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

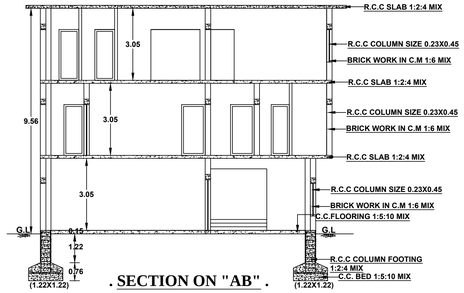
+91 9996 12 9996

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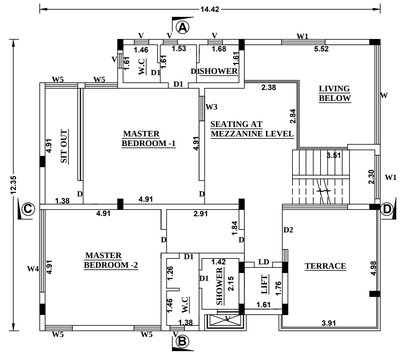
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN WARD -A , BLOCK :7,T.S.No:4/16 , GOLF LINKS ROAD, KODAIKANAL MUNICIPALITY ,DINDIGUL DISTRICT.



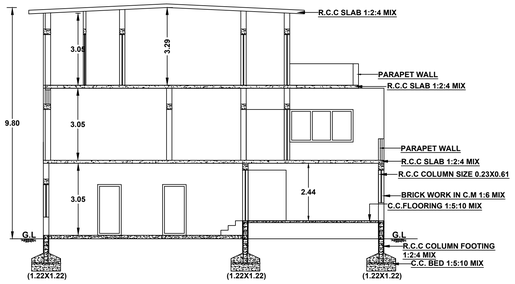
. FRONT ELEVATION .



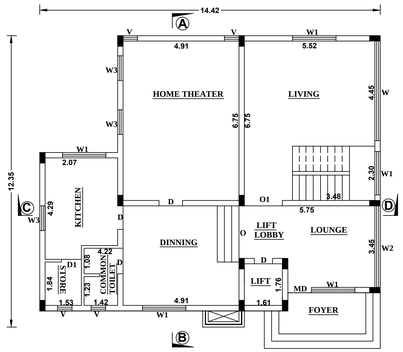
. SECTION ON "AB" .



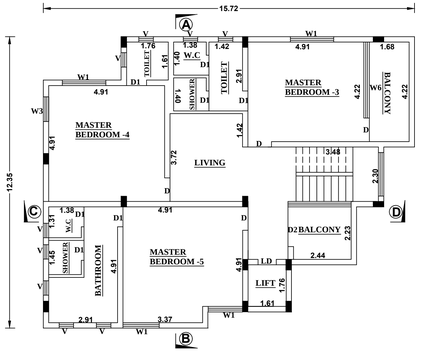
. FIRST FLOOR PLAN .



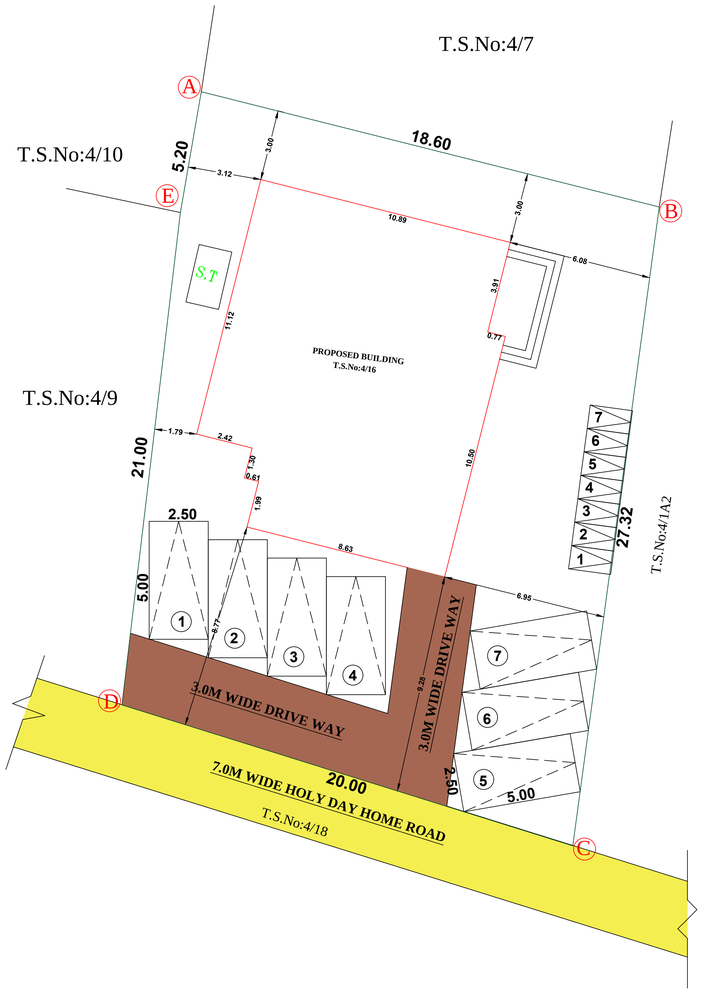
. SECTION ON "CD" .

