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,
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SITE PLAN & BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTION RESTAURANT BUILDING IN S.F.NO: 627/2B2, AT PALAKKANOOTHU VILLAGE & PANCHAYAT, REDDIYARCHATRAM PANCHAYAT UNION, DINDIGUL WEST TALUK, DINDIGUL DISTRICT

All Dimensions Are In Meters
. SCALE : [1:100]

N
W — E
S

SITE APPROVAL :

Online Application No	:	SWP/BPA/665762/2025
Scrutiny Reference No	:	E1S1Z9U3
Site Boundary Shown As "A TO I " And Numbered As: SWP/DTCP/ Dindigul / SITE APPROVAL NO	:	00 / 2025

BUILDING PERMISSION :

Online Application No	:	SWP/BPA/665762/2025
Scrutiny Reference No	:	E1S1Z9U3
Numbered As: SWP/DTCP/ Dindigul / BUILDING PERMISSION NO	:	00 / 2025

SITE AREA DETAILS :-

SURVEY.NO	AS PER DOCUMENT	AS PER PATTA
627 / 2B2	9827.00 SQ.MT	9827.00 SQ.MT
TOTAL	9827.00 SQ.MT	9827.00 SQ.MT

PROPOSED BUILDING AREA DETAILS :-

DESCRIPTION	FSI sq.mt	NON - FSI sq.mt	TOTAL sq.mt
GROUND FLOOR AREA	1131.89	---	1131.89
TERRACE FLOOR AREA	---	78.65	78.65
TOTAL	1131.89	78.65	1210.54

FSI = Total FSI Area / Total Site Area = 1131.89 / 9827.00 = 0.12 < 2.00

PARKING DETAILS:-

FOR EVERY (100 Sq.MT) - ONE CAR PARKING

FOR EVERY (50 Sq.MT) - ONE TWO WHEELER PARKING

CAR PARKING CALCULATION = (TOTAL FSI AREA) / 100 = 1131.89 / 100 = 12 no's

TWO WHEELER PARKING CALCULATION = (TOTAL FSI AREA) / 50 = 1131.89 / 50 = 23 no's

DESCRIPTION		REQUIRED	PROVIDED	TOTAL
CAR PARKING	NORMAL CAR	10	12	14
	PHYSICAL CHALLENGED	2	2	
TWO WHEELER PARKING		23	24	24

