PP APPROVAL RECORD

Planning Permission

Dindigul

Dindigul 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.

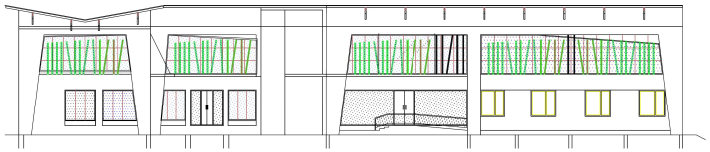
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3/350/2 Mettukuppam,
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Chennai 600 097, India

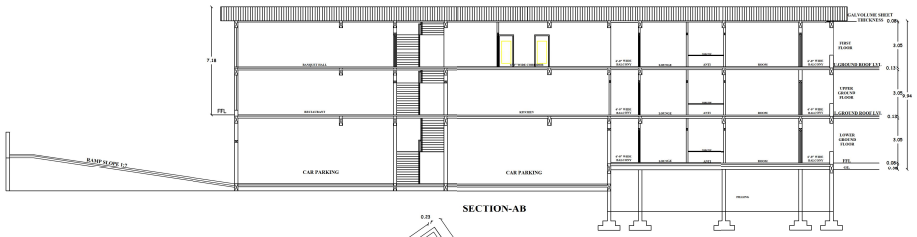
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SOUTH SIDE ELEVATION
(FRONT SIDE)



SECTION-AB



LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (HOTEL & RESTAURANT IN WARD -C, BLOCK-12, T.S.NO:13/2A, CONVENT ROAD, KODAIKANAL MUNICIPALITY, DINDIGUL DISTRICT.

ALL DIMENSIONS ARE IN METRE

SCALE:- 1:100

SCHEDULE OF JOINERY

M.D	MAIN DOOR	1.83X 2.10	F.W	WINDOW	2.44X 1.80
D	DOOR	1.00X 2.10	W	WINDOW	1.83X 1.80
D1	DOOR	0.75X 2.10	V	VENTILATOR	0.91X 0.60

PROPOSED BUILDING

NOTE:

- Exhaust Fan to be provided ☒
- Storm Water drainage system provided
- Rain Water Harvesting / Conservation of
- Rain Water Structures to be provided
- Bath and wash basin water treated and reduce to toilet and gardening purpose
- Rain Water Recycling System to be provided
- Fire protecting and Fire Extinguisher System to be provided
- Emergency Alarm to be provided
- Solar Photovoltaic Panels provided
- Lightening protection to be provided
- Solar Assisted Water heating system to be provided
- Solid waste tub to be provided
- sewage water to be used to garden purpose
- Drinking water Facilities to be provided
- Installation of cctv units provided
- Acoustics, Sound insulation and noise control system to be provided
- Building to be designed for handicapped people

APPLICANT

CONSTRUCTION ENGINEER

Er. MUHAMMED SAJITH.N B.E.Civil
Registered Construction Engineer (RCE)
Regn.No: RCE/TEN/JAN/2021/001
Tenkasi Construction Company (TCC)
Madurai Road-Pankuli. 627 803.
Mob: 9942 92 9942

STRUCTURAL ENGINEER

Er. S. Shunmuga Selvan M.E.,(Struct)
LOYAL BUILDERS
Registered Structural Engineer Grade II (RSE)
RSE/Gr-II/TEN/January/2021/002
3134, Ganapathy Plaza, Amman Sannathi
TENKASI - 627 811
Cell: 94433 91230, 04633 57054

REGISTERED ENGINEER

Er. P. Sankara Narayanan B.E., (Civil)
GEETHAM CONSTRUCTION
Registered Engineer Grade I (RE)
RE/Gr-I/TVL/October/2019/USZ
1 A, Bharathi Nagar Bus Stop
Tenkasi to Courtallam Main Road
Melagaram - 627 810, Cell: 9994061375



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

NOTE:

- Exhaust Fan to be provided ☒
- Storm Water drainage system provided
- Rain Water Harvesting / Conservation of
- Rain Water Structures to be provided
- Bath and wash basin water treated and refuse to toilet and gardening purpose
- Rain Water Recycling System to be provided
- Fire protecting and fire Extinguisher System to be provided
- Emergency Alarm to be provided
- Solar Photovoltaic Panels provided
- Lightening protection to be provided to be provided
- Solar Assisted Water heating system
- Solid waste tub to be provided
- sewage water to be used to garden purpose
- Drinking water Facilities to be provided
- Installation of cctv units provided
- Acoustics, sound insulation and noise control system to be provided
- Building to be designed for handicapped people

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (HOTEL & RESTAURANT IN WARD -C, BLOCK-12, T.S.NO:13/2A, CONVENT ROAD, KODAIKANAL MUNICIPALITY, DINDIGUL DISTRICT.

