PP APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

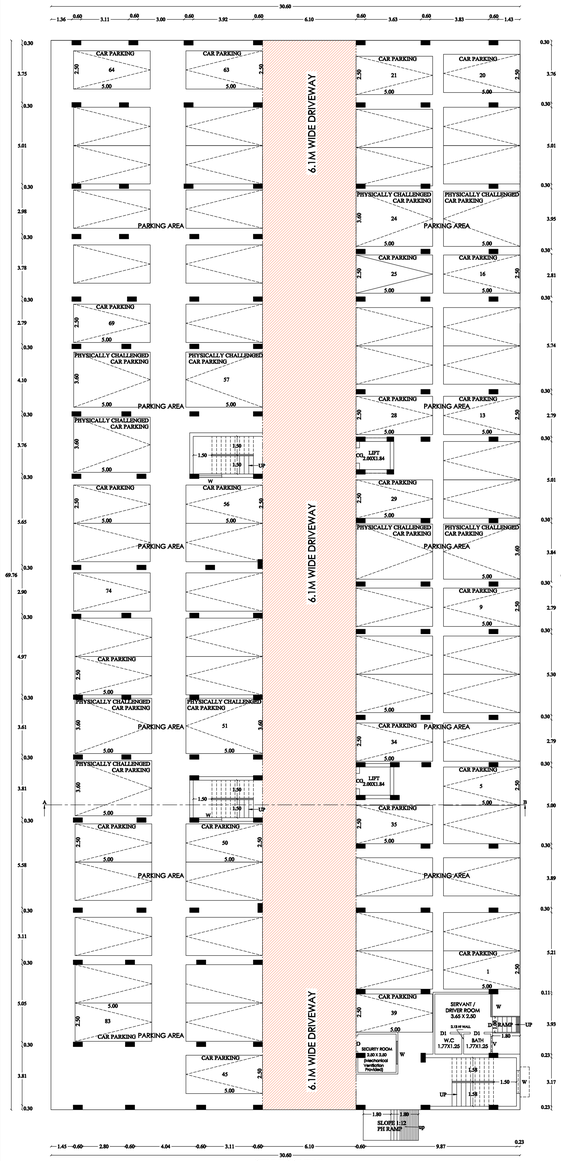
The approval as the planning authority issued it, reproduced in full behind this page.

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

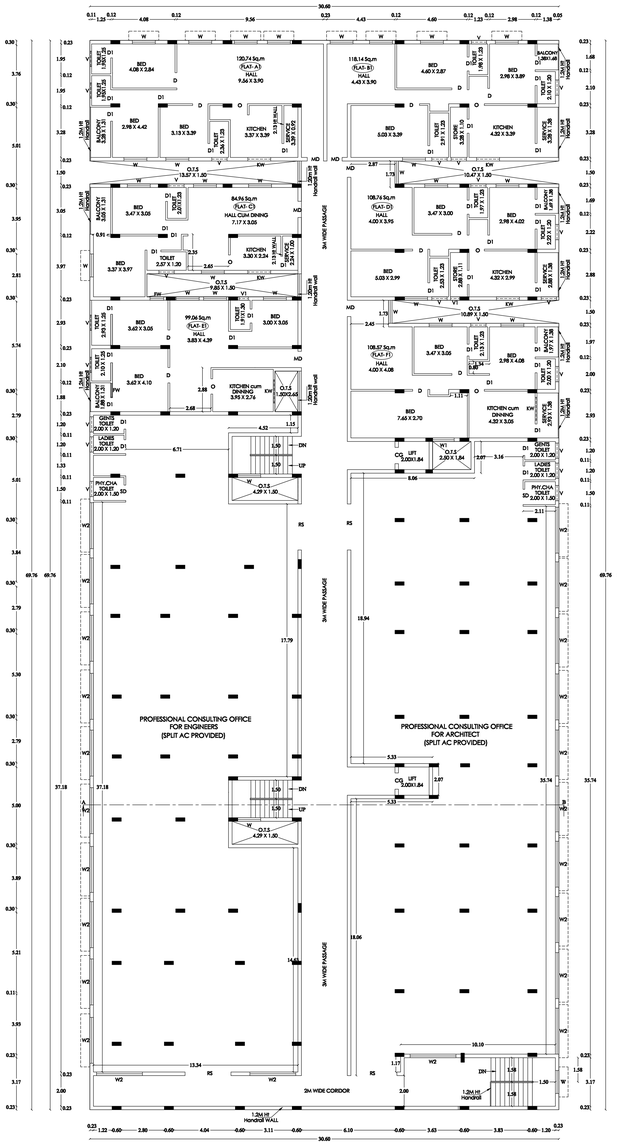
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

