Verified RealEstate™

REFERENCE
01/2026-2027

ISSUED
19 June 2026

PP APPROVAL RECORD

Planning Permission

Survey 139/3A2A and 2 more

K Naduhalli, DHARMAPURI taluk

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

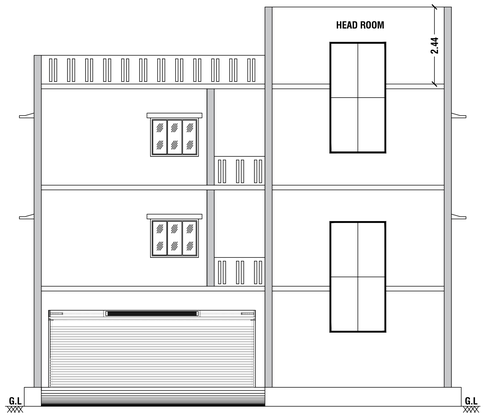
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DIGITALLY VERIFIED RECORD

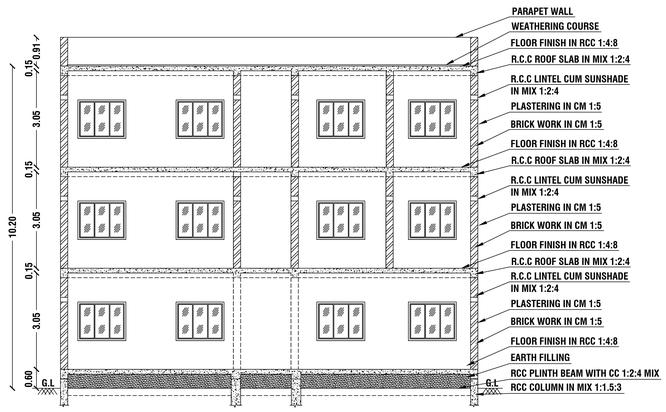
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL AND RESIDENTIAL BUILDING IN PLOT No - 1, S.F.No:139/3A2A Pt, 139/3A2B Pt AT K.NADUHALLI VILLAGE, K.NADUHALLI PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

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

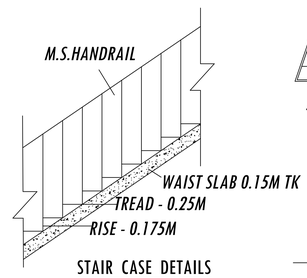
SCALE-1:100



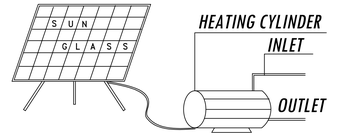
ELEVATION



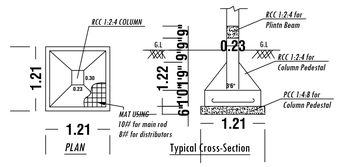
SECTION ON - AA'



