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REFERENCE
Roc
01/2025-2026/Mangarai

ISSUED
22 September 2025

PP APPROVAL RECORD

Planning Permission

Dharmapuri 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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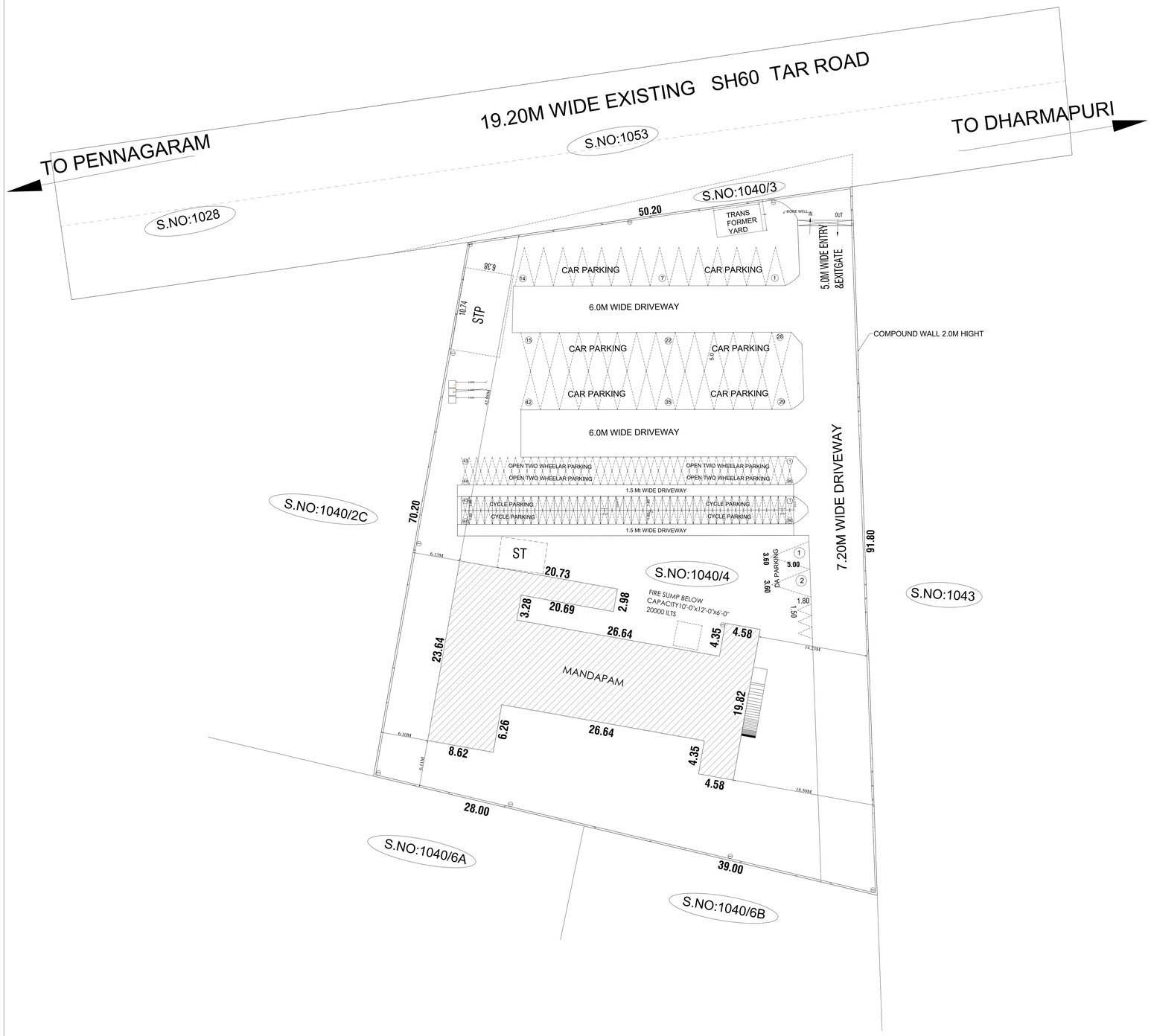
DIGITALLY VERIFIED RECORD



SHEET NO : 1/2

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.ROOF KALYANAMANDAPAM BULDING FOR M/S RAJESWARI MAHAL AT S.NO:1040/4,PEYALMARI VILLAGE PANCHAYAT,PENNAGARAM TALUK, DHARUMAPURI DISTRICT,

SCALE-1:400

NORTH POINT

N

FMB AREA	- 4700.00 Sqmt
DOCCUMENT AREA	- 4700.00 Sqmt
SUPER IMPOSED PLOT AREA	- 4638.51 sqmt

SCALE1:100

	FSI IN SQMT	NON FSI SQMT	BUILT UP AREA
GROUND FLOOR	626.88		626.88
FIRST FLOOR	590.79		590.79
SECOND FLOOR	203.79		203.79
STAIRCASE HEADROOM		39.48	39.48
	1421.46	39.48	1460.94

OSR10% GOVT VALUE PAYMENT SUBMITED

FLOOR SPACE INTEX =1421.46/ 4700.00 - 0.30

PLOT COVERAGE = 626.88/ 4700.00X100-13.34%

PARKING DETAILS

CAR PARKING	42 NOS
PH CAR PARKING	02 NOS
TWO WHEELAR PARKING	86 NOS
CYCLE PARKING	86 NOS
TOTAL PARKING	216 NOS

COLOUR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED DRIVEWAY
PROPOSED CONSTRUCTION

FE -FIRE SAFETY MEASURES PROVIDED

FA -FIRE ALARAM PROVIDED

SB -SAND BUCKET PROVIDED

OFFICE USE

APPLICANT

D. K.KARUPPANNAN B.Tech,DCE., MIV.I.I.M.
Chartered Engineer (India)
Reg.No:152010 DTCP.
Promoter,town Purchaser.256/99.
Flat No:S1,Sri Ram Nagar,
SOR,Mudiyanab Bus Stop,
Pennagaram-636810.
Dharmapuri.DGC:0174/2000/368.

REGISTERED ENGINEER

Er.D. ELANGO EASUVADIAN
BE., M.Sc(Rev).,P.G.DIP.QS & Val.,F.I.V.,M.I.E.,C.Eng(I)
Chartered Engineer (India)
Read.,Engineer (RE) Grade-I.DTCP No.4/2019
..ARUL ENGINEERING CONSTRUCTIOS
74/3, DNC Complex, DHARMAPURI-636701

STRUCTURAL ENGINEER

Er.D. ELANGO EASUVADIAN
BE., M.Sc(Rev).,P.G. DIP.QS & Val.,F.I.V.,M.I.E.,C.Eng(I)
Structural Engineer -(SE)/Gr- II. S.E. 01/2023
..ARUL ENGINEERING CONSTRUCTIOS
74/3, DNC Complex, DHARMAPURI-636701

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

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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.