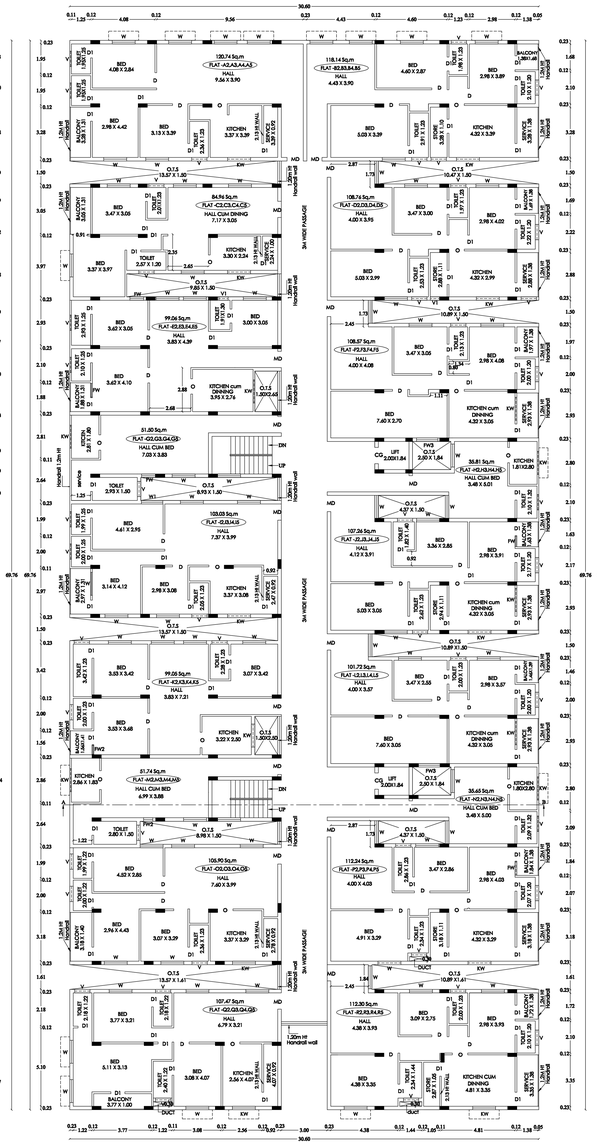
DIGITALLY VERIFIED RECORD



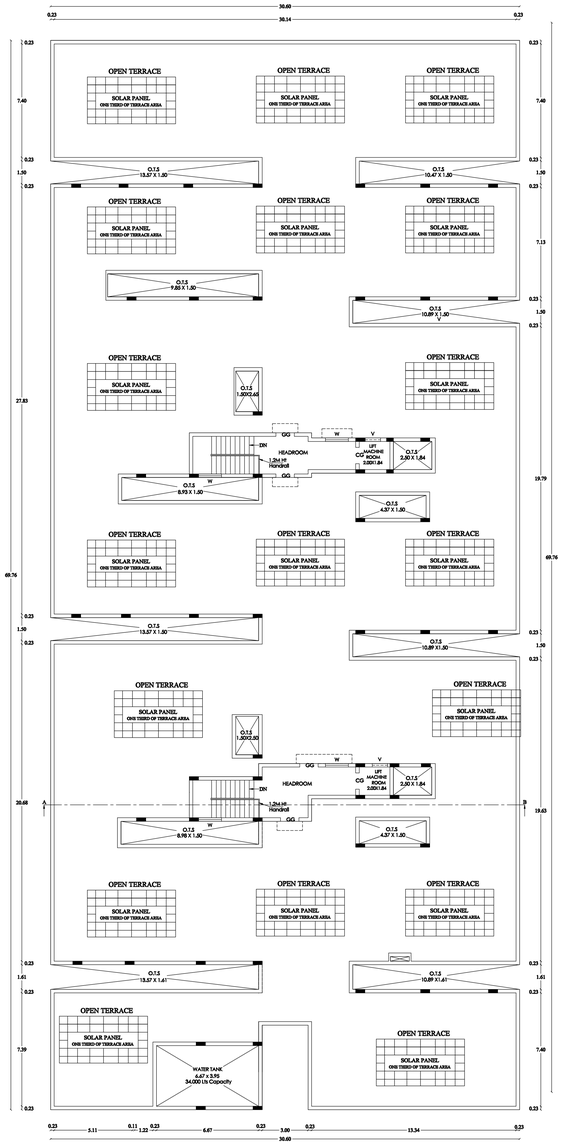
STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(SECOND TO FIFTH FLOOR PLAN)



