PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

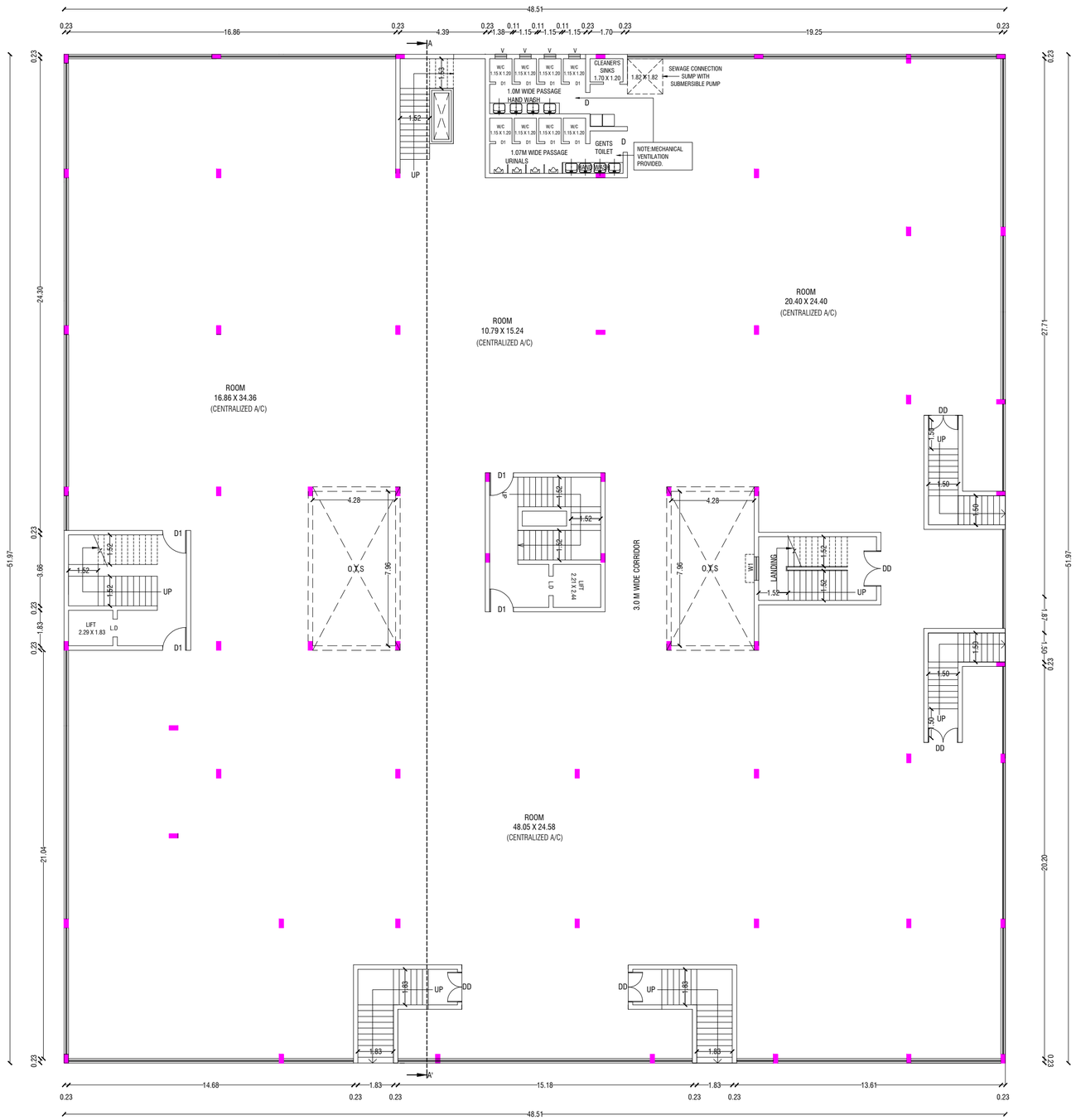
ISSUING AUTHORITY
DTCP

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.

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3/350/2 Mettukuppam,
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BASEMENT FLOOR PLAN

NOTE:
CENTRALIZED A/C PROVIDED FOR VENTILATION.
MECHANICAL VENTILATION PROVIDED FOR TOILETS.

