Verified RealEstate™

REFERENCE
01/2023-24

ISSUED
11 December 2023

PP APPROVAL RECORD

Planning Permission

Samudrapatti

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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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DIGITALLY VERIFIED RECORD

AUTOMATED BUILDING PERMIT APPROVAL SYSTEM

PLAN DOCUMENT SCRUTINY REPORT

STATUS : Verified

APPLICATION DETAILS					
1	APPLICANT NAME	asaithampi	2	APPLICATION DATE	08/12/2023
3	APPLICATION NUMBER	316347-2023-UV	4	APPLICATION TYPE	Permit
5	OCCUPANCY TYPE	Commercial	6	DCR NUMBER	DCR122023X3M53
7	REGISTERED ARCHITECT/ENGINEER	-	8	DEVELOPMENT TYPE	New Construction
PLOT DETAILS					
1	SURVEY NO	97/2A,2B			
2	PLOT NO	0	3	PATTA NO	0
4	TALUK	Natham	5	DISTRICT	Dindigul
6	PLOT AREA (As per declaration) in m²	4322.8	7	PLOT AREA (As per measurement) in m²	4322.78
8	AVERAGE WIDTH OF PLOT in m	51.7	9	AVERAGE DEPTH OF PLOT in m	9.44
10	ROAD WIDTH in m	15.22	11	SURRENDER ROAD WIDTH AREA in m²	0.00
12	AREA TYPE (Continuous/Economically Weaker Section/Others)	OTHER	13	DEMOLITION AREA in m²	0
14	OSR APPLICABLE	NO	15	OSR SURRENDER/ BUYBACK/ RETAIN	

Overall Summary

Total Area

Built Up Area in m²	Carpet Area in m²	Covered Area in m²	FSI Area in m²	Non FSI Area in m²
180.99	0.00	0.00	180.99	0.00

Plot Area Details

Description	Area in m²
As At Site	4322.78
FMB or PLR	4322.80
As Per Document	4322.80

Block Wise Summary

Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Floor Area in m²	Deduction Area in m²	FSI Area in m²	Non FSI Area in m²	Carpet Area in m²
0	Shops/Shopping Centres/Departmental Stores/Super Markets	180.99	0	180.99	0	0
	Total	180.99	0.00	180.99	0.00	0.00

1. Covered Area is 0.00 m²
2. Height of building is 3.20 m
3. Head Room Area (Non FSI Area) is 0 m²
4. Total Non FSI Area is 0.00 m²

Common - Scrutiny Details

1.No. of Blocks

Description	Provided	Status
Total Number Of Blocks	1	Verified

2.FSI

As per TNCDBR	Occupancy	Area Type	Road Width	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Commercial	OTHER	15.22	<= 2.5	0.042	Verified

3.Parking

As per TNCDBR	Description	Required	Provided	Status
Annexure iv - part I-13,17,b,part II-A,C	Parking Slots Area	5 M x 2.5 M Minimum Area of Each parking	No violation of area in 2 parking	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two wheeler parking dimension	1 M x 1.8 M	Out of 2 parking 0 parking violated dimension.	Verified
Annexure iv - part I-13,17,b,part II-A,C	Car Parking	1	2	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two Wheeler Parking	1	2	Verified
Annexure iv - part II-C	Aisle Width for perpendicular parking	>=4.5m	5.67m	Verified

4.Drive Way

As per TNCDBR	Description	Required	Provided	Status
Annexure-IV,Part-I(1),Part-II(A)(B)(C)	Width of driveway(Four Wheeler)	3 m	3.00 m	Verified
Annexure-IV,Part-I(1),Part-II(A)(B)(C)	Width of driveway(Two Wheeler)	1.5 m	1.5 m	Verified

5.Septic Tank/drainage

As per TNCDBR	Description	Status
Part VII , 54-3(b)	Septic Tank/drainage Provided	Verified

6.Solar

As per TNCDBR	Description	Required	Provided	Status
Part VI 44(2)	Solar Assisted Water Heating / Lighting system		Defined in the plan.	Verified

7.Height of Building

As per TNCDBR	Description	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Height of Building for Block 1	If height >30 every 6m height 1m setback req.	3.20m	Verified

8.Collection and disposal of Solid and Liquid Waste

As per TNCDBR	Description	Field Verified	Status
part vi-pt 35-17	Collection and disposal of solid and liquid Waste	Defined in the Plan.	Verified

9.Rain Water Harvesting

As per TNCDBR	Description	Provided	Status
Annexure XXII-A	Rain Water Harvesting	Defined in the plan	Verified

10.Travel Distance To Emergency Exits

Maximum travel distance to emergency exit

As per TNCDBR	Required	Provided	Status
42-2	30m	15.80m	Verified

11.North Direction

As per TNCDBR	Description	Provided	Status
part ii - 8 -iii-(l)	North Direction	North directions provided	Verified

12.Location Plan

As per TNCDBR	Description	Provided	Status
part ii - 8 -i	Location Plan	Location plans provided	Verified

13.Toilet Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Toilet Ventilation	Min 0.5 Sq.m	0.68 Sq.m	Verified

14.Road Width

As per TNCDBR	Description	Occupancy	Required	Provided	Status
Part VI	Road Width	Shops/Shopping Centres/Departmental Stores/Super Markets	>=3m	15.22m	Verified

Block 1 - Scrutiny Details

1.Setback

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Front	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	1.5	36.10	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Rear	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	0	31.54	Verified

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 1	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	1	6.98	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 2	Shops/Shopping Centres/Departmental Stores/Super Markets	0	Minimum distance	1	5.4	Verified

2.DA Ramp - Maximum Slope

As per TNCDBR	Description	Required	Provided	Status
part vi-pt43-d(ii)	Minimum Slope of DA Ramp 1	1:12	1:15	Verified

3.DA Ramp - Slope width

As per TNCDBR	Description	Required	Provided	Status
part vi-pt43-d(ii)	Slope of DA Ramp		Defined in the plan.	Verified

4.Exit Width- Minimum Exit Width

As per TNCDBR	Floor	Occupancy	Required	Provided	Status
Annexure IV, Part II (d) (iv)	floor 0	Shops/Shopping Centres/Departmental Stores/Super Markets	0.9m	1.14m	Verified

5.Plinth

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-1	Minimum plinth height	>= 0.45m	0.46m	Verified

6.Sanitation

As per TNCDBR	Description	Required	Provided	Status
Annexure – X	Male Water Closet one for every 25 persons or part thereof, exceeding 15 (including employees and customers).	1	1	Verified
Annexure – X	Female Water Closet one for every 15 female personnel or part thereof, exceeding 10 (including employees and customers).	1	1	Verified
Annexure – X	Drinking Water Fountain one for every 100 persons with a minimum of one on each floor	0	1	Verified
Annexure – X	Wash Basin one for every 25 persons or part thereof.	1	1	Verified
Annexure – X	Cleaner Sink one for every 25 persons or part thereof.	0	1	Verified

This report is generated based on the Applicant Declaration and a provided drawing. The drawing has been verified with TNCDBR rules and final decision on approval will be taken by Department officials. Completion Certificate will not be issued if any deviation

from the submitted drawing more than tolerance Limits.

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

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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.