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.

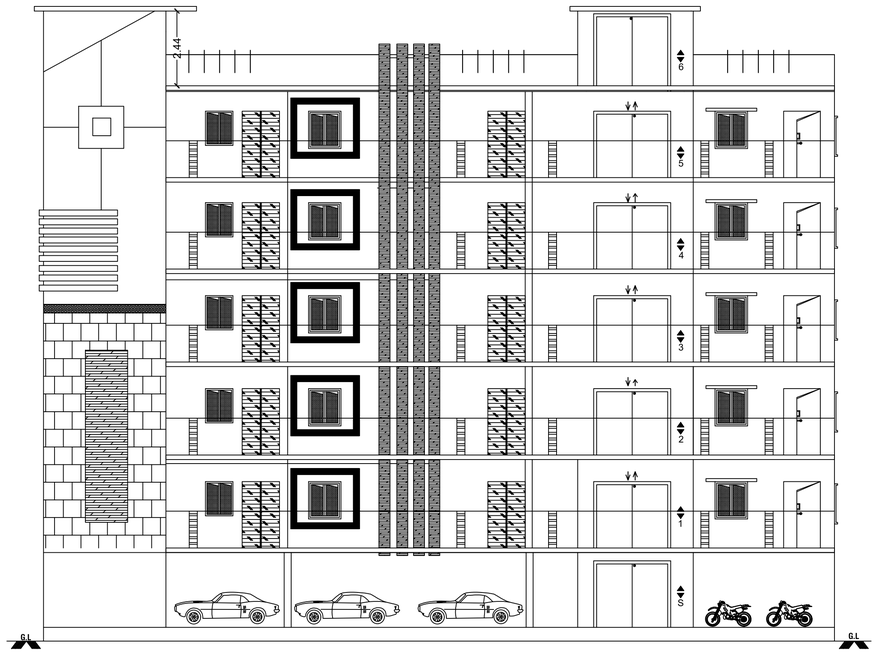
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

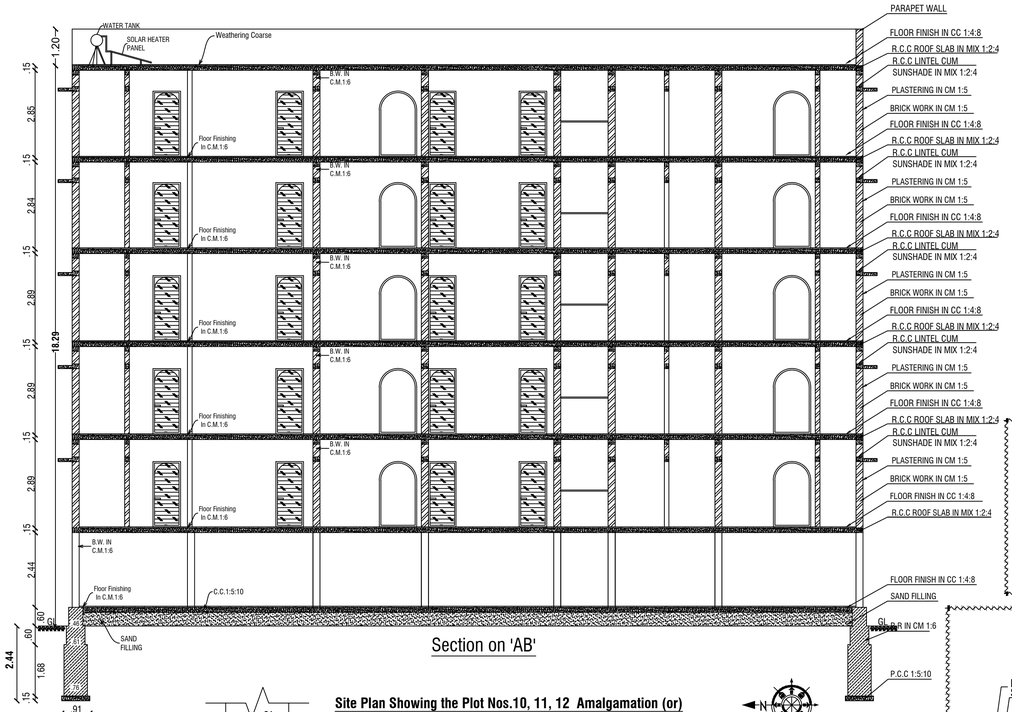
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF APARTMENT ("AFFORDABLE HOUSING") BUILDING IN VELLAGOUNDANPALAYAM VILLAGE, S.F.No.368, WARD -A, BLOCK No.17, T.S.Nos.3/41, 3/42, 3/43, AT [APPROVED LAYOUT No.151/2024, PLOT Nos.10, 11, & 12] OF DHARMAPURI MUNICIPALITY, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

