Verified RealEstate™

REFERENCE
01/2025-2026
ADHIYAMANKOTTAI

ISSUED
13 November 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,
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Chennai 600 097, India

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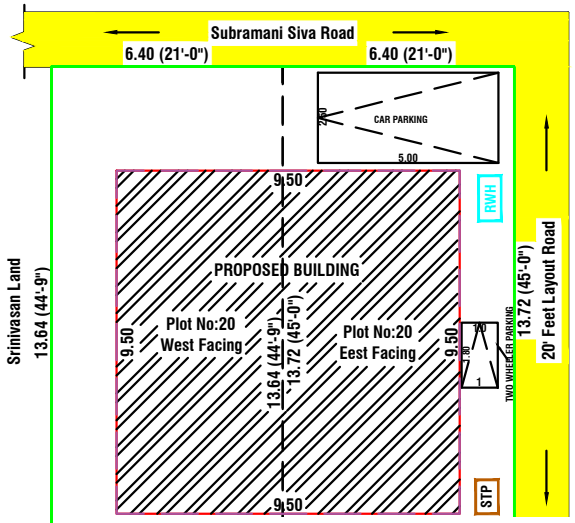
DIGITALLY VERIFIED RECORD

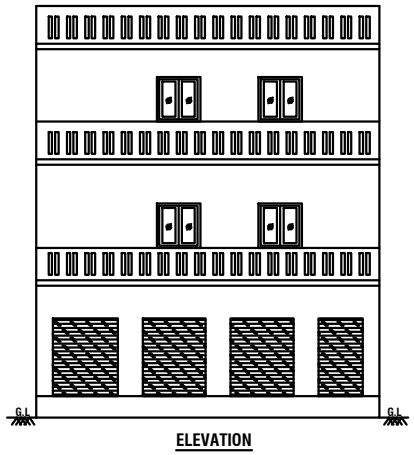
PLAN SHOWING THE EXISTING CONSTRUCTION OF R.C.C ROOF COMMERCIAL CUM RESIDENTIAL BUILDING IN GROUND FLOOR & FIRST FLOOR, THE PROPOSED SECOND FLOOR, NATHAM OLD S.F.No:996/2A1, NATHAM NEW S.F.No:996/2A1A,NATHAM PATTA No:1624 PLOT No:20, AT ADHIYAMANKOTTAI VILLAGE,ADHIYAMANKOTTAI PANCHAYAT, NALLAMPALLI PANCHAYAT UNION, NALLAMPALLI TALUK AND DHARMAPURI DISTRICT.

APPLICANT: Mr.P.KALA W/o.Mr.PRABAKARAN. **SCALE 1:100**

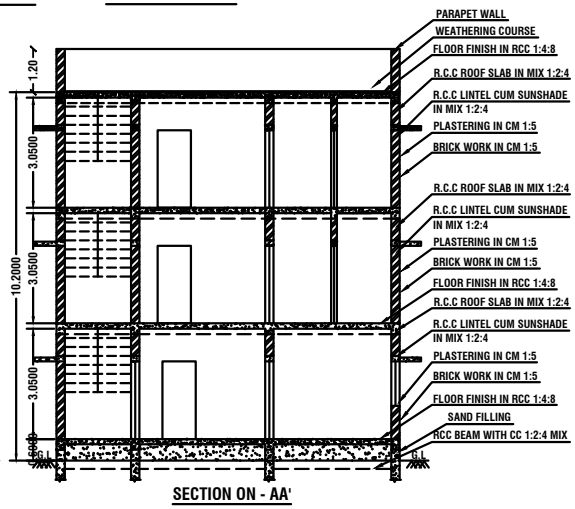
SITE PLAN

SCALE 1:100 AS Per Document

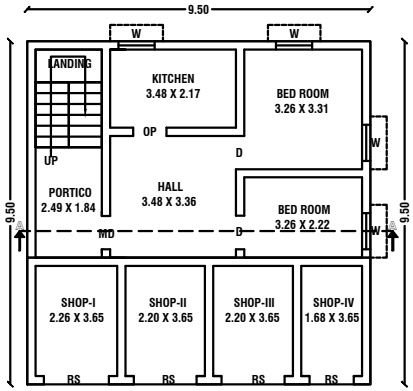




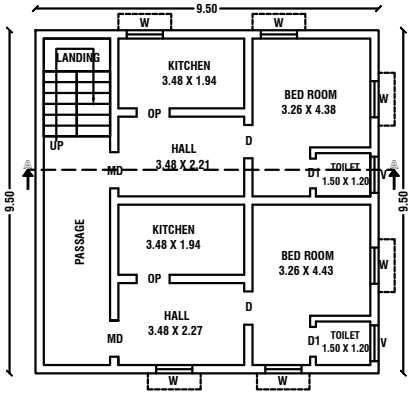
ELEVATION



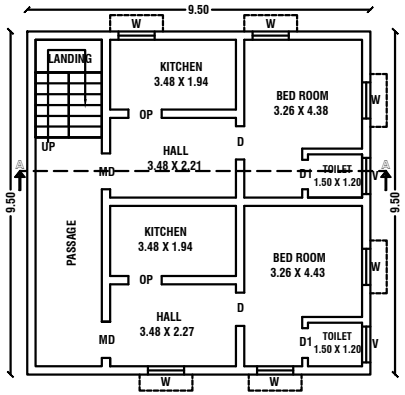
SECTION ON - AA'



