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.

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

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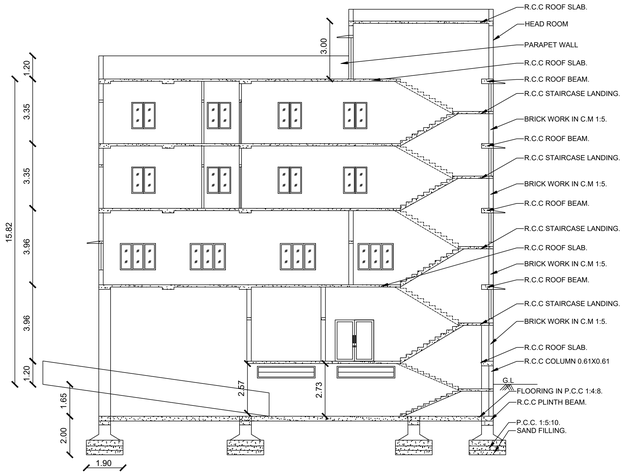
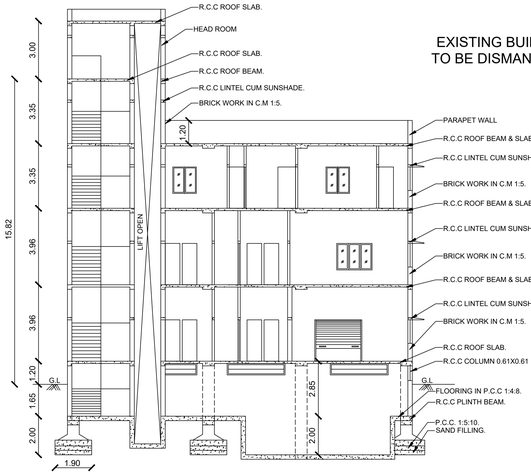



SECTION ON AB

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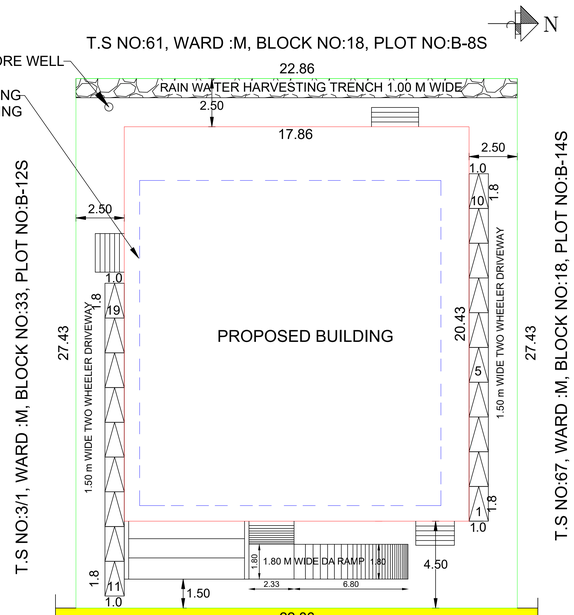
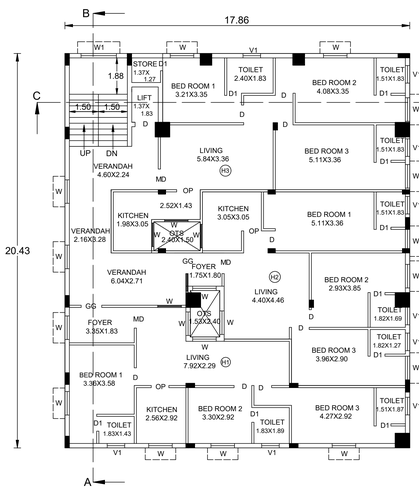
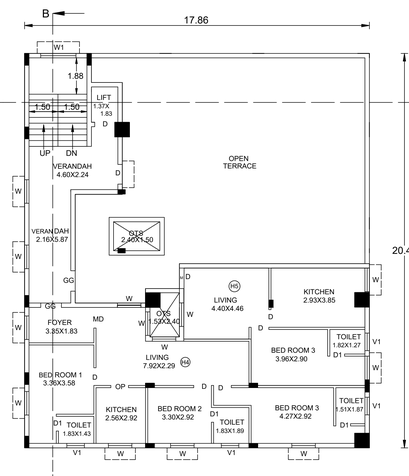



SITE PLAN

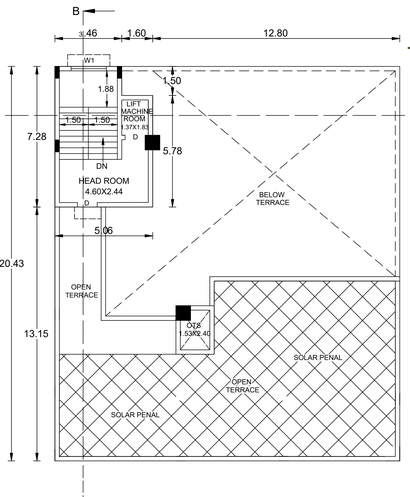
SCALE 1:100.



