PP APPROVAL RECORD

Planning Permission

Survey 2/19

Kodaikanal taluk

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,
OMR Thoraipakkam,
Chennai 600 097, India

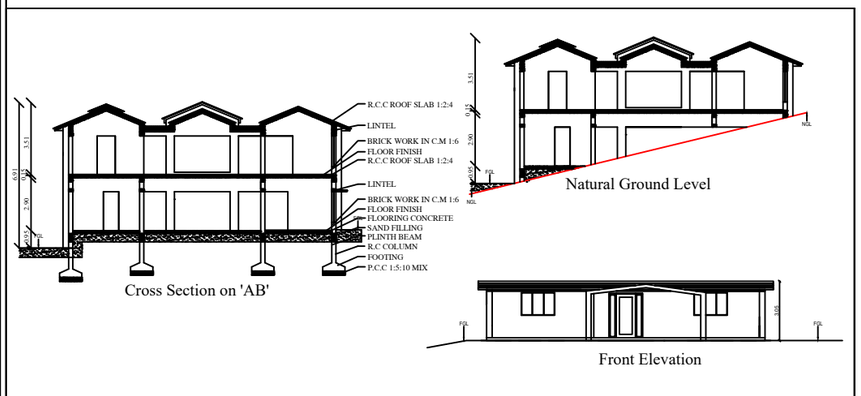
hello@verified.realestate

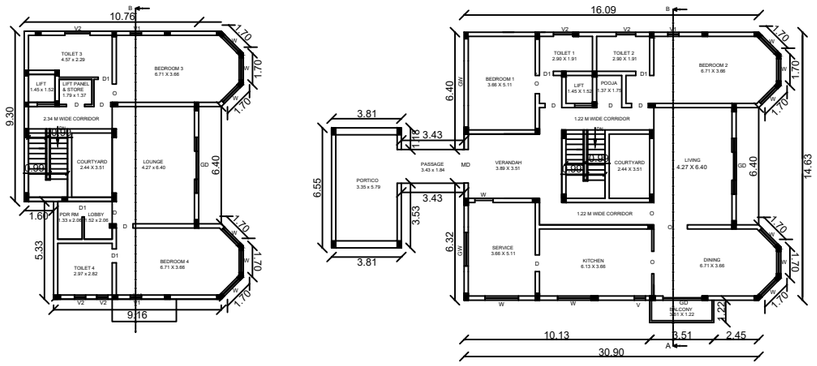
+91 9996 12 9996

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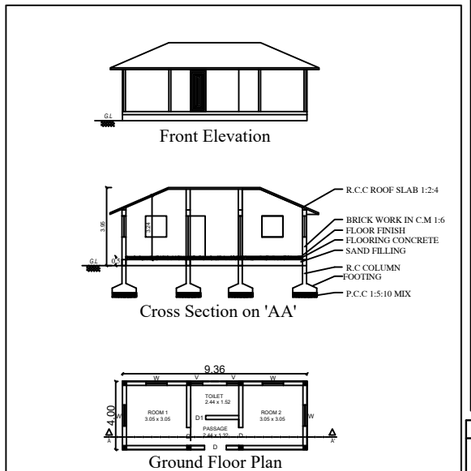
PLAN SHOWING THE RESIDENTIAL BUILDING IN OLD T.S.NO - 231/PART, NEW.T.S.NO: 2 / 19, BLOCK NO - 25, WARD - B, GYMKHANA GROUND, KODAIKANAL MUNICIPALITY, DINDIGUL DISTRICT.

APPLICANT NAME : MR.S.SANKARAN NARAN S/o NARAYASWAMY.



