Verified RealEstate™

REFERENCE
11/2025

ISSUED
13 September 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.

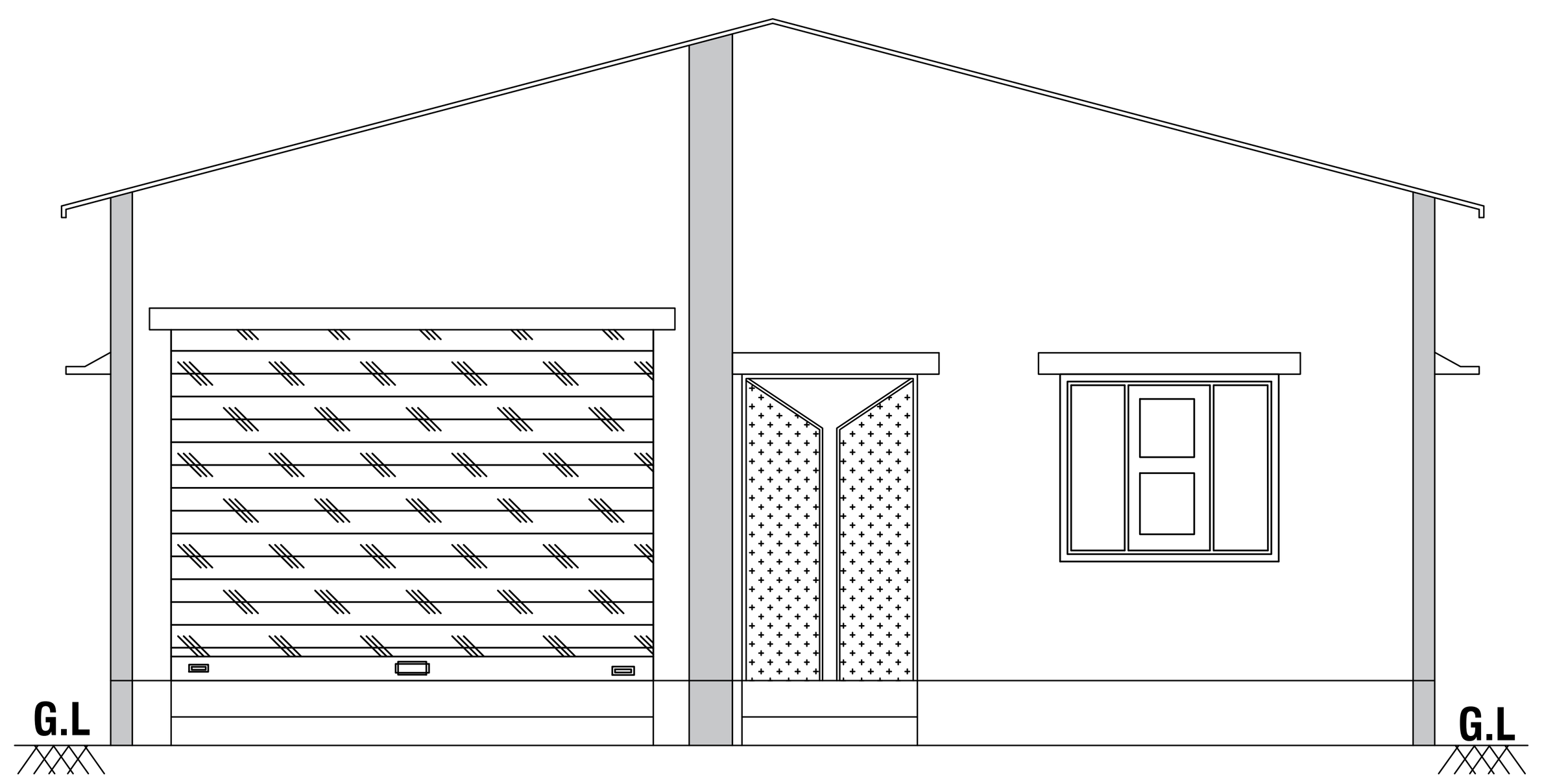
Verified RealEstate™
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Chennai 600 097, India

