

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.

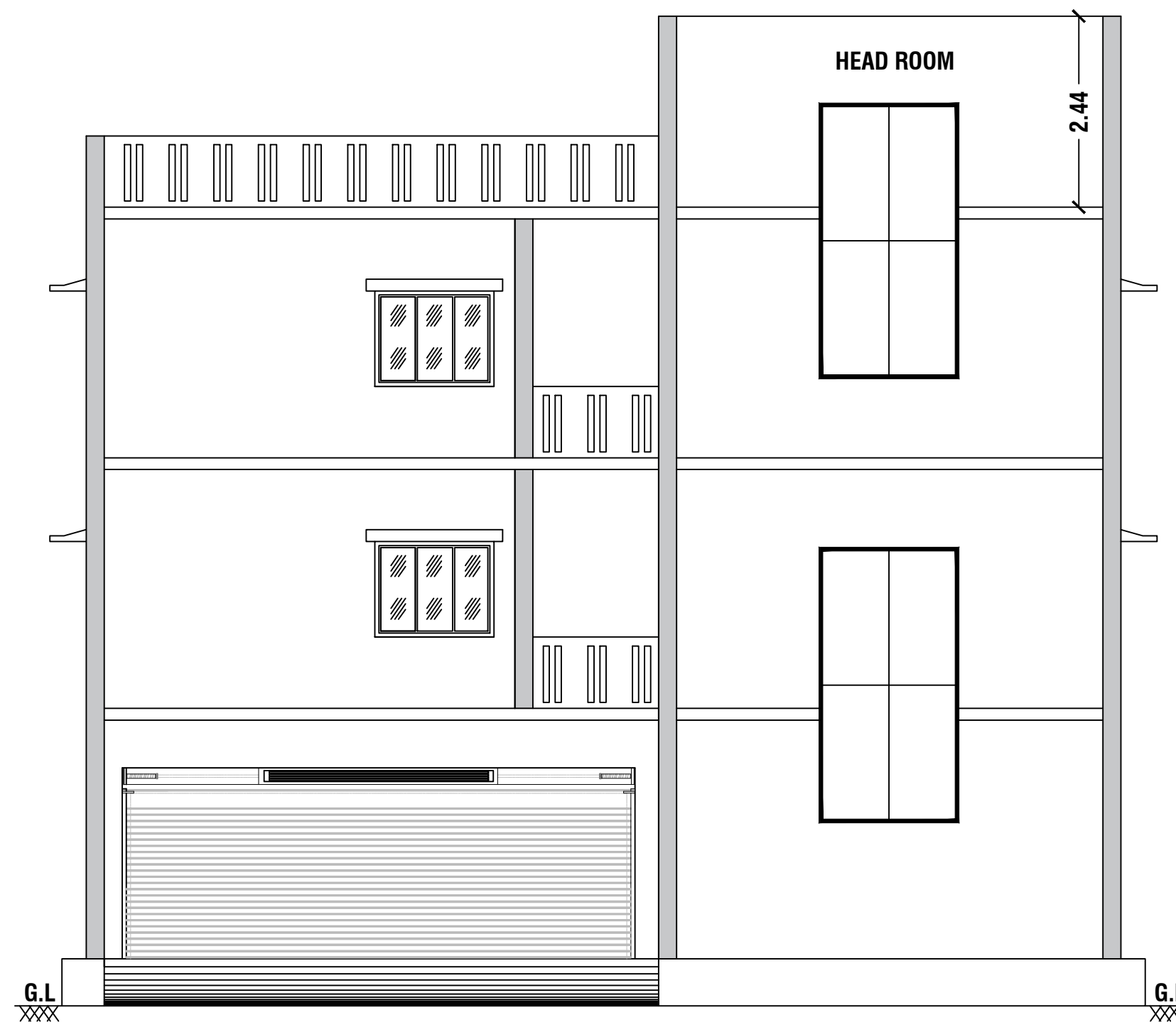
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



