

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.

File No. : SWP/BPA/0531141/2025

DESCRIPTION	ARES	SQM
PLOT AREA AS PER DOCUMENT	126.50	12650.00
PLOT AREA AS PER PATTA	126.50	12650.00
SUPER IMPOSED PLOT BOUNDARY	126.4312	12643.12
O.S.R	12.7013	1270.13
NET PLOT AREA	113.7987	11379.87

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL
BLOCK-1 (Existing building)			
TYRE CHIPS PLANT			
BITUMEN STORAGE SHED			
COMPRESSOR ROOM	2302.01	-	2302.01
BLOCK-2 (Proposed building)			
OFFICE AND REST ROOM	117.04	-	117.04
GROUND FLOOR AREA	117.04	-	117.04
FIRST FLOOR AREA	117.04	-	117.04
SECOND FLOOR AREA	117.04	-	117.04
BLOCK-3 (Existing building)			
SECURITY ROOM	25.02	-	25.02
BLOCK-4 (Existing building)			
MECHANICAL SHED	23.71	-	23.71
BLOCK-5 (Existing building)			
BITUMEN FILLING SHED	64.00	-	64.00
PROPOSED BLOCK-6			
PYROLYSIS OIL PLANT	468.77	-	468.77
TOTAL AREA	3234.63	-	3234.63
VACANT AREA	9408.49	-	9408.49

PLOT COVERAGE	=	Exg. Building Area in GF + Pro. Building Area in GF
	=	$\frac{2531.78+468.77}{12643.12} \times 100 = 23.73\%$
FLOOR AREA RATIO	=	Exg. Building in FSI Area + Pro. Building in FSI Area
	=	$\frac{2765.86+468.77}{12643.12} = \frac{3234.63}{12643.12} = 0.256$

	REQUIRED	PROVIDED
CAR PARKING	= office floor area in SQM	
	= $\frac{351.12}{100} = 3.51$	4
TWO WHEELER PARKING	= workshop floor area in SQM	
	= $\frac{2883.51}{50} = 58$	58
CYCLE PARKING	= workshop floor area in SQM	
	= $\frac{2883.51}{50} = 58$	58
LORRY PARKING	= workshop floor area in SQM	
	= $\frac{2883.51}{500} = 6$	6

COLOUR INDEX	
SITE BOUNDARY	-
EXISTING ROAD	-
PROPOSED BUILDING	-
EXISTING BUILDING	-
DRIVE WAY	-

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

APPLICANT:-

Registered Engineer

Construction Engineer

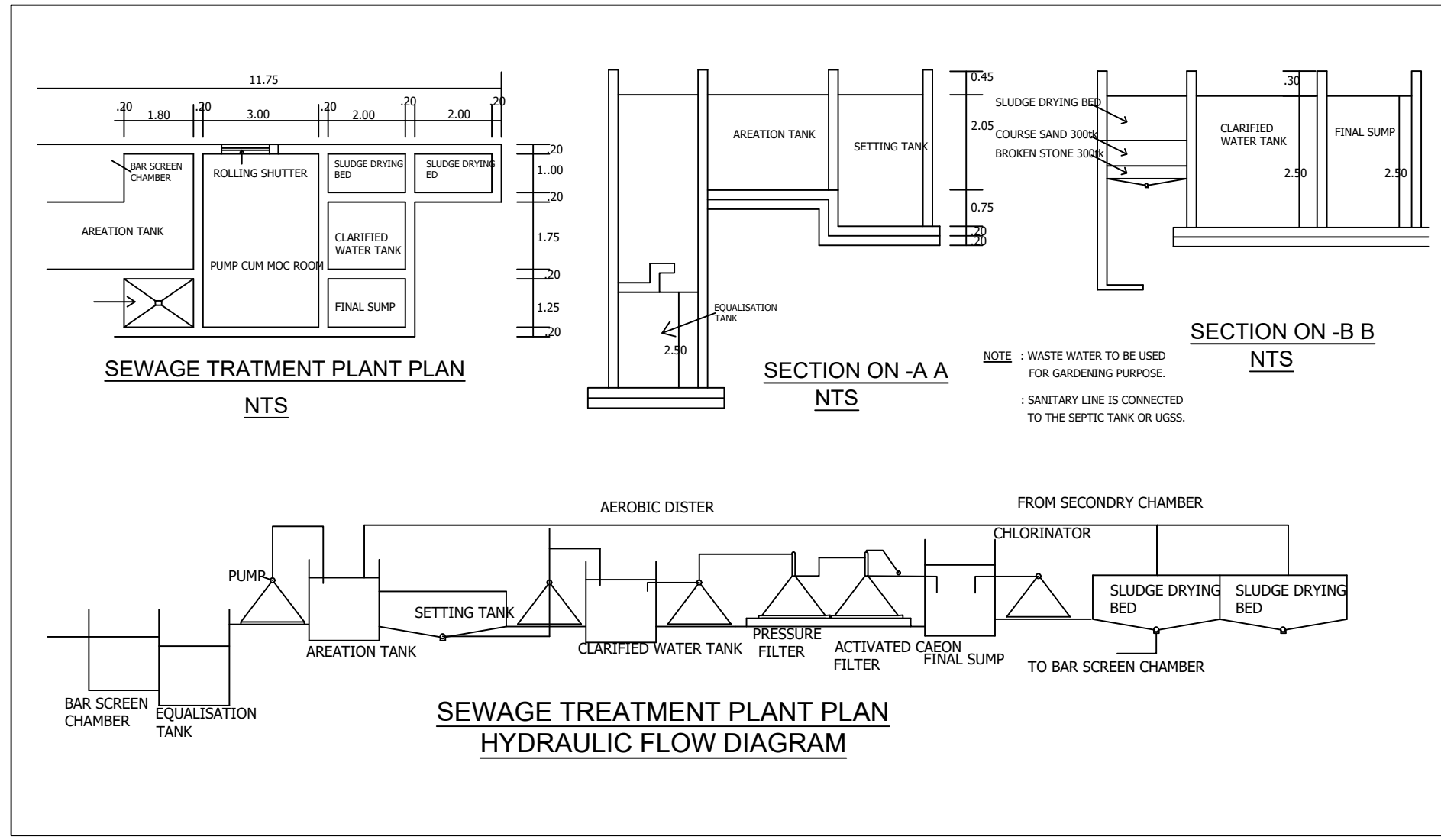
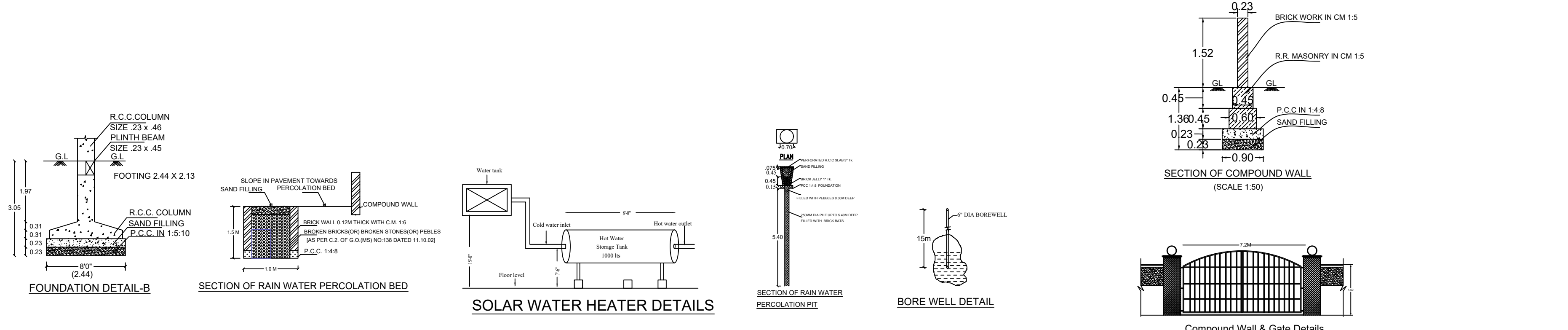
Structural Engineer

Geotechnical Engineer

BUILDING PERMISSION NO.B.P/JD DTCP(TD)NO: 45/2026

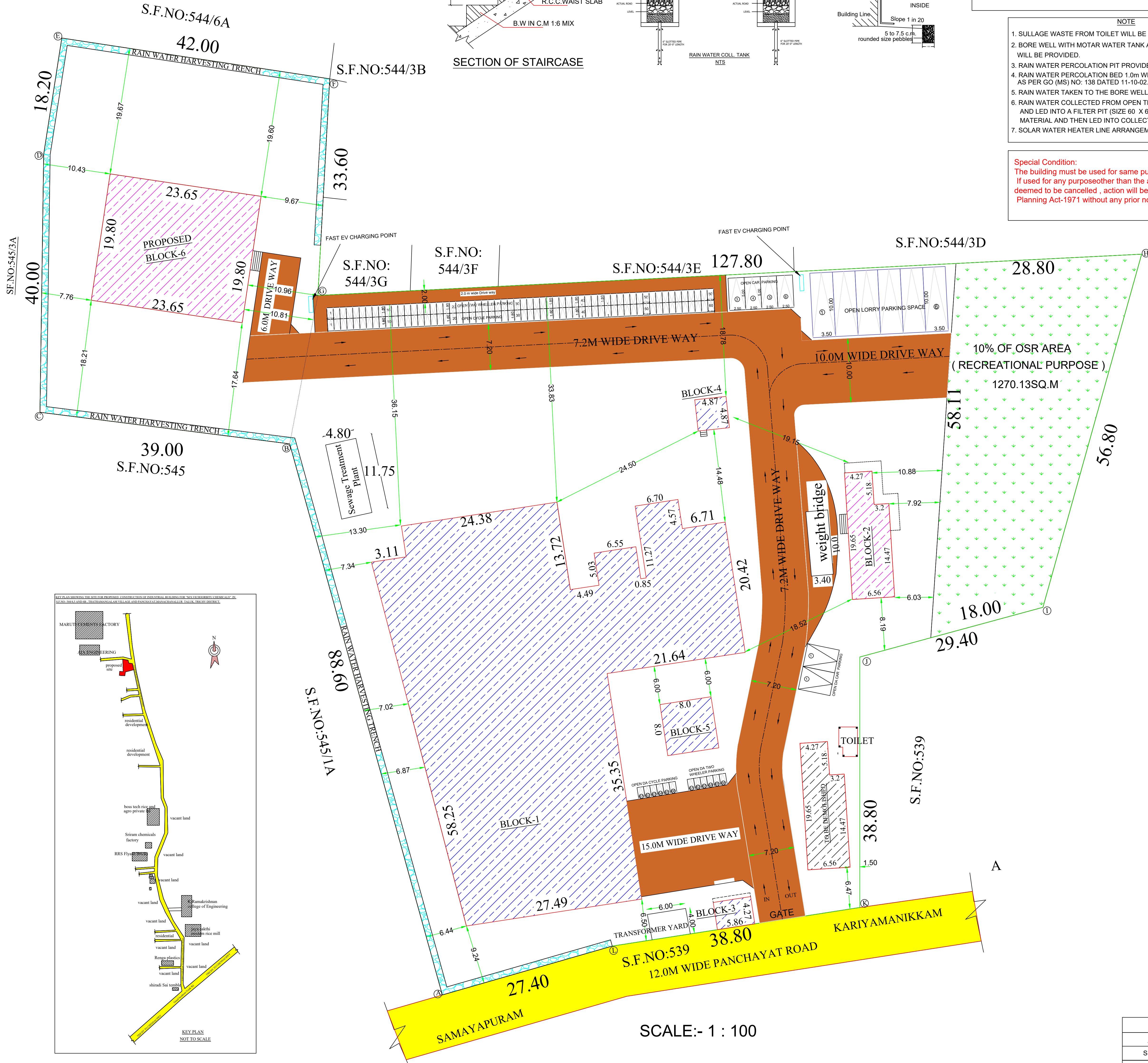
this planning permission is valid for a period of 8 years from the date of e-sign