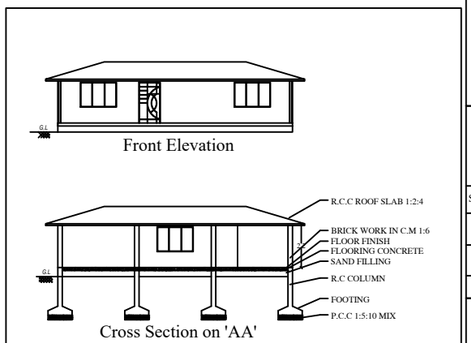


SCALE - 1:200



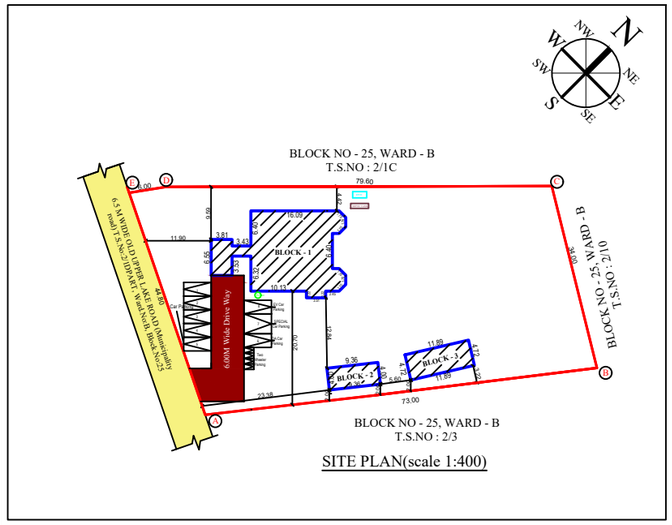
BLOCK 02
(Studio Room)

SCALE - 1:200



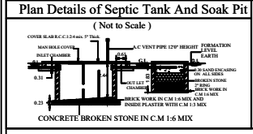
BLOCK 03
(Driver Room)

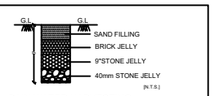
SCALE - 1:200



Plan Details of Septic Tank And Soak Pit

(Not to Scale)





FLOOR SPACE INDEX(FSI) = Total FSI Area / Total Site Area = 519.67 / 3118.00

FSI = 0.1666 < 0.40

PARKING DETAILS:-

TOTAL FLOOR AREA – 519.67 sq.mt

FOR EVERY (75 Sq.MT) - FLOOR AREA

CAR PARKING = Total Floor Area / 75 = 519.67 / 75

CAR PARKING = **7 no's**

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	3	6
2	Sink in the Floor	One	3	4
3	Water Tap	One	3	6

PLOT COVERAGE = Total FSI Area / Total Plot Area = 519.67 / 3118.00

PLOT COVERAGE = 16.66% < 20%

AREA OF OPEN SPACE = 2754.13 SQ.M

NUMBER OF DWELLING UNITS = 1

OSR CALCULATION:-

O.S.R = TOTAL LAND AREA X 10% = 3118 X 10/100

O.S.R REQUIRED = 311.8 (10.00%)

O.S.R PROVIDED = 2754.44 (88.34%)

SPECIFICATION

FOUNDATION : R.C.C COLUMN 1:2:4 MIX OVER A BED OF C.C 1:5:10: MIX

BASEMENT :R.C.C. COLUMN 1:2:4: MIX &BRICK WORK IN C.M 1:6 MIX

SUPER STRUCTURE: BRICKWORK IN C.M 1:6 MIX & R.C.C COLUMN.

ROOFING: RCC ROOF SLAB 1:2:4 MIX :4.5"THICK

FLOORING: C.C FLOORING 1:5:10 MIX & TOP FINISHED WITH C.M 1:3 MIX : 1" THK

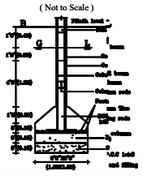
PLASTERING: PLASTERING WITH C.M 1:5 MIX : ½" THICK.

