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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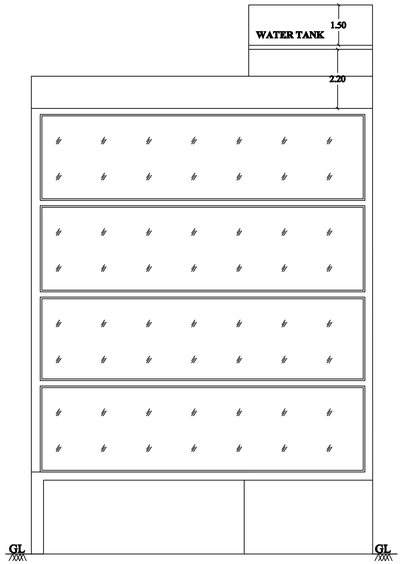
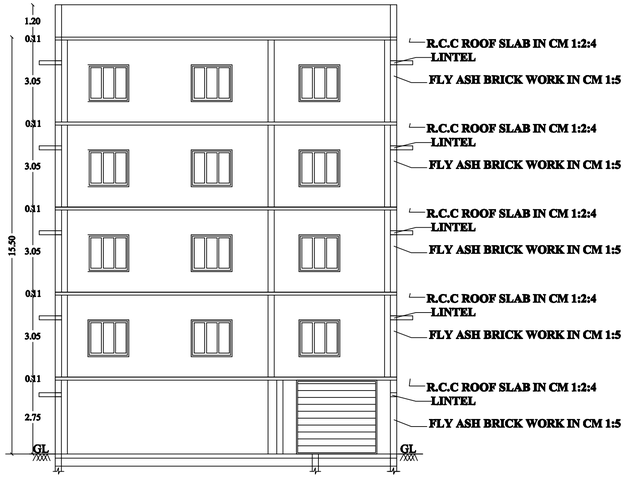
SITE AND DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE) HAVING (STILT+4) FLOORS AFTER DEMOLISHING THE EXISTING OLD BUILDING IN PLOT NO:17 IN DR.KALAIGAR KARUNANITHI NAGAR (L.P.H. DT & C.P N.O:43/74), AT DOOR NO: 67, T.S.NO: 65 WARD-AH, BLOCK :19, K.SATHANUR VILLAGE, ZOVE-IV, TRICHY CITY CORPORATION.

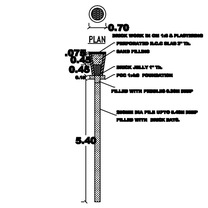
ALL DIMENSIONS ARE IN METER & SCALE 1:100
NAME OF THE APPLICANTS : S Murugan M Valarmathi
ONLINE APPLICATION NUMBER : SWP/BPA/828019/2026



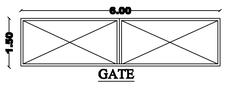
ELEVATION



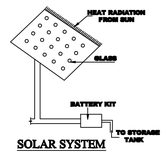
SECTION ON -AA



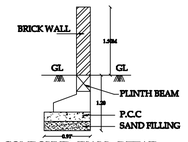
NOTE:
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO U.G.D
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO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



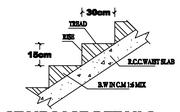
GATE



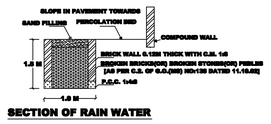
SOLAR SYSTEM



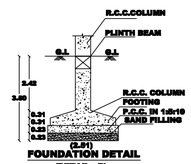
COMPOUND WALL DETAIL



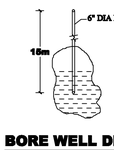
STAIRCASE DETAILS



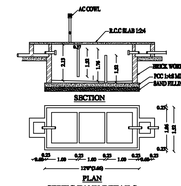
SECTION OF RAIN WATER PERCOLATION BED



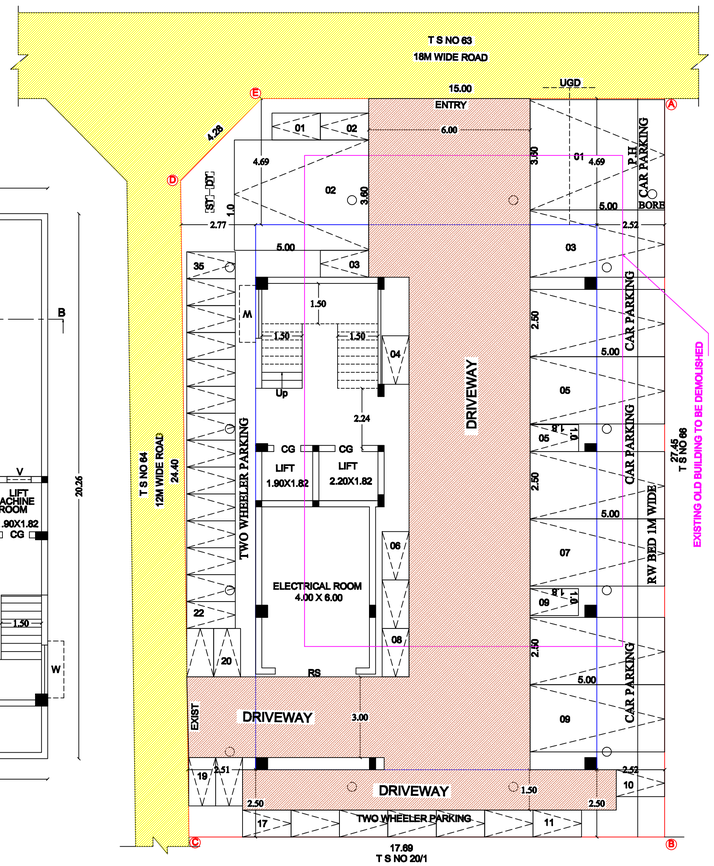
FOUNDATION DETAIL (DETAIL - B)



