Verified RealEstate™

REFERENCE
001/2024-2025

ISSUED
01 July 2024

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

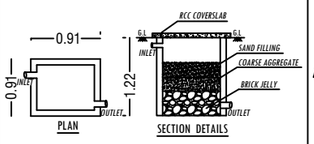
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DIGITALLY VERIFIED RECORD

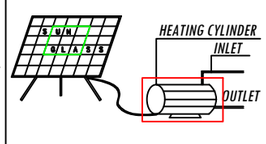
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN S.F.No:519 ,NEW SUB.DIV.S.F.No:519/1C, 519/1C2, PATTA No:- 1152 , JAKKAMPATTI VILLAGE, KODIHALLI VILLAGE PANCHAYAT , PENNAGARAM PANCHAYAT UNION, PENNAGARAM TALUK AND DHARMAPURI DISTRICT.

APPLICANT:- Mrs. RANGAMMAL W/O PUSHPARAJ.

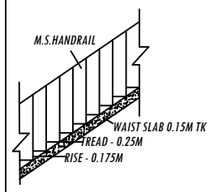
SCALE :- 1 : 100



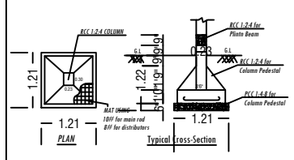
RAINWATER HARVESTING SYSTEM



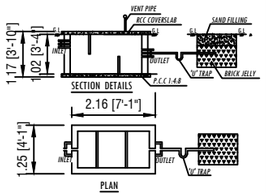
SOLAR WATER HEATING



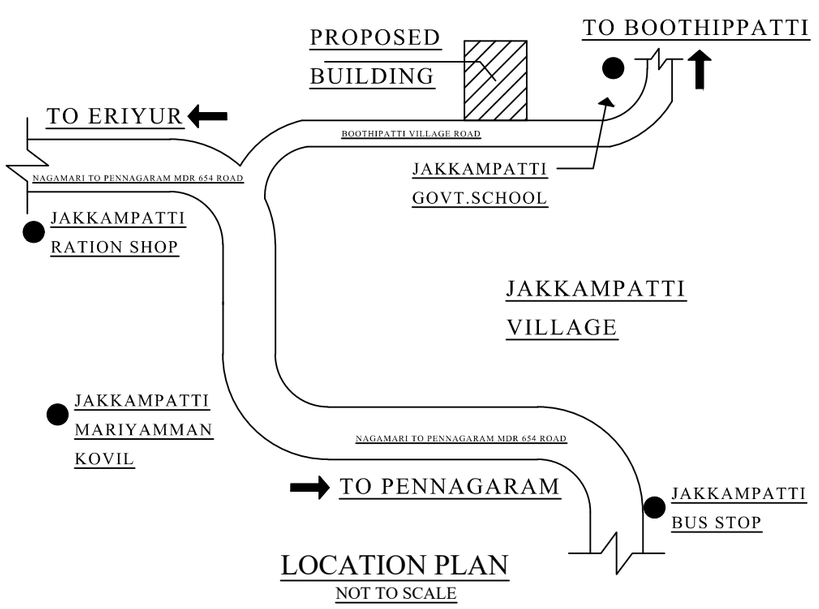
STAIR CASE DETAILS



FOOTING DETAILS

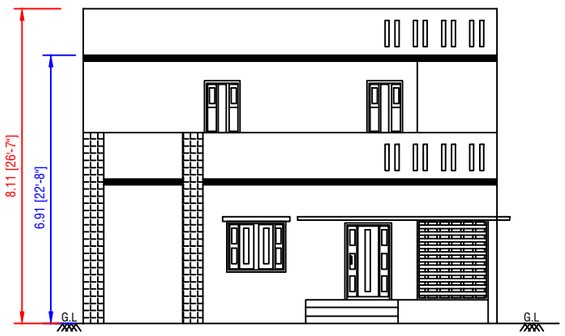


