PP APPROVAL RECORD

Planning Permission

Dindigul

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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

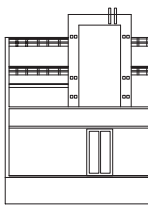
hello@verified.realestate

+91 9996 12 9996

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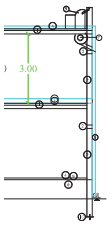
PLAN SHOWING THE PROPOSED NEW-CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN GROUND FLOOR AND FIRST FLOOR IN S.Nos. 460/16 & 460/1B, NILAKOTTAI VILLAGE, PLOT No.31 & 32, SEMMOZHI NAGAR (APPROVED LAYOUT BY DINDIGUL DTCP OFFICE WIDE APPROVAL No.87/2022 & TNRERA APPROVAL No.TN/22/LAYOUT/0752/2023), NILAKOTTAI TOWN PANCHAYAT, NILAKOTTAI, NILAKOTTAI TALUK IN DINDIGUL DISTRICT

NAME OF THE APPLICANT: Mr. S.ARUN PANDIAN S/o. Mr. SEKAR

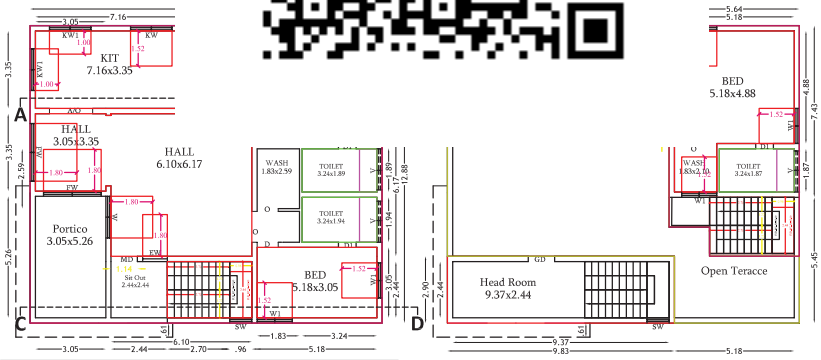


FRONT





D

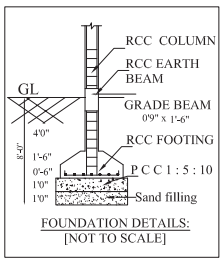


EXISTING 23'7"FEET WIDE LAYOUT STREET

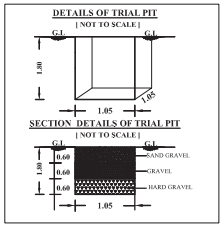
PROPOSED FIRST FLOOR PLAN

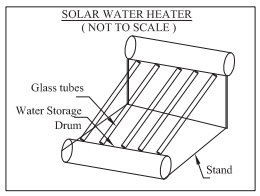
PROPOSED GROUND FLOOR PLAN

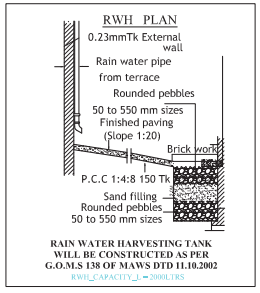
PLAN_INFO
PLOT_AREA_M2=287.56
CRZ=NO
SECURITY_ZONE=NO
ROAD_WIDTH=7.20
ROAD_LENGTH=160.00
AVG_PLOT_DEPTH=15.80
AVG_PLOT_WIDTH=9.10
LAND_USE_ZONE=RESIDENTIAL
DISTRICT=DINDIGUL
TALUK=NILAKKOTTAI
JURISDICTION_TYPE=PANCHAYAT
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
ACCESS_WIDTH_M=7.20
LEASEHOLD_LAND=NO
PLOT_NO=31/32
PATTA_NO=7627/6869
SURVEY_NO=460/16,460/1B
AS_AT_SITE=YES
FMB_OR_PLR=287.56
AS_PER_DOCUMENT=289.86
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



FOUNDATION DETAILS:
[NOT TO SCALE]