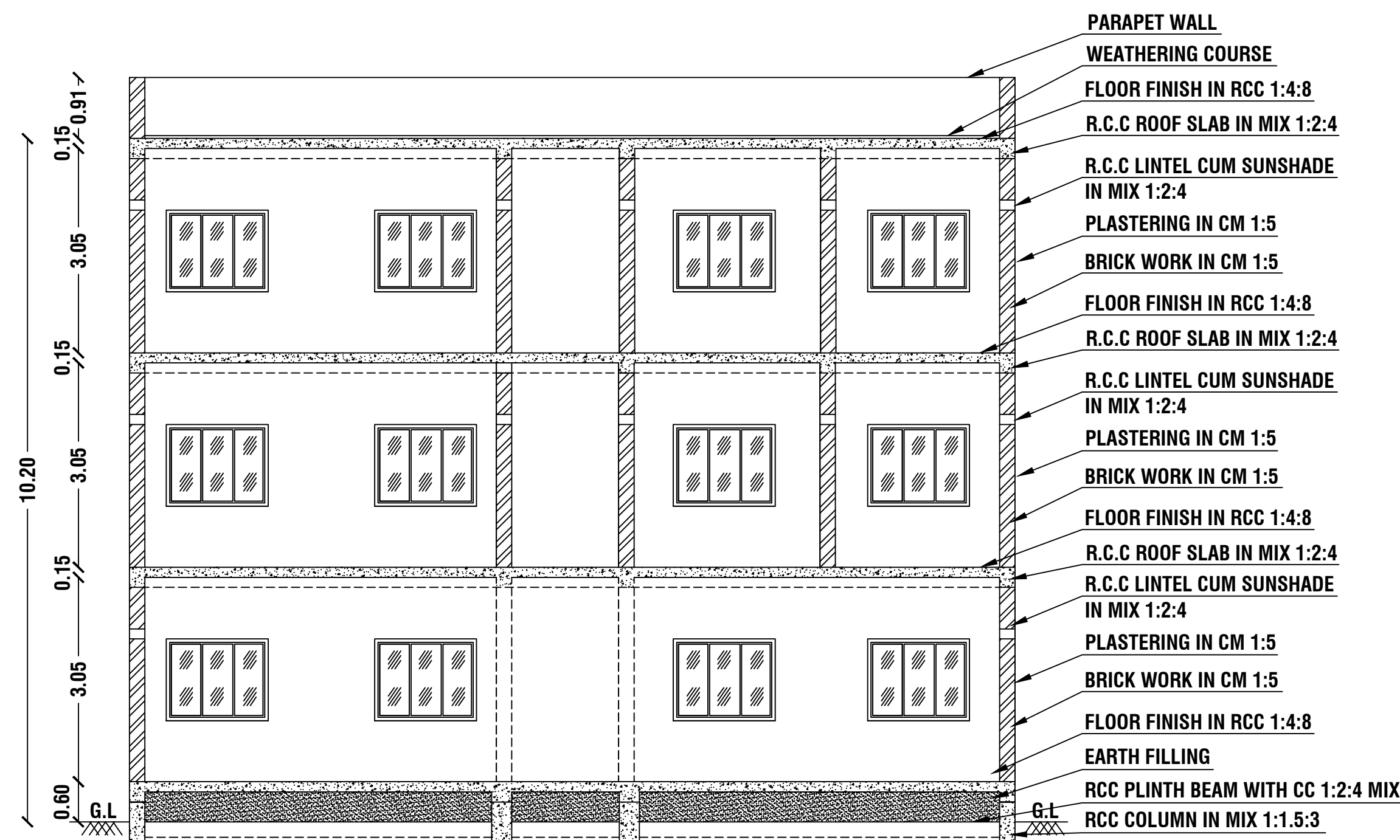
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL AND RESIDENTIAL BUILDING IN PLOT No - 1, S.F.No:139/3A2A Pt, 139/3A2B Pt AT K.NADUHALLI VILLAGE, K.NADUHALLI PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

APPLICANT: Mr.B.ASHOKKUMAR S/o. Mr.P.S.BASVARAJ.

