PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

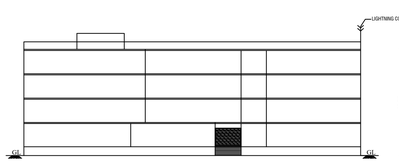
ISSUING AUTHORITY
DTCP

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

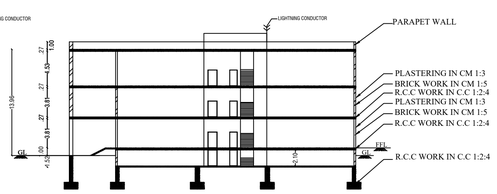
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

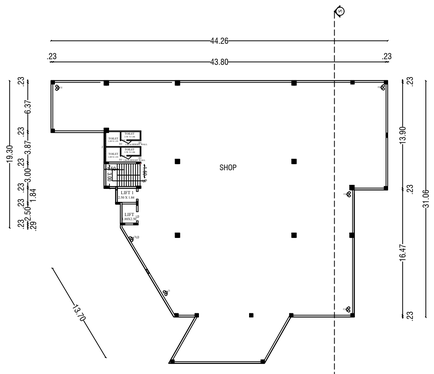
hello@verified.realestate
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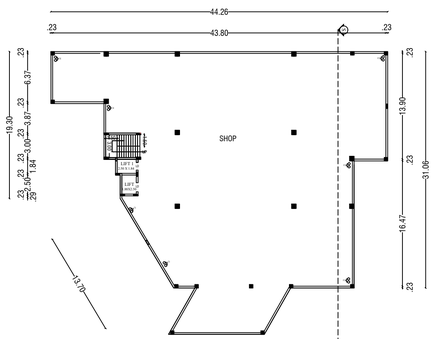
FRONT ELEVATION



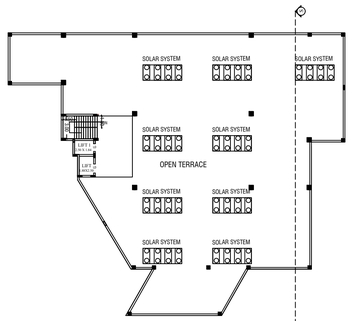
SECTION 'US'