e-signed
Joint District /Member Secretary
District Town and Country Planning Office
Tiruchirappalli district



- NOTE**
- SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO STP.
 - BORE WELL WITH MOTOR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
 - RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm of PLINTH AREA @ 6 M C/C
 - RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
 - RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
 - RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 80 X 80 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
 - SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.

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.



SCHEDULE OF MACHINERIES			
EXISTING	NOS	E/H/P	H. P
1 BITUMEN PUMPING MOTOR	1	10	10.0
2 BITUMEN PUMPING MOTOR	2	7.5	15.0
3 COLLOID MILL	1	5	5.0
4 FURNACE OIL CAT MIXER	1	7.5	7.50
5 OIL PUMPING MOTOR	1	7.5	7.50
6 ID FAN	1	3	3.0
7 F D FAN	1	3	3.0
8 HYDRAULIC M/C	1	3	3.0
9 SCREW COMPRESSOR	1	10	10.0
10 BITUMEN FILLING M/C	1	1	1.0
11 WATER SUMP MOTOR	1	2	2.0
12 BORE MOTOR (SITE PLAN)	1	5	5.0
TYRE CHIPS PLANT			
13 ROT CRANE	1	26	26
14 ZILO	1	10	10
15 SHREDDAR	1	100	100
16 RASPER R4000	1	300	300
17 RASPER R2000	1	200	200
BITUMEN STORAGE SHED			
18 BITUMEN PUMPING MOTOR	3	10	30
19 OIL PUMPING MOTOR	3	2	6
COMPRESSOR ROOM			
20 COMPRESSOR	1	10	10
EXISTING TOTAL			441.50 HP
PROPOSED PYROLYSIS OIL PLANT			
	NOS	E/H/P	H. P
1 CARBON POWDER COLLECTION SYSTEM	2	15	30
2 CONTIOUS PYROLYSIS OIL PLANT NO:1	2	20	40
3 RUBBER CHIPS IN FEED SYSTEM	2	10	20
4 CONDENSOR SYSTEM	2	10	20
5 COOLING TOWER	2	10	20
PROPOSED TOTAL			130.00 HP

REFERENCE	METRE
MD - MAIN DOOR	1.52 x 2.44
SD - SLIDING DOOR	1.00 x 2.13
D - FLUSH DOOR	1.00 x 2.44
D1 - FLUSH DOOR	0.76 x 2.44
D2 - FLUSH DOOR	1.29 x 2.13
D3 - FLUSH DOOR	0.81 x 2.13
D4 - FLUSH DOOR	0.76 x 2.13
D5 - FLUSH DOOR	1.22 x 2.44
W - GLAZED WINDOW	1.52 X 1.52
V - VENTILATOR	0.91 x 1.00
V1 - VENTILATOR	0.72 x 0.91

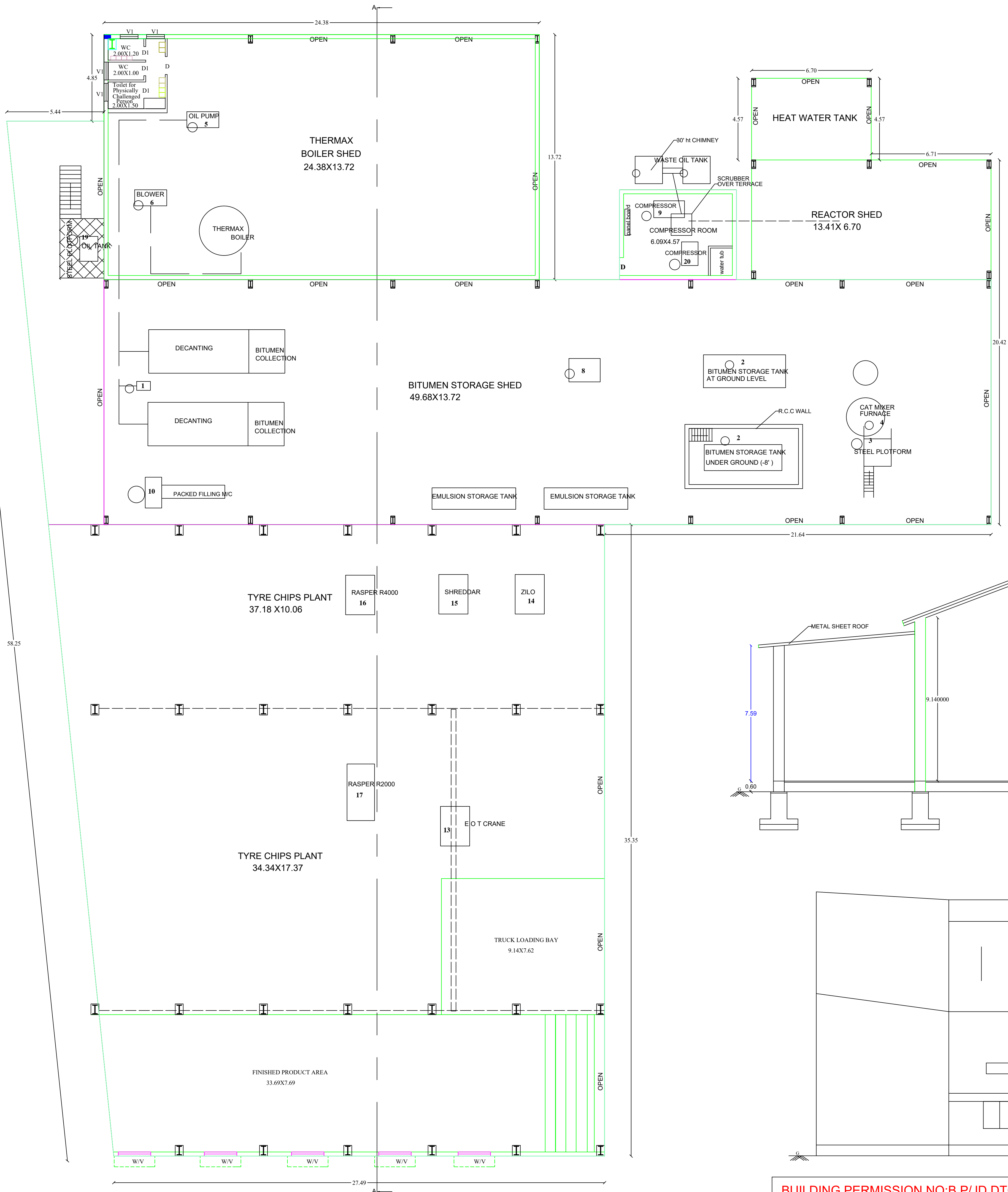
AREA OF THE SITE	
S.F. No.	ARES
S.F. NO: 544/4	41.50
S.F. NO: 544/5	61.50
S.F. NO: 544/6B	23.50
Total Site Area	126.50

SITE PLAN → N

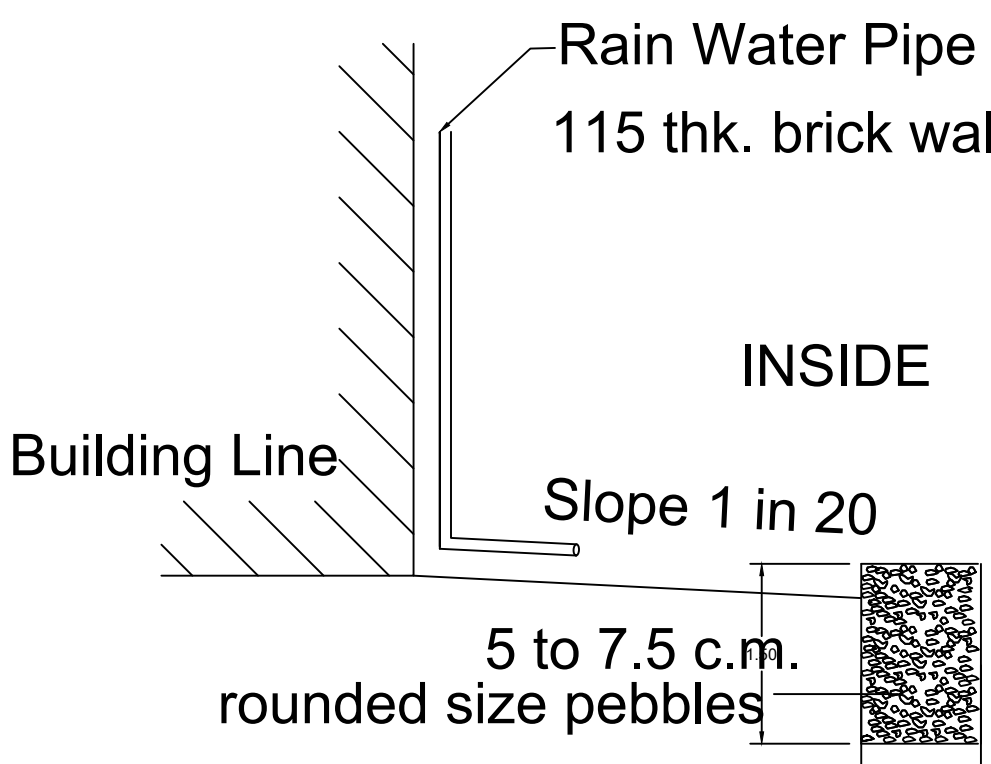
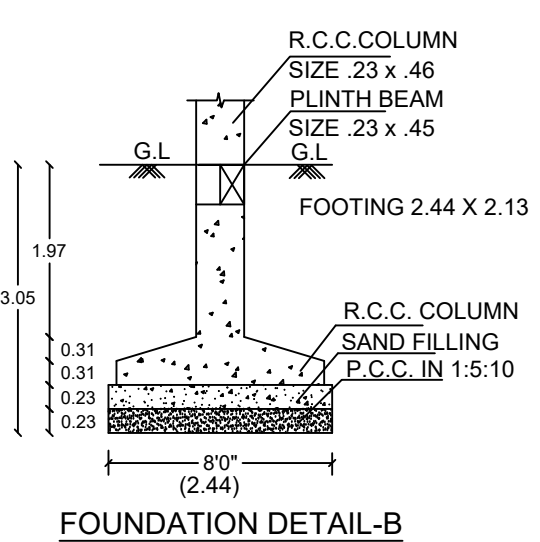


