Verified RealEstate™

REFERENCE
535

ISSUED
06 July 2026

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
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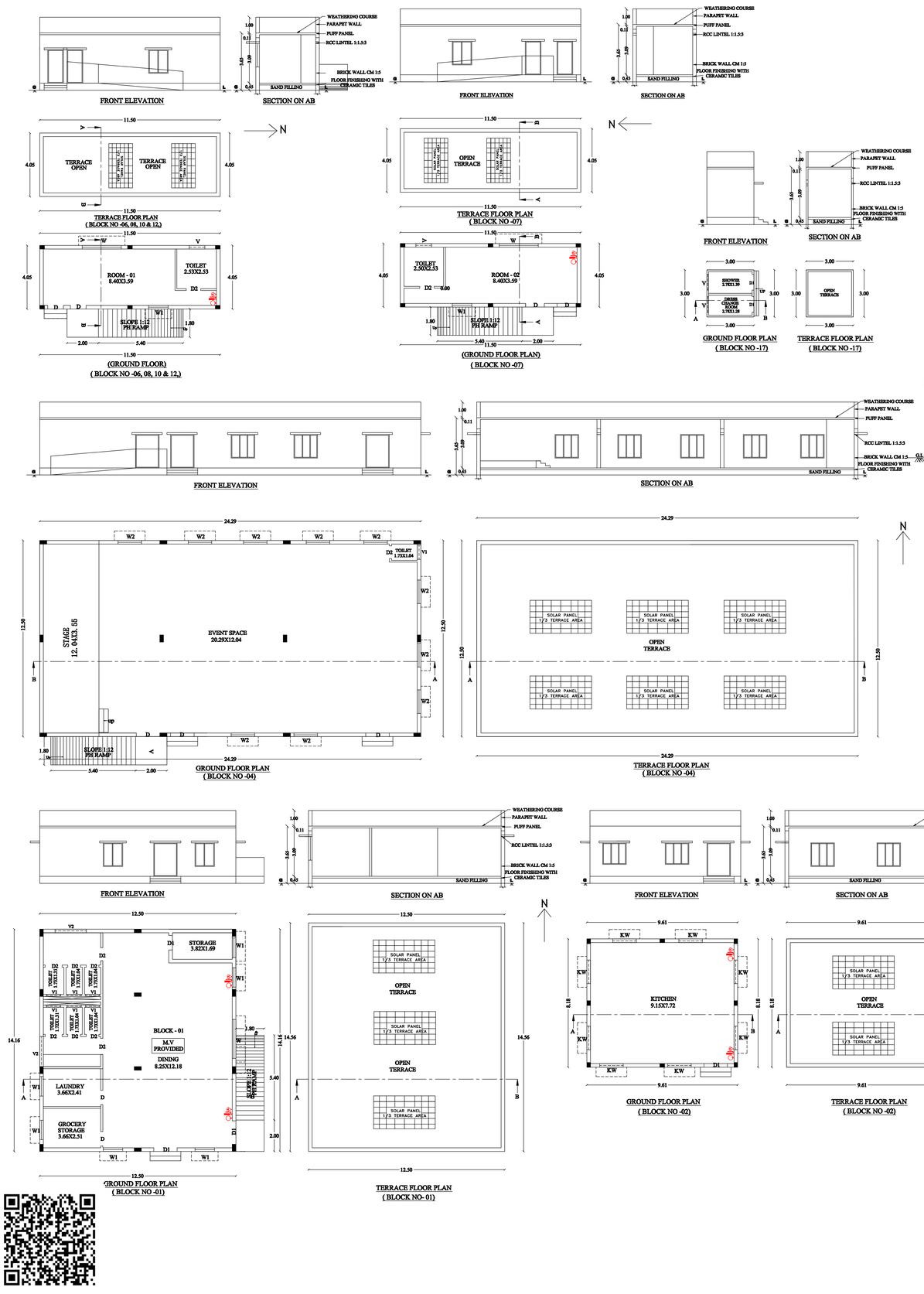
DIGITALLY VERIFIED RECORD



DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (HOTEL - ECO RESORT / TOURIST ACCOMMODATION) AT S.F.NO: 63/2B1, KUMBAKUDI VELAN VILLAGE & KUMBAKUDI PANCHYAT, THIRUVERUMBUR PANCHATAT UNION & TALUK, TRICHY DISTRICT.

