PP APPROVAL RECORD

Planning Permission

Tiruchirappalli district, Tamil Nadu

APPROVAL TYPE
Building Plan

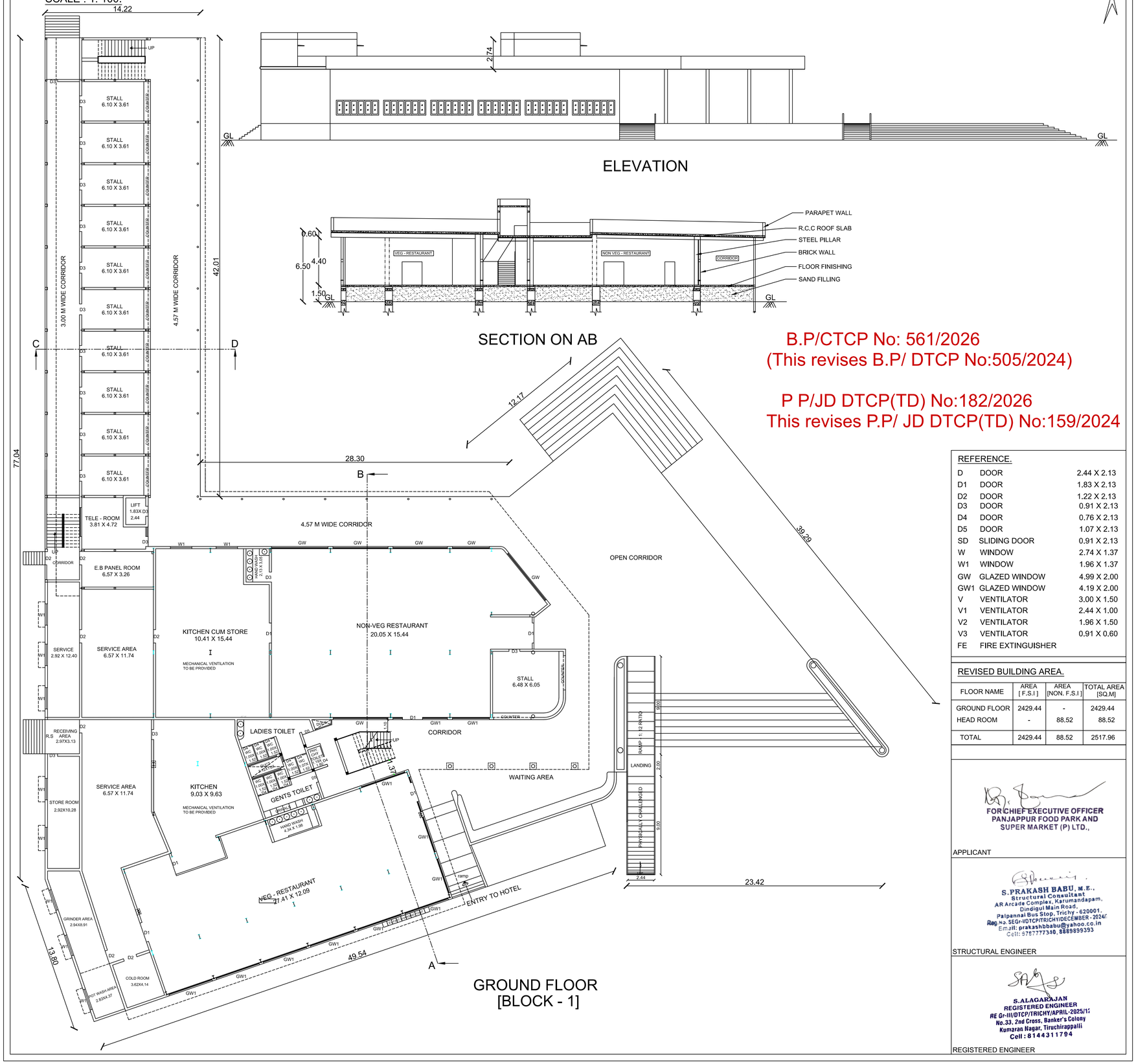
ISSUING AUTHORITY
DTCP

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.

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESTAURANT & FOOD COURT BUILDING [BLOCK NO - 1] IN T.S. NO: 44/1, BLOCK NO: 2, WARD NO: AN, [S.F. NO: 130 pt] AT VIRALIMALAI ROAD, PANJAPPUR VILLAGE, ZONE - IV, [GOLDENROCK ZONE], TIRUCHIRAPPALLI CITY CORPORATION.

SCALE : 1: 100.


