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.

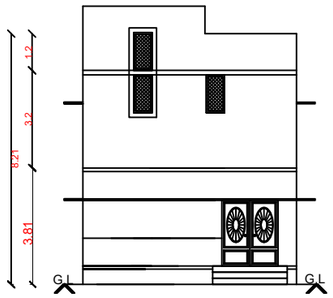
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

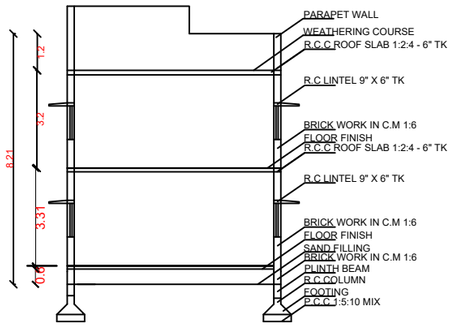
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A FIRST FLOOR BUILDING IN THE EXISTING GROUND FLOOR COMMERCIAL BUILDING IN OLD S.NO;390/5A3B1, NEW S.NO; 390/76,PATTA NO: 11232, PLOT NO; 3 AT MODERN NAGAR, SEELAPADI VILLAGE & PANCHAYAT, DINDIGUL WEST TALUK,DINDIGUL DISITRICT.

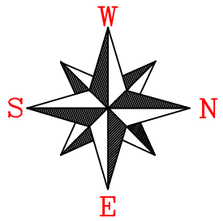
APPLICANT: Mr.GOPINATH S/O DHARMARAJAN.

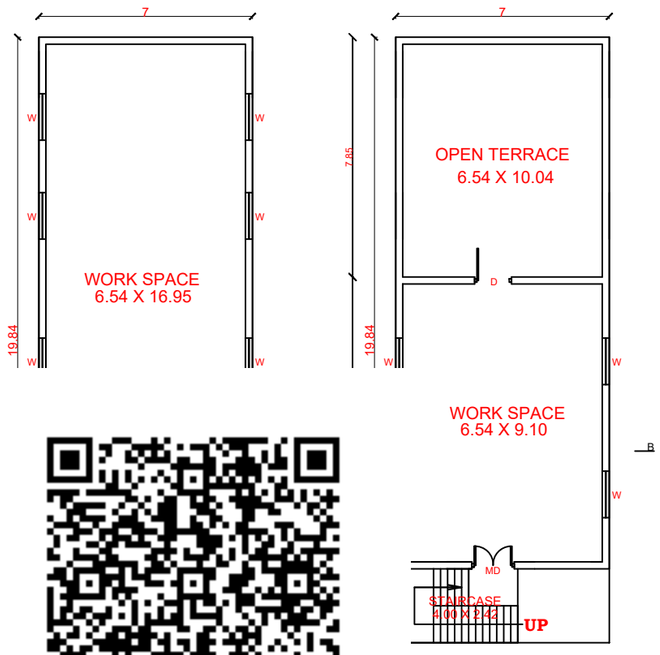


FRONT ELEVATION

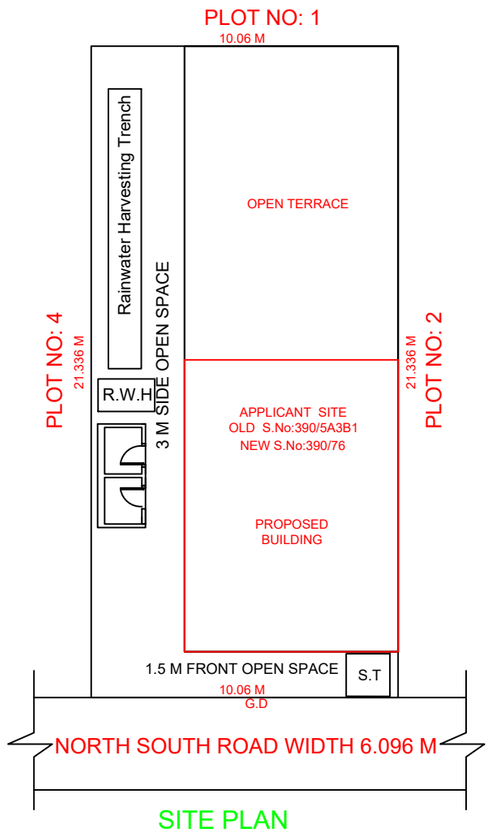


SECTION ON AB

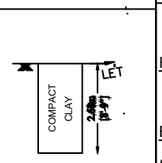




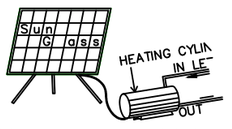
(EXI IRST FLOOR PLAN



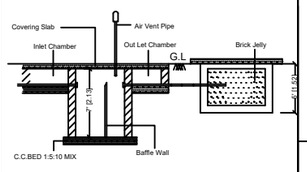
SITE PLAN



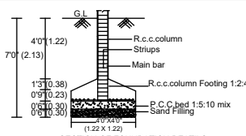
TRIAL PIT.



