PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

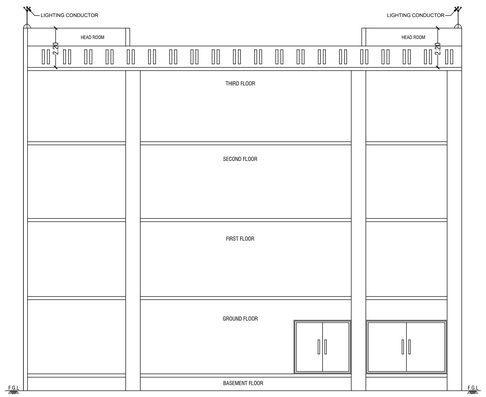
ISSUING AUTHORITY
DTCP

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

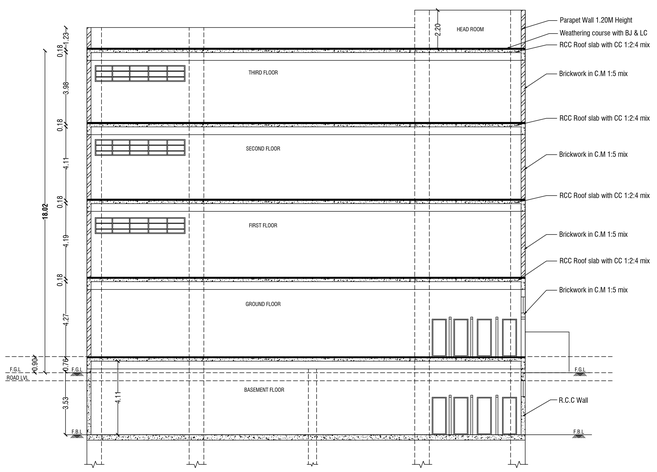
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

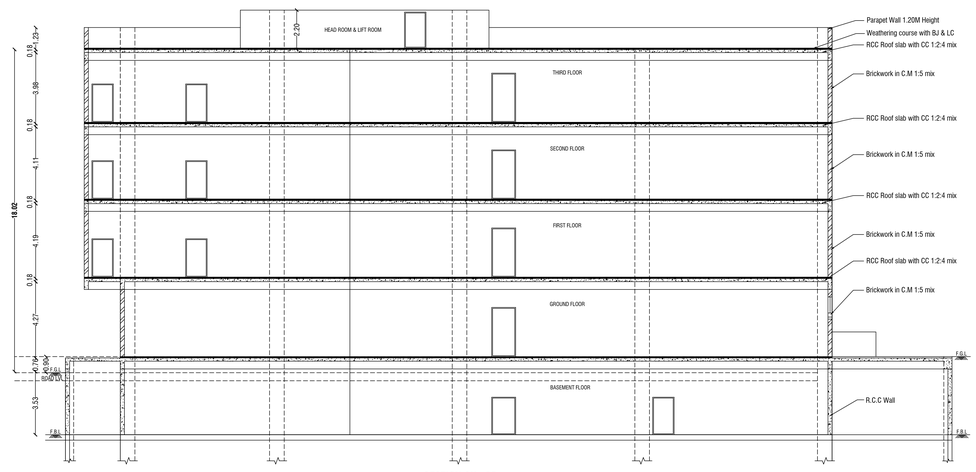
hello@verified.realestate
+91 9996 12 9996
verified.realestate



