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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR +4 FLOORS OFFICE BUILDING IN NEW T.S.NO.3/3, BLOCK :20,WARD NO:G, K ABHISEKAPURAM ZONE,DHAMALAVARUBAYAM VILLAGE, THIRUCHIRAPALLI CORPORATION.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
ONLINE APPLICATION NO : SWP/BPA/751732/2026

N

JOINERY DETAILS		
MD1	MAIN DOOR	2.00 x 2.40
D1	DOOR	1.00 x 2.40
D2	DOOR	0.84 x 2.40
W1	WINDOW	1.83 x 1.52
V1	VENTILATOR	0.61 x 1.22
GL1	GLAZING	5.24 x 2.25
GL2	GLAZING	1.96 x 2.20

COLOUR REFERENCE:

SITE BOUNDARY
EXISTING ROAD
DRIVE WAY
PROPOSED BUILDING
RWH Pit & trench
FIRE EXTINGUISHER FE

AS PER PATTA : 1395.50 SQMT (OR) 15021.16 SQFT
AS PER DOCUMENT AREA : 1395.59 SQMT (OR) 15022.00 SQFT
AS PER SITE : 1404.04 SQMT (OR) 15113.09 SQFT

PROPOSED AREA STATEMENT (Sq.M)

FLOOR NAME	FSI AREA (SQM)	NON FSI AREA (SQM)	TOTAL BUILTUP AREA (SQM)
STILT FLOOR	14.42	700.00	714.42
FIRST FLOOR	714.42		714.42
SECOND FLOOR	768.49	-----	768.49
THIRD FLOOR	768.49	-----	768.49
FOURTH FLOOR	517.29	33.8	551.09
TERRACE FLOOR	-----	45.21	45.21
TOTAL AREA	2783.11	779.01	3562.12

FLOOR SPACE INDEX (FSI) = 2783.11 / 1395.50 = 1.99

PLOT COVERAGE (PC) = 768.49 / 1395.50 X 100 = 55.07%

PARKING DETAILS

PARKING NAME	REQUIRED	PROVIDED
CAR	24 NOS	26 NOS
TWOWHEELER	93 NOS	102 NOS

PROFESSIONAL DETAILS BASED ON FORM-C

APPLICANT	P.Ravichandran & P.M.Uma Maheswari	Self and Power Agent
REGISTERED ARCHITECT	P.Ravichandran (RA/Gr-I/DTCP/TRICHY/JULY-2024/28 on 05.07.2024)	
STRUCTURAL ENGINEER	A.Peramaiyan (SE/GR-I/2019/03/026)	
GEO-TECH EXPERT	Dr.S.Senthamil Kumar (001 RGTE on 01.8.2024)	
SITE SUPERVISION ENGINEER	M.Subramanian (CE/TLPA/MAY2019/055 on 22.05.2019)	

