Verified RealEstate™

REFERENCE
696/2024/A2

ISSUED
30 September 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.

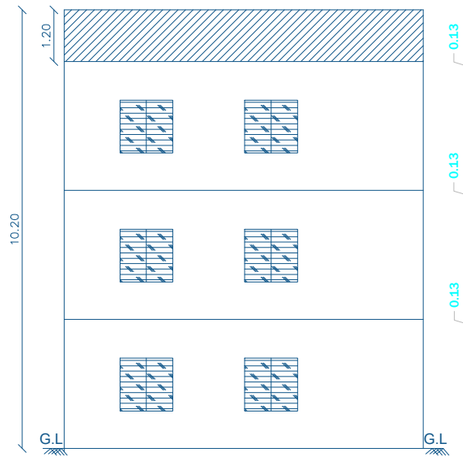
Verified RealEstate™
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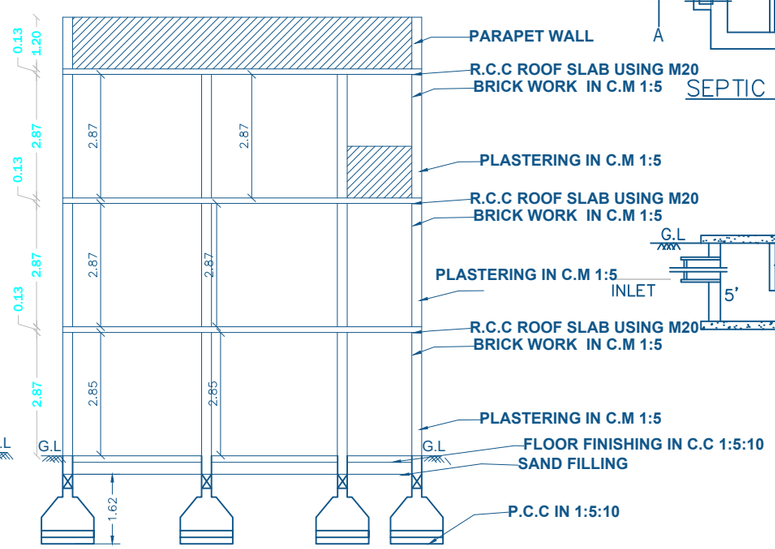
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION R.C.C ROOF GROUND,FIRST & SECOND FLOOR RESIDENTIAL BUILDING IN OLD SF NO: 327/1A NEW SF.NO:327/1A1A OLD WARD :11 NEW WARD:8,ANJANEYA RICE MILL,PALACODE MAIN ROAD AT KARIMANGALAM TOWN PANCHAYAT& TALUK,DHARAMAPURI DISTRICT.

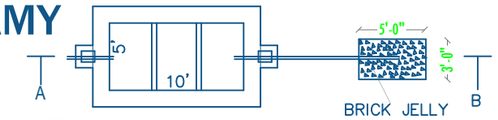
APPLICANT NAME : Mr.D.SANTHAMOORTHY s/o DURAISAMY