14.22
UP
STALL 6.10 X 3.61
3.00 M WIDE CORRIDOR
4.57 M WIDE CORRIDOR
42.01
77.04
C
D
TELE - ROOM 3.81 X 4.72
LIFT 1.83X D3 2.44
4.57 M WIDE CORRIDOR
E.B PANEL ROOM 6.57 X 3.26
CORRIDOR
KITCHEN CUM STORE 10.41 X 15.44
MECHANICAL VENTILATION TO BE PROVIDED
NON-VEG RESTAURANT 20.05 X 15.44
SERVICE 2.92 X 12.40
SERVICE AREA 6.57 X 11.74
STALL 6.48 X 6.05
COUNTER
RECEIVING R.S AREA 2.97X3.13
LADIES TOILET
GENTS TOILET
CORRIDOR
WAITING AREA
SERVICE AREA 6.57 X 11.74
KITCHEN 9.03 X 9.63
MECHANICAL VENTILATION TO BE PROVIDED
STORE ROOM 2.92X10.28
VEG - RESTAURANT 27.41 X 12.09
ENTRY TO HOTEL
GRINDER AREA 2.94X8.91
COLD ROOM 3.62X4.14
POT WASH AREA 2.83X4.37
19.80
49.54
28.30
B
A
12.17
39.29
OPEN CORRIDOR
RAMP - 1:12 RN170
LANDING
PHYSICALLY CHALLENGED
9.60
2.00
9.60
2.44
23.42

ELEVATION

SECTION ON AB

GROUND FLOOR
[BLOCK - 1]

B.P/CTCP No: 561/2026
(This revises B.P/ DTCP No:505/2024)

P P/JD DTCP(TD) No:182/2026
This revises P.P/ JD DTCP(TD) No:159/2024

REFERENCE.

D	DOOR	2.44 X 2.13
D1	DOOR	1.83 X 2.13
D2	DOOR	1.22 X 2.13
D3	DOOR	0.91 X 2.13
D4	DOOR	0.76 X 2.13
D5	DOOR	1.07 X 2.13
SD	SLIDING DOOR	0.91 X 2.13
W	WINDOW	2.74 X 1.37
W1	WINDOW	1.96 X 1.37
GW	GLAZED WINDOW	4.99 X 2.00
GW1	GLAZED WINDOW	4.19 X 2.00
V	VENTILATOR	3.00 X 1.50
V1	VENTILATOR	2.44 X 1.00
V2	VENTILATOR	1.96 X 1.50
V3	VENTILATOR	0.91 X 0.60
FE	FIRE EXTINGUISHER	

REVISED BUILDING AREA.

FLOOR NAME	AREA [F.S.I]	AREA [NON. F.S.I]	TOTAL AREA [SQ.M]
GROUND FLOOR	2429.44	-	2429.44
HEAD ROOM	-	88.52	88.52
TOTAL	2429.44	88.52	2517.96

FOR CHIEF EXECUTIVE OFFICER
PANJAPPUR FOOD PARK AND SUPER MARKET (P) LTD.,

APPLICANT

S.PRAKASH BABU, M.E.,
Structural Consultant
AR Arcade Complex, Karumandapam,
Dindigul Main Road,
Palpannai Bus Stop, Trichy - 620001.
Reg.No.SEGr-II/DTCP/TRICHY/DECEMBER - 2024/
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Cell: 9787777340, 8889899393

