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.

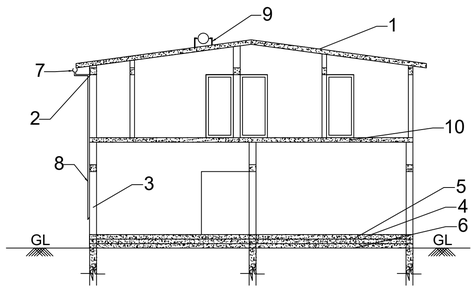
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OMR Thoraipakkam,
Chennai 600 097, India

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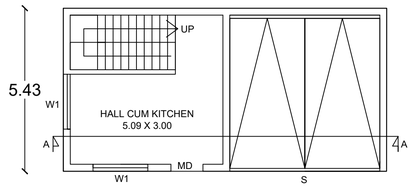
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN SURVEY NO. 209 / 17, PLOT NO. 25, SAMEERA OXYGEN LAYOUT, KODAIKANAL VILLAGE, ADUKKAM PANCHAYAT, KODAIKANAL TALUK, DINDIGUL DISTRICT.



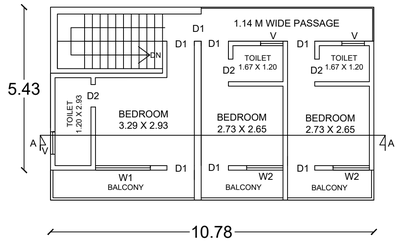

FRONT ELEVATION




SECTION ON "AA"



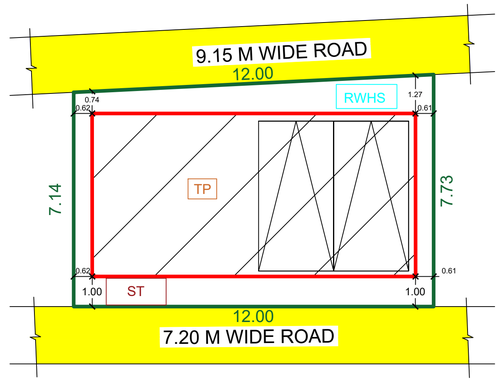

GROUND FLOOR




FIRST FLOOR

SCALE 1 : 100

ALL DIMENSIONS ARE IN METER




SITE PLAN

SCALE 1 : 100

NORTH

## OWNER DETAILS:

**MRS. R. UNACY KAVITHA, W/O. MR. ROBIN NEW BEGIN**

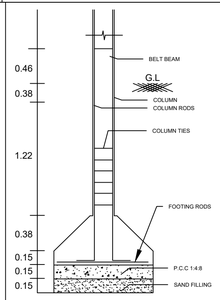
| S.NO | AREA DETAILS | SQ.M |
|---|---|---|
| 1 | AREA OF THE SITE | 89.00 |
| 2 | AREA OF THE GROUND FLOOR | 58.58 |
| 3 | AREA OF THE FIRST FLOOR | 58.58 |
| 4 | AREA OF THE PROPOSED BUILDING | 117.16 |
| 5 | AREA OF THE OPEN SPACE | 30.42 |
| 6 | HEIGHT OF THE BUILDING | 6.95 M |
| 7 | PERCENTAGE OF PLOT COVERAGE | 65.820 % |
| 8 | FLOOR SPACE INDEX (FSI) | 1.316 |

| JOINERIES | METER |
|---|---|
| MD MAIN DOOR | 1.21 X 2.10 |
| D1 DOOR | 1.21 X 2.10 |
| D2 DOOR | 0.91 X 2.13 |
| W1 WINDOW | 1.83 X 1.83 |
| W2 WINDOW | 1.21 X 1.83 |
| V VENTILATOR | 1.21 X 0.61 |

| COLOUR INDEX | SITE PLAN |
|---|---|
| ROAD | |
| SITE BOUNDARY | |
| PROPOSED BUILDING | |
| TRIAL PIT | |
| SOAK PIT/SEPTIC TANK | |
| RAINWATER COLLECTION TANK | |

