Verified RealEstate™

REFERENCE
SWP/BPA/868717/2026

ISSUED
23 September 2026

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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DIGITALLY VERIFIED RECORD

SITE AND DETAIL PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING HAVING STILT+3 FLOORS IN PLOT NO:11 AT T.S.NO: 314/2 (OLD SF NO:152/10), WARD: AU, BLOCK:13, K.SATHANUR VILLAGE,"INDHIRA NAGAR" (UDAYANPATTI), ZONE - IV, TRICHY CITY CORPORATION.

ALL DIMENSIONS ARE IN METER & SCALE 1:100

APPLICATION NUMBER:SWP/BPA/868717/2026

NAME OF THE APPLICANTS : S Udhayakumar K Renuka & Thamayanthi

REFERENCE:

Existing Road

Site Boundary

Proposed Building

Driveway

N

SCHEDULE OF JOINERIES:

REFERENCE	METRE
CG – COLLAPSE GATE	1.06 X 2.13
GG – GRILL GATE	1.06 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
FW – FRENCH WINDOW	1.80 X 2.13
FW1 – FRENCH WINDOW	1.50 X 2.13
FW2 – FRENCH WINDOW	1.20 X 2.13
W – GLAZED WINDOW	2.00 X 1.50
W1 – GLAZED WINDOW	1.50 X 1.50
W2 – GLAZED WINDOW	1.20 X 1.50
KW – GLAZED WINDOW	1.80 X 1.37
O – OPEN	1.00 X 2.13
V – VENTILATOR	1.00 X 1.00

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	681.35
PLOT AREA (as per FMB)	681.00
SUPER IMPOSED PLOT AREA	678.74

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)	28.95	417.48	446.43	–
2)	FIRST FLOOR AREA	440.51	–	440.51	04
3)	SECOND FLOOR AREA	440.51	–	440.51	04
4)	THIRD FLOOR AREA	440.51	–	440.51	04
5)	HEAD ROOM AREA	–	32.99	32.99	–
6)	TOTAL AREA	1350.48	450.47	1800.95	12
7)	VACANT AREA	–	–	232.31	–

PLOT COVERAGE = 446.43 / 678.74 X 100 = 65.77 %

F.S.I = 1350.48 / 678.74 = 1.990

PARKING CALCULATION DETAILS

RESIDENCE — D.U - DWELLING UNIT

TYPICAL FLOOR (1-3) 4 * 3 Floors = 12 D.U (1UNIT FOR 1CAR) — CAR

(DU AREA: LESS THAN 150 Sqm) = 12 Nos

PH CAR PARKING / VISITOR PARKING (10%) = 02 Nos

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1.	CAR PARKING SPACE	14 NOS	15 NOS

CARPET AREA & PLINTH AREA DETAILS FOR EACH FLAT

Sl.No	Flat Type	Plinth Area in Sqm	Carpet Area in Sqm	Number of Units
1.	1,5,9	81.37	71.44	3
2.	2,6,10	105.36	93.25	3
3.	3,7,11	96.90	85.60	3
4.	4,8,12	97.22	86.14	3

PROFESSIONAL DETAILS

APPLICANT	REGISTER ENGINEER
	Er.R.VETRIVEL, B.E.(Hons), P.I.V., C.E.(), Govt. Approved Panel Engineer Class-1A, Registered Engineer, Reg.No.RE-2/(DTCP/TRICHY)/June-2024/012 D-382, Gandhiyadigal Street, Annanagar, Tennur, Trichy - 17. Cell : 97893 33245.
STRUCTURAL ENGINEER	CONSTRUCTION ENGINEER
Er.R.VETRIVEL, B.E.(Hons), P.I.V., C.E.(), Govt. Approved Panel Engineer Class-1A, Registered Structural Engineer, Reg.No.RE-2/(DTCP/TRICHY)/June-2024/012 D-382, Gandhiyadigal Street, Annanagar, Tennur, Trichy - 17. Cell : 97893 33245.	Er.S.BASKER, Reg. Construction Engineer BCE / DTCP / Trichy / Sep-2024 / 056 THIRU ASSOCIATES 15/B, First Street, Krishnapuram, E.Pudur Trichy-620 012, Cell: 9994011773
GEO TECH ENGINEER	
Dr.S.Senthamil Kumar,ME.Ph D FIGS,MIEI, Regd Geotechnical Engineer-No 00-IRGTE/2024 703, Plot No.39,O.M Rajoo Nagar, Near New Bus Stand, Thanjavur - 613 006 Email : senthamilkumar@yahoo.co.in, Cell : 94439 76090	

