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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+91 9996 12 9996
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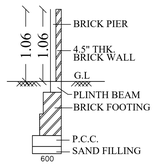
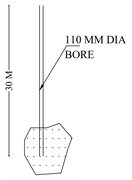
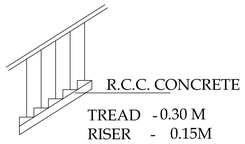


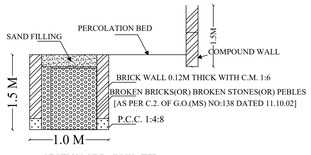
COMPOUND WALL DETAIL



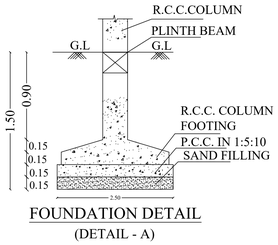
BOREWELL



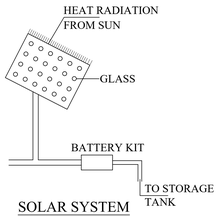
STAIRCASE DETAILS



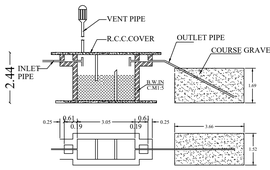
SECTION OF RAIN WATER PERCOLATION BED



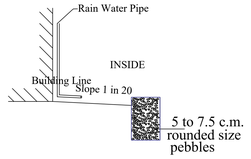
FOUNDATION DETAIL
(DETAIL - A)



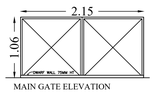
SOLAR SYSTEM



SEPTIC TANK & DISPERSION TRENCH DETAILS



RAINWATER HARVESTING

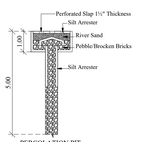


MAIN GATE ELEVATION



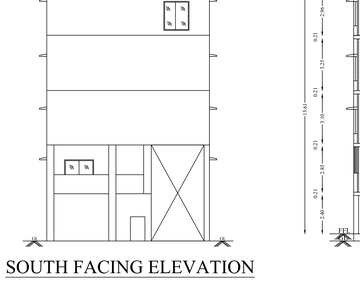
WIKET GATE ELEVATION

Proposed Rain Water Harvesting System
Not To Scale

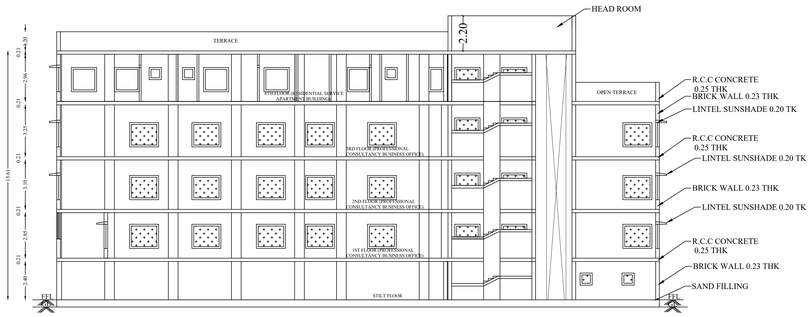


PERCOLATION PIT

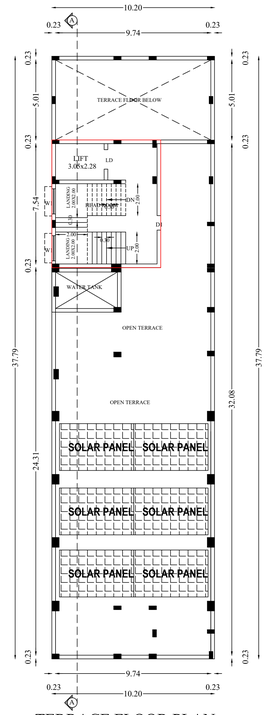
OFFICE USE ONLY



SOUTH FACING ELEVATION



SECTION ON A TO A



TERRACE FLOOR PLAN



DETAILED REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTANCY BUSINESS OFFICE CUM RESIDENTIAL SERVICE APARTMENT BUILDING AT T.S.NO: 44, WARD: C -WARD THURAIYUR, BLOCK NO: 11, THURAIYUR TOWN, THURAIYUR TALUK, TIRUCHIRAPPALLI DISTRICT.