LAT& BATH: PROVIDED (SEPTIC TANK TOILET)

USAGE : RESIDENTIAL

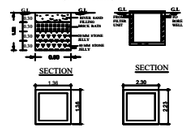
Foundation Details

(Not to Scale)



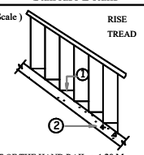
Rain Water Harvesting Plan Details

(Not to Scale)



Staircase Details

(Not to Scale)



RISE : 0.15m

TREAD : 0.30m

HEIGHT OF THE HAND RAIL : 1.00 M

WIDTH OF THE STAIRCASE : 1.07 M

As Per HSBR-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.

Applicant

MR.S.SANKARAN NAREN, S/O NARAYANASWAMY.

All Dimensions Are In Meters
SCALE 1 : 100

SHEET NO : 1/1

ZONE: PRIMARY VEGETATIVE ZONE

BUILDING PERMISSION :

Online Application No :SWP/BPA/958866/2026

Scrutiny Reference No : 2ZBWA3BZ

AREA OF THE SITE (MINIMUM AREA IS TAKEN)	SQ.M
AS PER DOCUMENT	3118.00 SQ.MT
AS PER PATTA	3118.00 SQ.MT
AS PER SITE	3118.00 SQ.MT

PROPOSED BUILDING AREA DETAILS :-

DESCRIPTION		FSI sq.mt	NON - FSI sq.mt	TOTAL sq.mt
BLOCK-1 (Residental Building)	GROUND FLOOR AREA	156.07	---	156.07
	FIRST FLOOR AREA	270.10	---	270.10
BLOCK-2 (Studio Room)	GROUND FLOOR AREA	37.32	---	37.32
BLOCK-3 (Driver Room)	GROUND FLOOR AREA	56.18	---	56.18
TOTAL AREA		519.67	---	519.67

HEIGHT OF THE BUILDING = 6.91 M

JOINERIES		FEET	METER
MD	MAIN DOOR	5'0"X8'0"	1.52X2.44
D	DOOR	3'0"X7'0"	0.91X2.13
D1	DOOR	2'6"X7'0"	0.76X2.13
D2	DOOR	2'9"X7'0"	0.84X2.13
D3	DOOR	1'3"X5'0"	0.38X1.52
GD	GLASS DOOR	3'0"X7'0"	0.91X2.13
GD1	GLASS DOOR	4'0"X7'0"	1.22X2.13
W	WINDOW	6'0"X4'6"	1.83X1.37
V	VENTILATOR	1'6"X1'6"	0.45X0.45
V1	VENTILATOR	10'0"X1'6"	3.05X0.45
V2	VENTILATOR	3'0"X2'0"	0.91X0.61
FW	FRENCH WINDOW	1'0"X5'6"	0.31X1.68

Dwelling Area	No. of Dwellings	Car Including DA & EV	
		Req.	Pro.
Above 75 Sq.m	1	7	7
Visitor's Parking 10%	-	1	1
Total No. of Parking	-	8	8

Colour Index

Site Boundary

Proposed Building

Existing Road

Drive Way

Rain Water Percolation Bed

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.

Online Application No : SWP/BPA/958866/2026

Site Boundary Shown As "A to E" and

Numbered As SWP/DTCP/Dindigul/Building Permission No: 51 / 2026

Registered Structural Engineer	Registered Geo Tech Engineer
Er.W.DAVID JABARAJ, B.E.,M.E., Structural Engineer SE 04/2025 (GR-1) Registered Engineer RE 03/2026 (GR-1) Registered Engineer 078/LS/2022/00014 (GR-II)72,ANNAI KAMATCHI NAGAR, DINDIGUL - 624005. Mobile No: 9944156381 E-mail id:jcconstructiondgl@gmail.com	Ln.Er.M.Karunakaran BE.,(Civil); ME.,(Structure); ME(Soil); BGL, AMIE,FIV Structural Engineer & Geotech Consultant Chartered Engineer & Court Value Ananthagiri 4th Street (Adj.Kurinji Meridian Hotel) Kodaikanal - 624 101

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

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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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.