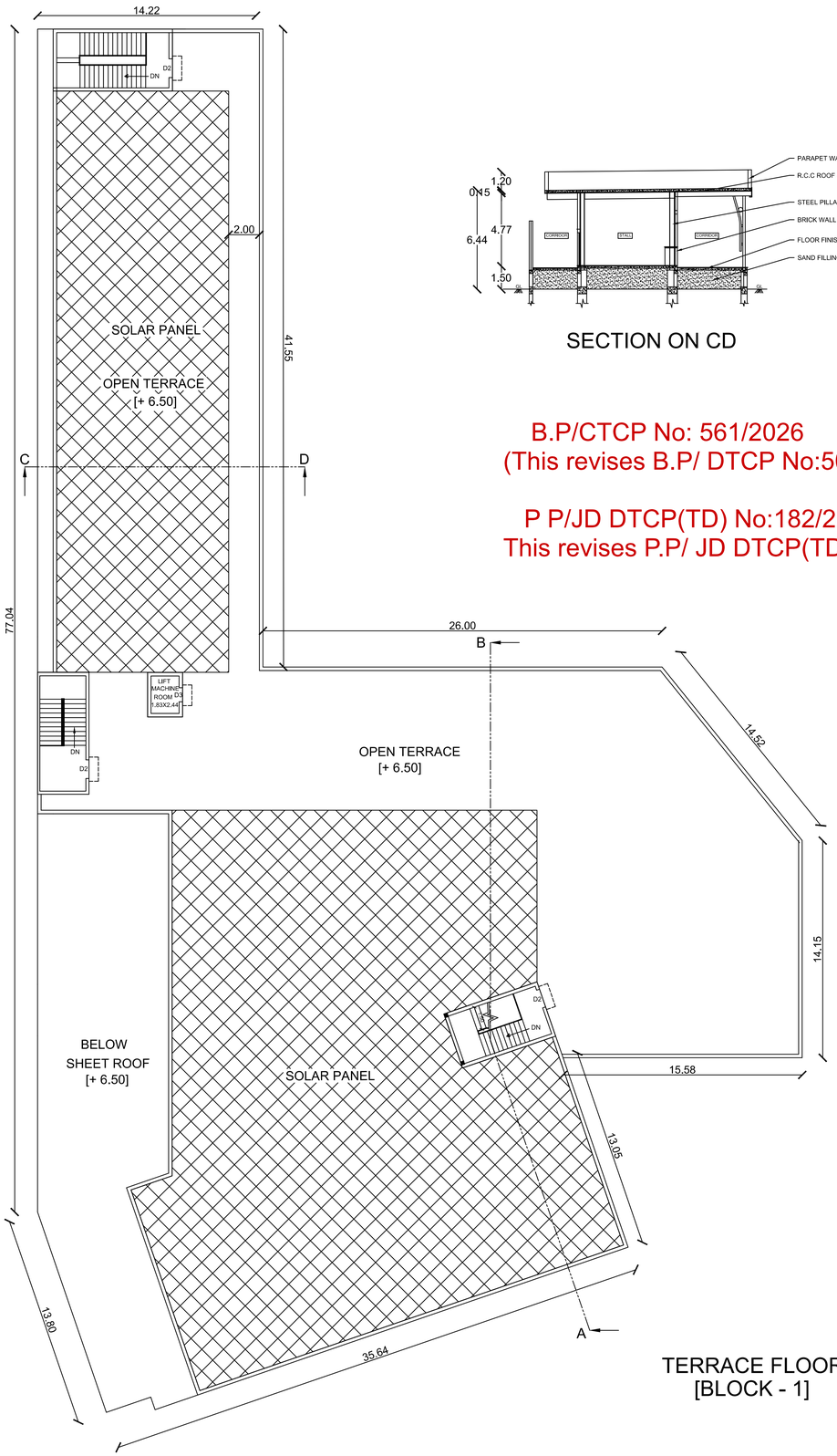
STRUCTURAL ENGINEER

S.ALAGARAJAN
REGISTERED ENGINEER
RE Gr-III/DTCP/TRICHY/APRIL-2025/17
No.33, 2nd Cross, Banker's Colony
Kumaran Nagar, Tiruchirappalli
Cell : 8144311794

REGISTERED ENGINEER

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESTAURANT & FOOD COURT BUILDING [BLOCK NO - 1] IN T.S. NO: 44/1, BLOCK NO: 2, WARD NO: AN, [S.F. NO: 130 pt] AT VIRALIMALAI ROAD, PANJAPPUR VILLAGE, ZONE - IV, [GOLDENROCK ZONE], TIRUCHIRAPPALLI CITY CORPORATION.

SCALE : 1: 100.



TERRACE FLOOR
[BLOCK - 1]

SECTION ON CD

B.P/CTCP No: 561/2026
(This revises B.P/ DTCP No:505/2024)

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W	WINDOW	2.74 X 1.37
W1	WINDOW	1.96 X 1.37
GW	GLAZED WINDOW	4.99 X 2.00
GW1	GLAZED WINDOW	4.19 X 2.00
V	VENTILATOR	3.00 X 1.50
V1	VENTILATOR	2.44 X 1.00
V2	VENTILATOR	1.96 X 1.50
V3	VENTILATOR	0.91 X 0.60
FE	FIRE EXTINGUISHER	

REVISED BUILDING AREA.

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GROUND FLOOR	2429.44	-	2429.44
HEAD ROOM	-	88.52	88.52
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Cell : 8144311794

REGISTERED ENGINEER

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF DEPARTMENTAL STORE AND BANQUET HALL BUILDING [BLOCK NO - 2] IN T.S. NO: 44/1, BLOCK NO: 2, WARD NO: AN, [S.F. NO: 130 pt] AT VIRALIMALAI ROAD, PANJAPPUR VILLAGE, ZONE - IV, [GOLDENROCK ZONE], TIRUCHIRAPPALLI CITY CORPORATION.

SCALE : 1: 100.

