Verified RealEstate™

REFERENCE
458/2024/A2

ISSUED
01 July 2024

PP APPROVAL RECORD

Planning Permission

Dharmapuri

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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.

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED GROUND FLOOR RESIDENTIAL BUILDING IN PATTA No : 752, S.F No: 1 / 2A2, METTUPATTI VILLAGE, HARUR TOWN PANCHAYAT & UNION, HARUR TALUCK AND DHARMAPURI DISTRICT.

SCALE = 1 : 100

N

REFERENCE

DESCRIPTION	CALCULATION	REQUIRED	PROVIDED
FLOOR AREA RATIO	55.80 / 105.90	2.00+0.60	0.19
PARKING AREA		1 Car & 1 Two Wheelers	1 Car & 1 Two Wheelers

AREA STATEMENT

Sqm

AREA OF THE SITE	[As per Document]	105.90
AREA OF THE SITE	[As per T.S.L.R.]	102.

FLOOR NAME	F.S.I. Sqm	Non F.S.I. Area	Total Area Sqm
GROUND FLOOR	55.80	----	55.80
FIRST FLOOR	----	----	----
TOTAL all Floors	55.80	----	55.80

TOTAL F.S.I. AREA	55.80
HEIGHT OF THE BUILDING	4.80 m
NO. OF DWELLINGS	1 No

SCHEDULE OF JOINERY

		METER
MD	MAIN DOOR	1.07 x 2.10
LD	LIFT DOOR	0.91 x 2.10
D1	DOOR	0.91 x 2.10
D2	DOOR	0.76 x 2.10
W	WINDOW	1.83 x 1.35
W1	WINDOW	1.22 x 1.35
KW	KITCHEN WINDOW	1.20 x 1.35
SW	STAIR WINDOW	1.23 x 1.80
V	VENTILATOR	0.60 x 0.90
FW1	FRENCH WINDOW	0.60 x 2.10
O	OPEN	0.91 x 2.10
EF	EXHAUST FAN	0.30 x 0.30

COLOUR INDEX

- EXISTING ROAD -
- SITE BOUNDARY -
- PROPOSED BUILDING -
- EXISTING BUILDING TO REMOVED -

Technical Approval

Technical Approval Issued.

This Document is Digitally Data Signed by "EXECUTIVE OFFICER OF HARUR TOWN PANCHAYAT". So any Seal is not necessary.

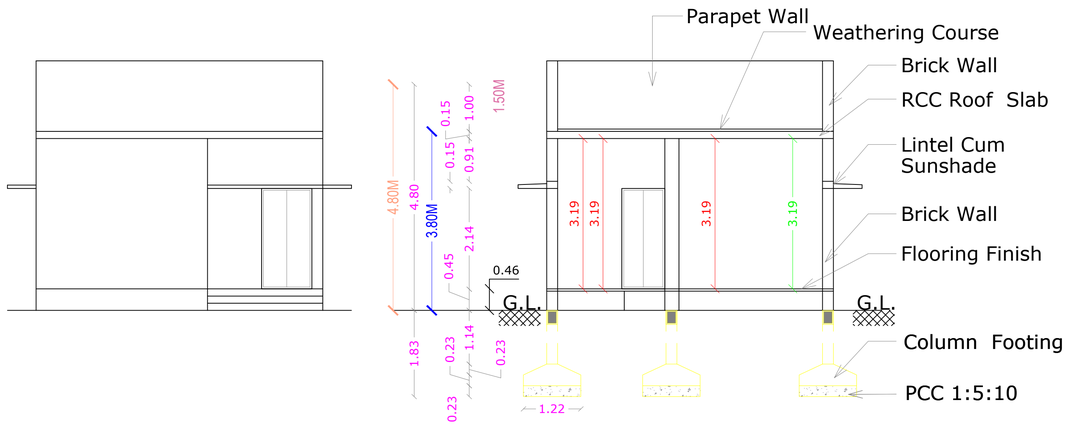
APPLICANT NAME

Mrs.Karpagam W/o Nedesan

APPLICANT

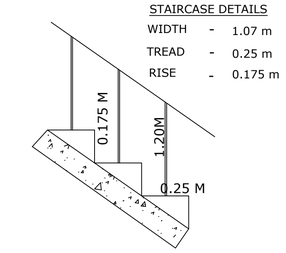
Er. P. GOVINDASAMY, (M.E.,Struct.,)
Registered Structural Engineer (Gr-I)
Reg. No: 01/2019 - DTCP DPI
GM STRUCTURAL CONSULTANTS
10/45, TVK Nagar, Near Indian Bank
Harur-(Po), Dharmapuri-(Dt) 636 903.
Mobile: 6369833033, 7539910407

