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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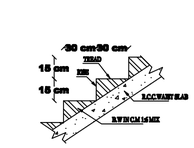
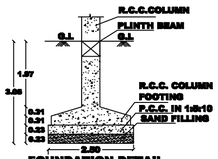
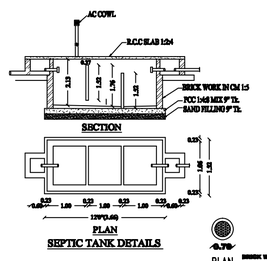


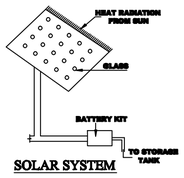
SECTION OF STAIRCASE



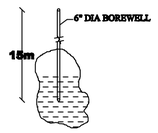
FOUNDATION DETAIL
(DETAIL - B)



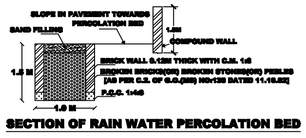
SEPTIC TANK DETAILS



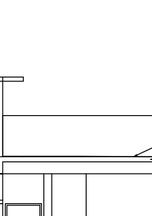
SOLAR SYSTEM



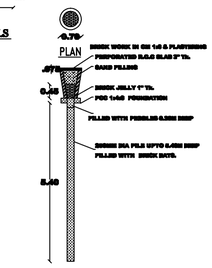
BORE WELL DETAIL



SECTION OF RAIN WATER PERCOLATION BED



COMPOUND WALL



RAINWATER PERCOLATION PIT

SPCIAL CONDITIONS

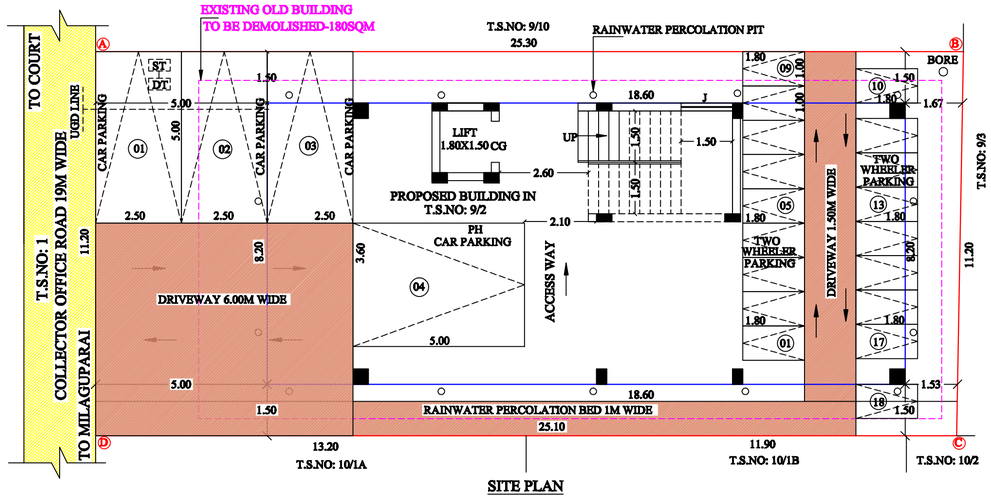
The building must be used for same purpose for which the approval has been obtained. If used for any purpose other than the approved use, the planning permission will be deemed to be cancelled, action will be initiated under 56 and 57 of Town and Country Planning Act-1971 without any prior notice and will be considered as unauthorized construction.

NOTE:

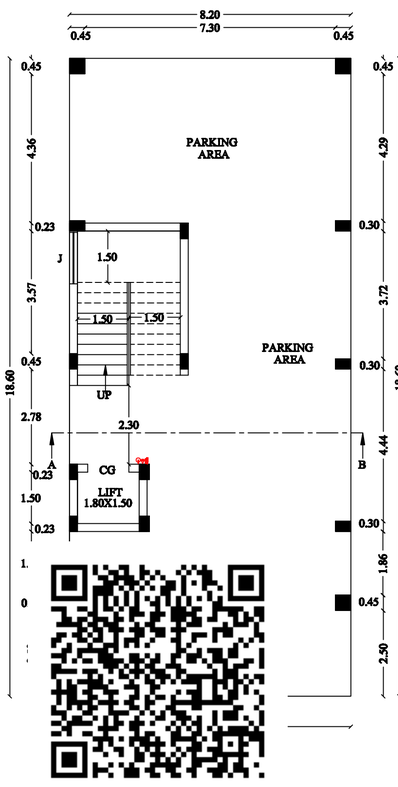
1. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO ST–DT, UGD
2. BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY
3. RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING
5. RAIN WATER TAKEN TO 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.

