PP APPROVAL RECORD

# Planning Permission

Dindigul

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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# PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILIDNG (PROFESSIONAL CONSULTING OFFICE) IN (OLD SF.NO:1802/1A2 PART, BALAKRISHNAPURAM VILLAGE) T.S.NO'S. 141, 142/2 AT WARD: 06 BLOCK: 62 DINDIGUL CORPORATION, DINDIGUL DISTRICT.

**MASTER PLAN: MIXED RESIDENTIAL USE (BALAKRISHNAPURAM RACE COURSE ROAD DD PLAN II)**

## AREA DETAILS

AREA OF THE SITE - (AS PER PATTA) — 794.00 SQ.MT

AREA OF THE SITE -(AS PER DOCUMENT) - 794.00SQ.MT

| DESCRIPTION | FSI IN SQ.MT | NON - FSI IN SQ.MT | TOTAL SQ.MT |
|---|---|---|---|
| AREA OF GROUND FLOOR: | | | |
| 1)RCC ROOF | 319.69 | --- | 319.69 |
| 2)RCC TOILET | 5.70 | --- | 5.70 |
| 3)AC SHEET ROOF | 70.75 | --- | 70.75 |
| AREA OF FIRST FLOOR: | 66.04 | | 66.04 |
| TOTAL AREA | 462.18 | --- | 462.18 |

FLOOR SPACE INDEX(F.S.I) = 462.18 / 794.00 = 0.58 < 2.0

HEIGHT OF THE BUILDING =8.81M

## PARKING AREA

| VEHICLE | PARKING AREA DESCRIPTION | AREA | REQUIRED | PROVIDED |
|---|---|---|---|---|
| CAR | 1CAR SPACE FOR EVERY 100SQ.M OF OFFICE AREA OR PART THEROF | 462.18 | 5 | 5 |
| TWO WHEELER | 1TWO WHEELER SPACE FOR EVERY 25SQ.M OF FLOOR AREA OR PART THEROF | 462.18 | 19 | 19 |

## COLOUR INDEX

SITE BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

DRIVEWAY

RAIN WATER PERCULATION BED

## NOTE

1. BORE WELL WITH MOTAR, WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
2. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO EXISTING CORPORATION UNDER GROUND DRAINAGE SYSTEM.
3. RAIN WATER PERCOLATION PITS OF 4 NOS. PROVIDED @ 1/30 SQM OF PLINTH AREA @ 3M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-02-02.
5. PERCOLATION BED OUT SIDE ALONG PLINTH TO BE PROVIDED
6. OUTER PAVEMENTS SLOPING TO WARDS RAIN WATER PERCOLATION PIT ALONG PLINTH
7. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES
8. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK
9. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
10. ALL DIMENSIONS ARE IN METRE.
11. FA - FIRE ALARAM PROVIDED
12. FE - FIRE SAFETY MEASURES PROVIDED. (FB)
13. SB - SAND BUCKET PROVIDED

## SITE APPROVAL:

Online Application No : SWP/BPA/412469/2024

Scrutiny Reference No: E9L4ZJ54

Site Boundary Shown As "A to F " And

Numbered As : SWP/LPA/DINDIGUL/

SITE APPROVAL NO : 04/2025

## PLANNING PERMISSION:

Online Application No : SWP/BPA/412469/2024

Scrutiny Reference No: E9L4ZJ54

Numbered As : SWP/LPA/DINDIGUL/PLANNING

PERMISSION NO : 04/2025

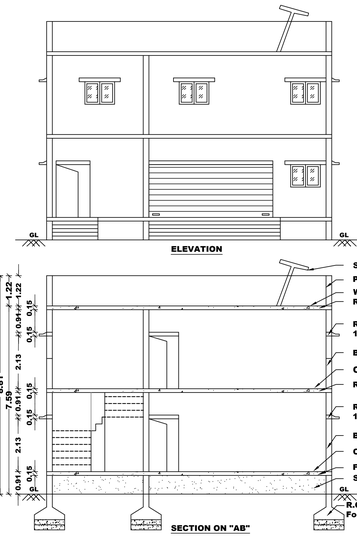
## APPLICANT

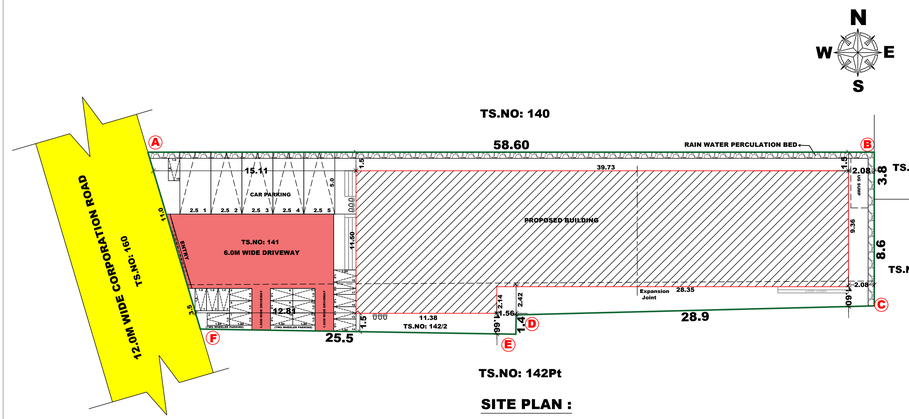
## REGISTERED STRUCUTRAL ENGINEER

Er.G.VIGNESHWARAN M.E.(Struct)
Regd. Structural Engineer - DTCP
SE 01/2020 (GR-I)
*Consulting Civil Engineer*
SHRI GURU INFRAPROJECT
Vijay Theatre Complex, Natham Road,
DINDIGUL. Cell:88835 99944.

## REGISTERED ENGINEER

Er. R. KARTHICK B.E.,
Govt. Registred Engineer Grade-II
RE/Gr.II/TLPA/JAN2020/213
SANJANASRI CONSTRUCTIONS
1/325, Trichy Main Road, Vaiyampatty,
Manapparai (T.K.), Trichy (D.T) - 621315.
☎: 04332-272455, 9597741972

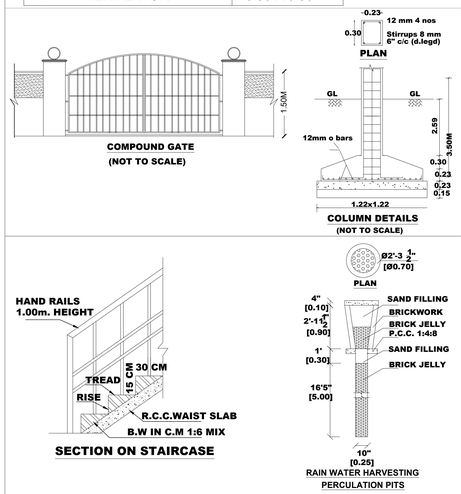



## SCHEDULE OF JOINERIES:

| | | | |
|---|---|---|---|
| RS | - | ROLLING SHUTTER | 5.00 X 2.10 |
| GD | - | GRILL DOOR | 1.40 X 2.10 |
| D | - | DOOR | 1.22 X 2.10 |
| D1 | - | DOOR | 0.90 X 2.10 |
| D2 | - | DOOR | 0.75 X 2.10 |
| W | - | WINDOW | 1.80 X 1.20 |
| W1 | - | WINDOW | 1.20 X 1.20 |
| V | - | VENTILATOR | 0.90 X 0.90 |



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

**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.