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.

Verified RealEstate™

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

hello@verified.realestate

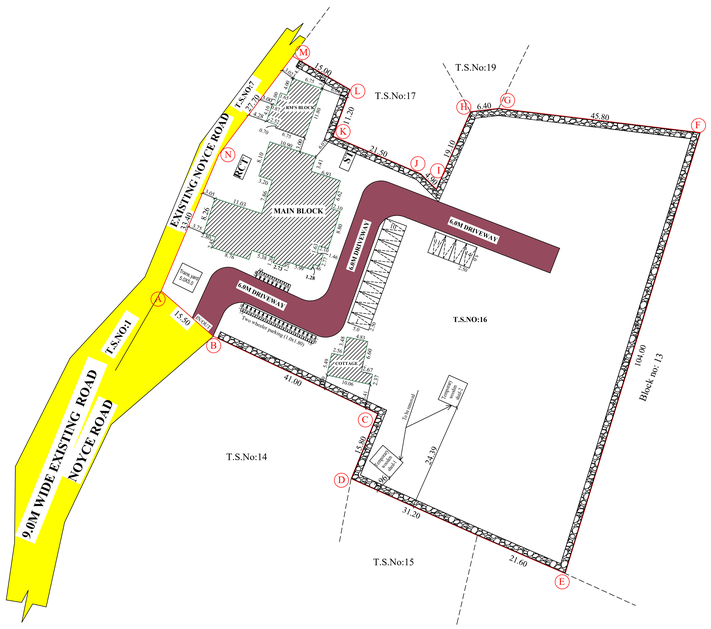
+91 9996 12 9996

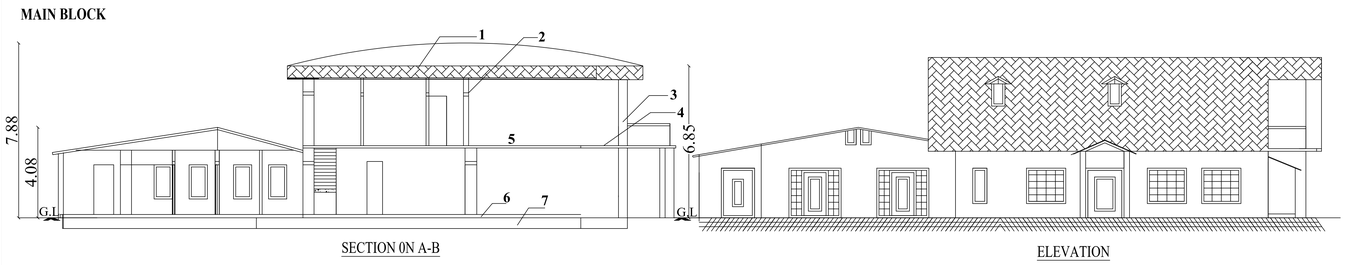
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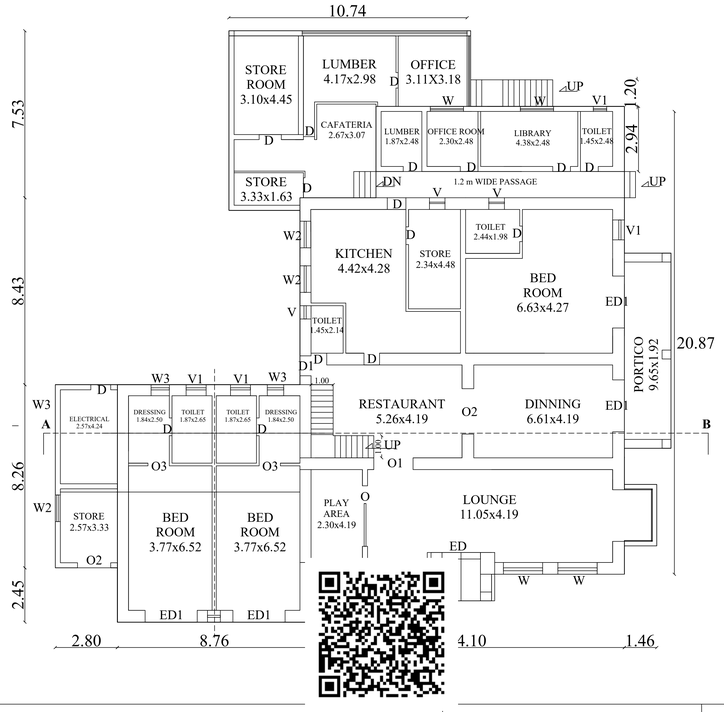
DISTRICT TOWN AND COUNTRY PLANNING
DINDIGUL DISTRICT

