Verified RealEstate™

REFERENCE
15/2026-2027

ISSUED
22 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 58 and 1 more

Punganur

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

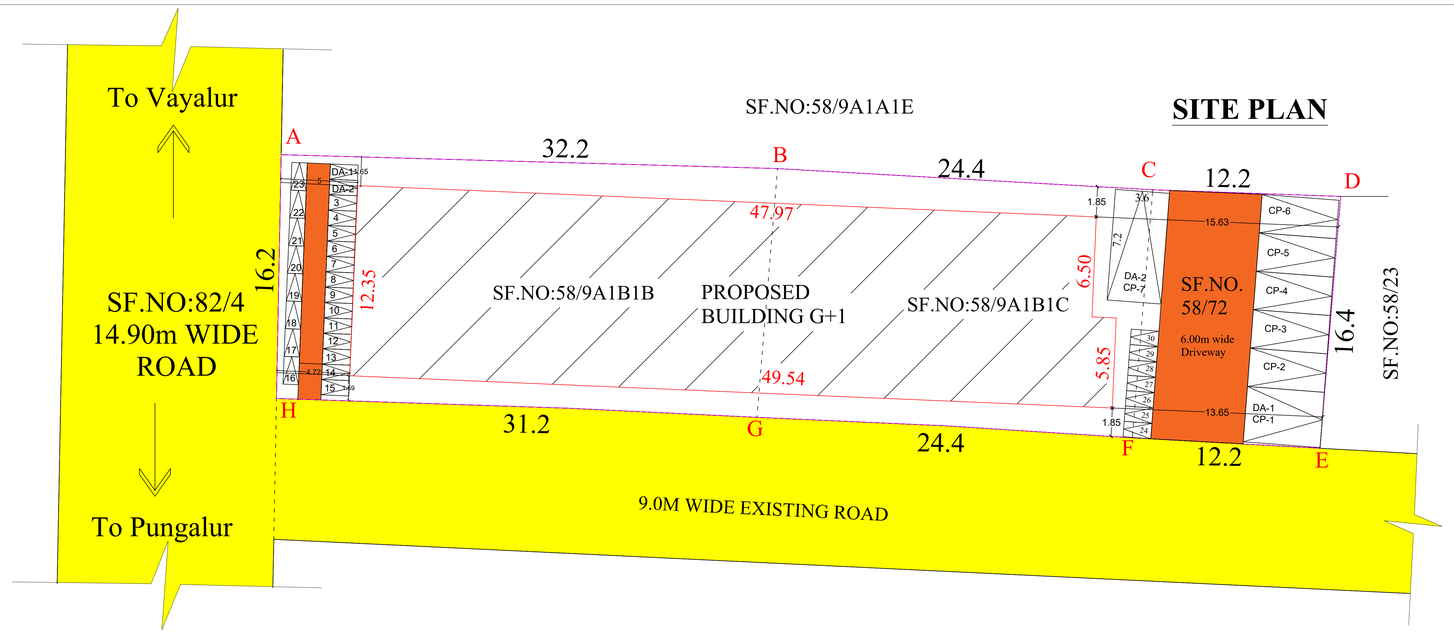
hello@verified.realestate

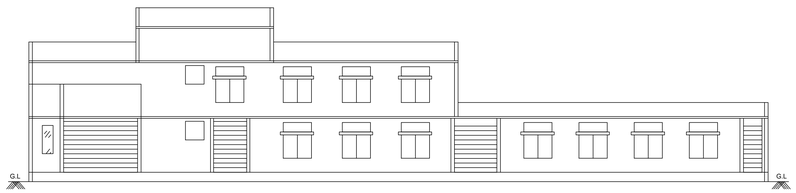
+91 9996 12 9996

verified.realestate

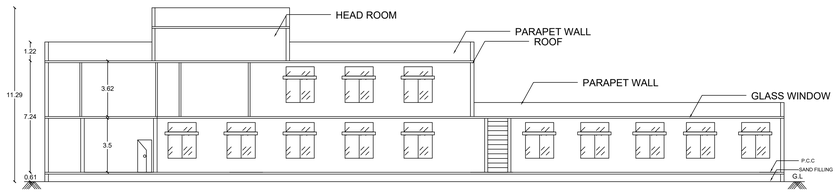
DIGITALLY VERIFIED RECORD

SITE PLAN

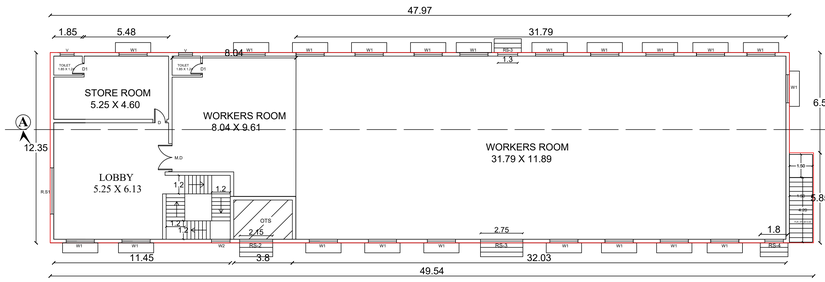




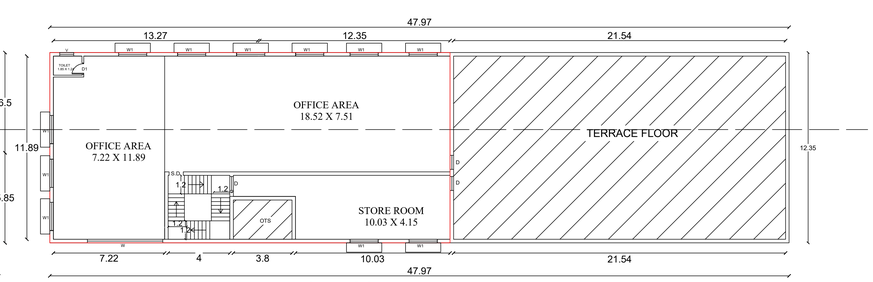
ELEVATION



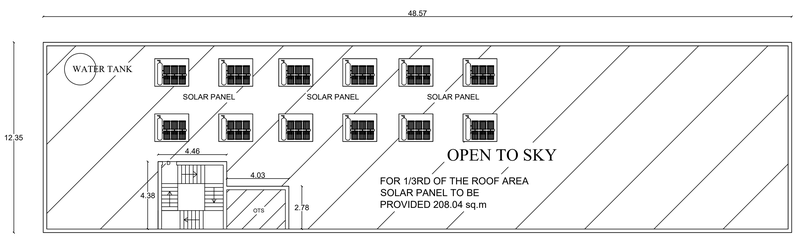
SECTION ON A-B



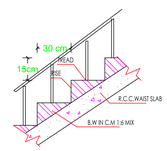
GROUND FLOOR PLAN



FIRST FLOOR PLAN

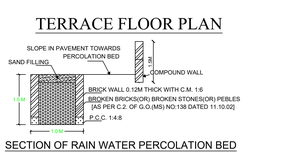


TERRACE FLOOR PLAN

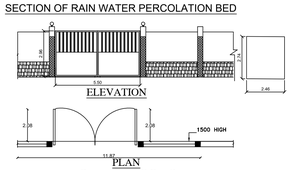


SECTION OF STAIRCASE

TERRACE FLOOR PLAN



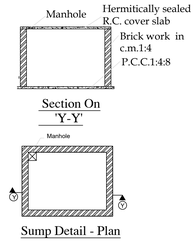
SECTION OF RAIN WATER PERCOLATION BED



ELEVATION

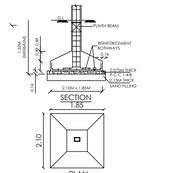
PLAN

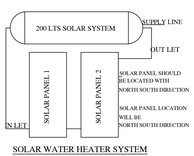
Compound wall Detail



