

PP

APPROVAL RECORD

Planning Permission

Dindigul district, Tamil Nadu

APPROVAL TYPE

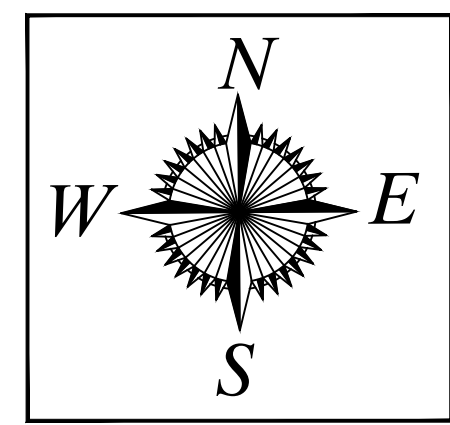
Building Plan

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.



DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDINGS IN REGULARIZATION APPROVED PLOT NOS: 13& 14, IN R.S NO : 617/20 IN CHETTINAICKENPATTY VILLAGE, DINDIGUL WEST TALUK, DINDIGUL DISTRICT.

SCALE 1:100 ALL DIMENSIONS ARE IN METER
REGULARIZATION DLPa APPROVED SITE NO:4023/2018

SITE AREA
AS PER DOCUMENT = 498.30 Sq.m
SUPER IMPOSED PLOT AREA = 494.14Sq.m

AREA DETAILS	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL AREA
STILT FLOOR	-	251.02	251.02
FIRST FLOOR	249.07	1.95	251.02
SECOND FLOOR	249.07	1.95	251.02
THIRD FLOOR	249.07	1.95	251.02
FOURTH FLOOR	249.07	1.95	251.02
FIFTH FLOOR	249.07	1.95	251.02
TERRACE FLOOR STAIR CASE AND LIFT	-	29.69	29.69
TOTAL BUILT UP AREA	1245.35	290.46	1535.81

FLOOR SPACE INDEX:-
ALLOWABLE FSI : 2
PREMIUM FSI - ROAD WIDTH 9.0M to 12.0 M = 30% of ALLOWABLE FSI
PREMIUM FSI : 0.6 , TOTAL FSI : 2.00 + 0.60 = 2.60
FSI : $1245.35 = 2.52 \sim 2.60$
% OF PLOT COVERAGE AREA = $\frac{251.02}{494.14} \times 100 = 51\%$

S.NO.	FLOORS	USE OF FLOORS	DETAILS	AREA
1	STILT FLOOR	CAR PARKING	-	251.02
2	FIRST FLOOR TO FIFTH FLOOR (TYPICAL)	RESIDENTIAL	UNIT A UNIT B	112.66 111.36

TOTAL NO.OF DWELLING UNITS -10 NOS
PARKING DETAILS:-
TOTAL RESIDENTIAL FLOOR AREA -1245.35 Sq. M
75% OF FLOOR AREA TO BE TAKEN FOR CALCULATION
 $1245.35 \times \frac{75}{100} = 934.01$ Sq. M
PARKING PROVIDED FOR = 934.01 Sq M

	REQUIRED	PROVIDED
TWO WHEELER PARKING	-	2
CAR PARKING(Including PH Parking & Visitors Parking)	10	10

JOINERY DETAILS		
RS	ROLLING SHUTTER	1.20 x 2.13
MD	MAIN DOOR	1.07 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
LD	LIFT DOOR	0.91 x 2.13
W1	WINDOW	1.52 x 1.37
W2	WINDOW	1.22 x 1.37
W3	WINDOW	0.91 x 1.07
V	VENTILATOR	0.76 x 0.76
V1	VENTILATOR	0.61 x 0.91
O1	OPEN	0.91 x 2.13
O2	OPEN	0.76 x 2.13
GW	GLASS WINDOW	4.88 x 2.13

- NOTE**
1. FIRE EXTINGUISHER TO BE PROVIDED. FE Δ
 2. FIRE ALARM TO BE PROVIDE. FA Δ
 3. RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
 4. SOLAR SYSTEM TO BE PROVIDED.
 5. STRUCTURE IS DESIGNED SAFELY FOR EARTH QUAKE RESISTANCE
 6. WASTE WATER TO BE CONNECTED TO UNDER GROUND SEWAGE SYSTEM
 7. MECHANICAL VENTILATION TO BE PROVIDED.