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.35/2026

PLANNING PERMISSION NO : P.P/JD DTCP (TD) NO: 53/2026

(This Planning Permission is valid for a period of 8years from e-sign)
e-signed/-
Joint Director (FAC) / Assistant Director,
District Town and Country Planning office,
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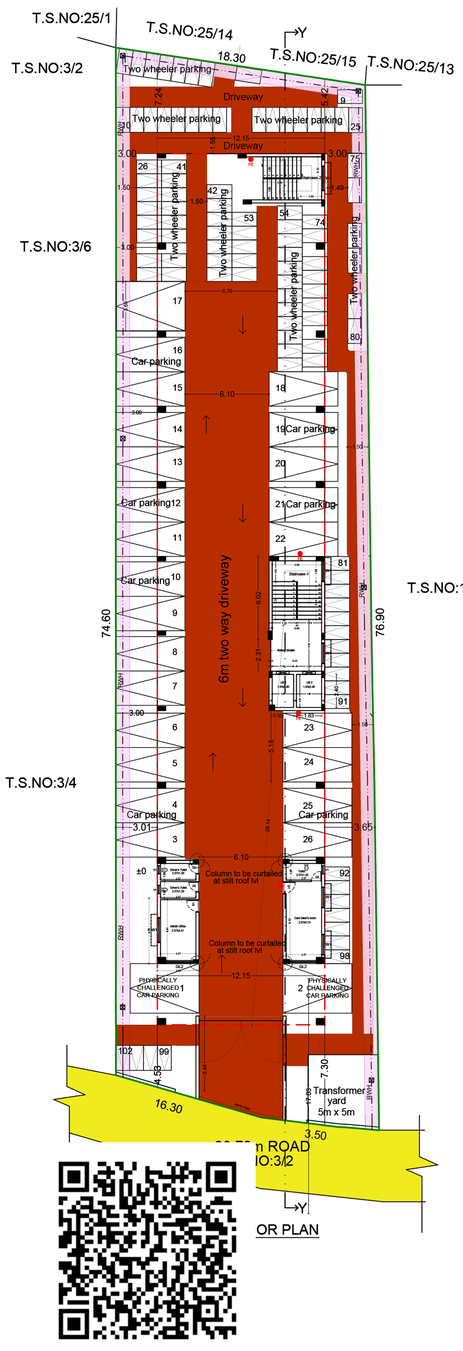
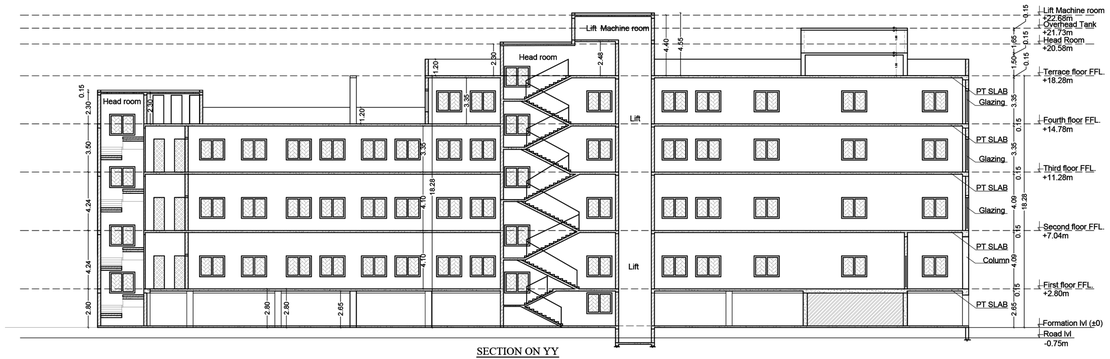
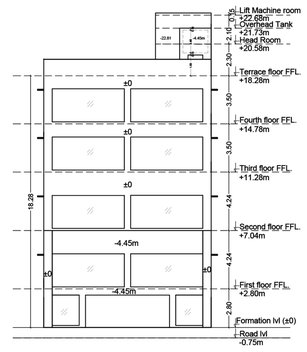