REFERENCE:-

- SITE BOUNDARY
- PROPOSED BUILDING
- DRIVE WAY
- EXISTING ROAD
- RWH TRENCH
- HT LINE

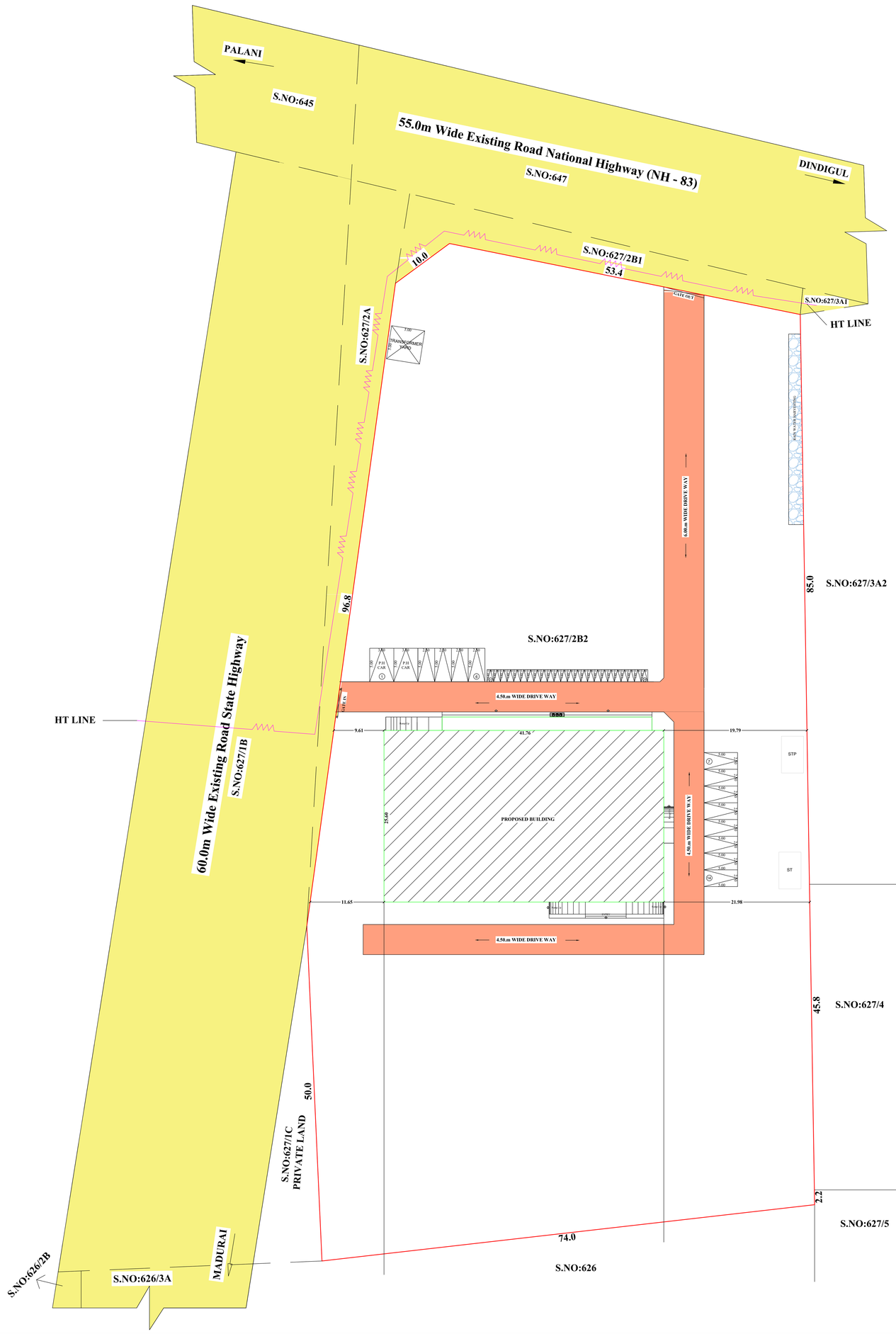
TOTAL BUILDING HEIGHT : 5.18 m

SANITARY UNIT	(FOR PUBLIC) TOTAL - 100 PERSONS		
WATER CLOSET (W.C)	PUBLIC MALE - 50 PERSONS	REQUIRED	PROVIDED
	1 PER 50 SEATS UPTO 200 SEATS	1	2
	PUBLIC FEMALE - 50 PERSONS	REQUIRED	PROVIDED
	1 PER 50 SEATS UPTO 200 SEATS	1	2
	(FOR STAFF) TOTAL - 40 PERSONS		
WATER CLOSET (W.C)	STAFF MALE - 20 PERSONS	REQUIRED	PROVIDED
	2 FOR 16-35 PERSONS.	2	2
	STAFF FEMALE - 20 PERSONS	REQUIRED	PROVIDED
	2 FOR 13-25 PERSONS.	2	2
URINALS	FOR PUBLIC MALE - 50 PERSONS	REQUIRED	PROVIDED
	ONE FOR 50 PERSONS	1	4
	FOR STAFF MALE - 20 PERSONS	REQUIRED	PROVIDED
	1 FOR 7-20 PERSONS	1	3
ABLUTION TAPS	ONE IN EACH W.C	REQUIRED	PROVIDED
		8	9
WASH BASINS	ONE IN EACH W.C	REQUIRED	PROVIDED
		8	9
KITCHEN SINKS & DISH WASHER	ONE PER EACH KITCHEN	REQUIRED	PROVIDED
		3	3
SERVICE SINK	ONE IN THE RESTAURANT	REQUIRED	PROVIDED
		1	2