TERRACE FLOOR PLAN

B.P/DTCP No: 324/2026.

SHEET NO: 01/02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE CUM RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 207/6A, MATHAVAPERUMALKOVIL VILLAGE & PANCHAYATH, MANACHANALLUR PANCHAYATH UNION & TALUK, TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
FILE NO: SWP/BPA/785672/2026

N

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 S6 and S7 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction

CARPET AREA & PLINTH AREA DETAILS FOR EACH FLAT

Sl.No	Flat Type	Plinth Area in Sqm	Carpet Area in Sqm	Number of Units
1.	A1,A2,A3,A4,A5	120.74	106.74	5
2.	B1,B2,B3,B4,B5	118.14	104.66	5
3.	C1,C2,C3,C4,C5	84.96	74.90	5
4.	D1,D2,D3,D4,D5	108.76	95.43	5
5.	E1,E2,E3,E4,E5	99.06	88.70	5
6.	F1,F2,F3,F4,F5	108.57	96.95	5
7.	G2,G3,G4,G5	51.50	45.49	4
8.	H2,H3,H4,H5	34.51	30.22	4
9.	I2,I3,I4,I5	103.03	92.23	4
10.	J2,J3,J4,J5	107.26	94.66	4
11.	K2,K3,K4,K5	99.05	87.65	4
12.	L2,L3,L4,L5	101.72	90.51	4
13.	M2,M3,M4,M5	51.74	45.78	4
14.	N2,N3,N4,N5	34.88	30.07	4
15.	O2,O3,O4,O5	105.90	94.54	4
16.	P2,P3,P4,P5	112.24	98.79	4
17.	Q2,Q3,Q4,Q5	107.47	93.55	4
18.	R2,R3,R4,R5	112.30	98.07	4

SCHEDULE OF JOINERIES:

REFERENCE		METRE
RS	ROLLING SHUTTER	3.00 X 2.13
CG	COLLAPSE GATE	1.06 X 2.13
GG	GRILL GATE	1.20 X 2.13
MD	MAIN DOOR	1.06 X 2.13
D	FLUSH DOOR	1.00 X 2.13
D1	FLUSH DOOR	0.91 X 2.13
D2	FLUSH DOOR	1.50 X 2.13
FW	FRENCH WINDOW	0.90 X 2.90
FW1	FRENCH WINDOW	0.70 X 2.90
FW2	FRENCH WINDOW	0.60 X 2.90
FW3	FRENCH WINDOW	1.40 X 2.90
W	GLAZED WINDOW	1.50 X 1.80
W1	GLAZED WINDOW	1.40 X 1.80
W2	GLAZED WINDOW	3.00 X 2.13
KW	GLAZED WINDOW	1.50 X 1.37
O	OPEN	1.00 X 2.13
SD	SLIDING DOOR	1.00 X 2.13
V	VENTILATOR	1.00 X 1.00
V1	VENTILATOR	0.80 X 1.00

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I. AREA (SQM)	NON F.S.I. AREA (SQM)	TOTAL AREA (SQM)	NO. OF UNITS
1)	STILT FLOOR AREA (PARKING AREA)	–	2134.36	2134.36	–
2)	FIRST FLOOR AREA				
A)	OFFICE	1216.57	–	2045.76	–
B)	RESIDENCE	829.19	–		06
3)	SECOND FLOOR AREA	1916.55	–	1916.55	18
4)	THIRD FLOOR AREA	1916.55	–	1916.55	18
5)	FOURTH FLOOR AREA	1916.55	–	1916.55	18
6)	FIFTH FLOOR AREA	1916.55	–	1916.55	18
7)	HEAD ROOM AREA	–	73.96	73.96	–

