Verified RealEstate™

REFERENCE
2/2025-26

ISSUED
15 August 2025

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

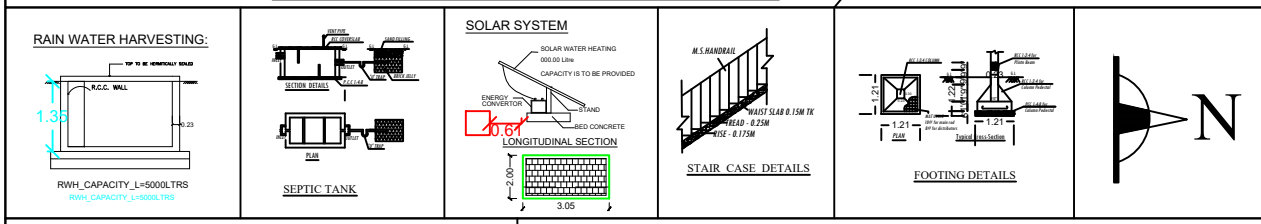
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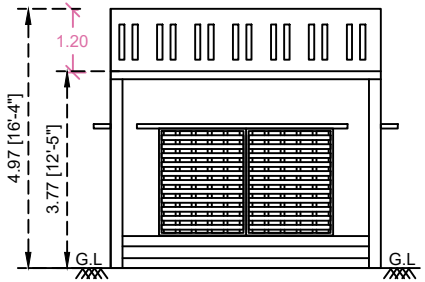
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING (CRACKERS SHOP) IN S.F.No:800/1B, 800/1B3, AND NEW.SUB.DIV.S.F.No:800/1B3B , PATTA.NO:-2632, AT JERTALAV VILLAGE, JERTALAV VILLAGE PANCHAYAT, PALACODE PANCHAYAT UNION, PALACODE TALUK AND DHARMAPURI DISTRICT.

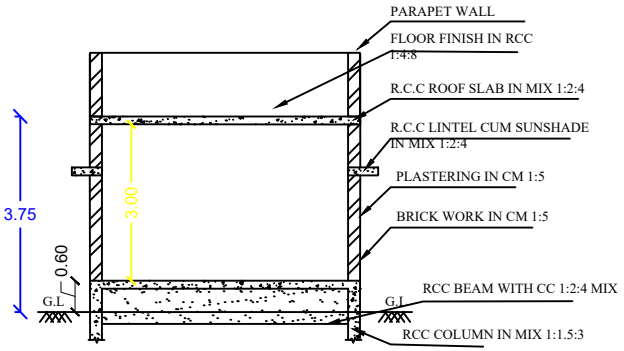
APPLICANT:- Mr.MARIYAPPAN S/O. Mr.GOVINTHAN.

ALL DIMENSIONS ARE IN FEET & METER
SCALE :- 1 : 100





ELEVATION



SECTION - AA

OWN LAND

N

REAR SETBACK

SIVAN WIFE THANNARUSU LAND

AN LAND





LOCATION PLAN

NOT TO SCALE

OFFICE USE

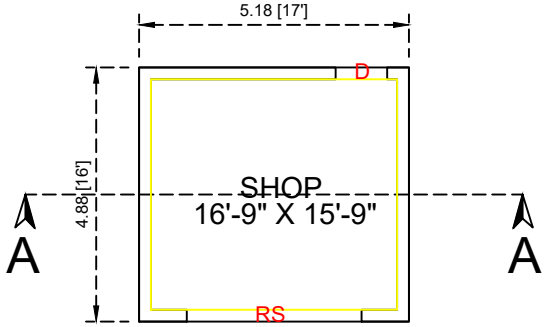
ECHNICAL APPROVAL

echnical approval issued.

This Document is Digitally Data Singed by

PRESIDENT OF JERTHAV VILLAGE PANCHAYAT

So any Seal or Sign is Not Necessary.



GROUND FLOOR PLAN

SITE PLAN

SCALE :-1:200

SCHEDULE OF JOINERIES

PARTICULARS	IN METRE
ROLLING SHUTTER-R.S1	3.17 X 2.13
ROLLING SHUTTER-R.S2	2.06 X 2.13
DOOR 1 (D1)	0.76 X 2.13
WINDOW 1 (W1)	1.52 X 1.22
WINDOW 2 (W2)	1.22 X 1.22
WINDOW 3 (W3)	1.22 X 0.92
VENTILATION (V)	0.91 X 0.76

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
SEPTIC TANK	
RAIN WATER HARVESTING	

AREA DETAILS

PARTICULARS	Sq.ft	Sq.M
AREA OF THE PLOT	3484.75	323.74
PLINTH AREA	272.00	25.26
TOTAL BUILDUP AREA	272.00	25.26

FSI DETAILS :-

TOTAL BUILDUP AREA / TOTAL LAND AREA = 272.00 / 3484.75 FSI = 0.0780

FSI	0.0780	
PLOT COVERAGE	7.80%	
CASE TYPE	PROPOSED BUILDING	
PLOT USE	COMMERCIAL USE (Dry land)	
CARPET AREA	263.81	24.50
AS PER DOCUMENT	3484.75	323.74
AS PER FMB SKETCH	3484.75	323.74
AS PER SITE	3484.75	323.74

OFFICE USE

APPLICANT SIGNATURE

Mr.MARIYAPPAN S/O. Mr.GOVINTHAN.

REGISTERED ENGINEER

Vr.(Er).SANTHARAM.R,BE.,MIE.,C.Eng(I).
REGISTER VALUER & CHARTERED ENGINEER
Register Valuer for Income Tax & Wealth Tax Act No :- (17/2024-25) &
IBBI Reg No:- (IBBI/02/2023/15441)
TN.Govt." Registration of Professional "
DTCP-Registered Engineer (Gread-I)

DESIGNED BY

SHREERAM ASSOCIATE
D.NO:-51, KANDASAMY VATHIYAR STREET,
CANARA BANK OPPOSITE ,
DHARMAPURI - 636701.
PH:- 9677645545 / 7010781859 / 04342-265545
MAIL:- shreeram.valuer@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.