Verified RealEstate™

REFERENCE
03/2025

ISSUED
22 December 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.

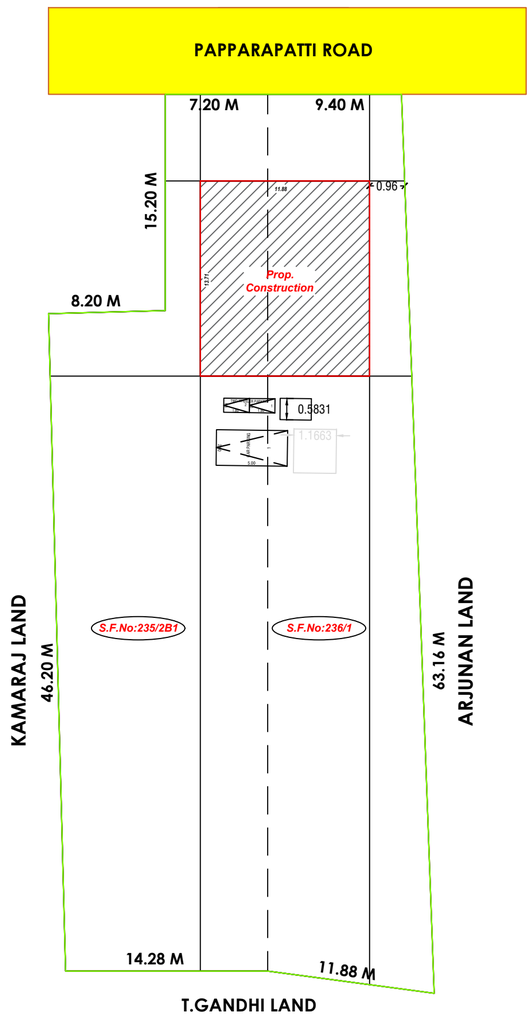
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

SITE PLAN

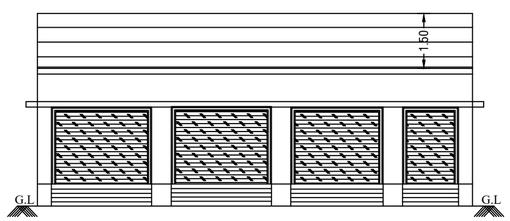
NOT TO SCALE



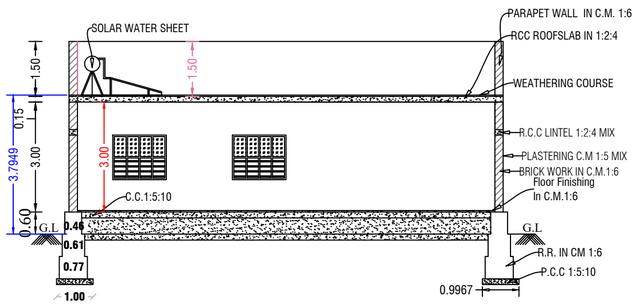
N

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR RCC ROOF COMMERCIAL BUILDING AT IN NEW.S.F.Nos: 235/2B1, 236/1(OLD.S.F.No:235/2B,236) IN PATTA NO:3106 IN KADAGATHUR VILLAGE, KADAGATHUR PANCHAYAT, DHARMAPURI UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

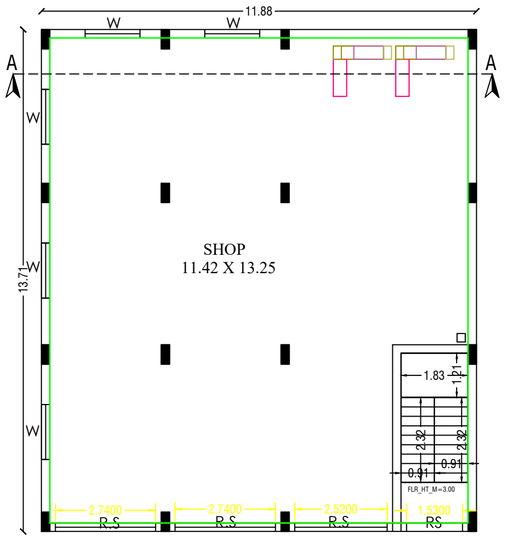
APPLICANT :Mr.C.THIRUMALAIVASAN S/o. N. CHINNATHAMBI.



