Verified RealEstate™

REFERENCE
355/2026

ISSUED
14 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 379

GANDHINAGAR MAINROAD of Batlagundu

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,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

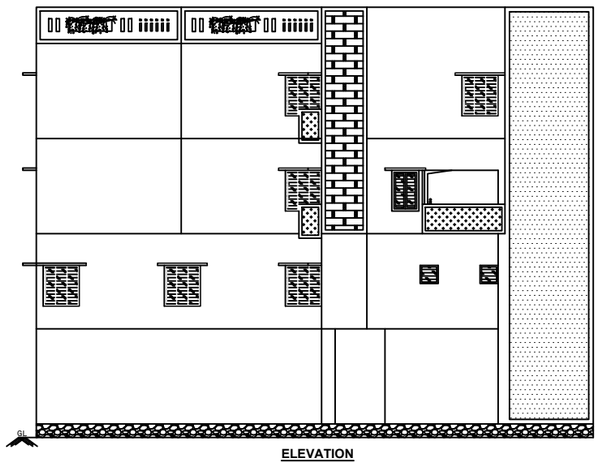
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A COMMERCIAL CUM RESIDENTIAL BUILDING AFTER DEMOLISHING THE EXISTING BUILDING IN OLD S.NO:379/2B1, NEW NATHAM.S.NO:379/61B,379/62,379/63B, NATHAM PATTA NO:5512, DOOR NO:17.13.3F,17.13.3F/1,17.13.3A/2, WARD NO:9, ST-8, PLOT NO:1&2 AT BUILDING SOCIETY STREET IN BATLAGUNDU TOWN PANCHAYAT, NILAKOTTAI TALUK, DINDIGUL DISTRICT.

APPLICANT NAME : Mr.M.SATHEESHKUMAR S/o MANOHARAN.,

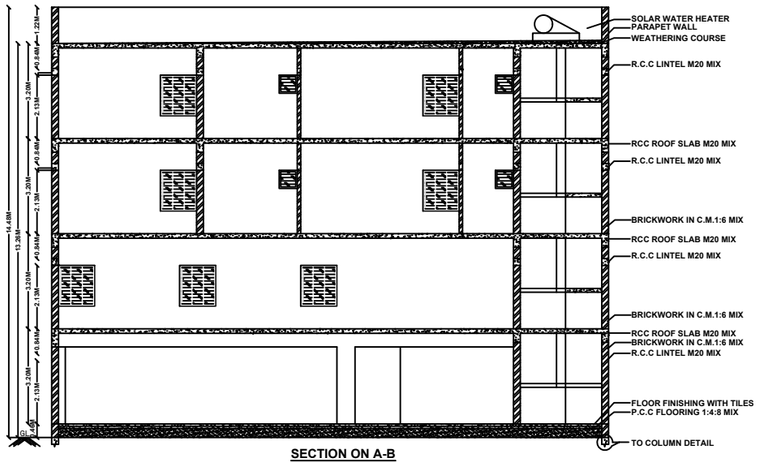
APPLICANT NAME : Mrs.S.PUNITHAMANI W/o SATHEESHKUMAR.,

