Verified RealEstate™

REFERENCE
03/2024-2025

ISSUED
26 October 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.

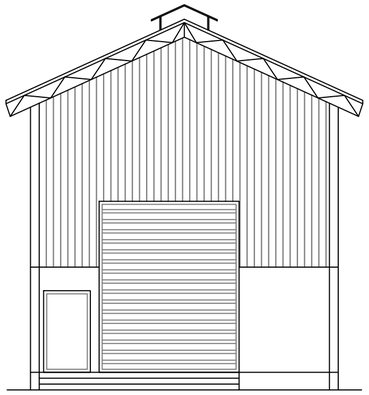
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

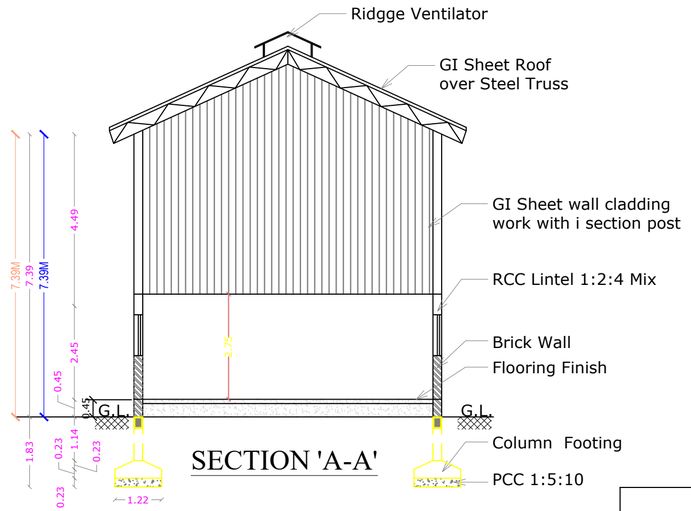
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED GROUND FLOOR COMMERCIAL BUILDING IN PATTA No : 2197, S.F No : 37/2B K.NADUHALLI VILLAGE & PANCHAYAT, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.



ELEVATION



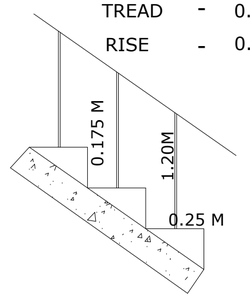
SECTION 'A-A'