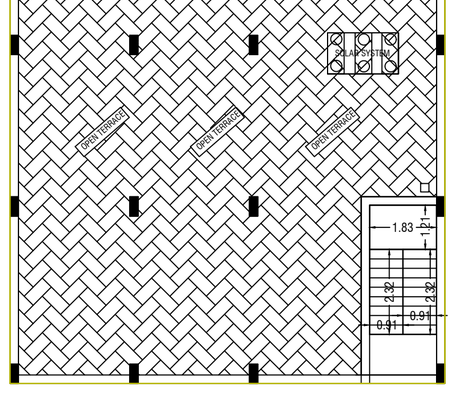
ELEVATION PLAN



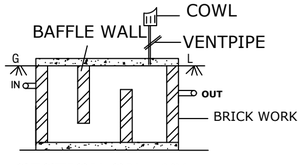
Section On-"AB"



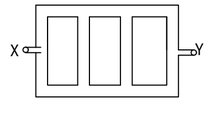
GROUND FLOOR PLAN



OPEN TERRACE



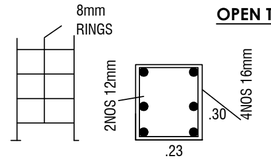
SECTION ON - XY



PLAN

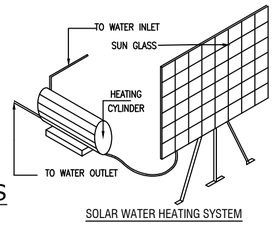
SEPTICTANK DETAILS

NOT TO SCALE



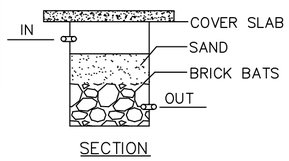
COLUMN DETAILS

(NOT TO SCALE)



SOLAR WATER HEATING SYSTEM

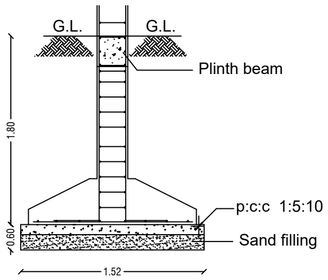
SCALE : N.T.S.



SECTION

RAINWATER HARVEST

NOT TO SCALE



FOUNDATION DETAILS

NOTE : ALL DIMENSIONS ARE IN METRE				
AREA STATEMENT DETAILS				
PLOT AREA (AS PER DOCUMENT)			15638.00 Sq.Ft	1453.00 Sq.Mt
PLOT AREA (AS PER PATTA)			15638.00 Sq.Ft	1453.00 Sq.Mt
PLOT AREA (AS PER SITE)			15638.00 Sq.Ft	1453.00 Sq.Mt
DOCUMENT :4356 / 2024				
PROPOSED RESIDENTIAL BUILDING AREA DETAILS :				
TOTAL AREA OF SITR		368.12 Sq.Mt	3962.25 Sq.Ft	
DESCRIPTION	F.S.I (SQ.M)	NON-F.S.I (SQ.M)	TOTAL (SQ.Mt)	TOTAL (SQ.Ft)
Ground Floor	162.87	--	162.87	1753.13
Total Area	162.87	--	162.87	1753.13
Open Space Area			1290.13	13886.96

FSI DETAILS:-

$$\frac{\text{Total All Floor Area}}{\text{Total Land Area}} = \frac{298.94}{1453.00} = \text{FSI} = 0.205$$

Joinery Schedule			
R.S	Rolling Shutter	3.35 X 3.00	1
W	Window	0.91 X 1.22	2

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

COLOUR INDEX

SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	
SEPTIC TANK	
RAIN WATER HARVESTING	

Mr.C.THIRUMALAIVASAN.

OWNER/POWER AGENT :-

Er. M. GOPI DCE(civil)., Lbs.,
Registered Engineer Grade - III ,
Professional Engineer, Consulting Civil Engineer,
R.O.C.No:625/2024/A2,
SRI GOPI CONSTRUCTION
No:4D, 1st Floor, P.R.Srinivasa Rao St,
Dharmapuri- 636701,Cell.No:8124010522,
Email:srigopiconstruction2021@gmail.com

Architect/Registered Engineer :-

All Panchayat,Online Approval Plan, Vasthu Plans, 3D Elevations, Estimation,

Office Use :-

Technical Approval Was Sanctioned By Esign & QR Code Scanner

This Document is Digitally Data Singed by

"THE SPECIAL OFFICER OF KADAGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION"

or Sign is not 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.