PP APPROVAL RECORD

Planning Permission

Dharmapuri

Dharmapuri district, Tamil Nadu

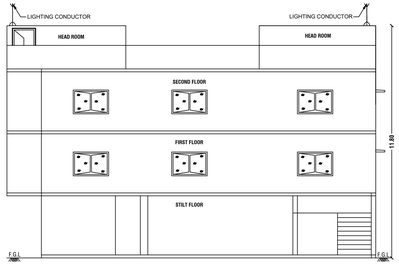
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

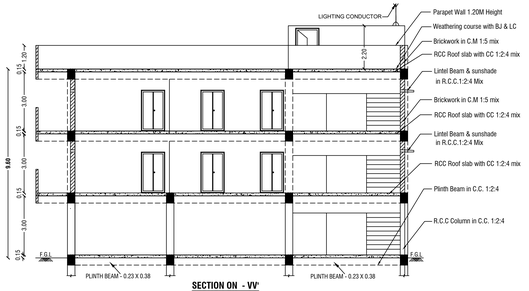
PURPOSE
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

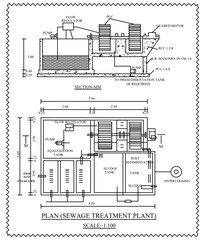
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

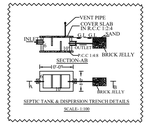


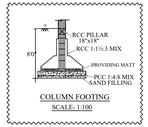
ELEVATION

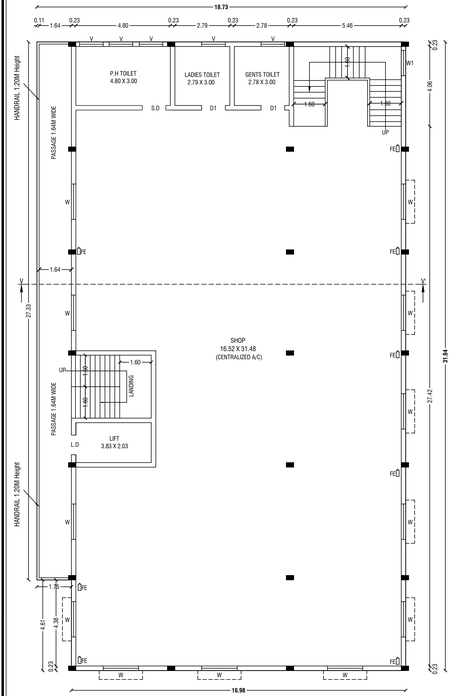


SECTION ON - 'VV'