LEGEND:
SITE BOUNDARY AS ON SITE
SITE BOUNDARY AS PER FMB
SUPER IMPOSED PLOT BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVEWAY

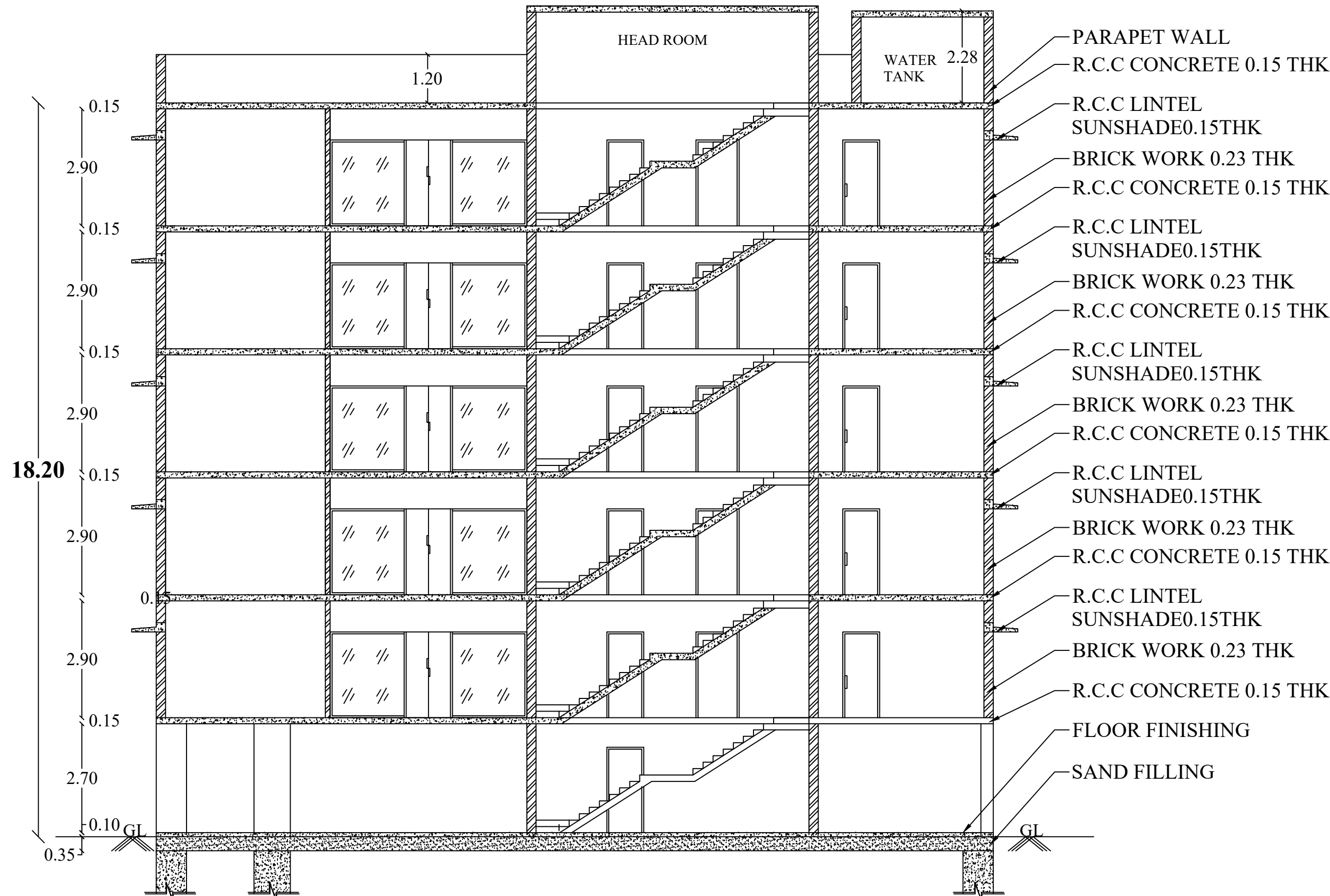
ARCHITECT
KANNAN, T.B. ARCH
OA No: CA/2005/45394
94 B, NG 2ND STREET,
JULY, COIMBATORE - 641 038.
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T. Kannan