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.105/2026

PLANNING PERMISSION NO : P.P/JD DTCP (TD) No.202/2026

This Planning permission is valid for a period of 8 years from the date of e-sign

e-signed

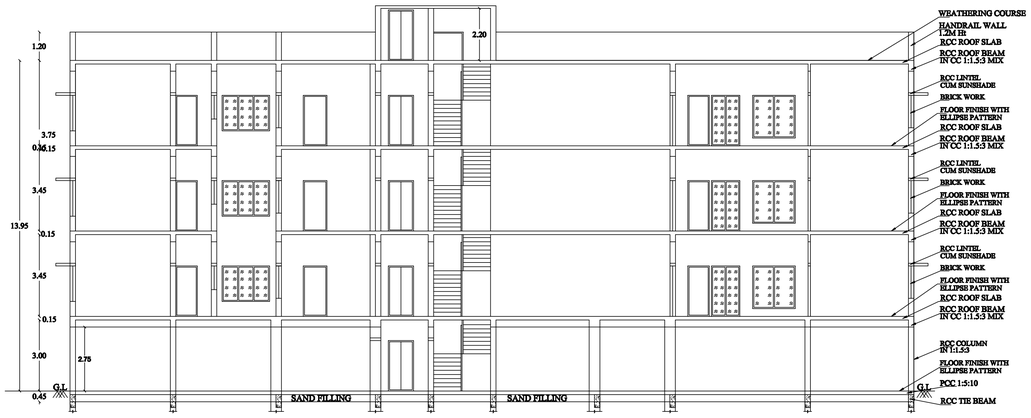
Joint Director / Member Secretary (FAC)