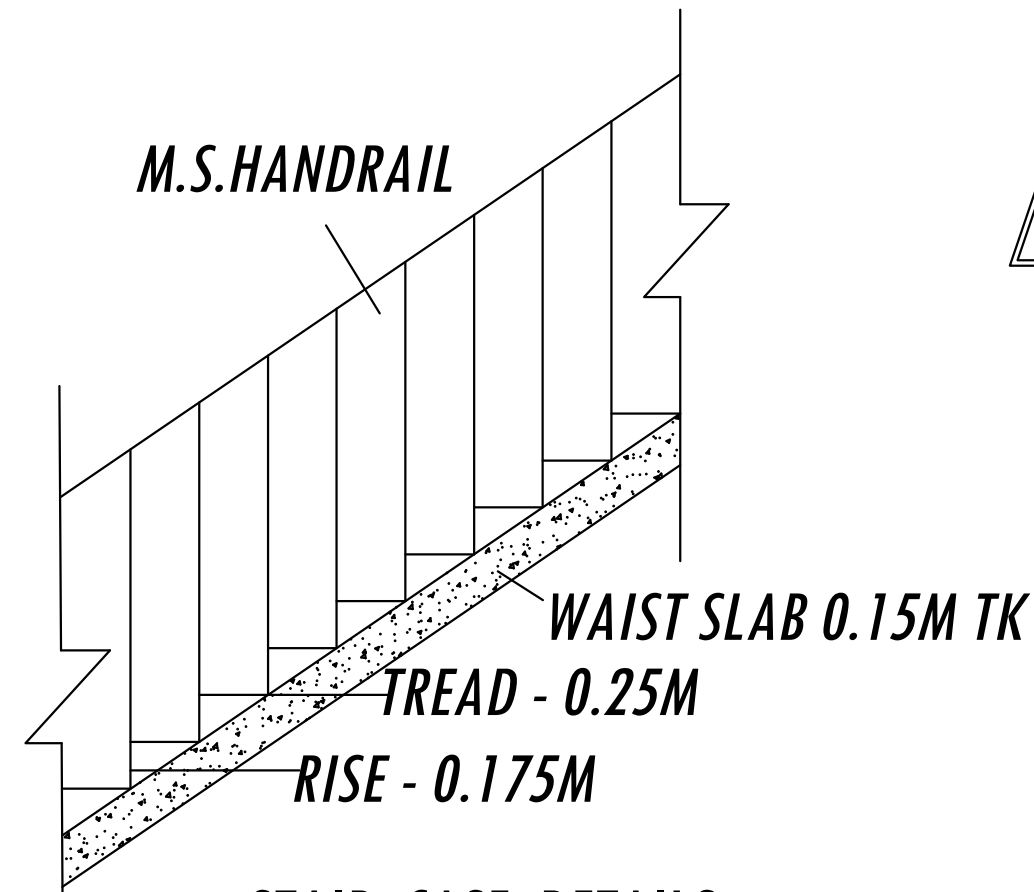
SCALE-1:100



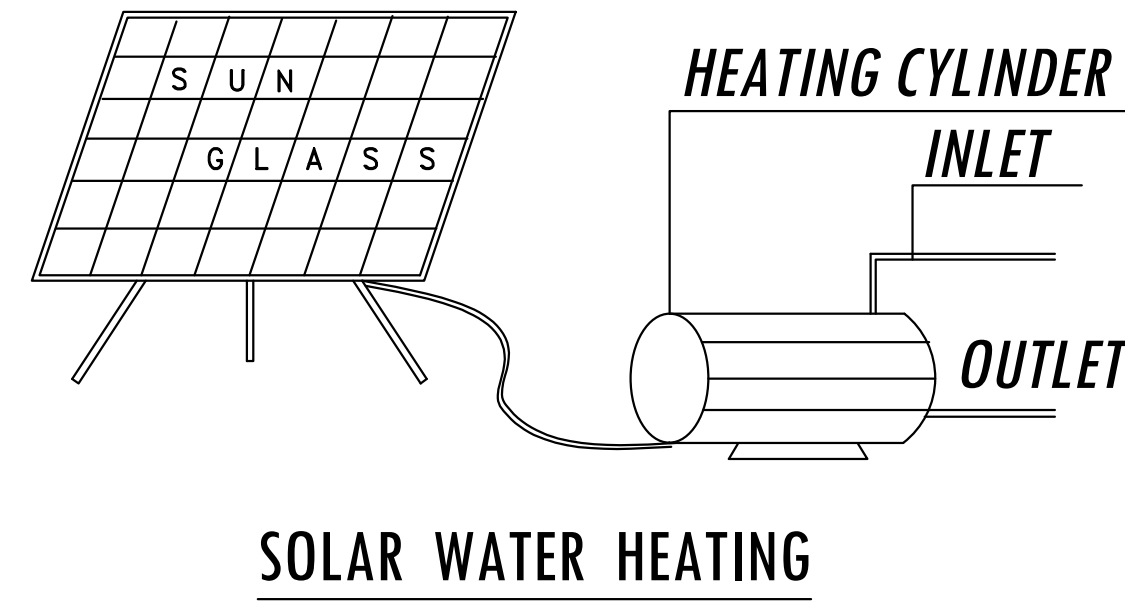
ELEVATION



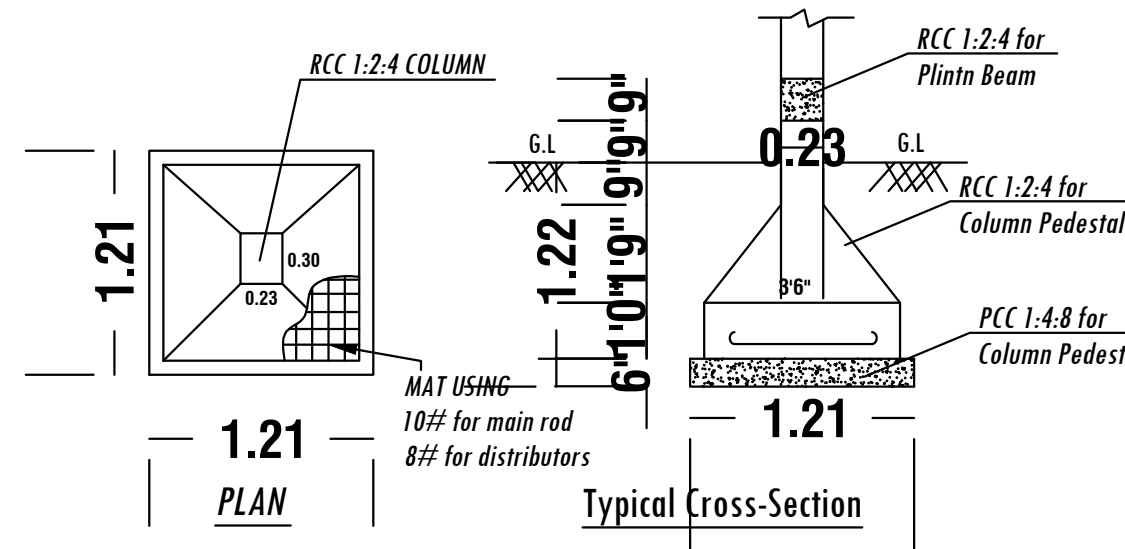
SECTION ON - AA'



