PP APPROVAL RECORD

# Planning Permission

Dindigul district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**DTCP**

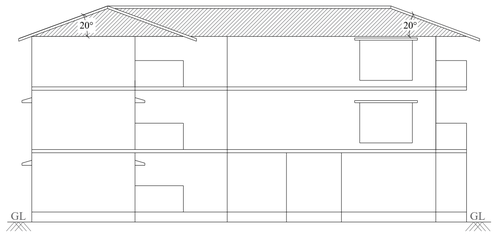
The approval as the planning authority issued it, reproduced in full behind this page.

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

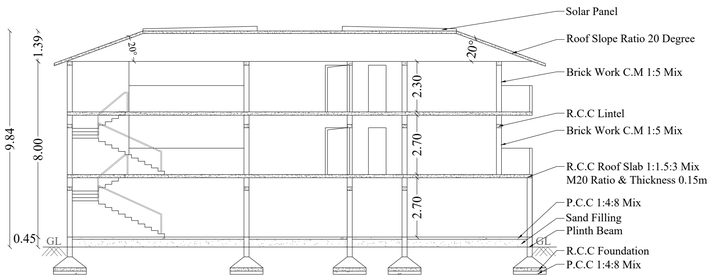
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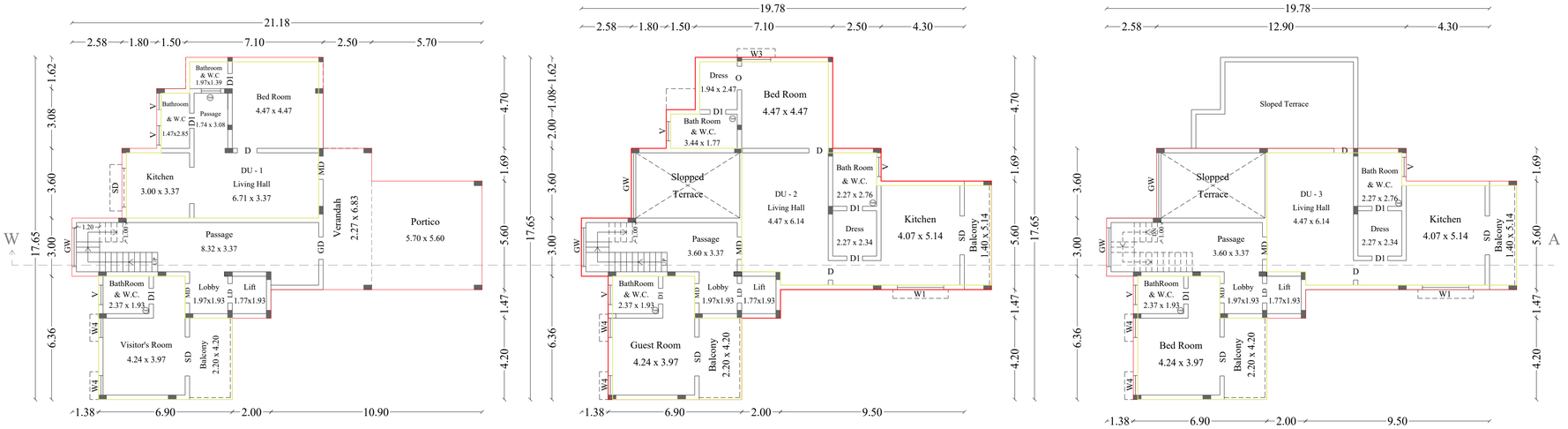
# BLOCK - 1




Elevation




Cross Section on 'WA'




