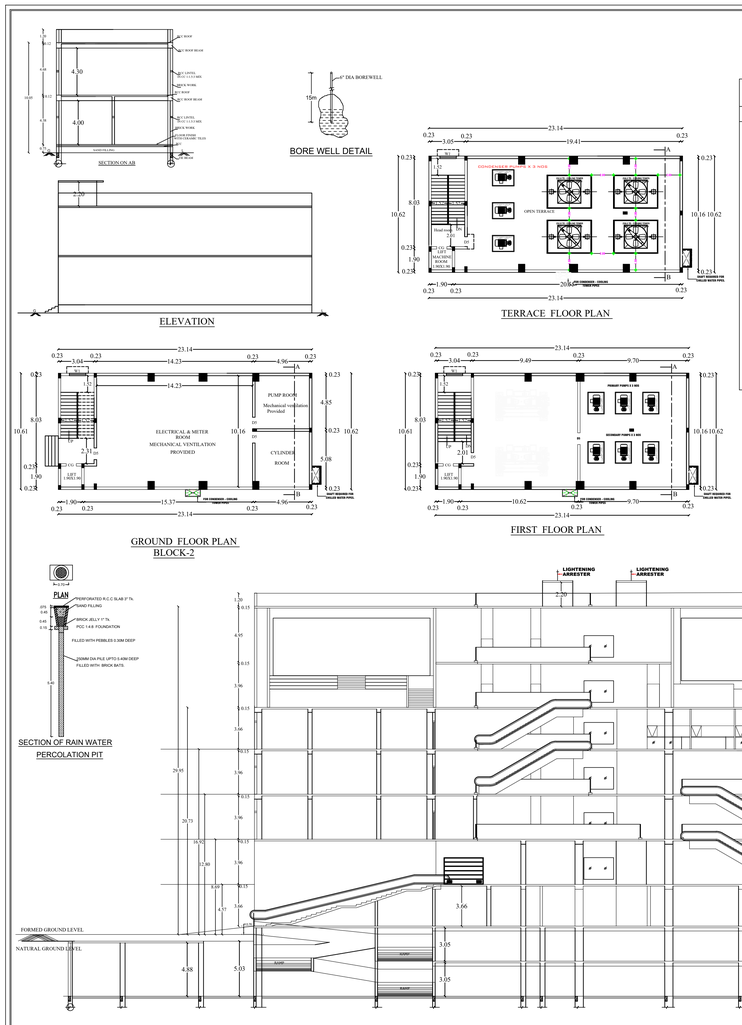
SHEET NO:5

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/0661986/2025

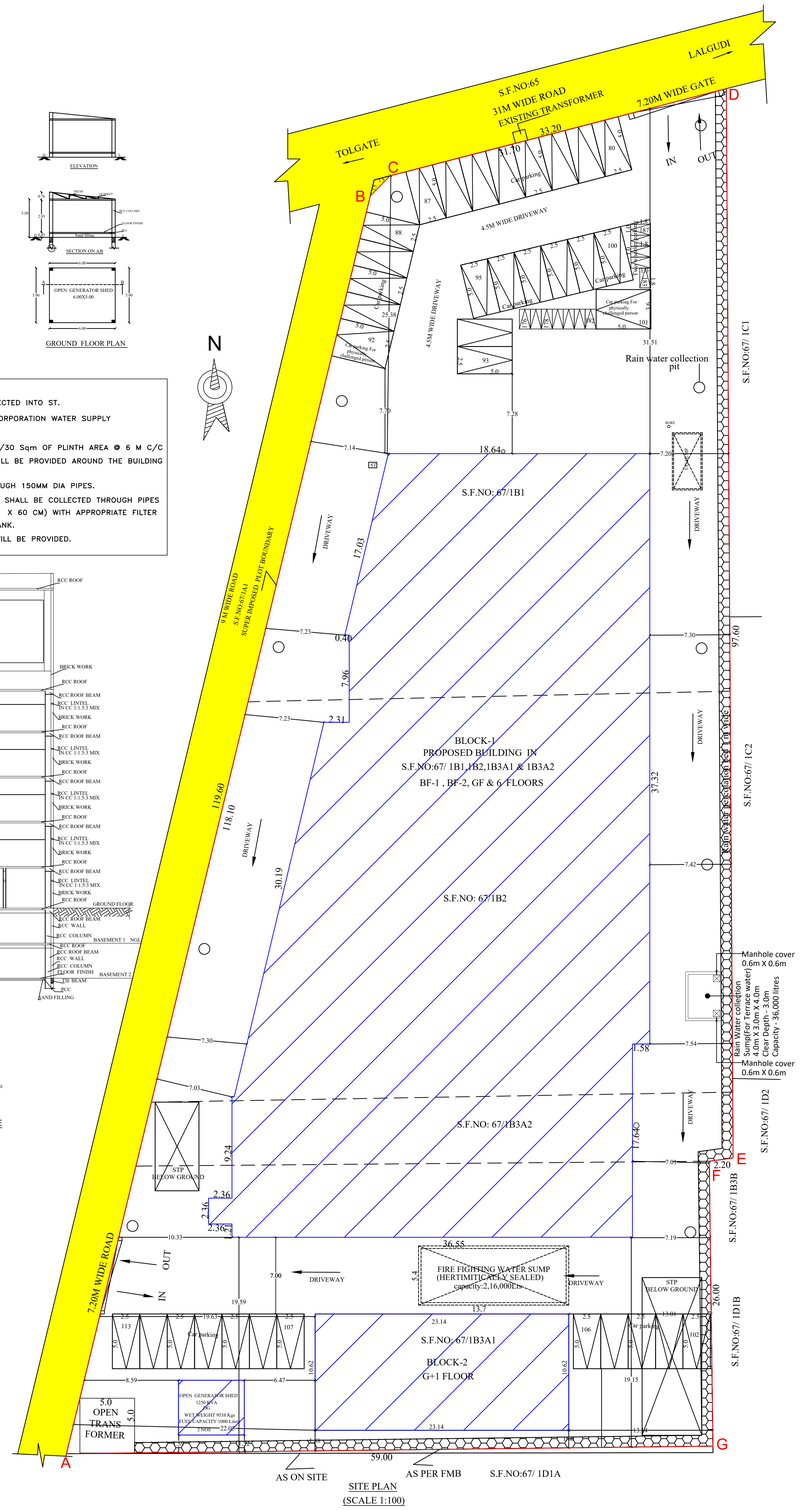
REFERENCE:
Existing Road
Site Boundary
Proposed Building



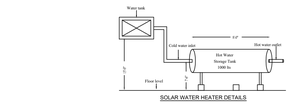
SCHEDULE OF JOINERIES:	
REFERENCE	METER
RS – ROLLING SHUTTER	3.60 x 2.44
D – FLUSH DOOR	1.83 x 2.44
D1 – FLUSH DOOR	1.22 x 2.44
D2 – FLUSH DOOR	0.91 x 2.44
D3 – FLUSH DOOR	0.76 x 2.44
D4 – FLUSH DOOR	1.78 x 2.44
D5 – FLUSH DOOR	1.07 x 2.44
D6 – FLUSH DOOR	1.00 x 2.44
SD – SLIDING DOOR	1.00 x 2.44
CG – COLLAPSIBLE GATE	2.24 x 2.44
CG1 – COLLAPSIBLE GATE	1.50 x 2.44
CG2 – COLLAPSIBLE GATE	0.91 x 2.44
W – GLAZED WINDOW	2.70 x 1.50
W – GLAZED WINDOW	2.70 x 1.50
V – VENTILATOR	4.00 x 0.60
V1 – VENTILATOR	2.00 x 0.60
J – JELLY	2.69 x 1.50

NOTE

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO ST.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
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 AS PER GO (MS) NO: 138 DATED 11-10-02.
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.
7. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.



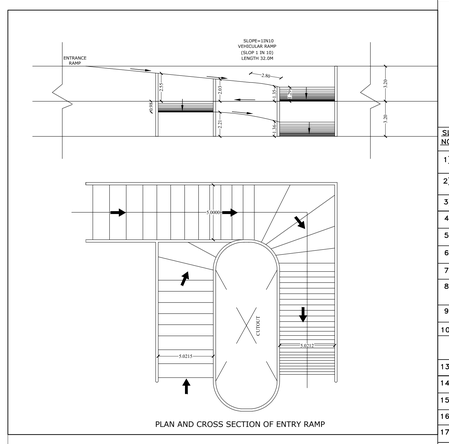
SITE PLAN
(SCALE 1:100)