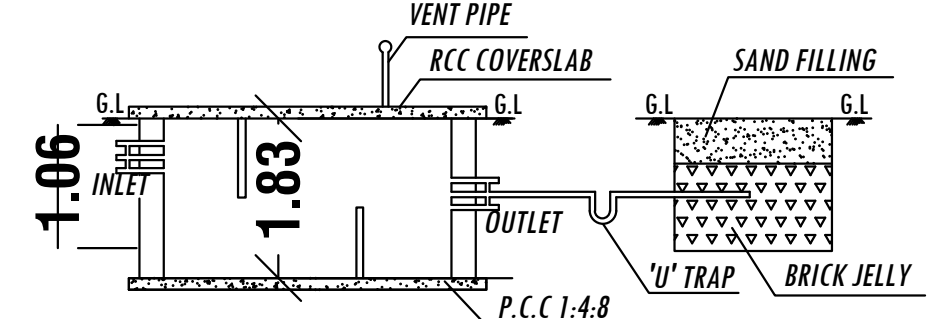
STAIR CASE DETAILS



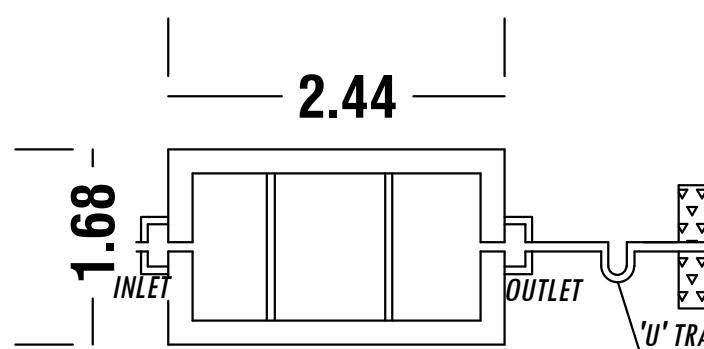
SOLAR WATER HEATING