NAME OF THE APPLICANT:- N.SUBASH

NOTES:-

1. ALL DIMENSIONS ARE IN METRE SCALE 1:100
2. EMERGENCY ALARMS WILL BE PROVIDED
3. F E - FIRE EXTINGUISHER PROVIDED.

APPLICATION NUMBERSWP/BPA/844428/2026

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 JOINERIES:

REFERENCE	METRE
D – FLUSH DOOR	1.00 X 2.13
D1 – FLUSH DOOR	1.84 X 2.13
D2 – FLUSH DOOR	0.91 X 2.13
W – GLAZED WINDOW	2.49 X 1.50
W1 – GLAZED WINDOW	1.24 X 1.50
W2 – GLAZED WINDOW	1.50 X 1.50
KW – GLAZED WINDOW	1.50 X 1.37
V – VENTILATOR	1.00 x 0.91

PROPOSED BUILDUP AREA

	BLOCK-1 (DINING)			
1)	GROUND FLOOR AREA	177.00	–	177.00
	BLOCK-2 (KITCHEN)			
2)	GROUND FLOOR AREA	78.60	–	78.60
	BLOCK-3 (RECEPTION)			
3)	GROUND FLOOR AREA	78.60	–	78.60
	BLOCK-4 (EVENT SPACE)			
4)	GROUND FLOOR AREA	303.62	–	303.62
	BLOCK-5 (TURF NET GAME)			
5)	GROUND FLOOR AREA	556.42	–	556.42
	BLOCK-6 (ROOMS)			
6)	GROUND FLOOR AREA	46.57	–	46.57
	BLOCK-7 (ROOMS)			
7)	GROUND FLOOR AREA	46.57	–	46.57
	BLOCK- 17 (SERVICE BLOCK)			
8)	GROUND FLOOR AREA	9.00	–	9.00
	BLOCK- 18 (SECURITY CABIN)			
9)	GROUND FLOOR AREA	10.50	–	10.50

APPLICANT

ENGINEER

Er.R.VETRIVEL B.Sc.(Chem),B.E(Chem),M.V.C.E(IS).
Govt.Approved Panel Engineer Class-1A.
Registered Engineer,
Reg.No:B.E.Ge. 1/2012P / TRCHY/June-2024/012
D -282, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

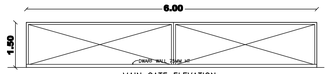
Er.R.VETRIVEL B.Sc.(Chem),B.E(Chem),M.V.C.E(IS).
Govt.Approved Panel Engineer Class-1A.
Registered Structural Engineer,
Reg.No:SE.Ge. 1/2012P / TRCHY/June-2024/013
D -282, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

Er. N.Nanthakumar M.E.(Struct.) M.I.S.T.E.(M.I.R.V.).
Registered Construction Engineer,
Reg. No : CE/TLPA/Jan2020/220
12/A, Kakkan Colony, Airport, Trichy-07.
Mobile : 96291 27445.

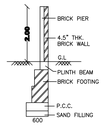
Dr.S.Santhamil Kumar,ME.Ph.D.F.I.G.S.,M.I.E.I.
Regd Geotechnical Engineer No 09-PG/TB/2024
703, Plot No.29, O.M Rajan Nagar,
Near New Bus Stand, Thanjavur - 613 006
Email : santhamilkumar@yahoo.co.in
Cell : 94439 76500

B.P/D.D/DTCP (TD) No. 69/2026
PLANNING PERMISSION NO :117/2026
This Planning permission is valid for a period of 8 years from the date of e-sign

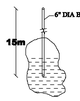
e-signed
The Assistant Director /Joint Director (FAC)
District Town and Country Planning office
Tiruchirappalli District



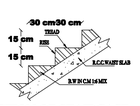
MAIN GATE ELEVATION



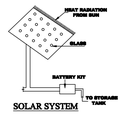
COMPOUND WALL



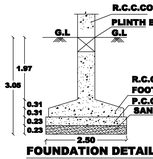
BORE WELL DETAIL



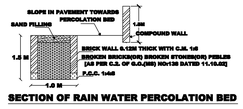
SECTION OF STAIRCASE



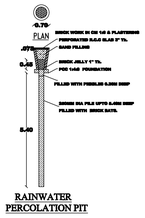
SOLAR SYSTEM



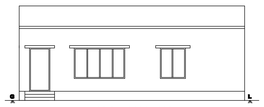
FOUNDATION DETAIL
(DETAIL - B)



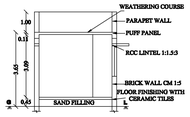
SECTION OF RAIN WATER PERCOLATION BED



RAINWATER PERCOLATION PIT



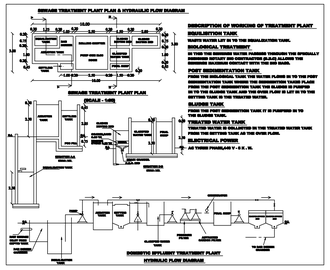
FRONT ELEVATION



SECTION ON AB

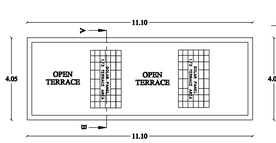
NOTE:

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO STP
2. BORE WELL WITH MOTAR WATER TANK AND PANCHAYAT 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.