SCALE 1:100 — ALL DIMENSIONS ARE IN METER

SITE AREA

AS PER DOCUMENT	= 792.50 Sq.m
AS PER PATTA	= 792.50 Sq.m
AS ON SITE	= 767.72 Sq.m
AS PER FMB	= 793.00Sq.m
SUPER IMPOSED SITE AREA (LEAST AREA TO BE CONSIDERED)	= 756.18 Sq.m

PROPOSED REVISED AREA DETAILS

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
STILT FLOOR	28.81	356.65	385.46
1ST FLOOR (PROFESSIONAL CONSULTANCY BUSINESS OFFICE)	375.24	10.22	385.46
2ND FLOOR (PROFESSIONAL CONSULTANCY BUSINESS OFFICE)	385.46	-	385.46
3RD FLOOR (PROFESSIONAL CONSULTANCY BUSINESS OFFICE)	385.46	-	385.46
4TH FLOOR (RESIDENTIAL SERVICE APARTMENT)	332.00	-	332.00
TERRACE FLOOR STAIR CASE AND LIFT	-	54.67	54.67
TOTAL BUILT UP AREA	**1506.91**	**421.54**	**1928.45**

FSI = TOTAL FSI AREA / SITE AREA = 1506.91 / 756.18 = 1.99 < 2.0

% OF PLOT COVERAGE AREA = 385.46 / 756.18 X 100=50.97%

REVISED AREA DETAILS-I

PLANNING PERMISSION NO- PP / JD-DTCP(TD).NO: 09 / 2023

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA
STILT FLOOR		379.99	379.99
FIRST FLOOR	379.99	-	379.99
SECOND FLOOR	379.99	-	379.99
THIRD FLOOR	379.99	-	379.99
FOURTH FLOOR	197.95	-	197.95
TOTAL BUILT UP AREA	**1337.92**	**379.99**	**1717.91**

FSI = 1.88 < 2.00

REVISED AREA DETAILS-II

PLANNING PERMISSION NO- PP / JD-DTCP(TD).NO: 48/2025

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
STILT FLOOR	-	380.50	380.50
FIRST FLOOR	373.47	1.09	374.56
SECOND FLOOR	379.41	1.09	380.50
THIRD FLOOR	379.41	1.09	380.50
FOURTH FLOOR	213.46	-	213.46
HEAD ROOM	-	54.67	54.67
TOTAL AREA	**1345.75**	**438.48**	**1784.19**
FSI AREA = 1345.75 1.78<2.00			

REVISED AREA DETAILS-III

PLANNING PERMISSION NO- BP / JD-DTCP(TD).NO: 53/2026

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA (SQ.M)
STILT FLOOR	28.81	356.65	385.46
1ST FLOOR (PROFESSIONAL CONSULTANCY BUSINESS OFFICE)	375.24	10.22	385.46
2ND FLOOR (PROFESSIONAL CONSULTANCY BUSINESS OFFICE)	385.46	-	385.46
3RD FLOOR (PROFESSIONAL CONSULTANCY BUSINESS OFFICE)	385.46	-	385.46
4TH FLOOR (RESIDENTIAL SERVICE APARTMENT)	332.00	-	332.00
TERRACE FLOOR STAIR CASE AND LIFT	-	54.67	54.67
TOTAL BUILT UP AREA	**1506.91**	**421.54**	**1928.45**

PARKING CALCULATION

DESCRIPTION	REQUIRED	PROVIDED	TOTAL
1 CAR SPACE FOR EVERY 100 SQM(COMMERCIAL) 1175.00x0.75=881.25/100	9	9	10
10% FOR DA PARKING	1	1	
1TWO WHEELER SPACE FOR EVERY25 SQM (COMMERCIAL)1175x0.75=881.25/25	35	35	45
10% DA TWO WHEELER	4	4	
TWO WHEELER EVERY 1 ROOM (SERVICE APARTMENT)	6	6	

LEGEND:

SITE BOUNDARY IN FMB
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVEWAY

NOTE

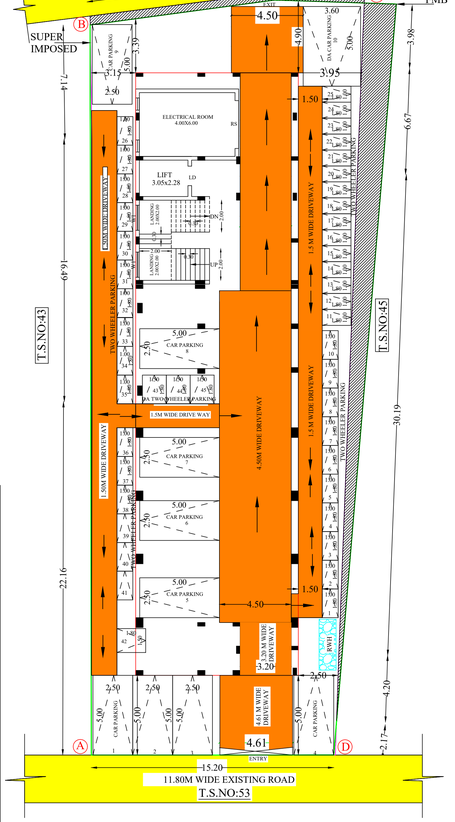
1. FIRE EXTINGUISHER TO BE PROVIDED. FE
2. FIRE ALARM TO BE PROVIDE. FA
3. RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
4. SOLAR SYSTEM TO BE PROVIDED.
5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
7. MECHANICAL VENTILATION TO BE PROVIDED