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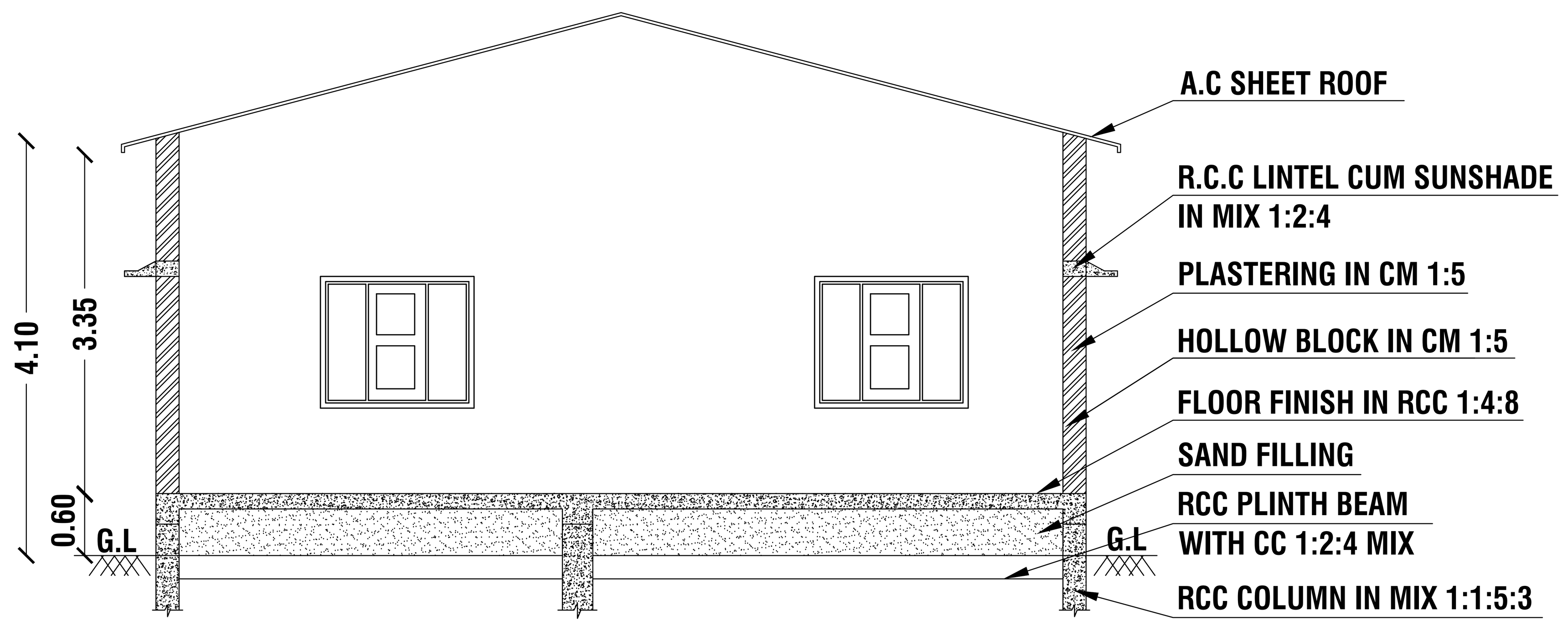
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A.C SHEET ROOF COMMERCIAL BUILDING PLOT No. 6 SOUTHERN PORTION IN OLD S.F.Nos:478/5B3 & 478/3B1B1C, NEW S.F.Nos: 478/5B3B & 478/3B1B1C2, A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