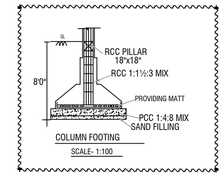
(Planning Area - D.D Plan No.16)

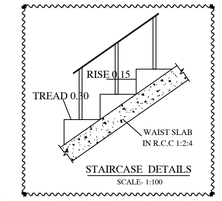


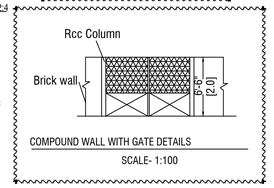
Front Elevation

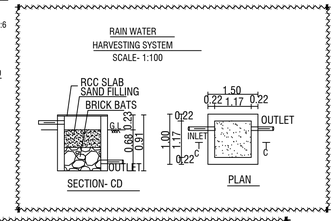


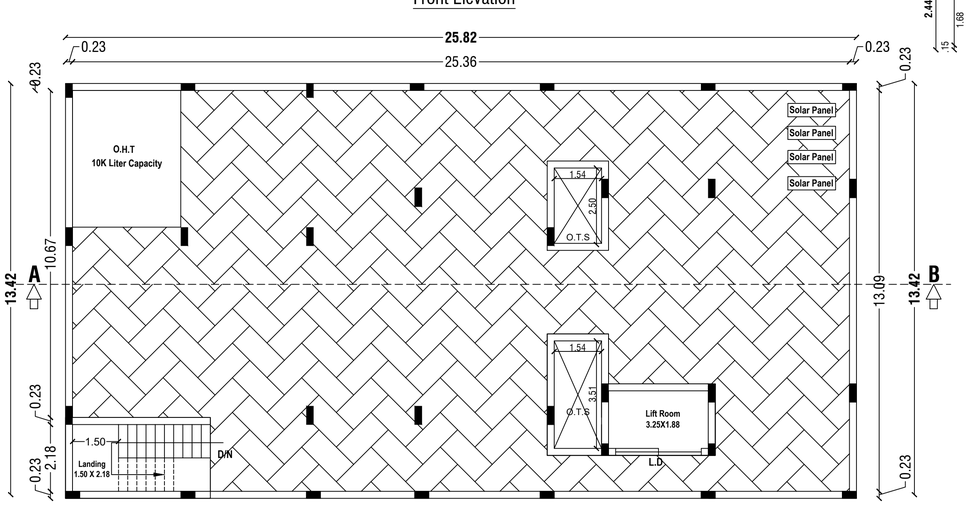
Section on 'AB'