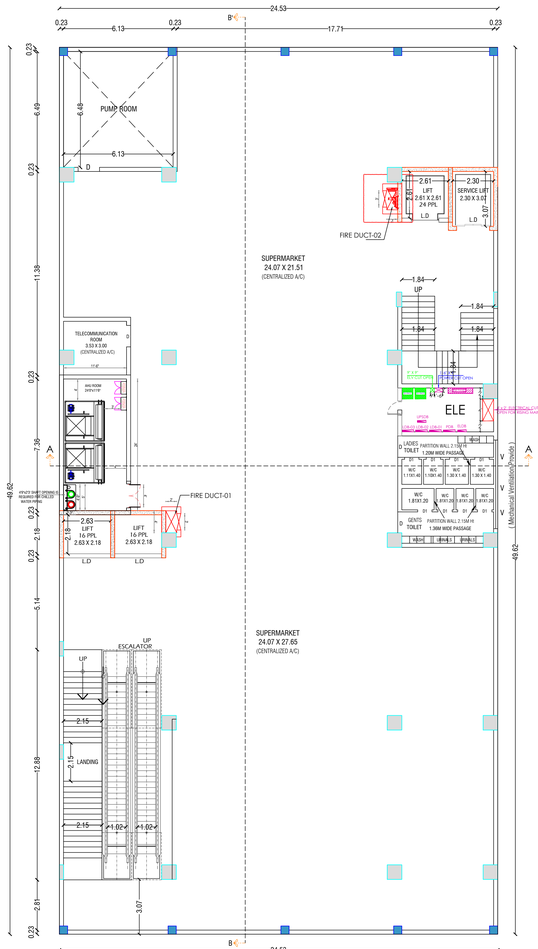
ELEVATION



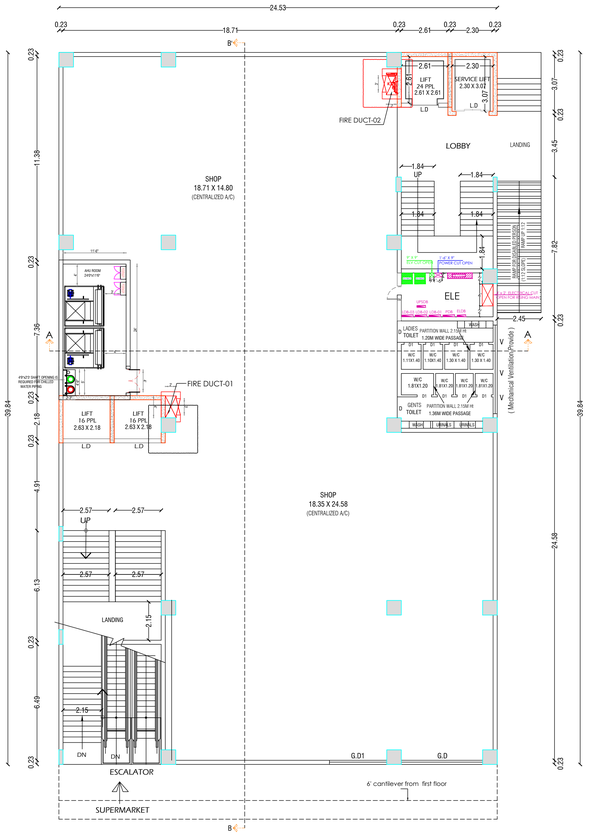
SECTION ON - AA'



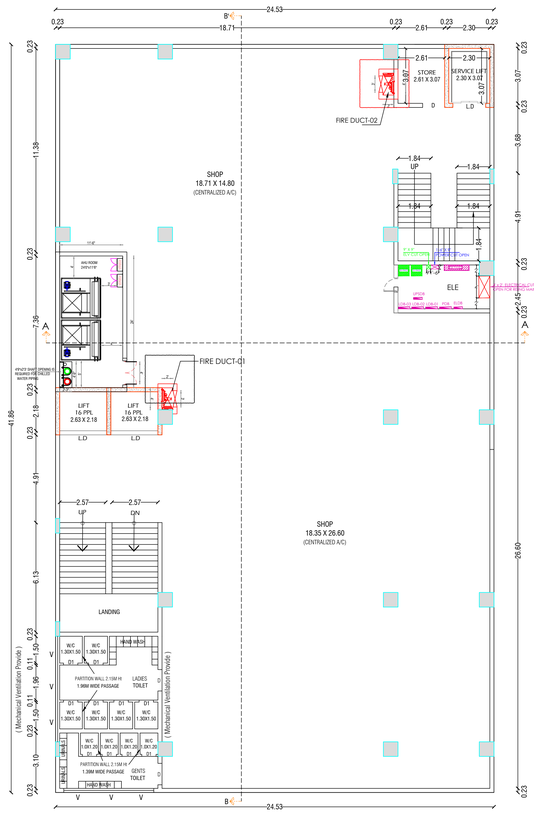
SECTION ON - BB'