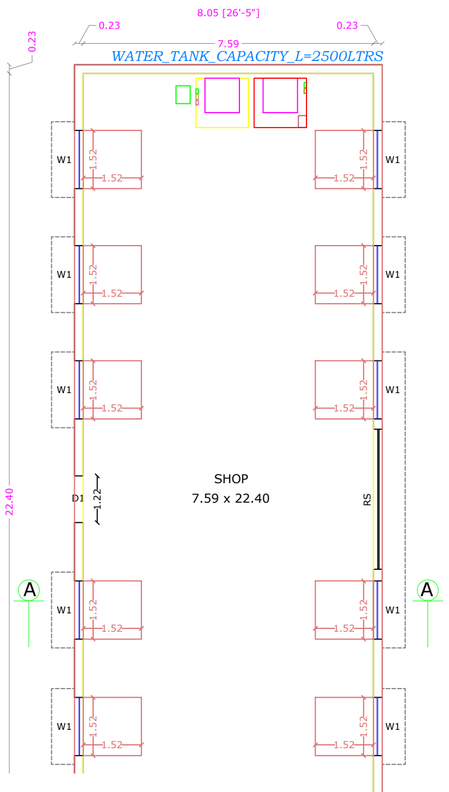
STAIRCASE DETAILS

WIDTH - 1.07 m

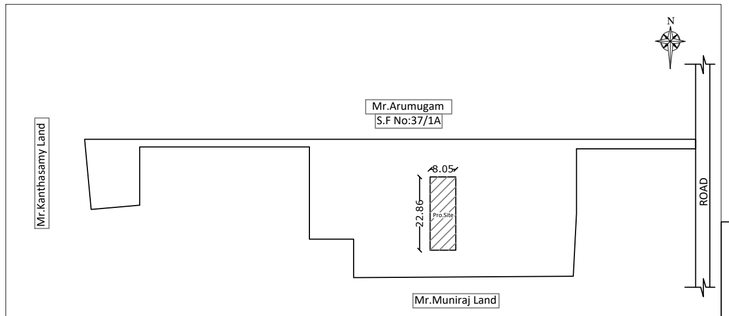
TREAD - 0.25 m

RISE - 0.175 m

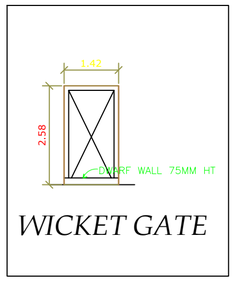




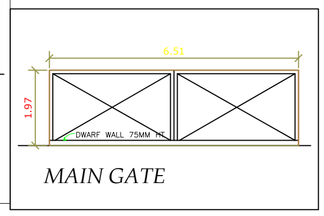
FLOOR PLAN



LOCATION PLAN



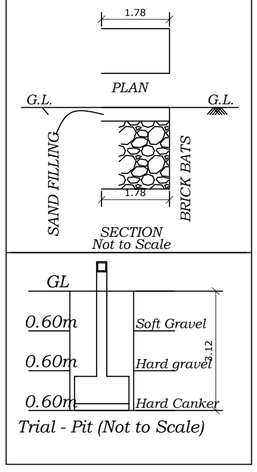
WICKET GATE

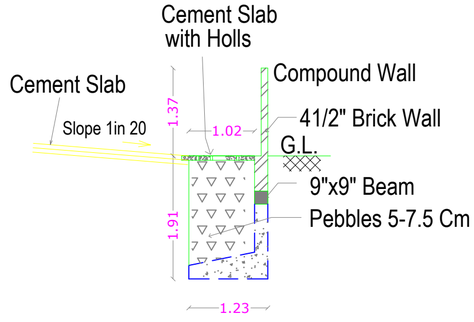


MAIN GATE

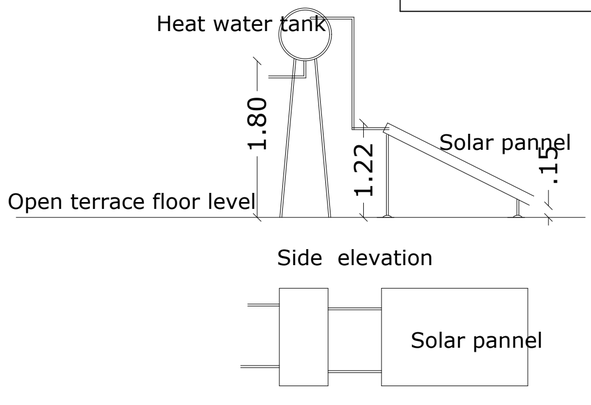
DETAILED PLAN OF RAINWATER PERCOLATION PEBBLE BED

RWH_CAPACITY_L = 2000LTRS





RAIN WATER PERCOLATION BED & COMPOUND WALL



SOLAR WATER HEATER

SCALE = 1 : 100

N

REFERENCE

DESCRIPTION	CALCULATION	ALLOWED	PROVIDED
FLOOR AREA RATIO	183.93 / 1477.58	2.00	0.12
PARKING AREA		1 Car & 1 Two Wheeler	1 Cars & 1 Two Wheeler

AREA STATEMENT

		Sqm
AREA OF THE SITE	[AS PER Document]	1495.98
AREA OF THE SITE	[AS PER T.S.L.R]	1477.58
SUPER IMPOSED PLOT AREA		1477.58

AREA STATEMENT

FLOOR NAME	F.S.I.	Non. F.S.I.	TOTAL
GROUND FLOOR	183.93	----	183.93
FIRST FLOOR	----	----	----
TERRACE FLOOR	183.93	----	183.93

TOTAL F.S.I. AREA	183.93
HEIGHT OF THE BUILDING	7.39m

SCHEDULE OF JOINERY

		METRE
RS	ROLLING SHUTTER	1.82 x 2.40
D1	DOOR	1.00 x 2.40
W 1	WINDOW	1.82 x 1.83
W 2	WINDOW	1.20 x 1.67
V	VENTILATOR	0.90 x 0.60

FE :- FIRE DETECTING AND EXTINGUISHING SYSTEM PROVIDED.

EA :- EMERGENCY ALARAM PROVIDED.
SAND BUCKTS PROVIDED.

A/C :- AIR CONDITIONER PROVIDED

MV :-MECHANICAL VENTILATION PROVIDED

COLOUR INDEX

EXISTING ROAD -

SITE BOUNDARY -

PROPOSED BUILDING -

EXISTING BUILDING TO BE REMOVED -

FIRE HYDRANT -

APPLICANT NAME

Mr. Arumugam S/o Sanmugaudaiyar

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: 63698 33033, 75399 10407

REGISTERED ENGINEER

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.