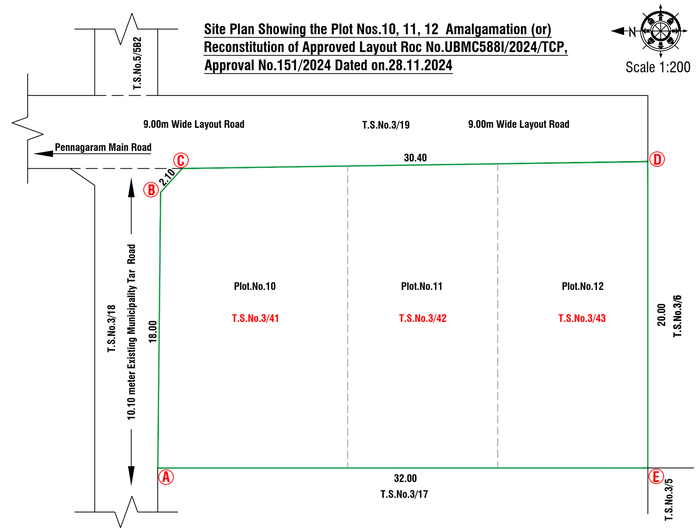






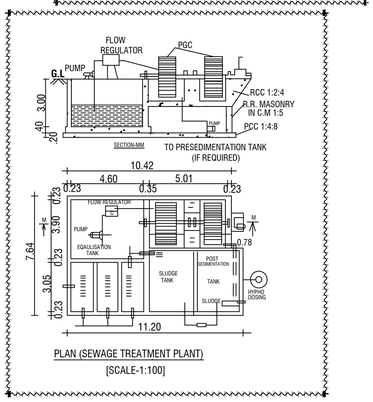


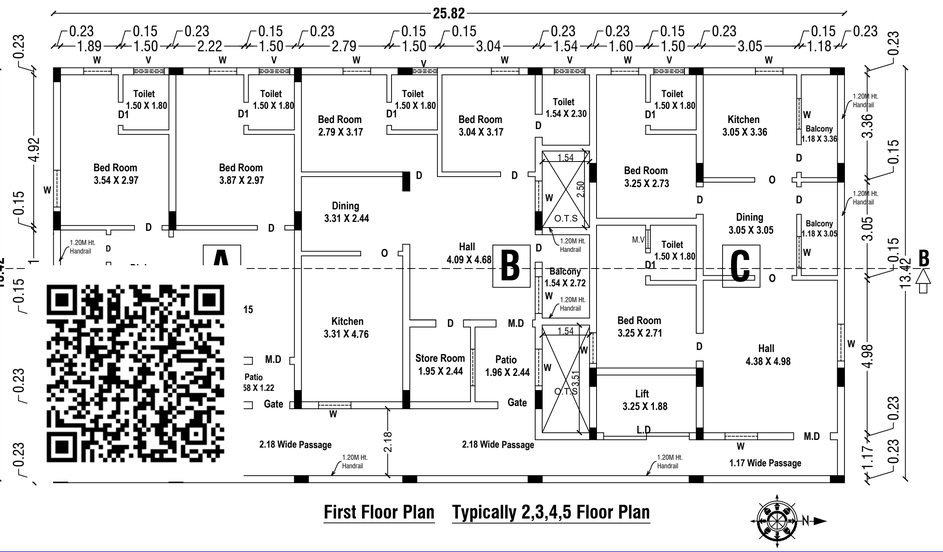
Terrace Floor Plan



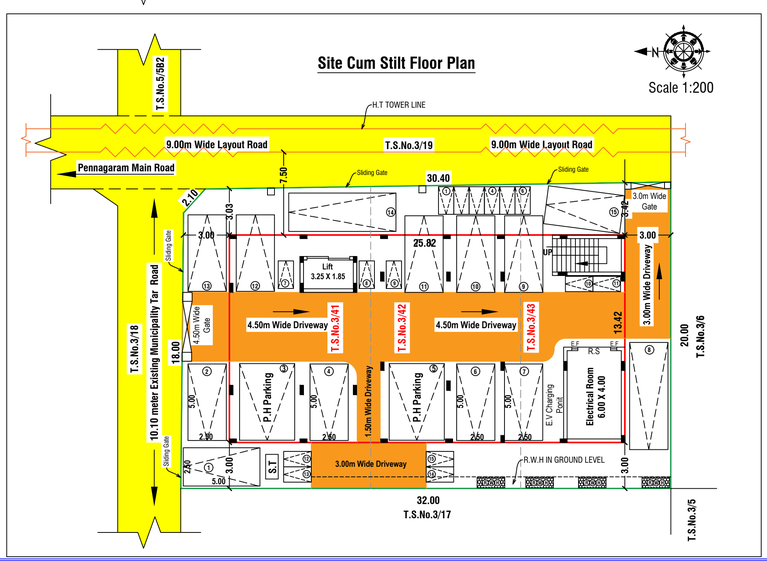
Site Plan Showing the Plot Nos.10, 11, 12 Amalgamation (or) Reconstitution of Approved Layout Roc No.UBMC588I/2024/TCP, Approval No.151/2024 Dated on.28.11.2024