ALL DIMENSIONS ARE IN METRE, FEET&INCHES

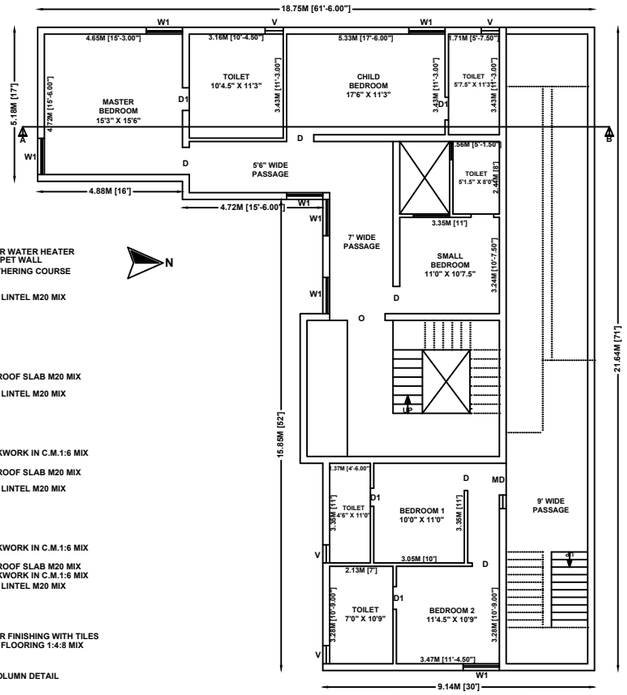
SCALE 1:100



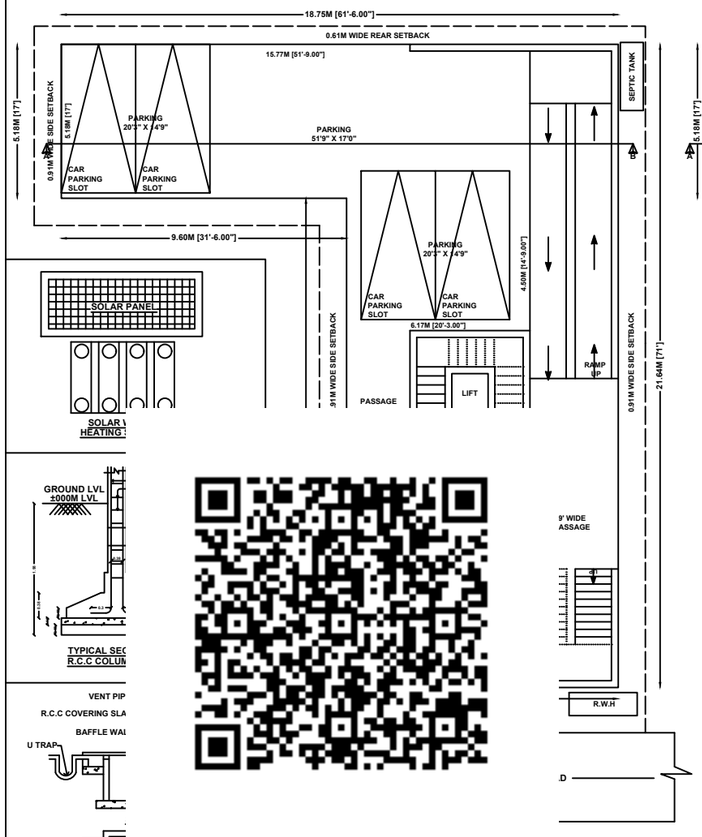
ELEVATION



SECTION ON A-B



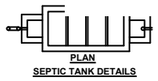
THIRD FLOOR PLAN



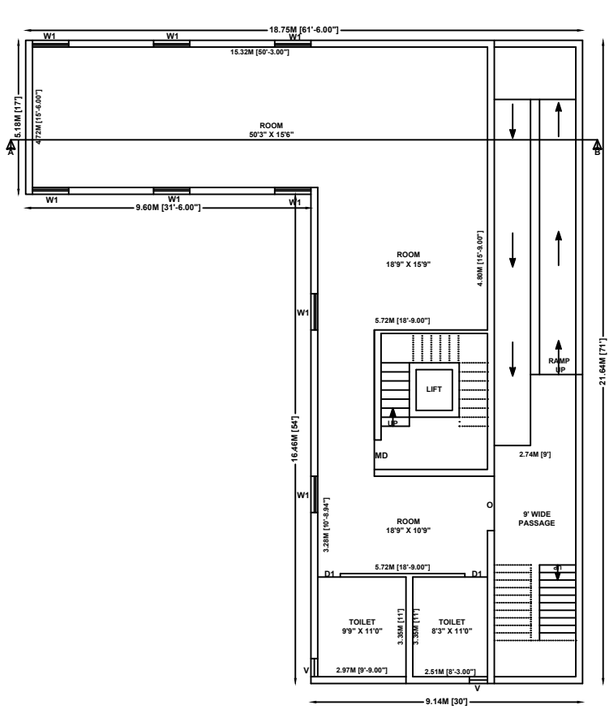
STILT FLOOR PLAN

TYPICAL SEC
R.C.C COLUM

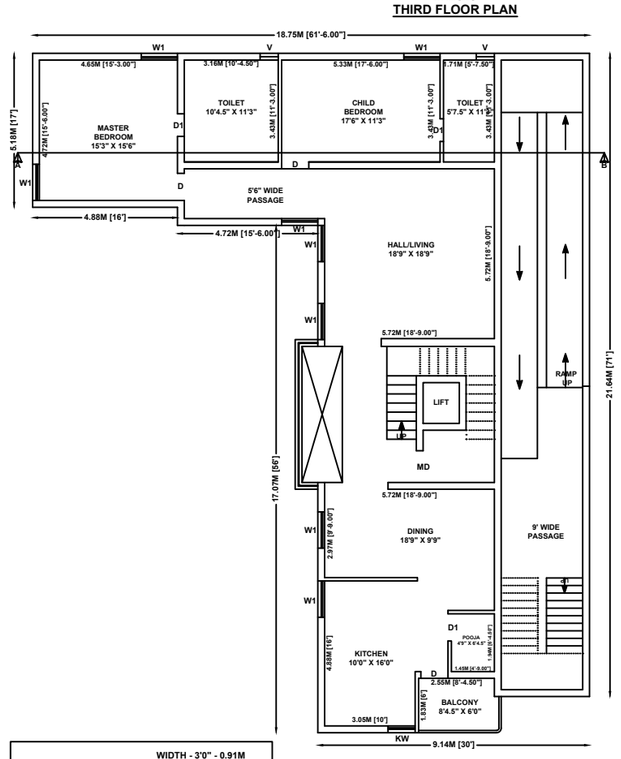
VENT PIP
R.C.C COVERING SLA
BAFFLE WA
U TRAP