ELEVATION

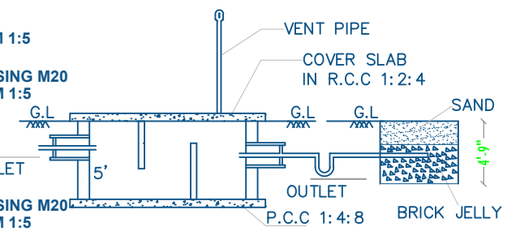


SECTION A-A

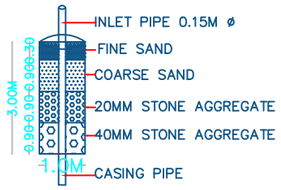


SEPTIC TANK & DISPERSION TRENCH DETAILS

SCALE– 1:100

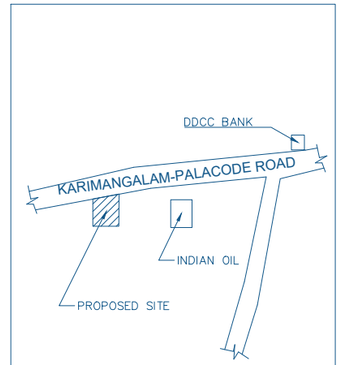


SECTION–AB



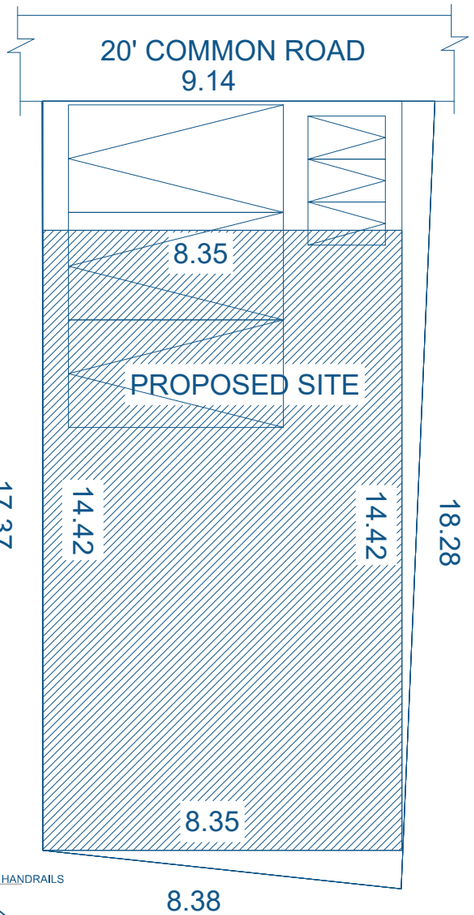
DETAILS OF RAIN WATER HARVESTING STRUCTURES

(NOT to SCALE)