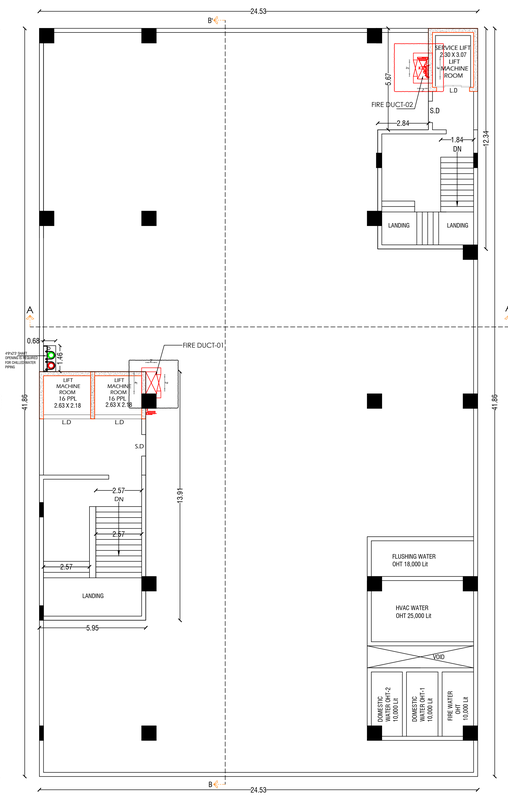
BASEMENT FLOOR PLAN



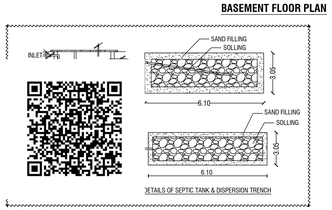
GROUND FLOOR PLAN



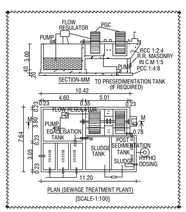
TYPICAL FLOOR PLAN
(1nd., 2rd., & 3th Floor)

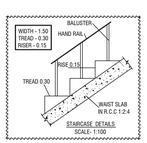


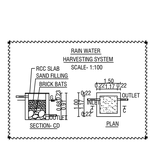
OPEN TERRACE FLOOR PLAN
(HEAD ROOM)

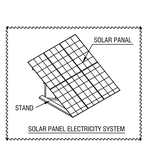


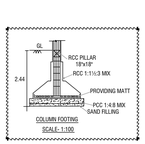
DETAILS OF SEPTIC TANK & DISPERSION TRENCH











Open Space Reservation Details		
Particulars	**Required**	**Provided**
Open Space Reservation Area (O.S.R)	269.70 Sq.Mt (10.00%)	Paid to DTCP

KEY

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

Schedule of Joineries		
G.D	Glass Door	3.00 X 4.00
G.D1	Glass Door	2.45 X 3.00
D	Door	1.23 X 2.10
D1	Door	0.80 X 2.10
O	Open	1.95 X 2.10
S.D	Steel Door	1.20 X 2.10
W	Window	2.00 X 1.80
V	Ventilator	1.00 X 0.60

