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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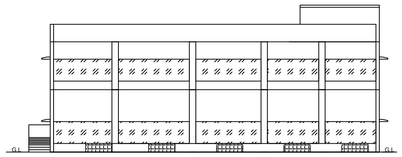
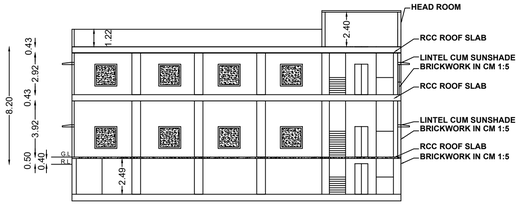
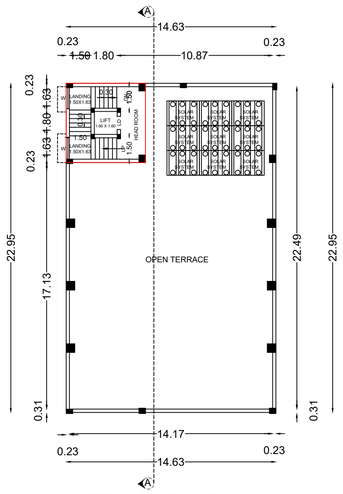


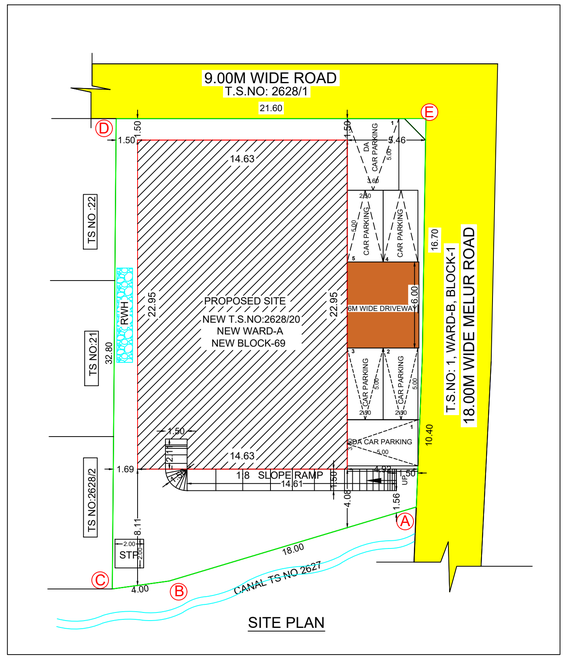
ELEVATION



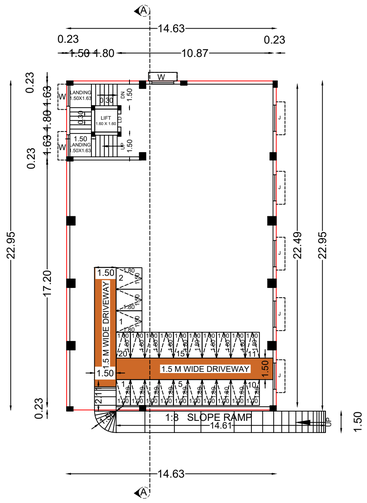
SECTION - AA



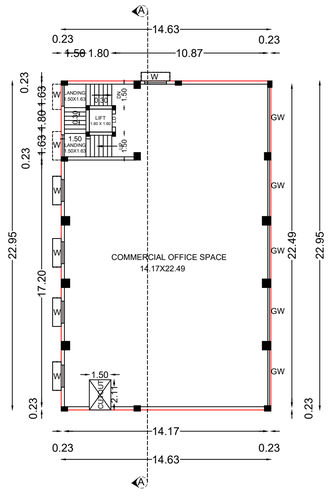
TERRACE FLOOR PLAN



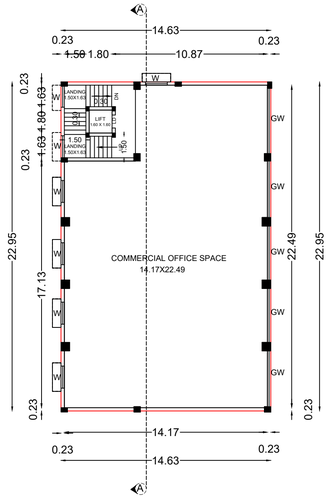
SITE PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

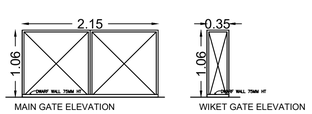


FIRST FLOOR PLAN

OFFICE USE ONLY

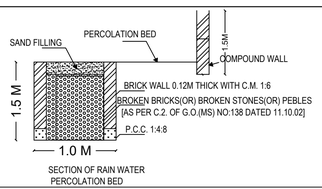
Application number :
SWP/BPA/944305/2026