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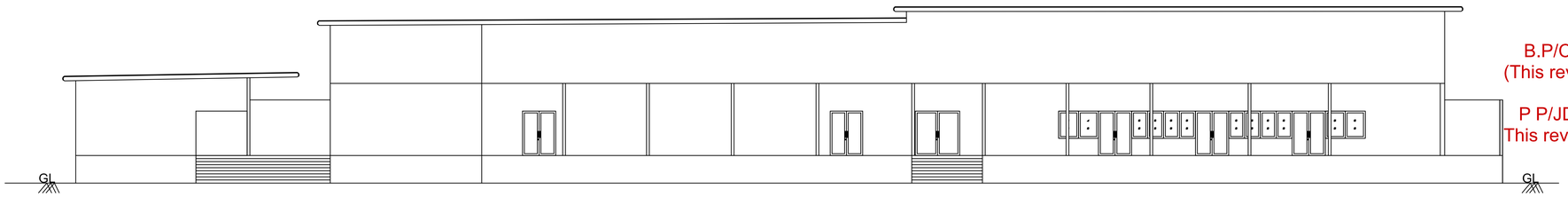
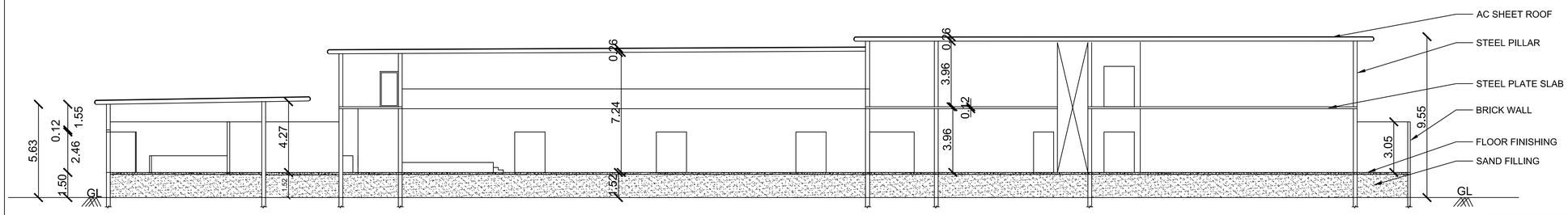
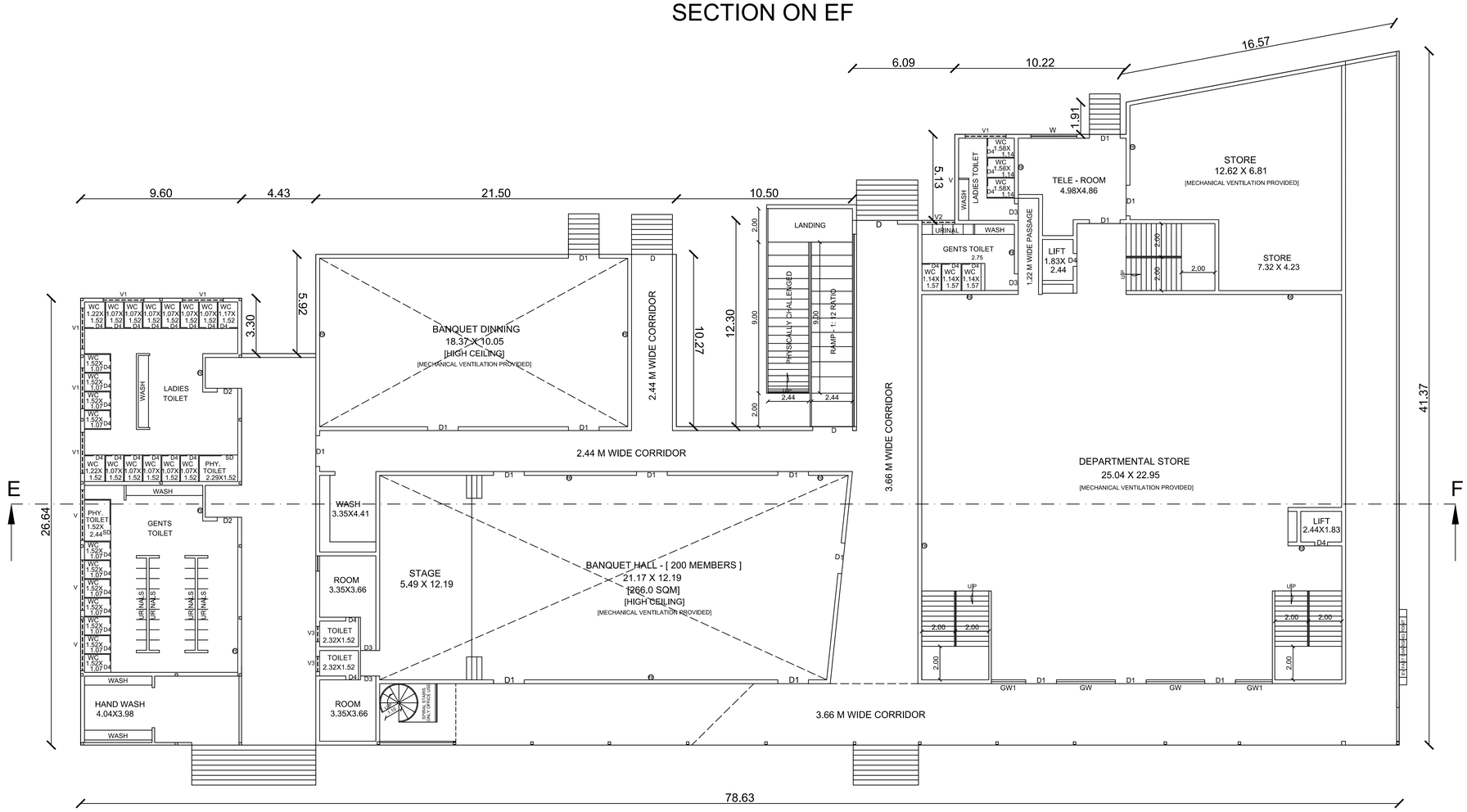


ELEVATION



SECTION ON EF



GROUND FLOOR
[BLOCK - 2]

REFERENCE.

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FE	FIRE EXTINGUISHER	

REVISED BUILDING AREA.