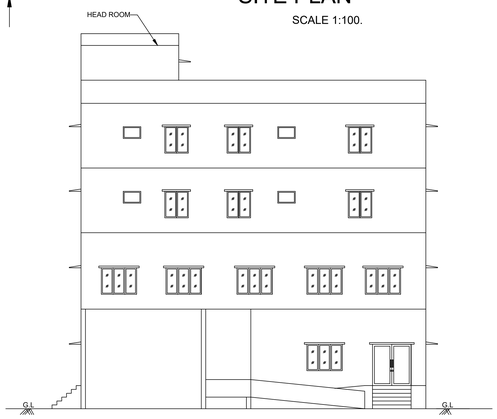

SECOND FLOOR



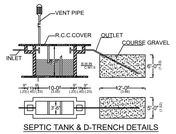

THIRD FLOOR




TERRACE FLOOR



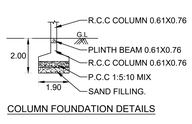

ELEVATION



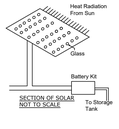

SEPTIC TANK & D-TRENCH DETAILS

(NOT TO SCALE)

| TOTAL RESIDENTIAL AREA [SECOND AND THIRD FLOOR] | |
|---|---|
| UNIT - H1 | 82.74 Sq.m |
| UNIT - H2 | 91.59 Sq.m |
| UNIT - H3 | 101.39 Sq.m |
| UNIT - H4 | 82.74 Sq.m |
| UNIT - H5 | 48.63 Sq.m |
| TOTAL | 407.09 Sq.m |




COLUMN FOUNDATION DETAILS

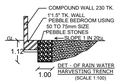



SECTION OF SOLAR NOT TO SCALE



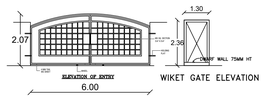

DET - OF STAIRCASE

(SCALE 1:100)

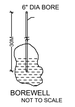



DET - OF RAIN WATER HARVESTING TRENCH

(SCALE 1:100)



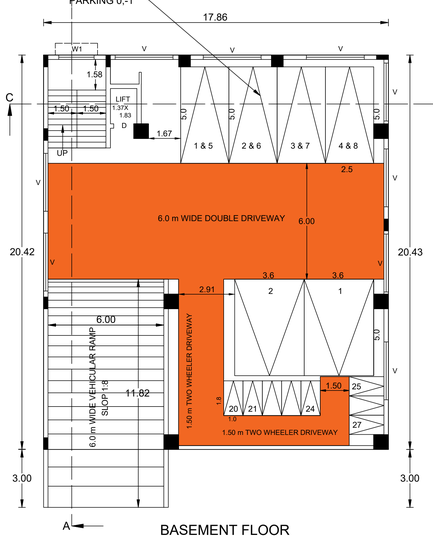

WIKET GATE ELEVATION



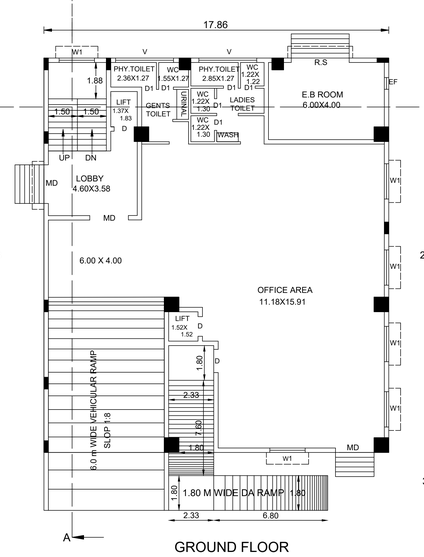

BOREWELL

NOT TO SCALE

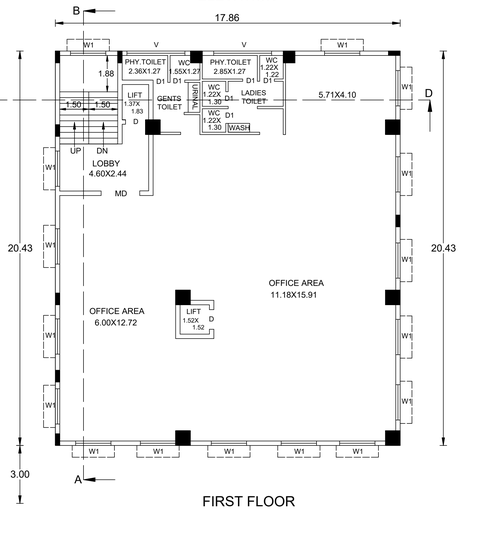
MULTI LEVEL BASEMENT PARKING 0,-1




BASEMENT FLOOR




GROUND FLOOR




FIRST FLOOR

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

SITE AND DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACE ROOF COMMERCIAL AND SERVICE APARTMENT BUILDING HAVING BASEMENT+ GROUND + 3 FLOORS IN PLOT NO:B-13S, NEW WARD NO:M, BLOCK NO:18, T.S NO:68, OLD T.S NO:1945 PART AND 1947/3B PART, DOOR NO:B-13, NEW DOOR NO:36, AT THILLAI NAGAR MAIN ROAD, DAMALAVARUBAYAM VILLAGE, ZONE - V, TIRUCHIRAPPALLI CITY CORPORATION.