PROFESSIONAL DETAILS

APPLICANT	REGISTER ENGINEER
	Er.B.VETRIVEL, B.Sc(Hons),A.I.A.,I.S., Govt. Approved Panel Engineer Class-1A, Govt. Approved Valuer Class-1, Reg.No:CC-2/2007-TNCP/Dated:20/9/22 D-182, Gandhimalaikal Street, Ponnagar, Trichy-620 020. Cell: 9793 3334.
STRUCTURAL ENGINEER	SITE SUPERVISION ENGINEER
Er.B.VETRIVEL, B.Sc(Hons),A.I.A.,I.S., Govt. Approved Panel Engineer Class-1A, Govt. Approved Valuer Class-1, Reg.No:CC-2/2007-TNCP/Dated:20/9/22 D-182, Gandhimalaikal Street, Ponnagar, Trichy-620 020. Cell: 9793 3334.	B.S.BASKER, Reg.Contractor Trichy ACE / 12CP / Valid / Sep-2024 / 1056 TNIRB / ARBOR/CIVIL/ Reg.No:CC-2/2007-TNCP/Dated:20/9/22 15/B, First Street, Krishnapuram, Trichy-620 017. Cell: 9994011773
GEO TECH ENGINEER	
Dr.S.Ramkumar Kumar,M.Ph.D.P.G.D.M.D. Chief Consultant Geo Tech Engineer Reg.No:CC-2/2007-TNCP/Dated:20/9/22 Near New Bus Stand, Thanjavur - 613 009 Email : kumar.ramkumar@gmail.com Cell: 94424 - 42262	

SHEET NO: 02/02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE CUM RESIDENTIAL APARTMENT BUILDING IN S.F.NO: 207/6A, MATHAVAPERUMALKOVIL VILLAGE & PANCHAYATH, MANACHANALLUR PANCHAYATH UNION & TALUK, TIRUCHIRAPPALLI DISTRICT.

ALL DIMENSIONS ARE IN METER
SCALE - 1:100

FILE NO: SWP/BPA/785672/2026

REFERENCE:
- Existing Road
- Site Boundary
- Proposed Building
- Driveway

N

Special Condition:-

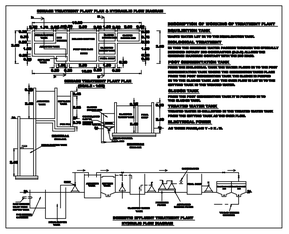
The building must be used for same purpose for which the approval has been obtained.

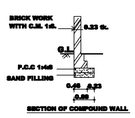
If used for any purpose other than the approved use, the planning permission will be deemed to be cancelled, action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction

PARKING CALULATION DETAILS		CAR	BIKE
OFFICE			
CAR PARKING (1235.45 X 0.75 / 100) = 9.26 SAY 10 Nos			
PH CAR / VISITOR PARKING (10%) = 1 Nos		11 Nos	42 Nos
TWO WHEELER PARKING (1235.45 X 0.75/25) = 37.06 SAY 38 Nos			
PH / VISITOR PARKING (10%) = 4 Nos			
RESIDENCE	D.U - DWELLING UNIT		
1st FLOOR	6 D.U		
6*1 Floor D.U	(1UNIT FOR 1CARS) (DU AREA: LESS THAN 150 Sqm) = 6 Nos		
TYPICAL FLOOR (2-5)	18 * 4 Floors = 72 D.U		
2 * 4 Floor D.U	(1 BIKE / 1UNIT) (DU AREA: LESS THAN 50 Sqm) = - 8 Nos	73 Nos	18 Nos
2 * 4 Floor D.U	(1 CAR / 2 UNITS) & 1 BIKE / 1 UNIT (DU AREA: LESS THAN 50 TO 75 Sqm) = 4 Nos 8 Nos		
14 * 4 Floor D.U	(1 CAR / 1 UNIT) (DU AREA: 75 - 149 Sqm) = 56 Nos -		
CAR PARKING = 66 Nos			
PH CAR / VISITOR PARKING (10%) = 7 Nos			
TWO WHEELER PARKING = 16 Nos			
PH / VISITOR PARKING (10%) = 2 Nos			
TOTAL NO OF PARKING RBQUIRED		84 Nos	60 Nos
TOTAL NO OF PARKING PROVIDED		84 Nos	75 Nos

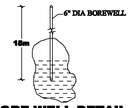
NOTE

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED TO STP.
2. BORE WELL WITH MOTAR WATER TANK AND PANCHYATH 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 CONNECTED 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.
8. ALL DIMENSIONS ARE IN METRE.
9. MECHANICAL VENTILATOR PROVIDED FOR ALL TOILETS.