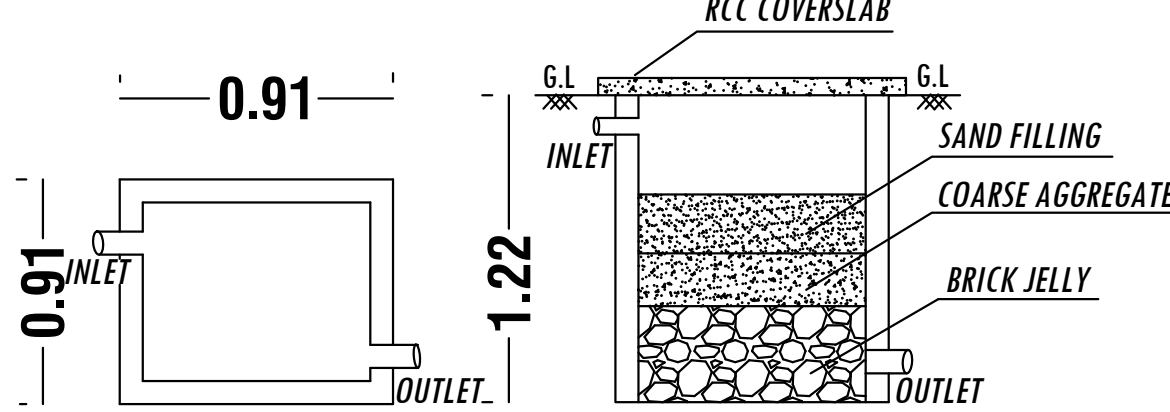
FOOTING DETAILS



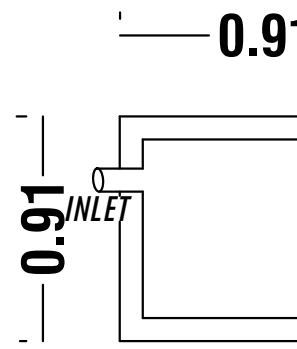
SECTION DETAILS