ENGINEER
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Registered Engineer Grade-II
01st/2019 / RE - GR-II/ MLPA
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Palanganatham, Madurai-625 003.
Cell : 97519 99661

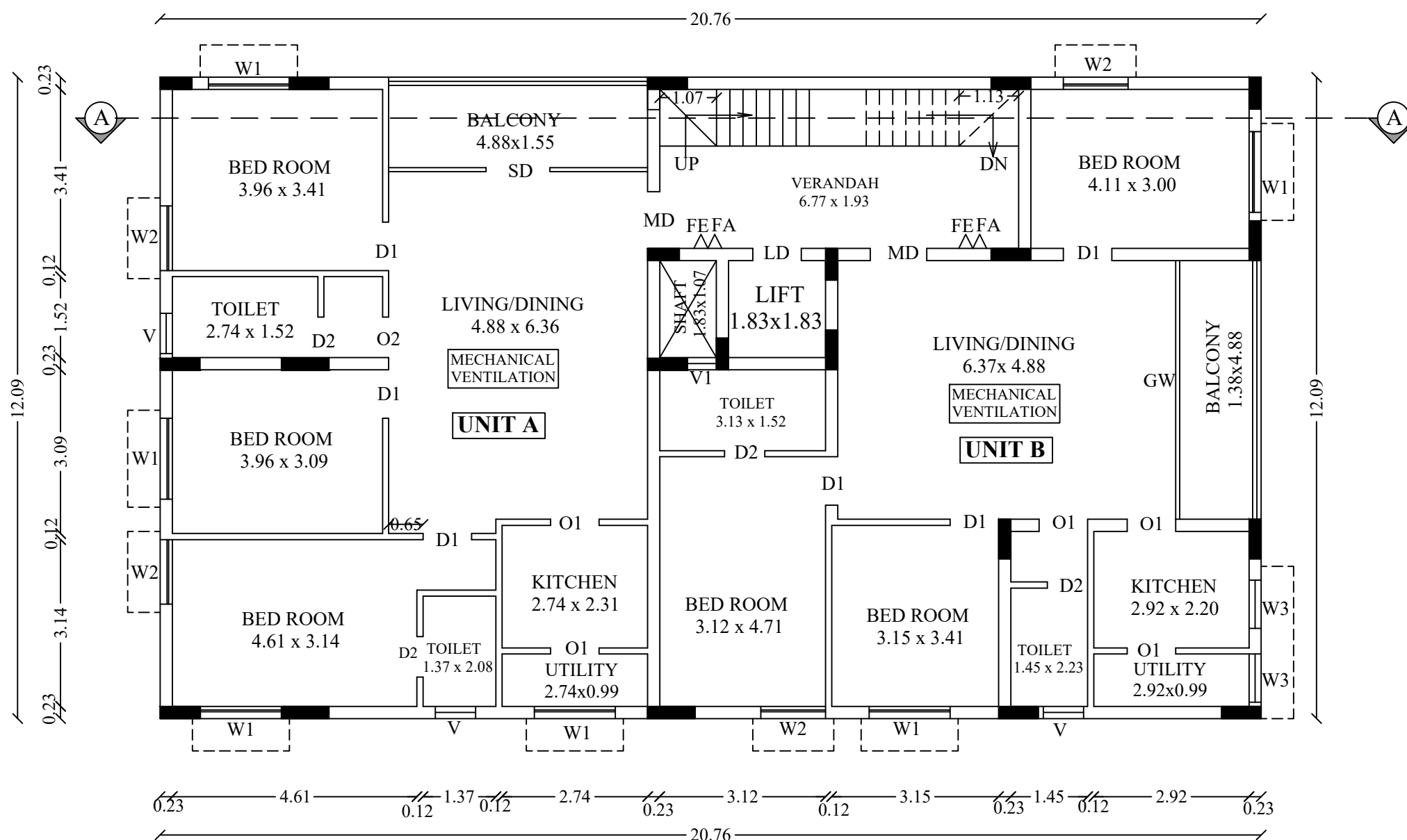
APPLICANT
K. Rajkumar B.E. M Tech
Genuine Consultants
Structural Engineer Grade - I - DTCP
CGLRGN/SE/GR - I/2019/09/039
Palikaranai Chennai - 100.
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rajguyy@gmail.com