Applicant name :
J MURUGAN

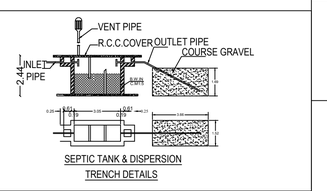


MAIN GATE ELEVATION

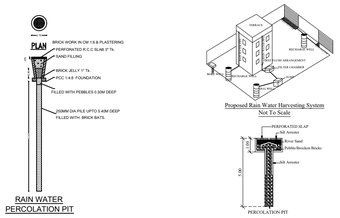
WIKET GATE ELEVATION



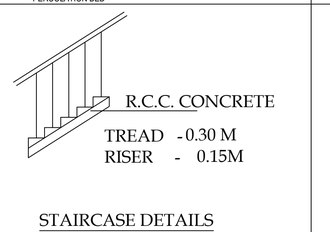
SECTION OF RAIN WATER PERCOLATION BED



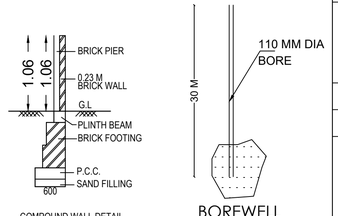
SEPTIC TANK & DISPERSION TRENCH DETAILS



RAIN WATER PERCOLATION PIT



STAIRCASE DETAILS



COMPOUND WALL DETAIL

BOREWELL

DISTRICT TOWN AND COUNTRY PLANNING OFFICE THIRUCHIRAPPALLI DISTRICT

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL CONSULTANCY OFFICE BUILDING (BASEMENT + G+1) IN PLOT NO: 61A, "SRI RENGA AVENUE", NEW T.S.NO:2628/20, NEW WARD-A, NEW BLOCK-69, VELLITHIRUMUTHAM VILLAGE, SRIRANGAM TALUK, TIRUCHIRAPPALLI CITY CORPORATION.

REGULARISED LAYOUT (SPFW NO) :312/18

SITE AREA DETAILS

AREA DETAILS	AREA IN SQ.M
AREA OF THE PATTA	648.00
AREA OF THE DEED	648.06
AREA OF THE SUPER IMPOSED	646.16

MINIMUM OF THE ABOVE SHALL BE TAKEN INTO ACCOUNT

REVISED AREA

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
BASEMENT FLOOR AREA(COMMERCIAL)	——	335.70	335.70
GROUND FLOOR AREA (COMMERCIAL)	329.38	3.16	335.70
FIRST FLOOR AREA (COMMERCIAL)	335.70	——	335.70
HEAD ROOM AREA	——	30.47	30.47
TOTAL AREA	668.24	369.33	1037.57
FLOOR SPACE INDEX (F.S.I)	(668.24 / 646.16)		1.03 > 2.00
COVERED AREA	(335.70 / 646.16)x100=51%		

ALREADY APPROVED AREA

PLANNING PERMISSION NO:BP/JDDTCP(TD)NO:95/2023

AREA DETAILS	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL AREA SQ.M
BASEMENT FLOOR AREA	-	335.70	335.70
GROUND FLOOR AREA	288.90	46.80	335.70
FIRST FLOOR AREA	326.78	7.60	335.70
SECOND FLOOR AREA	326.78	7.60	335.70
HEAD ROOM AREA	-	30.47	30.47
TOTAL AREA	942.46	428.17	1373.27
FLOOR SPACE INDEX (F.S.I)	(942.46 / 646.16)		1.45 > 2.00

PARKING AREA DETAILS:-

	DISCRIPTION	REQUIRED	PROVIDED
	CAR PARKING 665.08X0.75=498.81/100 including PH	05	06
	TWO WHEELER PARKING 665.08/0.75=498.81/25	20	20
	10% DA TWO WHEELER PARKING	03	03

JOINERIES DETAILS

SCHEDULE OF JOINERIES	METER
1. LIFT DOOR- LD	0.91 x 2.13
2.MAIN DOOR -MD	2.13 x 2.13
3.ROLLING SHUTTER - RS	3.00 x 2.13
4.DOOR - D	0.76 x 2.13
5.GLASS WINDOW - GW	3.75 x 1.53
5.WINDOW - W	1.53 x 1.53
6.JOLLY - J	1.83 x 0.76

ALL DIMENSION ARE IN METER.

NOTES

1.SOLAR SYSTEM WILL BE PROVIDED .
2.RAIN WATER HARVESTING SYSTEM WILL BE PROVIDED.
3. ALL DIMENSION ARE IN METER.

SITE BOUNDARY DETAILS:

1. SITE BOUNDARY SHOWN IN
2. PROPOSED BUILDING AREA SHOWN IN
3. EXISTING ROAD SHOWN IN
4. INTERNAL ROAD SHOWN IN

APPLICANT:

J. Murugan

REGISTERED ENGINEER:

S. RAMACHANDRAN, M.E.,M.SC.,M.B.A.,
Registered Engineer - Grade I
RC "SE/DTCP/TRICHY /NOV -2014/20
12, SOUTH KANDI STREET, BEEMANAGAR
TRICHY - 1. MOB: 94438 27970

STRUCTURAL ENGINEER:

Er. G.BALAJI, M.Tech.,AMIE
Regd.Structural Engineer- (Grade-I,SE)
SE/DTCP/TRICHY/Dec/May-2015/50
No.88, First Floor, Vanagadhara Street
Tiruchi-Kapalli - 620 002
Mobile: +91 9597571136

CONSTRUCTION ENGINEER:

P. BALACHANDRU, B.E.,
REGISTERED CONSTRUCTION ENGINEER
RCE / DTCP /TRICHY / FEBRUARY-2025/09
12, SOUTH KANDI STREET, BEEMANAGAR
TRICHY - 1. MOB: 9443127970

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 canceled, action will be initiate under 56 and 57 of Town and Country Planning Act-1971 without prior notice, considered as unauthorized construction.

BUILDING PERMISSION NO: BP/JD/DTCP (TD) No. 122/2026

PLANNING PERMISSION NO: PP/JD/DTCP (TD) No. 236/2026

(This Planning Permission is valid for a period of 8years from e-sign)

e-signed
Joint Director / Member Secretary,
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
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+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.