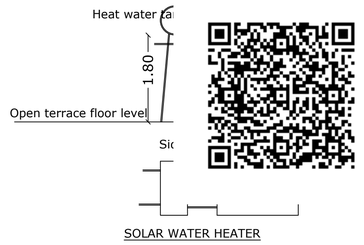
LBS/ REGISTERED ENGINEER



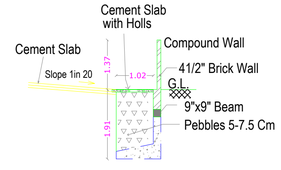
ELEVATION

SECTION ON A A

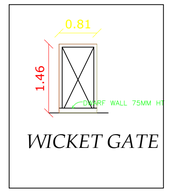




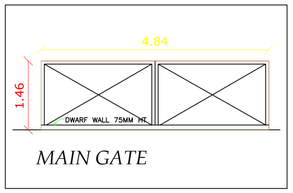
SOLAR WATER HEATER



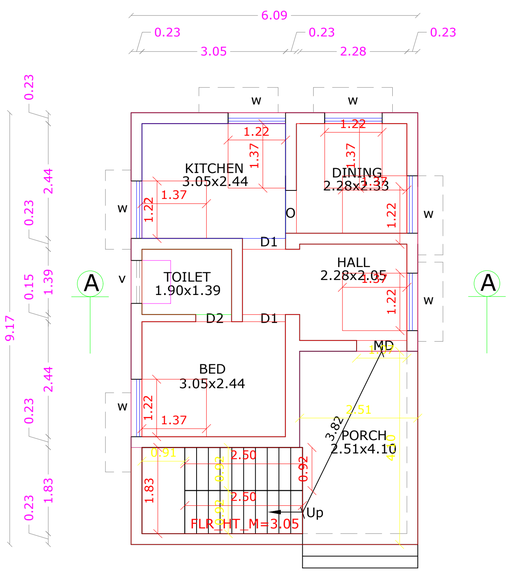
RAIN WATER PERCOLATION BED & COMPOUND WALL



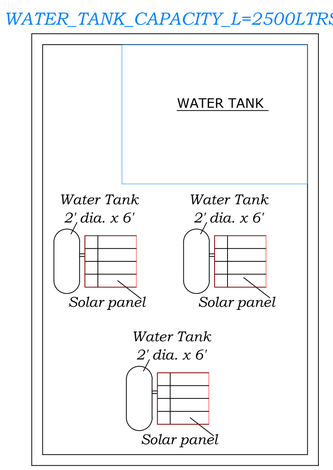
WICKET GATE



MAIN GATE

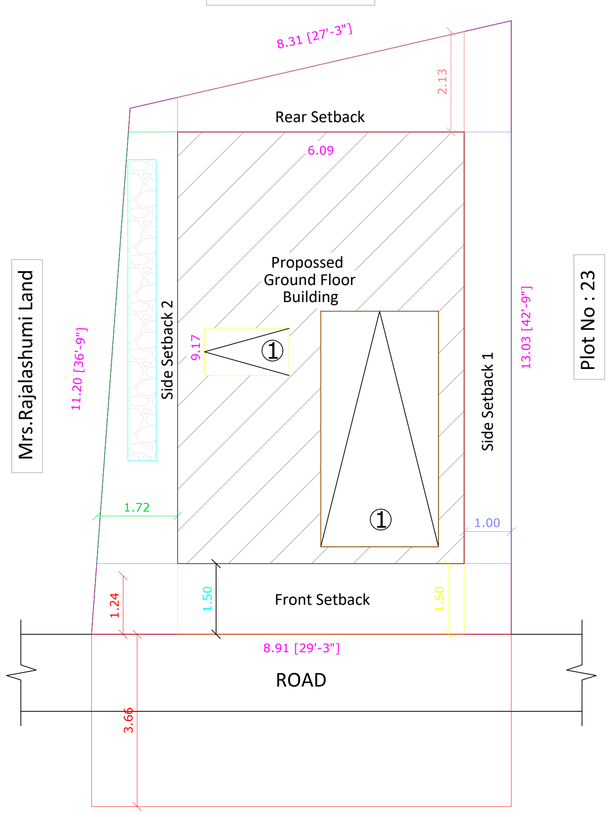


GROUND FLOOR PLAN



TERACE FLOOR PLAN

Mr. Sokkan Land

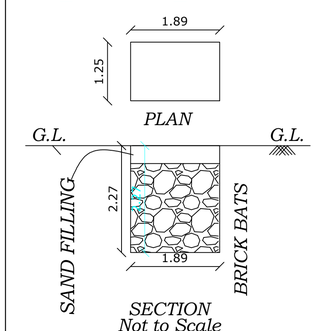


SITE PLAN

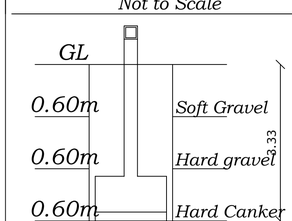
(SCALE=1:100)

DETAILED PLAN OF RAINWATER PERCOLATION PEBBLE BED

RWH_CAPACITY_L = 2000LTRS



SECTION Not to Scale



Trial - Pit (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.