PP APPROVAL RECORD

Planning Permission

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

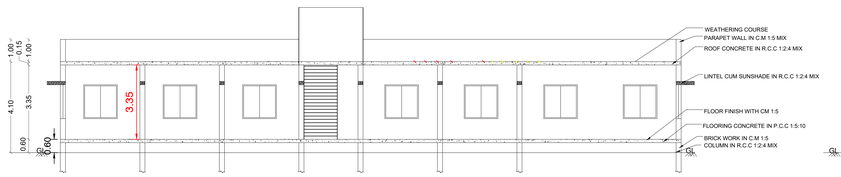
The approval as the planning authority issued it, reproduced in full behind this page.

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

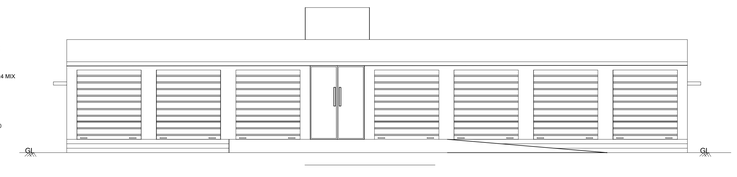
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR COMMERCIAL BUILDING IN S.F.Nos. 80/1A, AT THOPPAMPATTY VILLAGE AND PANCHAYAT,PALANI TALUK, DINDIGUL DISTRICT.

APPLICANT : Mr.G.RAJKUMAR AND Mr.G.RAVIKUMAR

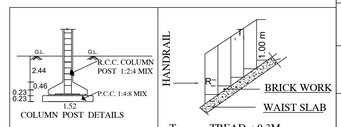
SCALE 1: 100



SECTION ON AA

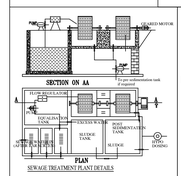


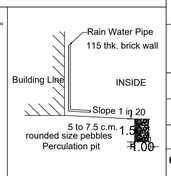
FRONT ELEVATION

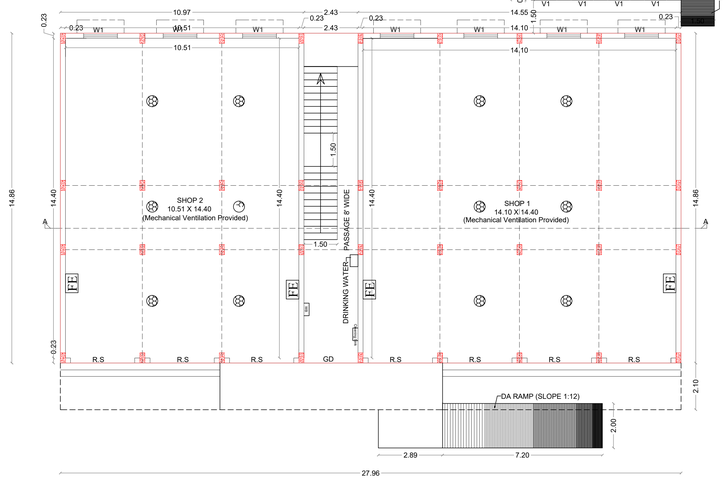


COLUMN POST DETAILS

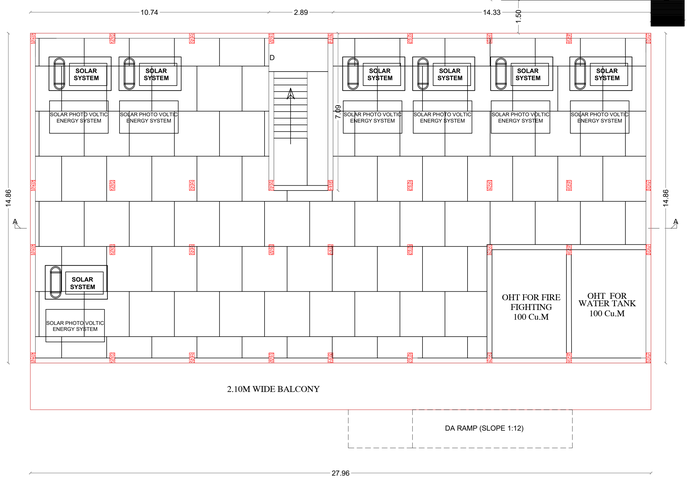
STAIRCASE DETAILS
(NOT TO SCALE)



