Verified RealEstate™

REFERENCE
248/2025

ISSUED
19 November 2025

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.

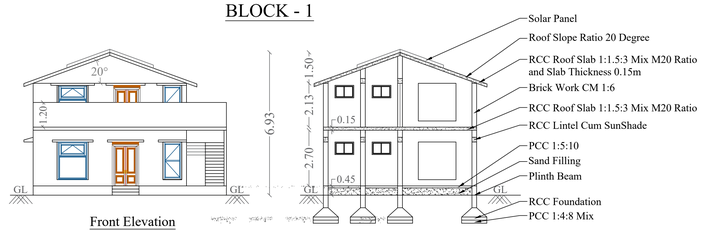
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

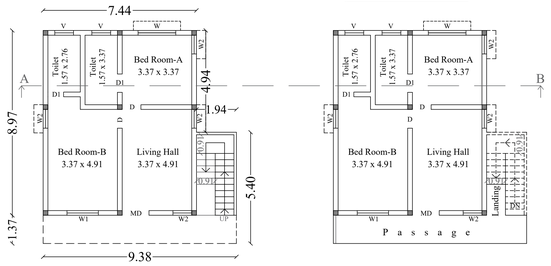
DIGITALLY VERIFIED RECORD

BLOCK - 1



Front Elevation

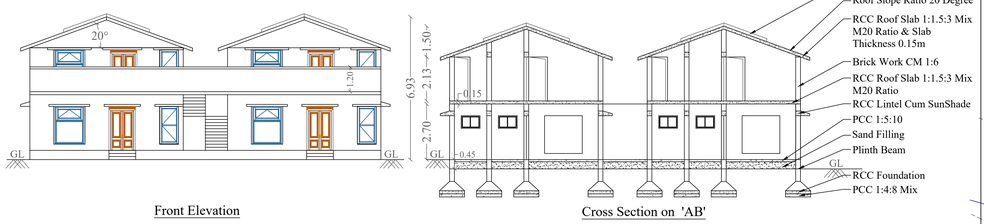
Cross Section on 'AB'



