Verified RealEstate™

REFERENCE
104/2024-2025/BP

ISSUED
28 November 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.

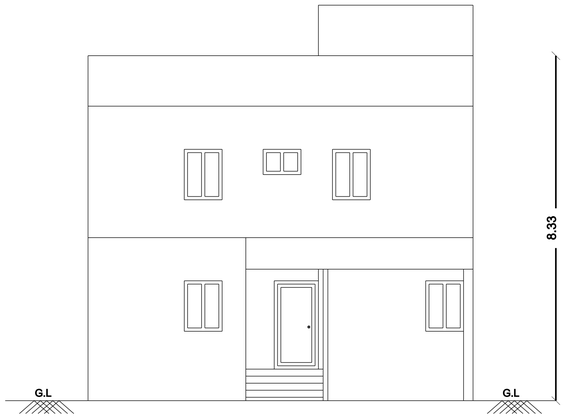
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3/350/2 Mettukuppam,
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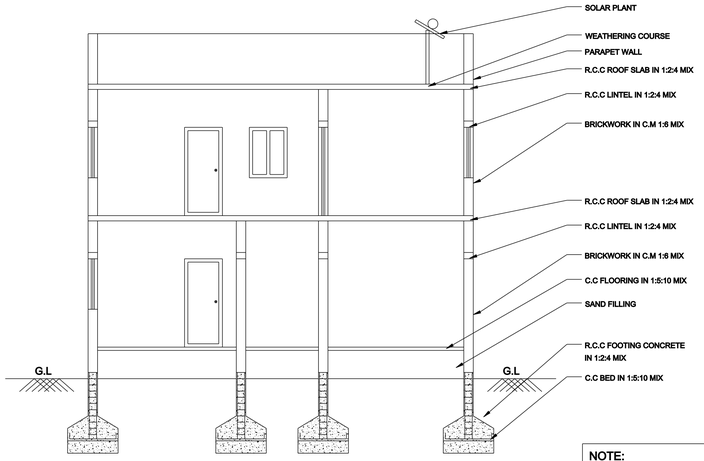
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FIRST FLOOR RESIDENTIAL BUILDING IN THE EXISTING GROUND FLOOR BUILDING IN S.NO:676/1A1A, PLOT NO:01 AT MOOVENDAR NAGAR, BALAKRISHNAPURAM VILLAGE & PANCHAYATH, DINDIGUL EAST TALUK & DINDIGUL DISTRICT.

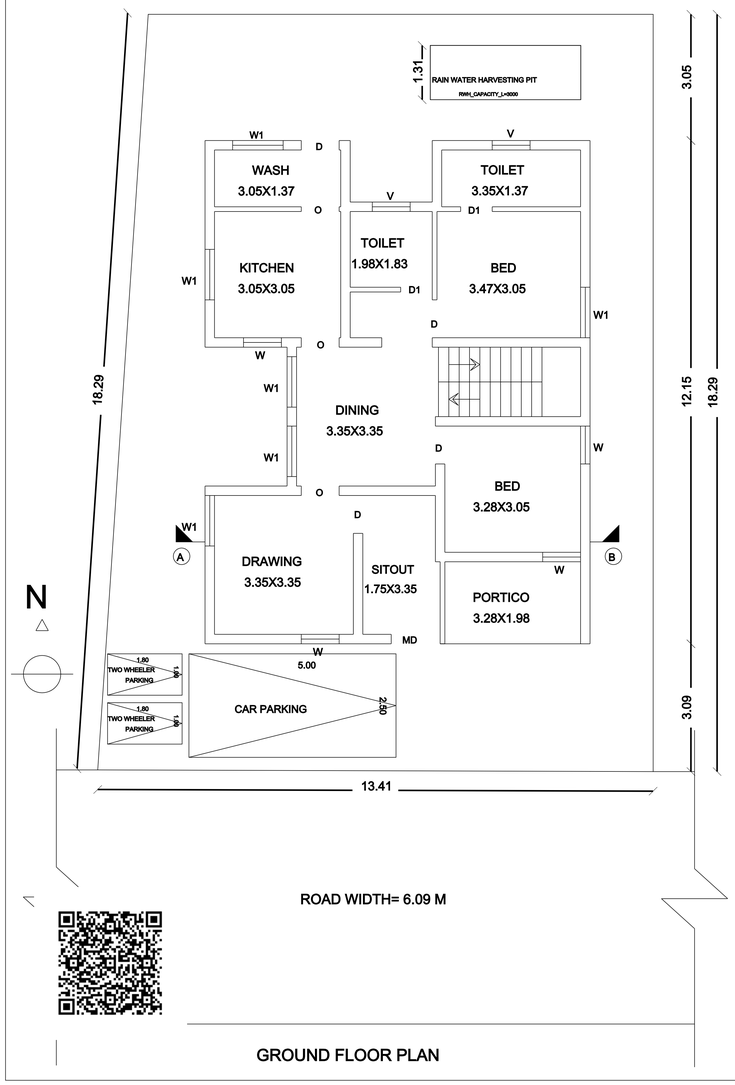
APPLICANT: Mr.N.MAGDUM KHAN, S/o NAZAR KAHN (Late).