SHEET No:1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING AT VELLEGOUNDANPALAYAM VILLAGE IN S.F.No:255, 261/3A, 261/3B, 261/3C1 (OLD), WARD-C, BLOCK No-13, T.S.No:66, 84, 85, 86, 87/1, 87/2A, 31/2, 32, 33, 34/1, 34/2, 35, 36/1, 36/2, 37/1, 37/2, 38, 39, 40, 65/1, 67, 68, 69/1, 70/1, 79/1, 79/2A, 83/1 (NEW), DHARMAPURI MUNICIPALITY, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

FOR **M/s.ᵉ FORTUNE ENTERPRISES** "

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

Area Details

PLR / FMB Area	**2697.00 Sq.Mt**
Document Area	**2626.00 Sq.Mt**
Super Imposed Area	**2625.00 Sq.Mt**

Particulars	Total Buildup Area Sq.mt	Deduction Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
Area of Basement Floor	1271.18	-	-	1217.18
Area of Ground Floor	977.28	-	-	977.28
Area of First Floor	1026.83	-	-	1026.83
Area of Second Floor	1026.83	-	-	1026.83
Area of Third Floor	1026.83	-	-	1026.83
Area of Lift Room	25.34	-	25.34	-
Area of Head Room	135.85	-	135.85	-
Total Area	5490.14	-	161.19	5274.95

OFFICE USE:-

For FORTUNE ENTERPRISES
PARTNER

APPLICANT

Er. K.PRAKASH, M.E., (Geo-Technical Engg)., MGS.,
Registered Geo-Technical Engineer (GTE),
Regn. No: Coimbatore LPA/GTE/004/2024
prakash.civil157@gmail.com
Contact: 9894713236, 86376 27705