FLOOR NAME	AREA [F.S.I]	AREA [NON. F.S.I]	TOTAL AREA [SQ.M]
GROUND FLOOR	2398.55	-	2398.55
FIRST FLOOR	1390.99	-	1390.99
TOTAL	3789.54	-	3789.54

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REGISTERED ENGINEER

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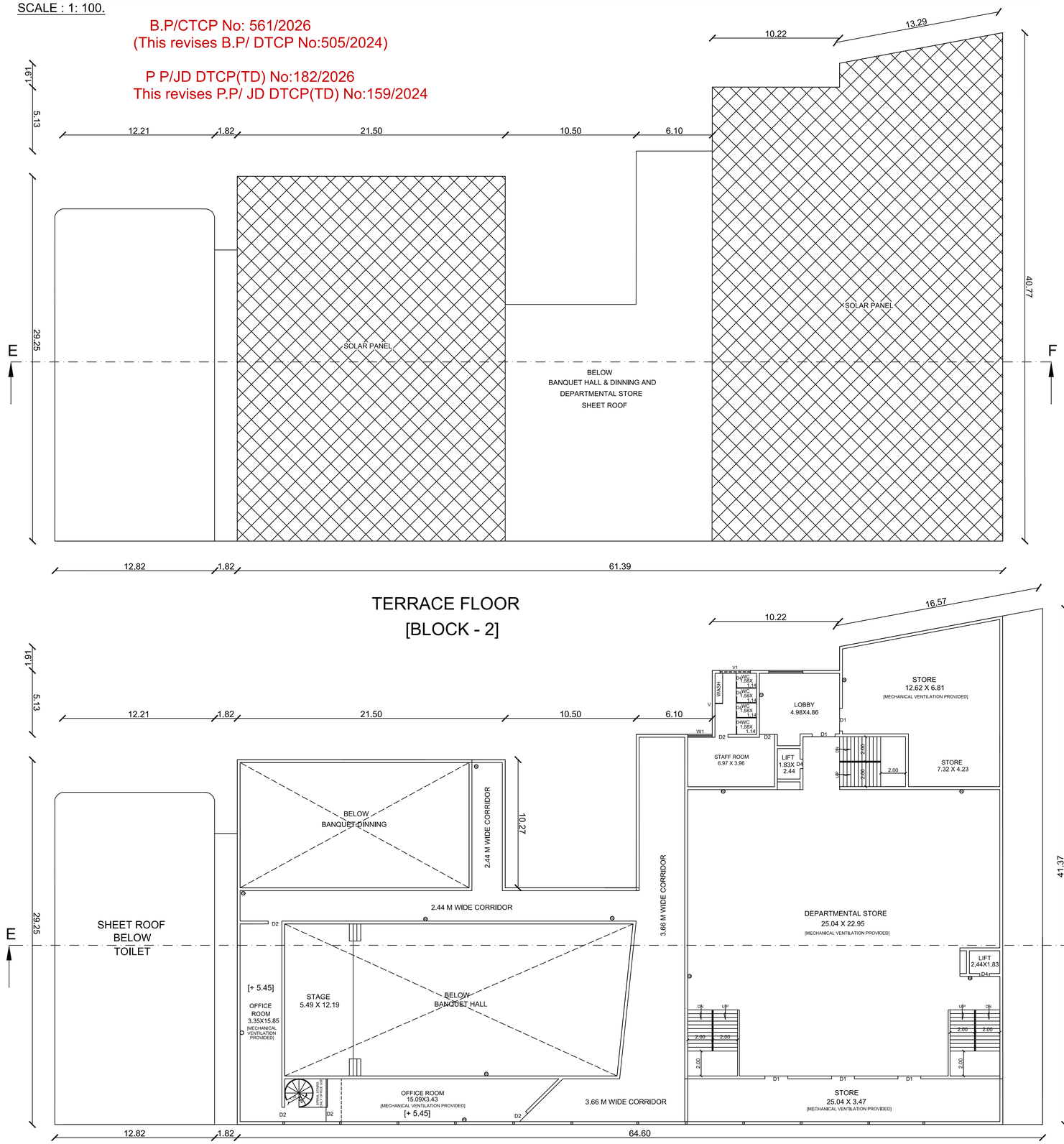

TERRACE FLOOR
[BLOCK - 2]

FIRST FLOOR
[BLOCK - 2]

REFERENCE.

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FE	FIRE EXTINGUISHER	

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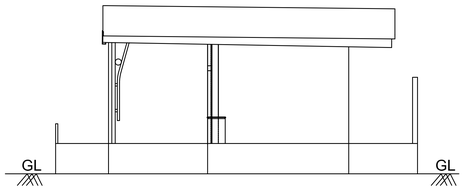
Kumaran Nagar, Tiruchirappalli
Cell : 8144311794

REGISTERED ENGINEER

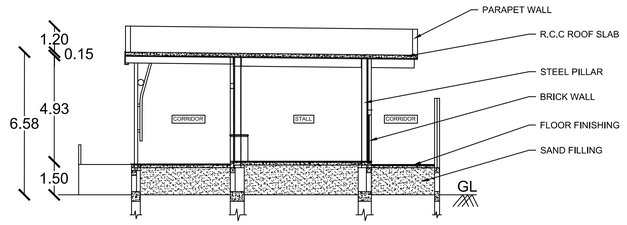
REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF FOOD COURT BUILDING [BLOCK NO - 3] IN T.S. NO: 44/1, BLOCK NO: 2, WARD NO: AN, [S.F. NO: 130 pt] AT VIRALIMALAI ROAD, PANJAPPUR VILLAGE, ZONE - IV, [GOLDENROCK ZONE], TIRUCHIRAPPALLI CITY CORPORATION.

