Verified RealEstate™

REFERENCE
08/2024-25/VP

ISSUED
19 December 2024

PP APPROVAL RECORD

Planning Permission

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

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+91 9996 12 9996
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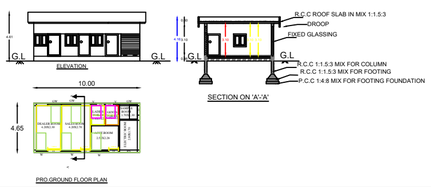
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED R.C.C ROOF CONSTRUCTION OF RETAIL OUTLET HSD / MS AND PROPOSED GALVALUME SHEET CONSTRUCTION OF CANOPY AT PATTA NO.194 ,S.NO : 129/4part, PALAIYAKANNIVADI VILLAGE, DHARUMATHUPATTY PANCHAYAT, DINDIGUL WEST TALUK, DINDIGUL DISTRICT.

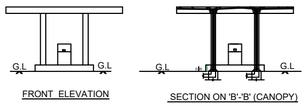
APPLICANT NAME : CHANDRA AGENCY.

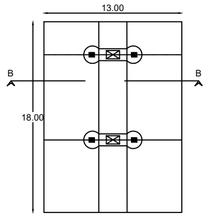
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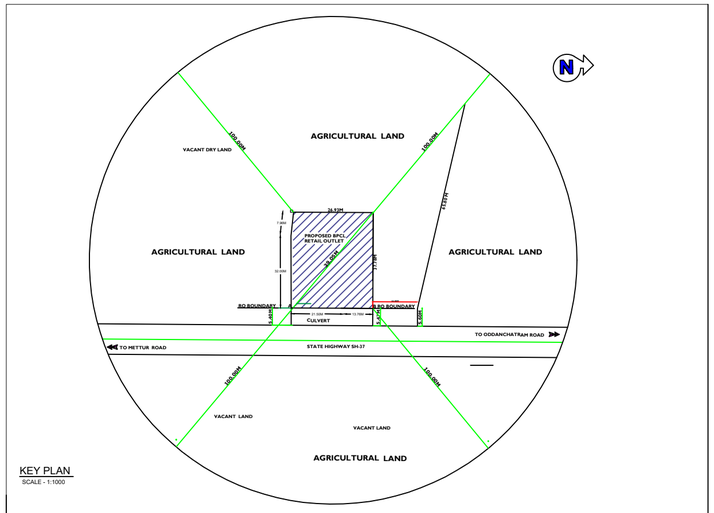
BLOCK-1

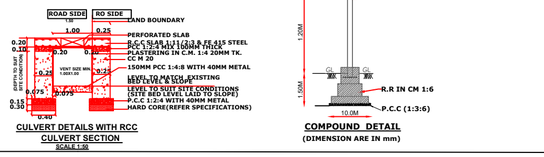


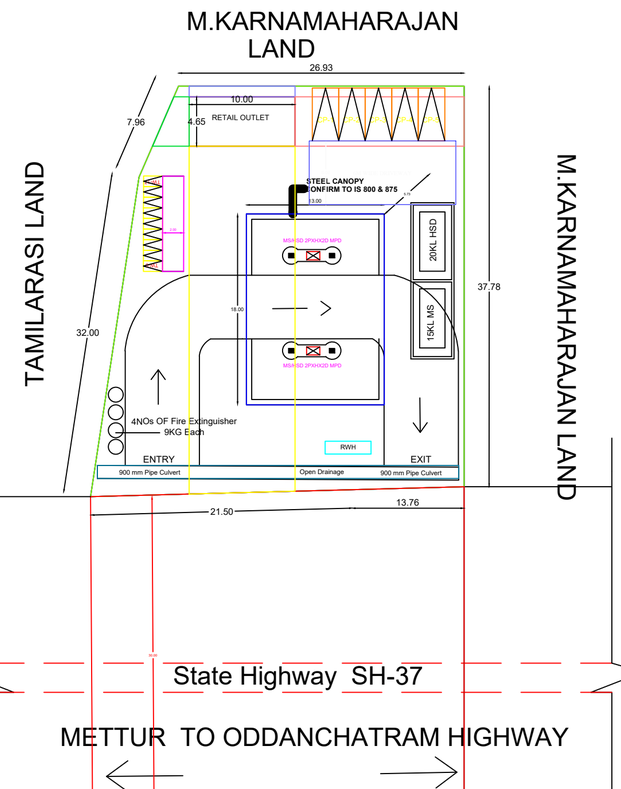
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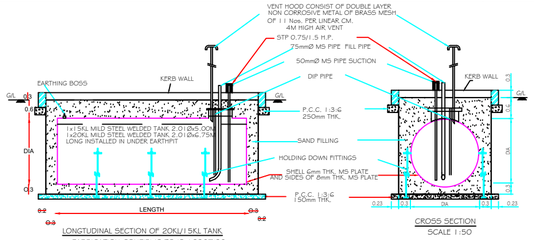