SHEET No:1/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (SHOPS & HOSTELS) IN S.F.No:104/4B, 104/5B, 104/3C OF A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN "METER"	SCALE 1:200	N

Area Details

Particulars	Total Buildup Area Sq.mt	Deduction Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
Area of Second Floor	2521.06	160.44	-	2360.62
Area of Lift Room	9.58	-	9.58	-
Area of Head Room	124.53	-	124.53	-
Total Area	2655.17	160.44	134.11	2360.62

Schedule of Joineries

R.S	Rolling Shutter	4.46 X 3.00
D	Door	1.45 X 2.10
D1	Door	1.22 X 2.10
D2	Door	0.84 X 2.10
L.D	Lift Door	1.20 X 2.10
S.D	Steel Door	1.20 X 2.10
W	Window	2.00 X 1.80
V	Ventilator	0.6 X 0.75
DD	Double Door	1.52 X 2.10
W1	Window	1.22 X 1.80

SANITARY REQUIREMENT

BASEMENT FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	4	8	8
Water Closet (W.B)	4	4	4	4	8	8
URINAL	4	4	N/A	N/A	4	4

GROUND FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	3	3	3	3	6	6
Water Closet (W.B)	3	3	3	3	6	6
URINAL	3	3	N/A	N/A	3	3

FIRST FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	8	8	12
Water Closet (W.B)	4	4	4	4	8	8
URINAL	3	3	N/A	N/A	3	3

KEY

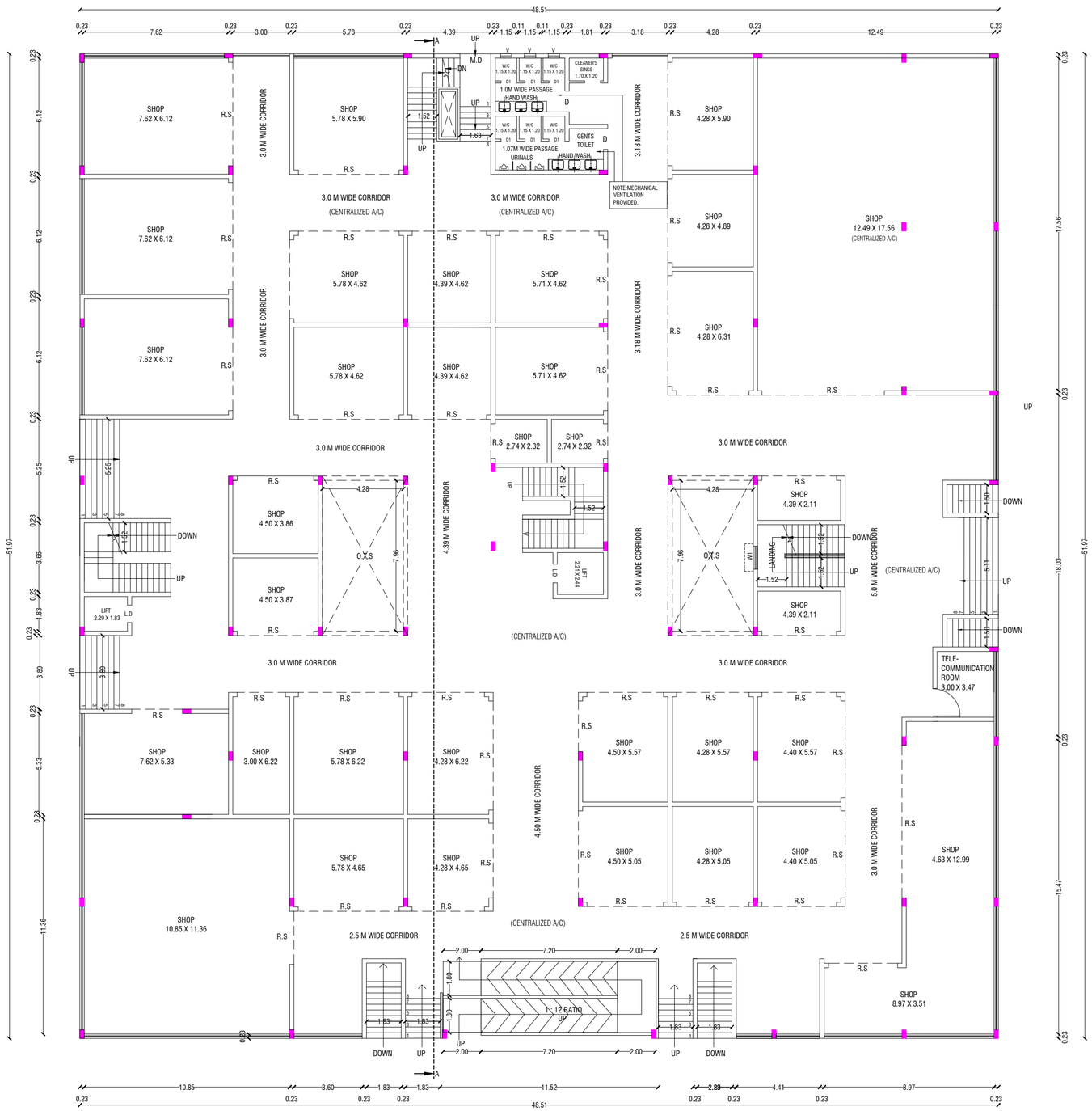
FE	FIRE EXTINGUISHER	EL	EMERGENCY LIGHT
LB	LONG BELL	FA	FIRE ALARM
DW	DRINKING WATER	FH	FIRE HYDRANT