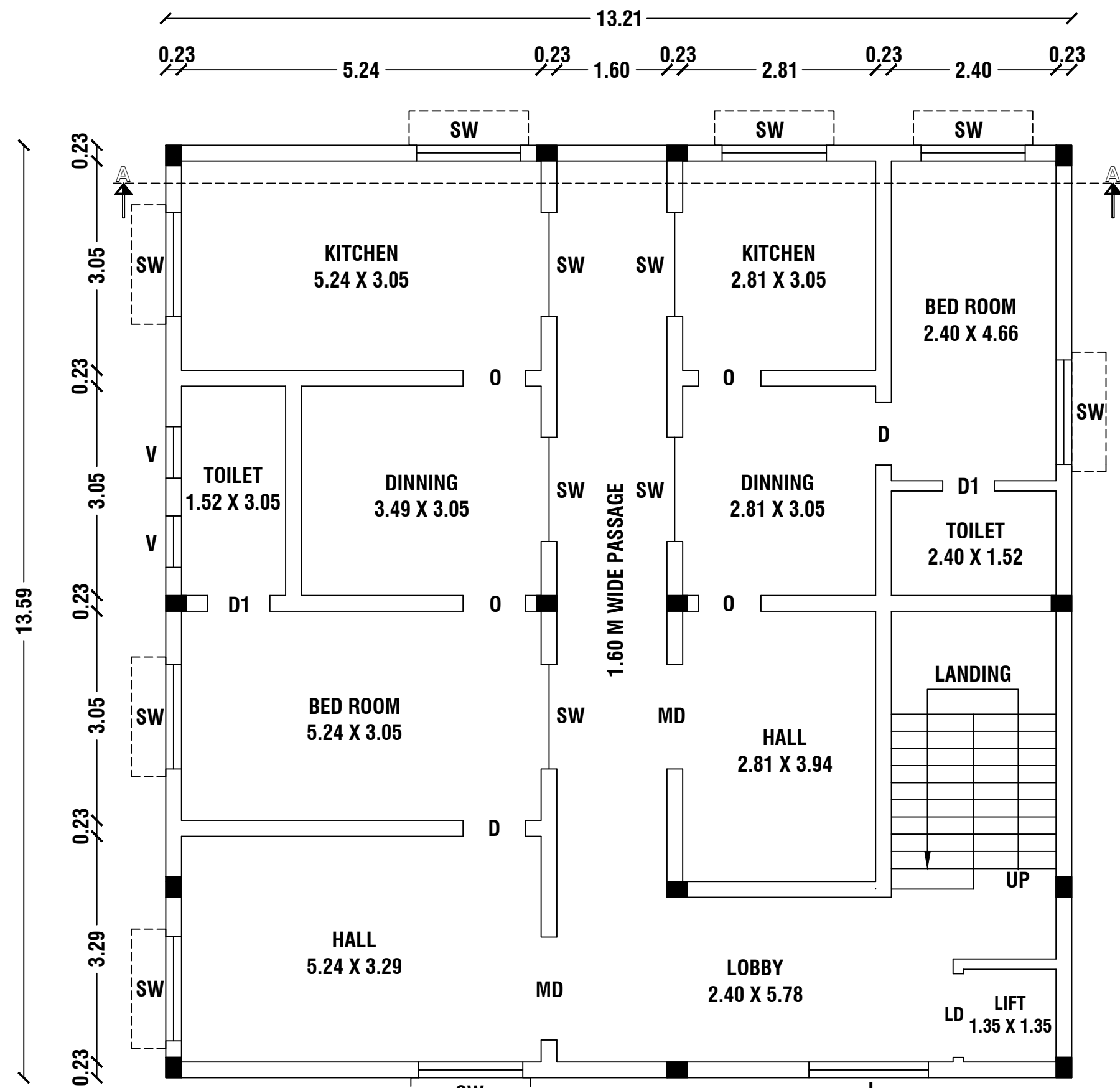
PLAN



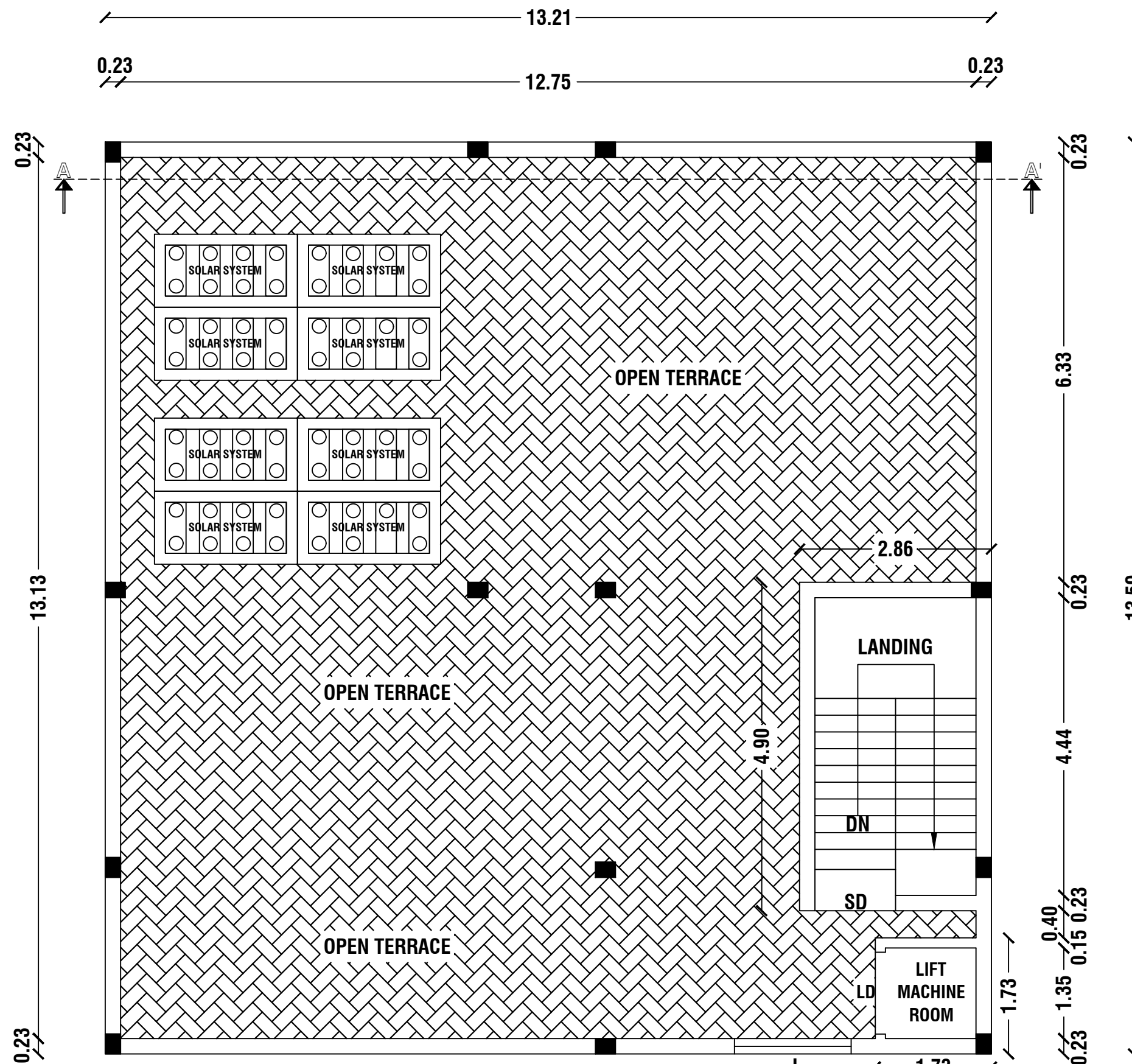
RAINWATER HARVESTING SYSTEM



