PP APPROVAL RECORD

Planning Permission

Survey 923

Dharmapuri

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

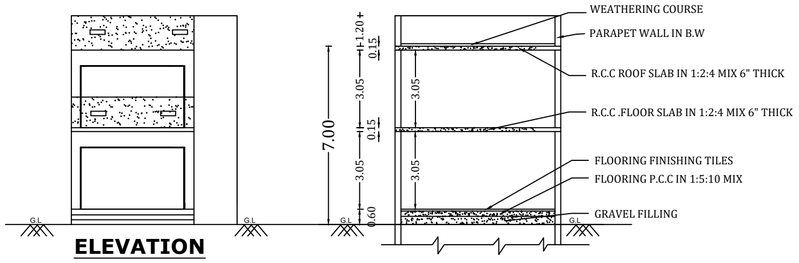
hello@verified.realestate

+91 9996 12 9996

verified.realestate

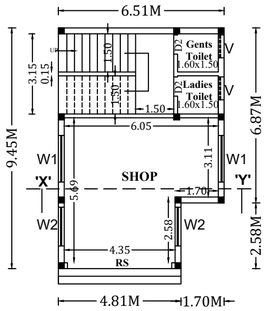
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A R.C.C. TERRACED ROOF GROUND FLOOR & FIRST FLOOR COMMERCIAL PURPOSE BUILDING IN THE PLACE OF EXISTING DAMAGED GROUND FLOOR R.C.C. ROOF COMMERCIAL BUILDING OF D.No- 153/-547(ST-2) BAZAAR STREET (Theerthagiri Nagar) & ALSO EXISTING RESIDENTIAL BUILDING OF D.No:-7/156/1(ST-1), 7/156/2(ST-1)., (Theerthagiri Nagar 15)--To Be Demolished and Removed, IN S.F.NO.:- (old):- 923/ 1., AND AS PER ITS RE-SUBDIVISION THE NEW S.F.No:- 923/1A12., (PATTA No:-2160) AT HOSUR To DHARMAPURI MAINROAD OF BAZAAR STREET (THEERTHAGIRI NAGAR) OF WARD No:-(OLD):7 & (New):-15., IN PALACODE TOWN PANCHAYAT LIMIT OF PALACODE TALUK IN DHARMAPURI DISTRICT.

APPLICANT:- Tmt. M. USHA , W/O Thiru. C. Ravisankar.



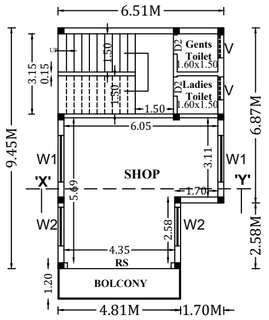
ELEVATION

SECTION ON "X-Y"



GROUND FLOOR PLAN

(COMMERCIAL)



FIRST FLOOR PLAN

(COMMERCIAL)

OFFICE USE :- (Technical Approval)

DIGITALLY SIGNED & QR SCANNER

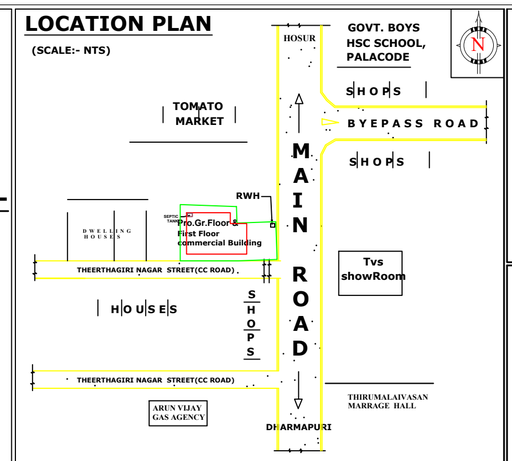
Th by

"THE EXECUTIVE OFFICER PALACODE TOWN PANCHAYAT OFFICE".