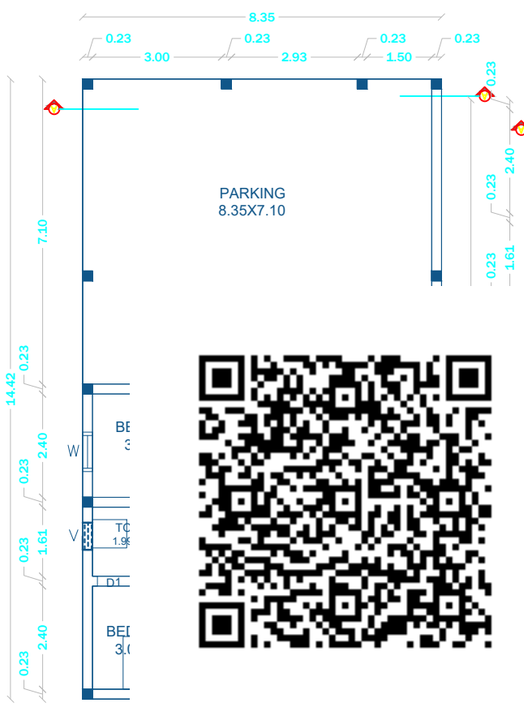
LOCATION PLAN

NOT TO SCALE

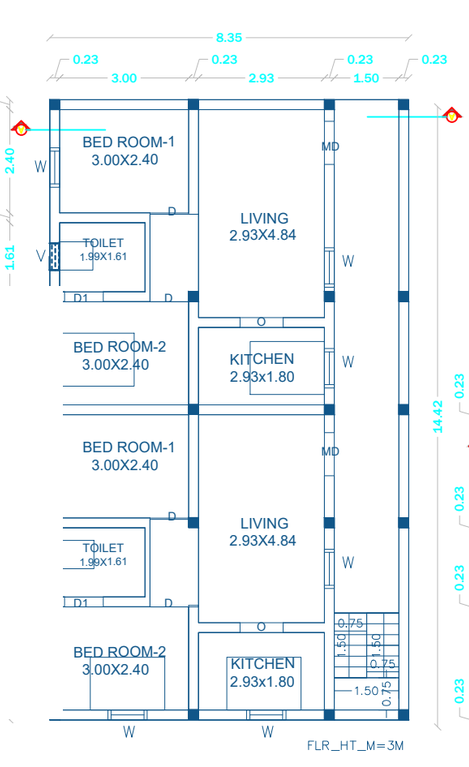


SITE PLAN

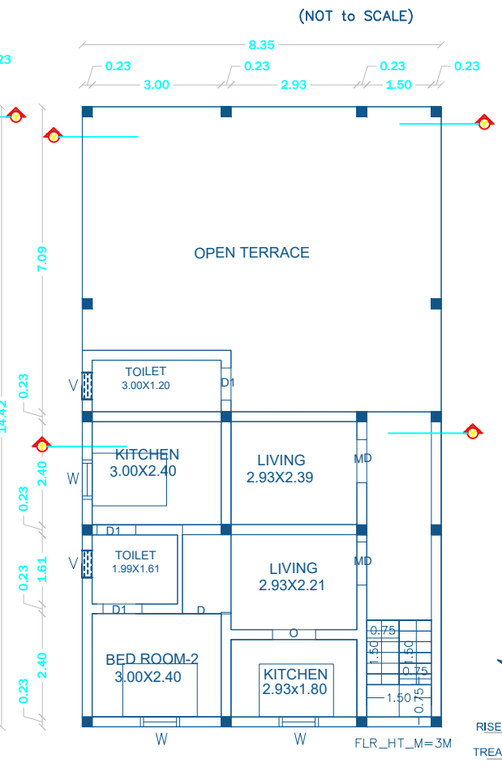
SCALE -1:100



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



STAIRCASE DETAILS
SCALE– 1:20

AREA DETAILS

PARTICULARS	Sq.Ft.	Sq.Mt.
TOTAL AREA OF THE SITE	1681.87	156.26
PLINTH AREA OF PRO. BLDG. - GF.	1295.97	120.40
PLINTH AREA OF PRO. BLDG. - GF.	1295.97	120.40
PLINTH AREA OF PRO. BLDG. - FF.	711.60	66.11
TOTAL PLINTH AREA OF PRO.BLDG.GF+FF+SF.	3303.54	306.91
OPEN SPACE	385.90	35.86

FSI - 1.96 | PLOT COVERAGE - 77.05%

SCHEDULE OF JOINERIES

	DOORS			OPEN	
D	DOOR	0.90 X 2.10	O	OPEN	1.00 X 2.10
D	DOOR	0.90 X 2.10	AO	OPEN	1.55 X 2.10
D1	DOOR	0.90 X 2.10			
D2	DOOR	0.75 X 2.10			

WINDOWS			VENTILATOR	
W	WINDOW	1.23X 1.23	V	VENTILATOR 0.90 X 0.60
RS	ROLLING SHUTTER	2.50 X 3.00		

COLOUR INDEX

SITE BOUNDARY

PROPOSED BLDG. EXISTING ROAD

NOTES

1. ALL DOORS AND WINDOWS ARE OUTSIDE OPENING.
2. WASTE WATER WILLBE USED FOR GARDEN PURPOSE.
3. ALL DIMENSIONS ARE IN FEET AND METRES.

APPLICANT

D. Santhamoorthy

Mr.D.SANTHAMOORTHY s/o DURAISAMY

ENGINEER

Er. M.MUNIRAJ, B.E., (Civil)
Licence Building Surveyor ROC194/2022/A2
NIKHIL BUILDERS
4/210, First Floor, Morappur Main Road,
KARIMANGALAM - 635111,Dharmapuri (DT).
Cell : 90364 77479

OFFICE USE ONLY

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.