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.

Verified RealEstate™

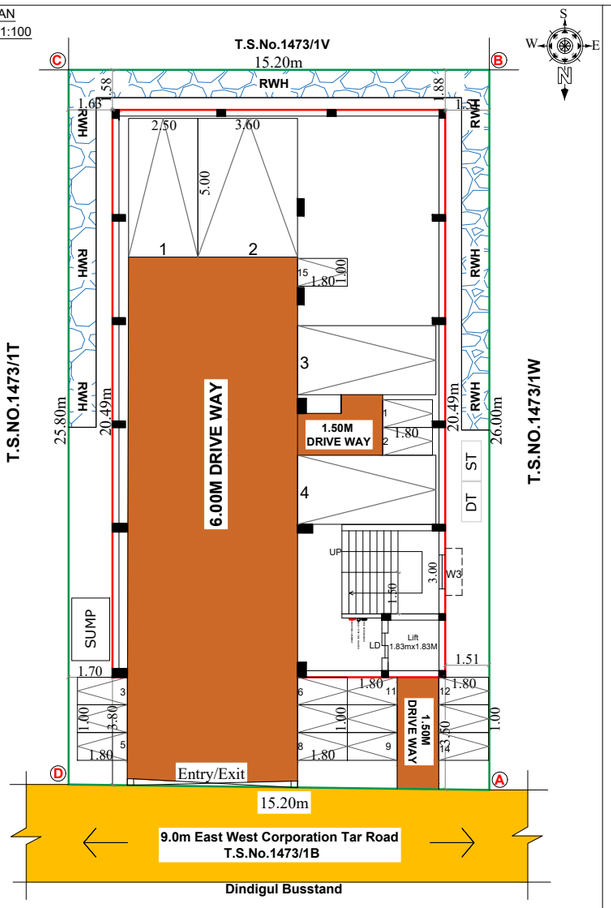
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

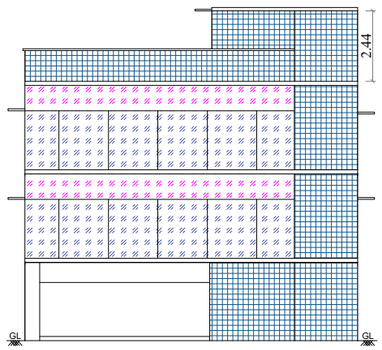
+91 9996 12 9996

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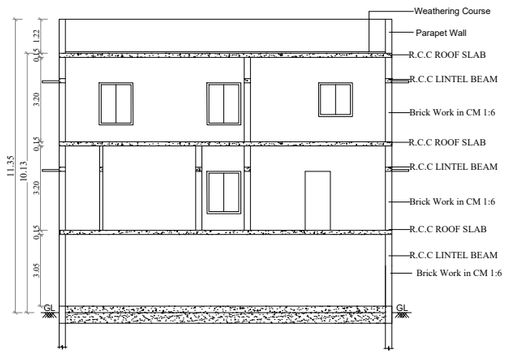
SITE PLAN
SCALE - 1:100