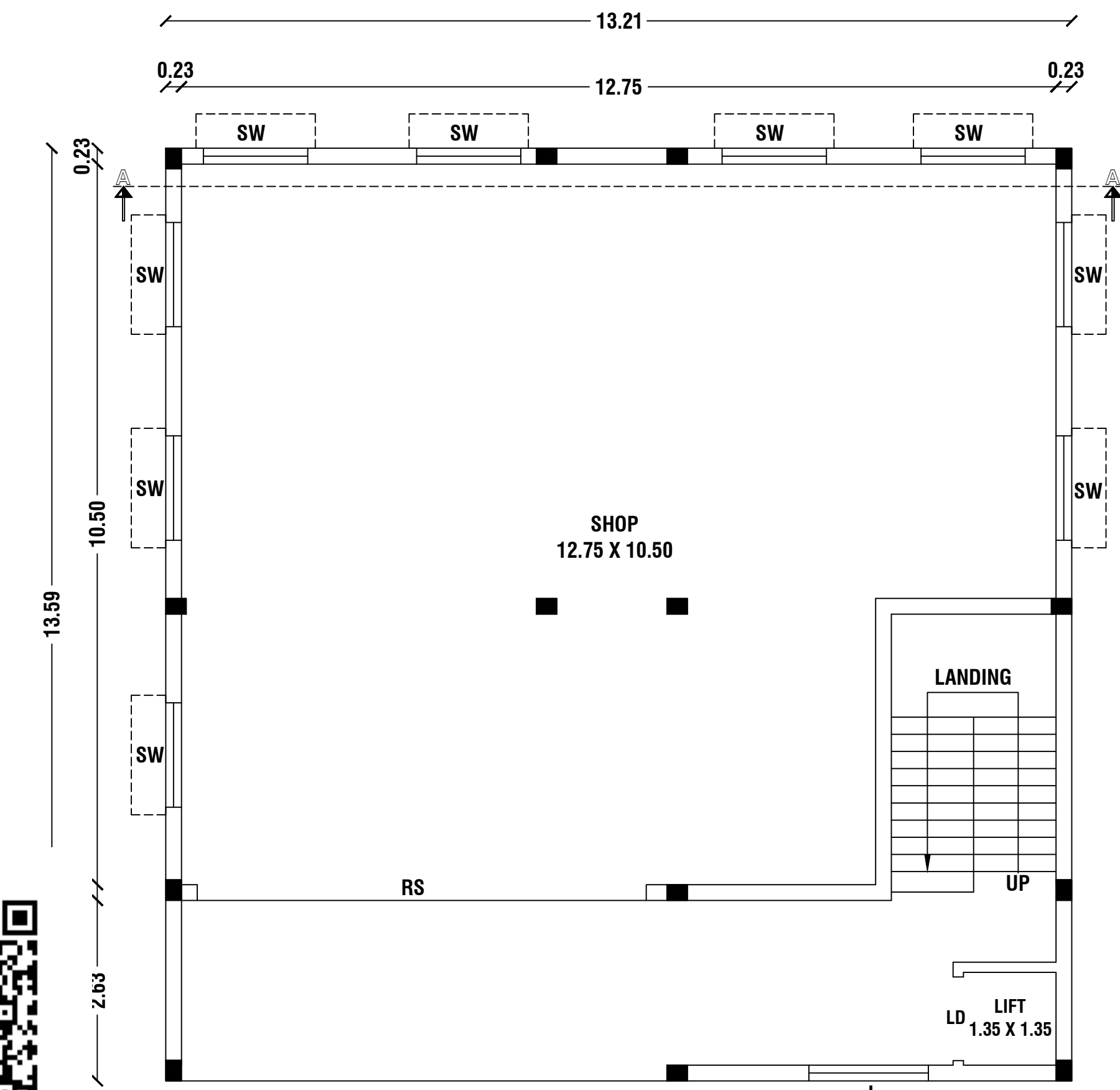
PLAN



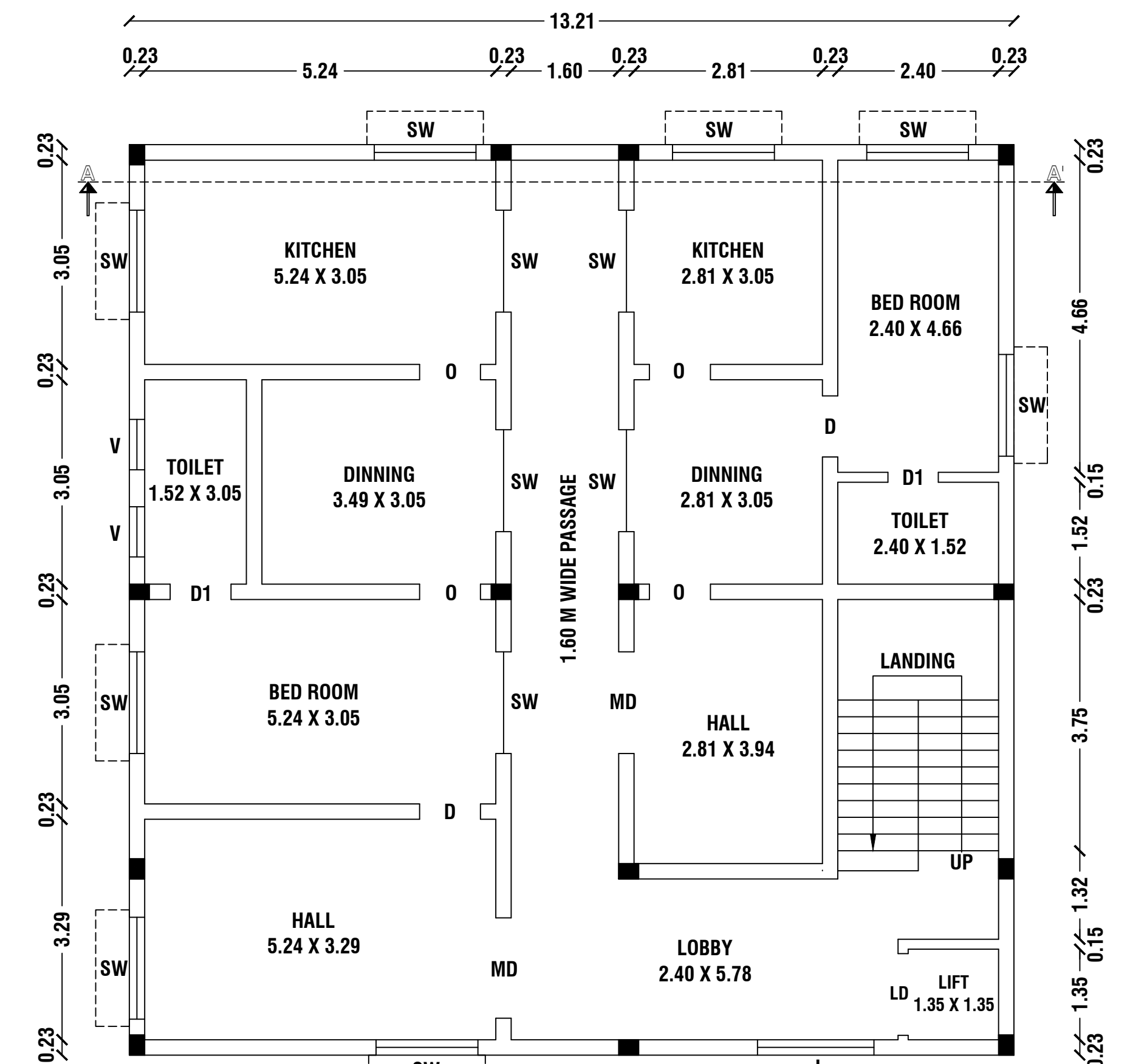
SECOND FLOOR PLAN  
(RESIDENTIAL BUILDING)