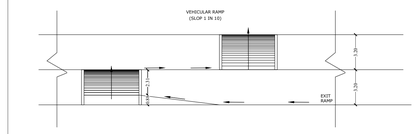
SOLAR WATER HEATER DETAILS

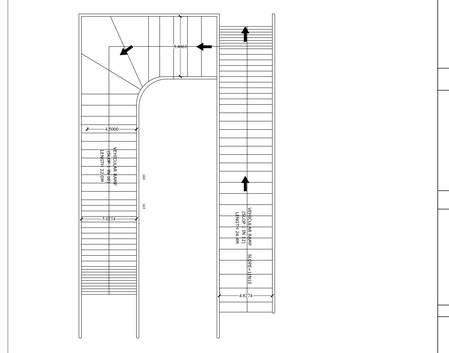
PARKING CALCULATION

SL NO	BLOCK -1	AREA	CAR REQUIRED	TWO WHEELER REQUIRED
1	GROUND FLOOR (SUPER MARKET)	(2041.43X0.75)-75= 1456.07 / 75	20 Nos	20 Nos
2	FIRST FLOOR (SHOP)	(2208.41X0.75)-75 = 1581.31 / 75	22 Nos	22 Nos
3	SECOND FLOOR (SHOP)	(2112.78X0.75)-75 = 1509.58 / 75	21Nos	21 Nos
4	THIRD FLOOR (SHOP)	(2172.02X0.75)-75 = 1554.02 / 75	21Nos	21 Nos
5	FOURTH FLOOR (RESTAURANT)	(2208.41X0.75) = 1656.30 / 100	17Nos	1656.30/50 = 34 Nos
6	FIFTH FLOOR & (MEZZANINE FLOOR AREA) SIXTH FLOOR (THEATER)	(SEATING AREA) 499.48 / 50	10Nos	10 Nos
		TOTAL	111Nos	128 Nos



PLAN AND CROSS SECTION OF ENTRY RAMP





PLAN AND CROSS SECTION OF EXIT RAMP

SIZE OF TSLR	S.F.NO	DOCUMENT NO	DOCUMENT AREA IN SQ.M	PATTA NO	PATTA AREA IN SQ.M
1	67/1B1 & 67/1B3A1	3900/2014	3386.41	1809	1933.00 / 1862.00
2	67/1B2	1907/2016	1780.62	1810	1781.00
4	67/1B3A2	7913/2023	319.70	3202	319.00
	TOTAL		5486.83		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 PLAN	2184.19	–	2184.19
10)	HEAD ROOM AREA	–	135.40	135.40
	BLOCK –2			
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 = 45.377%
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	REGISTERED ENGINEER
	Er. N. Nimthakumar M.Sc(Tech), M.Sc(IT&D), Engineering Engineer, Reg. No : 1 / 2012 / STCP / TIRCHY / B.U/ 2024 / 005 Manitha Planners and Builders No.2, 1st Cross,Srinivasa Nagar, 7th Main Road, Vayalur Road, Trichy-17. Mob:08287 467 8 8.
REGISTERED STRUCTURAL ENGINEER	REGISTERED ARCHITECT
S. SUBTHANDIRAN, Structural Engineer, Structural Engineer Under Category A, Reg. No. BE-SE-2/2022/TRICHY/CORE2019/7933 Trichy Bhd Engineering Consultancy Pvt. Ltd. Trichy, 64, Kambaramar Street, GK Colony, Trichy-620002.	S. NITISH, B.Arch., Registered Architect COA Regd. No: CA/2021/131041
GEO-TECH EXPERT	SITE SUPERVISION ENGINEER
SOIL SUBTERRA ENGG. LLP, 12, R.C.M.S. FOR MEN, Ground Floor, Thillai Nagar, Trichy-620018. Engineers, (T.N/ FGE/ 2019-000), Civil Engineer, 7/50, Pilot Bm.ER, G.N.M. Regional Engineer, Maxi Bmc Eco Bmcd, TNIAMA/2018-A12 Gdn.	Er. P. MANIKANDAN, M.E., Registered Construction Engineer reg.No. RCE/PITCH/Trichy/September-2025/64 No. 5, Thiruvadi Street, Srirangam, Trichy-620 006.
QUALITY AUDITOR	
Er. P. MANIKANDAN, M.E., Registered Quality Auditor Reg.No RQA/PITCH/CONSULTANT/2025/5 No. 5, Thiruvadi Street, Srirangam, Trichy-620 006.	

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

hello@verified.realestate · +91 9996 12 9996

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.