Verified RealEstate™

REFERENCE
02/2024-2025

ISSUED
27 September 2024

PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

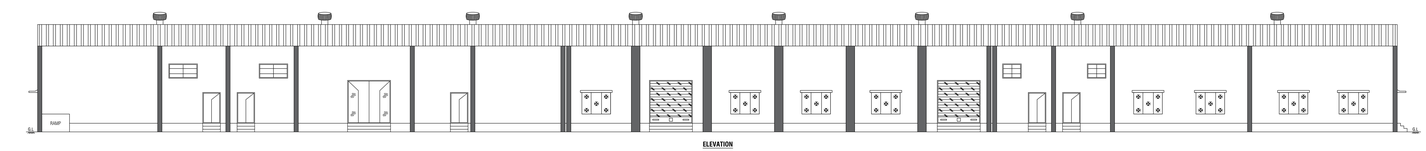
The approval as the planning authority issued it, reproduced in full behind this page.

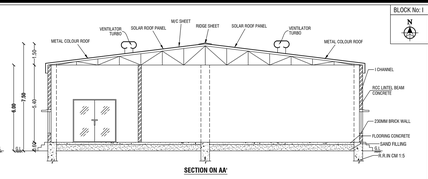
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

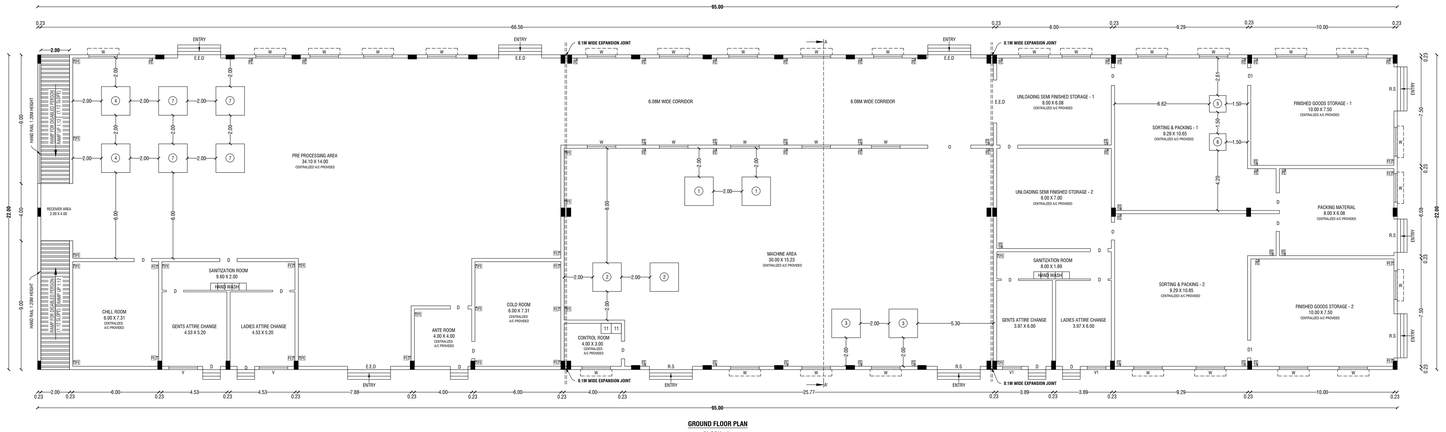
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

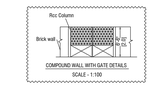
hello@verified.realestate
+91 9996 12 9996
verified.realestate

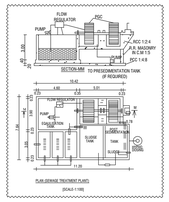
DIGITALLY VERIFIED RECORD

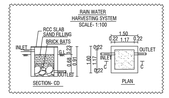


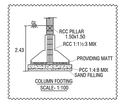


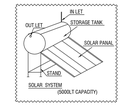


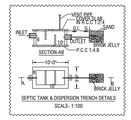












INSTALLATION				
S.No.	NAME OF MACHINERYS	Nos.	H.P	TOTAL H.P
1	LYOPHILIZER	02	174	348
2	REFRIGIRATION SYSTEMS	02	100	200
3	AIR CONDITIONING AND DEHUMIDYFING SYSTEMS	02	60	120
4	CUTTING MACHINES	02	6.50	13
5	SORTING MACHINES	01	13	13
6	PACKING MACHINE	01	04	04
7	CLEANNING EQUIPMENTS	04	1.25	05
8	BOILER	01	18	18
9	LAB EQUIPMENTS	04	-	05
10	FAN, LIGHTING AND EXHOSTS	60	-	04
11	COMPUTER, SECURITY SYSTEMS	15	-	2.50
12	WATER TREATMENT PLANT	01	20	20
13	WATER PUMPING	03	-	10
	TOTAL	98.00	396.75	762.50
	NO OF LABOURS			35.0 Nos