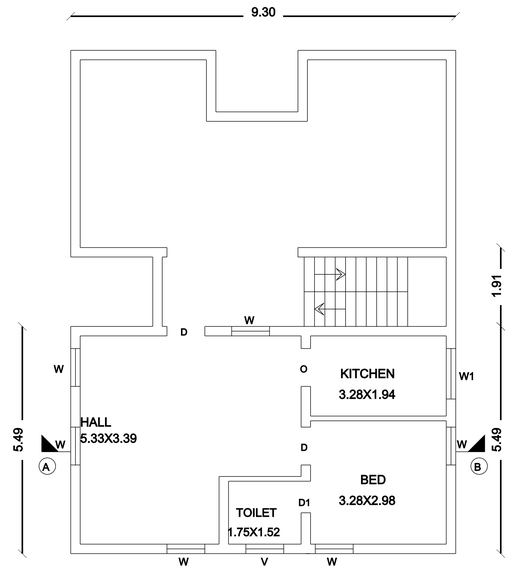
FRONT ELEVATION



SECTION ON AB



GROUND FLOOR PLAN

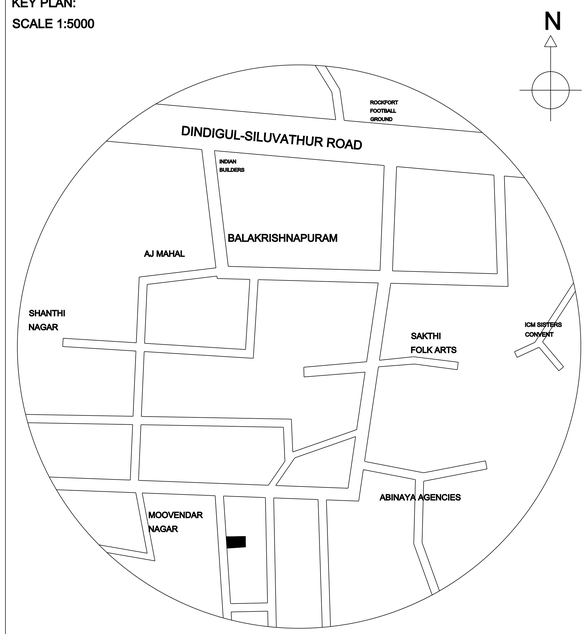


FIRST FLOOR PLAN

NOTE:
LAYOUT PLAN APPROVED NO: R.Dis.No:3276/86 Dated 30.04.1986
APPROVED BY PANCHAYATH UNION COMMISSIONER

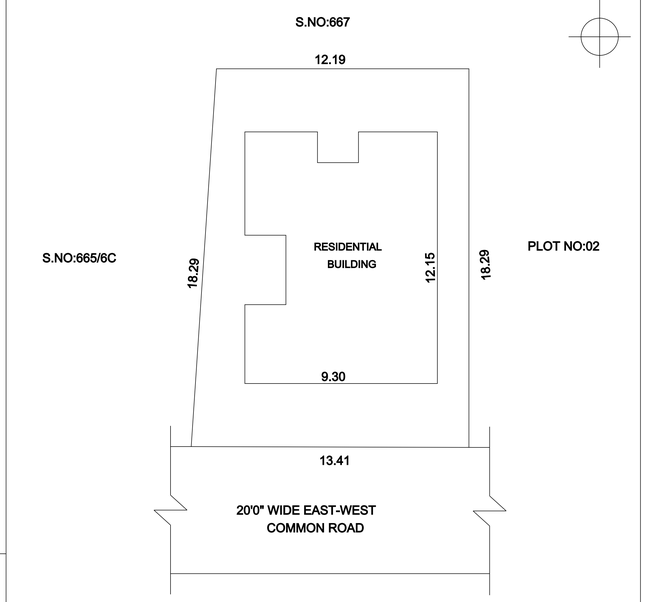
GROUND FLOOR BUILDING APPROVAL NO: 46/99 Dated 29.04.1999
APPROVED BY VILLAGE PANCHAYATH PRESIDENT, BALAKRISHNAPURAM

KEY PLAN:
SCALE 1:5000



APPLICANT SITE

SITE PLAN:
SCALE 1:200



SCHEDULE OF JOINERIES

S.NO	DESCRIPTION	FEET	METER
1	MD-MAIN DOOR	3'6" X 7'0"	1.06 X 2.13
2	D-DOOR	3'0" X 7'0"	0.91 X 2.13
3	D1-DOOR	2'6" X 7'0"	0.76 X 2.13
4	O- OPEN	3'0" X 7'0"	0.91 X 2.13
5	W- WINDOW	3'0" X 4'0"	0.91 X 1.22
6	W1- WINDOW	4'0" X 4'0"	1.22 X 1.22
7	V- VENTILATOR	3'0" X 2'0"	0.91 X 0.60

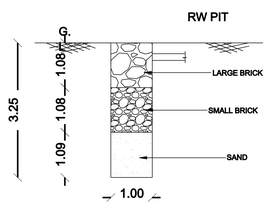
PARKING CALCULATION BUILDING AREA
PROVIDED CAR WHEELER PARKING = 1NO
PROVIDED TWO WHEELER PARKING = 2NOS

PLOT COVERAGE = (103.40 / 233.87) X 100 = 44.21%