SOLAR WATER HEATING SYSTEM
SCALE-1:30

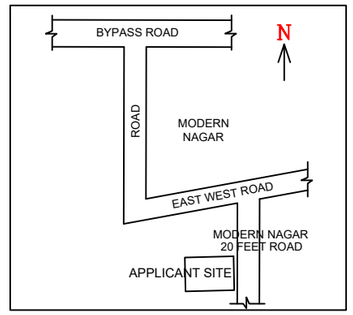


SECTION ON S.Tank & Tench
[N.T.S.]

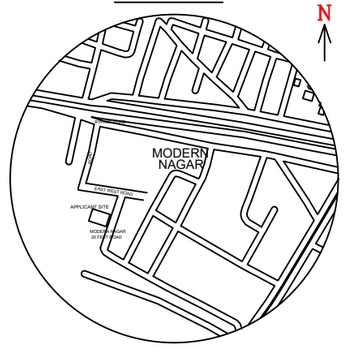


SECTION OF FOUNDATION DEATILS
(Not To Scale)

KEY PLAN (SCALE 1 : 5000)



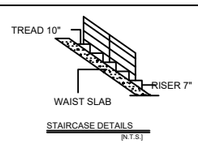
TOPO PLAN



SPECIFICATION

FOUNDATION	RCC COLUMN & FOOTING IN CM 1:6 OVER A BED OF CC 1:5:10 MIX
BASEMENT	R R MASONRY IN CM 1:6 MIX
SUPER STRUCTURE	BRICK WORK IN CM 1:6 MIX
ROOFING	R.C.C ROOF SLAB 4" TK
FLOORING	C C FLOORING IN 1:5:10 MIX, TOP FINISHED WITH CM 1:3
PLASTERING	CEMENT PLASTERING IN CM 1:5 WITH ½" TK
USE	COMMERCIAL BUILDING

FOUNDATION DEPTH TO SUIT THE SITE TOILET & BOTH PROVIDED WITH SEPTIC TANK TYPE. WASTE WATER TO BE UTILISED FOR KITCHEN GARDEN IN THE REAR OPEN SPACE



STAIRCASE DETAILS
[N.T.S.]

APPLICANT:

Mr.GOPINATH S/O DHARMARAJAN.

Legend

Block Name	Floor Name	Total Buildup Area in Sq.m	Total Buildup Area in Sq.ft
Others	FLOOR-GROUND (Existing)	138.85	1494.5
	FLOOR-FIRST	66.93	720.50
	FLOOR-SECOND	–	–
Grand Total		205.78	2215.0
Floor Space Index	0.958		
Plot Coverage	64.69%		
Applicant Name	Mr.GOPINATH S/O DHARMARAJAN.		
Proposed Address	OLD S.NO;390/5A3B1,NEW S.NO; 390/76,PATTA NO: 11232, PLOT NO; 3, AT MODERN NAGAR, SEELAPADI VILLAGE, DINDIGUL WEST TALUK,DINDIGUL.		

SITE EXTENT

AREA OF THE DOCUMENT	=2310 Sq.FT or 214.61 Sq.M
AREA OF THE SURVEY	=2310 Sq.FT or 214.61 Sq.M
AREA OF THE SUPER IMPOSED	=2310 Sq.FT or 214.61 Sq.M
DEMOLISHING AREA	=NIL

PLOT COVERAGE (PC) = $\frac{138.85}{214.61}$ x100=64.69%

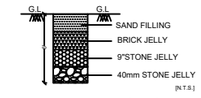
TOTAL FLOOR SPACE INDEX (FSI)= $\frac{205.78}{214.61}$ x100=0.958

SCHEDULE OF JOINERIES

S.NO.	DESCRIPTION	FEET	METRE
MD	DOOR	6'0" X 7'0"	1.82 X 2.13
D	DOOR	3'0" X 7'0"	0.91 X 2.13
D1	DOOR	2'6" X 7'0"	0.76 X 2.13
W	WINDOW	3'0" X 4'0"	0.91 X 1.22
W1	WINDOW	2'0" X 4'0"	0.60 X 1.22
V	VENTILATOR	3'0" X 2'0"	0.91 X 0.61

SCALE 1 : 1

○ SITE ○ ROAD ○ PROPOSAL



RAIN WATER HARVESTING
RECHARGE PIT

Er.F.M.JOSEPH, D.C.E.,D.CAD.,
Registered Engineer Grade - III
Reg.No:078/LS/2020/00005
L321,PILLAIYAR PALAYAM,
R.M.COLONY, DINDIGUL.
Mobile No: 99421 53153
E-mail id: fathima.josuva@gmail.com

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.