SCHEDULE OF JOINERIES		
R.S	Rolling Shutter	3.00 X 3.00
D	Door	1.23 X 2.15
D1	Door	0.90 X 2.15
E.E.D	Emergency Exit Door	3.00 X 2.15
W	Window	2.00 X 1.50
W1	Window	1.50 X 1.50
W2	Window	1.25 X 1.50
V	Ventilator	2.00 X 0.90
V1	Ventilator	1.00 X 0.90
	Centralized A/C	

Parking Details		
Particulars	**Required in Nos.**	**Provided in Nos.**
Car parking	27	28
Two Wheeler Parking	54	60
Cycle Parking	54	60
Lorry Parking	5	6

COLOR INDEX

SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
PROPOSED DRIVE WAY	

KEY

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

OFFICE USE

Site Approval

Online Application(SWP) No. SWP/BPA/260316/2024
Site Boundary shown as A to E
and numbered as L.P/A.D.TCP (Dharmapuri) **No:55/2024**
Site Approval issued.

Technical Approval

Online Application(SWP) No. SWP/BPA/260316/2024
B.P/A.D.TCP (Dharmapuri) **No:14/2024**
Technical Approval issued.

SHEET No: 1/1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING - 762.50HP BLOCK - I, BLOCK - II, BLOCK - III & BLOCK - IV (RCC ROOF AND M/C.SHEET ROOF) OF FOOD INDUSTRIAL BUILDING FOR **M/s." TECHNODRY FOODS PVT LTD "** IN SIDCO INDUSTRIAL LAYOUT, (DTCP LAYOUT APPROVAL No:121/2018), S.F.Nos: 337/3 Part, 337/4 Part & 338 Part, PLOT Nos: 2, 3, 4, 5, 6 & 7 AT ECHAMPADI VILLAGE AND PANCHAYAT, MORAPPUR PANCHAYAT UNION, KARIMANGALAM TALUK AND DHARMAPURI DISTRICT.

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

Area Details	
PLR / FMB Area	**6070.50 Sq.Mt**
Document Area	**6070.50 Sq.Mt**
Super Imposed Area	**6070.50 Sq.Mt**

Area Details	Total Buildup Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
BLOCK - I	**FACTORY BLOCK**		
Area of Ground Floor	2090.00	-	2090.00
BLOCK - II	**ADMIN BLOCK**		
Area of Ground Floor	224.64	-	224.64
Area of First Floor	160.00	-	160.00
BLOCK - III	**BOILER**		
Area of Ground Floor	176.00	-	176.00
BLOCK - IV	**SECURITY OFFICE**		
Area of Ground Floor	24.00	-	24.00
Total Area	2674.64	-	2674.64

FSI DETAILS:-

Total ALL Floor Area / Total Land Area = 2674.64 / 6070.50 = FSI = 0.441

For TechnoDry Foods Pvt Ltd
Authorised Signatory

APPLICANT

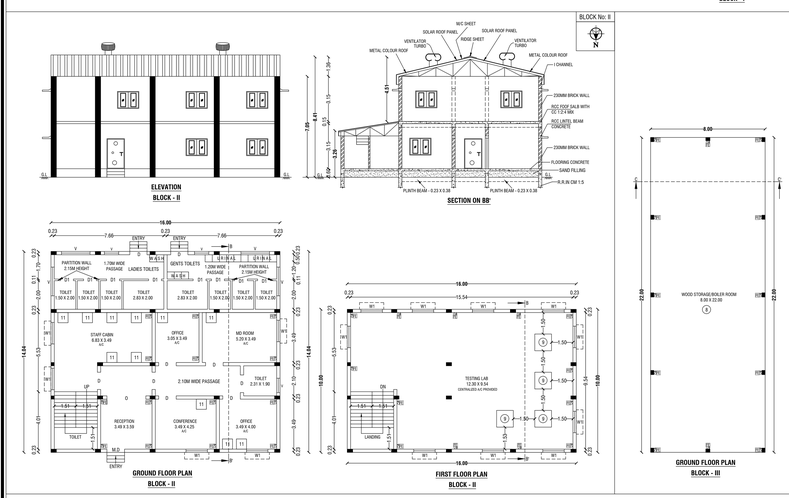
Er.M.VADIVEL, ME(Struct)., AMIE., C.Engr(I)., MISTE., AIV., MICI., MISSE.,
Consulting Civil Engineer, Chartered Engineer,
TN.Govt. Registered Professional of DTCP,
R.E-III-01/2019, R.S.E-II-21/2020, R.C.E-27/2020, R.D-06/2020,
R.E.(G-3), DMC No.037/LS/2019/00004, CCMC No.004/2021,
DMV CONSTRUCTION,
#19/17,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