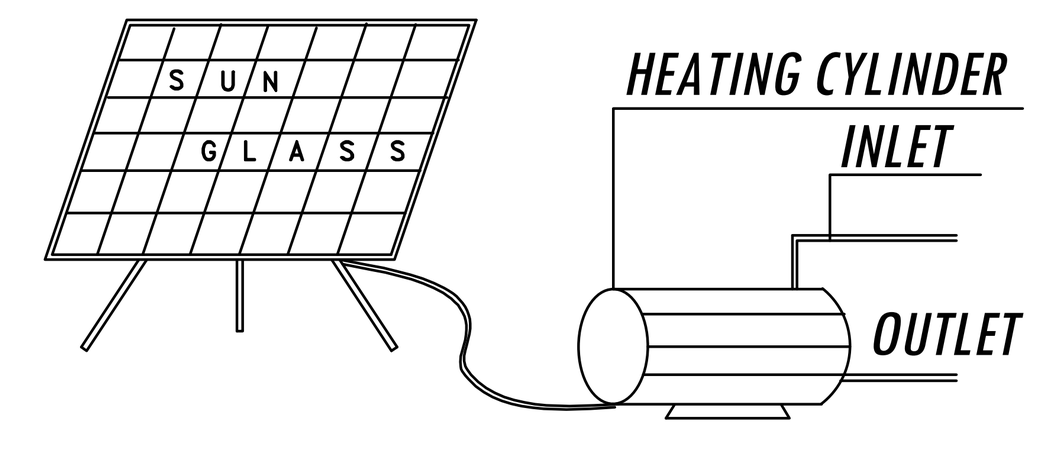
APPLICANT: Mr.K.GANESHKUMAR S/o. Mr.KUMARASAMY.