PLAN SHOWING THE EXISTING BLOCK - 1 INDUSTRIAL BUILDING FOR “M/S.VICHOORBITU CHEMICALS” IN S.F.NO- 544/4,5 AND 6B , THATHAMANGALAM VILLAGE AND PANCHAYAT,MANACHANALLUR TALUK, TIRUCHIRAPPALLI DISTRICT - 621112.

SCALE:- 1 : 100

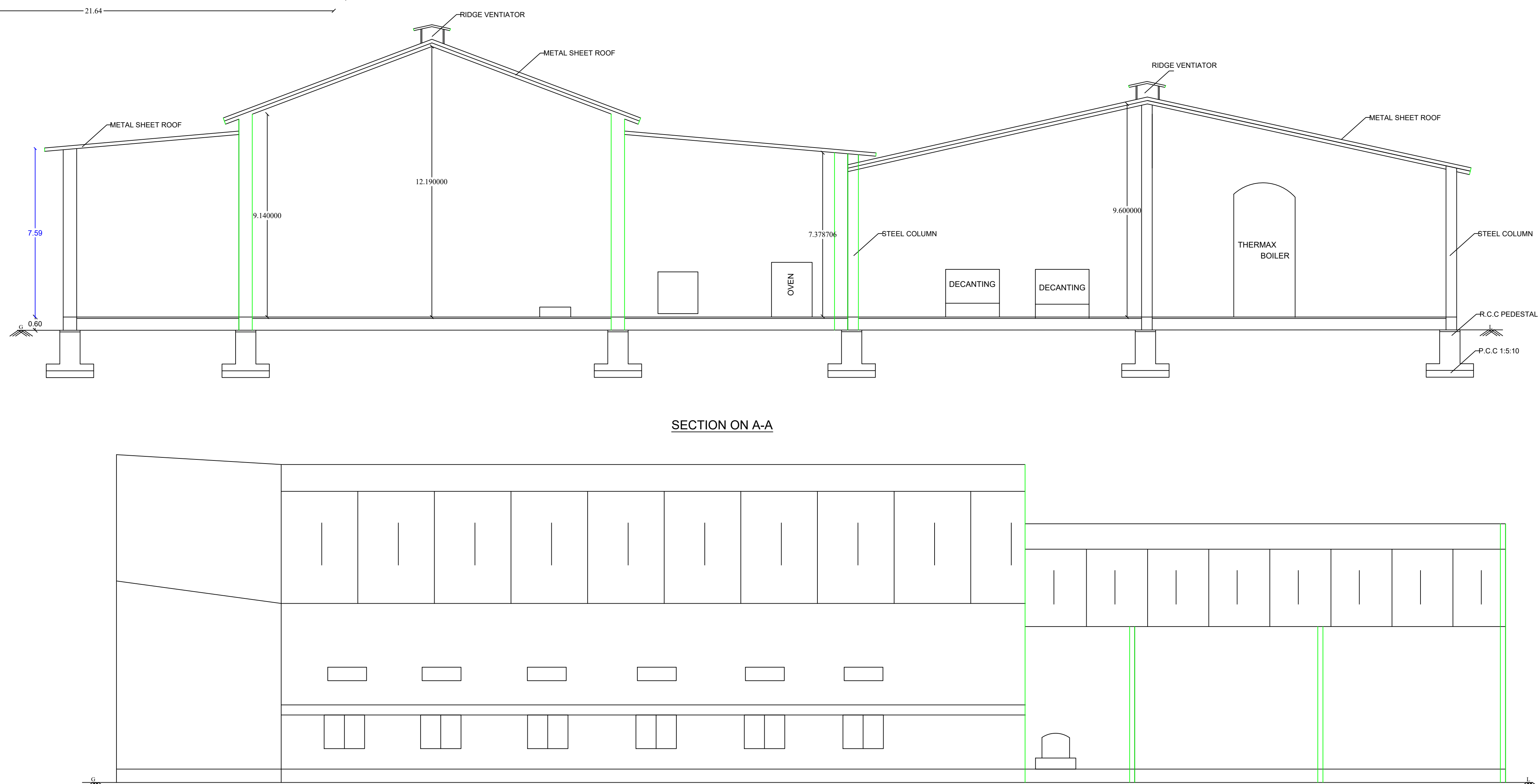


GROUND FLOOR PLAN
EXISTING BLOCK-1



SCHEDULE OF JOINERIES:		
REFERENCE		METRE
MD - MAIN DOOR	1	5.2 x 2.41
SD - SLIDING DOOR	1	1.00 x 2.13
D - FLUSH DOOR	1	1.00 x 2.44
D1 - FLUSH DOOR	1	0.76 x 2.44
D2 - FLUSH DOOR	1	1.28 x 2.13
D3 - FLUSH DOOR	1	0.91 x 2.13
D4 - FLUSH DOOR	1	0.76 x 2.13
D5 - FLUSH DOOR	1	1.22 x 2.44
W - GLAZED WINDOW	1	1.52 x 1.52
V - VENTILATOR	1	0.91 x 1.00
V1 - VENTILATOR	1	0.72 x 0.91

SCHEDULE OF MACHINERIES			
EXISTING		NOS	E/H/P
1	BITUMEN PUMPING MOTOR	1	10 10.0
2	BITUMEN PUMPING MOTOR	2	7.5 15.0
3	COLLOID MILL	1	5 5.0
4	FURNACE OIL CAT MIXER	1	7.5 7.50
5	OIL PUMPING MOTOR	1	7.5 7.50
6	ID FAN	1	3 3.0
7	F D FAN	1	3 3.0
8	HYDRAULIC M/C	1	3 3.0
9	SCREW COMPRESSOR	1	10 10.0
10	BITUMEN FILLING M/C	1	1 1.0
11	WATER SUMP MOTOR	1	2 2.0
12	BORE MOTOR (SITE PLAN)	1	5 5.0
TYRE CHIPS PLANT			
13	EOT CRANE	1	26 26
14	ZILO	1	10 10
15	SHREDDAR	1	100 100
16	RASPER R-4000	1	300 300
17	RASPER R2000	1	200 200
BITUMEN STORAGE SHED			
18	BITUMEN PUMPING MOTOR	3	10 30
19	OIL PUMPING MOTOR	3	2 6
COMPRESSOR ROOM			
20	COMPRESSOR	1	10 10
EXISTING TOTAL		441.50	HP
PROPOSED PYROLYSIS OIL PLANT			
		NOS	E/H/P
1	CARBON POWDER COLLECTION SYSTEM	2	15 30
2	CONTINUOUS PYROLYSIS OIL PLANT NO: 1	2	20 40
3	RUBBER CHIPS IN FEED SYSTEM	2	10 20
4	CONDENSOR SYSTEM	2	10 20
5	COOLING TOWER	2	10 20
PROPOSED TOTAL		130.00	HP



ELEVATION

BUILDING PERMISSION NO.B.P/JD DTCP(TD)NO: 45/2026
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e-signed
Joint District /Member Secretary
District Town and Country Planning office
Tiruchirappalli district

APPROVAL AUTHORITY

SHEET NO:- 02 / 03

DESCRIPTION	ARES	SQ.M
PLOT AREA AS PER DOCUMENT	126.50	12650.00
PLOT AREA AS PER PATTA	126.50	12650.00
SUPER IMPOSED PLOT BOUNDARY	126.4312	12643.12
O.S.R	12.7013	1270.13
NET PLOT AREA	113.7987	11379.87
PROPOSED BUILTUP AREA		
DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)
BLOCK-1 (Existing building)		
TYRE CHIPS PLANT	2302.01	-
BITUMEN STORAGE SHED		
COMPRESSOR ROOM		
BLOCK-2 (Proposed building)		
OFFICE AND REST ROOM	117.04	-
GROUND FLOOR AREA	117.04	-
FIRST FLOOR AREA	117.04	-
SECOND FLOOR AREA	117.04	-
BLOCK-3 (Existing building)		
SECURITY ROOM	25.02	-
BLOCK-4 (Existing building)		
MECHANICAL SHED	23.71	-
BLOCK-5 (Existing building)		
BITUMEN FILLING SHED	64.00	-
PROPOSED BLOCK-6		
PYROLYSIS OIL PLANT	466.77	-
TOTAL AREA	3234.63	-
VACANT AREA	9408.49	-

PLOT COVERAGE	=	Exs. Building Area in GF + Pro. Building Area in GF
	=	2531.78+466.77 x 100 = 23.73%
FLOOR AREA RATIO	=	Exs. Building in FSI Area + Pro. Building in FSI Area
	=	2765.66+466.77 = 3234.63
	=	3234.63 / 12643.12 = 0.256

	REQUIRED	PROVIDED
CAR PARKING = office floor area in SQM		
100		
= 351.12 = 3.51	4	4 (1+3)
TWO WHEELER PARKING = workshop floor area in SQM		
50		
= 2883.51 = 58	58	66 (60+6)
CYCLE PARKING = workshop floor area in SQM		
50		
= 2883.51 = 58	58	66 (60+6)
LORRY PARKING = workshop floor area in SQM		
500		
= 2883.51 = 6	6	6