SEPTIC TANK

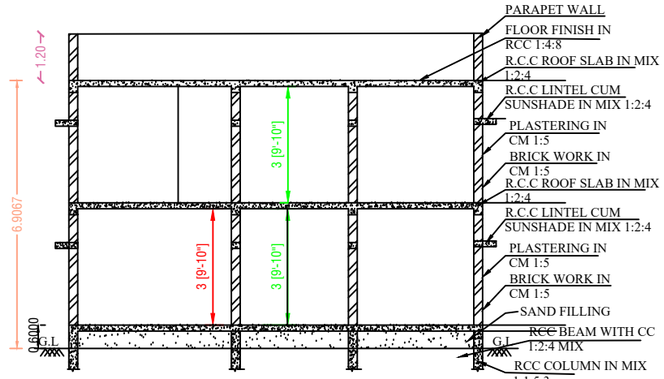


LOCATION PLAN

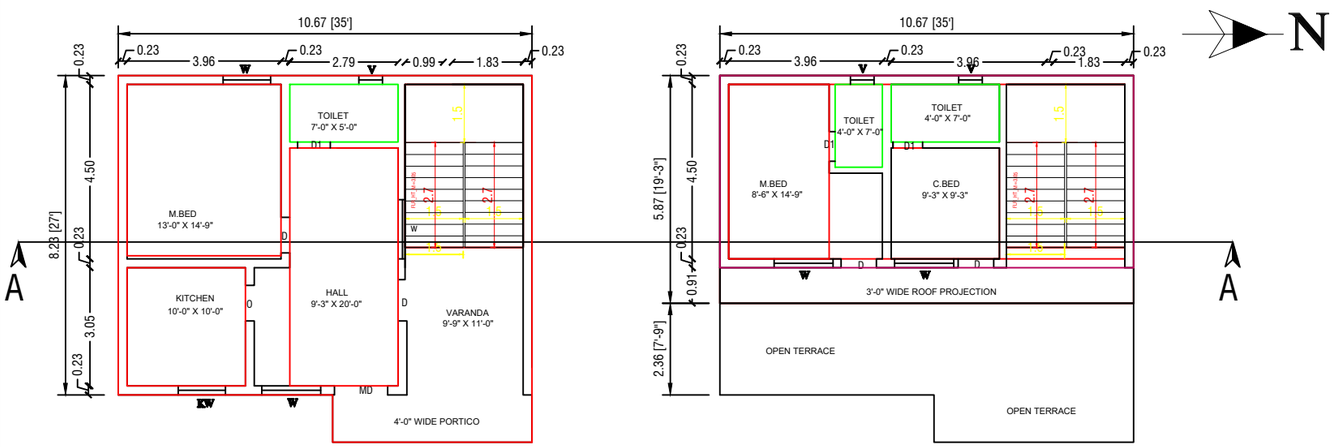
NOT TO SCALE



ELEVATION

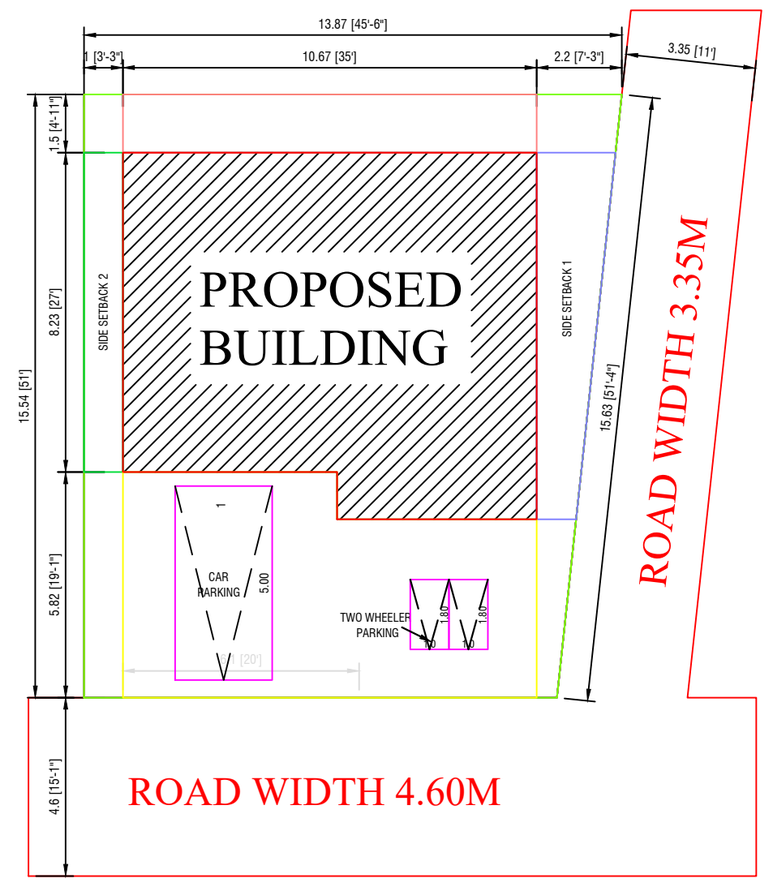


SECTION - AA



GROUND FLOOR PLAN

FIRST FLOOR PLAN



SITE PLAN

SCALE :-1:100

AREA DETAILS

PARTICULARS	Sq.ft	Sq.M
AS PER DOCUMENT	2178.00	202.34
AS PER FMB SKETCH	2178.00	202.34
AS PER SITE	2178.00	202.34
PARTICULARS	Sq.ft	Sq.M
GROUND FLOOR PLINTH AREA	1012.45	94.06
GROUND FLOOR CARPET AREA	780.70	72.53
FIRST FLOOR PLINTH AREA	673.71	62.59
FIRST FLOOR CARPET AREA	484.05	44.97
TOTAL PROPOSED PLINTH AREA	1656.16	156.65
TOTAL PROPOSED CARPET AREA	1264.75	117.50
OPEN AREA	1165.55	108.28

FSI DETAILS :-

TOTAL ALL FLOOR AREA / TOTAL LAND AREA = 1656.16 / 2178.00 FSI = 0.760

FSI	0.760
PLOT COVERAGE	46.45%
CASE TYPE	PROPOSED BUILDING
PLOT USE	RESIDENTIAL USE (Dry land)
PLOT SUB USE	RESIDENTIAL UNITS
