Verified RealEstate™

REFERENCE
01/2024-25

ISSUED
29 October 2024

PP APPROVAL RECORD

Planning Permission

Dhonnakuttahalli

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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

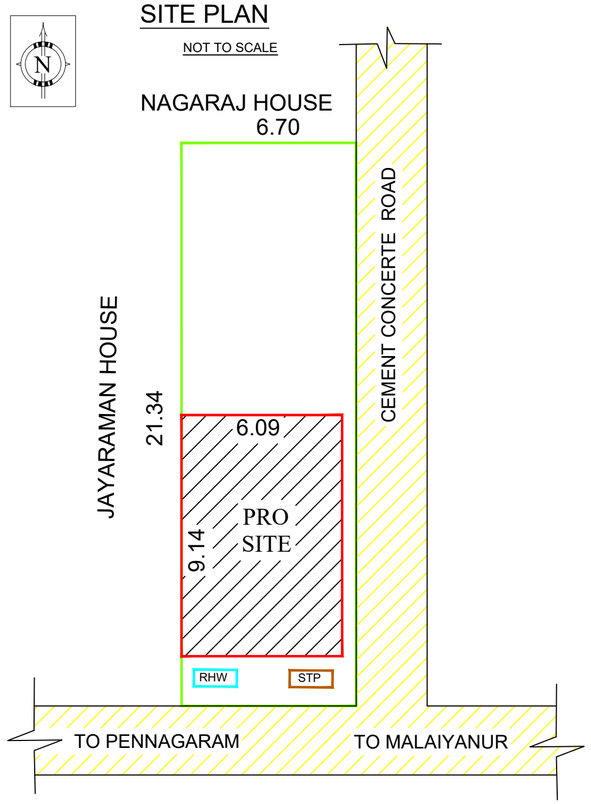
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR COMMERCIAL & RESIDNTIAL BUILDING IN PATTA NO:2030, S.F.No:579/1C2 AT SIDUMANAHALLI VILLAGE, DHONNAKUTTAHALLI PANCHAYAT,ERIYUR UNION, PENNAGARAM TALUK AND DHARMAPURI DISTRICT.

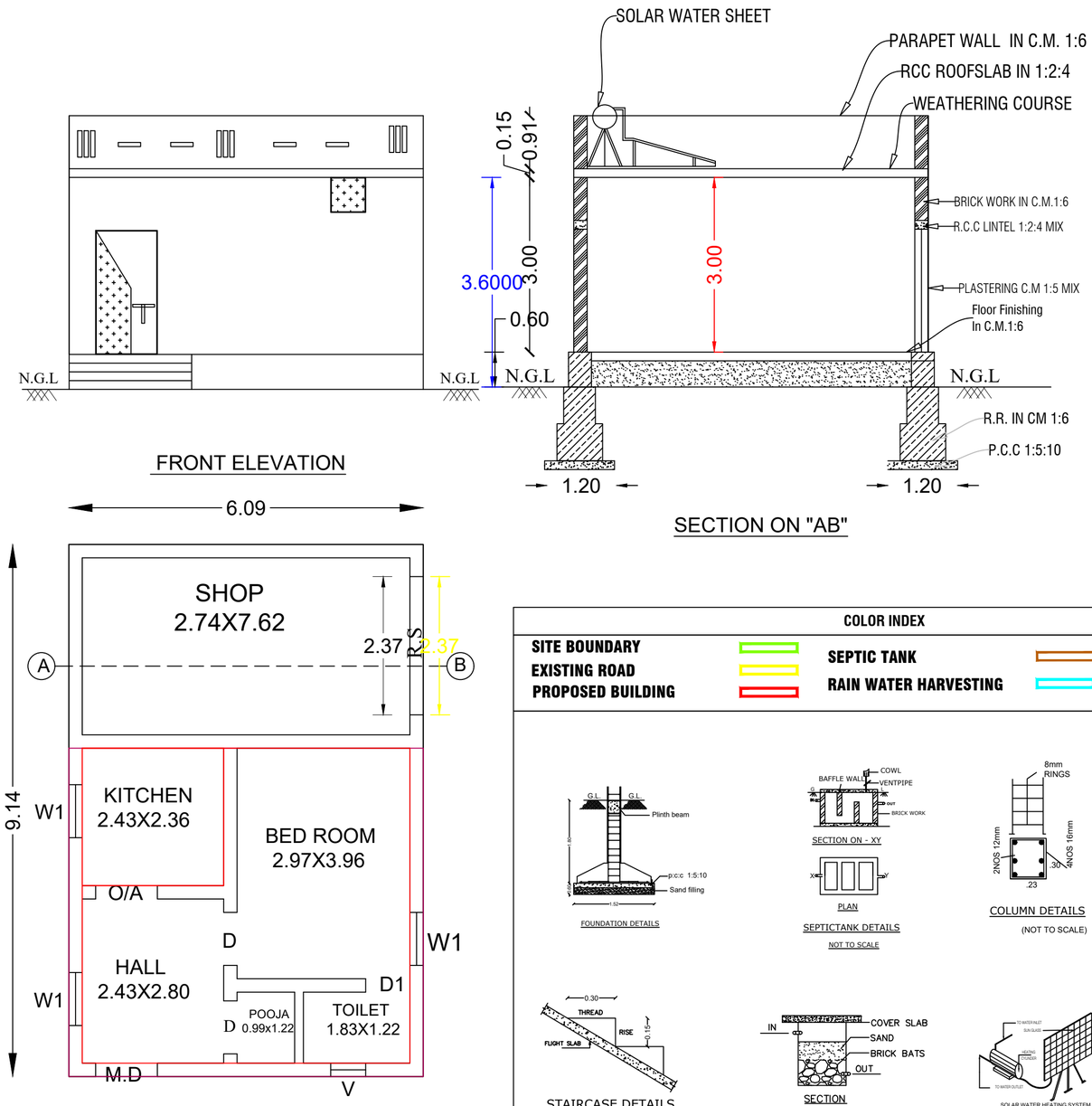
APPLICANT : Mr.P.ARASAGANAPATHI S/o Mr.PRAKASAM.