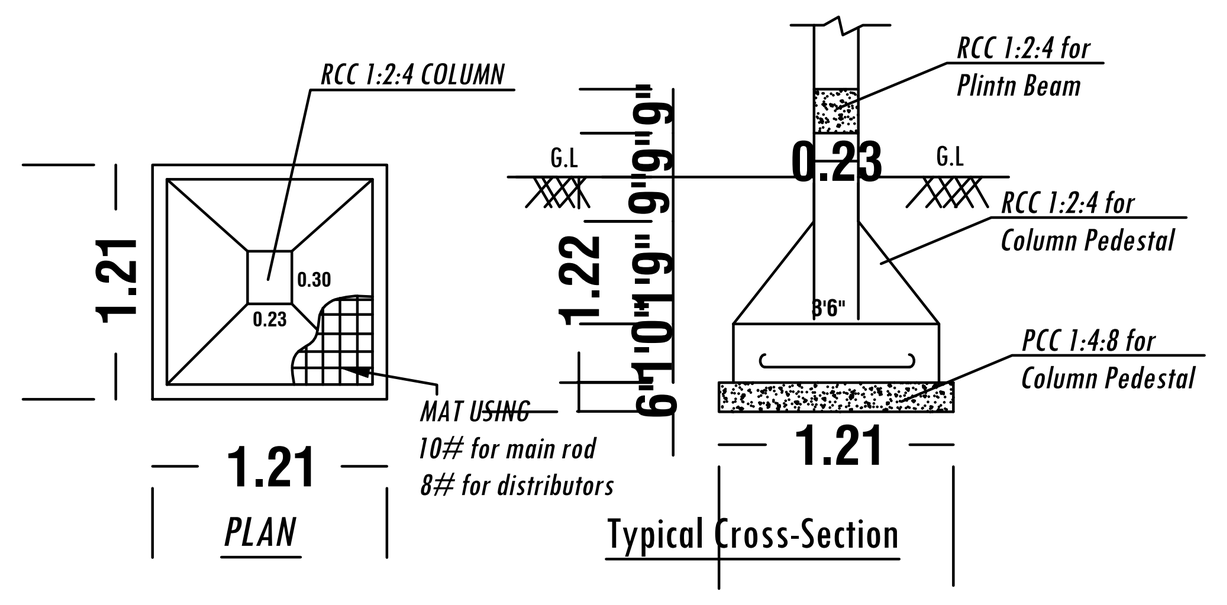
ELEVATION



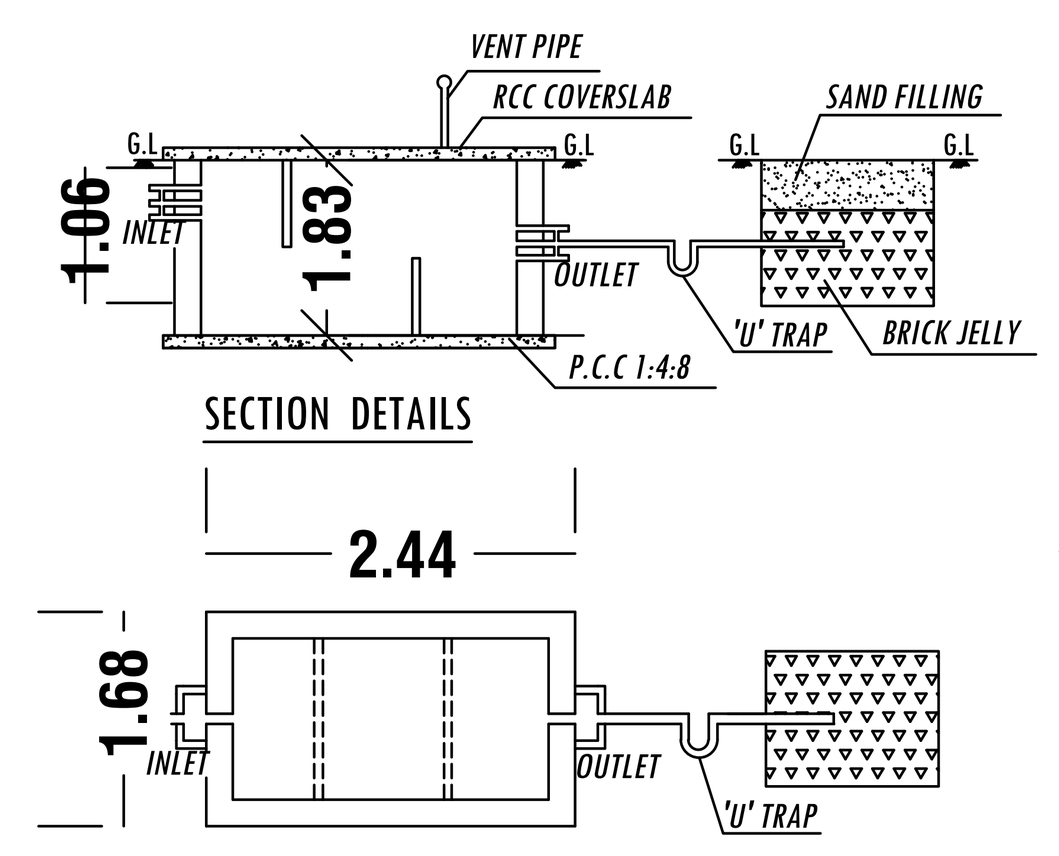
SECTION ON - AA'