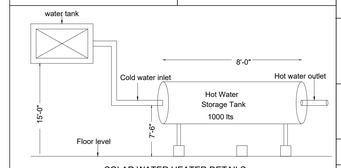




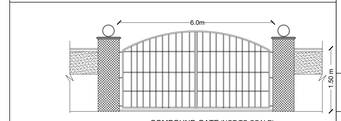
PROPOSED GROUND FLOOR PLAN



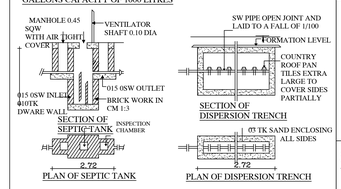
TERRACE FLOOR PLAN



SOLAR WATER HEATER DETAILS
(NOT TO SCALE)



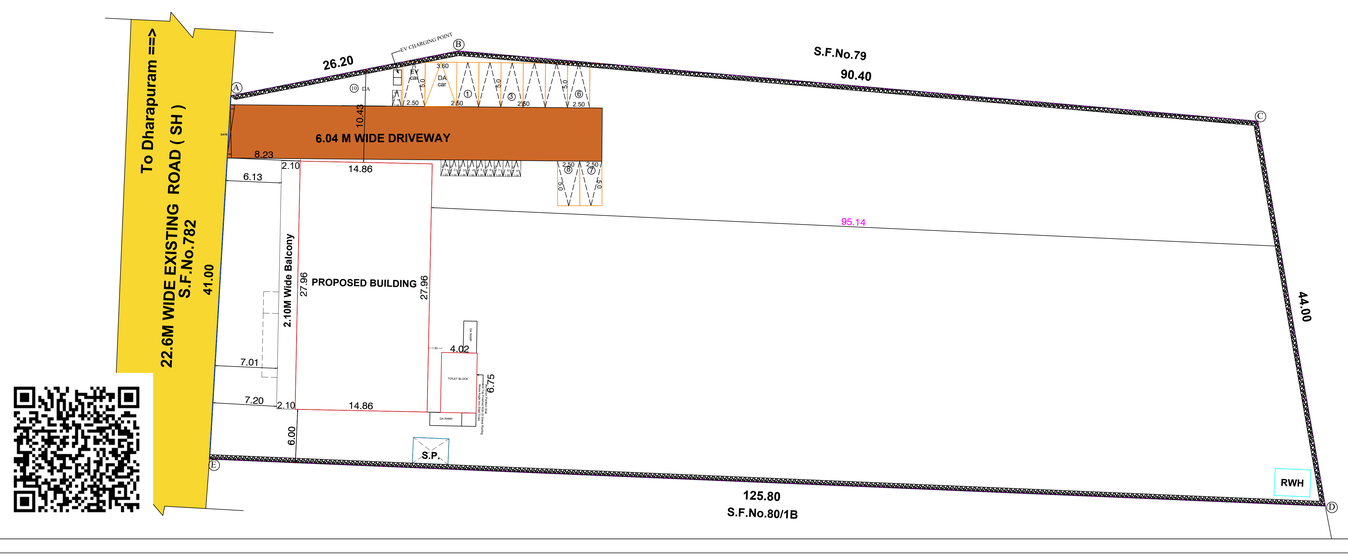
COMPOUND GATE (NOT TO SCALE)



DETAILED DRAWING FOR SEPTIC TANK WITH DISPERSION TRENCH 225 GALLONS CAPACITY OF 1000 LITRES

SITE PLAN :-

SCALE 1: 400



DETAILS OF JOINERIES.

DESCRIPTION	METERS	FEETS
MD - DOOR	3.05 X 2.44	5'0" X 8'0"
D1 - DOOR	0.75 X 2.44	2'6" X 8'0"
SD - DOOR	1.20 X 2.13	3'9" X 7'0"
GD - DOOR	2.44 X 2.13	8'0" X 7'0"
RS - DOOR	2.44 X 2.44	8'0" X 8'0"
W - WINDOW	1.82 X 1.37	6'0" X 4'6"
V - VENTILATOR	1.82 X 0.61	6'0" x 2'0"
V1 - VENTILATOR	1.00 X 0.61	3'3" x 2'0"

COLOUR INDEX:-

EXISTING ROAD
APPLICANT SITE BOUNDARY
PROPOSED BUILDING
DRIVE WAY
RWH- ST -DT

FIRE ALARAM SYSTEM

FIRE FIGHTING EQUPEMENTS — FE

ONLINE APPLICATION NUMBER: SWP/BPA/765640/2026/TCP,DATED- 29/01/26

ALL DIMENSION ARE IN METRE

AREA OF THE SITE :