REGISTERED STRUCTURAL ENGINEER

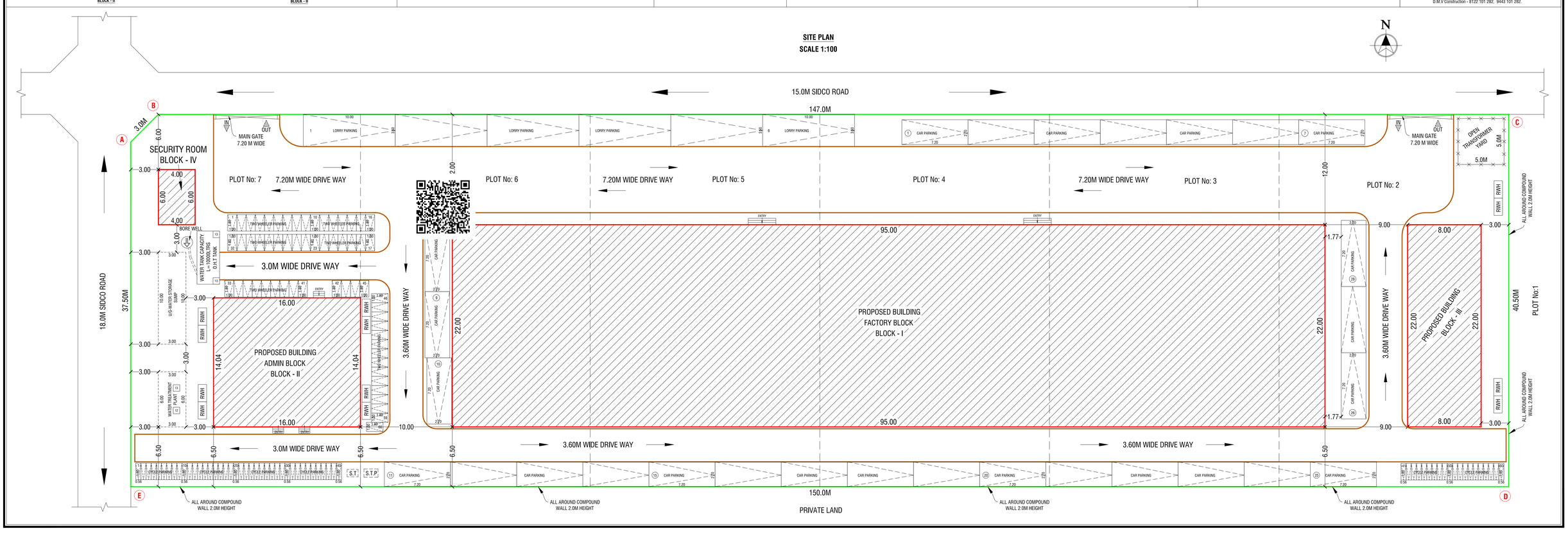
Er.M.VADIVEL, ME(Struct)., AMIE., C.Engr(I)., MISTE., AIV., MICI., MISSE.,
Consulting Civil Engineer, Chartered Engineer,
TN.Govt. Registered Professional of DTCP,
R.E-III-01/2019, R.S.E-II-21/2020, R.C.E-27/2020, R.D-06/2020,
R.E.(G-3), DMC No.037/LS/2019/00004, CCMC No.004/2021,
DMV CONSTRUCTION,
#19/17,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

REGISTERED ENGINEER

Er.M.VADIVEL, ME(Struct)., AMIE., C.Engr(I)., MISTE., AIV., MICI., MISSE.,
D.M.V Construction - 8122 101 282, 9443 101 282.



SITE PLAN
SCALE 1:100



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.