PP APPROVAL RECORD

Planning Permission

Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

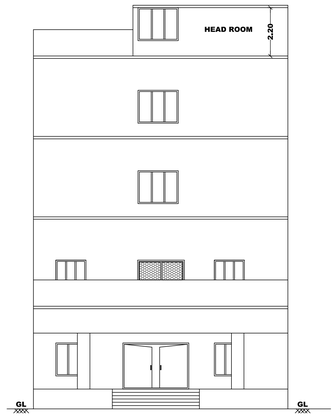
ISSUING AUTHORITY
Town Panchayat

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

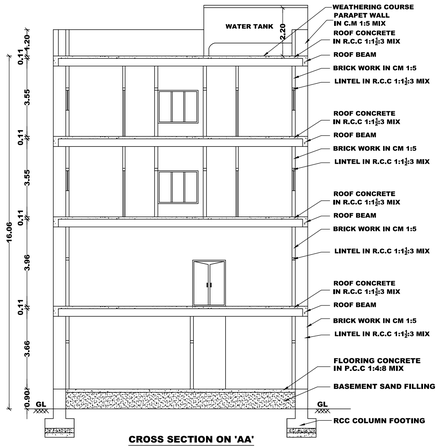
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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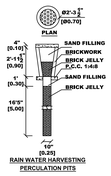
ELEVATION

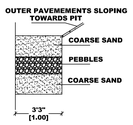


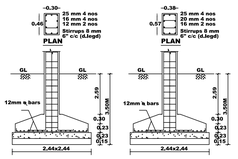
CROSS SECTION ON 'AA'