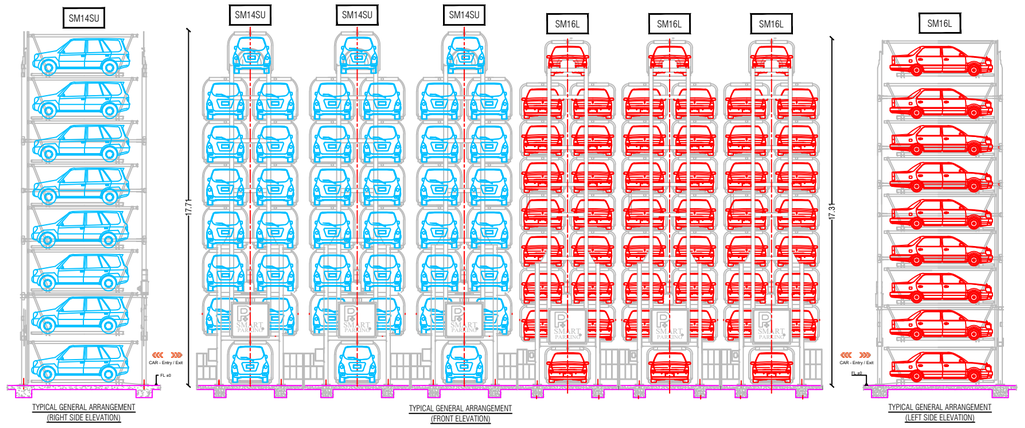
REGISTERED GEO-TECH ENGINEER

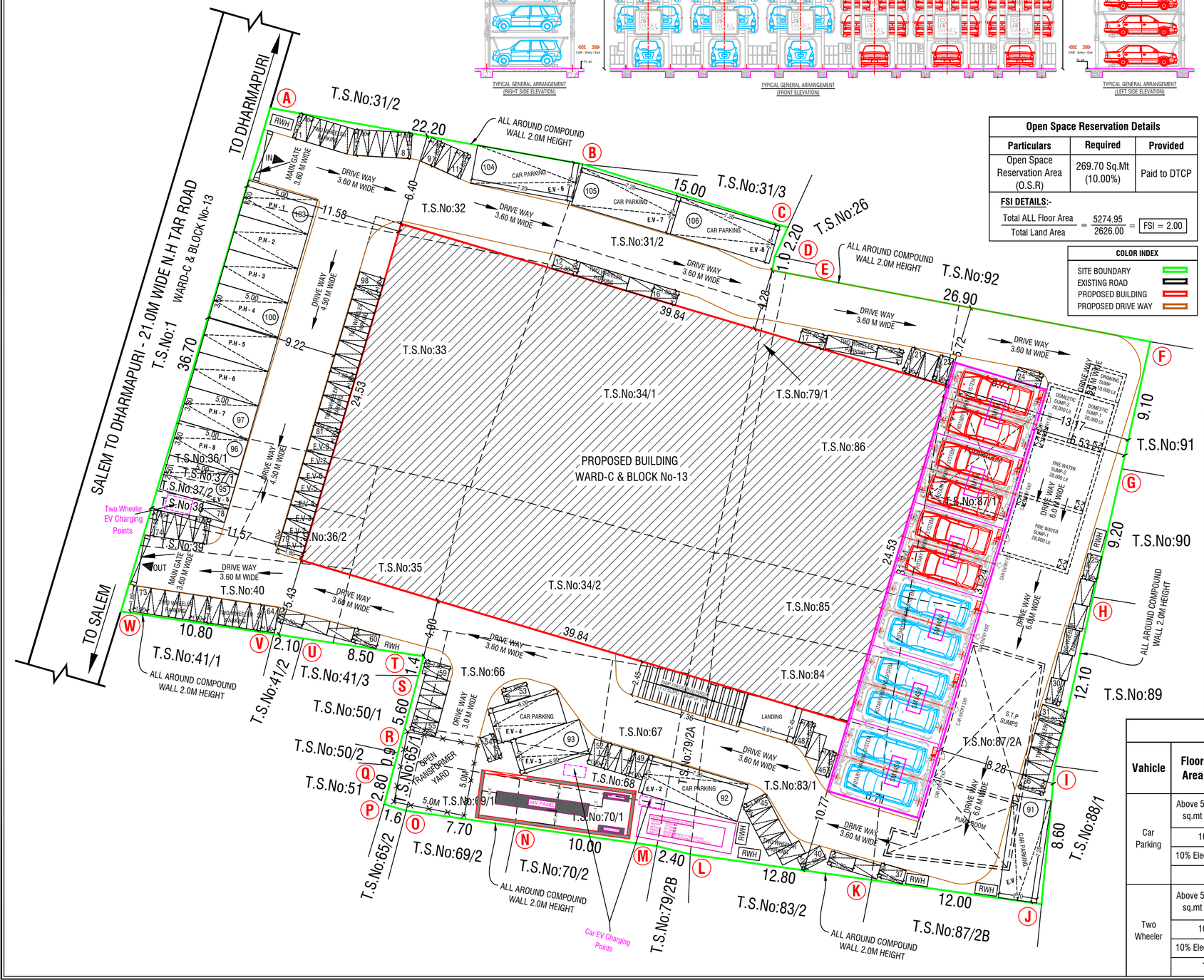
C. KANNAN, B.E.,M.E., (Structure)
Structural Engineer,
STCP Reg. No. CBE/RGN/SE/2/2019/0502
Door No. 21, 4th Main Road,
Indira Nagar, Chennai - 600 020.

REGISTERED STRUCTURAL ENGINEER

Er.M.VADIVEL, ME(Struct)., AMIE., C.Engg(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

REGISTERED ENGINEER





Open Space Reservation Details		
Particulars	**Required**	**Provided**
Open Space Reservation Area (O.S.R)	269.70 Sq.Mt (10.00%)	Paid to DTCP

