PP APPROVAL RECORD

# Planning Permission

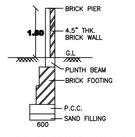
Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

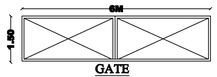
ISSUING AUTHORITY
**DTCP**

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

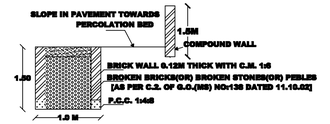
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.




COMPOUND WALL DETAIL




GATE




**SECTION OF RAIN WATER PERCOLATION BED**

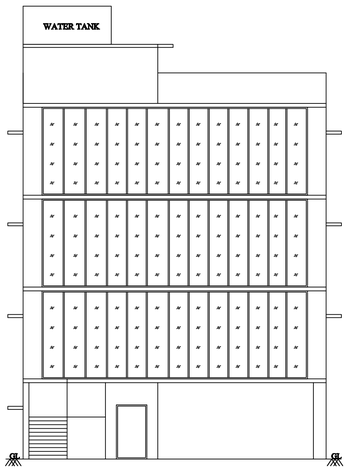
**Special Condition:-**

**The building must be used for same purpose for which the approval has been obtained.**

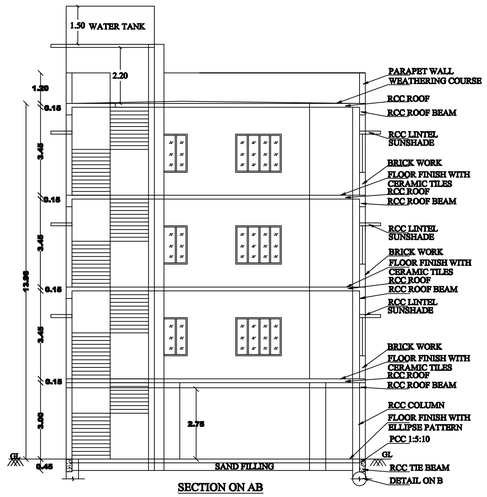
**If used for any purpose other than the approved use, the planning permission will be deemed to be cancelled, action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction**

NOTE:

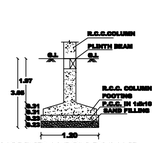
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO U.G.D
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO THE 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.



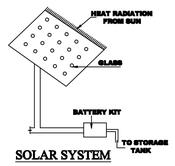

FRONT ELEVATION



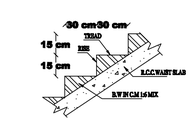

SECTION ON AB



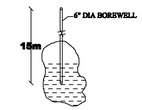

FOUNDATION DETAIL (DETAILS B)