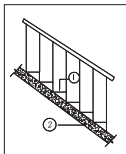


RAIN WATER HARVESTING TANK WILL BE CONSTRUCTED AS PER G.O.M.S 138 OF MAWS DTD 11.10.2002

RWH_CAPACITY_L = 2000LTRS

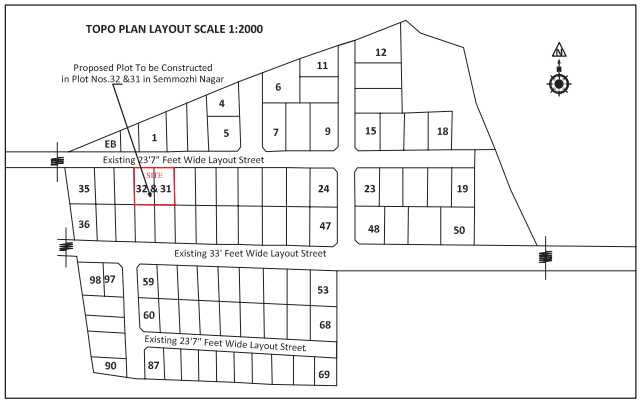
SECTION DETAILS :-

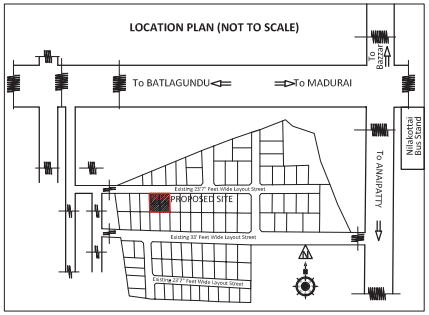
1. FLOOR SLAB IN R.C.C 1:2:4 MIX
2. R.C.C.LINTEL CUM SUNSHADE
3. BRICK WORK IN C.M.1:5 MIX
4. FLOOR FINISH IN C.M.1:3 MIX
5. FLOORING IN P.C.C.1:4:8 MIX
6. SAND /EARTH FILLING
7. P.V.C RAIN WATER GUTTER
8. PV.C.75mm Ø DOWN PIPE
9. SOLAR WATER HEATER
10. R.C.C. COLUMN IN 1:2:4 MIX



STAIRCASE DETAILS
(NOT TO SCALE)

Rise 0.175 M Tread 0.250 M
Width of the staircase : 0.91 M
Height of the hand rail : 0.76 m
1. BRICK WORKS FOR STEPS IN C.M.1:4 MIX
2. 150 mm.Thick.WAIST SLAB IN R.C.C.1:2:4 mix.

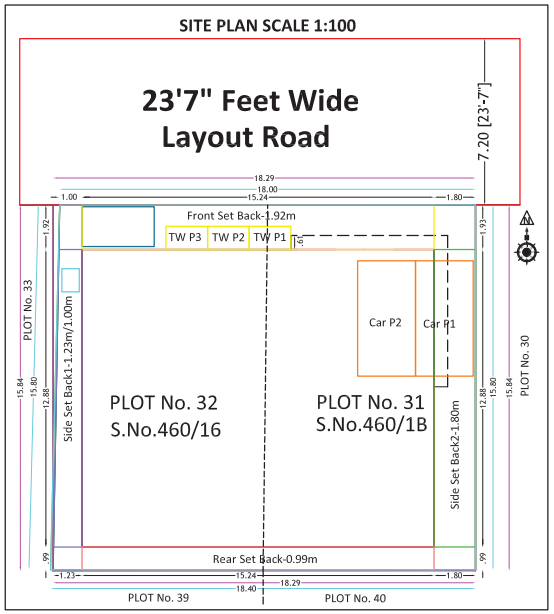




WATER_TANK_CAPACITY_L =3000LTRS Solar Water Heater Solar Panel

COLOUR INDEX

. ROAD
. SITE BOUNDARY
. PROPOSED BUILDING
. RAINWATER COLLECTION TANK



JOINERIES

ED	ENTRANCE DOOR	1.14 x 2.14
GD	GRILL DOOR	1.14 x 2.14
D	DOOR	1.05 x 2.14
D1	DOOR	0.76 x 2.14
FW	WINDOW	2.50 x 1.80
EW	WINDOW	1.00 x 1.80
W	WINDOW	1.80 x 1.52
W1	WINDOW	1.52 x 1.52
KW	WINDOW	1.80 x 1.52
KW1	WINDOW	1.80 x 1.00
V	VENTILATOR	1.80 x 0.90
SW	WINDOW	0.97 x 2.00

.AREA DETAILS

	SQ.Ft	SQ.M
. AREA OF THE SITE	3095.30	287.56
. AREA AS AT SITE	3120.00	289.86
. PROPOSED G. FLOOR AREA	2112.88	196.30
. PROPOSED F. FLOOR AREA	582.00	54.07
. CARPET AREA G. FLOOR	1685.75	156.61
. CARPET AREA F. FLOOR	380.18	35.32
. HEAD ROOM AREA	306.85	28.51
. OPEN AREA AVAILABLE	982.42	91.26
. PLOT COVERAGE :	68.26%	F.S.I: 0.87

CONDITIONS / CERTIFICATE

* THERE IS NO ENCROACHMENTS ARE OBSERVED IN THIS PROPOSED SITE
* RAIN WATER TO BE CONNECTED WITH RWH TANK
* COLLECTED RAINWATER WILL BE REUSED FOR KITCHEN , BATH ROOM AND TOILET .
* SOLAR WATER HEATER TO BE PROVIDED
* WASTE WATER FROM BATH AND KITCHEN WILL BE REUSED FOR GARDEN AND TOILET FLUSHING .
* WASTE WATER FROM WC & TOILET TO BE CONNECTED WITH MUG/SEPTIC TANK

ENGINEER

ENGINEER. G.SAIBULLAH.,B.E.,F.I.E.,A.I.V.,
REGISTERED ENGINEER GRADE-I (125/LS/2019/00023)
78/165, South Agraharam, Thenkarai, Periyakulam-625 601
9443389829 ; saibullahg@gmail.com:ssbuilderssssb@gmail.com

DRAWN BY SSB ER.G.SAIBULLAH 10082025 MOBILE: 94433 89829

APPLICANT

S.ARUN PANDIAN

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
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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.