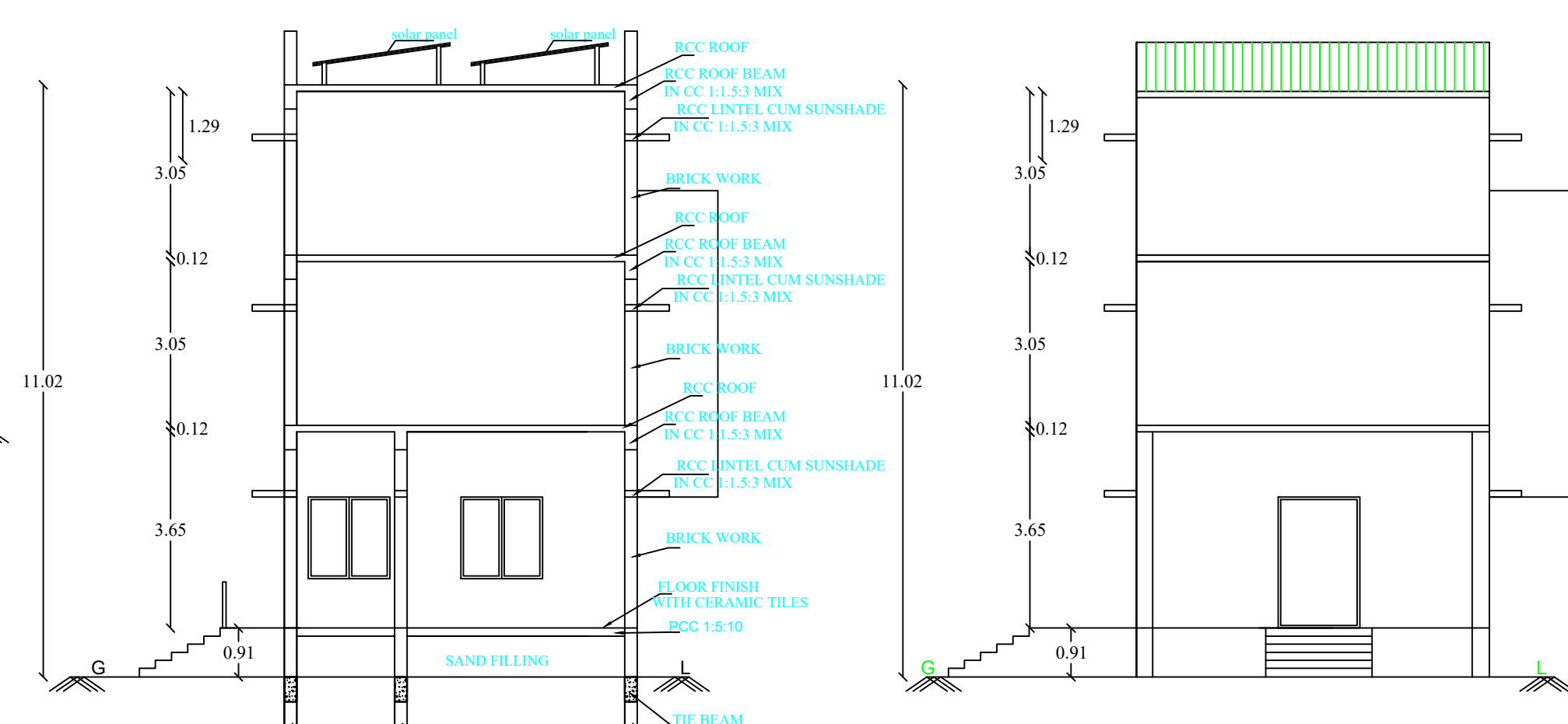
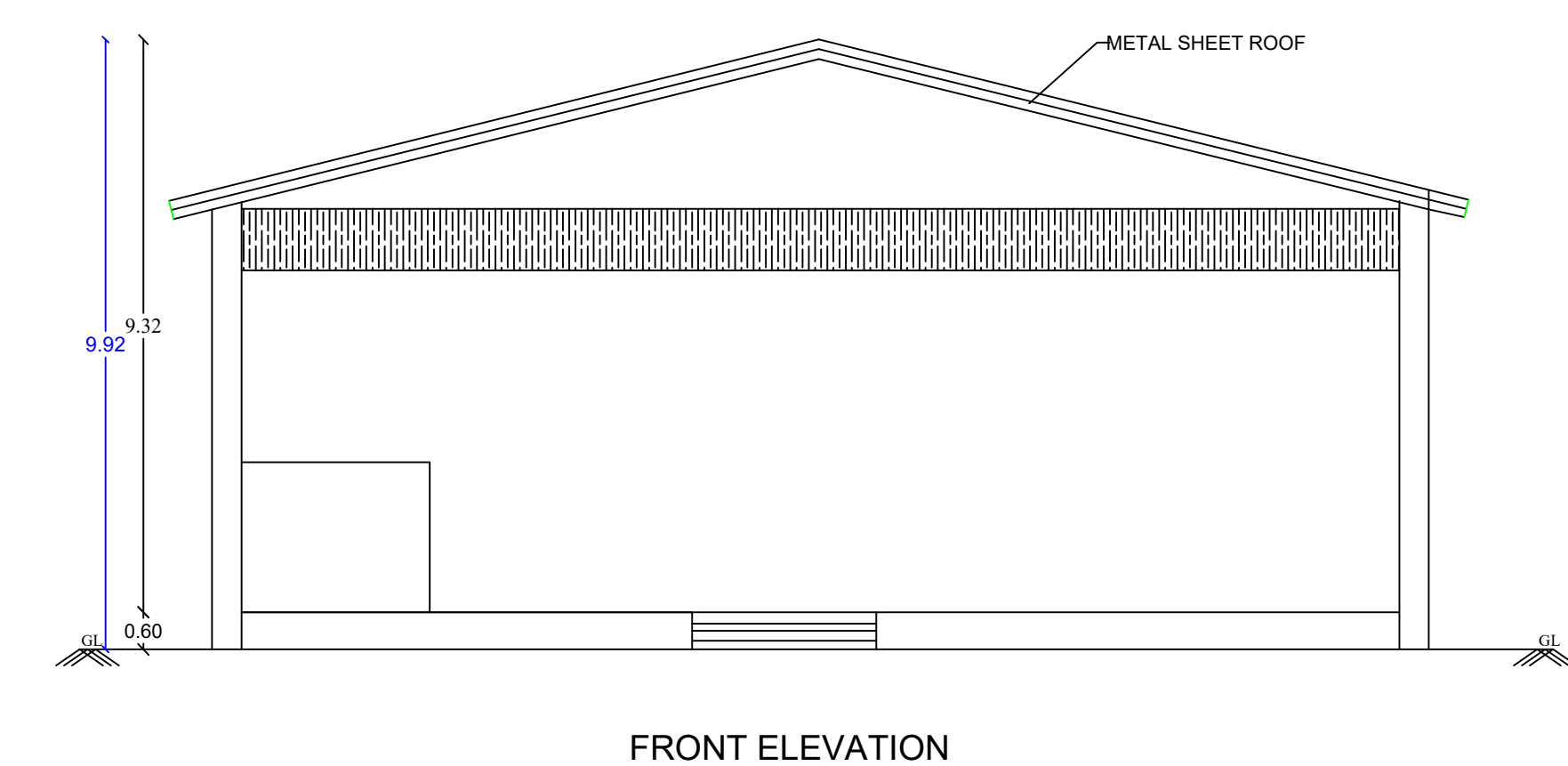
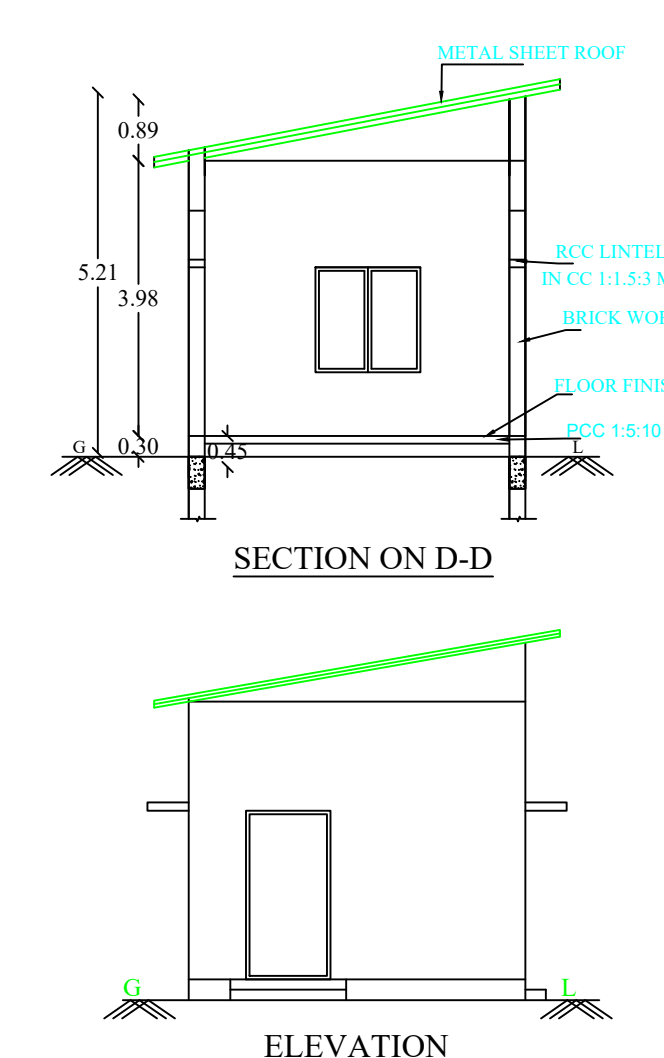
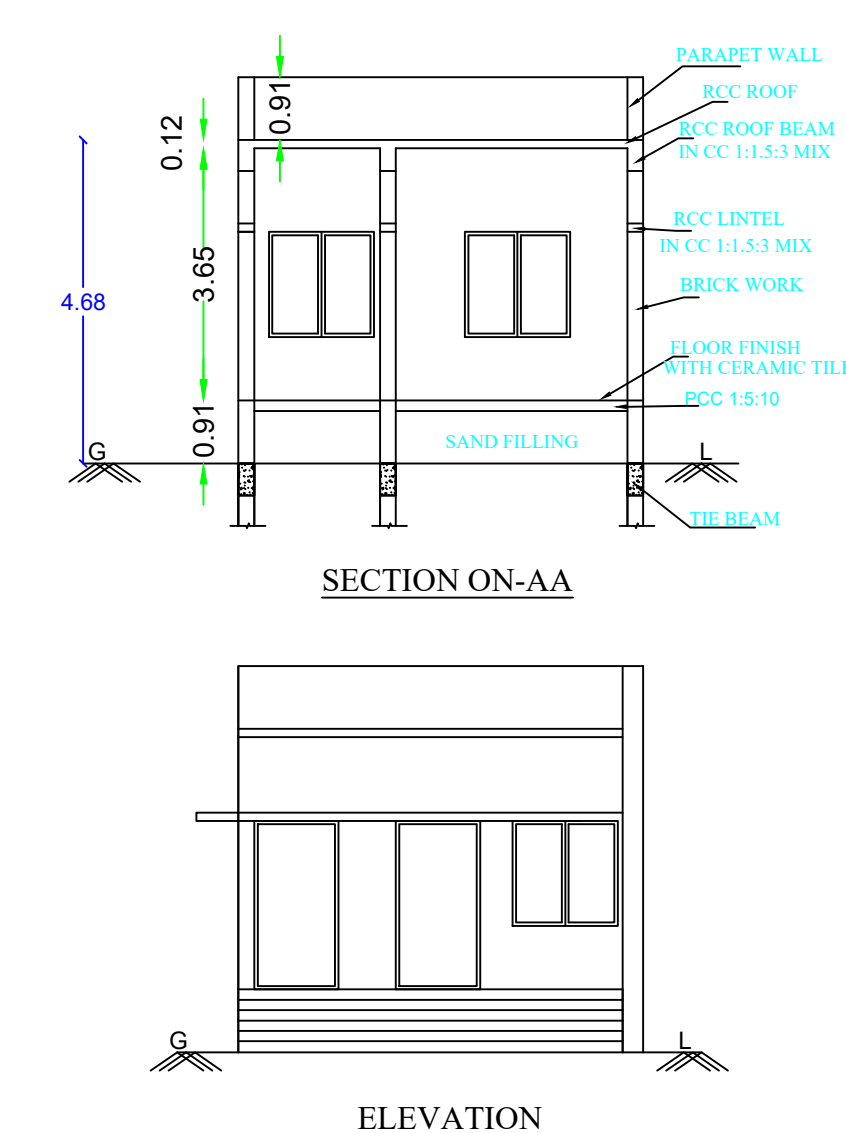