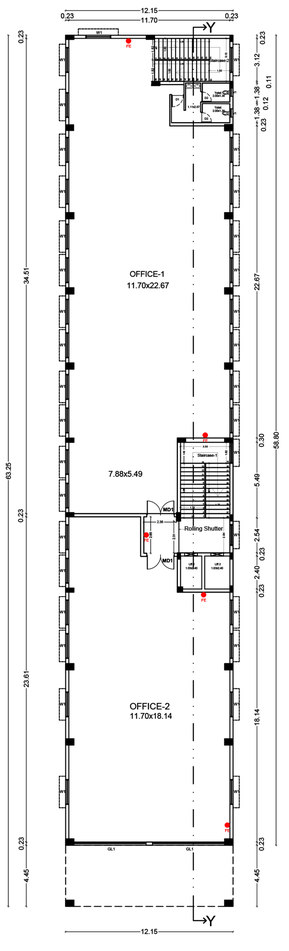
OR PLAN



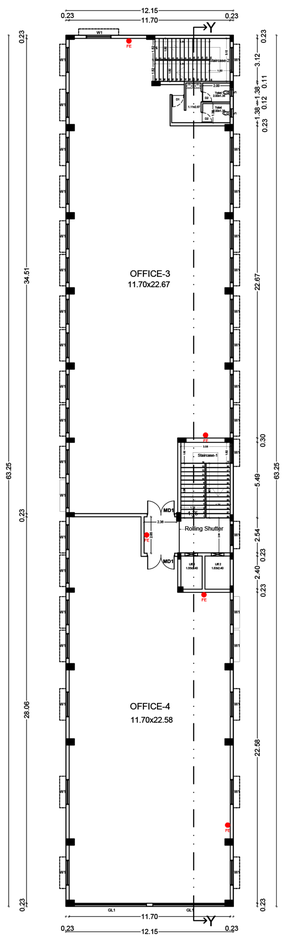
SECTION ON YY



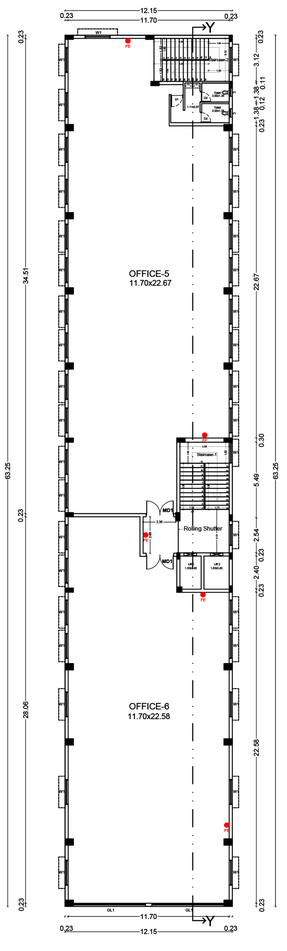
FRONT ELEVATION



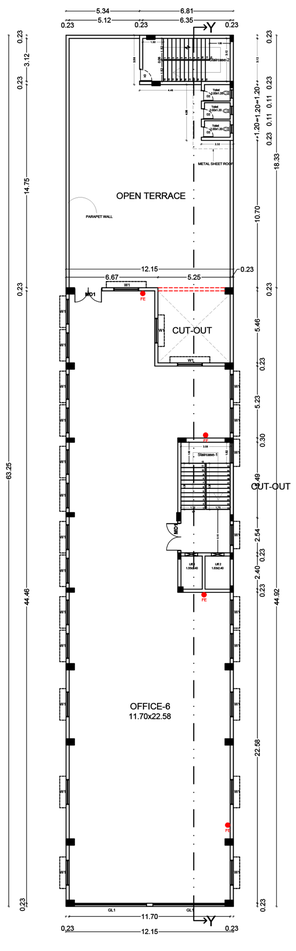
FIRST FLOOR PLAN



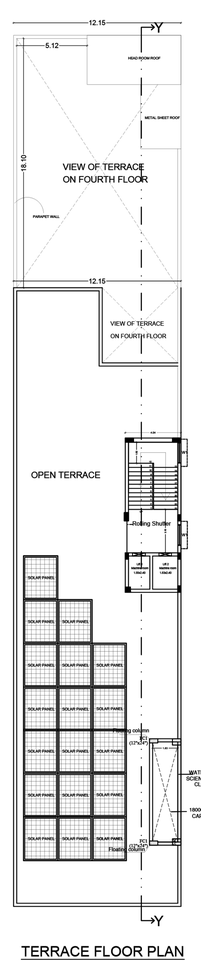
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