District Town and Country Planning office

Tiruchirappalli District



FRONT ELEVATION



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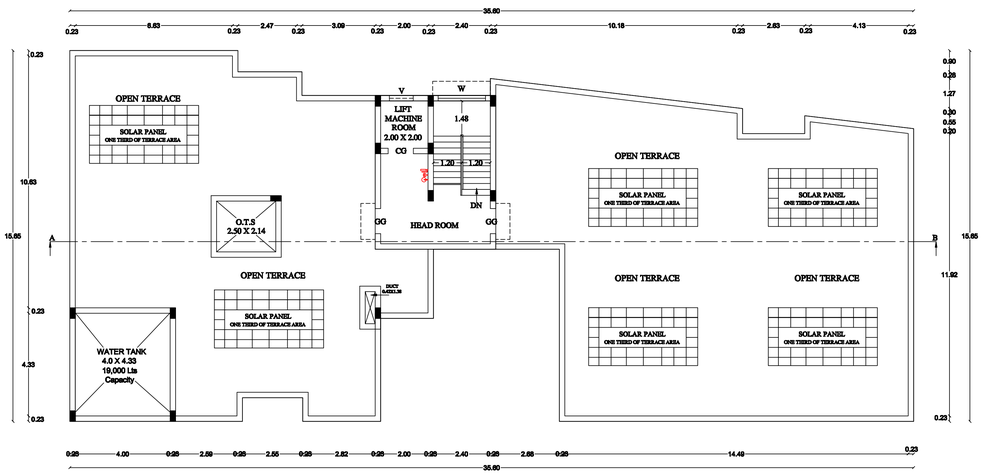
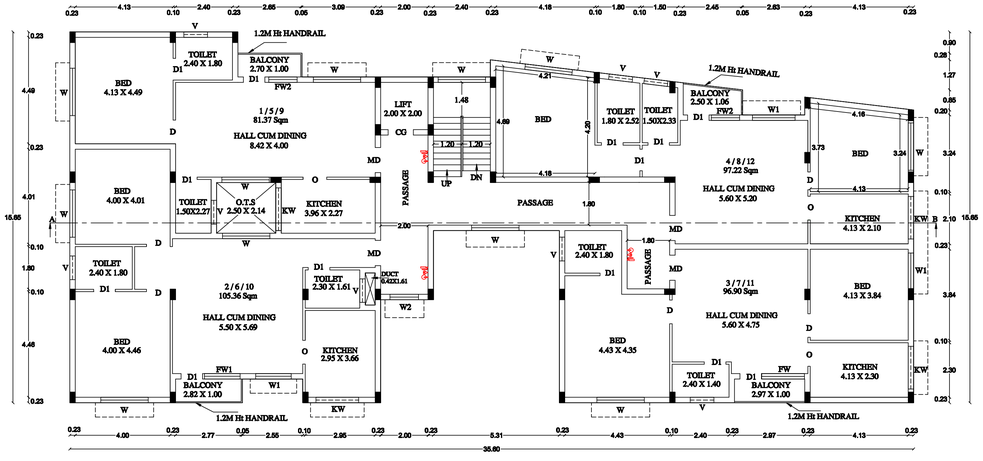
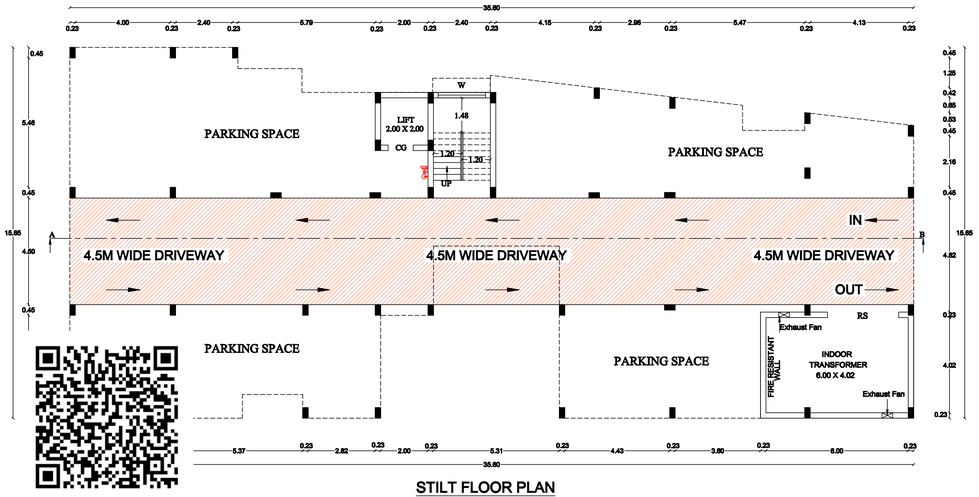


TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN

(FIRST, SECOND & THIRD FLOOR PLAN)

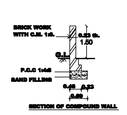


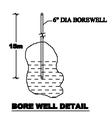
STILT FLOOR PLAN

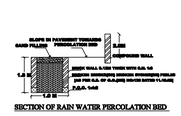
(PARKING)

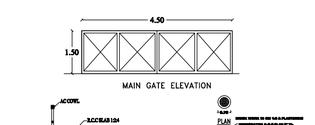
NOTE

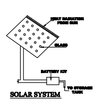
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED TO UGD.
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) 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.