SCALE 1:100

SITE PLAN

NOT TO SCALE





ALL DIMENSIONS ARE IN "METER & FEET"		
Area Details		
PLR / FMB Area	**150.00 Sq.Mt**	
Document Area	**150.00 Sq.Mt**	
Super Imposed Area	**150.00 Sq.Mt**	
Particulars	**Total Buildup Area Sq.mt**	**Total Buildup Area Sq.ft**
Total Area Of The Site	**150.00**	**1540.00**
Commercial Building		
Ground Floor Plinth Area	**21.32**	**229.48**
Ground Floor Carpet Area	**17.05**	**183.59**
Residential Building		
Ground Floor Plinth Area	**34.35**	**369.74**
Ground Floor Carpet Area	**27.48**	**295.79**
Total Builtup Area	**55.67**	**599.23**

SCHEDULE OF JOINERIES		
1	**Rolling Shutter**	2.78 X 3.00
2	**Main Door**	1.06 X 2.13
3	**Door**	0.91 X 2.13
4	**Door-D1**	0.76 X 2.13
5	**Window-W**	1.22 X 2.13
6	**Window-W1**	0.91 X 2.13
7	**Ventilator**	0.76 X 2.13

PARKING DETAILS		
Particulars	**Required in Nos.**	**Provided in Nos.**
Car parking	1	2
Two Wheeler Parking	1	2

FSI DETAILS:-

Total ALL Floor Area / Total Land Area = **55.66 / 150.00** = **FSI = 0.37**

COLOR INDEX

SITE BOUNDARY	**SEPTIC TANK**
EXISTING ROAD	**RAIN WATER HARVESTING**
PROPOSED BUILDING	

FOUNDATION DETAILS

PLAN

SEPTICTANK DETAILS

NOT TO SCALE

COLUMN DETAILS

(NOT TO SCALE)

STAIRCASE DETAILS

(NOT TO SCALE)

SECTION

RAINWATER HARVEST

NOT TO SCALE

SOLAR WATER HEATING SYSTEM

NOT TO SCALE

OFFICE USE

Technical Approval

DIGITALLY SIGINED & QR SCANNER

)y **"PRESIDENT OF DONNAKUTTAHALLI ION"** . So any seal or Sign is not necessary.

APPLICANT SIGNATURE

Er.P.VENKATESAN.B.E.,M.E.,Struct.,
Registered Engineer & Consulting Civil Engineer,
Reg.No:037/LS/2019/0003,
MAKE N+E+S+T ENGINEERS,
#14/B, 1st Floor, P.R.Sundharam Street,
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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.