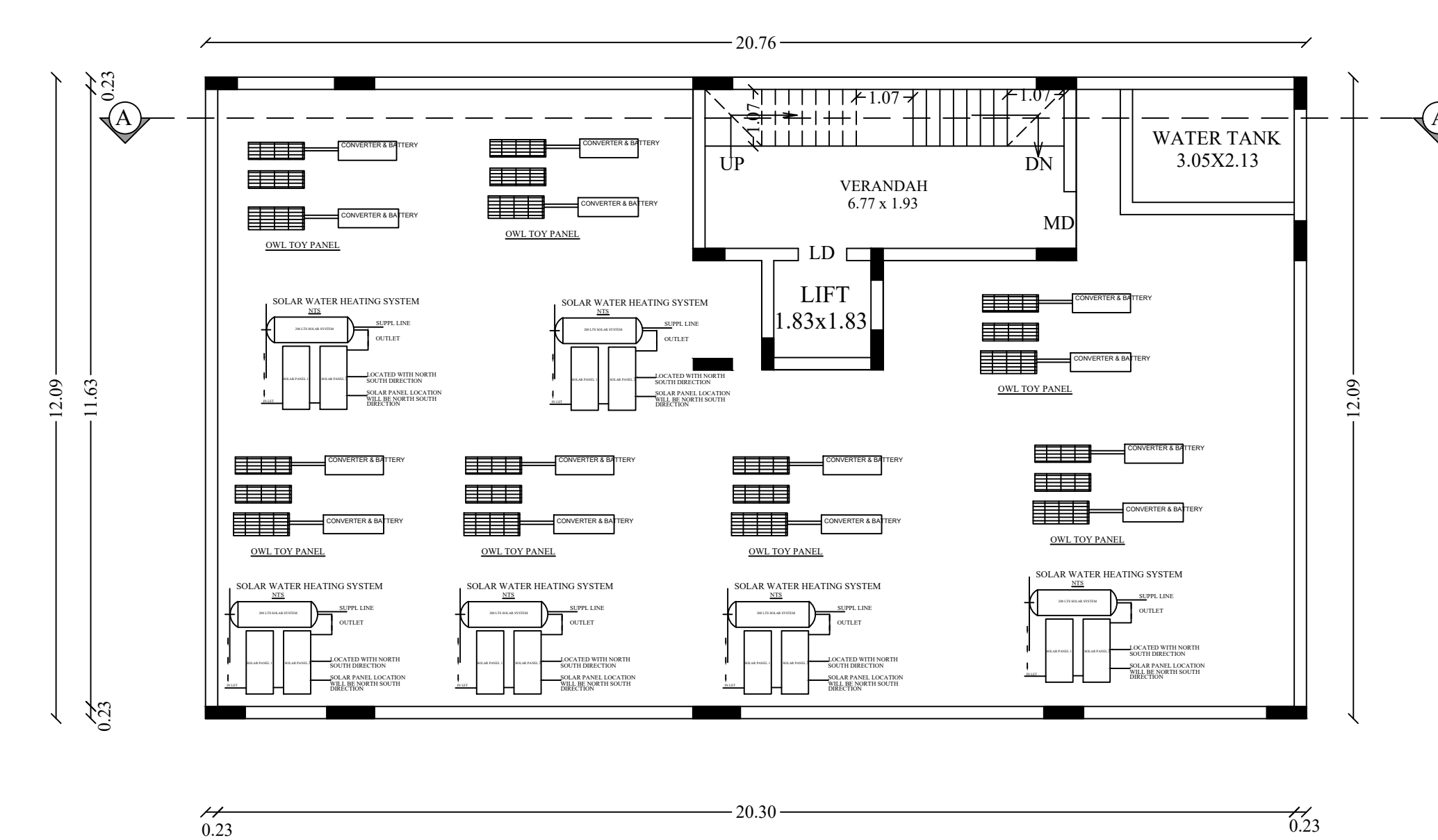
NORTH FACING ELEVATION



SECTION ON - 'AA'