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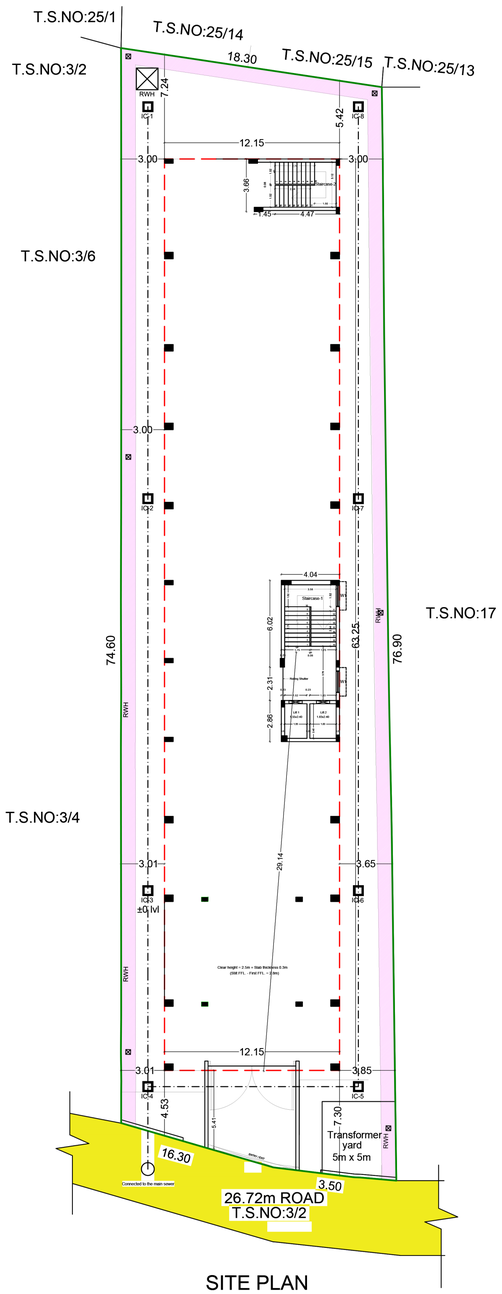

SITE PLAN

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Joint Director (FAC) / Assistant Director,
District Town and Country Planning office,
Tiruchirappalli District

PARKING DETAILS:
FOR OFFICE AREA
1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof
NOTE: 75% OF FSI AREA = 2783.11 – 2087.33 SQM
CAR PARKING = $\frac{2087.33}{100}$ = 20.87~21 NOS
10% VISITORS CAR PARKING=20.87 X10/100=2.087~ 3 NOS
TOTAL CAR PARKING = 24 NOS REQUIRED
TWOWHEELER PARKING = $\frac{2087.33}{25}$ = 83.49 ~ 84 NOS
10 % VISITORS TWO WHEELER PARKING= 83.49*10/100=8.35 NOS =9NOS
TOTAL TWO WHEELER PARKING = 93 NOS REQUIRED
(In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 two wheeler space.)

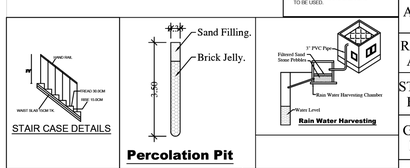
SANITARY DETAILS-COMMERCIAL
LABOURS FOR - 05 PERSON MENS AND 05 PERSON WOMENS

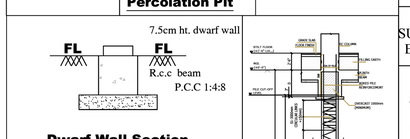
	MALE WATER CLOSET	URINALS	DRINKING WATER
1 - 25 PERSONS REQUIREMENT	1 NO	1 NO	1 for 7-20 persons
PROVIDED	4 NOS	4 NOS	

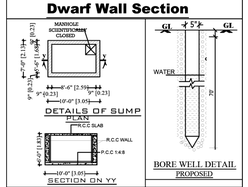
	FEMALE WATER CLOSET	DRINKING WATER
1 - 15 PERSONS REQUIREMENT	NILL	100 PERSONS ONE WATER REQUIREMENT OR FRACTION OF DRINKING WATER
PROVIDED	3 NOS	

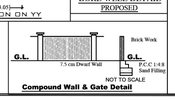
SPECIFICATIONS
BRICK WORK IN C.M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C.M IN 1:3
PLASTERING THE WALL IN C.M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK
WEATHER COURSE WITH TWO LAYERS OF FLAT ROOF LOAD IN C.M 1:4
WHITE WASH AND COLOR WASHING FOR WALLS&CEILING

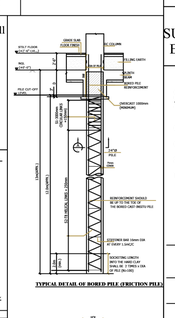
ELECTRICAL SPECIFICATIONS
1. FIRE RETARDENT CABLE TO BE USED.
2. ENERGY EFFICIENT BULBS WILL BE USED.
3. NESSESITY CIRCUITE BREAKERS TO BE USED.











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.