Verified RealEstate™

REFERENCE
04/2024-2025

ISSUED
20 September 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

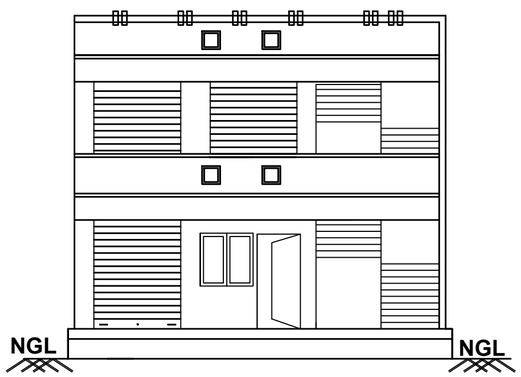
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

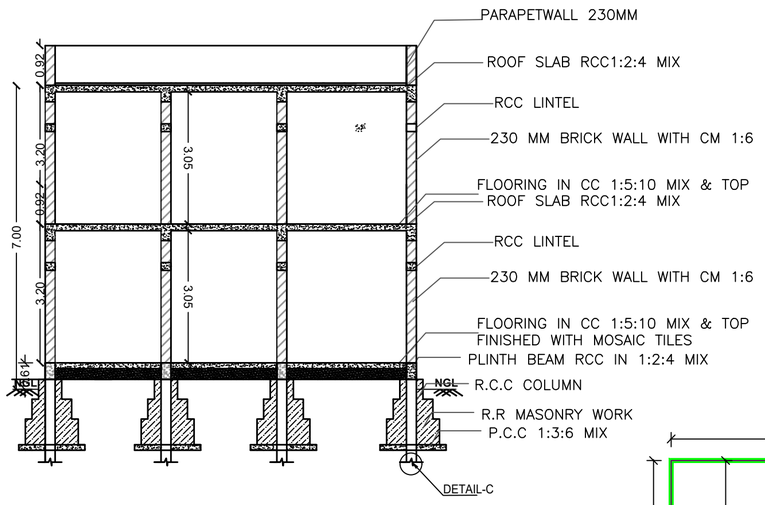
PLAN SHOWING THE PROPOSED R.C.C. ROOF GROUND FLOOR COMMERCIAL & RESIDENTIAL, FIRST FLOOR COMMERCIAL BUILDING IN S.F.NO-283/1I , MANIYAMPADI VILLAE, MANIYAMPADI RURAL PANCHAYAT, KADATHUR UNION,PAPPIREDDIPATTI TALUK AND DHARMAPURI DISTRICT.

APPLICANT: Mr. SIVANANTHAM s/o PERIYANNAN

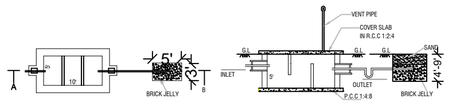
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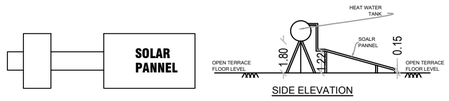
ELEVATION-A



SECTION :"B-B"

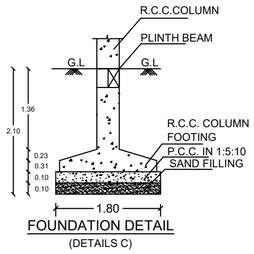


SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100

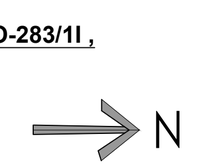


PLAN

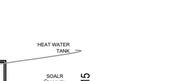
SOLAR WATER HEATER
SCALE- 1:50



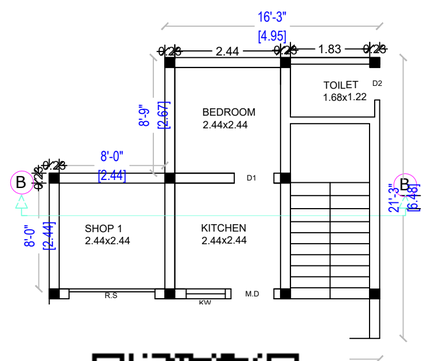
FOUNDATION DETAIL
(DETAILS C)

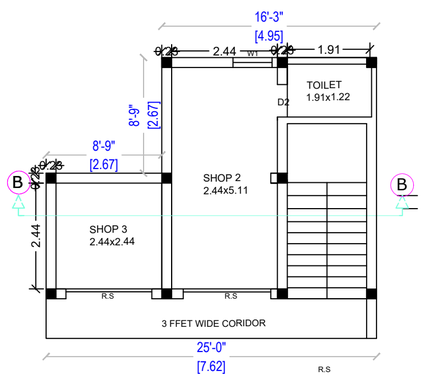


DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)