ALL DIMENSIONS ARE IN METER | SCALE - 1: 100

NAME OF THE APPLICANT: Mrs R.S.IYSWARIA

ONLINE APPLICATION NO : SWP/BPA/863890/2026.

REFERENCE:

SITE BOUNDARY - EXISTING ROAD -
PROPOSED BUILDING - DRIVEWAY -
REMOVED -

SCHEDULE OF JOINERIES

| TYPE | DESCRIPTION | SIZE FEET | SIZE METERS |
|---|---|---|---|
| RS | ROLLING SHUTTER | 8' 0" x 9' 0" | 2.44 x 2.74 |
| MD | MAIN DOOR | 7' 0" x 7' 0" | 2.14 x 2.14 |
| D | DOOR | 3' 3" x 7' 0" | 1.02 x 2.14 |
| D1 | DOOR | 2' 6" x 7' 0" | 0.76 x 2.14 |
| W | WINDOW | 4' 0" x 5' 0" | 1.22 x 1.52 |
| W1 | WINDOW | 6' 0" x 5' 0" | 1.83 x 1.52 |
| V | VENTILATOR | 10' 0" x 2' 0" | 3.05 x 0.61 |
| V1 | VENTILATOR | 3' 0" x 2' 0" | 0.91 x 0.61 |

AREA DETAIL

SITE AREA [as per document] - 627.09 Sq.m.
SITE AREA [as per fmb] - 633.00 Sq.m.
SITE AREA [as per super imposed] - 627.09 Sq.m.

PROPOSED AND EXISTING BUILDING AREA DETAILS

| FLOOR DETAILS | F.S.I | NON F.S.I | TOTAL Sqm |
|---|---|---|---|
| BASEMENT FLOOR | - | 364.91 | 364.91 |
| GROUND FLOOR | 318.07 | - | 318.07 |
| FIRST FLOOR | 364.91 | - | 364.91 |
| SECOND FLOOR | 357.65 | - | 357.65 |
| THIRD FLOOR | 201.22 | - | 201.22 |
| HEAD ROOM | - | 34.47 | 34.47 |
| TOTAL | 1241.85 | 399.38 | 1641.63 |

F.S.I = 1241.85 / 627.09 = 1.980 < 2

P.C = 318.07 / 627.09 X 100 = 50.72.

PARKING DETAILS

| Sl.NO | PARKING | PROVIDED |
|---|---|---|
| 1) | CAR PARKING SPACE | 08 NOS |
| 2) | PHYSICALLY CHALLENGED CAR PARKING SPACE | 02 NOS |
| 3) | TWO WHEELER PARKING SPACE | 27 NOS |

PROFESSIONAL DETAILS BASED ON FORM C

| | | |
|---|---|---|
| APPLICANT | Mrs. R.S.IYSWARIA | |
| REGISTERED ENGINEER | Er.S.NAGARAJ (RE/Gr-I/DTCP/TRICHY/ SEPTEMBER 2024/050) | |
| STRUCTURAL ENGINEER | Er.K.SUGUMAR (RSE/Gr-I/DTCP/TRICHY/ JUNE 2025/043 | |
| GEO - TECH ENGINEER | Er.K.GANAPATHI (GTE/54/2024/DTCP/ MADURAI/DEC/2024) | |
| CONSTRUCTION ENGINEER | Er.P.SENTHIL (RCE//DTCP/TRICHY/ TRICHY/JUNE/2022/370) | |

NOTE

1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO UGD.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. RAIN WATER PERCOLATION PIT PROVIDED@1/30 Sq.m OF PLINTH AREA @6M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO:138 DATE 11-10-2002.
5. 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 60X60X60XCM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
6. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
7. GROUND AND FIRST FLOOR USE COMMERCIAL OFFICE AND SECOND AND THIRD FLOOR USE SERVICE APARTMENT.
8. AT THE BASEMENT LEVEL, A PARKING FACILITY EQUIPPED WITH A MECHANICAL LIFT SYSTEM IS TO BE CONSTRUCTED.

Special Condition:

The Building must be use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be initiate under 56 and57 of Town and Country Planning Act - 1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO: B.P/JD DTCP (TD) NO: 103/2026.

PLANNING PERMISSION NO: P.P/JD DTCP (TD) NO: 179/2026.

(The Planning Permission is Valid for a Period of 8 Years From e-Sign)

e-signed/-
Joint Director.
District Town and Country Planning Officer
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

**Verified RealEstate**
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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.