SCALE : 1: 100.

N



ELEVATION



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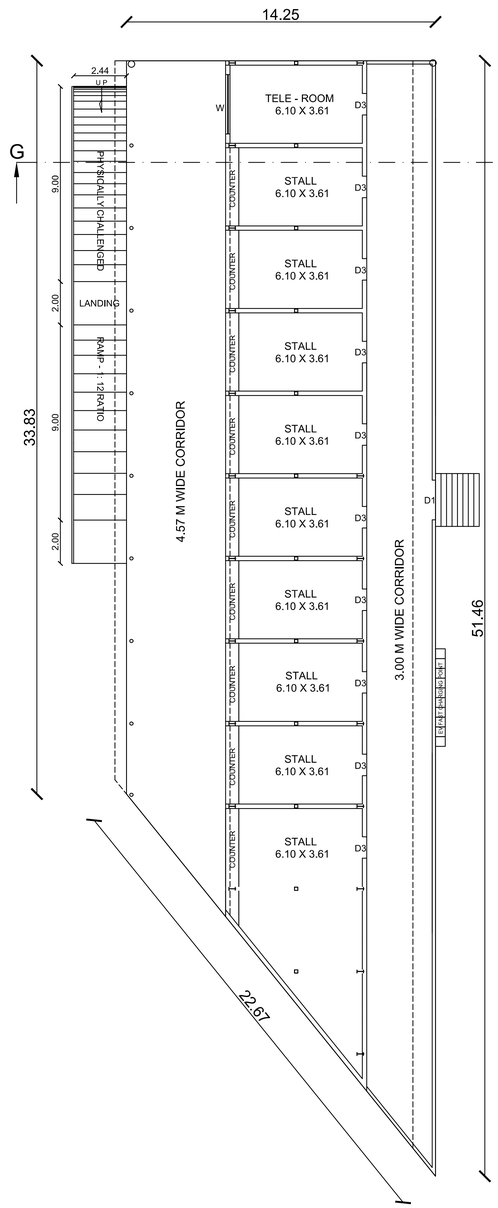
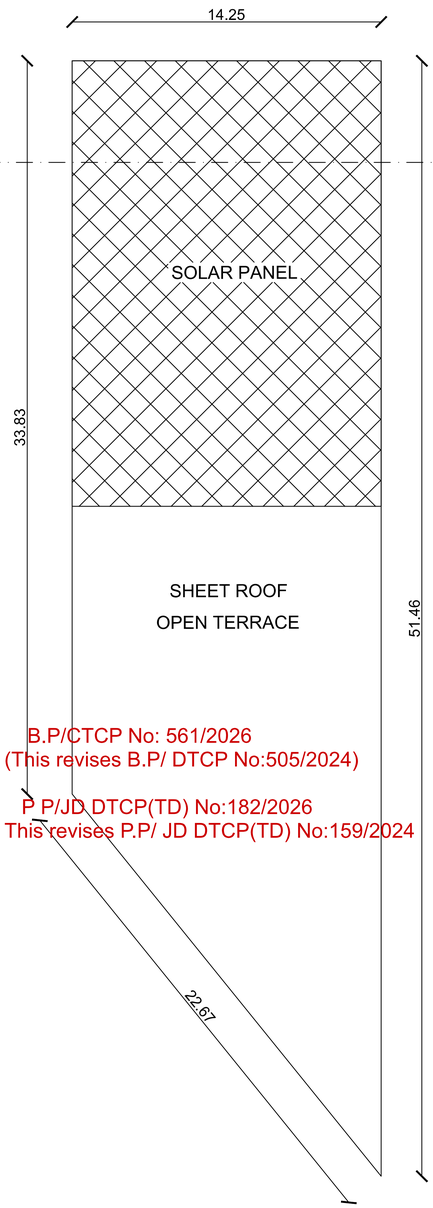


GROUND FLOOR
[BLOCK - 3]



TERRACE FLOOR
[BLOCK - 3]

B.P/CTCP No: 561/2026
(This revises B.P/ DTCP No:505/2024)

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FE	FIRE EXTINGUISHER	

REVISED BUILDING AREA.