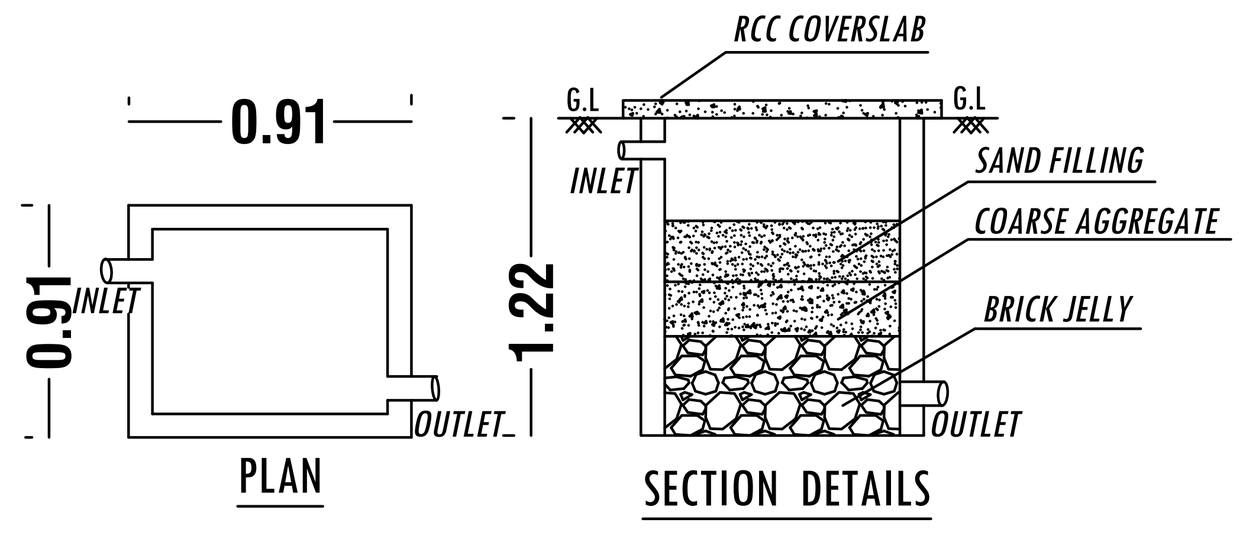
SOLAR WATER HEATING



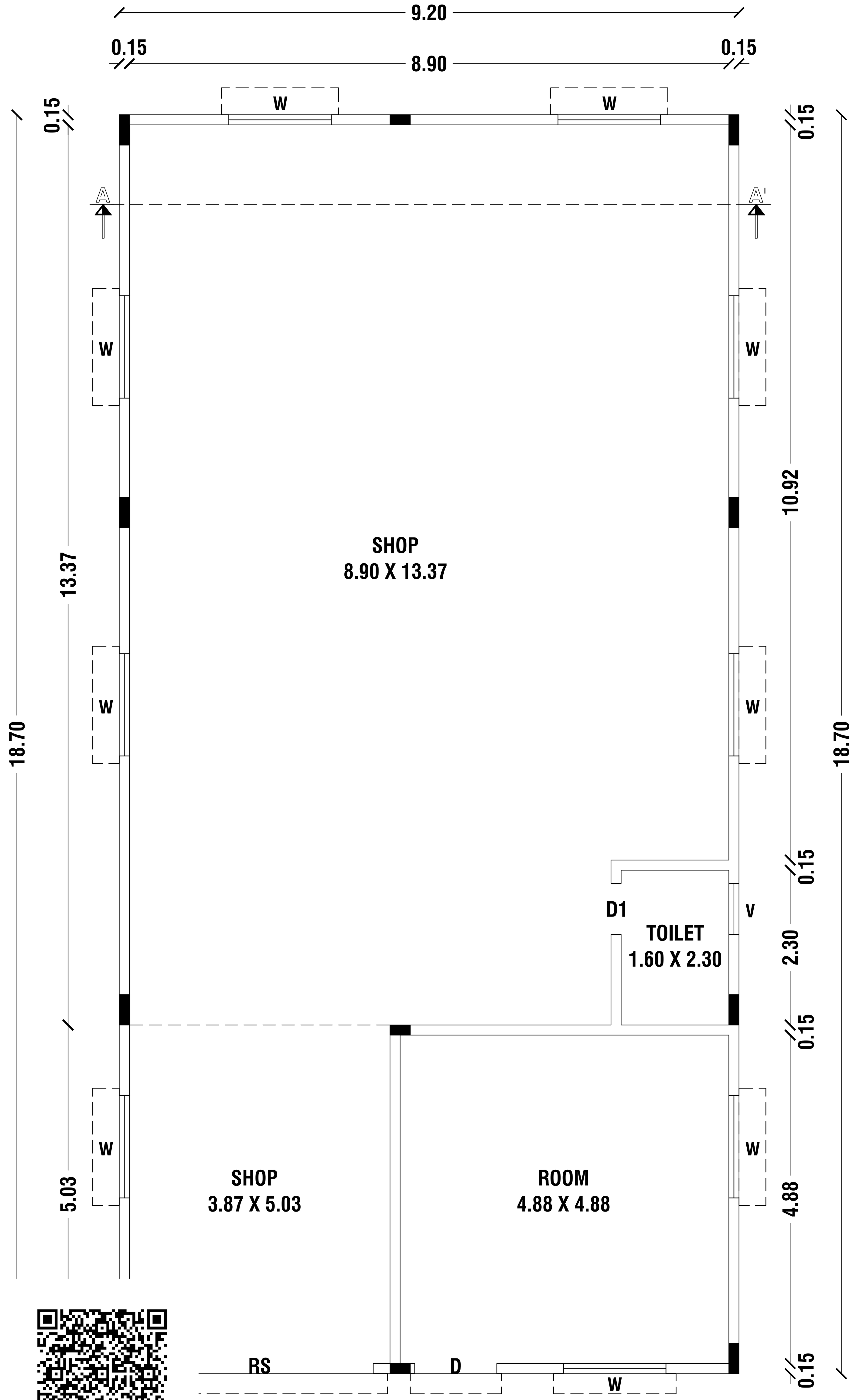
FOOTING DETAILS



SEPTIC TANK AND DISPERSION TRENCH DETAILS



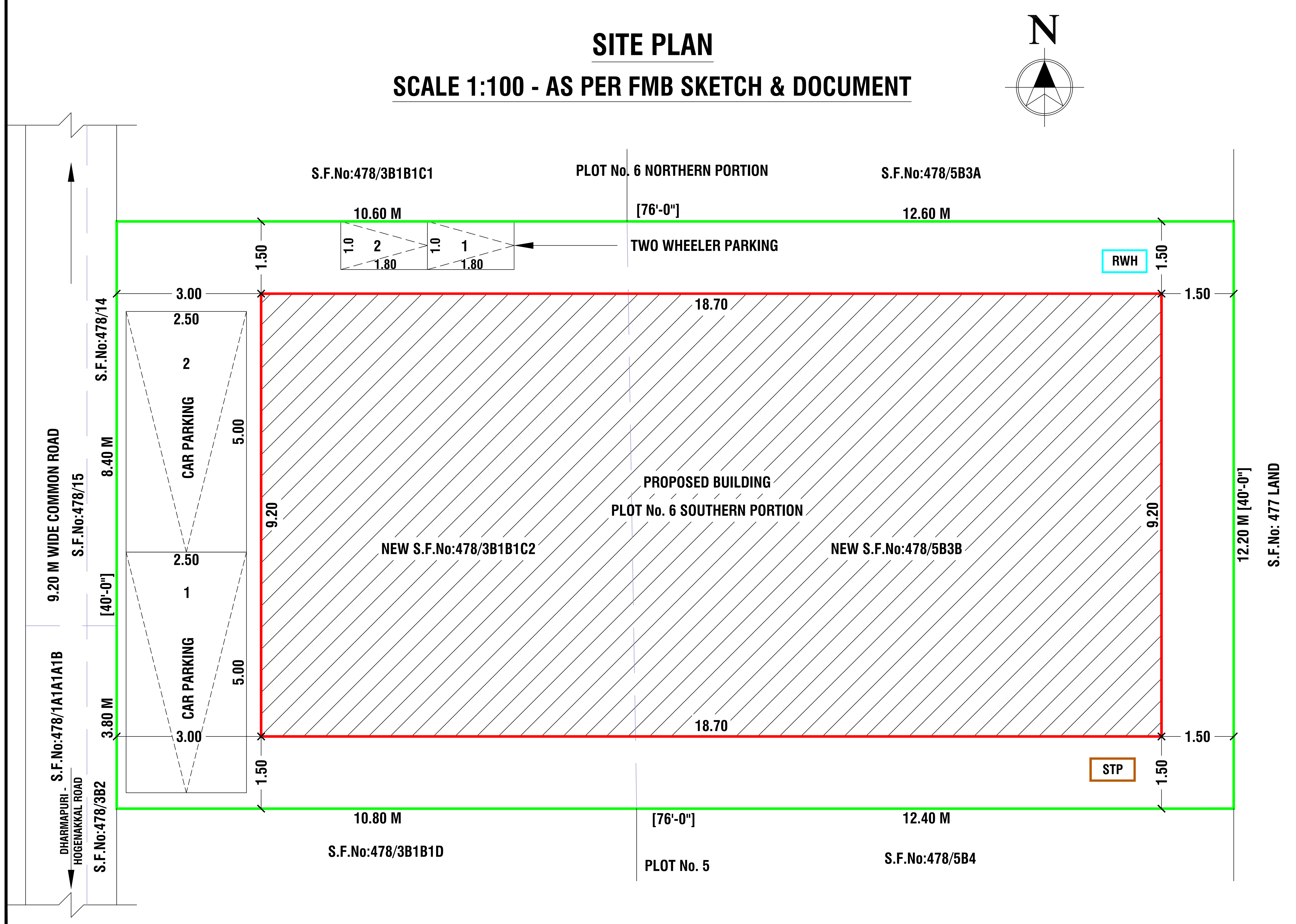
RAINWATER HARVESTING SYSTEM



GROUND FLOOR PLAN

SITE PLAN

SCALE 1:100 - AS PER FMB SKETCH & DOCUMENT



NOTES

ALL THE DOORS AND WINDOWS ARE OUTSIDE OPENING.

WASTE WATER WILL BE USED FOR GARDEN PURPOSE

ALL DIMENSIONS ARE IN METRES

SCHEDULE OF JOINERIES		WIDTH	HEIGHT	AREA IN Sq.Mt
RS	ROLLING SHUTTER	3.35	2.44	8.17
D	DOOR	1.22	2.13	2.60
D1	DOOR	0.76	2.13	1.62
W	WINDOW	1.52	1.52	2.31
V	VENTILATOR	0.76	0.60	0.46

DOCUMENTS AREA DETAILS

Document No : 109 / 2025

Document Area	285.00 Sq.Mt	3040.00 Sq.Ft
S.F.No:478/3B1B1C2	131.00 Sq.Mt	1410.08 Sq.Ft
S.F.No:478/5B3B	154.00 Sq.Mt	1657.66 Sq.Ft
