Verified RealEstate™

REFERENCE
168/2024

ISSUED
25 April 2024

PP APPROVAL RECORD

Planning Permission

Dharmapuri

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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.

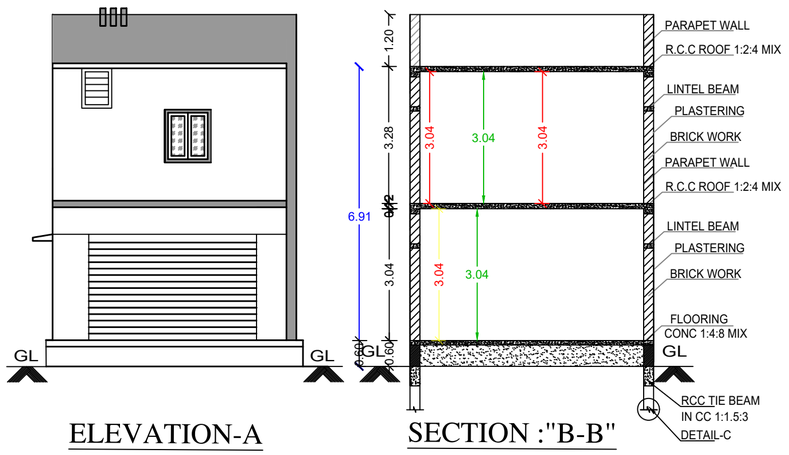
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

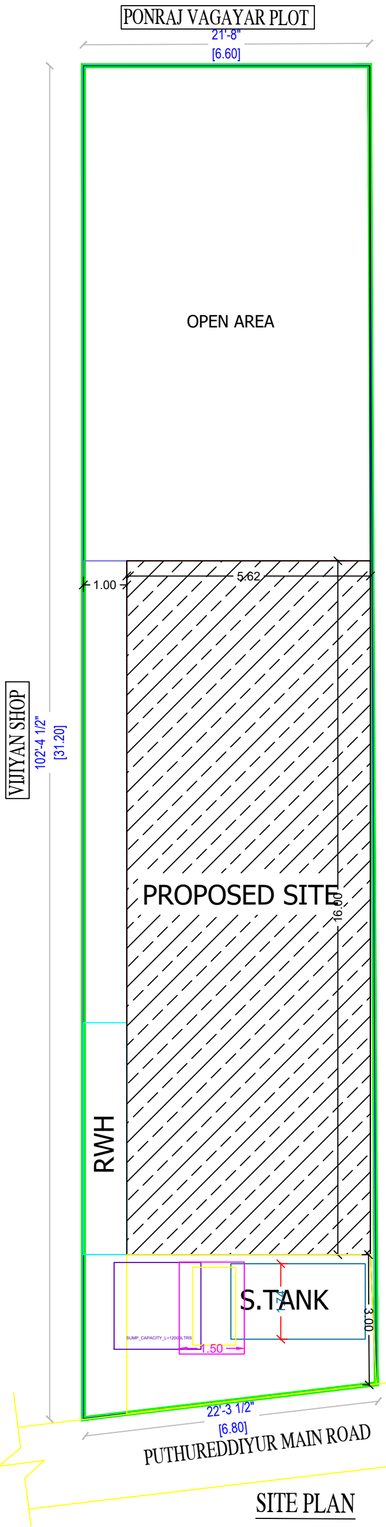
PLAN SHOWING THE PROPOSED R.C.C. ROOF GROUND FLOOR COMMERCIAL & FIRST FLOOR RESIDENTIAL BUILDING IN OLD S.F.NO- 164/7, PRESENT NEW SUBDIVISION S.F.No:164/7C , AT WARD No:1,GANDHI NAGAR EXTENSION, PUTHUREDDIYUR MAIN ROAD, KADATHUR VILLAGE AND TOWN PANCHAYAT, PAPPIREDDIPATTI TALUK AND DHARMAPURI DISTRICT.

APPLICANT: Mrs. KAVITHA w/o MURUGAN

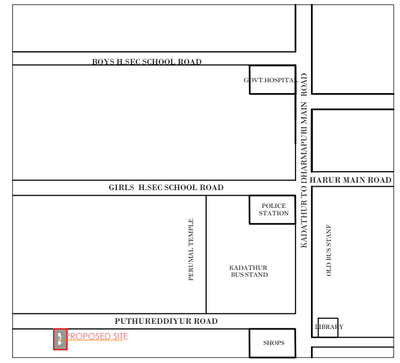


ELEVATION-A

SECTION :"B-B"