FLOOR NAME	AREA [F.S.I]	AREA [NON. F.S.I]	TOTAL AREA [SQ.M]
GROUND FLOOR	607.66	-	607.66
TOTAL	607.66	-	607.66

FOR CHIEF EXECUTIVE OFFICER
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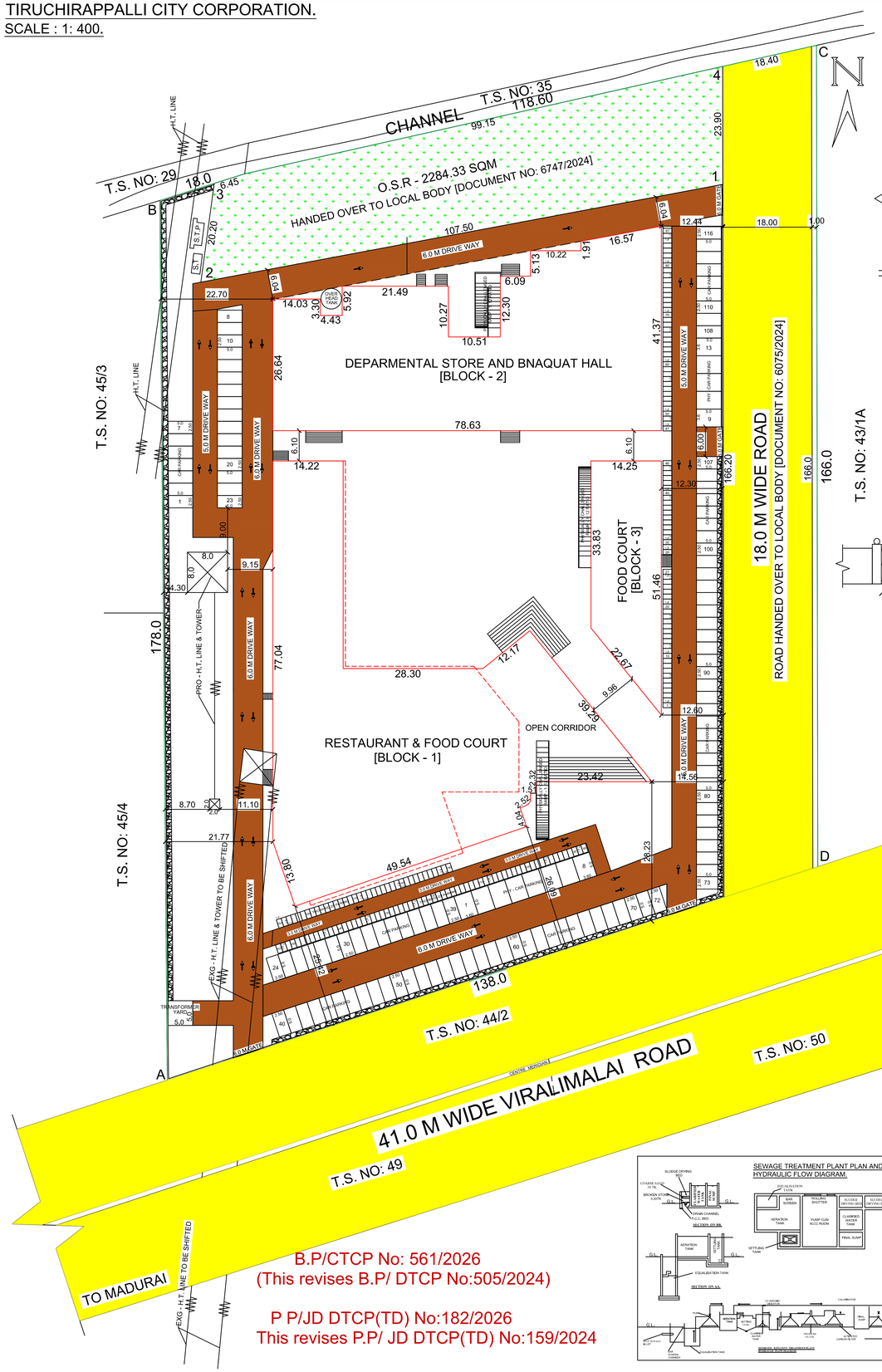
Kumaran Nagar, Tiruchirappalli
Cell : 8144311794

REGISTERED ENGINEER

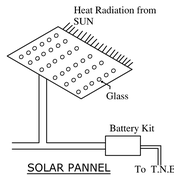
REVISED SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESTAURANT AND FOOD COURT [BLOCK NO - 1], DEPARTMENTAL STORE AND BANQUET HALL [BLOCK - 2], FOOD COURT [BLOCK - 3] IN T.S. NO: 44/1, BLOCK NO: 2, WARD NO: AN, [S.F. NO: 130 pt] AT VIRALIMALAI ROAD, PANJAPPUR VILLAGE, ZONE - IV, [GOLDENROCK ZONE], TIRUCHIRAPPALLI CITY CORPORATION.

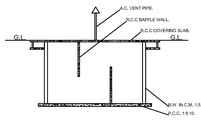
SCALE : 1: 400.



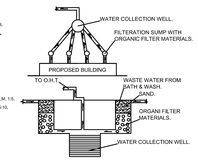


DET - OF STAIRCASE

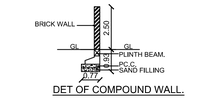




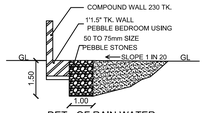
DET OF SEPTIC TANK.