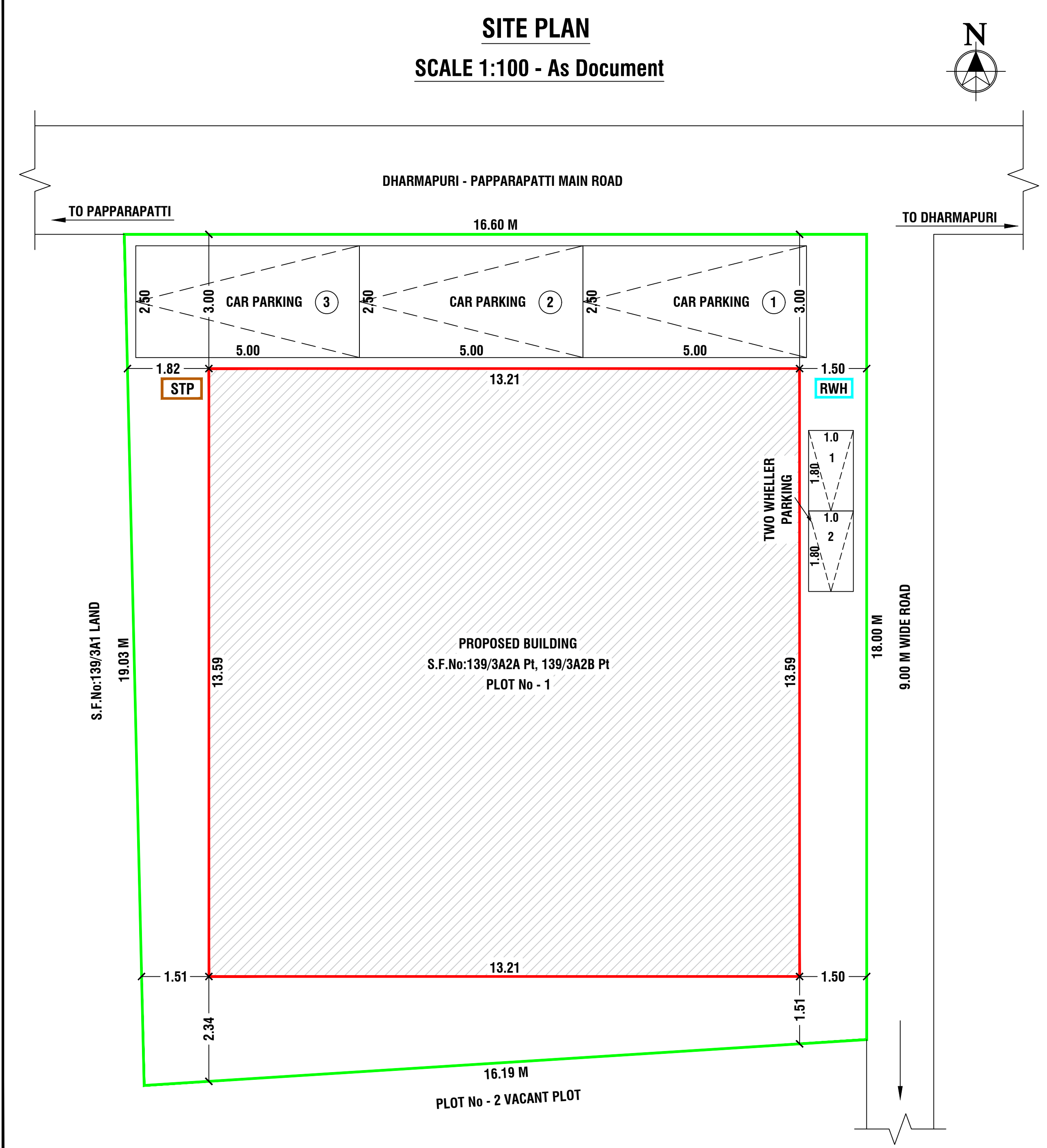
HEAD ROOM CUM OPEN TERRACE FLOOR PLAN



GROUND FLOOR PLAN  
(COMMERCIAL BUILDING)



FIRST FLOOR PLAN  
(RESIDENTIAL BUILDING)



SITE PLAN

SCALE 1:100 - As 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 | 6.83   | 2.44          | 16.67 |
| MD                                            | MAIN DOOR       | 1.06   | 2.13          | 2.26  |
| D                                             | DOOR            | 0.91   | 2.13          | 1.94  |
| D1                                            | DOOR            | 0.76   | 2.13          | 1.62  |
| O                                             | OPEN            | 0.91   | 2.13          | 1.94  |
| SD                                            | STEEL DOOR      | 1.20   | 2.13          | 2.56  |
| SW                                            | SLIDING WINDOW  | 1.52   | 1.20          | 1.82  |
| V                                             | VENTILATOR      | 0.76   | 0.60          | 0.46  |

| DOCUMENT AREA DETAILS                  |                             |                       |                   |                             |
|----------------------------------------|-----------------------------|-----------------------|-------------------|-----------------------------|
| Document No - 3209 / 2023, PLOT No - 1 |                             |                       |                   |                             |
| Document Area                          |                             | 303.55 Sq.Mt          | 3267.41 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 |
| COMMERCIAL BUILDING                    |                             |                       |                   |                             |
| PRO. GROUND FLOOR                      | 179.52                      | -                     | 179.52            | 1932.35                     |
| RESIDENTIAL BUILDING                   |                             |                       |                   |                             |
| PRO. FIRST FLOOR                       | 179.52                      | -                     | 179.52            | 1932.35                     |
| PRO. SECOND FLOOR                      | 179.52                      | -                     | 179.52            | 1932.35                     |
| PRO. HEAD ROOM                         | 14.01                       | 14.01                 | -                 | 150.80                      |
| PRO. LIFT AREA                         | 1.82                        | 1.82                  | -                 | 19.59                       |
| TOTAL PROPOSED AREA                    | 554.39                      | 15.83                 | 538.56            | 5967.45                     |

|                      |        |   |  |             |
|----------------------|--------|---|--|-------------|
| FSI DETAILS:-        |        |   |  |             |
| Total FSI Floor Area | 538.56 | = |  |             |
| Total Land Area      | 303.55 | = |  |             |
|                      |        |   |  | FSI = 1.774 |

|                   |        |       |   |             |
|-------------------|--------|-------|---|-------------|
| PLOT COVERAGE:-   |        |       |   |             |
| Ground Floor Area | 179.52 | X 100 | = | PC = 59.14% |
| Total Land Area   | 303.55 |       |   |             |

| COLOR INDEX           |  |
|-----------------------|--|
| SITE BOUNDARY         |  |
| PROPOSED BUILDING     |  |
| EXISTING ROAD         |  |
| SEPTIC TANK           |  |
| RAIN WATER HARVESTING |  |

| Parking Details     |                  |
|---------------------|------------------|
| Particulars         | Provided in Nos. |
| Car Parking         | 3                |
| Two Wheeler Parking | 2                |

| NOTES                                            |  |
|--------------------------------------------------|--|
| DTCP APPROVED LAYOUT DETAILS                     |  |
| Letter Roc.No.R9IGZSG/2022/TCP, Dated 07/03/2023 |  |
| Approved Layout No.28/2023                       |  |
| LOCALBODY APPROVED LAYOUT DETAILS                |  |
| Resolution No.4/8-03-2023                        |  |
| Letter Roc.No.1/2022/2023, Dated 13/03/2023      |  |
| TNRERA REGISTERED LAYOUT DETAILS                 |  |
| TN/09/Layout/01276/2023, Dated 12.04.2023        |  |

| APPLICANT                             |  |
|---------------------------------------|--|
| Mr. B.ASHOKKUMAR S/o. Mr.P.S.BASVARAJ |  |
| REGISTERED ENGINEER                   |  |

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

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