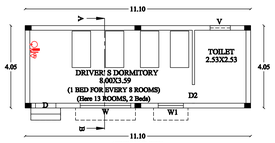


PARKING CALULATION DETAILS

S.L NO.	DESCRIPTION	CAR PARKING REQUIRED	TWO WHEELER PARKING REQUIRED
1)	(Block1) (Restaurants, Fast Food outlets) (AREA= 177.06 SQM) CONSIDER 75% OF ABOVE AREA	02 Nos.	03 Nos.
	10% OF VISITORS	01 Nos.	01 Nos.
2)	(Block4) (Commercial) (AREA= 303.63 SQM) CONSIDER 75% OF ABOVE AREA	03 Nos.	10 Nos.
	10% OF VISITORS	01 Nos.	01 Nos.
3)	(Block 6-15) (Unstarred Hotels, other Hotels & Lodges) TOTAL NO ROOMS = 13 (1 BIKE FOR EVERY 10 ROOMS)	02 Nos.	02 Nos.
	10% OF VISITORS	01 Nos.	01 Nos.



TERRACE FLOOR PLAN
(BLOCK NO - 16)

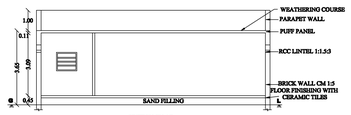


(GROUND FLOOR)
(BLOCK NO - 16)

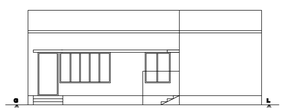
SCHEDULE OF JOINERIES:

REFERENCE	METRE
D – FLUSH DOOR	1.00 X 2.13
D1 – FLUSH DOOR	1.84 X 2.13
D2 – FLUSH DOOR	0.91 X 2.13
W – GLAZED WINDOW	2.49 X 1.50
W1 – GLAZED WINDOW	1.24 X 1.50
W2 – GLAZED WINDOW	1.50 X 1.50
KW – GLAZED WINDOW	1.50 X 1.37
V – VENTILATOR	1.00 x 0.91

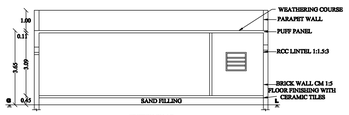
FRONT ELEVATION
(BLOCK NO- 09 & 13)



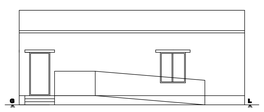
SECTION ON AB
(BLOCK NO- 09 & 13)



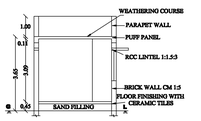
FRONT ELEVATION
(BLOCK NO - 11)



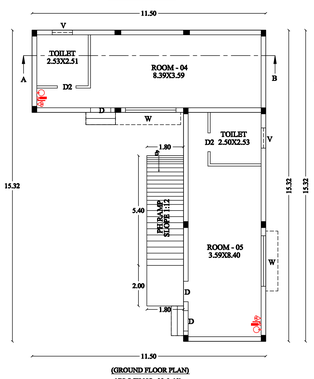
SECTION ON AB
(BLOCK NO - 11)



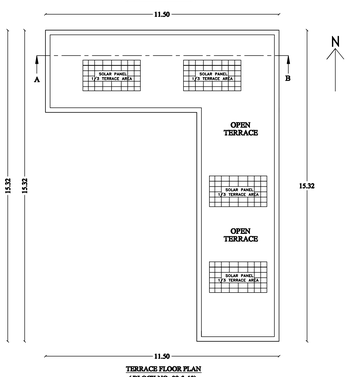
FRONT ELEVATION
(BLOCK NO - 14 & 15)



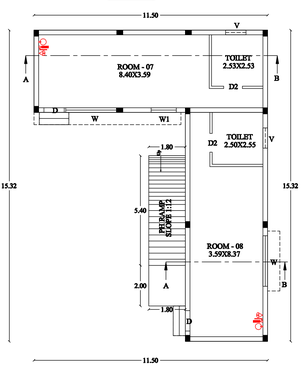
SECTION ON AB
(BLOCK NO - 14 & 15)



(GROUND FLOOR PLAN)
(BLOCK NO- 09 & 13)