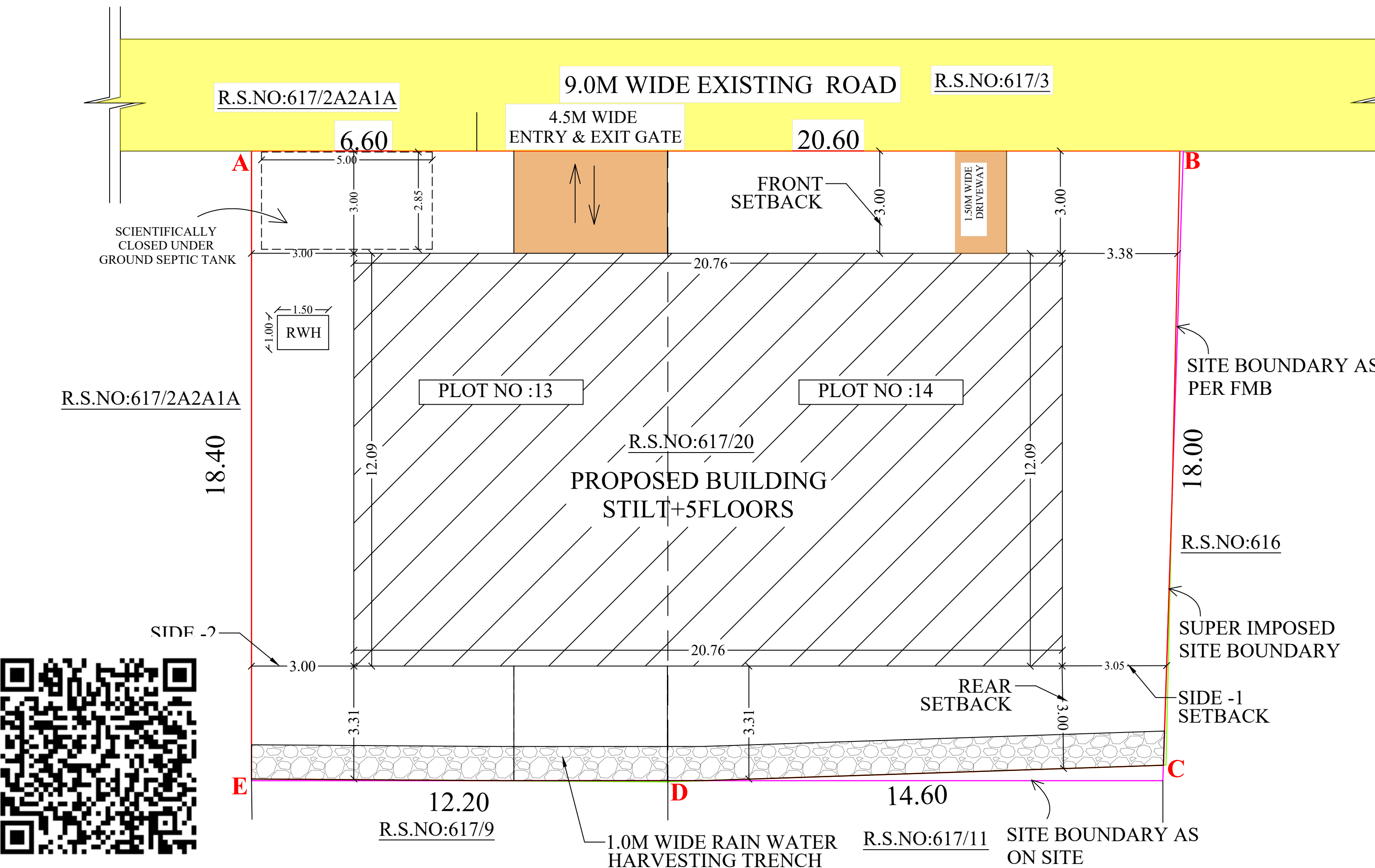
TYPICAL FIRST FLOOR PLAN TO FIFTH FLOOR PLAN



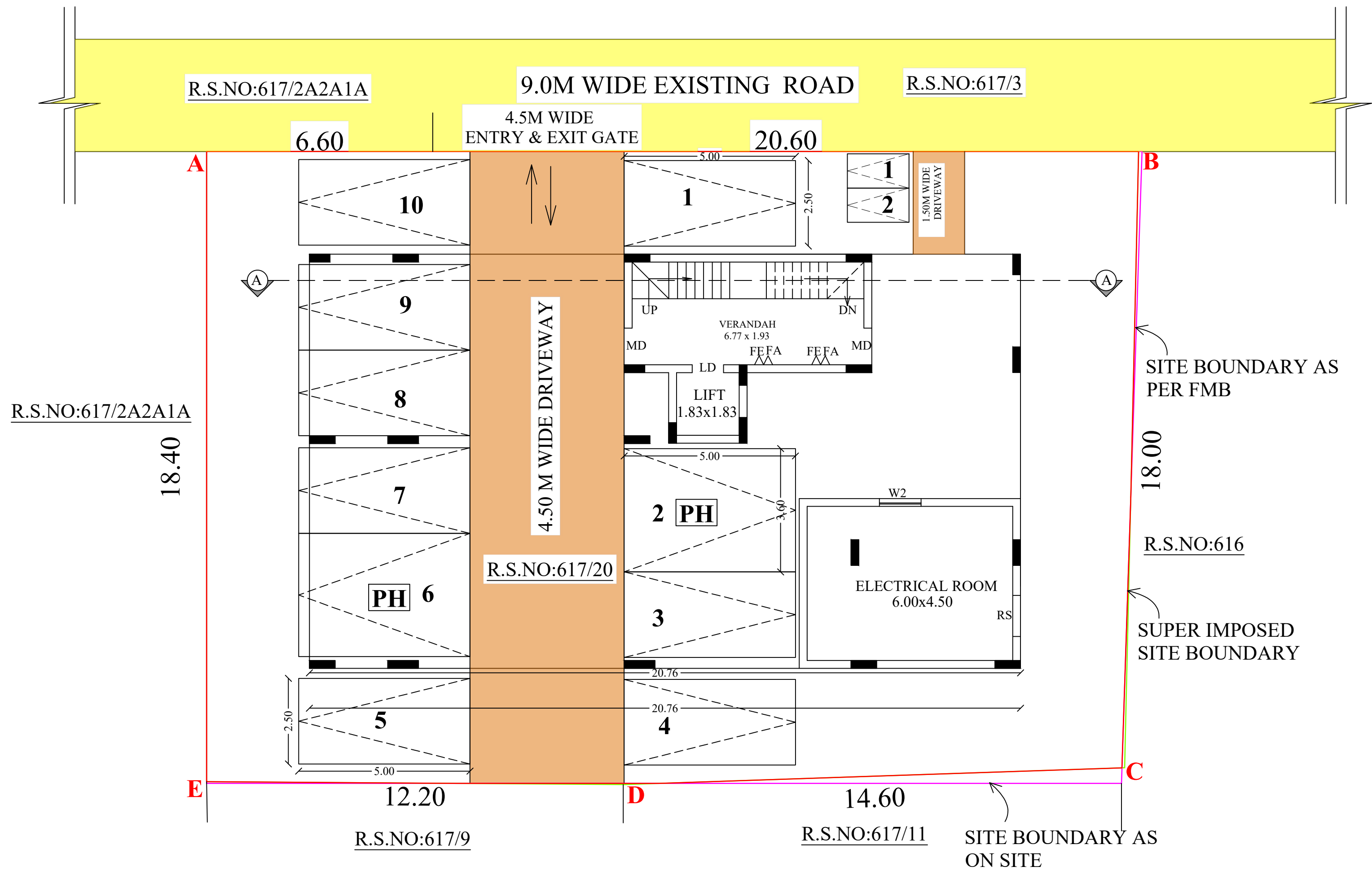
TERRACE FLOOR PLAN

SITE APPROVAL:
Online Application No: SWP/BPA/286898/2024
Scrutiny Reference No: JGO3ZB2A
Site Boundary Shown as "A to E" and
Numbered as SWP/DTCP/DINDIGUL/
Site Approval No: 33/2024

PLANNING PERMISSION:
Online Application No: SWP/BPA/286898/2024
Scrutiny Reference No: JGO3ZB2A
Site Boundary Shown as "A to E" and
Numbered as SWP/DTCP/DINDIGUL/
Planning Permission No: 36/2024



SITE PLAN



SITE CUM STILT FLOOR



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](#)



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

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

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

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



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
3/350/2 Mettukuppam,
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.

