Verified RealEstate™

REFERENCE
SWP/BPA/105489/2025

ISSUED
06 February 2024

PP APPROVAL RECORD

Planning Permission

Dharmapuri

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

SCHEDULE OF JOINERIES	FEET	METRE
RS-ROLLING SHUTTER	7'9"X8'0"	2.33 X 2.44
D1 - DOOR	3'9"X7'0"	1.13 X 2.10
D2 - DOOR	3'0"X7'0"	0.91 X 2.10
W - WINDOW	6'0"X6'0"	1.82 X 1.52
V - VENTILATOR	3'6"X1'6"	1.07 X 0.45
LD-LIFT DOOR	3'3"X7'0"	1.06 X 2.10
FE	FIRE EXTINGUISHER	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF AND GALVALUME SHEET ROOF KALYANA MANDAPAM BUILDING IN SF NO :51/1A ,51/2A ,51/2B1,52/1B &52/2A AT JERTHALAV VILLAGE & PANCHAYAT ,PALACODE UNION / TALUK , DHARMAPURI DISTRICT.

APPLICANT :

Mrs.SUMATHI W/o Dr.G.ANBALAGAN

SCALE 1 :100

ALL DIMENSIONS ARE IN "METER"

N

Area Details

S.NO	SF.NO	Hectare	SQ.MT
1	51/1A	0.02.52	252.00 Sq.Mt
2	51/2A	0.01.94	194.00 Sq.Mt
3	51/2B1	0.09.92	992.00 Sq.Mt
4	52/1B	0.13.54	1354.00 Sq.Mt
5	52/2A	0.02.58	258.00 Sq.Mt
	TOTAL	0.30.50	3050.00 Sq.Mt

Area Details

PARTICULARS	Total Buildup Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
GROUND FLOOR	1059.75	-	1059.75
FIRST FLOOR	1059.75	-	1059.75
TERACE FLOOR	49.90	15.64	34.26
TOTAL FLOOR AREA	2169.40	15.64	2153.76
SUPER IMPOSED PLOT AREA	3092.29 Sq.Mt		

FSI Details

$$\frac{\text{Total Floor Area}}{\text{Total Site Area}} = \frac{2153.76}{3050.00} = \text{FSI} = 0.71$$

Parking Details		
	Required	Provided
Car Parking Stalls	33	34 (INCLUDING PH)
Two Wheeler Parking	33	46 (INCLUDING PH)

COLOR INDEX

SITE BOUNDARY

EXISTING ROAD

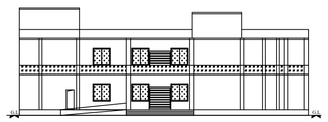
PROPOSED BUILDING

PROPOSED DRIVE WAY

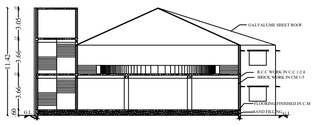
Open Space Reservation Details

Particulars	Required	Provided
Open Space Reservation Area (O.S.R)	305.00 Sq.Mt (10.00%)	PAID TO DTCP

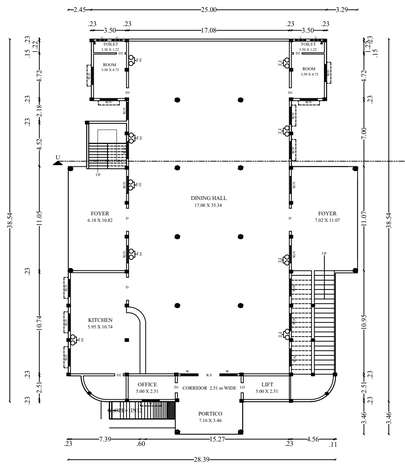
APPLICANT



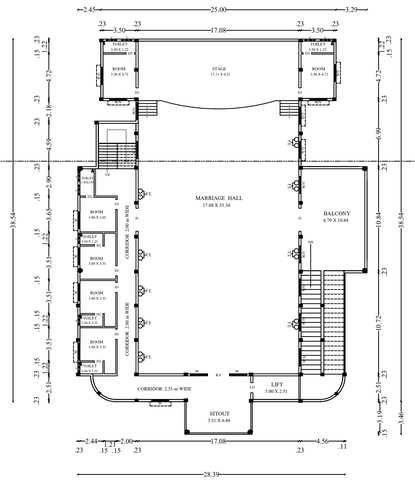
FRONT ELEVATION



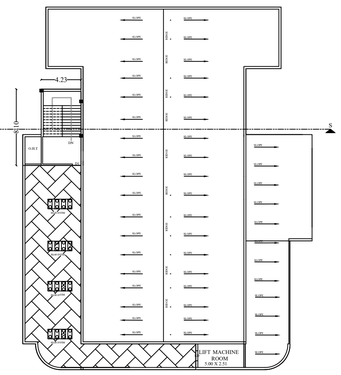
SECTION ON 'US'