FSI DETAILS:-

Total ALL Floor Area / Total Land Area = 5274.95 / 2626.00 = FSI = 2.00

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVE WAY

Area Details for Survey Number Wise

S.No.	TOWN SURVEY NUMBER	VILLAGE SURVEY NUMBER	AREA IN Sq.Mt
1	T.S.No: 66	S.F.No: 255	84.00
2	T.S.No: 84	S.F.No: 255	61.00
3	T.S.No: 85	S.F.No: 255	58.00
4	T.S.No: 86	S.F.No: 255	246.00
5	T.S.No: 87/1	S.F.No: 255	270.00
6	T.S.No: 87/2A	S.F.No: 255	260.00
7	T.S.No: 31/2	S.F.No: 255 & S.F.No: 261/3A	84.00
8	T.S.No: 32	S.F.No: 261/3A	159.00
9	T.S.No: 33	S.F.No: 261/3A	362.00
10	T.S.No: 34/1	S.F.No: 255	301.00
11	T.S.No: 34/2	S.F.No: 255	169.00
12	T.S.No: 35	S.F.No: 261/3B	75.00
13	T.S.No: 36/1	S.F.No: 261/3B	46.00
14	T.S.No: 36/2	S.F.No: 261/3B	39.00
15	T.S.No: 37/1	S.F.No: 261/3B	6.00
16	T.S.No: 37/2	S.F.No: 261/3B	8.00
17	T.S.No: 38	S.F.No: 261/3B	13.00
18	T.S.No: 39	S.F.No: 261/3B	15.00
19	T.S.No: 40	S.F.No: 261/3C1	72.00
20	T.S.No: 65/1	S.F.No: 255	17.00
21	T.S.No: 67	S.F.No: 255	38.00
22	T.S.No: 68	S.F.No: 255	47.00
23	T.S.No: 69/1	S.F.No: 255	26.00
24	T.S.No: 70/1	S.F.No: 255	33.00
25	T.S.No: 79/1	S.F.No: 255	20.00
26	T.S.No: 79/2A	S.F.No: 255	35.00
27	T.S.No: 83/1	S.F.No: 255	153.00
TOTAL AREA			2697.00

OFFICE USE:-

Total Parking Details					
Vahicle	**Floor Area**	**Number of Parking Spaces**	**Carpet Area in Sq.mt**	**Required in Nos.**	**Provided in Nos.**
Car Parking	Above 50 sq.mt	1 Car Space for Every 50 Sq.Mt	4117.61	82	106
	10% P.H Parking		------	8	
	10% Electrical Vehicle Parking		------	8	
	Total car Parking			98	
Two Wheeler	Above 50 sq.mt	1 Two Wheeler for Every 50 Sq.Mt	4117.61	82	98
	10% P.H Parking		------	8	
	10% Electrical Vehicle Parking		------	8	
	Total Two Wheeler Parking			98	

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING AT VELLEGOUNDANPALAYAM VILLAGE IN S.F.No:255, 261/3A, 261/3B, 261/3C1 (OLD), WARD-C, BLOCK No-13, T.S.No:66, 84, 85, 86, 87/1, 87/2A, 31/2, 32, 33, 34/1, 34/2, 35, 36/1, 36/2, 37/1, 37/2, 38, 39, 40, 65/1, 67, 68, 69/1, 70/1, 79/1, 79/2A, 83/1 (NEW), DHARMAPURI MUNICIPALITY, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.
FOR **M/s." FORTUNE ENTERPRISES "**

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

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For FORTUNE ENTERPRISES
PARTNER
APPLICANT

Er. K.PRAKASH, M.E., (Geo-Technical Engg)., MGS.,
Registered Geo-Technical Engineer (GTE),
Regn. No: Coimbatore LPA/GTE/004/2024
prakash.civil157@gmail.com
Contact: 9894713236, 86376 27705
REGISTERED GEO-TECH ENGINEER

C. KANNAN, B.E.,M.E., (Structure)
Structural Engineer,
STRUP Reg. No. C/SI RGN/SE/3/ 7/19/05/092
Door No. 21, 4th Main Road,
Indira Nagar, Chennai - 600 020.
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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
REGISTERED ENGINEER

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.