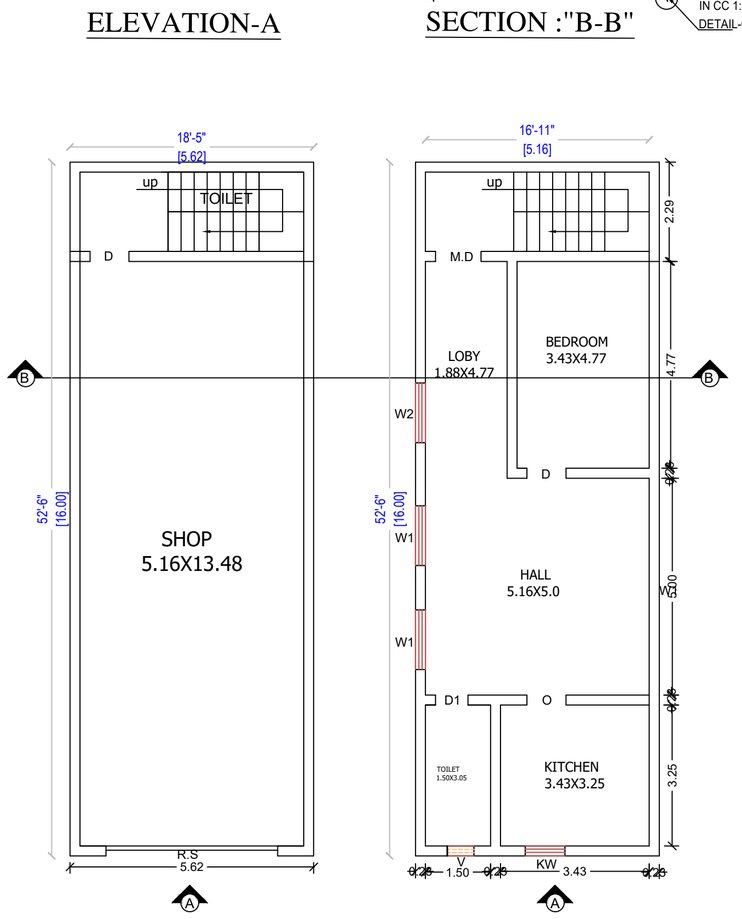
SITE PLAN



LOCATION PLAN

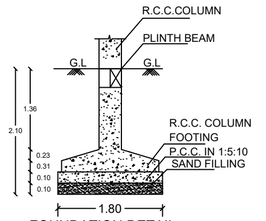
N.T.S

N



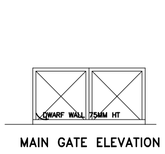
GROUND FLOOR PLAN

FIRST FLOOR PLAN

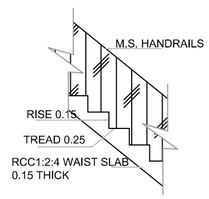


FOUNDATION DETAIL

(DETAILS C)

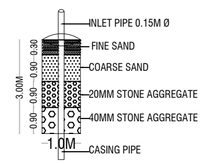


MAIN GATE ELEVATION



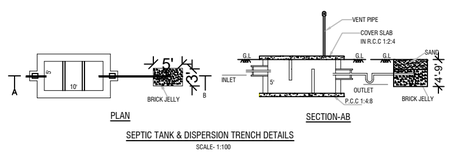
STAIRCASE DETAILS

SCALE- 1:20



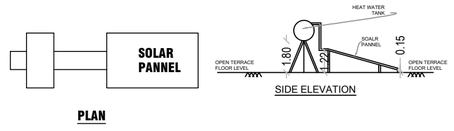
DETAILS OF RAIN WATER HARVESTING STRUCTURES

(NOT to SCALE)



SEPTIC TANK & DISPERSION TRENCH DETAILS

SCALE- 1:100



PLAN

SIDE ELEVATION

SOLAR WATER HEATER

SCALE- 1:50

Technical Approval

This Document is Digitally Data Singed by "EXECUTIVE OFFICER OF KADATHUR TOWN PANCHAYAT, PAPPIREDDIPATTI TALUK, DHARMAPURI DISTRICT.

" So any seal or Sign is not necessary.

SCHEDULE OF JOINERIES

MD	MAIN DOOR	1.06 X2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.75X 2.13
0	OPEN	1.22X 2.13
W1	WINDOW	0.91X 1.22
KW	KITCHEN	0.91X 0.91
V1	VENTILATOR	0.60X0.60
R.S	ROLLING SHUTTER	3.05X2.70

AREA STATEMENT	SQ . M.	SQ . FT
SITE EXTENT (As Per Document)	204.38	2200.00
SITE EXTENT (As Per FMB)	205.66	2213.75
GROUND FLOOR COMMERCIAL AREA	89.92	968.00
FIRST FLOOR RESIDENTIAL AREA	89.92	968.00
TOTAL FLOOR AREA	179.84	1936.00
Plot Coverage	43.72 %	
Floor Space Index (FSI)	0.874 < 2	

COLOUR INDEX

PROPOSED BLGD	
SITE BOUNDRY	
EXISTING ROAD	

APPLICANT

Mrs.KAVITHA w/o MURUGAN

LICENSED ENGINEER

Er.K. TAMILARASAN. DCE.,
REGISTERED ENGINEER-GRADE - III
DHARMAPURI DISTRICT- REG. NO: 38/2023
K.T CONSTRUCTION&DESIGNS
KADATHUR. CELL: 8015334945

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.