TERRACE FLOOR PLAN
(BLOCK NO- 09 & 13)



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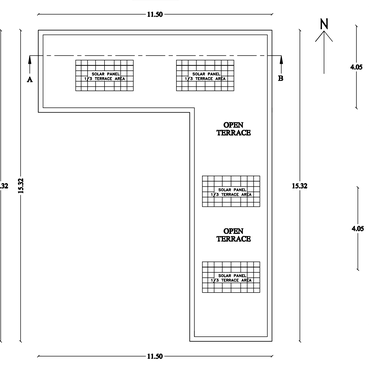

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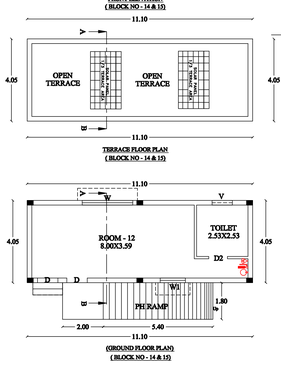

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(BLOCK NO - 14 & 15)

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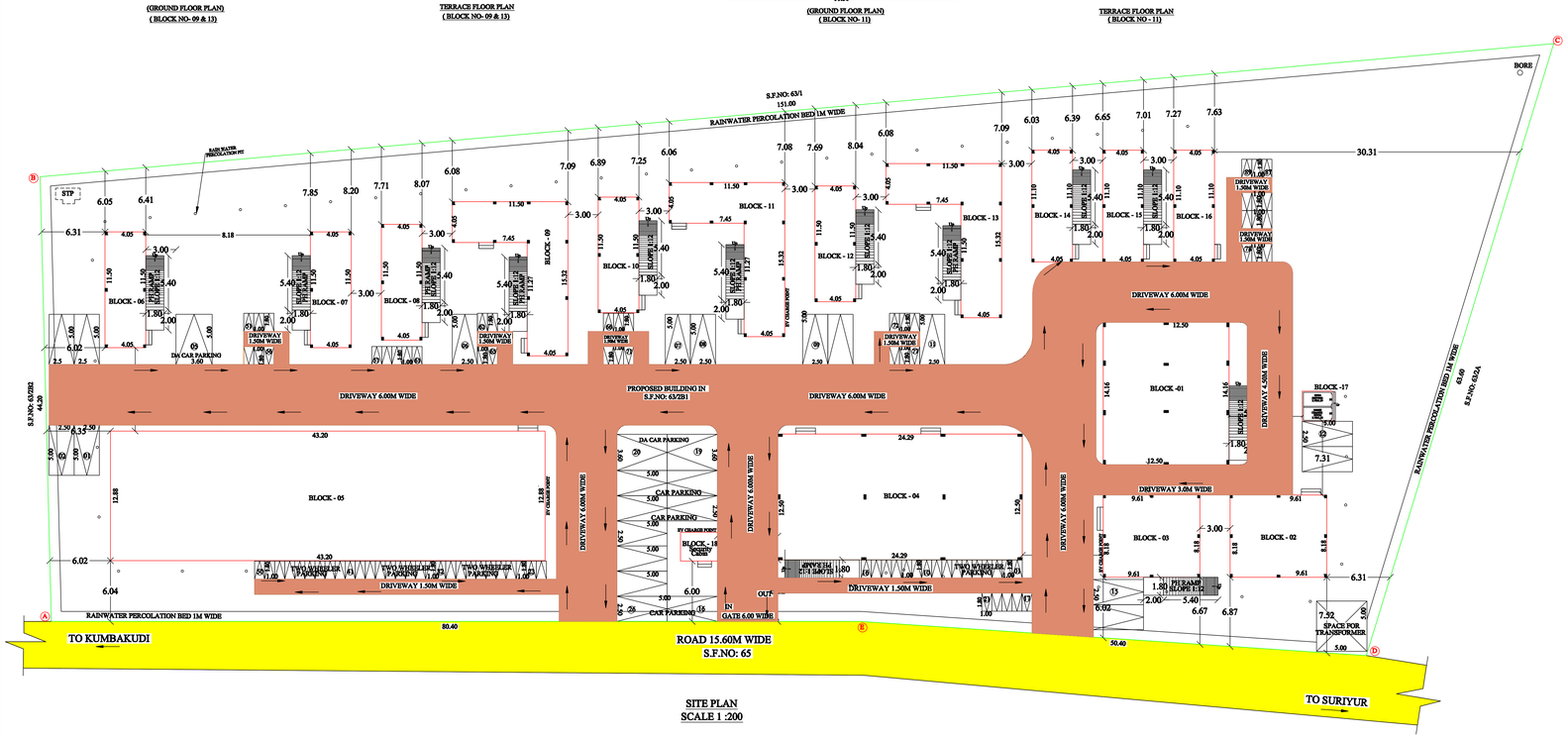
(BLOCK NO - 14 & 15)



SITE PLAN
SCALE 1 :200

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (HOTEL - ECO RESORT / TOURIST ACCOMMODATION) AT S.F.NO: 63/2B1, KUMBAKUDI VELAN VILLAGE & KUMBAKUDI PANCHYAT, THIRUVERUMBUR PANCHATAT UNION & TALUK, TRICHY DISTRICT.