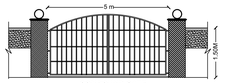


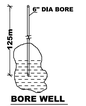
SECTION ON STAIRCASE

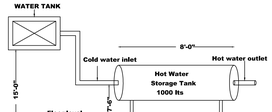


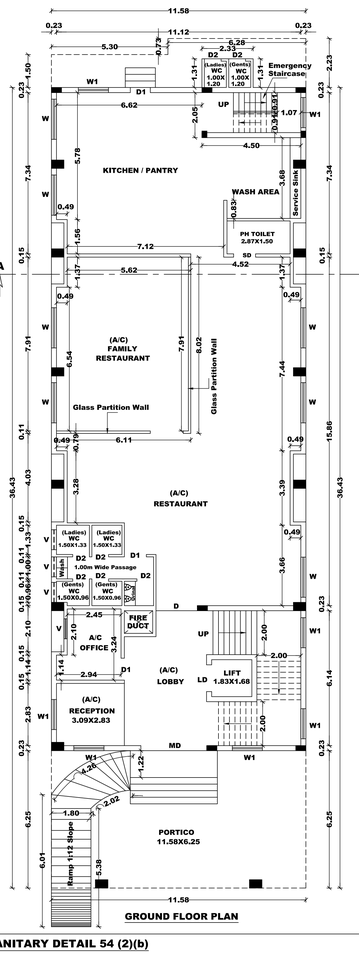


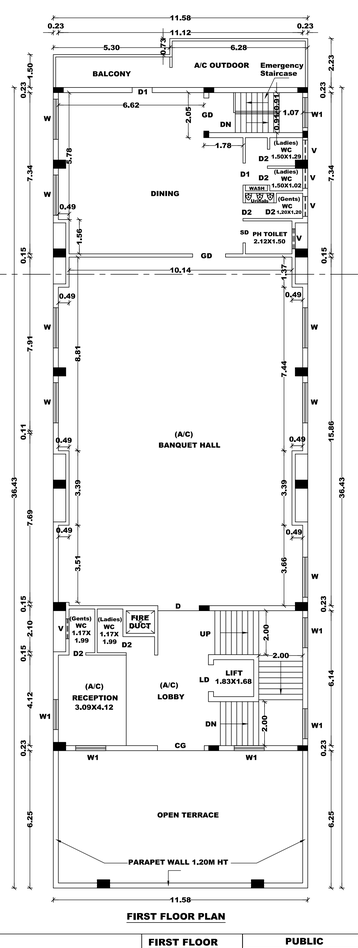


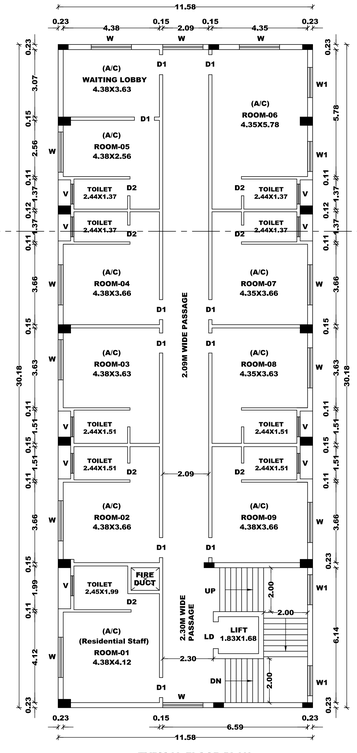


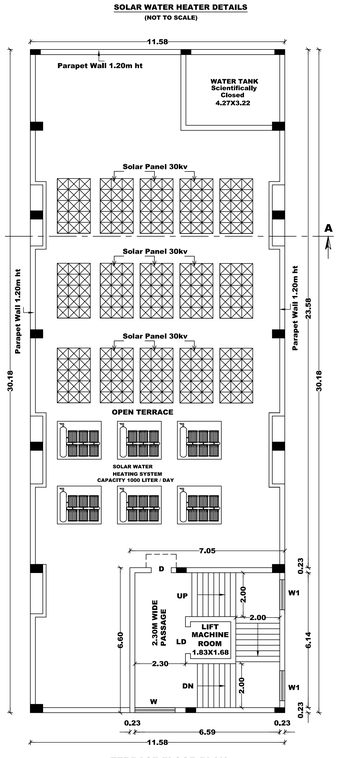


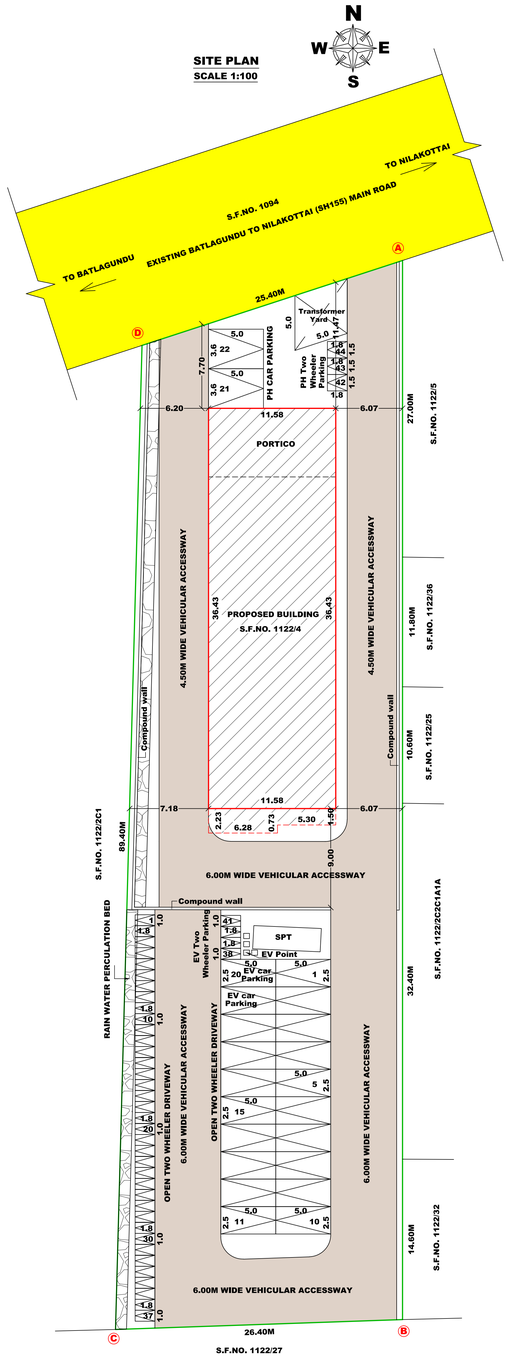












EXISTING APPROVAL DETAILS:

District Town And Country Planning Office, Dindigul

SITE APPROVAL

ந.க.எண்:1914/2021/தி.மா3
Site Boundary Shown as "A to D" And Numbered as
ம.வ ந.உ.(திமா)எண் : 109/2021, Dated:12.11.2021