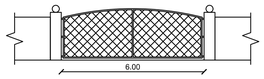
DET - OF WASTE WATER FILTERATION BY RECIRCULATION SYSTEM.



DET OF COMPOUND WALL.



DET - OF RAIN WATER HARVESTING TRENCH



DET - COMPOUND GATE

AREA DETAILS.

AS PER DOCUMENT AREA	:	22,813. 00 SQM.
AS PER EXTRACT [FMB] AREA	:	22,813. 00 SQM.
SUPER IMPOSED PLOT AREA	:	22,884. 42 SQM.
AREA OF THE SITE	:	22,813. 00 SQM.
ROAD HANDED OVER TO LOCAL BODY [DOCUMENT NO: 6075/2024]	:	3,010. 22 SQM.
NET SITE AREA	:	19,802. 78 SQM.
AREA OF THE SITE	:	19,802. 78 SQM.
OPEN SPACE AREA	:	12,033. 31 SQM.

ALREADY PLAN APPROVED.

TECNICAL CONCURRENCE NO : B.P/ DTCP NO:505/2024, DATE : 22.10.2024.
PLANNING PERMISSION NO : PP/JD DTCP [TD] NO:159/2024, DATE : 12.11.2024.
BUILDING LICENCE NO : 086/BL/2025/00027, DATE : 25.01.2025

APPROVED BUILDING AREA.

NAME	GROUND FLOOR [F.S.I]	FIRST FLOOR [F.S.I]	TOTAL [F.S.I]
RESTAURANT & FOOD COURT	5751. 10	-	5751. 10
DEPARMENTAL STORE	990. 42	1358. 71	2349. 13
BANQUET HALL & DINING	859. 98	-	859. 98
CHILDRAN PLAY AREA	-	305. 57	305. 57
TOTAL	7601. 50	1664. 28	9265. 78

REVISED BUILDING AREA.

NAME	GROUND FLOOR [F.S.I]	FIRST FLOOR [F.S.I]	HEAD ROOM [NON F.S.I]	TOTAL [SQM]
BLOCK - 1 RESTAURANT & FOOD COURT	2429. 44	-	88. 52	2517. 96
BLOCK - 2 DEPARMENTAL STORE	1089. 42	958. 20	-	2047. 62
BANQUAT HALL AND DINING	1309. 13	432. 79	-	1741. 92
BLOCK - 3 FOOD COURT	607. 66	-	-	607. 66
TOTAL	5435. 65	1390. 99	88. 52	6915.16

PARKING.

NAME	REQUIRED		PROVIDED	
	CAR	TWO WHEELER	CAR	TWO WHEELER
BLOCK - 1 RESTAURANT & FOOD COURT - 2429.44 SQM [CAR- 1 FOR 50.0 SQM & T.W- 1 FOR 25.0 SQM]	49	98	56	107
BLOCK - 2 DEPARMENTAL STORE - 2047.62 SQM [CAR- 1 FOR 50.0 SQM & T.W- 1 FOR 50.0 SQM]	41	41	43	42
BANQUET HALL ONLY - 266.00 SQM [CAR- 1 FOR 20.0 SQM & T.W- 1 FOR 20.0 SQM]	14	14	15	15
BLOCK - 1 FOOD COURT - 607.66 SQM [CAR- 1 FOR 50.0 SQM & T.W- 1 FOR 25.0 SQM]	13	25	15	26
TOTAL	117	178	129	190

O.S.R. = 2284.33 SQM.
HANDED OVER TO LOCAL BODY [DOCUMENT NO: 6747/2024]

FLOOR SPACE INDEX. $\frac{6826.64}{19,802.78}$ = 0.345.

NOTE.

1.ALL DIEMENSIONS ARE IN METERS.
2.CORPORATION WATER USED FOR DRINKING PURPOSE.
3.BORE WELL WATER USED FOR OTHER PURPOSE.
4.RAMP PROVIDED FOR DISABLED CANDIDATES.
5.EV FAST CHARGING POINT 30 NOS PROVIDED

COLOUR INDEX.

PRO - SITE BOUNDARY		O.S.R	
PROPOSED BUILDING		DRIVE WAY	
EXISTING ROAD			

B.P/CTCP No: 561/2026
(This revises B.P/ DTCP No:505/2024)

P P/JD DTCP(TD) No:182/2026
This revises P.P/ JD DTCP(TD) No:159/2024

FOR CHIEF EXECUTIVE OFFICER
PANJAPPUR FOOD PARK AND SUPER MARKET (P) LTD.,

APPLICANT

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Structural Consultant
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Dindigul Main Road,
Palpannai Bus Stop, Trichy - 620001.
Reg.No.SEGr-II/DTCP/TRICHY/DECEMBER - 2024/
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STRUCTURAL ENGINEER

S.ALAGARAJAN
REGISTERED ENGINEER
RE Gr-III/DTCP/TRICHY/APRIL-2025/17
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Cell : 8144311794

REGISTERED ENGINEER

Signature Not Verified
Signed by Senthil Kumar Date:2026.08.07 17:

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.