Ground Floor Plan




First Floor Plan




Second Floor Plan

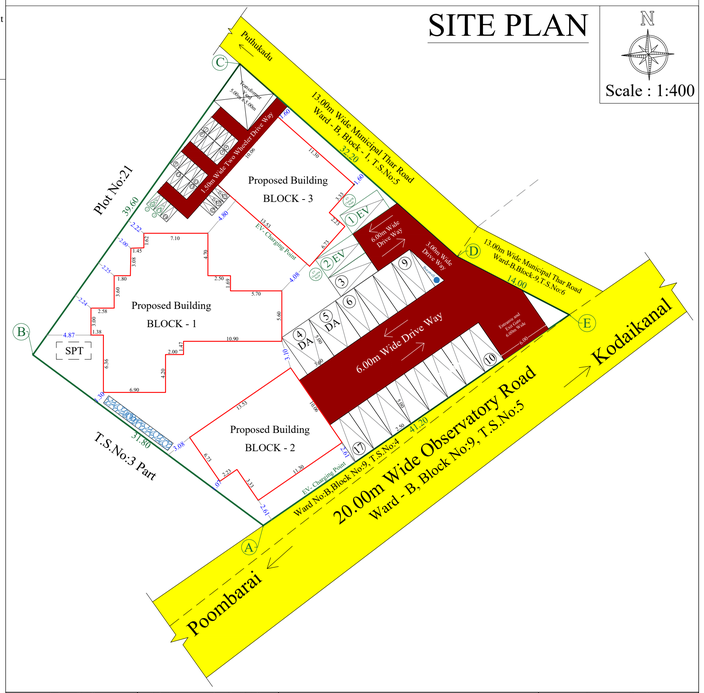
Note:-

1. L.P. Gas will be used for kitchen and Exaust fan to be provided.
2. Bore well with motar, water tank and water supply will be provided.
3. Sullage waste from Toilet will be connected into existing corporation UGD.
4. RWP pits of 4 nos. provided @ 1/30 sqm of plinth area @ 3m c/c.
5. RWP 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. DU - Dwelling Units.

Scale : 1:100

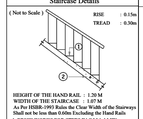
## Plan Showing the Proposed Construction of Residential Building in Ward:B, Block:1, T.S.No:3/10, Kodaikanal Municipality and Taluk, Dindigul District. (Zone - Primary Residential)

# SITE PLAN



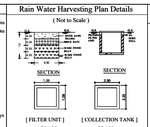

Scale : 1:400

### Staircase Details

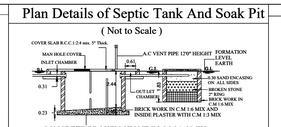



HEIGHT OF THE HAND RAIL : 1.20 M
WIDTH OF THE STAIRCASE : 1.07 M
As Per ISSBR-1993 Rules the Clear Width of the Stairways Shall not be less than 0.60m Excluding the Hand Rails
1. BRICK WORKS FOR STEPS IN C.M.1:4 MIX
2. WAIST SLAB IN R.C.C.1:2:4 mix & 150 mm.Thick.

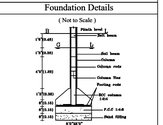
### Rain Water Harvesting Plan Details



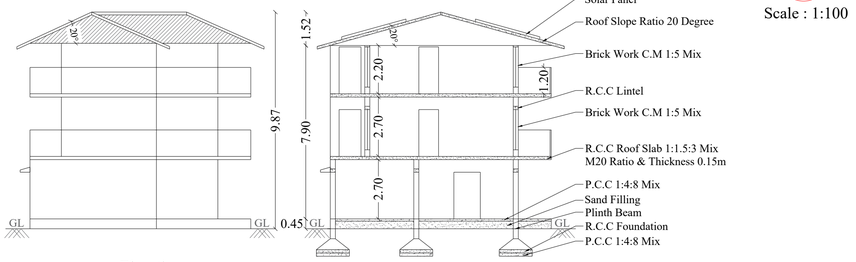

### Plan Details of Septic Tank And Soak Pit




### Foundation Details



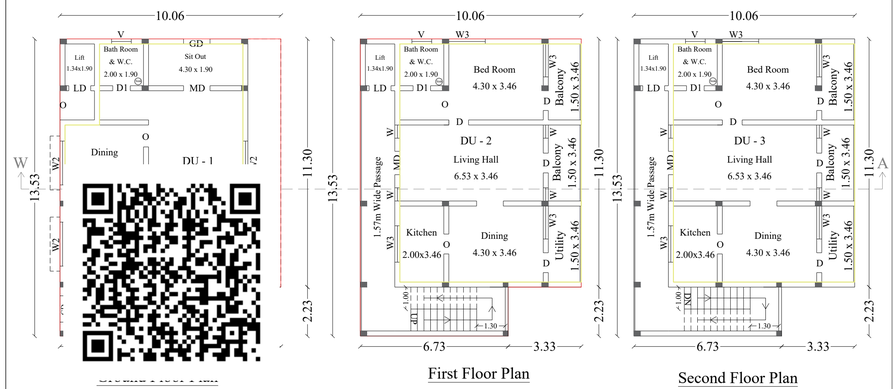

# BLOCK - 2




Elevation

Cross Section on 'WA'

