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.

Verified RealEstate™
3/350/2 Mettukuppam,
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING IN WARD - B, BLOCK - 3, T.S.NOS. 12 / 3 & 12 / 4, OBSERVATORY ROAD, KODAIKANAL TOWN AND TALUK, DINDIGUL DISTRICT.

ZONE: MULTI USE ZONE CATEGORY: RESIDENTIAL BUILDING

APPLICANT NAME:

1. M/s. DIVA PROJECTS PRIVATE LIMITED

AREA OF THE SITE (MINIMUM AREA IS TAKEN)	SQ.M
AS PER DOCUMENT	4050.00
AS PER PATTA	4050.00
AS PER SITE	4050.00

S. NO	DESCRIPTION	FSI AREA	NON FSI AREA	BUILTUP AREA (SQ.M)
BLOCK 1				
1.	GROUND FLOOR	454.82	-----	454.82
2.	FIRST FLOOR	278.06	-----	278.06
BLOCK 2				
1.	GROUND FLOOR	118.56	-----	118.56
2.	FIRST FLOOR	78.03	-----	78.03
BLOCK 3				
1.	GROUND FLOOR	45.56	-----	45.56
	TOTAL	975.03	-----	975.03

FLOOR SPACE INDEX (FSI) = FSI AREA / SITE AREA = 975.03 / 4050.00 = 0.24 < 1.50

HEIGHT OF THE BUILDING	9.82 M
PERCENTAGE OF PLOT COVERAGE = COVERED AREA / SITE AREA × 100 = 618.94 / 4050.00 × 100 = 15.28 % < 60%	
AREA OF OPEN SPACE	3431.06
NUMBER OF DWELLING UNITS	1

COLOUR INDEX (SITE PLAN)

- ROAD
- SITE BOUNDARY
- PROPOSED BUILDING
- TRIAL PIT
- SOAK PIT/SEPTIC TANK
- RAINWATER COLLECTION TANK
- DRIVEWAY

For DIVA PROJECTS PRIVATE LIMITED

Director

APPLICANT

C. Kannal
Ex.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

Kr.A.G.JAGADEESH, B.Tech.,
Structural Engineers (MDTCP)
Reg. No - SE-06/2021 (Gr-II)
16/16, Indira Gandhi Street,
Villapuram, Madurai - 625012.
Cell: 8883342220

REGISTERED STRUCTURAL ENGINEER

DISTRICT TOWN AND COUNTRY PLANNING OFFICE
DINDIGUL DISTRICT

ONLINE APPLICATION NO: SWP/BPA/840706/2026

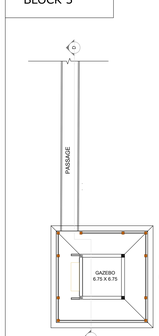
SITE BOUNDARY SHOWN AS: (A to G)

BUILDING PLAN APPROVED AND NUMBERED AS:

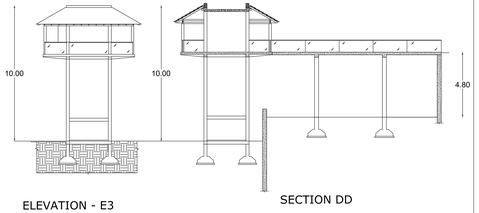
SWP/DTCP/DINDIGUL/BUILDING PERMISSION NO: 26/2026

(E.Signed)
Deputy Director (FAC)
District Town and Country Planning Officer
Dindigul District