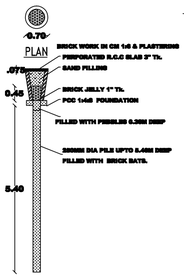

SOLAR SYSTEM



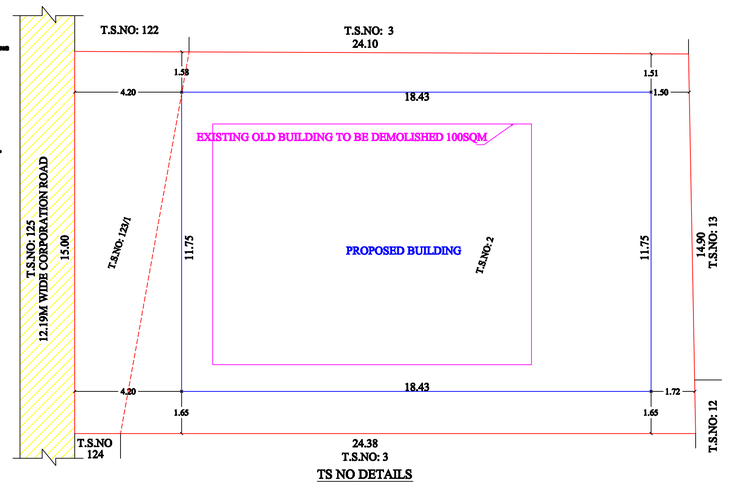

SECTION OF STAIRCASE



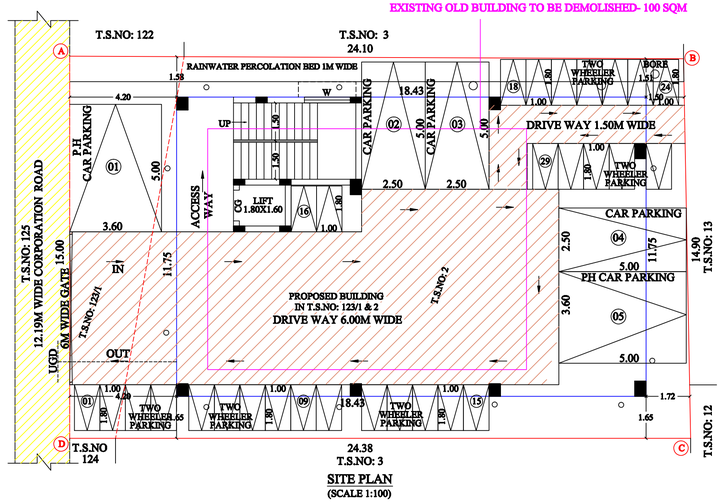

BORE WELL DETAIL



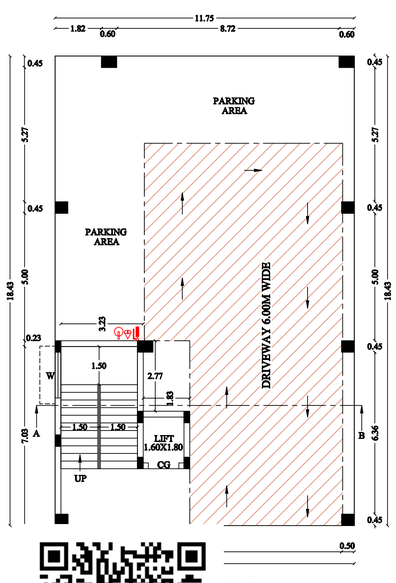

RAINWATER PERCOLATION PIT



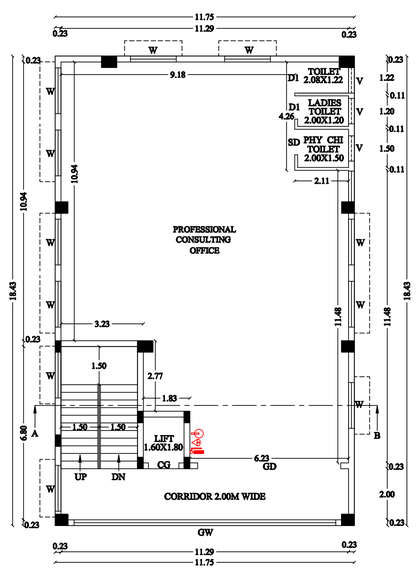

TS NO DETAILS
(SCALE 1:100)



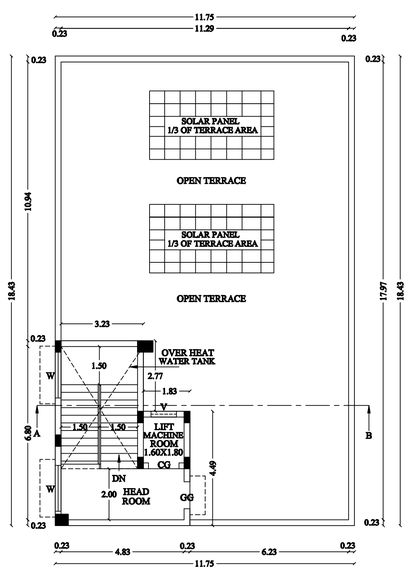

SITE PLAN
(SCALE 1:100)




. PLAN




TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD FLOOR)