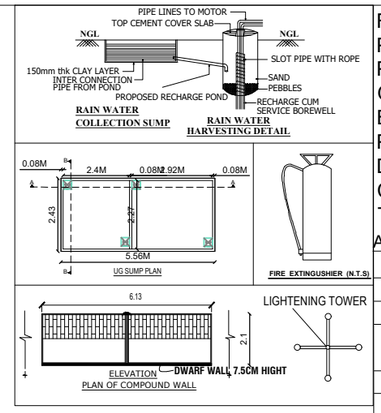
SITE & STILT FLOOR PLAN

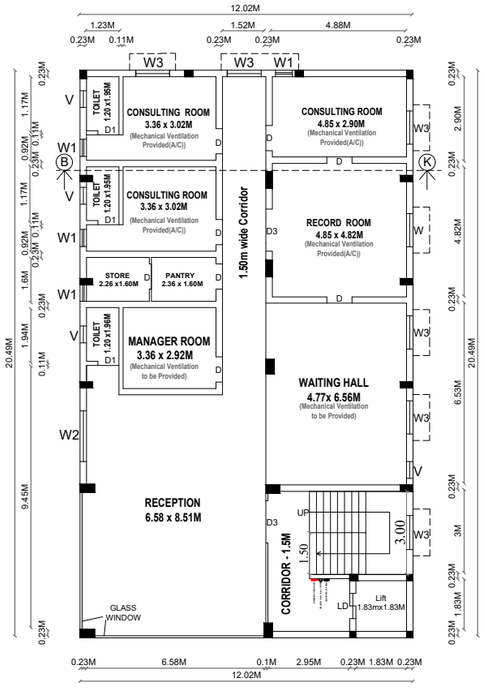


ELEVATION

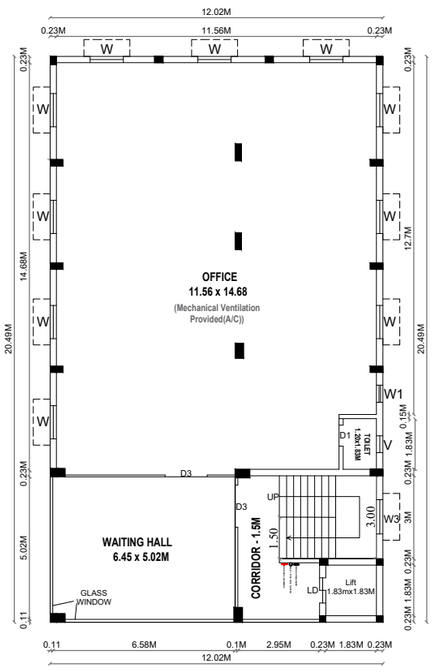


SECTION ON "AA"

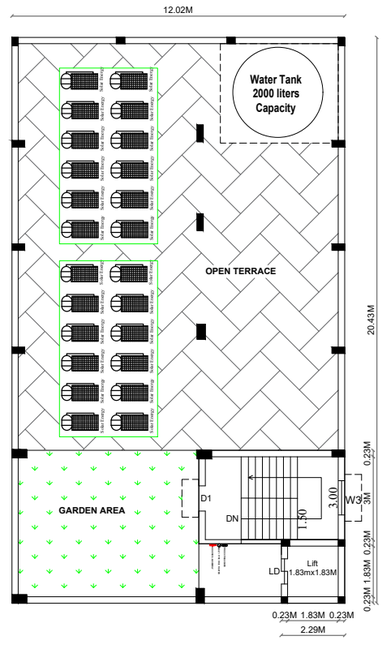




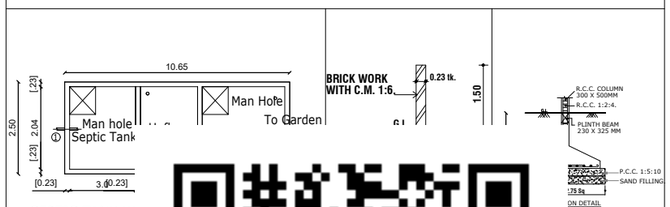
FIRST FLOOR PLAN



SECOND FLOOR PLAN



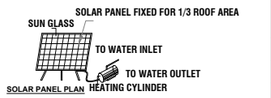
TERRACE FLOOR PLAN



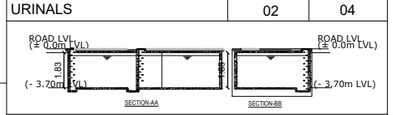
SEPTIC TANK W

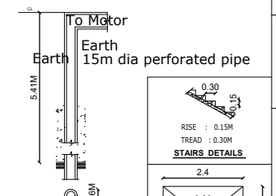
OFFICE USE :

-/ E-Signed /-
MEMBER SECRETARY / DEPUTY DIRECTOR (IC)
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT

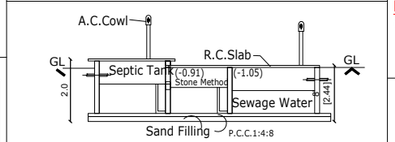


TOTAL NUMBER OF PERSONS	GENTS	LADIES
	30	10
SANITARY UNIT DETAILS	REQUIRED	PROVIDED
TOILET	02	04
WASH BASIN	02	04
URINALS	02	04





PLAN
Bore Well Detail



SECTION 1-1

Existing Approved Details :
DTCP :
SITE APPROVAL :
Online Application No : SWP/BPA/013093/2023
Site Boundary Shown as "A to D" and Numbered as SWP/DTCP/DINDIGUL/
Site Approval No : 43/2023, Dated on : 04.09.2023
PLANNING PERMISSION :
Online Application No : SWP/BPA/013093/2023
Numbered as SWP/DTCP/DINDIGUL/
Planning Permission No : 43/ 2023, Dated on : 04.09.2023
LOCAL BODY :
Online Application No : 078/CP/23-24/00290551
B.A. No : 078/BPA/2023/00228
Building permission No : 078/BL/2023/00202
Planning permission No : 202/2023/f2