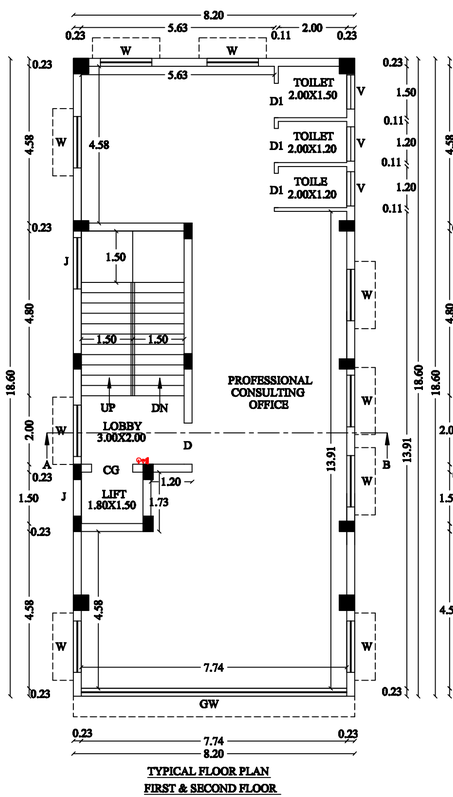
FRONT ELEVATION

SECTION ON AB

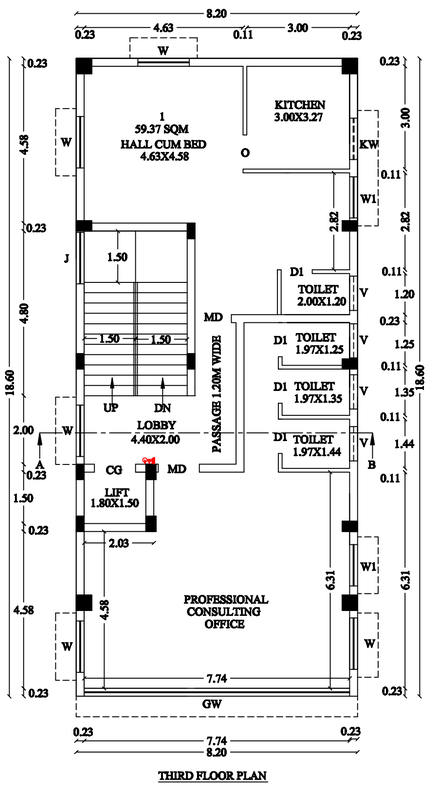


SITE PLAN
(SCALE 1: 100)