APPLICANT	REGISTERED ENGINEER
	S.RAJALINGAM M.E.,M.Sc.M.Sc., Registered Engineer-Grade I RE/DIP.1457/TH/TRICHY-2004 (*) *2, SOURIKAND STREET, BEEMA NAGAR, TRICHY-1. MOB: 94425 27970
CONSTRUCTION ENGINEER	STRUCTURAL ENGINEER
P. BASKARANDRU, B.E., REGISTERED CONSTRUCTION ENGINEER RCE / DTCP /TRICHY / FEBRUARY- 2020/09 12, SOUTH GANDI STREET, BEEMANAGAR TRICHY - 1. MOB: 9443279770	Dr. S. BALAJI, M.Tech., PhD Regd Structural Engineer (Grade-I/II) No:SE/1777/TN/Adv/May-2015/R Res. No. 8/4, West Police Headquarters Street Virachilai(P) - 639 305 Mobile: +91 9952767186

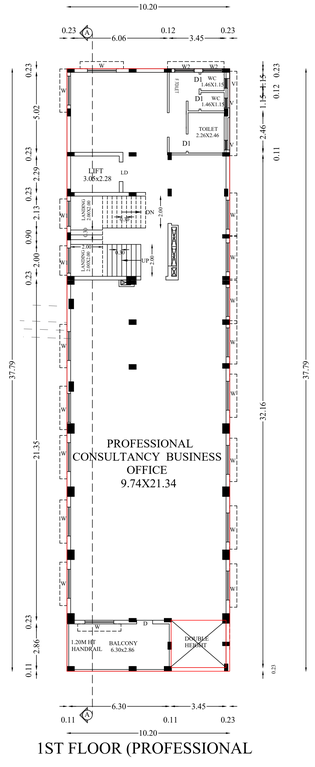
BUILDING PERMISSION NO:B.P/JD DTCP(TD) NO:97/2026

(THIS REVISION BUILDING PERMISSION NO:B.P/JD DTCP(TD) NO: 09/2023 & B.P/JD DTCP(TD) NO: 48/2025 & B.P/JD DTCP(TD) NO: 53/2026)

This Planning Permission is Valid for a Period of 8 Years From e-sing

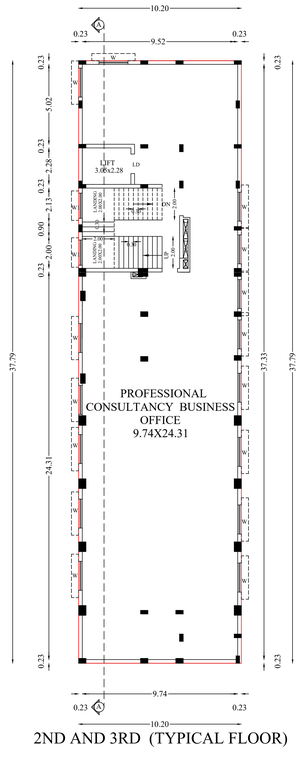


STILT CUM SITE PLAN



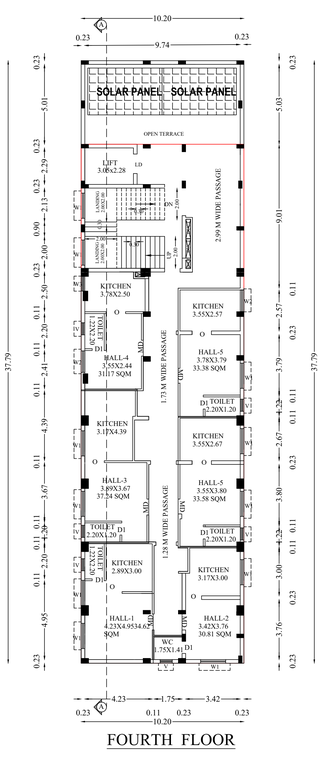
1ST FLOOR (PROFESSIONAL

CONSULTANCY BUSINESS OFFICE)



2ND AND 3RD (TYPICAL FLOOR)

(PROFESSIONAL CONSULTANCY BUSINESS OFFICE)



FOURTH FLOOR

(RESIDENTIAL SERVICE APARTMENT)

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.