As Per Chitta Area	285.00 Sq.Mt	3067.74 Sq.Ft

PARTICULARS	Total Buildup Area in Sq.Mt	Non FSI Area in Sq.Mt	FSI Area in Sq.Mt	Total Buildup Area in Sq.Ft
PRO.GROUND FLOOR	172.04	-	172.04	1851.84
TOTAL PROPOSED AREA	172.04	-	172.04	1851.84

FSI DETAILS;-

Total FSI Area / Total Land Area = 172.04 / 285.00 = FSI = 0.604

PLOT COVERAGE;-

Ground Floor Area / Total Land Area = 172.04 / 285.00 X 100 = PC = 60.36%

Parking Details

Particulars	Provided in Nos.
Car Parking	2
Two Wheeler Parking	2

COLOR INDEX

SITE BOUNDARY	green
PROPOSED BUILDING	red
EXISTING ROAD	yellow
SEPTIC TANK	brown
RAIN WATER HARVESTING ROAD	cyan

OFFICE USE

TECHNICAL APPROVAL

Technical approval issued.

This Document is Digitally Data Singed by The Special Officer (B.D.O.(V.P) of "A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION". So any Seal or Sign is Not Necessary.

NOTES;-

DTCP PLOT APPROVED NO.
ROC No. P8U1JGV4/2024/TCP
DATE:09.08.2019
SWP No.57/2024

LOCAL BODY PLOT APPROVED NO.
SOGATHUR PANCHAYAT ROC No. 02/2024/2025
DATE:07.03.2024

TNRERA FILE NO.
TNRERA/PLI/3001/2024, TN/9/Layout/3142/2024
DATE:07.03.2024

APPLICANT

Mr.K.GANESHKUMAR S/o. Mr.KUMARASAMY.

REGISTERED ENGINEER

Er.M.VADIVEL.ME(Struct)., AMIE., C.Eng(I)., MISTE., AIV.,MICI.,MISSE.,MICA.,
Consulting Civil Engineer, Chartered Engineer,
TN.Govt. Registered Professional of DTCP,
R.E-II-01/2023, R.S.E-II-21/2020, R.C.E-27/2020, R.D-06/2020, R.E.(G-3), DMC No.037/LS/2019/00004, CCMC No.004/2021,
DMV CONSTRUCTION,
#19/17, 1st Floor, Annamalai Street, Near Municipality Office, Dharmapuri - 636701, Cell: 8122 101 282, 9443 101 282.
E.Mail : dmvconstruction.dp@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.