NAME OF THE APPLICANT:- N.SUBASH

Special Conditions-

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

ALL DIMENSIONS ARE IN METER
SCALE - 1:100
APPLICATION NUMBERSWP/BPA/844428/2026

REFERENCE:
Existing Road
Site Boundary
Proposed Building

N

NOTES:-

1. ALL DIMENSIONS ARE IN METRE SCALE 1:100
2. EMERGENCY ALARMS WILL BE PROVIDED
3. F E - FIRE EXTINGUISHER PROVIDED.

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	7243.87
PLOT AREA (AS PER PATTA)	7244.00
SUPER IMPOSED PLOT AREA	7199.37

PROPOSED BUILDUP AREA

	BLOCK–1 (DINING)			
1)	GROUND FLOOR AREA	177.00	–	177.00
	BLOCK–2 (KITCHEN)			
2)	GROUND FLOOR AREA	78.60	–	78.60
	BLOCK–3 (RECEPTION)			
3)	GROUND FLOOR AREA	78.60	–	78.60
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	BLOCK–5 (TURF (NET GAME)			
5)	GROUND FLOOR AREA	556.42	–	556.42
	BLOCK–6 (ROOMS)			
6)	GROUND FLOOR AREA	46.57	–	46.57
	BLOCK–7 (ROOMS)			
7)	GROUND FLOOR AREA	46.57	–	46.57
	BLOCK–8 (ROOMS)			
8)	GROUND FLOOR AREA	46.57	–	46.57
	BLOCK–9 (ROOMS)			
9)	GROUND FLOOR AREA	92.21	–	92.21
	BLOCK–10 (ROOMS)			
10)	GROUND FLOOR AREA	46.57	–	46.57
	BLOCK–11 (ROOMS)			
11)	GROUND FLOOR AREA	92.21	–	92.21
	BLOCK–12 (ROOMS)			
12)	GROUND FLOOR AREA	46.57	–	46.57
	BLOCK–13 (ROOMS)			
13)	GROUND FLOOR AREA	92.21	–	92.21
	BLOCK–14 (ROOMS)			
14)	GROUND FLOOR AREA	44.95	–	44.95
	BLOCK– 15 (ROOMS)			
15)	GROUND FLOOR AREA	44.95	–	44.95
	BLOCK– 16 (DRIVER' S DORMITORY)			
16)	GROUND FLOOR AREA	44.95	–	44.95
	BLOCK– 17 (SERVICE BLOCK)			
17)	GROUND FLOOR AREA	9.00	–	9.00
	BLOCK– 18 (SECURITY CABIN)			
18)	GROUND FLOOR AREA	10.50	–	10.50
19)	TOTAL AREA	1858.07	–	1858.07

PLOT COVERAGE = 1858.07 / 7199.37 X 100 = 25.81 %

F.S.I = 1858.07 / 7199.37 = 0.258

SL NO.	PARKING	REQUIRED	PROVIDED
1)	CAR PARKING SPACE	10 NOS	26 NOS
2)	TWO WHEELER PARKING SPACE	18 NOS	89 NOS

APPLICANT

N. Subash

ENGINEER

Er.R.VETRIVEL,B.Tech(Hons),F.I.V.,C.E(I).
Govt. Approved Panel Engineer Class-1A.
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Registered Construction Engineer,
Reg. No : CE/TLPA/Jan2020/220
12/A, Kakkan Colony, Airport, Trichy-07.
Mobile : 96291 27445.

Dr.S.Santhamil Kumar,ME.Ph D.F.I.O.S.M.E(I).
Regd Geotechnical Engineer Rc Nr:RC/TSB/0/24
703, Plot No 20,O.M Rajaa Nagar
Near New Bus Stand, Thanjavur - 613 006
Email : santhamilkumar@yahoo.co.in.
Cell : 94439 78200

B.P/J.D/DTCP (TD) No. 69/2026
PLANNING PERMISSION NO :117/2026

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

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

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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.