Verified RealEstate™

REFERENCE
116/2024

ISSUED
20 April 2024

PP APPROVAL RECORD

Planning Permission

Dindigul

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

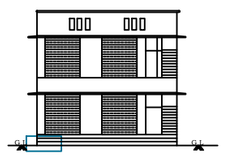
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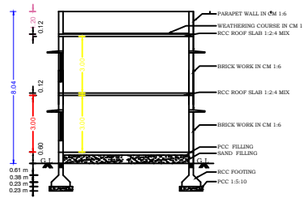
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR SHOP BUILDING AT ERIYODU, NATHAM S.No: 1174/4 & 1174/6, PATTA No: 544, IN ERIYODU TOWN PANCHAYAT, VEDASANDUR TALUK, DINDIGUL DISTRICT.

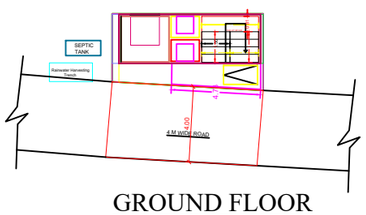
APPLICANT : Mr. M.SENTHILKUMAR S/o Mr. MANI



ELEVATION



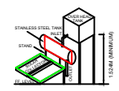
SECTION ON - AA



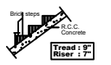
GROUND FLOOR



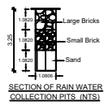
FIRST FLOOR



SOLAR WATER HEATING SYSTEM



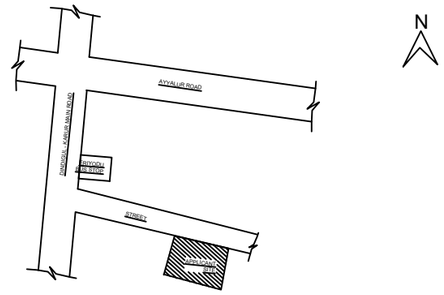
STAIRCASE DETAILS



SECTION OF RAIN WATER COLLECTION PITS (NTS)

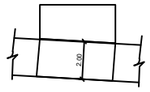
SECTION OF SEPTIC TANK AND DISPERSION TRENCH

KEY PLAN



SITE PLAN

(SCALE 1:50)



SCHEDULE OF JOINERIES

S.NO.	DESCRIPTION	FEET	METRE
RS	ROLLING SUTTER	8'0" X 7'0"	2.44 X 2.13
D	DOOR	3'0" X 7'0"	0.91 X 2.13
D1	DOOR	2'6" X 7'0"	0.76 X 2.13
W	WINDOW	5'0" X 5'0"	1.52 X 1.52
V	VENTILATOR	3'0" X 3'0"	0.91 X 0.91

APPLICANT :

LICENSED BUILDER:

Er. R. SURESH, D.C.E.,
Licensed Building Surveyor,
Construction & Consulting Civil Engineer,
Eriyodu Town Panchayat,
Eriyodu - 624 702
Dindigul.
Cell : 98427 25297

PRO. AREA DETAILS	Sq.Ft.	Sq.M.
TOTAL SITE AREA (FMB)	329.38	30.60
SITE AREA (DOCUMENT)	322.78	30.00
SUPER IMPOSED PLOT BOUNDARY	329.38	30.60
AS AT SITE AREA	322.78	30.00
PRO. GROUND FLOOR	210.00	19.50
PRO. FIRST FLOOR	210.00	19.50
OPEN SPACE	112.78	10.50

Parking Calculation Building Area

Required Car Parking : Nil.

Required Two Wheeler Parking :1No.

Provided Car Parking : Nil.

Provided Two Wheeler Parking :1No.

PLAN INFO
PLOT_NO=1
DISTRICT=DINDIGUL
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=4.00
FMB_OR_PLR=30.60
WHETHER_GOVT_OR_
AIDED_SCHOOL=NO
PLOT_AREA_M2=30.60
AVG_PLOT_DEPTH= 3.825M
AVG_PLOT_WIDTH= 8.005M
AREA_TYPE=EWS
AS_AT_SITE=30.60
ROAD_WIDTH=4.00
ROAD_LENGTH=40.00M
LAND_USE_ZONE = COMMERCIAL
AS_PER_DOCUMENT=30.00
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_
NEAR_MONUMENT=NO
JURISDICTION_TYPE= TOWN PANCHAYAT
TALUK=VEDASANDUR
SURVEY_NO=1174/4,1174/6
PATTA_NO= 544
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=0
BLOCK_1_B-PCO_MEMBER_COUNT=1

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.