1/3

ALL DIMENSIONS ARE IN METRE

SCALE:- 1:100

N
W — E
S

SCHEDULE OF JOINERY

M.D	MAIN DOOR	1.83X 2.10	F.W	WINDOW	2.44X 1.80
D	DOOR	1.00X 2.10	W	WINDOW	1.83X 1.80
D1	DOOR	0.75X 2.10	V	VENTILATOR	0.91X 0.60

REFERENCE

PROPOSED BUILDING

APPLICANT

CONSTUCTION ENGINEER

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STRUCTURAL ENGINEER

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TENKASI - 627 811
Cell: 94433 91230, 93450 57054

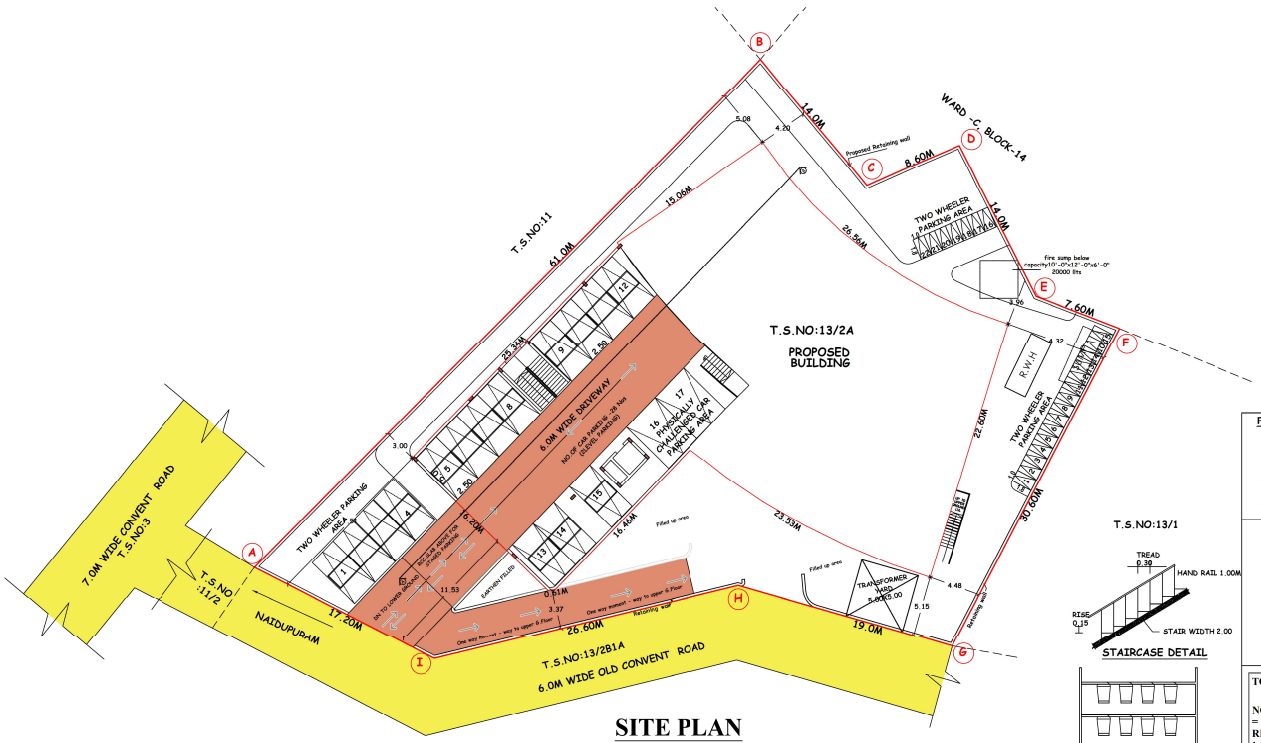
REGISTERED ENGINEER

Er. P. Sankara Narayanan B.E., (Civil)
GEETHAM CONSTRUCTION
Registered Engineer Grade I (RE)
RE/Gr-I/TVL/October/2019/032
1-A, Bharathi Nagar Bus Stop
Tenkasi to Courtallam Main Road
Melagaram - 627 818, Cell: 9994041373

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (HOTEL & RESTAURANT) IN WARD -C,BLOCK-12, T.S.NO:13/2A, CONVENT ROAD, KODAIKANAL MUNICIPALITY, DINDIGUL DISTRICT.