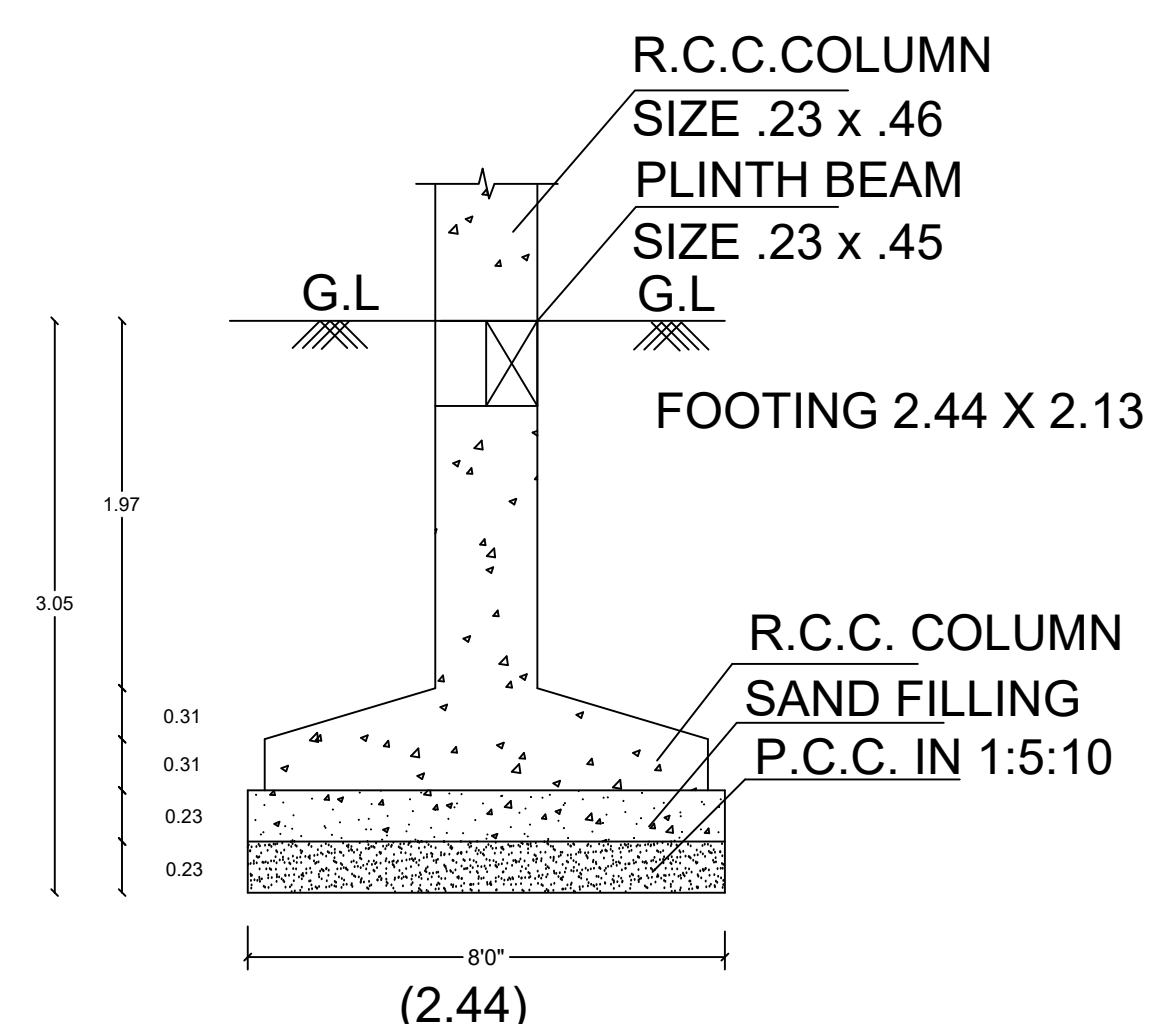
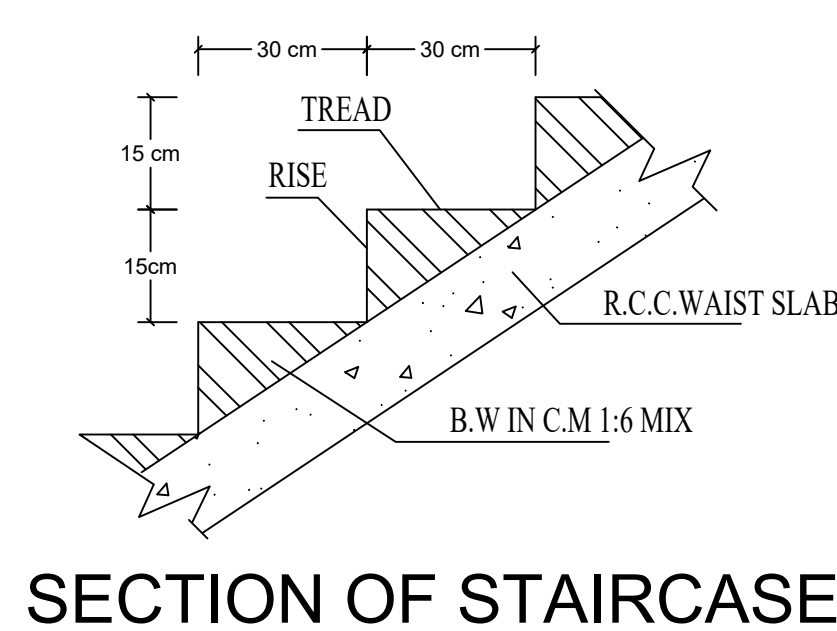
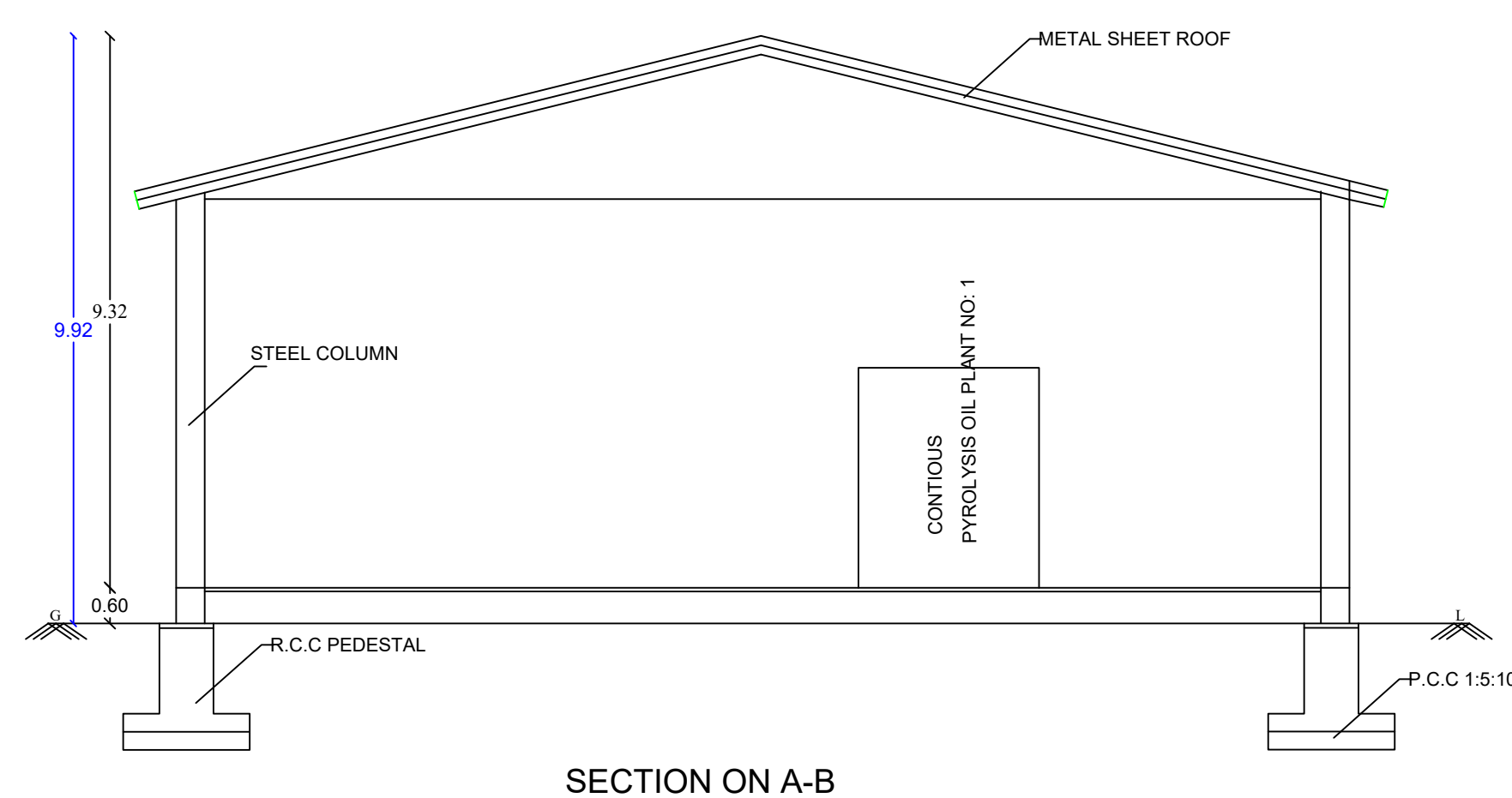
COLOUR INDEX	
SITE BOUNDARY	-
ROAD	-
PROPOSED BUILDING	-
EXISTING BUILDING	-