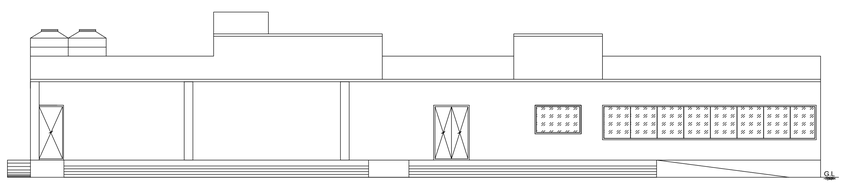
SPECIFICATION:-

. FOUNDATION	:	R.C.C COLUMN FOOTING 1:2:4 MIX OVER A BED OF C.C 1:5:10 MIX.
. BASEMENT	:	R.C.C COLUMN FOOTING 1:2:4 MIX, BRICK WORK IN C:M 1:6 MIX.
. SUPERSTRUCTURE	:	BRICK WORK IN C:M 1:6 MIX.
. ROOFING	:	R.C.C ROOF SLAB 1:2:4 MIX, 0.15M THICK AND GALVOLUME SHEET
. FLOORING	:	C.C FLOORING 1:5:10 MIX 0.33 THICK AND TOP FINISHED WITH C:M 1:3 MIX, 0.23 TK.
. PLASTERING	:	CEMENT PLASTERING 1:5 MIX, 0.15 TK.
. USE	:	COMMERCIAL BUILDING.