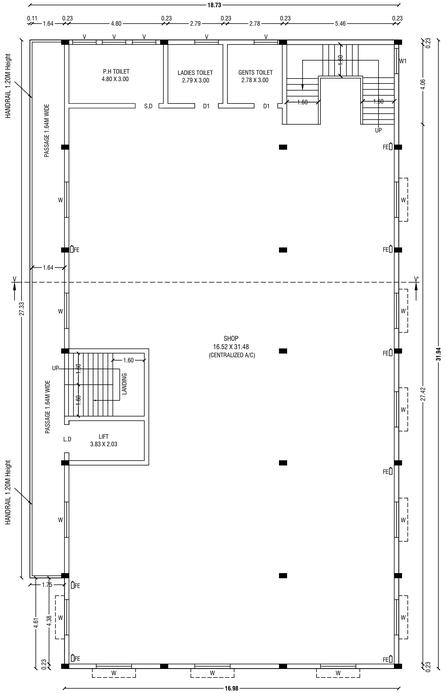




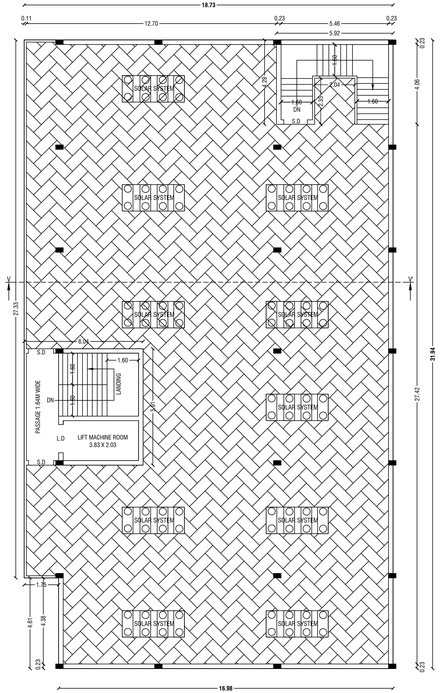




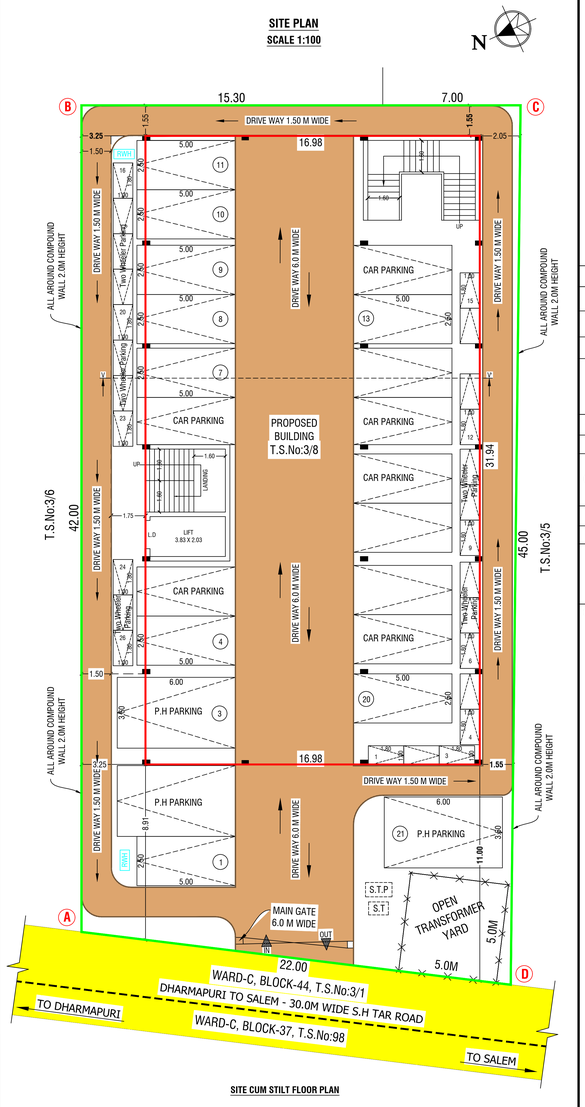
FIRST FLOOR PLAN



SECOND FLOOR PLAN

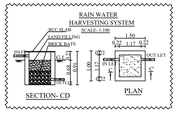


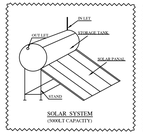
OPEN TERRACE FLOOR PLAN

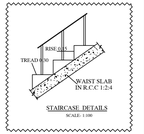


SITE CUM STILT FLOOR PLAN

SITE PLAN
SCALE 1:100







Parking Details

Particulars	Provided in Nos.
Car parking (Including P.H Parking - 3)	21
Two Wheeler Parking	26

FSI DETAILS:-

Total ALL Floor Area / Total Land Area = 1180.34 / 956.00 = FSI = 1.23

Open Space Reservation Details

Particulars	Required	Provided
Open Space Reservation Area (O.S.R)	95.70Sq.Mt (10.00%) (MINIMUM 100 Sq.Mt)	Rs.10.82,500/- Paid to DTCP on 02-03-2023

COLOR INDEX

SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
PROPOSED DRIVE WAY	

OFFICE USE

Site Approval

Roc No. SWP/BPA/0007358/2023
Site Boundary shown as A to D
and numbered as L.P/A.D.TCP (Dharmapuri)
No: 27/2023
Site Approval issued.

Technical Approval

B.P/A.D.TCP (Dharmapuri) **No: 05/2023**
Roc No. SWP/BPA/0007358/2023
Technical Approval issued.

SHEET No:1/1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (STILT FLOOR, FIRST FLOOR & SECOND FLOOR) AT VIRUPACHIPURAM VILLAGE IN S.F.No: 107/2Pt, 108/1Pt, 109/1Pt (OLD), WARD-C, BLOCK No-44, T.S.No:3/8 (NEW), DHARMAPURI MUNICIPALITY, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN "METER"	SCALE 1:100	N

Area Details

PLR / FMB Area	**957.00 Sq.Mt**
Document Area	**957.00 Sq.Mt**
Super Imposed Area	**956.00 Sq.Mt**

Particulars	Total Buildup Area Sq.mt	Non FSI Area Deduction Sq.mt	Total FSI Area Sq.mt
Area of Stilt Floor	542.34	542.34	-
Area of First Floor	590.17	-	590.17
Area of Second Floor	590.17	-	590.17
Area of Head Room	61.10	61.10	-
Total Area	1783.78	603.44	1180.34

Schedule of Joineries

S.D	Sliding Door	1.20 X 2.10
D1	Door	1.20 X 2.10
L.D	Lift Door	1.20 X 2.10
W	Window	1.80 X 1.50
W1	Window	1.30 X 1.50
V	Ventilator	1.20 X 0.60

KEY

EL	EMERGENCY LIGHT	FE	FIRE EXTINGUISHER
FA	FIRE ALARM	LB	LONG BELL
FH	FIRE HYDRANT	DW	DRINKING WATER

APPLICANT

Er.A.Harikumar M.E(Struct)., M.Sc(Rev), AMIE., C.Engg(I)., MISTE., AIV.,
Structural Eng.Chartered Engr(I)., Approved Valuer.,
Income Tax Dept. Registered Valuer.
TN.Govt. Registered Engineer of DTCP.,
R.E-II-01/2019, R.S.E-II-09/2019, R.C.E-II-04/2019, R.Q.A-02/2019.
CIVIL TEC
#19/17, 1st Floor, Annamalai Street, Near Municipality Office,
Dharmapuri - 636701. Cell: 8122 101 282, 9443 101 282.
E.Mail : drrvconstruction.dpi@gmail.com

REGISTERED ENGINEER

Er.M.Vadivel.ME(Struct)., AMIE., C.Engg(I)., MISTE., AIV., -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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.