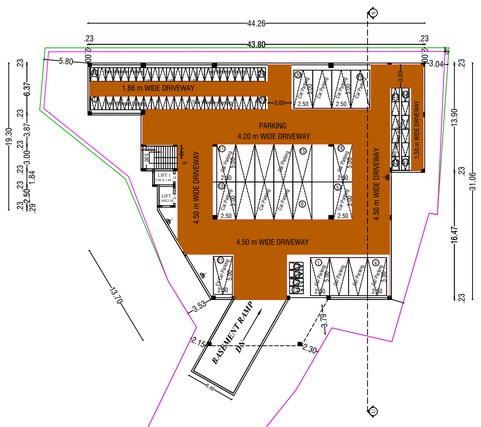
FIRST FLOOR PLAN
SCALE - 1:100



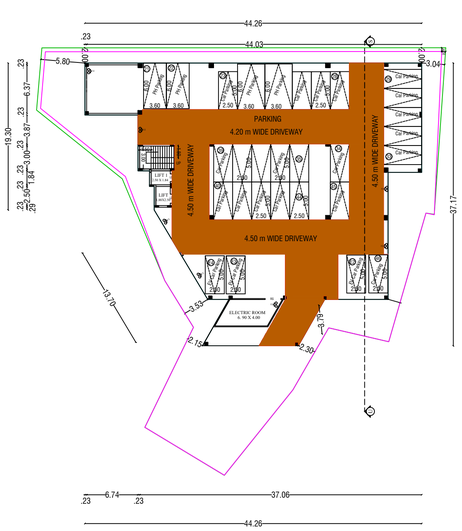
SECOND FLOOR PLAN
SCALE - 1:100



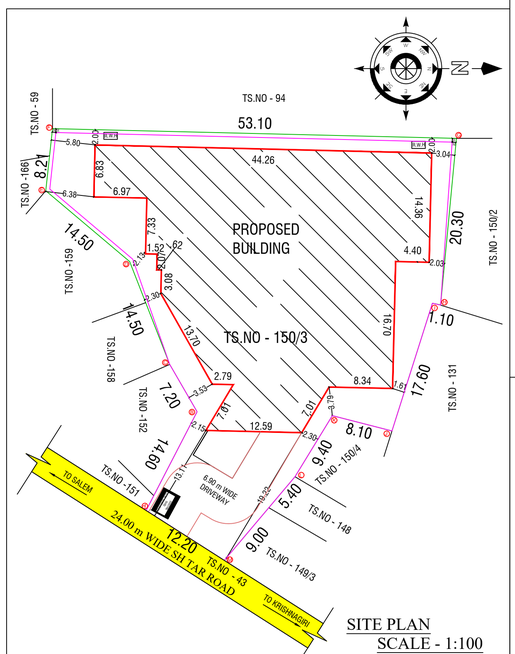
TERRACE FLOOR PLAN



NT FLOOR PLAN
SCALE - 1:100

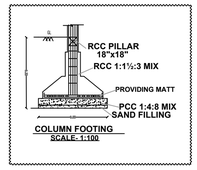


GROUND FLOOR PLAN

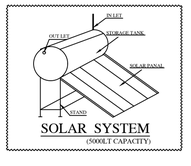


SITE PLAN
SCALE - 1:100

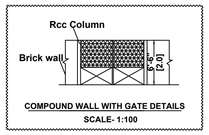
SCHEDULE OF JOINERIES	METRE
RS - ROLLING SHUTTER	2.06m X 2.44m
D1 - DOOR	1.00m X 2.14m
D2 - DOOR	0.76m X 2.14m
J - JOLLY	1.83m X 0.60m
LD - LIFT DOOR	1.83m X 2.14m



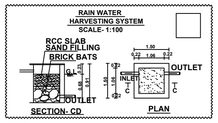
COLUMN FOOTING
SCALE- 1:100

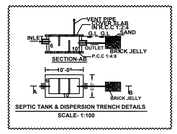


SOLAR SYSTEM
(5000LT CAPACITY)

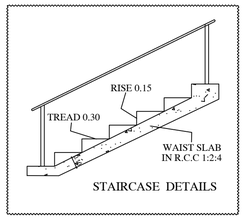


COMPOUND WALL WITH GATE DETAILS
SCALE- 1:100

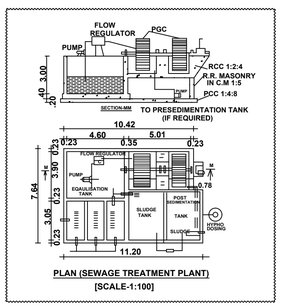




SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100



STAIRCASE DETAILS



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

OFFICE USE :

SITE APPROVAL

SWP ONLINE APPLICATION N0.SWP/BPA/ 743953 /2025

Site Boundary shown as A to M
and numbered as
SWP / DTCP / DHARMAPURI / **SITE APPROVAL No: 16 / 2026**
Site Approval issued.

TECHNICAL APPROVAL

SWP ONLINE APPLICATION N0. SWP/BPA/ 743953 /2025
SWP / DTCP / DHARMAPURI / **BUILDING APPROVAL No: 03 / 2026**
Technical Approval issued.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL (SHOP) BUILDING IN TS NO : 150/3,WARD - A, BLOCK - 8,OLD SF.NO- 249/A1,249/5B, AT VELLAGOUNDANPALAYAM VILLAGE, DHARMAPURI MUNCIPALITY,DHARMAPURI DISTRICT.

APPLICANT :

Mr.Rajaganesh C/o. Mr.Subramaniam

FILE NO - SWP/BPA/743953/2025 | ALL DIMENSIONS ARE IN "METER"

Site Area Details

S.NO	TS.NO	Hectare	SQ.MT
1	150/3	0.18.22	1822.00 Sq.Mt
	TOTAL	0.18.22	1822.00 Sq.Mt

Bilding Area Area Details

PARTICULARS	Total Buildup Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
BASEMENT FLOOR (PARKING)	1056.22	1056.22	-
GROUND FLOOR (PARKING)	1132.98	1132.98	-
FIRST FLOOR (SHOP)	1132.98	-	1132.98
SECOND FLOOR (SHOPS)	1132.98	-	1132.98
TOTAL AREA	4455.16	2189.20	2265.96

FSI Details

$$\frac{\text{Total Floor Area}}{\text{Total Site Area}} = \frac{2265.96}{1822.00} = \boxed{\text{FSI} = 1.243 < 2}$$

Parking Details

	Required	Provided
Car Parking Stalls	45	46 (INCLUDING PH)
Two Wheeler Parking	45	58 (INCLUDING PH)
EV Car Charging Stations	04	04
EV Two Charging Stations	04	04

COLOR INDEX

AS PER FMB SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
PROPOSED DRIVE WAY	
AS PER SITE SITE BOUNDARY	

NOTE :

Mechanical Ventilator to be Provided Wherever Needs

APPLICANT

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

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 ENGINEER :

Er.A.SIVACHANDRA,D.CIVIL.,
Registered Engineer Gr-III,
DTCP Reg.No. : 02/2024
DMC Reg.No. : 037/LS/2025/00001
UTHAM CONSTRUCTIONS
90,Kandasamy Vathiyar Street,
DHARMAPURI-636701.
Cell : 7373781627

REGISTERED 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

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.