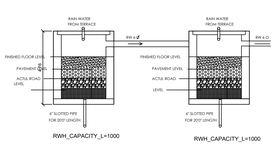
Sump Detail - Plan

SUMP_CAPACITY_L=1000LTRS





SOLAR WATER HEATER SYSTEM



DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUCHIRAPPALLI DISTRICT

ONLINE APPLICATION NO : SWP/BPA/0903753/2026 | SCALE - 1:100

PLAN SHOWING THE EXISTING PRIVATE OFFICE BUILDING OF R.C.C ROOF COMMERCIAL BUILDING IN SF.NO:58/9A1B1B,58/9A1B1C,58/72, THAYANUR VILLAGE & PANCHAYAT, MANIKANDAM PANCHAYAT UNION, SRIRANGAM TALUK, TIRUCHIRAPPALLI LPA, TIRUCHIRAPPALLI DISTRICT.

AREA DETAILS

AREA OF THE SITE AS PER DOCUMENT IN SQ.M	AREA OF THE SITE AS PER PATTA IN SQ.M	SUPER IMPOSED SITE BOUNDARY IN SQ.M
1081.00	1081.00	1077.37

SITE BOUNDARY DETAILS
1. SITE BOUNDARY SHOWN IN
2. PROPOSED BUILDUP AREA SHOWN IN
3. EXISTING ROAD SHOWN IN

N

AREA DETAILS

S.I NO	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)
1)	GROUND FLOOR AREA	589.74	11.84	601.58
2)	First Floor AREA	308.89	11.84	320.73
3)	HEAD ROOM AREA	–	30.74	30.74
4)	TOTAL AREA	898.63	54.42	953.05