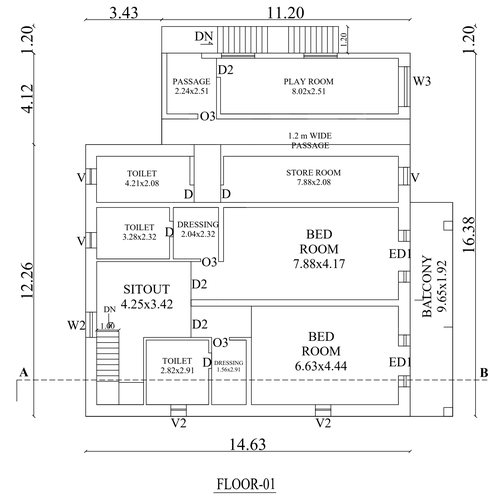
PLAN SHOWING THE EXISTING BUILDING OF RESTAURANT WITH GUEST ROOMS AND GENERAL MANAGER RESIDENCE IN OLD R.S.NO:- 318Pt.&319Pt., WARD D, BLOCK:8, T.S.NO:16, NOYCE ROAD AT KODAIKANAL TALUK, DINDIGUL DISTRICT.

. SCALE : [1:100] **.SHEET NO:01.**









.REFERENCE

- . EXISTING ROAD
- . SITE BOUNDARY
- . EXISTING BUILDINGS
- . DRIVE WAY

SI.No	Block	Floor Name	FSI Area (In Sq.m)	Non-FSI Area (In Sq.m)	Total build up area (In Sq.m)
1	MAIN BLOCK	GROUND FLOOR	499.00	–	499.00
		FIRST FLOOR	244.00	–	244.00
2	RM'S BLOCK	GROUND FLOOR	95.00	–	95.00
3	COTTAGE BLOCK	GROUND FLOOR	59.00	–	59.00
		FIRST FLOOR	64.00	–	64.00
	Total		961.00	–	961.00

SITE EXTENT
AS PER DOCUMENT AREA : 7800.00 SQ.M
AS PER PATTA AREA : 7800.00 SQ.M

NORTH

PLOT COVERAGE AREA = 653 x 100 = 8.37 < 60 %
7800

FLOOR SPACE INDEX = 961.0 = 0.12 < 2.0
7800

NO. OF CAR PARKING REQUIRED = 10 NOS
NO. OF CAR PARKING PROVIDED = 11 NOS
NO. OF TWO WHEELER PARKING REQUIRED = 20 NOS
NO. OF TWO WHEELER PARKING PROVIDED = 20 NOS

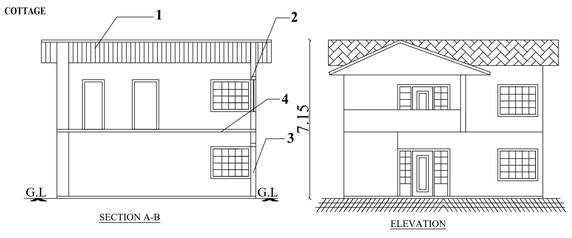
DRAWING SCRUTINY REFERENCE NO: 8PU7X07Z

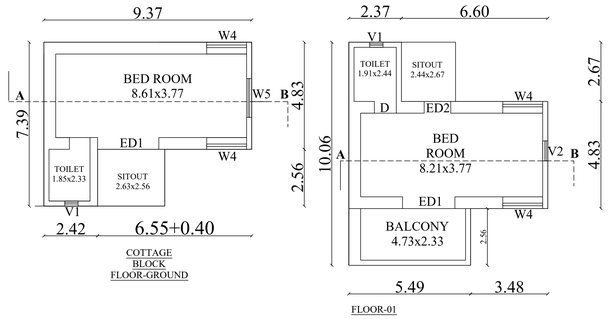
ONLINE APPLICATION NO: SWP/BPA/015076/2023

SWP/DTCP/DINDIGUL/SITE APPROVAL NO: 06/2024

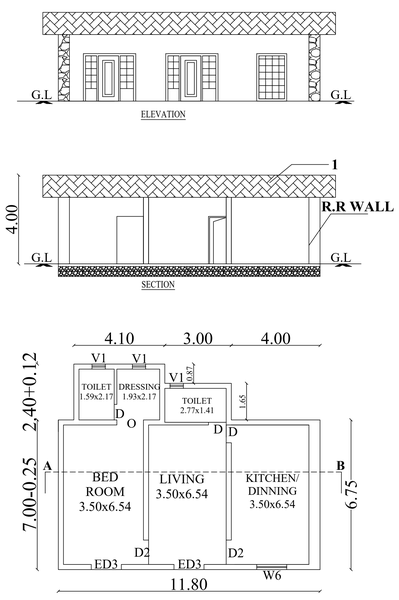
SWP/DTCP/DINDIGUL/BUILDING PERMISSION NO: 35/2024