BUILDING PERMISSION

க.வ ந.உ.(திமா)எண் : 14அ&14ஆ/2021, Dated:12.11.2021

Sevugampatty Town Panchayat

ந.க.எண்: 890/2021
க.உ.நிலை எண் : 86/2021-2022, Dated:21.12.2021

REVISED PLAN SHOWING THE EXISTING AND ADDITIONAL PROPOSED CONSTRUCTION OF COMMERCIAL BULIDING (RESTAURANT, BANQUET HALL CUM LODGE) IN S.F.NO. 1122/4 AT BATLAGUNDU TO NILAKOTTAI (SH155) MAIN ROAD, OF SEVUGAMPATTI VILLAGE & TOWN PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT.

SCALE 1:100

AREA DETAILS

AREA OF THE SITE - 0.24.00 HEC (OR) 2400.00 SQ.MT

	APPROVED AREA IN SQ.MT	FSI IN SQ.MT	NON - FSI IN SQ.MT	TOTAL AREA IN SQ.MT
AREA OF GROUND FLOOR	394.83	424.91	---	424.91
AREA OF FIRST FLOOR	368.07	371.44	---	371.44
AREA OF SECOND FLOOR	363.38	349.48	---	349.48
AREA OF THIRD FLOOR	363.38	349.48	---	349.48
AREA OF HEAD ROOM & LIFT MACHINE ROOM	40.33	---	46.53	46.53
TOTAL AREA OF ALL FLOORS	1529.99	1495.31	46.53	1541.84

PLOT COVERAGE = (424.91 / 2400.00) X100 = 17.70%
F.S.I = (1495.31 / 2400.00) = 0.62<2

PARKING DETAILS

VEHICLE	PARKING AREA DESCRIPTION	AREA IN SQ.MT	Required (Nos)	Provieded (Nos)
GROUND FLOOR (Restaurant & Hotels)				
CAR	Car Space for every 100sq.m of floor Area	424.91	4.25	5
TWO WHEELER	1 two wheeler space for every 50sq.m of floor area		8.50	9
FIRST FLOOR (Auditorium, Kalyana Mandapams, Cinema Halls)		171.63		
CAR	1 car space space for the every 50sq.m of Auditorium / Kalyana Mandapam area or part thereof		3.44	4
TWO WHEELER	1 two wheeler space space for the every 50sq.m of Auditorium / Kalyana Mandapam area or part thereof		3.44	4
SECOND & THIRD FLOOR (Unstarred Hotels, other Hotels & Lodges)				
CAR	1 car space for every 10-guest Rooms	(17 Rooms)	2	2
	1 car space for every 100sq.m of floor Area	698.96	6.99	7
TWO WHEELER	1 two wheeler space for every 50sq.m of floor area		13.99	14
TOTAL NO.OF CAR PARKING REQUIRED - 18 Nos	10% EV CAR REQUIRED - 2 Nos PH CAR REQUIRED - 2 Nos		22	22
TOTAL NO.OF TWO WHEELER PARKING REQUIRED - 27 Nos	10% EV TW REQUIRED - 3 Nos PH TW REQUIRED - 3 Nos		33	44

NOTE

1. BORE WELL WITH MOTAR, WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED
2. SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO EXISTING CORPORATION UNDER GROUND DRAINAGE SYSTEM.
3. RAIN WATER PERCOLATION PITS OF 4 NOS. PROVIDED @ 1/30 SQM OF PLINTH AREA @ 3M C/C
4. RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-02-02.
5. PERCOLATION BED OUT SIDE ALONG PLINTH TO BE PROVIDED
6. OUTER PAVEMENTS SLOPING TO WARDS RAIN WATER PERCOLATION PIT ALONG PLINTH
7. RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES
8. RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK
9. SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.
10. ALL DIMENSIONS ARE IN METRE.
11. FA - FIRE ALARAM PROVIDED
12. FE - FIRE SAFETY MEASURES PROVIDED.
13. SB - SAND BUCKET PROVIDED

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- DRIVEWAY
- RAIN WATER PERCULATION BED

REVISED APPROVAL DETAILS:

BUILDING PERMISSION

Roc No: SWP/BPA/734656/2025
Numbered as
SWP/DTCP/DINDIGUL/Building Permission No:13/2026

-/ E Signed /-
THE DEPUTY DIRECTOR
DINDIGUL TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT

APPLICANT

SANITARY DETAIL 54 (2)(b)

GROUND FLOOR (Restaurant & Hotels)	PUBLIC Male 50 Persons	PUBLIC Female 30 Persons	REQUIRED	STAFF Male 15 Persons	STAFF Female 10 Persons	REQUIRED	TOTAL PROVIDED
Water Closet	1 per 50 Seats upto 200 seats		2	1 For 15 persons	1 For 12 persons	2	4
PH Toilet						1	1
Abl			2	1 In Each W.C.		2	4
Uri		-	1	1 For 7-20 persons	-	1	2
Wa			2	1 for Every WC		2	4
Kit & D	chen					1	1
Ser	staurant					1	1

FIRST FLOOR (Assembly Occupancy Buildings Based Hall)	PUBLIC Male 100 Persons	PUBLIC Female 50 Persons	REQUIRED	STAFF Male 15 Persons	STAFF Female 10 Persons	REQUIRED	TOTAL PROVIDED
Water Closet	1 per 100 persons upto 400 persons	2 per 100 persons upto 200 persons	3	1 For 15 persons	1 For 12 persons	2	5
PH Toilet						1	1
Ablution Taps	1 In Each W.C.		3	1 In Each W.C.		2	5
Urinals	1 per 50 persons	---	2	1 per 7-20 persons	---	1	3
Wash Basins	1 per every 200 persons		1	1 For 15 persons	1 For 12 persons	2	3
Drinking Water Fountain	1 per 100 persons						1
Cleaner's Sink	1 Per Floor						1
Shower / Bathing	As per trade requirement						---

2nd & 3rd FLOOR (Unstarred Hotels, other Hotels & Lodges)	Residential Public Staff 2 Persons	REQUIRED	Non Residential Staff Male 15 Persons	Non Residential Staff Female 12 Persons	REQUIRED	TOTAL PROVIDED
Water Closet	One per 8 Persons omitting occupants of the attached water closet minimum of 2 if both sexes are lodged	1	1 For 15 persons)	1 For 12 persons)	2	3
Guset Room Toilet	1 In Each Guset Room Toilet				17	17
Ablution Taps	1 In Each W.C.	1	1 In Each W.C.		2	3
Urinals	Nil	1	1 For 7-20 persons)	-	1	1
Wash Basins	1 Per 10 Persons	1	1 For 15 persons)	1 For 12 persons)	2	3
Baths	1 Per 10 Persons	1	-		1	1
Cleaner's Sink	1 Per 10 Persons	1	-		1	1

STRUCUTRAL ENGINEER

P.VADIVEL, M.E., (Struct).,
Register Structural Engineer Grade-I(SE),
SE : 02/2014(GR-I),
Register Engineer Grade - I(RE),
Register No : 078/LS/00016,
4/387,Gandhiji Nagar, Trichy Road,
Dindigul-5.

REGISTER ENGINEER/LS

Er. A. ARUL GNANAPRAGASAM
M.E.(Struct),C.Eng.,AIV.,AMIE.,MISTE.,
Competent Person
Structural Engineer SE 06/2024 (GR-1)
Registered Engineer RE 36/2024 (GR-1)
Registered Engineer 08/LS/2021/00009 (GR-1)
Chartered Engineer (AM157701-0)
Approved Valuer (A-26395)
Mobile : 99444 95338 / 80720 95578
E.mail : arulstructuraldesigner@gmail.com

CONSTRUCTION ENGINEER

Er. K.GANAPATHI, B.E.,M.E.,F.I.E.,F.I.V.,D.Lin(USA)
Registered Construction/ Chatered Engineer
(CMDA Regn No: RE\GR-II\19/05/060 Dt: 07.05.2019)
DTCP Regn No. CE/06/2025/DTCP/MADURAI/APRIL/2025
GEOMATRIX CONSULTANCY (Regn No: 330242233482E)
No.22, Thomas Street, Narimedu, Madurai-625002.
Ph: 7598031360, 0452-2905566
Email:geomatrixconsultancy@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

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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.