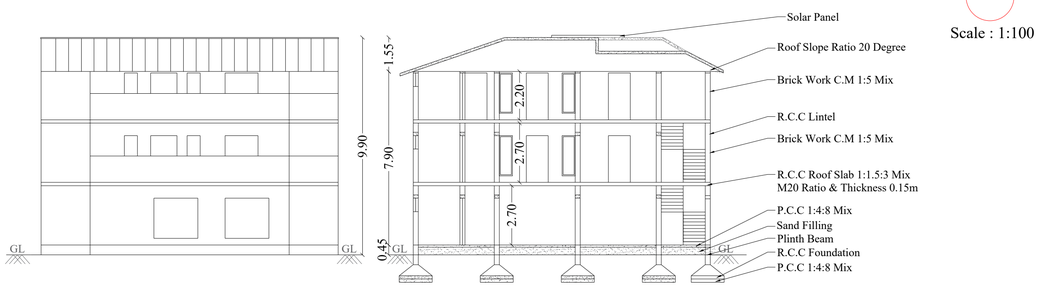
Scale : 1:100




First Floor Plan

Second Floor Plan

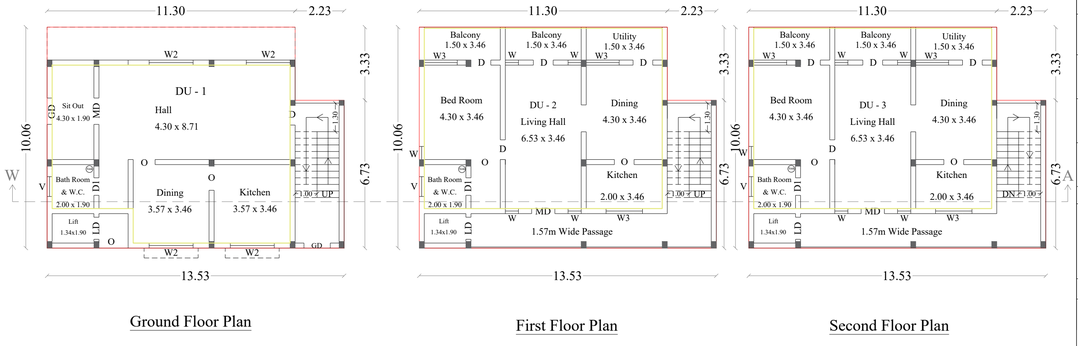
# BLOCK - 3




Elevation

Cross Section on 'WA'

Scale : 1:100




Ground Floor Plan

First Floor Plan

Second Floor Plan

| Joineries | | Metre |
|---|---|---|
| MD | Main Door | 1.20 x 2.13 |
| GD | Grill Door | 1.20 x 2.13 |
| D | Door | 1.00 x 2.13 |
| D1 | Door | 0.80 x 2.13 |
| O | Open | 1.22 x 2.13 |
| W1 | Window | 2.40 x 1.83 |
| W2 | Window | 2.00 x 1.83 |
| W3 | Window | 1.50 x 1.83 |
| W4 | Window | 1.00 x 1.83 |
| W | Window | 0.60 x 1.83 |
| V | Ventilator | 1.00 x 0.61 |

As Per TNCDBR Annexure -X [See rule 54 (2) (b)] Table:7 Sanitation Requirements for Residences
Note:- Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.

| Sl.No | Sanitary Unit | Dwelling Units Individual Conveniences | Req | Pro |
|---|---|---|---|---|
| 1 | Bath Room & Water Closet | One Provided with Water tap | 9 | 15 |
| 2 | Sink in the Floor | One | 9 | 13 |
| 3 | Water Tap | One | 9 | 15 |