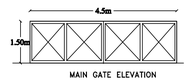




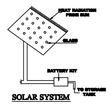
SECTION OF COMPOUND WALL



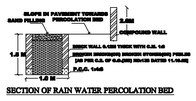
BORE WELL DETAIL



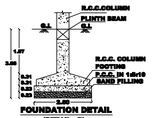
MAIN GATE ELEVATION



SOLAR SYSTEM

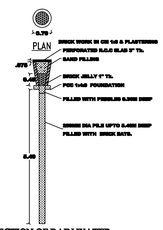


SECTION OF RAIN WATER PERCOLATION BED



FOUNDATION DETAIL
(DETAIL - B)

SECTION OF STAIRCASE



SECTION OF RAIN WATER PERCOLATION PIT

SITE PLAN
(SCALE 1:200)

CARPET AREA & PLINTH AREA DETAILS FOR EACH FLAT

Sl.No	Flat Type	Plinth Area in Sqm	Carpet Area in Sqm	Number of Units
1.	A1,A2,A3,A4,A5	120.74	106.74	5
2.	B1,B2,B3,B4,B5	118.14	104.66	5
3.	C1,C2,C3,C4,C5	84.96	74.90	5
4.	D1,D2,D3,D4,D5	108.76	95.43	5
5.	E1,E2,E3,E4,E5	99.06	88.70	5
6.	F1,F2,F3,F4,F5	108.57	96.95	5
7.	G2,G3,G4,G5	51.50	45.49	4
8.	H2,H3,H4,H5	34.51	30.22	4
9.	I2,I3,I4,I5	103.03	92.23	4
10.	J2,J3,J4,J5	107.26	94.66	4
11.	K2,K3,K4,K5	99.05	87.65	4
12.	L2,L3,L4,L5	101.72	90.51	4
13.	M2,M3,M4,M5	51.74	45.78	4
14.	N2,N3,N4,N5	34.88	30.07	4
15.	O2,O3,O4,O5	105.90	94.54	4
16.	P2,P3,P4,P5	112.24	98.79	4
17.	Q2,Q3,Q4,Q5	107.47	93.55	4
18.	R2,R3,R4,R5	112.30	98.07	4

AREA DETAILS

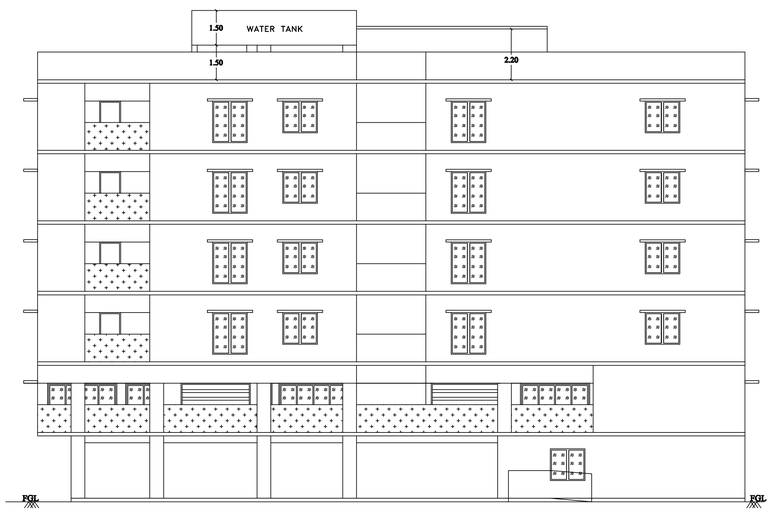
DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	3550.00
PLOT AREA (as per FMB)	3550.00
SUPER IMPOSED PLOT AREA	3508.17