COTTAGE

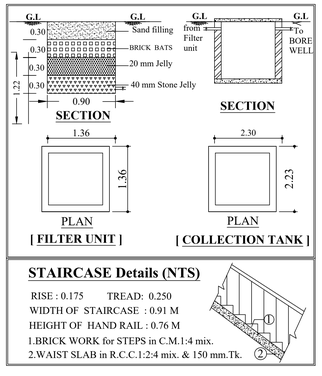




RM'S BLOCK

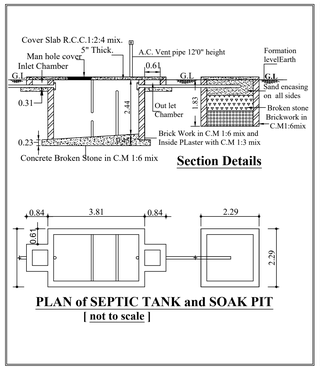


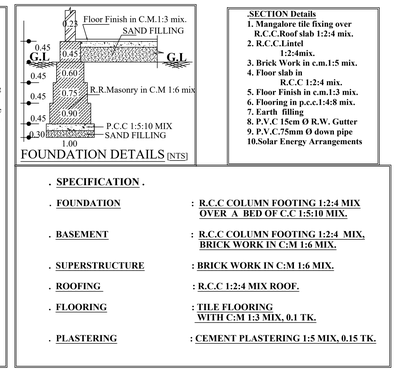
JOINERIES	METRE
ED ENTRANCE DOOR	1.73 x 2.24
ED1 ENTRANCE DOOR	2.35 x 2.24
ED2 ENTRANCE DOOR	1.20 x 2.24
ED3 ENTRANCE DOOR	1.35 x 2.24
D DOOR	0.80 x 2.24
D1 DOOR	0.90 x 2.24
D2 DOOR	1.10 x 2.24
d DOOR	0.70 x 2.24
O OPEN	0.70 x 2.24
O1 OPEN	1.77 x 2.24
O2 OPEN	2.05 x 2.24
O3 OPEN	0.80 x 2.24
W WINDOW	1.77 x 1.60
W1 WINDOW	0.54 x 1.40
W2 WINDOW	1.14 x 1.62
W3 WINDOW	0.90 x 1.40
W4 WINDOW	1.80 x 1.80
W5 WINDOW	1.70 x 1.80
W6 WINDOW	1.35 x 2.24
V VENTILATOR	0.60 x 0.90
V1 VENTILATOR	0.90 x 1.40
V2 VENTILATOR	0.90 x 0.60



STAIRCASE Details (NTS)

RISE : 0.175 TREAD: 0.250
WIDTH OF STAIRCASE : 0.91 M
HEIGHT OF HAND RAIL : 0.76 M
1.BRICK WORK for STEPS in C.M.1:4 mix.
2.WAIST SLAB in R.C.C.1:2:4 mix. & 150 mm.Tk.





SECTION Details
1. Mangalore tile fixing over R.C.C.Roof slab 1:2:4 mix.
2. R.C.C.Lintel 1:2:4mix.
3. Brick Work in c.m.1:5 mix.
4. Floor slab in R.C.C 1:2:4 mix.
5. Floor Finish in c.m.1:3 mix.
6. Flooring in p.c.c.1:4:8 mix.
7. Earth filling
8. P.V.C 15cm Ø R.W. Gutter
9. P.V.C.75mm Ø down pipe
10. Solar Energy Arrangements

. SPECIFICATION .

. FOUNDATION	: R.C.C COLUMN FOOTING 1:2:4 MIX OVER A BED OF C.C 1:5:10 MIX.
. BASEMENT	: R.C.C COLUMN FOOTING 1:2:4 MIX, BRICK WORK IN C:M 1:6 MIX.
. SUPERSTRUCTURE	: BRICK WORK IN C:M 1:6 MIX.
. ROOFING	: R.C.C 1:2:4 MIX ROOF.
. FLOORING	: TILE FLOORING WITH C:M 1:3 MIX, 0.1 TK.
. PLASTERING	: CEMENT PLASTERING 1:5 MIX, 0.15 TK.

. STRUCTURAL ENGINEER .	. STRUCTURAL ENGINEER .	.REGISTERED ENGINEER.	. APPLICANT.
Mobile: 9443028203 Er. V. VARADARAJAN, BE., ME., FIV, STRUCTURAL ENGINEER MDTCP-SE004/2020 75, Navalar Nagar III STreet, MADURAI-625 016. Email: bavesbahar@gmail.com	M. JAYASREE, D.C.E., CONSTRUCTION ENGINEER CE / LPA / FEB-2020 / 234 12, South Kandi Street, Beemanagar TRICHY-1, Mob: 9443127970	S. RAMALINGAM M.E.,M.S.C.,M.B.A., Registered Engineer - Grade I RE / Gr-I / TI PA / NOV 2019 / 197 12, SOUTH KANDI STREET, BEEMANAGAR, TRICHY-1, Mob: 94431 27970	CHENNAI 600 002

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.