BLOCK 3



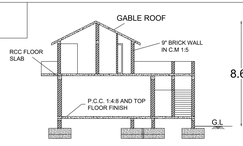
BLOCK 3
GROUND FLOOR



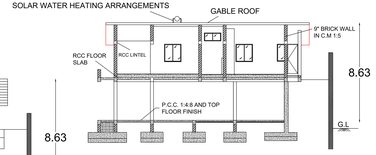
ELEVATION - E3

SECTION DD

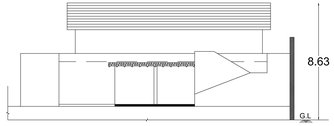
BLOCK 2



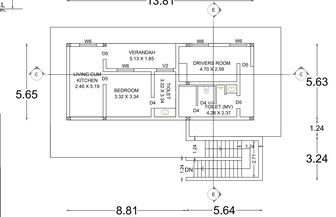
SECTION EE



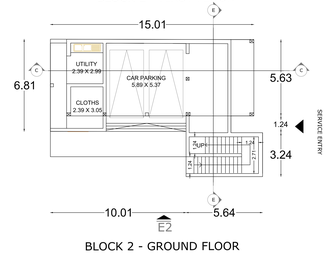
SECTION CC



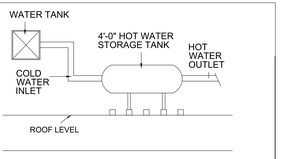
ELEVATION - E2



BLOCK 2 - FIRST FLOOR



BLOCK 2 - GROUND FLOOR

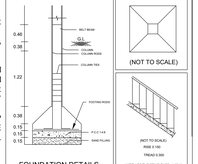


SOLAR HOT WATER SYSTEM DETAIL

NOTES
- COLLECTED RAINWATER WILL BE REUSED FOR KITCHEN, BATHROOM AND TOILET.

FROM CHEN FOR OILET

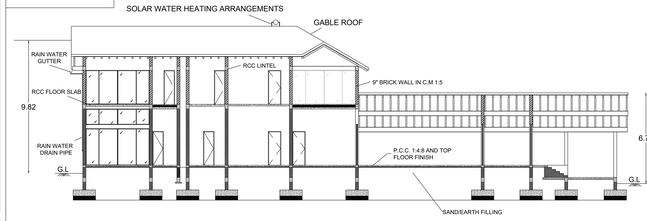
UP ,D BE OTAL



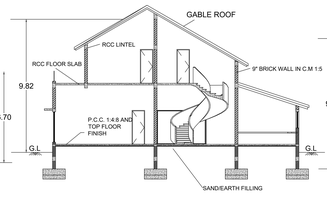
FOUNDATION DETAILS
(NOT TO SCALE)