PLOT COVERAGE (PC):- = TOTAL BUILTUP AREA / SITE AREA X 100
= 601.58 / 1081.00 X 100 = 55.65 %

FLOOR SPACE INDEX (F.S.I)
TOTAL F.S.I AREA / SITE AREA = 898.63 / 1077.37 = 0.834 < 2.00

AREA TAKEN BY CONSIDERATION AS PER SUPER IMPOSED AREA IN 5827.28 SQ.M

PARKING REQUIREMENTS:-		REQUIRED	PROVIDED
Two Wheeler Parking (1 Nos for Every 25 Sq.mt of Commercial Area)	898.63 / 25.00 X 75%	27 Nos	30 Nos
Car Parking 75% FROM FSI AREA (1 Nos for Every 100 Sq.mt of Office Area)	898.63 / 100.00 X 75%	7 Nos	6 Nos

SCHEDULE OF JOINERIES:-

REFERENCE	IN METER
1. ROLLING SHUTTER-RS1	3.00 X 3.50
2. ROLLING SHUTTER-RS2	2.15 X 3.50
3. ROLLING SHUTTER-RS3	2.75 X 3.50
4. ROLLING SHUTTER-RS4	1.80 X 3.50
5. ROLLING SHUTTER-RS5	1.30 X 3.50
7. MAIN DOOR MD	1.07 X 3.05
8. DOOR D	0.91 X 3.05
9. TOILET DOOR D1	0.76 X 2.10
10. WINDOW W	4.90 X 1.52
11.WINDOW W1	1.83 X 1.52
12.VENTILATOR V	0.91 X 0.91

NOTE:

1.ALL DIMENSIONS ARE IN METER.
2.RAINWATER COLLECTION WELLS WILL BE PROVIDED
3.FIRE FIGHTING ARRANGEMENTS WILL BE PROVIDED
4.EMERGENCY ALARMS WILL BE PROVIDED
5.DRINKING WATER WILL BE PROVIDED
6.GROUND WATER SUMPS WILL BE PROVIDED
7.FILTERED RAIN WATER SUMPS WILL BE PROVIDED
8.EXHAUST FAN PROVISION IS MADE AT TOILET&WASH
9.SOLAR WATER HEATING SYSTEM PROVIDED.
10.RAINWATER HARVESTING FACILITIES PROVIDED.
11.WASTE WATER RECYCLE TRENCH & TANK PROVIDED.
12.SEWAGE TREATMENT PLANT PROVIDED.
13.SEPTIC TANK PROVIDED.
14.WATER FACILITIES PROVIDED.
15.TRANSFORMER YARD PROVIDED.
16.FA- FIRE ALARM PROVIDED
17.FE- FIRE SAFETY MEASURES PROVIDED.
18.SB- SAND BUCKET PROVIDED
19.FE- FIRE EXTINGUISHER PROVIDED

CONSTRUCTION ENGINEER:

Dr.S.Victor Jebaraj, ME(Struc), MBA(PM), Ph.D
Contact : 73737 10167 Email : victorjebin2012@gmail.com
DTCP Approved Structural Engineer Grade - 1 (RSE)
Licence No. SE/GR-1/DP/10/002
DTCP Approved Construction Engineer (CE)
Licence No. DTCP/CE/C/21/1/2/005
Reg. Structural Engineer Licence No. : 109/LS/2019/00034
Reg. Engineer Licence No. : 109/LB/2019/00005
REGISTER ENGINEER / REGISTER STRUCTURAL ENGINEER.

STRUCTURAL ENGINEER:

Dr.S.Victor Jebaraj, ME(Struc), MBA(PM), Ph.D
Contact : 73737 10167 Email : victorjebin2012@gmail.com
DTCP Approved Structural Engineer Grade - 1 (RSE)
Licence No. SE/GR-1/DP/10/002
DTCP Approved Construction Engineer (CE)
Licence No. DTCP/CE/C/21/1/2/005
Reg. Structural Engineer Licence No. : 109/LS/2019/00034
Reg. Engineer Licence No. : 109/LB/2019/00005
REGISTER ENGINEER / REGISTER STRUCTURAL ENGINEER.

APPLICANT SIGN

REGISTERED ENGINEER:

Dr.S.Victor Jebaraj, ME(Struc), MBA(PM), Ph.D
Contact : 73737 10167 Email : victorjebin2012@gmail.com
DTCP Approved Structural Engineer Grade - 1 (RSE)
Licence No. SE/GR-1/DP/10/002
DTCP Approved Construction Engineer (CE)
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Reg. Structural Engineer Licence No. : 109/LS/2019/00034
Reg. Engineer Licence No. : 109/LB/2019/00005
REGISTER ENGINEER / REGISTER STRUCTURAL ENGINEER.

BUILDING PERMISSION NO :B.P/JD DTCP (TD) No.104/2026
PLANNING PERMISSION NO:198/2026

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.