ALL DIMENSIONS ARE IN METER.
SCALE - 1:100

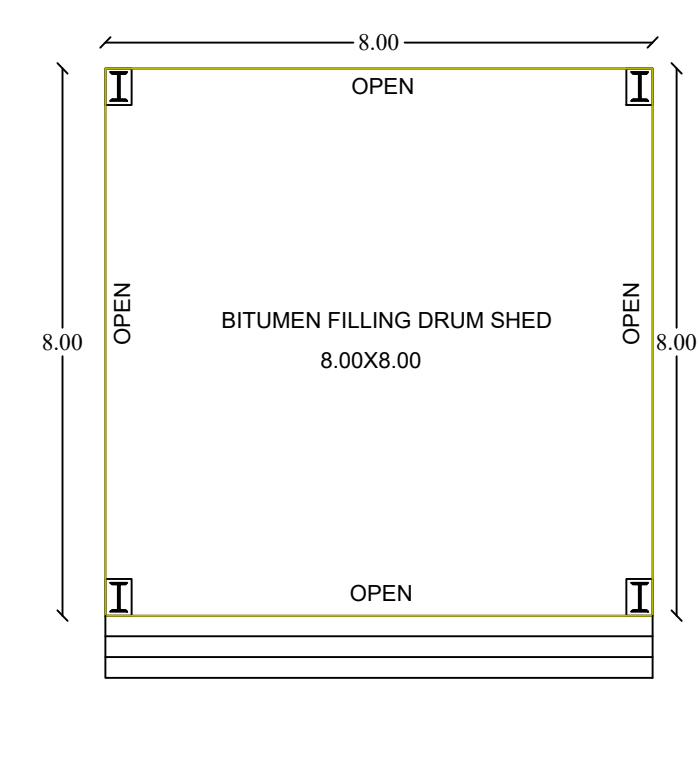
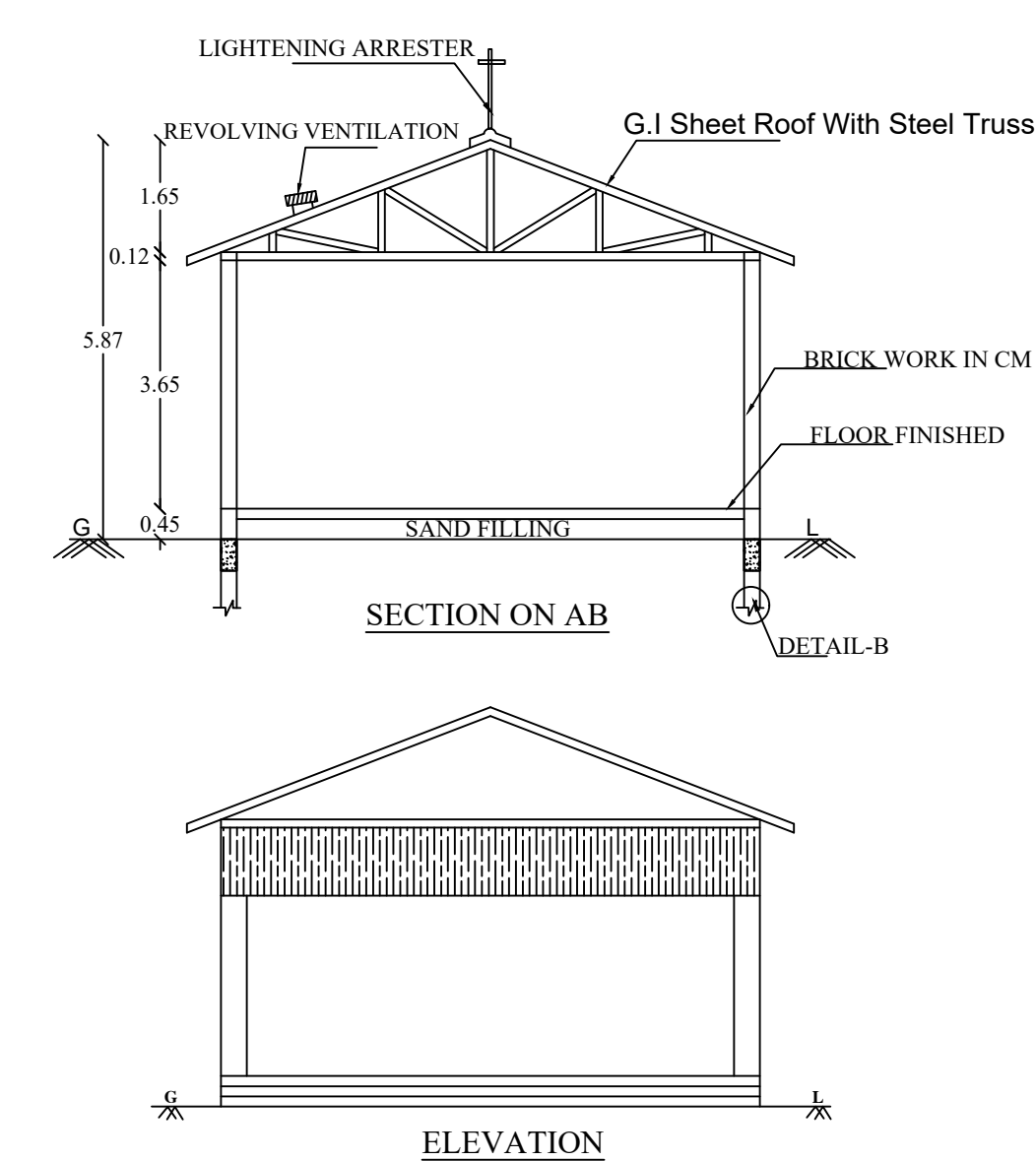
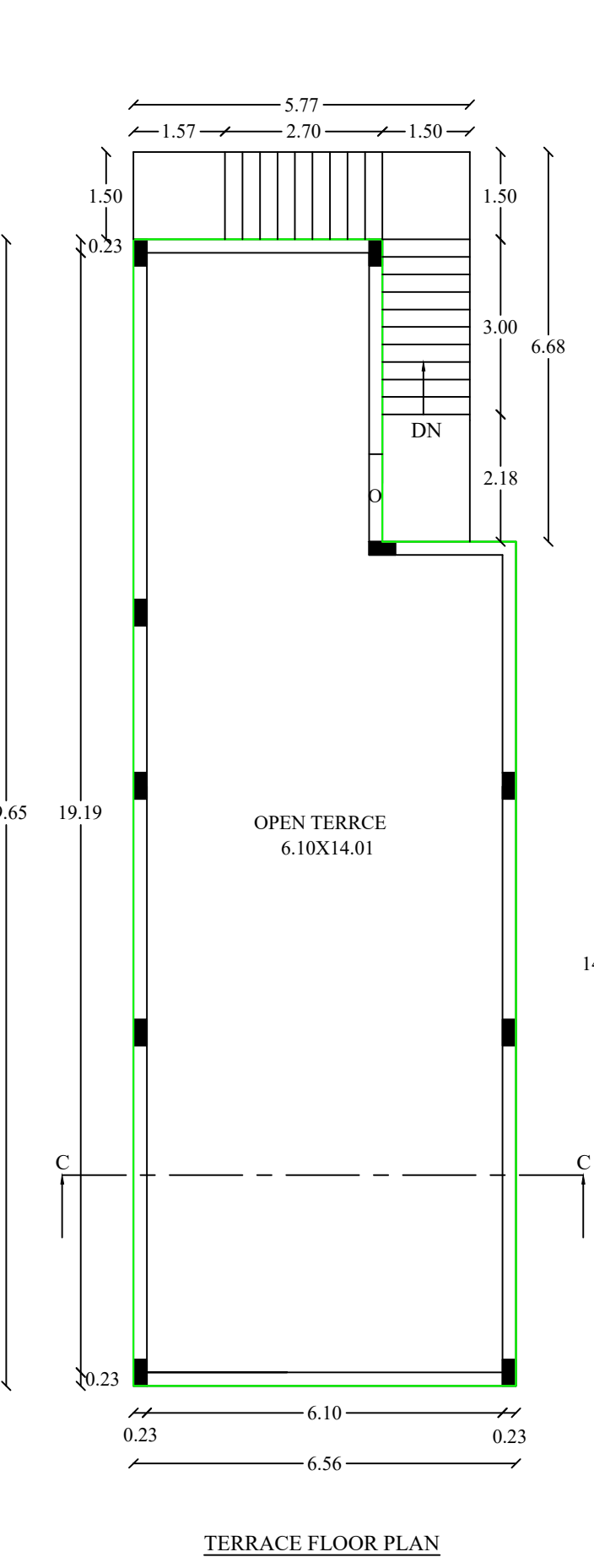
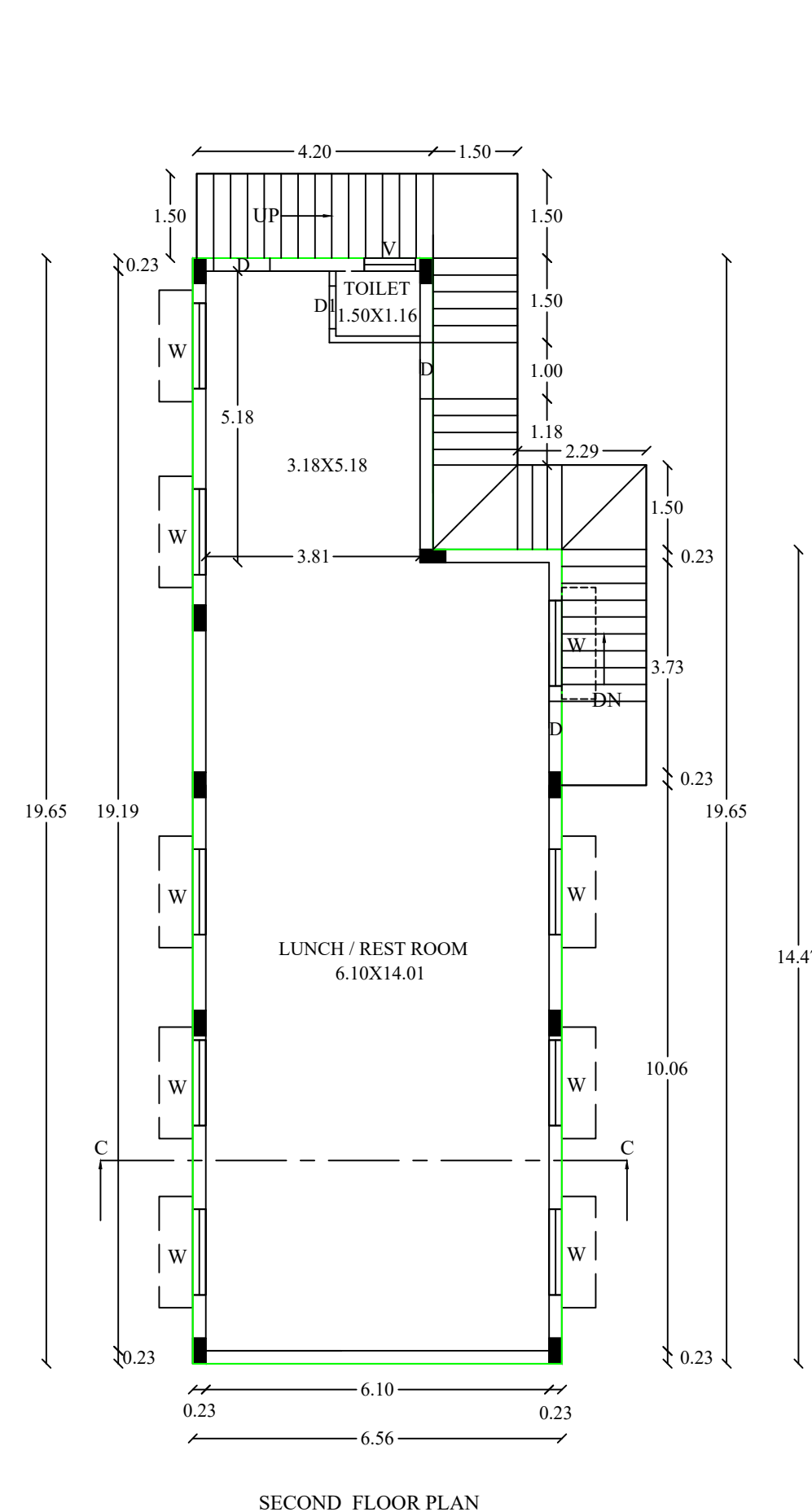
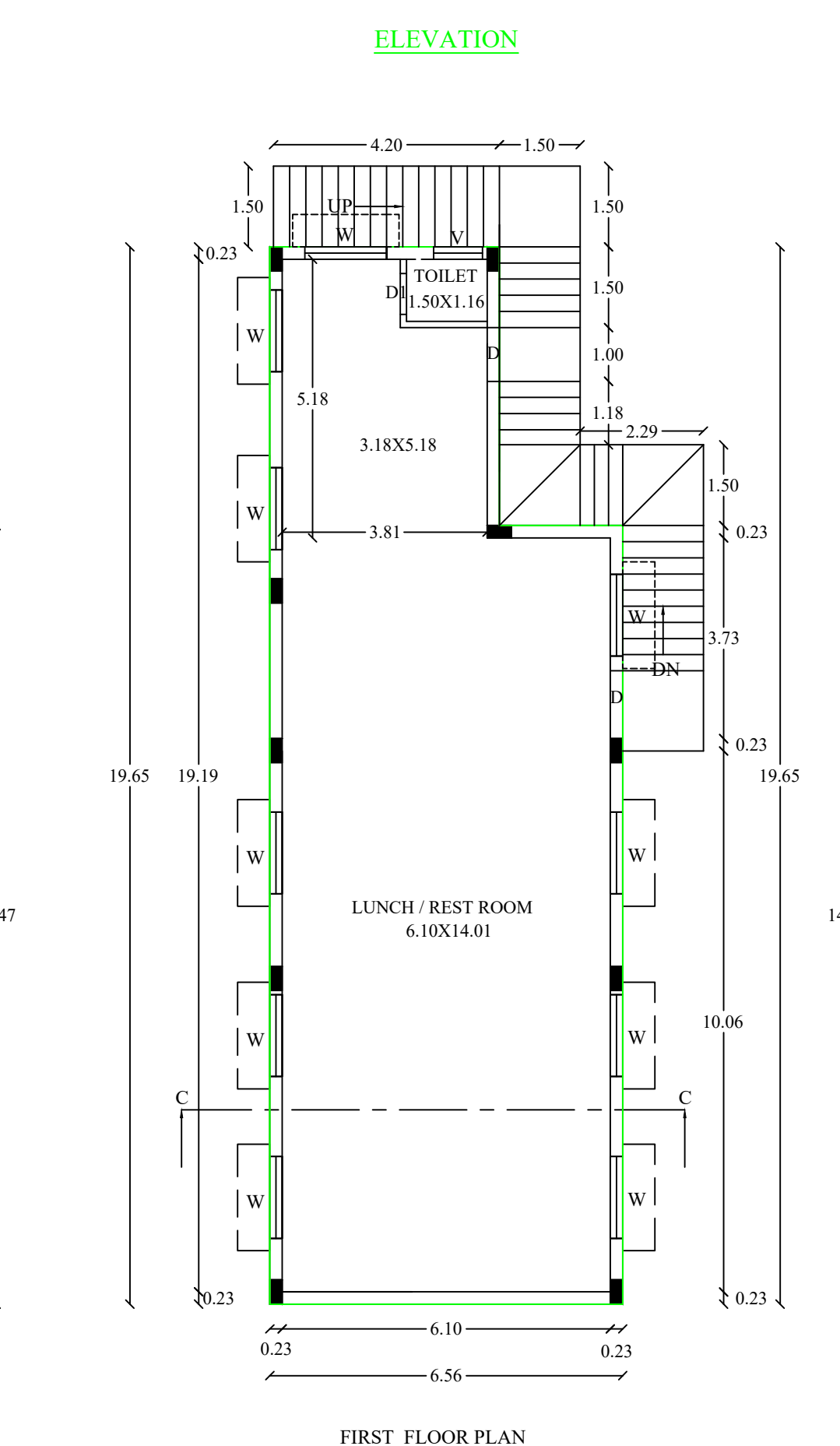