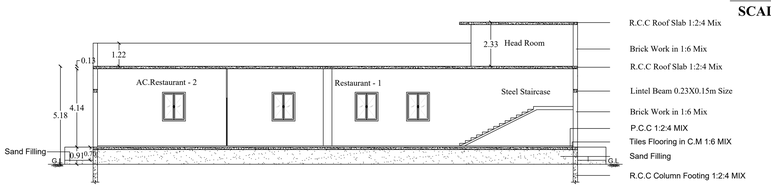
SITE PLAN
SCALE 1:200



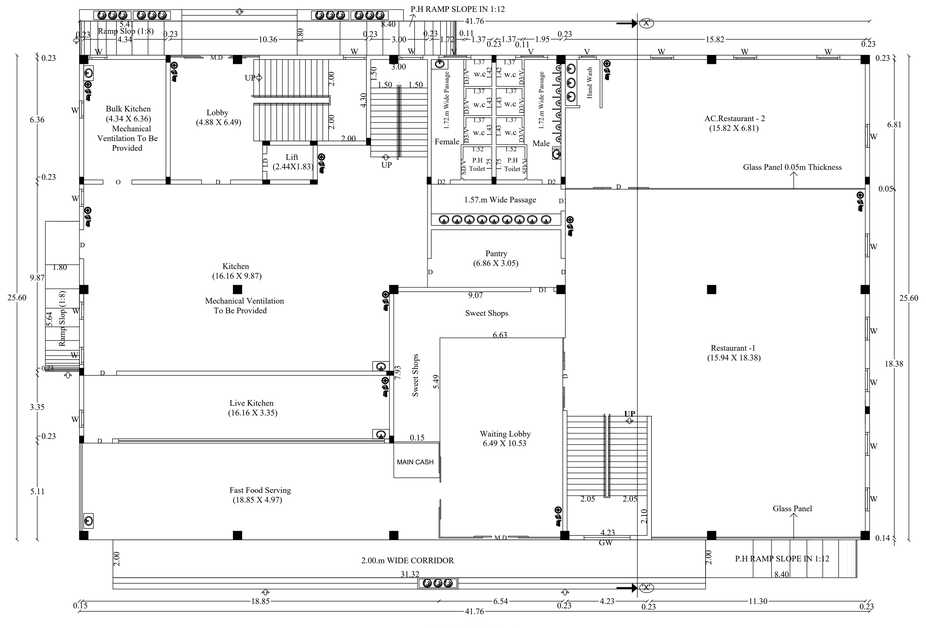
BUILDING PLAN
SCALE 1:100



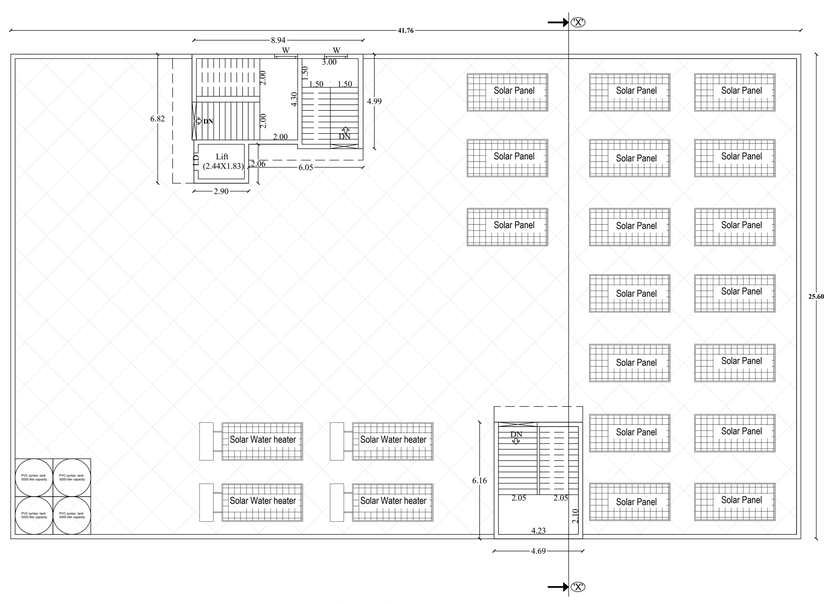
FRONT ELEVATION



SECTION - (X-X)



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

NOTE:-

1. L.P. GAS WILL BE USED FOR KITCHEN
2. BORE WELL WITH MOTOR, WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
3. SULLAGE WASTE FROM TOILET WILL BE CONNECTED EXISTING
4. RAIN WATER PERCOLATION PITS OF 4NOS. 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 GO (MS) NO. 138 DATED 11.02.02.
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 PIPES.
9. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60x60x60CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
10. SOLAR WATER HEATER LINE ARRANGMENTS WILL BE PROVIDED.
11. ALL DIMENSIONS ARE IN METRE.
12. AT KITCHEN EXHAUST FAN TO BE PROVIDED.
13. FA - FIRE ALARAM PROVIDED.
14. FE - FIRE SAFETY MEASURES PROVIDED.
15. SB - SAND BUCKET PROVIDED.
16. MECHANICAL VENTILATION TO BE PROPOSED.

JOINERIES	:	METER
MD -DOOR		2.00 X 2.44
D -DOOR		1.52 X 2.44
D1 -DOOR		1.22 X 2.44
D2 -DOOR		1.00 X 2.44
D3 -DOOR		0.91 X 2.44
W -WINDOW		1.22 X 1.52
GW -WINDOW		2.44 X 1.52
LD -DOOR		1.00 X 2.44
SD -WINDOW		1.00 X 2.14
V -VENTILATOR		0.91 X 0.61
SD -SLIDING DOOR		1.00 X 2.14
O -OPEN		1.52 X 2.44

STRUCTURAL ENGINEER

Er.S.SURENDAR, B.E., M.E. (Structural)
62, Alagampatti, Balakrishnapuram,
Dindigul - 624605.
Mob : 63706 52087
REGISTERED STRUCTURAL ENGINEER
DINDIGUL LPA REG.No : SE 01/2023 (Gr-I)

CONSTRUCTION ENGINEER

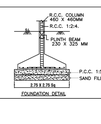
Er.J.JEYAWILSON, B.E., M.E.,
Registered Construction Engineer
DLPA Reg. No: CE 02/2025 (DTCP)
HI-TECH PROMOTERS, HANIN TOWERS
Annamalaiyar School Road,
Near Rasandana, Nagal Nagar,
Dindigul - 624 003. Cell : 96779 12666

APPLICANT

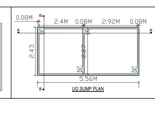
REGISTERED ENGINEER

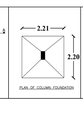
Er. P. ANBAZHAGAN, B.E., M.C.E., F.I.V.,
Chartered Engineer and Valuer,
DLPA-RE 01/2025 (GR-I) & RSE 04/2024 (GR-II),
16, VIVEKANANDA NAGAR, DINDIGUL.
CELL : 91501 69343

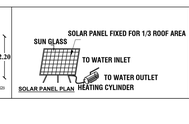
EE	EMERGENCY EXIT
	FIRE EXTINGUISHER
	FIRST - AID BOX
	FIRE HOSE REEL

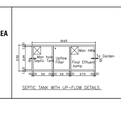


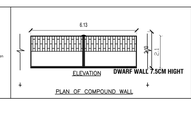


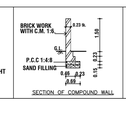


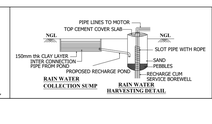


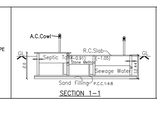


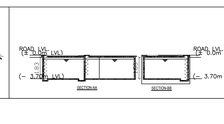












THE LANDLENS SUITE

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

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OMR Thoraipakkam,
Chennai 600 097, India
hello@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.