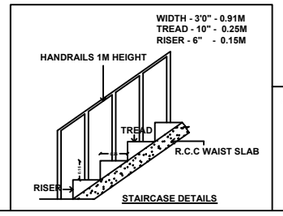
PLAN
SEPTIC TANK DETAILS



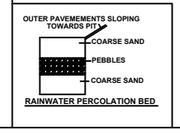
FIRST FLOOR PLAN (COMMERCIAL)



SECOND FLOOR PLAN



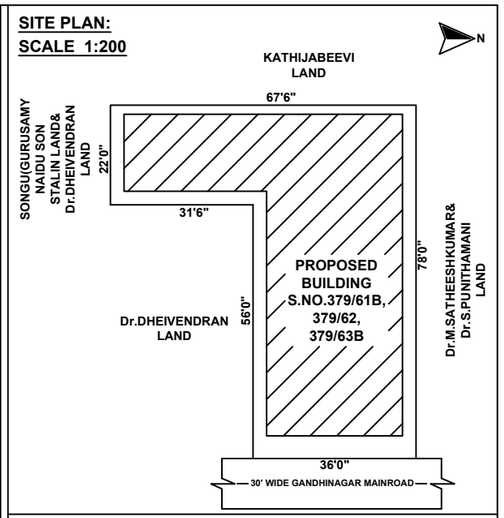
STAIRCASE DETAILS



RAINWATER PERCOLATION BED

SITE PLAN:

SCALE 1:200



SPECIFICATION

FOUNDATION	P.C.C 1:4:8 MIX
BASEMENT	R.C.C COLUMN & BEAM M20 GRADE
SUPER STRUCTURE	FRAMED STRUCTURE& BRICK MASONRY 1:6MIX
LINTEL & SUNSHADE	R.C.C M20 GRADE
ROOFING	R.C.C M20 GRADE 5" THICK
FLOOR	P.C.C 1:4:8 MIX OVER TILES FINISH
PLASTERING	PLASTERING WITH C.M 1:5 MIX
USE	COMMERCIAL CUM RESIDENTIAL

JOINERY DETAILS		FEET	METRE
MD	MAIN DOOR	3'6"X7'0"	1.07X2.13
D	DOOR	3'0"X7'0"	0.91X2.13
D1	DOOR	2'6"X7'0"	0.76X2.13
W	WINDOW	3'0"X4'6"	0.91X1.37
O	OPEN	3'0"X7'0"	0.91X2.13
W1	WINDOW	4'0"X4'6"	1.21X1.37
KW	KITCHEN WINDOW	3'0"X3'6"	0.91X1.06
V	VENTILATOR	2'0"X2'0"	0.60X0.60

AREA DETAILS	F.S.I		NON F.S.I		TOTAL	
	SFT	SQM	SFT	SQM	SFT	SQM
APPLICANT SITE (as per document)	-----	-----	-----	-----	3501.00	325.37
APPLICANT SITE (as per patta)	-----	-----	-----	-----	3501.00	325.37
STILT FLOOR	-----	-----	2665.50	247.72	2665.50	247.72
FIRST FLOOR (COMMERCIAL)	1973.25	183.38	692.25	64.33	2665.50	247.72
S.F(RESIDENTIAL)	2126.50	197.63	692.25	64.33	2818.75	261.96
THIRD FLOOR	2126.50	197.63	692.25	64.33	2818.75	261.96
OPEN SPACE	-----	-----	-----	-----	835.50	77.64
TOTAL AREA					10968.50	1019.37

TOTAL F.S.I AREA = 578.64 Sqm

FLOOR SPACE INDEX = $\frac{578.64}{325.37}$ = 1.77

TOTAL NON F.S.I AREA = 440.71 Sqm

PARKING DETAILS:

CAR PARKING REQUIRED = 6 Nos

CAR PARKING PROVIDED = 6 Nos

PLOT COVERAGE = 76.13%

APPLICANTS:

(M.SATHEESHKUMAR) (S.PUNITHAMANI)

Er.M.MICHAEL JOSEPH D.C.E.,
Consulting Civil Engineer
Registered Engineer
Reg NO.RE02/2023
Valan Agam, K.K.Nagar,
Batlagundu-624202
PH-9486485843
(REGISTERED ENGINEER)

Er.B.E.GOBINATH
Registered Engineer
Reg.NO: RE02/2024 DLPA
JV Complex,EB Office Opposite,
Gandhinagar Main Road,
Batlagundu-624202
Cell: 7708600308
(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

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

Verified RealEstate
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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.