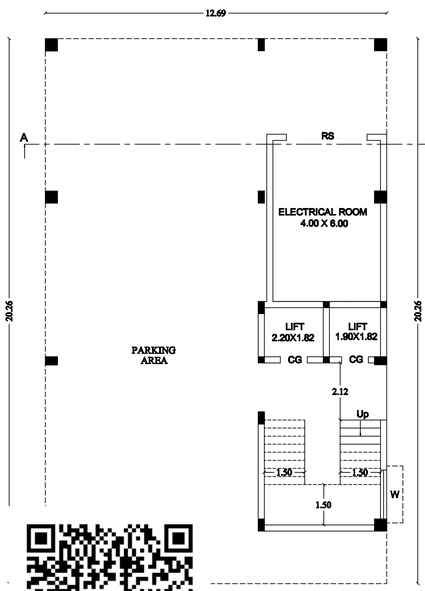
BORE WELL DETAIL

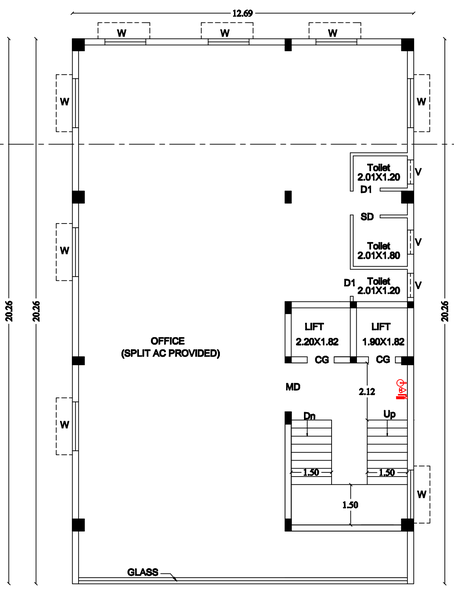


SEPTIC TANK DETAILS

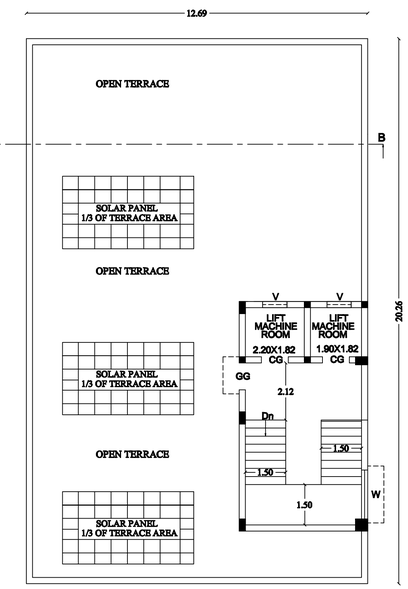


SITE PLAN
(SCALE 1:100)





TYPICAL FLOOR PLAN
FIRST,SECOND,THIRD,FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

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

N

SCHEDULE OF JOINERIES:

REFERENCE	METER
GG – GRILL GATE	1.06 x 2.13
CG – COLLAPSIBLE GATE	1.06 x 2.13
RS – ROLLING SHUTTER	3.00 x 2.13
MD – FLUSH DOOR	1.50 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	488.66
Plot Area as per FMB	490.50
Super imposed Plot Area	485.77
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)	28.77	228.33	257.10
2)	FIRST FLOOR AREA (OFFICE)	257.10	–	257.10
3)	SECOND FLOOR AREA (OFFICE)	257.10	–	257.10
4)	THIRD FLOOR AREA (OFFICE)	257.10	–	257.10
5)	FOURTH FLOOR AREA (OFFICE)	257.10	–	257.10
6)	HEAD ROOM AREA	–	40.80	40.80
7)	TOTAL AREA	1057.17	269.13	1326.30
8)	VACANT AREA	–	–	228.67

PLOT COVERAGE = 257.10 / 485.77 X 100 = 52.93%
F.S.I = 1057.17 / 485.77 = 2.176

PARKING DETAILS

S.I NO	DESCRIPTION	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	09 NOS	09 NOS
2)	TWO WHEELERS PARKING SPACE	35 NOS	35 NOS

EXISTING OLD BUILDING TO BE DEMOLISHED 100 Sqm

APPLICANTS

S murugan
M. valarmathi

ENGINEER

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Er.M.CHOKKALINGAM, B.E.,A.M.I.E.,C.E.,
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DTCP/GR/SVO.012/25
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Registered Constructed Engineer DTCP/CE/24/02/001
SRI VINAYAGA BUILDERS
SRI MATHUVANAYAKI ILLAM, KURIYAPURAM
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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

BUILDING PERMISSION NO : B.P/JD DTCP (TD) No.121 / 2026
PLANNING PERMISSION NO : P.P/JD DTCP (TD) No.235 / 2026
This Planning permission is valid for a period of 8 years from the date of e-sign

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

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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.