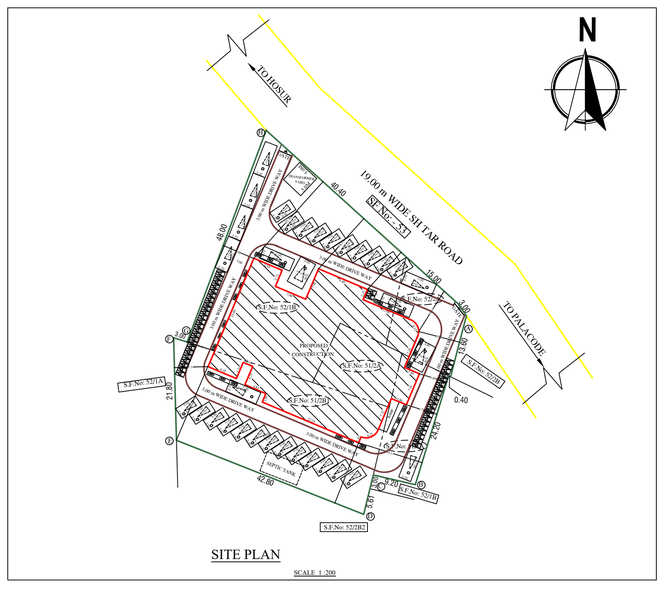
GROUND FLOOR PLAN



FIRST FLOOR PLAN

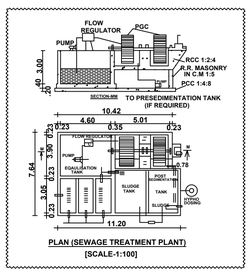


TERRACE FLOOR PLAN

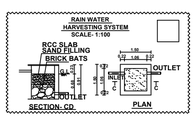


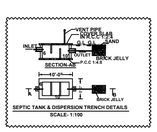
SITE PLAN

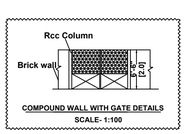
SCALE 1:200

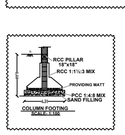


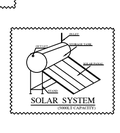
PLAN (SEWAGE TREATMENT PLANT)
[SCALE-1:100]











OFFICE USE:

SITE APPROVAL

SWP ONLINE APPLICATION N0.SWP/BPA/105489/2024

Site Boundary shown as A to H
and numbered as L.P/A.D.TCP (Dharmapuri)
No: 05 / 2024
Site Approval issued.

TECHNICAL APPROVAL

SWP ONLINE APPLICATION N0. SWP/BPA/105489/2024

L.P/A.D.TCP (Dharmapuri) **No: 01 / 2024**
Technical Approval issued.

REGISTERED CONSTRUCTION ENGINEER:

Er.S.SURESH,M.E.,(Stru).,
Construction Engineer,
DTCP Reg.No. : 04/2019
UTHAM CONSTRUCTIONS
90,Kandasamy Vathiyar Street,
DHARMAPURI-636701.
Cell : 7373781627

REGISTERED DEVELOPER:

Er.N.UTHAMAN,D.C.E.,
Registered Developer(RD)
DTCP Reg.No. : 01/2020
UTHAM CONSTRUCTIONS
90,Kandasamy Vathiyar Street,
DHARMAPURI-636701.
Cell : 7373781627

REGISTERED STRUCTURAL ENGINEER:

Er.U.RAJESHKANNA,M.E.,(Stru).,
Structural Engineer Gr-II,
DTCP Reg.No. : 03/2022
UTHAM CONSTRUCTIONS
90,Kandasamy Vathiyar Street,
DHARMAPURI-636701.
Cell : 7373781627

RIGISTERED ENGINEER

Er.S.SURESH,M.E.,(Stru).,
Registered Engineer Gr-I,
DTCP Reg.No. : 01/2019
UTHAM CONSTRUCTIONS
90,Kandasamy Vathiyar Street,
DHARMAPURI-636701.
Cell : 7373781627

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.