AS PER DOCUMENT & PATTA : 5400.00 SQM

FLOOR	FSI AREA	NON FSI AREA	TOTAL BUILT UP AREA
GROUND FLOOR	474.35	---	474.35
TOILET BLOCK	27.13	---	27.13
HEAD ROOM	---	20.49	20.49
TOTAL	501.48	20.49	521.97

FLOOR SPACE INDEX (FSI)= $\frac{\text{F.S.I Area}}{\text{Area of the Site}} = \frac{442.76}{5400.00} = 0.08 < 2.00$

PLOT COVERAGE (PC) = $\frac{\text{Floor Area}}{\text{Area of the Site}} \times 100 = \frac{460.44}{5400.00} \times 100 = 9.67\ \%$

OSR REQUIRED : 10 % OF 5400.00 Sqm = 540.00 Sqm

MAXIMUM HEIGHT OF THE BUILDING - 4.10 m

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING FOR COMMERCIAL BUILDING AREA OF 501.48 SQM (1 Car for 75 Sqm)	7	Car Parking : 08 DA Parking : 01 EV Parking : 01
TWO WHEELER PARKING FOR COMMERCIAL BUILDING AREA OF 501.48 SQM (1 Two Wheeler for 75 Sqm)	7	Car Parking : 08 DA Parking : 01 EV Parking : 01

SANITARY REQUIREMENTS
Total Number of Persons 15 Nos.
IT May be Assumed Two Third are Male and One Third are Females

Assumed 10 Nos. Male Persons and 5 Nos. Female Persons

	DESCRIPTION	REQUIRED	PROVIDED
Water Closet	Male (1 For every 25 Persons)	1	2 (INCLUDING DA TOILET)
	Female (1 for every 15 Persons)	1	2 (INCLUDING DA TOILET)
Urinal	Male (1 For 7-20 Persons)	1	5 (INCLUDING DA TOILET)
Drinking Water Tap	One for every 100 persons	1	1
Wash Basin	One for every 25 persons	1	3
Cleaners Sink	One for Floor Minimum	1	1

APPROVAL AUTHORITY
DEPUTY DIRECTOR (I.C)
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT
TECHNICAL APPROVAL
APPLICATION No. :
SWP/DTCP/DINDIGUL/BP/ No. : 04 / 2026

SPECIFICATIONS

FOUNDATION	:	**ISOLATED R.C.C.1:2:4 COLUMN OVER A BED OF C.C. 1:5:10 MIX.**
BASEMENT	:	**R.C.C.1:2:4 COLUMN AND BRICK WORK IN CM 1:6 MIX.**
SUPERSTRUCTURE	:	**R.C.C.1:2:4 COLUMN AND BRICK WORK IN CM 1:6 MIX.**
ROOFING	:	**R.C.C. ROOF SLAB 1:2:4 MIX, 0.15M THICK.**
FLOORING	:	**C.C. FLOORING 1:5:10 MIX AND TOP FINISHED WITH CM 1:3 MIX.**
PLASTERING	:	**PLASTERING WITH CM 1:5 MIX**
PURPOSE	:	**COMMERCIAL HALL**

REGISTERED STRUCTURAL ENGINEER:

Er. M. MANIKANDAN, M.E.(Structural),M.I.E.,M.
ABIV CONSTRUCTION
Chartered Engineer & Valuer
Govt. Approved Engineer (ROC No: TN/SE/2/EN/01/Class I)
DTCP/Crane-1/PSE No. 2021/ 12/K(1)
Panel Valuer & Approved Valuer (F-15775)
28/477, N.K. Complex, Madurai Road
THENI-625 531, Mob: 98660 97894

APPLICANT:

REGISTERED CONSTRUCTION ENGINEER:

Er.K.THANGA DURAI, DCE, Dcad.(D.Tech)
Registered Construction Engg.CE/01/2023
VELAN BUILDERS
Vaigha Valamudan Complex,
L.G.B. Compound, Dindigul-01
Cell:73737 32706

REGISTERED ENGINEER:

L. P. ANBAZHAGAN, B.E., M.C.E., F.I.E.,
Chartered Engineer and Valuer,
DLPA-RE 01/2005(GR-I) & RSE 01/2024(GR-II),
16,VIVEKANANDA NAGAR, DINDIGUL.
CELL : 91501 69343

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.