Verified RealEstate™

REFERENCE
23/2024-2025

ISSUED
29 August 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.

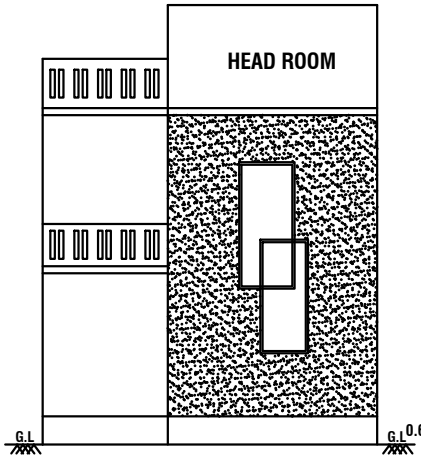
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

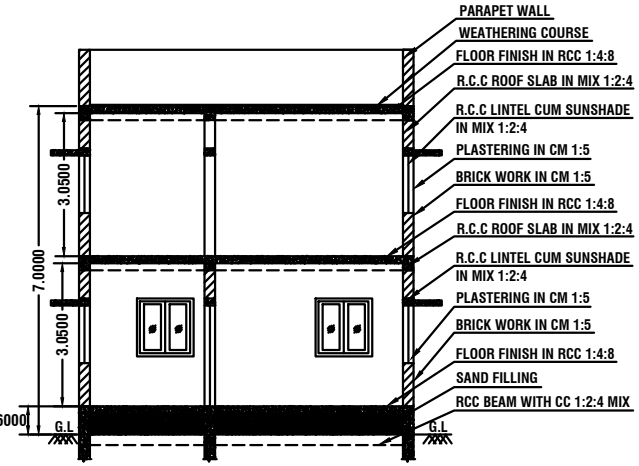
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN GROUND FLOOR, FIRST FLOOR & SECOND FLOOR, OLD S.F.No:296/5A1A1, NEW S.F.No:296/9,WITH PATTA No:3872, A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT. SCALE 1:100

APPLICANT: Mr.S.SELVAM S/o.Mr.SUBRAMANI.



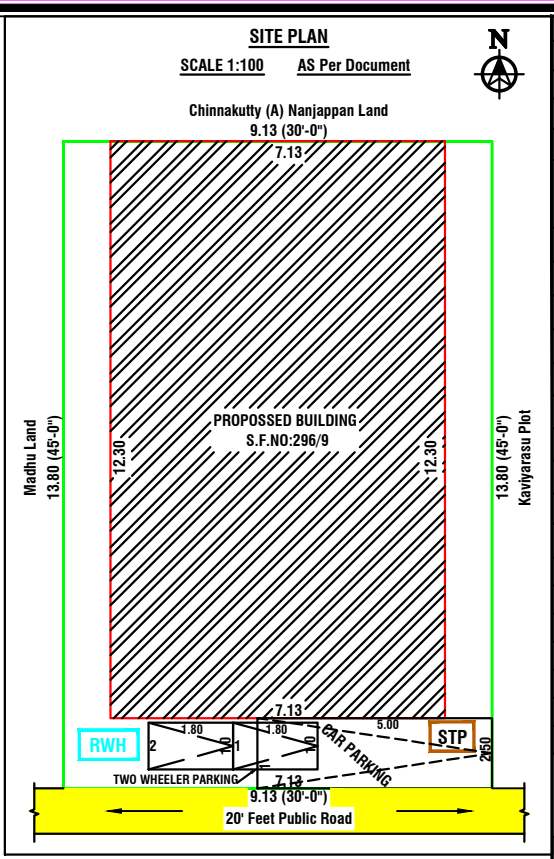
ELEVATION



SECTION ON - AA'

SITE PLAN

SCALE 1:100 AS Per Document



NOTES
ALL THE DOORS AND WINDOWS ARE OUTSIDE OPENING.
WASTE WATER WILL BE USED FOR GARDEN PURPOSE
ALL DIMENSIONS ARE IN FEET AND METRES

AREA DETAILS

PARTICULARS	Total Buildup Area Sq.Ft	Total Buildup Area Sq.Mt	Non FSI Area Sq.Mt	Total FSI Area Sq.Mt
PLR / FMB Area		126.00 Sq.Mt		
Document Area		1350.00 Sq.Ft (125.42 Sq.Mt)		
Super Imposed Area		126.00 Sq.Mt		
PATTA No: 3872		Hect 00 Ares1.26 (126.00 Sq.Mt)		
Ground Floor	944.11	87.71	-	87.71
First Floor	944.11	87.71	-	87.71
Second Floor	176.53	16.40	-	16.40
Head Room	110.44	10.26	10.26	
Total Area	2175.19	202.08	10.26	191.82