Revised Approval Details :
Online Application No : SWP/BPA/0443975/2025
Numbered as SWP/DTCP/DINDIGUL/
Planning Permission No : 09/2025

Reference :
- Site Boundary
- Proposed Building
- Drive Way
- Existing Road

APPLICANT SIGNATURE

CONSTRUCTION ENGINEER
Er. G. BALAJIKUMAR, B.E.,
Registered Construction Engineer
DLPA Reg. No : CE 01/2024
BK CONSTRUCTIONS
39, Chinniyapuram, Anguvilas Road,
DINDIGUL - 1, Cell : 95008 90778.

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF PROFESSIONAL CONSULTING OFFICE BUILDING IN WARD NO.6, BLOCK NO. 29, T.S.NO. 1473/1U, AT PLOT NO. 88, SPENCER COMPOUND, DINDIGUL CITY MUNICIPAL CORPORATION, DINDIGUL WEST TALUK, DINDIGUL DISTRICT.

APPLICANT NAME : Mr.P.VIJAYAKUMAR
S/o.Mr. M. PERIYASAMI

SCALE - 1:100

AREA DETAILS

T.S.NO.	As per Document (Sq.M)	As per Patta (Sq.M)
1473/1U	393.86	393.00
TOTAL	393.86	393.00

DESCRIPTIONS	FSI (Sq.M)	Non FSI (Sq.M)	Total Area (Sq.M)
AREA OF THE STILT FLOOR	-	245.57	245.57
AREA OF THE FIRST FLOOR	245.57	-	245.57
AREA OF THE SECOND FLOOR	245.57	-	245.57
AREA OF THE TERRACE FLOOR	-	22.80	22.80
TOTAL FLOOR AREA	491.14	268.37	759.51

FLOOR SPACE INDEX = (491.14 / 393.00) = 1.25 < 2.00

Note : (Layout Approval Details) - TP/DY.D.T.P.P (MR) No : 10/71

PARKING CALCULATION - CORPORATION
Professional Consulting Office Building

1 Car Space for every 100 Sq.m. of floor area or part thereof and 1 two Wheeler space for Every 25 Sq.m.of Floor area of part thereof

[The Number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]

Required Parking :
75% of Area 491.14Sq.m = 368.35Sq.m.
10% of Visitor's Parking = 36.83Sq.m
368.35/100 = 3.68 say 4 Nos Car Parking
368.35/25 = 14.73 say 15 Nos Two wheeler Parking
Total Required Parking = 4 Car & 15 Two Wheeler

Provided Parking :
Car Parking - 2.5m x 5.0m - 03 Nos [1,3&4]
PH Car Parking - 3.6m x 5.0m - 01 No [2]
Two wheeler Parking - 1.0m x 1.8m - 15 Nos [1-15]

JOINERY DETAILS

LD	LIFT DOOR	0.93 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
D2	DOOR	1.22 x 2.13
D3	DOOR	1.53 x 2.13
W	WINDOW	1.22 x 1.22
W1	WINDOW	0.61 x 1.22
W2	WINDOW	1.83 x 1.53
W3	WINDOW	1.22 x 1.53
V	VENTILATION	0.61 x 0.61

STRUCTURAL ENGINEER
Er. A. ARUL GNANAPRAGASAM
M.E.(Struct)., C.Eng, AIV., AMIE., MISTE.,
Structural Engineer SE 06/2024 (GR-1)
Registered Engineer RE 36/2024 (GR-1)
Registered Engineer 08/LS/2021/00009 (GR-1)
Chartered Engineer (AM 157701-0)
Approved Valuer (A-26395)
Mobile : 99444 95338 / 80720 95578
E.mail:arulstructuraldesigner@gmail.com

REGISTERED ENGINEER
Er.M.P. KARTHIK, M.E.,(struct).
Registered Engineer G II, RE 10/2020
MARUTHU CONSTRUCTION
46, Sri Ayyanar Nagar
Balakrishnapuram Dindigul 624 005
Cell : 99657 13108

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

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.