PROPOSED BUILTUP AREA

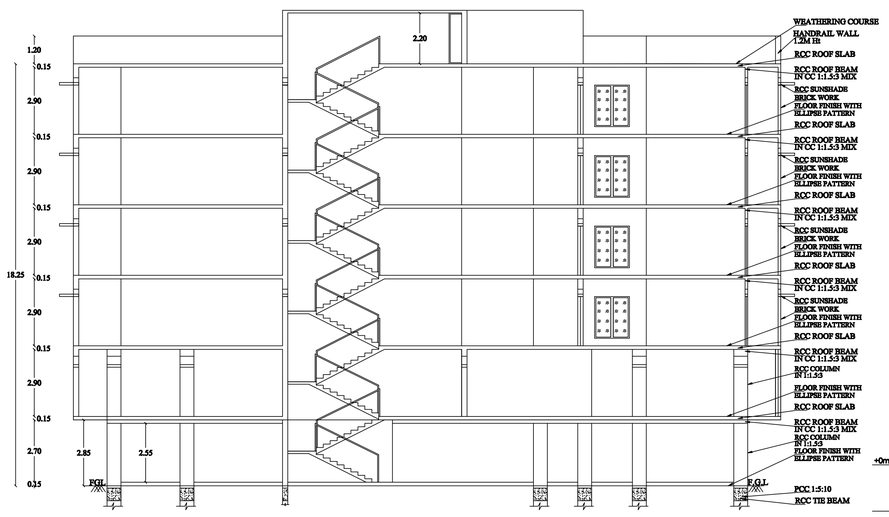
SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF UNITS
1)	STILT FLOOR AREA (PARKING AREA)	–	2134.36	2134.36	–
2)	FIRST FLOOR AREA				
A)	OFFICE	1216.57	–	2045.76	–
B)	RESIDENCE	829.19	–		06
3)	SECOND FLOOR AREA	1916.55	–	1916.55	18
4)	THIRD FLOOR AREA	1916.55	–	1916.55	18
5)	FOURTH FLOOR AREA	1916.55	–	1916.55	18
6)	FIFTH FLOOR AREA	1916.55	–	1916.55	18
7)	HEAD ROOM AREA	–	73.96	73.96	–
8)	TOTAL AREA	9711.96	2208.32	11920.28	78

PLOT COVERAGE = 2134.36 / 3508.17 X 100 = 60.84 %
F.S.I = 9711.96 / 3508.17 = 2.768 > 2.00

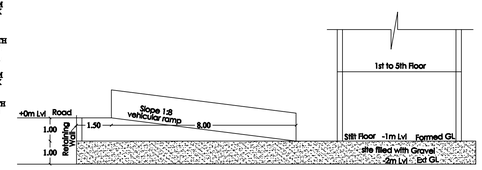
B.P/DTCP No: 324/2026.



FRONT ELEVATION



SECTION ON AB



SECTION ON C D

PROFESSIONAL DETAILS

APPLICANT	REGISTER ENGINEER
S.Ramachandran	Er.R.VETRIVEL, B.Tech(Civil),F.I.V.,C.E(I), Govt. Approved Panel Engineer Class-1A, Registered Engineer, Reg. No: E/C/G: 1/DTCP / TRICHY/ June-2024/212 D-382, Gandhiyadigal Street, Annanagar, Tennur, Trichy - 17. Cell: 97893 33245.
STRUCTURAL ENGINEER	SITE SUPERVISION ENGINEER
Er.R.VETRIVEL, B.Tech(Civil),F.I.V.,C.E(I), Govt. Approved Panel Engineer Class-1A, Registered Structural Engineer, Reg. No: SE/G: 1/DTCP / TRICHY/ Mar-2024/013 D-382, Gandhiyadigal Street, Annanagar, Tennur, Trichy - 17. Cell: 97893 33245.	Er.S.BASKER, Reg. Construction Engineer RCE / DTCP / Trichy / Sep-2024 / 056 THIRUJ ASSOCIATES 15/8, First Street, Krishnapuram, E.Pudur Trichy-620 017. Cell: 9994011773
GEO TECH ENGINEER	
Dr.S.Senthamil Kumar,ME Ph.D,F.I.G.S,MIEI, Regd Geotechnical Engineer- No 001/RGT/B/2024 703, Plot No.29,O.M Rajan Nagar, Near New Bus Stand, Thanjavur - 613 006 Email : senthamilkumar@yahoo.co.in, Cell : 94439 79080	

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.