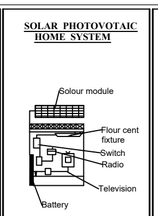
So any seal or sign is not necessary.

LOCATION PLAN

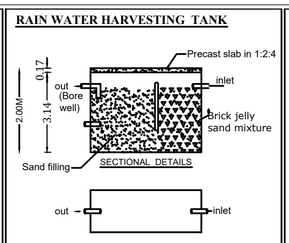
(SCALE:- NTS)



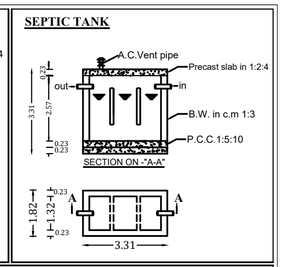
SOLAR PHOTOVOTAIC HOME SYSTEM

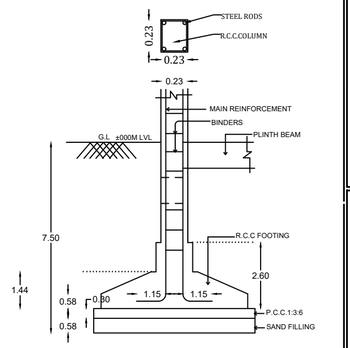


RAIN WATER HARVESTING TANK



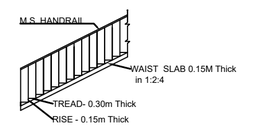
SEPTIC TANK





TYPICAL CROSS SECTION (Footing Details)

STAIRCASE DETAILS:-



REFERENCE:-	FEET	METRE
RS : ROLLING SHUTTER	13'6" X 8'0"	4.10 X 2.44
D1 :DOOR	3'0" X 7'0"	0.91 X 2.10
D2:DOOR (Toilet)	2'6" X 7'0"	0.76 X 2.10
W1 :WINDOW	6'0" X 5'0"	1.80 X 1.52
W2 :WINDOW	5'0" X 5'0"	1.52 X 1.52
V :VENTILATOR	3'0" X 2'6"	0.90 X 0.76

SITE PLAN

(SCALE 1:100)

CASE TYPE	- NEW PROPOSAL
OCCUPANCY TYPE	- COMMERCIAL(DRYLAND)
PLOT AREA	- 1230.75 SQ.Ft = 114.33 SQ.M
PLOT APPROVAL	- ---
PLOT SUB USE	- RESIDENTIAL UNIT

AREA DETAILS	Sq.Feet	Sq.Metre
TOTAL AREA OF SITE - As per Document	1230.75	114.33
TOTAL AREA OF SITE - As per FMB Sketch	1230.75	114.33
TOTAL AREA OF SITE - As per Field	1230.75	114.33
BUILDING DETAILS	**Sq.Feet**	**Sq.Metre**
PLINTH AREA-Ground floor	615.27	57.16
PLINTH AREA-First floor	615.27	57.16
Net Total Plinth Area	1230.54	114.32
CARPET AREA-Gr.Floor	492.13	45.72
CARPET AREA- Pro.First Floor	492.13	45.72
Open space AREA =	615.48	57.20
PARKING DETAILS	**Required in in Nos.**	**Provided in Nos.**
CAR PARKING	1	2
TWO WHEELER PARKING	1	2

FSI DETAILS:-

Total Builtup Floor Area 114.32 / Total Land Area 114.33 = FSI= 0.99

ALL DIMENSIONS ARE IN "METER & FEET

COLOUR INDEX :-

- SITE BOUNDARY :
- PROPOSED BUILDING :
- EXISTING ROAD :
- SEPTIC TANK :
- RAIN WATER HARVESTING :

APPLICANT :-

(M. USHA)

Registered Engineer :-

Er. R. VASUDEVAN, D.Civil.,
Licensed Building Engineer,
Opp: Sub Registrar Office,
Old Post Office Lane,
5/618/2A, Theerthagiri Nagar,
PALACODE-636 808,Dharmapuri-Dt.
Cell No: 9842912172, 9442866917

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.