TOTAL FSI AREA = 161.66 / 233.87 = 0.69
TOTAL SITE AREA

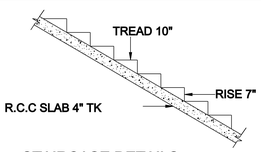
AREA DETAILS

	SQ.M	SQ.FT
DOCUMENT AREA	234.11	2520.00
AS AT SITE AREA	233.87	2517.37
FMB / PATTA	233.87	2517.37
SUPER IMPOSED AREA	233.87	2517.37
EXISTING GROUND FLOOR AREA	103.40	1113.00
PROPOSED FIRST FLOOR AREA	58.26	627.11
OPEN SPACE	130.47	1404.37

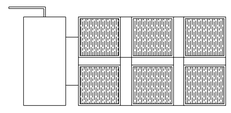
APPROVAL DETAILS



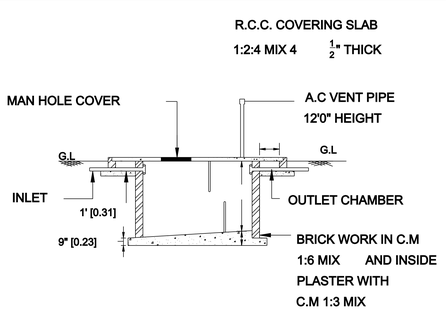
SECTION OF RAIN WATER HARVESTING PIT



STAIRCASE DETAILS



SOLAR WATER HEATING SYSTEM



SEPTIC TANK DETAILS

APPLICANT

(N.MAGDUM KHAN)

REGISTERED ENGINEER

J.JOSEPH SINGARAYER BE., AMIE.,FIV.
Chartered Civil Engineer-AM-162665-8
Approved Valuer-F-28468
Registered Engineer-LS-2019-00014
72,AMC Road, VMR Patty, Dindigul-3
Cell:9750631535.

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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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.