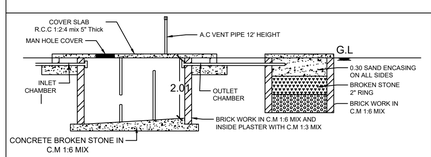
## SPECIFICATIONS / SECTION DETAILS

1. MANGALORE TILE OVER RCC ROOF, 5" THICK
2. R.C.C LINTEL 1:2:4 MIX
3. 9" BRICK WALL 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 150MM DIA (RAIN WATER GUTTER)
8. P.V.C 75MM DIA (DOWN PIPE)
9. SOLAR WATER HEATING ARRANGEMENTS
10. RCC FLOOR SLAB

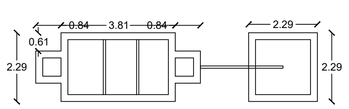



FOUNDATION DETAILS
(NOT IN SCALE)

DTCP
LAYOUT APPROVAL NO. 82 / 2023




SECTION OF SEPTIC TANK AND SOAK PIT

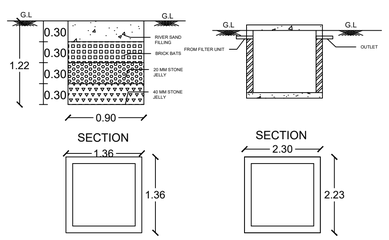



IK AND SOAK PIT

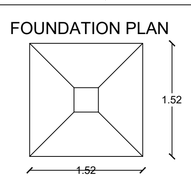
(NOT IN SCALE)

BE REUSED FOR KITCHEN,

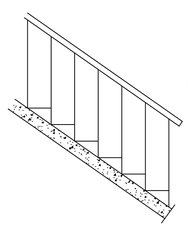
OM AND KITCHEN WILL BE
LET FLUSHING
MENTS SHOULD BE
E AREA




RAIN WATER HARVESTING ARRANGEMENTS
(NOT IN SCALE)




(NOT IN SCALE)



(NOT IN SCALE)

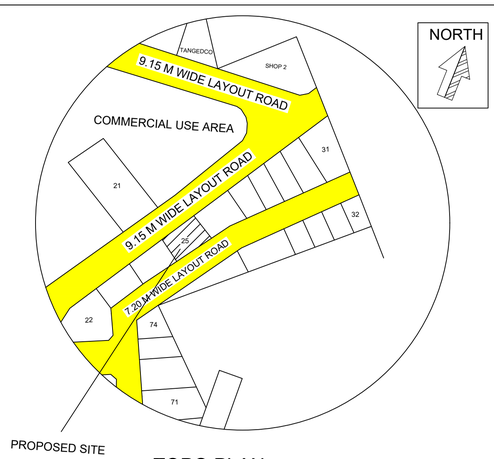
RISE 0.150

TREAD 0.300

WIDTH OF THE STAIR CASE : 0.91M
HEIGHT OF THE HAND RAIL : 0.76M

STAIRCASE DETAILS

| JOINERIES | METER |
|---|---|
| MD MAIN DOOR | 1.07 X 2.13 |
| D1 DOOR | 0.91 X 2.13 |
| D2 DOOR | 0.76 X 2.13 |
| W2 WINDOW | 1.20 X 1.80 |
| W1 WINDOW | 1.80 X 1.80 |
| V VENTILATOR | 0.61 X 0.61 |




TOPO PLAN

100 M RADIUS

APPLICANT


Er. G. Kannan, B.E.,
Consulting Civil Engineer,
Registered Engineer- DLPA – RE 30/2024 (GR-III),
Reg.No. 079/LS/2021/00010 (GR-III),
Registered Structural Engineer,
Reg.No. 079/LS/2024/00002 (GR-II),
Aanandagiri 3rd Street, Kodaikanal – 624101,
Cell. 9080177553


REGISTERED ENGINEER

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

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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.