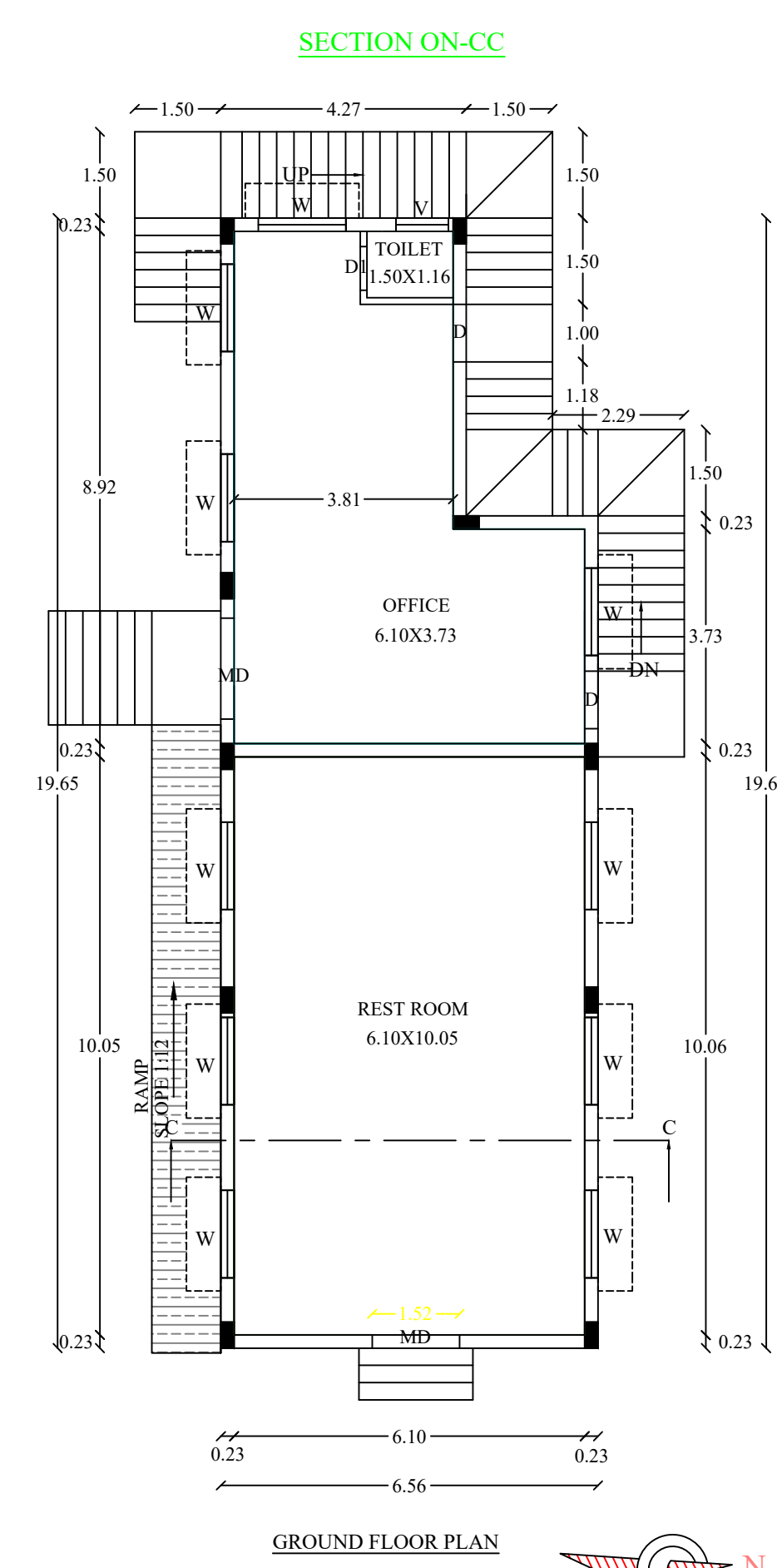
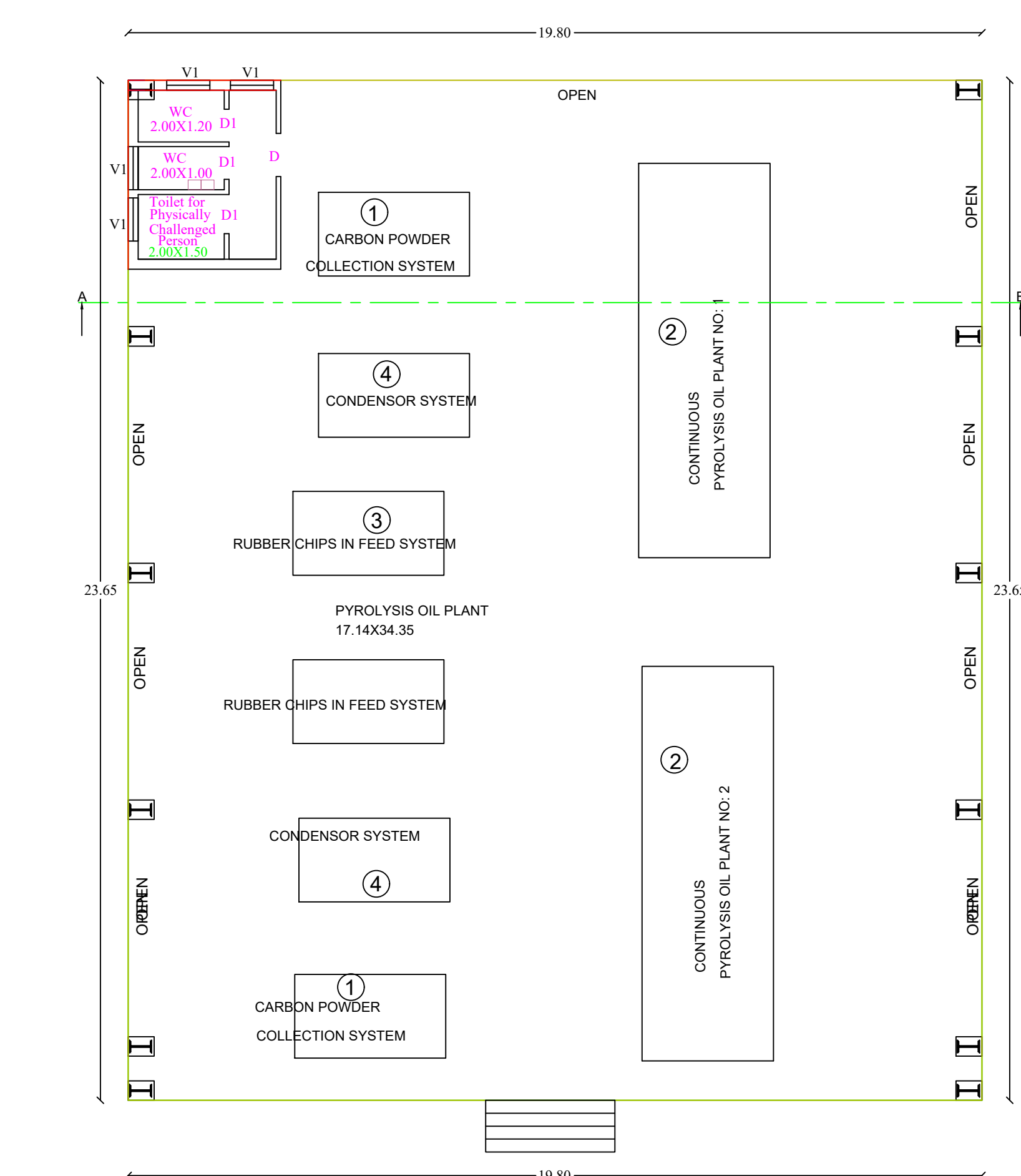
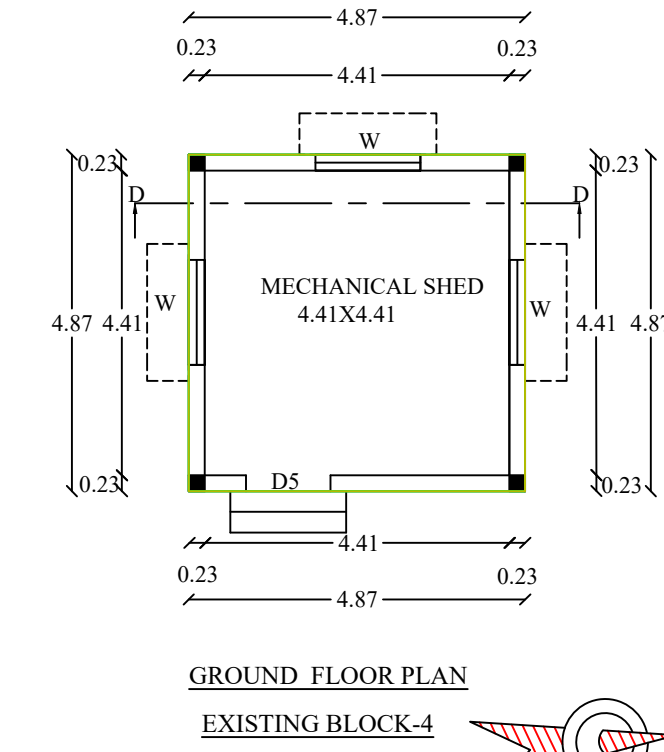
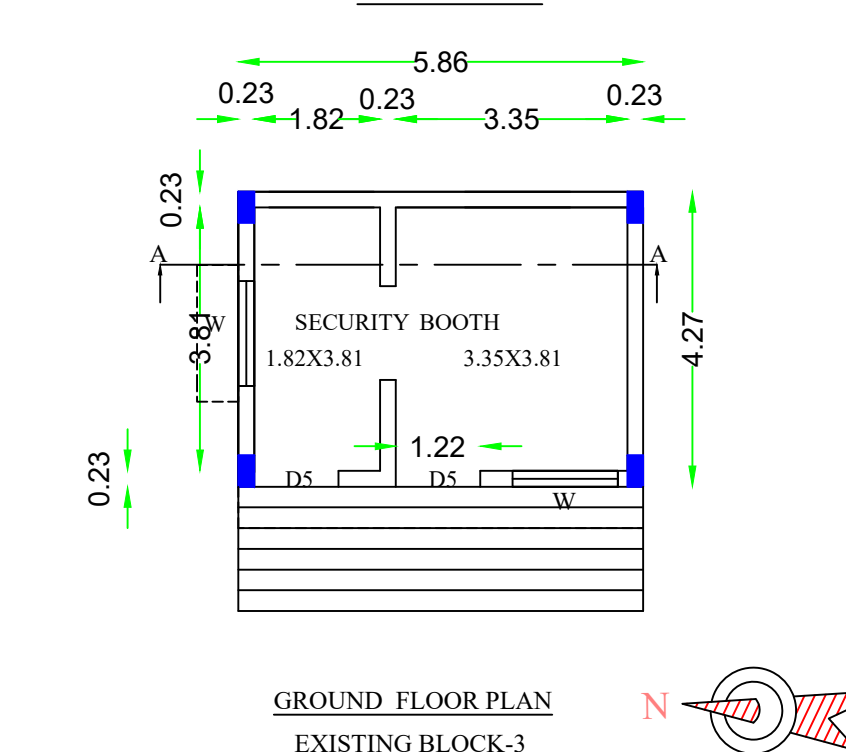
APPLICANT:-	
Registered Engineer	Structural Engineer
Construction Engineer	Geotechnical Engineer