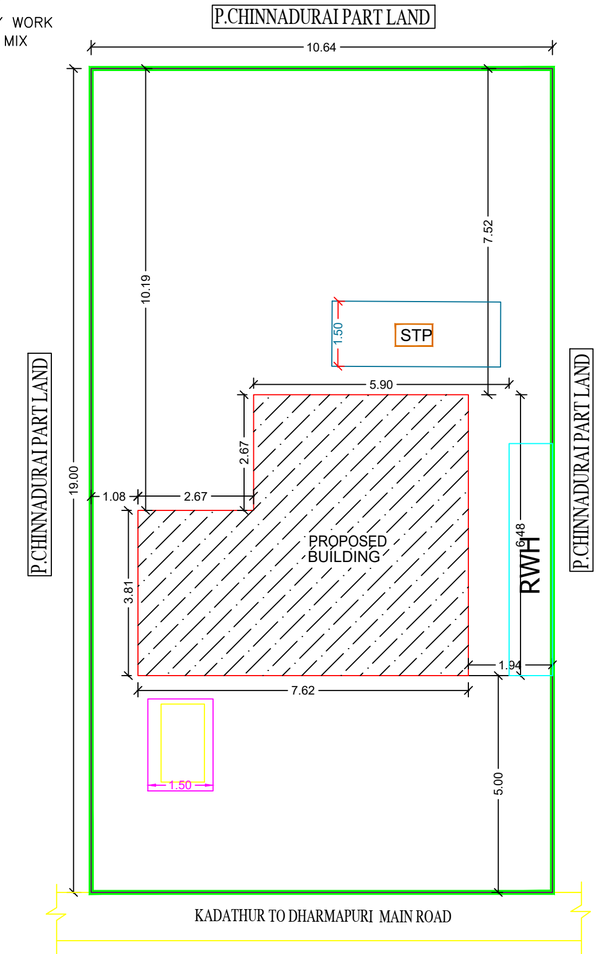
MAIN GATE ELEVATION



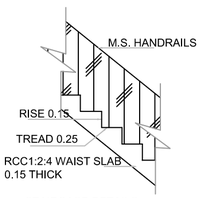


LAN
SCALE 1:100)

FIRST FLOOR PLAN
(SCALE 1:100)



SITE PLAN
(SCALE 1:100)



STAIRCASE DETAILS
SCALE- 1:20

OFFICE USE:

TECHNICAL APPROVAL

Technical approval issued.

This Document is Digitally Data Singed by "PRESIDENT OF MANIYAMPADI VILLAGE PANCHAYAT,KADATHUR PANCHYAT UNION, DHARMAPURI DISTRICT".

" So any seal or Sign is not necessary.

SCHEDULE OF JOINERIES		WIDTH	HEIGHT	AREA IN Sq.Mt
M.D	MAIN DOOR	1.00	2.13	2.13
D	DOOR	0.91	2.10	1.91
D1	DOOR	0.76	2.10	1.60
W1	WINDOW 2	0.90	1.22	1.10
O	OPEN	1.00	2.10	2.10
V	VENTILATOR	0.90	0.60	0.54
R.S	ROLLING SHUTTER	2.0	2.70	5.40

AREA STATEMENT

Document Area	202.25 Sq.Mt	2176.75 Sq.Ft.
PLR / FMB	202.25 Sq.Mt	
As At Site Area	202.16 Sq.Mt	

PARTICULARS	Total Buildup Area in Sq.Mt	FSI Area in Sq.Mt	Non FSI Area in Sq.Mt	Total Buildup Area in Sq.Ft
PRO.GROUND FLOOR AREA	42.26	42.26	-	454.88
PRO.FIRST FLOOR AREA	42.26	42.26	-	454.88
	-	-	-	-
TOTAL AREA	**84.52**	**84.52**	-	**909.76**

PARKING DETAILS		FSI DETAILS
Particulars	Provided in Nos.	Total All Floor Area / Total Land Area = 84.52 / 202.16
Car Parking	0	
Two Wheeler Parking	1	FSI = 0.418 < 2

COLOR INDEX		NOTES
SITE BOUNDARY		ALL DIMENSIONS ARE IN FEET AND METRES
PROPOSED BUILDING		
EXISTING ROAD		SCALE 1:100
SEPTIC TANK		
RAIN WATER HARVESTING		

APPLICANT

Mr.SIVANANTHAM s/o PERIYANNAN

REGISTER ENGINEER

Er.K.TAMILARASAN.DCE (Civil).,
TN.Govt. "Registered Professionals,"
REGISTER ENGINEER -G-III, REG.No: 382/2024,
KT CONSTRUCTION & DESIGN,
Kadathur,Dharmapuri-635 303,
Cell: 8015334945,
E.Mail : ktconstructiondpi@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

Verified RealEstate
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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.