TERRACE FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE BUILDING AFTER DEMOLISHING THE EXISTING OLD BUILDING AT DOOR NO: C-51,T.S.NO:2 & 123/1, WARD: M, BLOCK NO:27 THILLAI NAGAR NORTH EAST EXTENSION, ZONE :V, TRICHY CITY CORPORATION.**

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
File No. : SWP/BPA/0707329/2025

REFERENCE:

Existing Road
Site Boundary
Proposed Building

N

SCHEDULE OF JOINERIES:

| REFERENCE | METER |
|---|---|
| GG – GRILL GATE | 1.06 x 2.13 |
| CG – COLLAPSIBLE GATE | 1.20 x 2.13 |
| GD – GLASS DOOR | 5.62 x 2.13 |
| SD – SLIDING DOOR | 1.00 x 2.13 |
| D1 – FLUSH DOOR | 0.91 x 2.13 |
| W – WINDOW | 1.80 x 1.50 |
| V – VENTILATOR | 1.00 x 1.00 |

AREA DETAILS

| DESCRIPTION | SQ.M |
|---|---|
| Plot Area as per Document | 371.61 |
| Plot Area as per FMB | 396.00 |
| Super imposed Plot Area | 362.34 |
| Minimum of the above shall be taken into account | |

PROPOSED BUILTUP AREA

| S.I NO | DESCRIPTION | F.S.I AREA (SQM) | NON F.S.I AREA (SQM) | TOTAL AREA (SQM) |
|---|---|---|---|---|
| 1) | STILT FLOOR AREA (PARKING) | – | 216.50 | 216.50 |
| 2) | FIRST FLOOR AREA (OFFICE) | 216.50 | – | 216.50 |
| 3) | SECOND FLOOR AREA (OFFICE) | 216.50 | – | 216.50 |
| 4) | THIRD FLOOR AREA (OFFICE) | 216.50 | – | 216.50 |
| 5) | HEAD ROOM AREA | – | 33.34 | 33.34 |
| 6) | TOTAL AREA | 649.50 | 249.84 | 899.34 |
| 7) | VACANT AREA | – | – | 145.84 |

PLOT COVERAGE = 216.50 / 362.34 X 100 =59.75%
F.S.I = 649.50 / 362.34 = 1.792

PARKING DETAILS

| S.I NO | DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|---|
| 1) | CAR PARKING SPACE | 05 NOS | 05 NOS |
| 2) | TWO WHEELERS PARKING SPACE | 22 NOS | 29 NOS |

EXISTING OLD BUILDING TO BE DEMOLISHED 100 Sqm

APPLICANTS

A-Shanthi

ENGINEER

Er.R.VETRIVEL, M.Tech(Struct),F.I.V.,C.Eng.
Govt. Approved Panel Engineer Class-1A.
Registered Engineer,
Reg.No.RE/Gr.1/DTCP/TRICHY/June-2024/012
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

Er.R.VETRIVEL, M.Tech(Struct),F.I.V.,C.Eng.
Govt. Approved Panel Engineer Class-1A.
Registered Structural Engineer,
Reg. No : SE/Gr.1/DTCP / TRICHY/June-2024/013
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

Er.J.P.Ponesuramy, RE/Gr.1/14, Ilanthirayan Thottam, K.Kongal, Trichy-21. DEC 2025/240
9443432477

Dr.S.Senthamil Kumar,ME.Ph.D.F.I.G.S.M.E.I.
Regd Geotechnical Engineer- No 901/RQ/TB/2024
703, Plot No.29 G M Rajas Nagar,
Near New Bus Stand, Thanjavur - 613 006
Email : senthamilkumar@yahoo.co.in,
Cell : 94439 76080

**BUILDING PERMISSION NO : B.P/JD DTCP (TD) No. 05/2026**

**PLANNING PERMISSION NO : P.P/JD DTCP (TD) No. 08/2026**

This Planning permission is valid for a period of 8 years from the date of e-sign

**e-signed**
**Joint Director (FAC) / Assistant Director**
**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**

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.