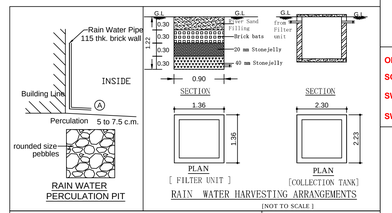


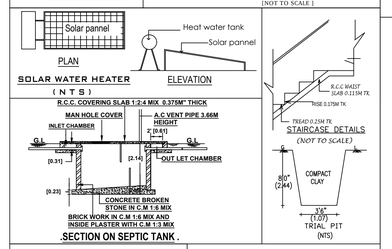
. GROUND FLOOR PLAN .



. SECOND FLOOR PLAN .







. JOINERIES .		METER
. MD	: DOOR	: 1.00 X 2.15
. D	: DOOR	: 1.00 X 2.15
. D1	: DOOR	: 0.84 X 2.15
. D2	: DOOR	: 1.53 X 2.15
. O	: OPEN	: 2.23X 2.15
. O1	: OPEN	: 1.61X 2.15
. W	: WINDOW	: 4.22 X 1.38
. W1	: WINDOW	: 1.84 X 1.38
. W2	: WINDOW	: 3.45 X 1.38
. W3	: WINDOW	: 1.05 X 1.38
. W4	: WINDOW	: 3.50 X 1.38
. W5	: WINDOW	: 1.15 X 1.38
. V	: VENTILATOR	: 0.61 X 0.61

REFERENCES:

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

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 ROOF SLAB 1:2:4 MIX, 0.12M THICK
FLOORING	: C.C FLOORING 1:5:10 MIX 0.33 THICK AND TOP FINISHED WITH C.M 1:3 MIX, 0.03 TK.
PLASTERING	: CEMENT PLASTERING 1:6 MIX, 0.15 TK.
USE	: COMMERCIAL BUILDINGS.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE DINDIGUL DISTRICT

.SITE PLAN CUM BUILDING PLANS SHOWING PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN WARD-A ,BLOCK :7,T.S.No:4/16 , GOLF LINKS ROAD, KODAIKANAL MUNICIPALITY ,DINDIGUL DISTRICT.

All Dimensions Are In Meters
. SCALE : [1:100]

N
W E
S

ONLINE APPLICATION FILE NO	:	SWP/BPA/023739/2023
SCRUTINY REFERENCE NO	:	4RJUQFI0
SWP/DTCP/Dindigul/ Site Approval No	:	201/2023
SWP/DTCP/Dindigul/ Building Permission No	:	38/2023

e -signed
Deputy Director /Member secretary of
District Town and Country planning office
Dindigul District

SITE AREA DETAILS:-

SL.NO	SURVEY NUMBER	AREA (Sq.Mt) (As Per Patta)	AREA (Sq.Mt) (As Per Document)
1	4/16	515.00	515.00
	TOTAL	515.00	515.00

BUILDING AREA DETAIL

DESCRIPTION	FSA SQ.M	NON FSA SQ.M	TOTAL AREA SQ.M
AREA OF THE GROUND FLOOR	148.74	----------	148.74
AREA OF THE FIRST FLOOR	148.42	----------	148.42
AREA OF THE SECOND FLOOR	148.42	----------	148.42
TOTAL AREA	445.58 SQ.M	----------	445.58 SQ.M

PARKING DETAILS:

No.Of Car Parking = 7 Nos

No.Of Two Wheeler Parking = 7 Nos

FSI = Total FSI Area / Total Site Area = 445.58 / 515.00 = 0.86 < 0.90

Plot Coverage = 148.74 / 515.00 X 100 = 28.88 < 30%

. STRUCTURAL ENGINEER .

Er. A. ARUL GNANAPRAGASAM
M.E.(Struct), C.Eng.,A.M.I.E.,M.I.S.T.E.
Structural Engineer: SE 04/2019 (GR-1)
Registered Engineer: RE 13/2018 (GR-1)
Registered Engineer: 08/LS/2021/00009 (GR-1)
Chartered Engineer: (AM/1751/1.0)
Approved Valuer (A-29305)
Mobile: 99444 55338 / 80729 95578
E.mail: arulstructuraldesigner@gmail.com

. CONSTRUCTION ENGINEER .

Er. R. VINOTHKUMAR, D.C.E.,
Licensed Surveyor & Civil Engineering Contractor
REGISTRATION NO.CE/MR/OCT/2019/030
No. 1/127, North Street, K.Sennampatti,
THIRUMANGALAM & MADURAI-625706.
Cell : 97882 71119

. REGISTERED ENGINEER .

R.BALASUNDAR, B.E.,M.S.,
Registered Engineer-Grade II
LPA Registration No: RE04/2020
EZHIL CONSTRUCTION
20/5, BVOB Hall Road,
Nagal Nagar, Dindigul-624 003
Cell: 93451 55407
83061 88585

. APPLICANT .

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.