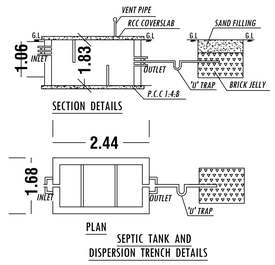
STAIR CASE DETAILS

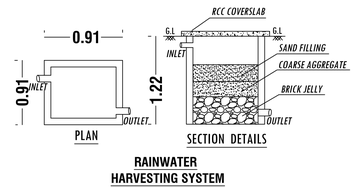


SOLAR WATER HEATING

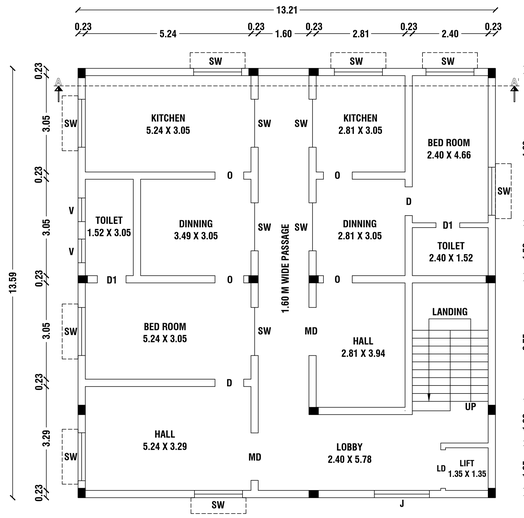


FOOTING DETAILS

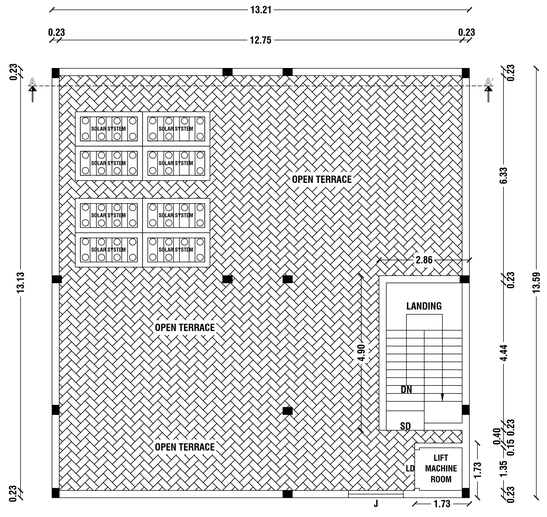




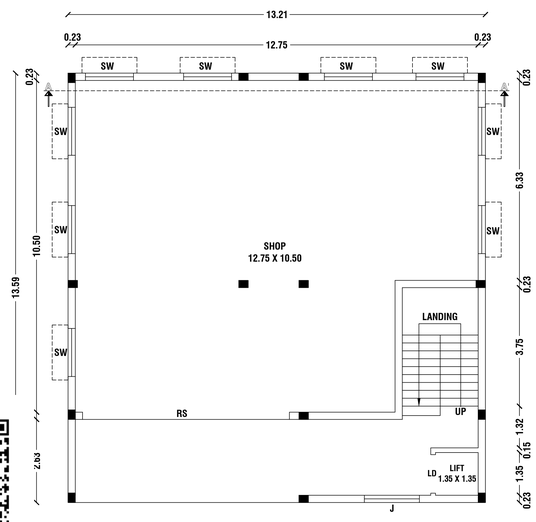
RAINWATER HARVESTING SYSTEM



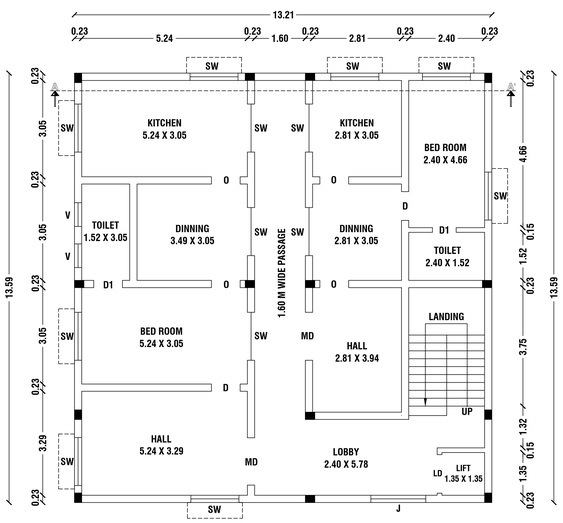
SECOND FLOOR PLAN
(RESIDENTIAL BUILDING)



HEAD ROOM CUM OPEN TERRACE FLOOR PLAN



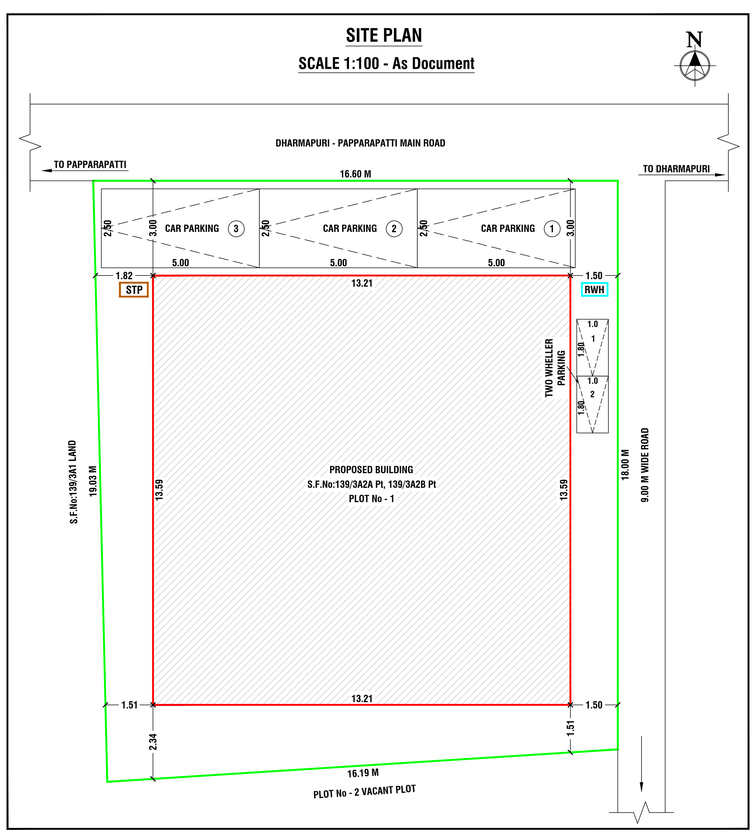
GROUND FLOOR PLAN
(COMMERCIAL BUILDING)



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 / Total Land Area = 538.56 / 303.55 = FSI =1.774

PLOT COVERAGE;-

Ground Floor Area / Total Land Area = 179.52 / 303.55 X 100 = PC = 59.14%

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.R9IGE2SG/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.,
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

Er.M.Vadivel . ME(Struct)., AMIE., C.Eng(I)., MISTE., AIV.,MICI.,MISSE.,MICA
D.M.V construction - 8122 101 282, 9443 101 282.

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.