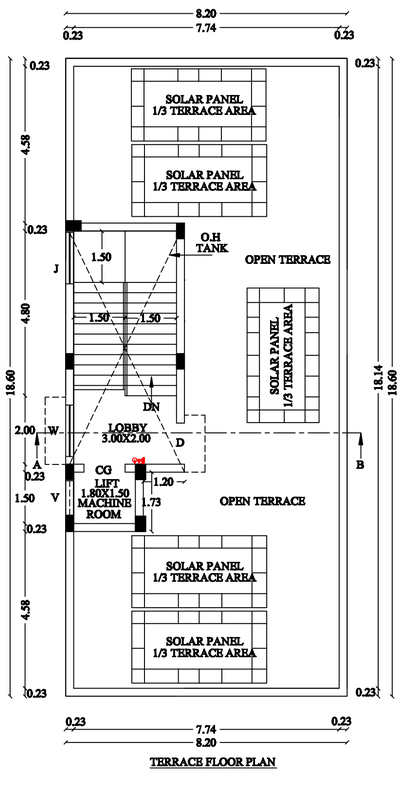




TYPICAL FLOOR PLAN
FIRST & SECOND FLOOR



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

DISTRICT TOWN AND COUNTRY PLANNING OFFICE TIRUCHIRAPPALLI DISTRICT

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE CUM SERVICE APARTMENT BUILDING HAVING STILT+3 FLOORS AFTER DEMOLISHING THE EXISTING OLD BUILDING IN SONA ARCADE DOOR NO: 8 & 8A AT T.S NO: 9/2, WARD: AB (OLD WARD: K), BLOCK :15, COLLECTOR OFFICE ROAD, CONTONMENT, K.ABISHEKAPURAM VILLAGE , ZONE - IV, TRICHYCITY CORPORATION.

ALL DIMENSIONS ARE IN METER., SCALE - 1:100
APPLICANT NAME : A.C.Chokalingam
FILE NO. : SWP/BPA/905521/2026

REFERENCE:
Existing Road
Site Boundary
Proposed Building

N

SCHEDULE OF JOINERIES:

REFERENCE	METRE
CG – COLLAPSE GATE	1.20 X 2.13
GG – GRILL GATE	1.06 X 2.20
MD – MAIN DOOR	1.06 X 2.13
D – FLUSH DOOR	1.00 X 2.13
D1 – FLUSH DOOR	0.91 X 2.13
GW – GLAZED WINDOW	7.74 X 3.50
W – GLAZED WINDOW	1.50 X 1.50
KW – GLAZED WINDOW	1.20 X 1.37
V – VENTILATOR	1.00 x 0.91

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA (as per DOCUMENT)	314.75
PLOT AREA (as per FMB)	288.00
SUPER IMPOSED PLOT AREA	282.24

PLOT AREA (minimum of above shall be taken into account)

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)	–	152.52	152.52	–
2)	FIRST FLOOR AREA	152.52	–	152.52	–
3)	SECOND FLOOR AREA	152.52	–	152.52	–
4)	THIRD FLOOR AREA i) PROFESSIONAL CONSULTING OFFICE	93.15	–	93.15	–
	ii) SERVICE APARTMENT	59.37	–	59.37	1
5)	HEAD ROOM AREA	–	29.03	29.03	–
6)	TOTAL AREA	457.56	181.55	639.11	1
7)	VACANT AREA	–	–	129.72	–

PLOT COVERAGE = 152.52 / 282.24 X 100 = 54.04 %
F.S.I = 457.56 / 282.24 = 1.621

PARKING CALULATION DETAILS

S.I. NO.	DESCRIPTION	CAR PARKING REQUIRED	TWO WHEELER PARKING REQUIRED
1)	Professional Consulting Office (AREA= 398.19SQM) CONSIDER 75% OF ABOVE AREA	04 Nos.	14 Nos.
2)	Service Apartment (AREA= 59.37SQM) CONSIDER 75% OF ABOVE AREA	-	02 Nos.

S.NO	DESCRIPTION	PROVIDED
1.	CAR PARKING INCLUDING DA	04 NOS
2.	TW PARKING INCLUDING DA	18 NOS

APPLICANT

ENGINEER

Er.R.VETRIVEL, B.Tech(Struct)., F.I.V., C.E(I).
Govt. Approved Panel Engineer Class-1A,
Registered Engineer,
Reg. No:R.E/Gr. I/DTCP/TRICHY/June-2024/012
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

Er.R.VETRIVEL, B.Tech(Struct)., F.I.V., C.E(I).
Govt. Approved Panel Engineer Class-1A,
Registered Structural Engineer,
Reg. No:SE/Gr. I/DTCP/TRICHY/June-2024/013
D-382, Gandhiyadigal Street,
Annanagar, Tennur, Trichy - 17.
Cell : 97893 33245.

Er.B. Rajaram, B.E., M.I.V., F.I.V.,
Registered Construction Engineer
Reg. No.CB/07/DPT/TRICHY/JUNE-2024/017
B-67, Park View Road, IInd Cross,
Anna Nagar, Tennur, Trichy-620 017.

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

BUILDING PERMISSION NO : B.P/JD DTCP (TD) No. 108/2026
PLANNING PERMISSION NO : P.P/JD DTCP (TD) No. 214/2026

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

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.