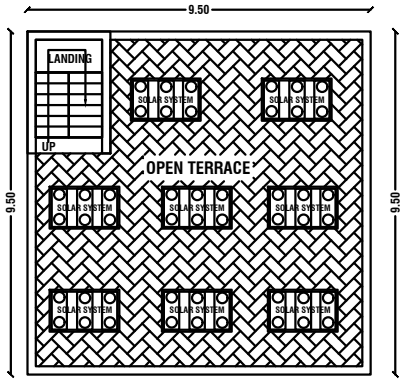
EXISTING GROUND FLOOR PLAN



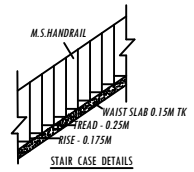
EXISTING FIRST FLOOR PLAN



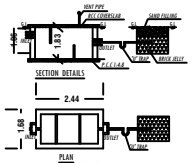
PROPOSED SECOND FLOOR PLAN



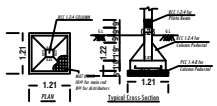
OPEN TERRACE FLOOR PLAN



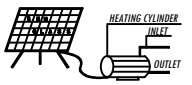
STAIR CASE DETAILS



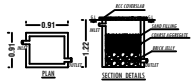
SEPTIC TANK AND DISPERSION TRENCH DETAILS



FOOTING DETAILS



SOLAR WATER HEATING



RAINWATER HARVESTING SYSTEM

NOTES
ALL THE DOORS AND WINDOWS ARE OUTSIDE OPENING.
WASTE WATER WILL BE USED FOR GARDEN PURPOSE
ALL DIMENSIONS ARE IN FEET AND METRES

SCHEDULE OF JOINERIES

M.D	Main Door	1.00 X 2.15
D	Door	0.91 X 2.15
D1	Door	0.85 X 2.15
S.D	Sliding Door	1.00 X 2.15
O	Open	1.00 X 2.15
W	Window	1.00 X 1.30
V	Ventilator	0.85 X 0.60

AREA DETAILS

PARTICULARS	Total Buildup Area Sq.Ft	Total Buildup Area Sq.Mt	Non FSI Area Sq.Mt	Total FSI Area Sq.Mt
PLR / FMB Area		175.11 Sq.Mt		
Document Area Dharmapuri West Document No:235/2013		87.32 Sq.Mt	940.00 Sq.Ft	
Document Area Dharmapuri West Document No:7460/2024		87.79 Sq.Mt	945.00 Sq.Ft	
Super Imposed Area		175.11 Sq.Mt		
Commercial Area	358.98	33.35	-	33.35
Residential Area	612.58	56.91	-	56.91
Ext.Ground Floor	971.56	90.26	-	90.26
Ext.First Floor	971.45	90.25	-	90.25
Pro.Second Floor	971.45	90.25	-	90.25
Total Area	2914.46	270.76	-	270.76
Total Existing Area	1943.01	180.51	-	180.51
Total Proposed Area	971.45	90.25	-	90.25

FSI DETAILS:-

Total All Floor Area / Total Land Area = 270.76 / 175.11 = FSI = 1.031

Parking Details	
Particulars	Provided in Nos.
Car Parking	1
Two Wheeler Parking	1

COLOR INDEX	
Site Boundary	
Proposed Building	
Existing Road	
Septic Tank	
Rain Water Harvesting	

APPLICANT

Mr.KALA W/o.Mr.PRABAKARAN.

REGISTERED ENGINEER

Er.D.KARTHICK.DCE., B.E.,
TN.Govt. Registered Professional of DTCP,
R.E-III-01/2023, R.E.(G-3),
DMC No.037/LS/2023/00003,
MODERN ENGINEER'S,
#1st Floor, Salem Main Road,
Nearby New Ranga Department, Collectorate Post,
Dharmapuri - 636705,
Cell: 7094961020, 9363041020.
E.Mail : modernengineersdpi@gmail.com

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Technical approval issued.

This Document is Digitally Data Singed by
"PRESIDENT OF ADHIYAMANKOTTAI VILLAGE,
ADHIYAMANKOTTAI PANCHAYAT,
NALLAMPALLI PANCHAYAT UNION"
So any Seal or Sign is Necessary.

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.