OFFICE USE:-

APPLICANT

Er.M.VADIVEL. ME(Struct)., AMIE., C.Eng(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 STRUCTURAL ENGINEER & REGISTERED ENGINEER



GROUND FLOOR PLAN

NOTE:
CENTRALIZED A/C PROVIDED FOR VENTILATION.
MECHANICAL VENTILATION PROVIDED FOR TOILETS.

SHEET No:2/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (SHOPS & HOSTELS) IN S.F.No:104/4B, 104/5B, 104/3C OF A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN "METER"	SCALE 1:200	N

Area Details

Particulars	Total Buildup Area Sq.mt	Deduction Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
Area of Second Floor	2521.06	160.44	-	2360.62
Area of Lift Room	9.58	-	9.58	-
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Schedule of Joineries

R.S	Rolling Shutter	4.46 X 3.00
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W	Window	2.00 X 1.80
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DD	Double Door	1.52 X 2.10
W1	Window	1.22 X 1.80

SANITARY REQUIREMENT

BASEMENT FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	4	8	8
Water Closet (W.B)	4	4	4	4	8	8
URINAL	4	4	N/A	N/A	4	4

GROUND FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	3	3	3	3	6	6
Water Closet (W.B)	3	3	3	3	6	6
URINAL	3	3	N/A	N/A	3	3

FIRST FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	8	8	12
Water Closet (W.B)	4	4	4	4	8	8
URINAL	3	3	N/A	N/A	3	3