Ground Floor Plan

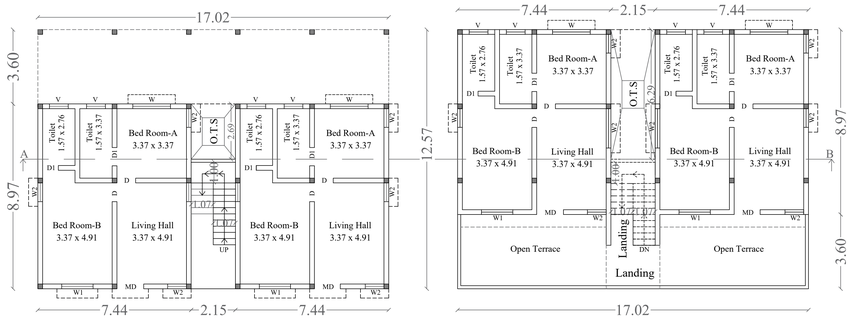
First Floor Plan

TYPICAL BLOCK - 2,3,4



Front Elevation

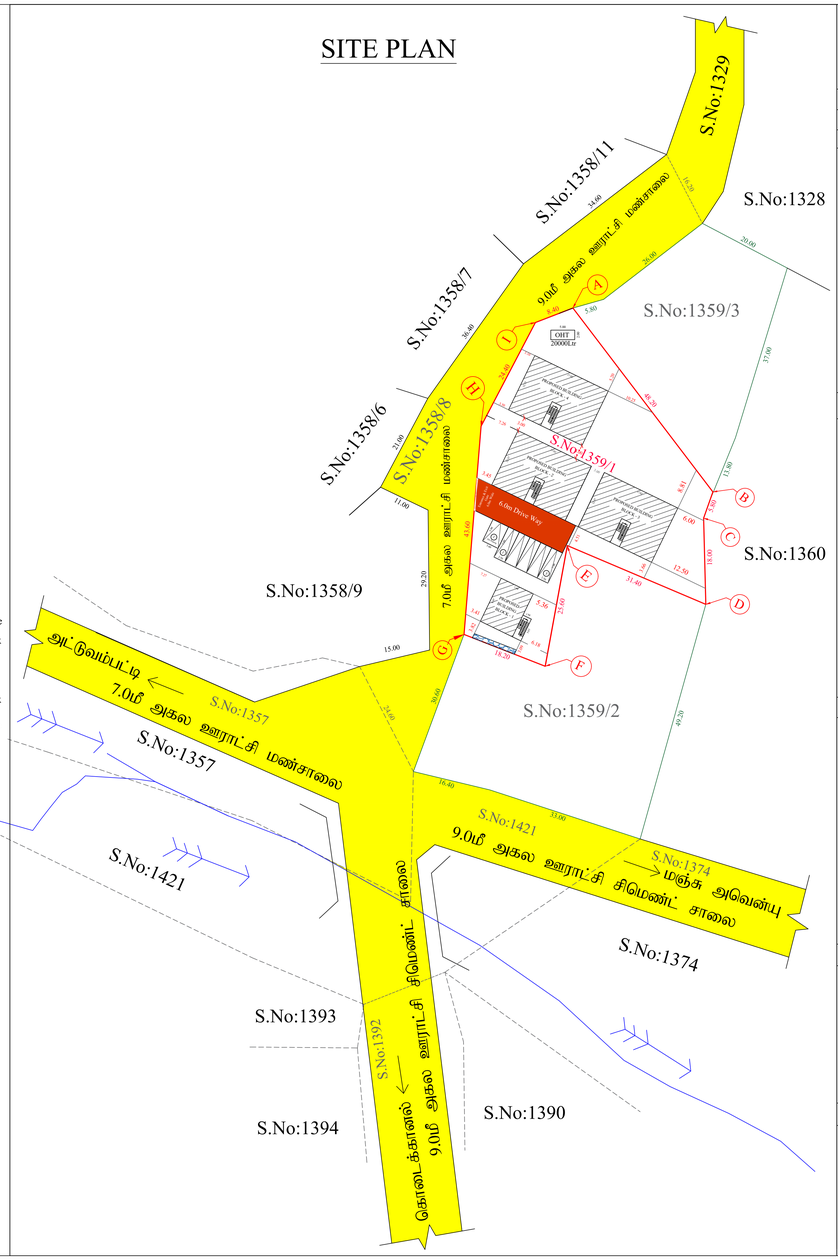
Cross Section on 'AB'



Ground Floor Plan

First Floor Plan

SITE PLAN

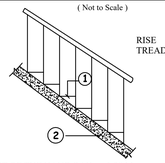


Scale : 1:100

All Dimensions Are In Meters

Staircase Details

(Not to Scale)

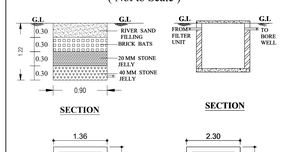


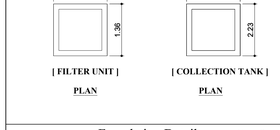
HEIGHT OF THE HAND RAIL : 1.20 M
WIDTH OF THE STAIRCASE : 1.07 M
As Per HSBR-1993 Rules the Clear Width of the Stairways Shall not be less than 0.60m Excluding the Hand Rails

1. BRICK WORKS FOR STEPS IN C.M.1:4 MIX
2. WAIST SLAB IN R.C.C.1:2:4 mix. & 150 mm.Thick.

Rain Water Harvesting Plan Details

(Not to Scale)





Plan Showing the Proposed Construction of Residential Building in S.F.No:1359/1, Vilapatti Panchayat, Kodaikanal Taluk, Dindigul District.

Site Area Details

S.No	Survey No	AREA IN SQ.MT		
		As Per Document	As Per Patta	Super Imposed
1	S.F.No : 1359/1	2450.00	2450.00	2266.70

Building Area Details

Descriptions	FSI	Non-FSI	Total
Area of Ground Floor (Block-1)	87.37	-	87.37
Area of First Floor (Block-1)	80.92	-	80.92
Area of Ground Floor (Block-2)	146.91	-	146.91
Area of First Floor (Block-2)	142.82	-	142.82
Area of Ground Floor (Block-3)	146.91	-	146.91
Area of First Floor (Block-3)	142.82	-	142.82
Area of Ground Floor (Block-4)	146.91	-	146.91
Area of First Floor (Block-4)	142.82	-	142.82
Total Area	1037.48	-	1037.48