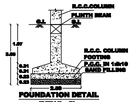


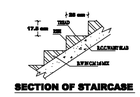


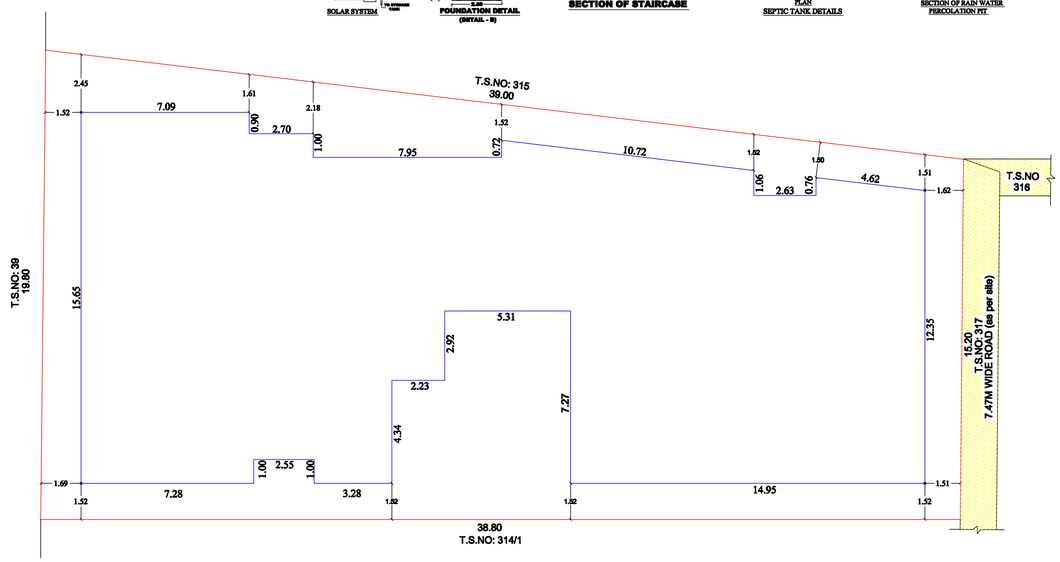






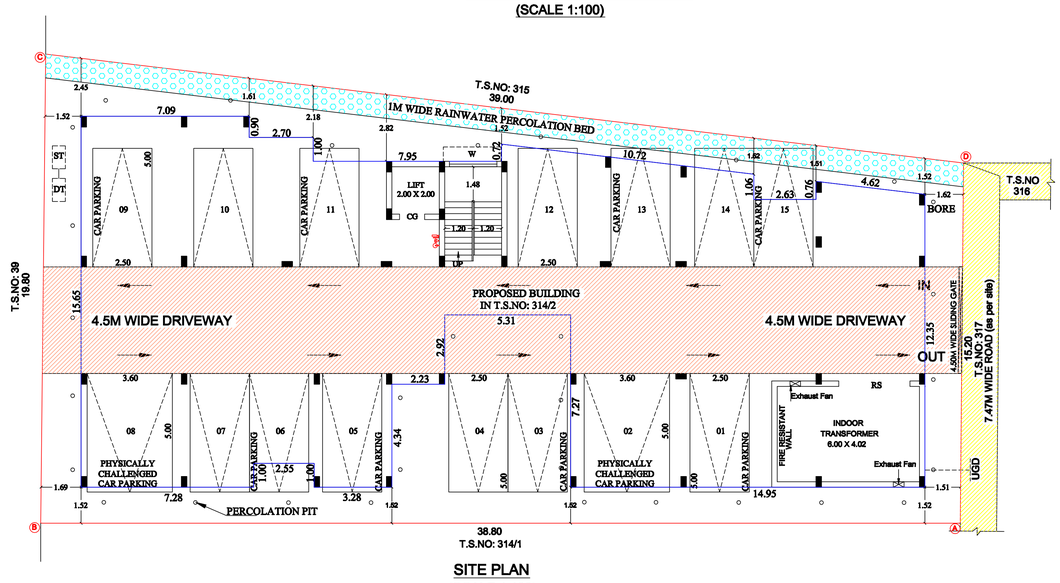






SITE PLAN FOR TS NO DETAILS

(SCALE 1:100)



SITE PLAN

(SCALE 1:100)

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.