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF BLOCK - 7 & EXISTING BLOCK - 2, BLOCK - 3, BLOCK - 4, BLOCK - 5, BLOCK - 6 INDUSTRIAL BUILDING FOR “M/S.VICHOORBITU CHEMICALS” IN S.F.NO- 544/4,5 AND 6B ,
THATHAMANGALAM VILLAGE AND PANCHAYAT, MANACHANALLUR TALUK, TIRUCHIRAPPALLI DISTRICT - 621112.**

SCALE:- 1 : 100



SCHEDULE OF JOINERIES:	
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D - FLUSH DOOR	1.00 x 2.44
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PROPOSED BUILDUP AREA			
DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL
BLOCK-1 (Existing building)			
TYPE CHIPS PLANT			
BITUMEN STORAGE SHED			
CONCRETE SLURRY	2362.01	-	2362.01
BLOCK-2 (Proposed building)			
OFFICE AND REST ROOM			
GROUND FLOOR AREA	117.04	-	117.04
FIRST FLOOR AREA	117.04	-	117.04
SECOND FLOOR AREA	117.04	-	117.04
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TOTAL AREA	3234.63	-	3234.63
VACANT ARFA	6408.49	-	6408.49

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FLOOR AREA RATIO = $\frac{\text{Exg. Building in FSI Area} + \text{Pro. Building in FSI Area}}{\text{Total Plot Area}}$

= $\frac{2765.86+468.77}{12643.12} = \frac{3234.63}{12643.12} = 0.256$

		REQUIRED	PROVIDED
CAR PARKING	$= \frac{\text{office floor area in SQM}}{100}$ $= \frac{351.12}{100} = 3.51$	4	1+3
TWO WHEELER PARKING	$= \frac{\text{workshop floor area in SQM}}{50}$ $= \frac{2893.51}{50} = 58$	58	60
CYCLE PARKING	$= \frac{\text{workshop floor area in SQM}}{50}$ $= \frac{2893.51}{50} = 58$	58	60
LORRY PARKING	$= \frac{\text{workshop floor area in SQM}}{500}$ $= \frac{2893.51}{500} = 6$	6	6

COLOUR INDEX	
SITE BOUNDARY	- 
ROAD	- 
PROPOSED BUILDING	- 
EXISTING BUILDING	- 

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SCALE - 1:100.

APPLICANT:-

Registered Engineer

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Joint District /Member Secretary
District Town and Country Planning office
Tiruchirappali 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.

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.