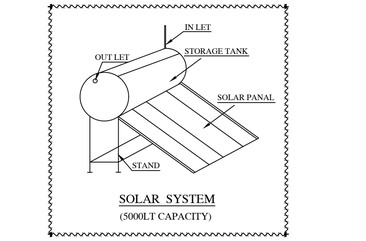
Scale 1:200

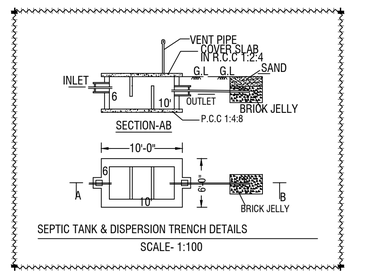




First Floor Plan Typically 2,3,4,5 Floor Plan







Site Area Details

AS PER TSLR	628.00 Sq.mt
DOCUMENT AREA	631.62 Sq.mt

Proposed Building Area Details

Particulars	Total FSI Area in Sq.mt	Non FSI Area Deduction in Sq.mt	Carpet Area in Sq.mt	Total Buildup Area Sq.mt
Stilt Floor Area	28.81	317.69	-	346.50
First Floor Area	318.98	27.52	237.75	346.50
Second Floor Area	318.98	27.52	237.75	346.50
Third Floor Area	318.98	27.52	237.75	346.50
Fourth Floor Area	318.98	27.52	237.75	346.50
Fifth Floor Area	318.98	27.52	237.75	346.50
Head Room & Lift Room Area	-	21.18	-	21.18
Total Area	**1623.71**	476.47	1188.75	2100.18

Each Floor Carpet Area Details (15 Units)

Unit No.	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor
A	73.03	73.03	73.03	73.03	73.03
B	87.39	87.39	87.39	87.39	87.39
C	71.81	71.81	71.81	71.81	71.81

JOINERY DETAILS

M.D	Main Door	1.83 X 2.44
W	Window	1.60 X 1.22
D	Door	0.90 X 2.44
D1	Door	0.75 X 2.44
S.D	Sliding Door	0.90 X 2.44
D1	Door	0.92 X 2.44
V	Ventilator	1.00 X 0.61
L.D	Lift Door	1.12 X 2.44
D2	Door	1.20 X 2.44
R.S	Rolling Shutter	3.54 X 2.14

COLOR INDEX

Site Boundary	
Proposed Building	
Proposed Driveway	
Existing Road	

KEY

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

FLOOR SPACE INDEX - 1623.71 / 628.00
= 2.58 (Premium FSI 0.58)

Parking Details

Particulars	Required in Nos.	Provided in Nos.
Car parking	15	15 (Including 2PH Parking)
Two Wheeler parking	15	15

Office Use

Site Approval

Roc No.SWP/BPA/796066/2026
SWP/DTCP/DHARMAPURI/SITE APPROVAL **No:54/2026**
Site Approval issued.

Technical Approval

Roc No.SWP/BPA/796066/2026
SWP/DTCP/DHARMAPURI/BUILDING APPROVAL **No:12/2026**
Technical Approval issued.

For Nakshatra Property Developers
Managing Partner.
Applicant Signature

Er.M.THIRUMAL M.E (Struct.)..
SRI VENI DEVELOPERS
Approval Planners & Property Developers
RE-G-II-3/2025, RSE-G-I-1/2025, CE-1/2025
No.45-1, 1st Floor, Kandasamy Vathiyar Street,
Next to Municipality Office, Near BSNL Office,
Dharmapuri - 636701.
Cont: **8682809862, sriveni developers@gmail.com**
Registered Construction Engineer

Er.R.KARTHIKEYAN B.E.,M.B.A.,MISTE.,AMIE.,(9Yrs Exp)
NAKSHATRA PROPERTY DEVELOPERS
ISO 9001:2015 Certified, TN REN/E/2022/0029, TID-004/2025/DTCP-I
TN.Govt.DTCP Regd.Professional
No.4/753/384, 1st Floor, JRS Complex,
Near Salem-Bangalore N.H, Pennagaram Main Road
Dharmapuri - 636701.
Cont: **83008 36666, 83005 54444**
Registered Developer

Er.M.THIRUMAL M.E (Struct.)..
SRI VENI DEVELOPERS
Approval Planners & Property Developers
RE-G-II-3/2025, RSE-G-I-1/2025, CE-1/2025
No.45-1, 1st Floor, Kandasamy Vathiyar Street,
Next to Municipality Office, Near BSNL Office,
Dharmapuri - 636701.
Cont: **8682809862, sriveni developers@gmail.com**
Registered Structural Engineer

Er.M.THIRUMAL M.E (Struct.)..
SRI VENI DEVELOPERS
Approval Planners & Property Developers
RE-G-II-3/2025, RSE-G-I-1/2025, CE-1/2025
No.45-1, 1st Floor, Kandasamy Vathiyar Street,
Next to Municipality Office, Near BSNL Office,
Dharmapuri - 636701.
Cont: **8682809862, sriveni developers@gmail.com**
Registered Engineer

SRI VENI DEVELOPERS - DHARMAPURI - 8682809862
Mail id: sriveni developers@gmail.com

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.