### Colour Index

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

### Site Area Details

| S.No | Ward | Block | T.S.No | Area in Sq.M As Per Document | Area in Sq.M As Per TSLR |
|---|---|---|---|---|---|
| 1 | B | 1 | 3/10 | 1457.00 | 1457.00 |

### Building Area Details

| Block | Descriptions | FSI | Non-FSI | Total | No of Car Parking Req |
|---|---|---|---|---|---|
| 01 | Ground Floor | 214.50 | - | 214.50 | 2 |
| | First Floor | 212.90 | - | 212.90 | 2 |
| | Second Floor | 176.50 | - | 176.50 | 2 |
| 02 | Ground Floor | 128.70 | - | 128.70 | 1 |
| | First Floor | 128.70 | - | 128.70 | 1 |
| | Second Floor | 128.70 | - | 128.70 | 1 |
| 03 | Ground Floor | 128.70 | - | 128.70 | 1 |
| | First Floor | 128.70 | - | 128.70 | 1 |
| | Second Floor | 128.70 | - | 128.70 | 1 |
| Total Area | | 1376.10 | - | 1376.10 | 12 |

Floor Space Index (FSI) = 1376.10 / 1457.00 = 0.94

Plot Coverage (PC) = (471.90 / 1457.00) x 100 = 32.40%

| Dwelling Area | No. of Dwellings | Two Wheelers Including DA & EV Req. | Two Wheelers Including DA & EV Pro. | Car Including DA & EV Req. | Car Including DA & EV Pro. |
|---|---|---|---|---|---|
| Above 75 Sq.m Upto 150 Sq.m | 9 | 12 | 19 | 12 | 16 |
| Visitor's Parking 10% | - | 1 | 2 | 1 | 1 |
| Total No. of Parking | - | 13 | 21 | 13 | 17 |

| Block Name | Dwelling Unit | FSI Area (Sqm) |
|---|---|---|
| Block - 1 | D-1 | 107.96 |
| | D-2 | 147.18 |
| | D-3 | 113.85 |
| Block - 2 | D-1 | 82.01 |
| | D-2 | 89.54 |
| | D-3 | 89.54 |
| Block - 3 | D-1 | 82.01 |
| | D-2 | 89.54 |
| | D-3 | 89.54 |

Online Application No : SWP/BPA/717895/2025/TCP
Site Boundary Shown As "A to E" and Numbered As SWP/DTCP/Dindigul/Building Permission No:15/2026

Registered Engineer

P. Arul
Er. P. ANBAZHAGAN, B.E., M.C.E., F.I.V.,
Chartered Engineer and Valuer,
D.J.A.E. & L.(CIVIL), D.J.A.E. & R.E.M.(M&H)(44-48),
14, VIVEKANANDA NAGAR, DINDIGUL.
CELL : 91501 69343

Registered Structural Engineer

Er. A. ARUL GNANAPRAGASAM
M.E.(Struct.),C.Engg.,APJ.ANNE..MSTTE.,
Consultant Structural Engineer
Structural Engineer: RE 26/2024 (GB-3)
Registered Engineer: RE 26/2024 (GB-3)
Registered Engineer: 08/LIC/2021/00009 (GB-1)
Chartered Engineer: (A)163701-03
Approved Valuer: (A-26/2001)
Mobile : 99444 95359 / 80720 98978
E.mail : arulstructuralsolutions@gmail.com

Registered Geo Tech Engineer

Er.K.Gokilavanan,M.Sc.,M.Tech(Geo Mat),F.I.E.,F.I.V.,D.L.S.(L.R.M.)
REGISTERED Geo-Tech Engineer/Chartered Engineer
(GBA Regn No:GTE/19/0033)
DTCP Regn No:GTE/04/2022/TCP/MADURAI
(GCDB/0033/2013/05)
GEOMATRIX CONSULTANCY Receipt no.: 261/TP/Gen/ No.21, Thomas Street, Kalimuthu, Madurai-625002.Ph:7598513581,7598758598 Dated: 15-DEC-2025
E-mail:geomatrixconsultancy@gmail.com

Applicant

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

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**The LandLens suite**
/landlens/one

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# 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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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.