AREA OF THE PLOT	2178.00 Sq.ft (202.34 Sqm)
SCHEME/DDP	-
PLOT APPROVAL NUMBER	-

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
SEPTIC TANK	
RAIN WATER HARVESTING	

SCHEDULE OF JOINERIES

PARTICULARS	IN METRE	
MAIN DOOR (MD)	1.07 X 2.13	
DOOR (D)	0.91 X 2.13	
DOOR 1 (D1)	0.76 X 2.13	
WINDOW 1 (W1)	1.52 X 1.22	
WINDOW 2 (W2)	1.22 X 1.22	
WINDOW 3 (W3)	1.22 X 0.92	
VENTILATION (V)	0.91 X 0.76	
PARKING	REQUIRED	PROVIDED
CAR SPACE	1	1
TWO WHEELER SPACE	2	2

APPLICANT SIGNATURE:

G. Rangammal

Mrs. RANGAMMAL W/O PUSHPARAJ

REGISTERED ENGINEER:

Vr. SANTHARAM .R, BE.,MIE.,C.Eng (I)
REGISTER VALUER & CHARTERED ENGINEER
RV @ IBBI / 02 / 2023 / 15441
C. Eng (I) @ M - 1748127
SHREERAM ASSOCIATE
51, 1st Floor, Kandasamy Vathiyar Street,
Opp. Canara Bank, Dharmapuri - 636 701.
Cell : 9877645545, 7010781859

OFFICE USE:

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.