SCHEDULE OF JOINERIES

M.D	Main Door	1.00 X 2.15
D	Door	0.91 X 2.15
D1	Door	0.85 X 2.15
S.D	Sliding Door	1.00 X 2.15
O	Open	1.00 X 2.15
W	Window	1.00 X 1.30
V	Ventilator	0.85 X 0.60

FSI DETAILS:-

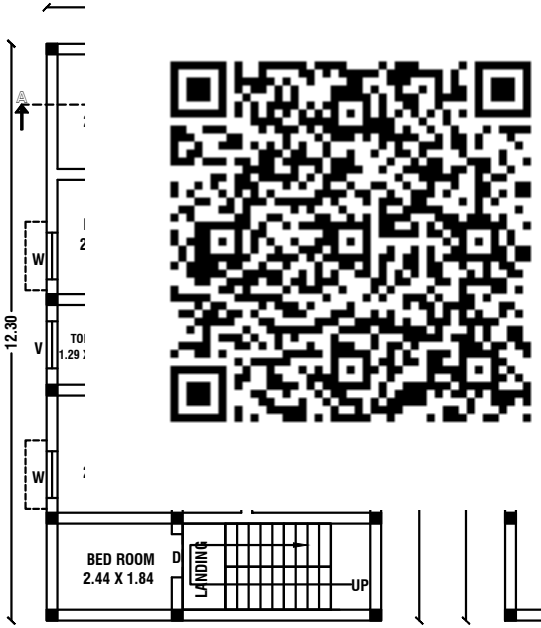
Total All Floor Area / Total Land Area = 191.82 / 126.00 = FSI = 0.247

Parking Details

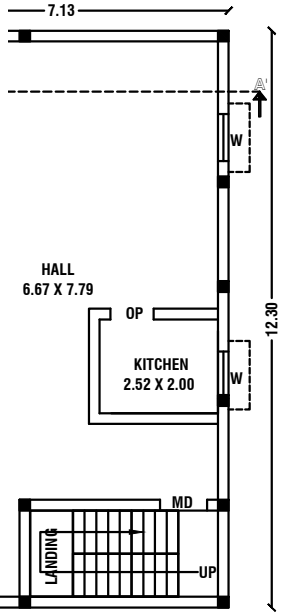
Particulars	Provided in Nos.
Car Parking	1
Two Wheeler Parking	2

COLOR INDEX

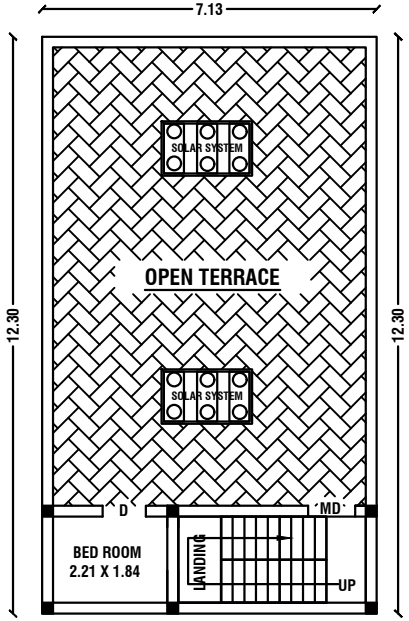
Site Boundary	
Proposed Building	
Existing Road	
Septic Tank	
Rain Water Harvesting	



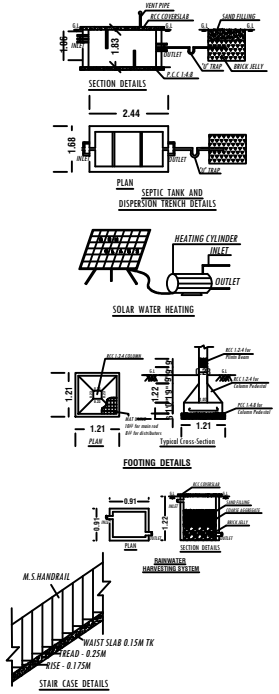
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



APPLICANT

Mr.S. SELVAM S/o.Mr.SUBRAMANI.

Er.D.KARTHICK.DCE., B.E.,
TN.Govt. Registered Professional of DTCP,
R.E-III-01/2023, R.E.(G-3),
DMC No.037/LS/2023/00003,
MODERN ENGINEER'S,
#9A, Pidamaneri Road, Appavu Nagar,
Dharmapuri - 636701,
Cell: 7094961020, 9363041020.
E.Mail : modernengineersdpi@gmail.com

REGISTERED ENGINEER

MODERN ENGINEER'S,
#9A, Pidamaneri Road, Appavu Nagar,
Dharmapuri - 636701,
Cell: 7094961020, 9363041020.
E.Mail : modernengineersdpi@gmail.com

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.