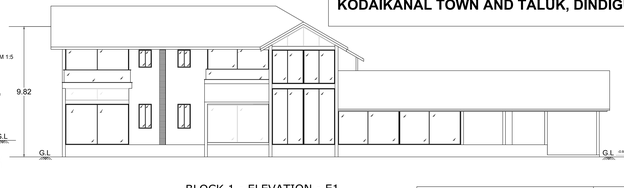
BLOCK 1



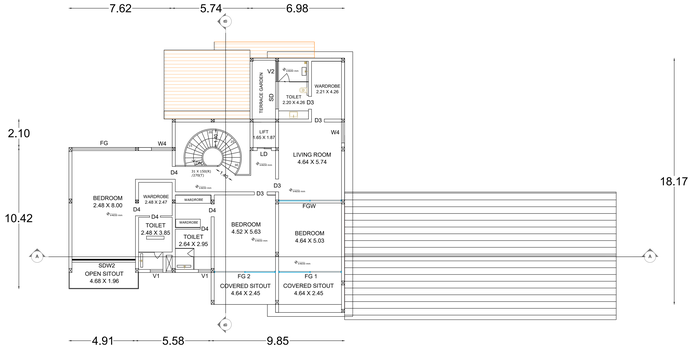
BLOCK 1 - SECTION AA



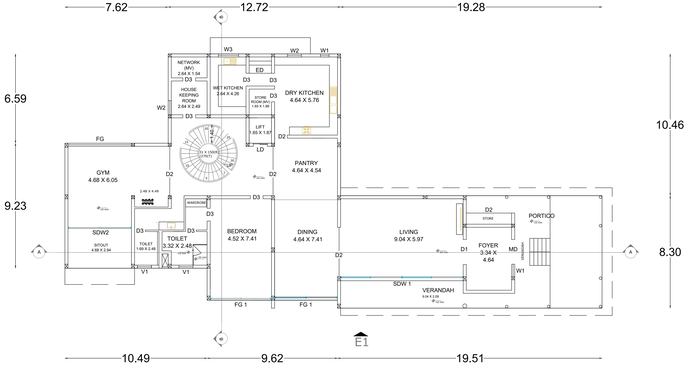
BLOCK 1 - SECTION BB



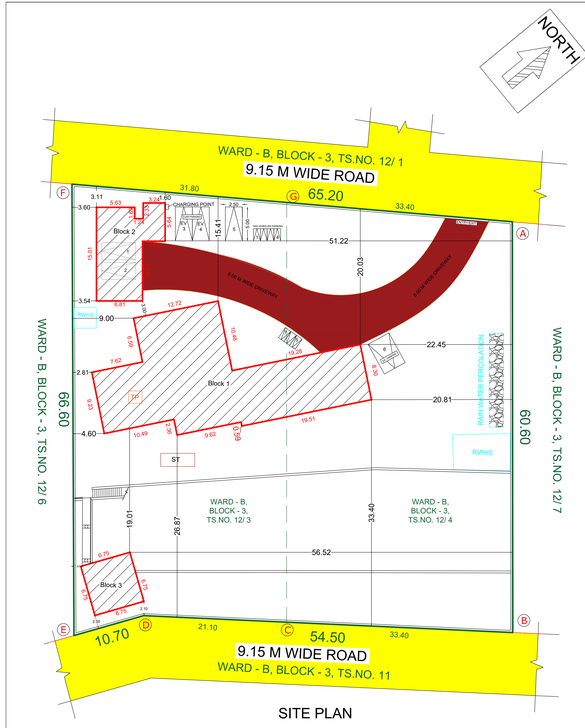
BLOCK 1 - ELEVATION - E1



BLOCK 1 - FIRST FLOOR



BLOCK 1 - GROUND FLOOR



SITE PLAN

SCALE 1 : 200

ALL DIMENSIONS ARE IN METER

SCALE 1 : 100

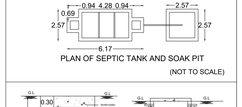
JOINERIES		METER
MD	MAIN DOOR	1.83 X 3.00
D1	DOOR	1.83 X 3.00
D2	DOOR	3.64 X 3.00
SDW1	SLIDING DOOR WITH WINDOW	2.44 X 1.83
FG1	FULL GLASS	4.64 X 3.00
FG2	FULL GLASS	4.52 X 3.00
D3	DOOR	0.94 X 2.50
LD	LIFT DOOR	1.04 X 2.10
D4	DOOR	0.79 X 2.10
SDW2	SLIDING DOOR WITH WINDOW	4.68 X 3.00
ED	EXIT DOOR	1.65 X 2.50
W1	WINDOW	0.92 X 2.50
W2	WINDOW	1.04 X 2.50
W3	WINDOW	1.50 X 1.50
V1	VENTILATOR	0.94 X 0.91
FGW	FULL GLASS WITH WINDOW	4.64 X 3.00
W4	WINDOW	1.53 X 2.50
W5	WINDOW	1.98 X 2.50
W6	WINDOW	1.24 X 1.83
V2	VENTILATOR	1.24 X 0.91
D5	DOOR	0.94 X 2.10
SD	SLIDING DOOR WITH WINDOW	4.68 X 3.00

AS PER (G.O. (Ms).No. 156), DATED: 10.10.2025

IF THE INDIVIDUAL HOUSE AREA EXCEEDS 300.00 SQ.M. A MAXIMUM OF 4 CAR SPACES AND 4 TWO WHEELER SPACES SHALL BE PROVIDED

S.NO	PARKING REQUIRED FOR SINGLE DWELLING	REQUIRED	PROVIDED
1.	CAR PARKING	4	6
2.	TWO WHEELER PARKING	4	7

S.NO	SANITATION DETAILS FOR RESIDENCE (SINGLE DWELLING)	REQUIRED	PROVIDED
1.	BATHROOM WITH WATER TAP (FOR EACH BEDROOMS)	1	7
2.	WATER CLOSET (W.C)	1	7
3.	SINK IN THE FLOOR	1	3
4.	WATER TAP	1	10



SECTION OF SEPTIC TANK AND SOAK PIT

PLAN OF SEPTIC TANK AND SOAK PIT

(NOT TO SCALE)

RAIN WATER HARVESTING ARRANGEMENTS

(NOT TO SCALE)

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.