All Dimensions Are In Meters

. SCALE : [1:100]



SITE PLAN
SCALE 1:200

SITE AREA DETAIL				
S.NO	T.S.NO	DOCUMENT NO	AREA AS PER DOCUMENT SQ.M	AREA AS PER PATTA SQ.M
63 PART	C-12-13/2A	1766/2020	2100.00	2100.00

AREA DETAIL			
DESCRIPTION	FSI SQ.M	NON FSI SQ.M	TOTAL AREA SQ.M
LOWER GROUND FLOOR	654.23	27.08	681.37
UPPER GROUND FLOOR	972.64	7.93	980.57
FIRST FLOOR	972.64	7.93	980.57
TERRACE FLOOR	,---------,	34.46	34.46
TOTAL	2599.50 SQ.M	77.37 SQ.M	2676.87 SQ.M

REFERENCES:

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVE WAY

$$FSI = \frac{L.G.F+U.G.F+F.F}{TOTAL\ SITE\ AREA}$$

$$FSI = \frac{TOTAL\ FSI\ AREA}{TOTAL\ SITE\ AREA} = \frac{2599.50}{2100.00}$$

$$= 1.23 < 1.50$$

$$PLOT\ COVERAGE\ AREA \frac{1043.68}{2100.00}$$

$$= 49.69 < 50\%$$

PARKING CALCULATION:

NO.OF CAR PARKING REQUIRED	– 15 NOS
NO.OF CAR PARKING PROVIDED	= 15 NOS
NO.OF TWO WHEELER PARKING REQUIRED	– 20 NOS
NO.OF TWO WHEELER PARKING PROVIDED	= 22 NOS

TOTAL ROOM 34= 1 CAR SPACE FOR EVERY 10 ROOM
=4 CAR
NON ROOM AREA = 319.03 SQ.M
= 1 CAR SPACE FOR EVERY 100 SQ.M = 4 CARS
RESTAURANT and KITCHEN AREA = 304.57 SQ.M
1 CAR SPACE FOR EVERY 50SQ.M = 7 CARS
TOTAL NO OF CAR REQUIRED = 15 NOS
TOTAL NO OF CAR PROVIDED = 15 NOS
PHYSICALLY CHALLENGED CAR PARKING = 2 NOS

NON ROOM AREA = 319.03 SQ.M
= 1 TWO WHEELER SPACE FOR EVERY 50SQ.M =7 NOS
RESTAURANT and KITCHEN AREA = 304.57 SQ.M
1 TWO WHEELER SPACE FOR EVERY 25SQ.M= 13 NOS
TOTAL NO OF TWO WHEELER REQUIRED = 20 NOS
TOTAL NO OF TWO WHEELER PROVIDED – 22 NOS

NOTE:

- * Exhaust Fan to be provided ☒
- * Storm Water drainage system provided
- * Rain Water Harvesting / Conservation of Rain Water Structures to be provided
- * Bath and wash basin water treated and refuse to toilet and gardening purpose
- * Rain Water Recycling System to be provided
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. APPLICANT .

. CONSTRUCTION ENGINEER .

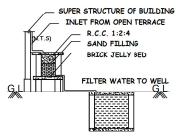
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. REGISTERED ENGINEER .

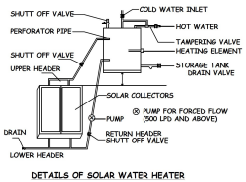
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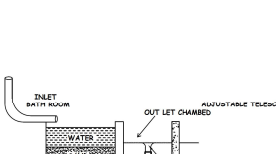
RAIN WATER HARVESTING (N.T.S)



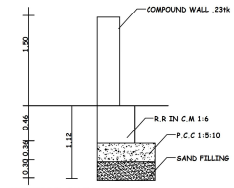
FIRE EXTINGUSHIER (N.T.S)



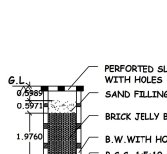
DETAILS OF SOLAR WATER HEATER (N.T.S)



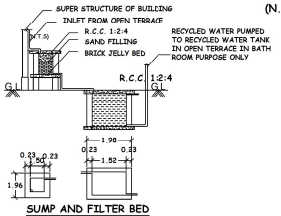
BATH WASTE WATER RECYCLE BED (N.T.S)



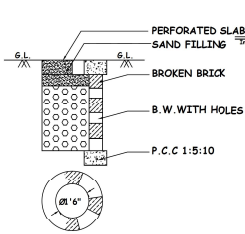
COMPOUND WALL DETAIL (N.T.S)



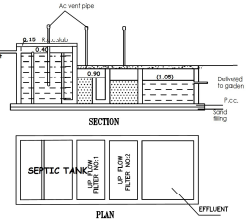
PERCOLATION PIT (N.T.S)

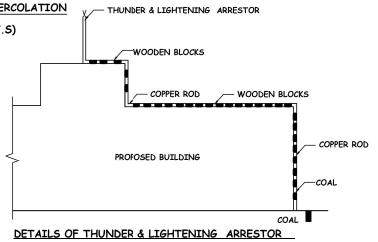


SUMP AND FILTER BED (N.T.S)



RAIN WATER PERCOLATION (N.T.S)





DETAILS OF THUNDER & LIGHTENING ARRESTOR

STAIRCASE DETAIL

SAND BUCKETS (N.T.S)

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.