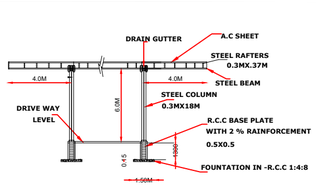


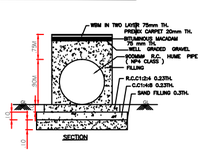
PLAN INFO
PLOT_AREA_M2=1223.35
PLOT_NO=0
SURVEY_NO=129/4part
AS_PER_DOCUMENT=1225
AS_AT_SITE=1223.35
FMB_OR_PLR=1223.35
SINGLE_FAMILY_BLDG=NO
SECURITY_ZONE=YES
PATTA_NO=194
TALUK=DINDIGUL WEST
DISTRICT=DINDIGUL
CRZ=NO
ACCESS_WIDTH_M= 30.00
WHETHER_GOVT_OR_AIDED_SCHOOL= NO
AVG_PLOT_DEPTH= 40.00
AVG_PLOT_WIDTH= 40.00
AREA_TYPE=OTHERS
ROAD_WIDTH=30.00
ROAD_LENGTH=350
LAND_USE_ZONE = COMMERCIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS_APPROVED_LAYOUT= NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS =NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLOCK_1_B-PB_MEMBER_COUNT=5

AREA DETAILS :-

1. **TOTAL SITE AREA - 1225.00 SQ.M**
2. **SALES BUILDING AREA - 46.50 SQ.M**
3. **AREA OF CANOPY - 234.06 SQ.M (NON-FSI AREA)**
4. **FSI -0.037 Plot Coverage -2 %**









R.JAYARAJ (CHANDRA AGENCY)

LESSEE SIGN

Er.P.JEGADEESAN,D.C.E,
Registered Engineer - DTCP
Ln.No:RE 03/2020 (GR -III)
LBS & CONSULTING CIVIL ENGINEER
PRAGADEES CONSTRUCTIONS,
Saravana Complex,Palani Road,Kannivadi
Dindigul-624705.
CELL No:9245607787

REGISTERED ENGINEER

NOTE :

1. **PROPOSAL SHOWN IN RED.**
2. **DISMANTLED SHOWN IN YELLOW**
3. **APPROVED BUT NOT CONSTRUCTED SHOWN IN GREEN**
4. **PRO. TANK IS CONFG TO IS 10987.**
5. **END PLATE 8MM TH, SHELL PLATE 6MM TH.**
6. **FILL POINT 3.60M RADIUS**
7. **.23M THICHK , .30M HT. RETAINING WALL AND ABOVE 1.20M HT. BARBED WIRE FENCING ALL ROUND THE INSTALLATION AREA**
8. **NO ELECTRICAL WIRE PASSING OVER THE SITE**
9. **VENT PIPE 40MMØ 4.0M HT AND 4.0M CLEARANCE COVERED WITH TWO LAYERS OF NON-CORRODING METAL WIRE MESH 11 PER LINEAR CM.**
10. **12NOS. FIRE EXTINGUISHERS D.C.P. TYPE, 10KGS.CAP. AND 12NOS. SAND BUCKETS PROVIDED.**
11. **HSD/MS, MPD STP DISPENSING PUMP CONFG. TO IS 2148.**
12.
13.

CERTIFIED THAT

A.NECESSARY APPROVALS/CLEARANCES FROM MOP, ,IRC AND ALL OTHER CONCERNED , DEPARTMENT HAVE ALREADY OBTAINED.
B.NO CASE IS PENDING IN ANY COURT OF LAW AGAINST THIS PREMISES/DEALERSHIP
C.THIS IS NOT A RE-SITEMENT CASE
E. ALL FACILITIES WILL BE INSTALLED EXACTLY AS PER THIS PLAN
F. ERECTION OF CANOPY IS AS PER IS STANDARED DRAWINGS APPROVED BY CCOE/NAGPUR.
VIDE REF.NO.P6(5)83 DATED 09/05/2003

TANK DETAILS

CAPACITY	PRODUCT	PUMP	TANK SIZE	PLATE THICKNESS	
				TWO	SHELL
1X20 KL	HSD	2X4X2 MPD	2.010x6.75M	8MM	6MM
1X15 KL	MS	2x4x4 MPD	2.01MØX5.0M	8MM	5MM

RED JACKET STP :AS PER CCOE LETTER R(I)136/SUMO/679,DT-18-10-06

AREA OF THE PLOT : 1225.00 SQ.M

Agency name	CHANDRA AGENCY
S. NO.	129/4
VILLAGE	PALAYAKANNIVADI
TALUK	DINDIGUL WEST
DISTRICT	DINDIGUL
STATE	TAMILNADU -624705
NEAREST RAILWAY STATION	DINDIGUL
NEAREST POLICE STATION	KANNIVADI
NEAREST FIRE STATION	ATHOOR

	SUBMITTED TO PESO AND NOC	
DATE	BRIEF RECORD	INITIAL

REVISION

HINDUSTAN PETROLEUM CORPN.LTD.
(MADURAI REGION)
PALAIYAKANNIVADI (SH -37)

SUBJECT **MS / HSD FILLING STATION LAYOUT**

METTUR TO ODDANCHATHIRAM ROAD

SCALE: 1:100	DRAWN BY:P.JEGADEESAN	TRACED	CHECKED
DATE: 16.11.2024	DINDIGUL		

SALES BUILDING		
S. NO.	DESCRIPTION	SIZE (M)
1.	DEALER ROOM	4.20X2.30
2.	SALES ROOM	4.20X2.70
3.	ACCT.ROOM	2.55X2.28
5.	ELECTRICAL ROOM	2.80X1.70
6.	GENTS TOILET	1.80X1.22
7.	LADIES TOILET	1.80X1.22
8.	SAMPLE ROOM	1.70X1.30

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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3/350/2 Mettukuppam,
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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.