Floor Space Index (FSI) = 1037.48 / 2450.00 = 0.42 < 2.0

Plot Coverage (PC) = (528.10 / 2450.00) x 100 = 21.56% < 50%

Parking Details

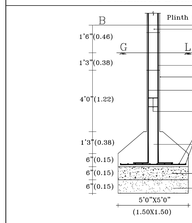
(As per HSBR-1993, Parking Area Standard is in Appendix-H, Rule 12 (1) in Residential Building - One Unit of 17 Sq.m for Every 250 Sq.m of Room Area)

Details Of Vehicle and Size	Total Room Area - 390.74 (As Per Approval Plan)	
	Required	Provided
One Unit - 17 Sq.m	04 Nos	05 Nos
DA Parking 3.60 x 5.00	01 No	01 No

Joineries		Metre
MD	Main Door	1.30 x 2.13
D	Door	0.91 x 2.13
D1	Door	0.76 x 2.13
W	Window	1.83 x 1.83
W1	Window	1.52 x 1.83
W2	Window	0.91 x 1.83
V	Ventilator	0.91 x 0.61

Note:-
1. L.P. Gas will be used for kitchen
2. Bore well with motar, water tank and corporation water supply will be provided.
3. Sullage waste from Toilet will be connected into existing corporation under ground drainage system.
4. Rain Water Percolation pits of 4 nos. provided @ 1/30 sqm of plinth area @ 3m c/c.
5. Rain Water Percolation bed 1.0m wide will be provided around the building as per G.O (MS) No:138 dt. 2002.
6. Percolation bed out side along plinth to be provided.
7. Outer pavements sloping to wards rain water percolation pit along plinth.
8. Rain Water taken to the bore well through 150mm dia.
9. Rain Water collected from terrace shall be collected through pipes and led into a filter pit (60 x 60 x 60cm) with appropriate filter material.
10. Solar water heater line arrangements will be provided.
11. All dimensions are in metre.
12. At kitchen exhaust fan to be provided.

Foundation Details (Not to Scale)



Registered Geo Tech Engineer

D.K.Ganesh Kumar,B.E.,M.E.(Geo-Tech)(F.I.E.)(F.I.V.)(M.I.G.S.)(M.I.S.R.M.)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(CIDC& Regn No:0750191904/2022)
REGISTERED Structural Engineer/CHP/MADURAI
(SE/CHE/R/0431/2/2019)
GEOMATRIX CONSULTANCY
No.22 Thomas Drive, Kathmattu
Madurai-625020,Ph:7598557000,7708702888
Email:ganeshkumarcivil@rediffmail.com

Registered Structural Engineer

Er. A. ARUL GNANAPRAGASAM
M.E.(Structural Engg.),M.I.V.,M.I.E.,M.I.S.T.E.,
Competent Person,
Structural Engineer SE 06/2004 (CB-1)
Registered Engineer LE/2007/04/559 (DB-1)
Registered Supervisor SU/2007/04/559 (SB-1)
Chartered Engineer (AA/M/197001-0)
Approved Valuer (A.3/5/99)
Mobile : 99444 95338 / 80720 95878
E.mail : arulpragasamcivilengineer@gmail.com

Registered Engineer

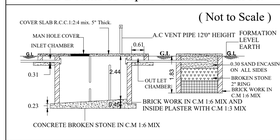
P. Anbz

Er. P. ANBAZHAGAN, B.E., M.C.E.,F.I.V.,
Chartered Engineer and Valuer,
RLP&.RE 81/2021(CR-I) & RSE&(2014)(68-D),
14,VIVEKANANDA NAGAR, DINDIGUL.
CELL : 91501 69343

Applicant

Plan Details of Septic Tank And Soak Pit

(Not to Scale)



Site Approval

Online Application No : SWP/BPA/603519/2025
Site Boundary Shown As "A to I" and
Numbered As SWP/DTCP/Dindigul/ Site Approval No :142/2025

Building Permission Approval

Drawing Scrutiny Reference :XCAMFNJ6
ROC No : SWP/BPA/603519/2025
Numbered As SWP/DTCP/Dindigul/Building Permission No:35/2025

Colour Index

- Site Boundary
- Proposed Building
- Existing Road
- Drive Way
- Rain Water Percolation Bed

E - Signed

Deputy Director
District Town and Country Planning Officer
Dindigul District

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.