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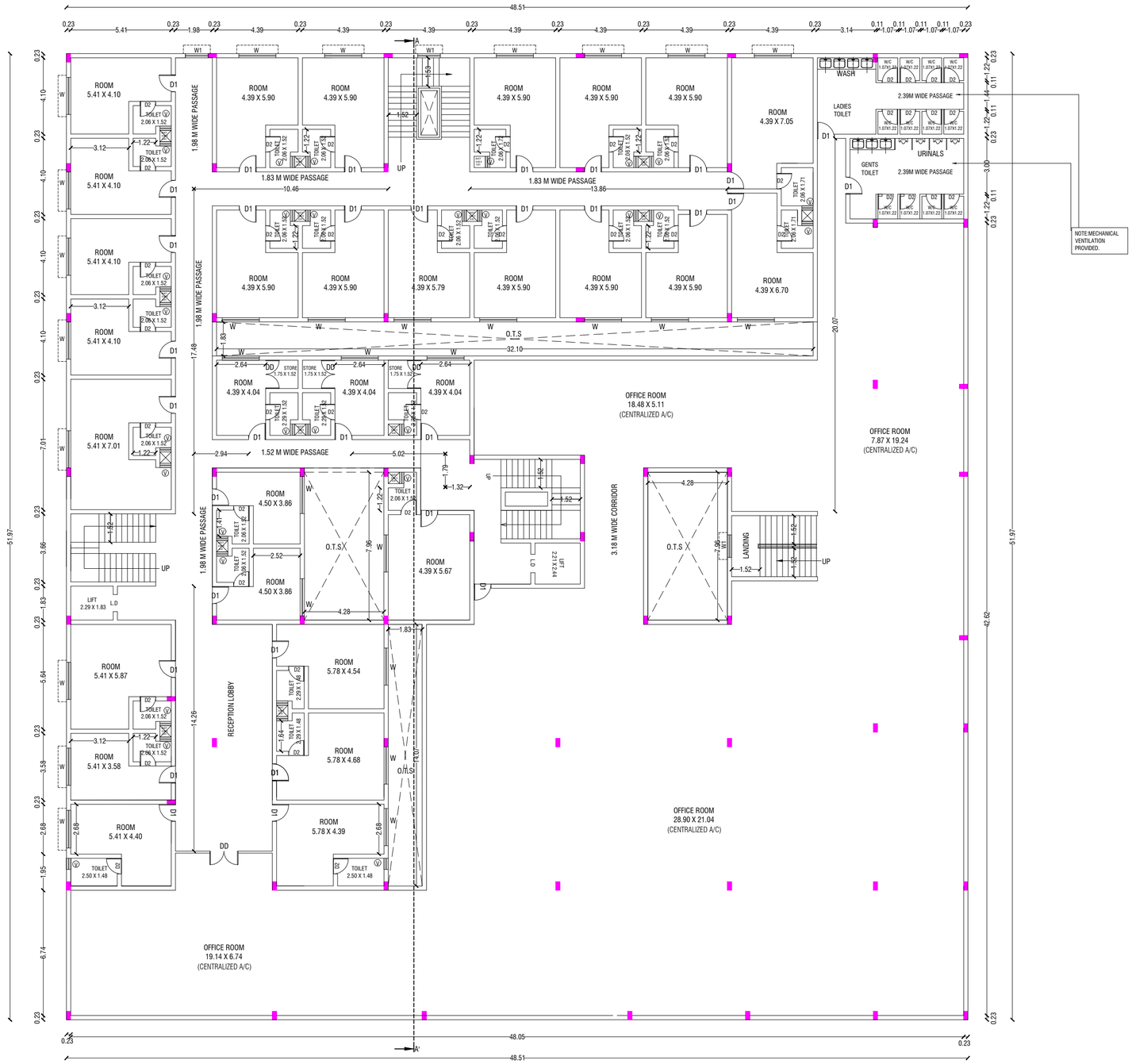
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DW	DRINKING WATER	FH	FIRE HYDRANT

OFFICE USE:-

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REGISTERED STRUCTURAL ENGINEER & REGISTERED ENGINEER



FIRST FLOOR PLAN

NOTE:
CENTRALIZED A/C PROVIDED FOR VENTILATION.
MECHANICAL VENTILATION PROVIDED FOR TOILETS.

SHEET No:3/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (SHOPS & HOSTELS) IN S.F.No:104/4B, 104/5B, 104/3C OF A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN "METER"	SCALE 1:200	N

Area Details

Particulars	Total Buildup Area Sq.mt	Deduction Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
Area of Second Floor	2521.06	160.44	-	2360.62
Area of Lift Room	9.58	-	9.58	-
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V	Ventilator	0.6 X 0.75
DD	Double Door	1.52 X 2.10
W1	Window	1.22 X 1.80

SANITARY REQUIREMENT

BASEMENT FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	4	8	8
Water Closet (W.B)	4	4	4	4	8	8
URINAL	4	4	N/A	N/A	4	4

GROUND FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	3	3	3	3	6	6
Water Closet (W.B)	3	3	3	3	6	6
URINAL	3	3	N/A	N/A	3	3

FIRST FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	8	8	12
Water Closet (W.B)	4	4	4	4	8	8
URINAL	3	3	N/A	N/A	3	3

KEY

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

OFFICE USE:-

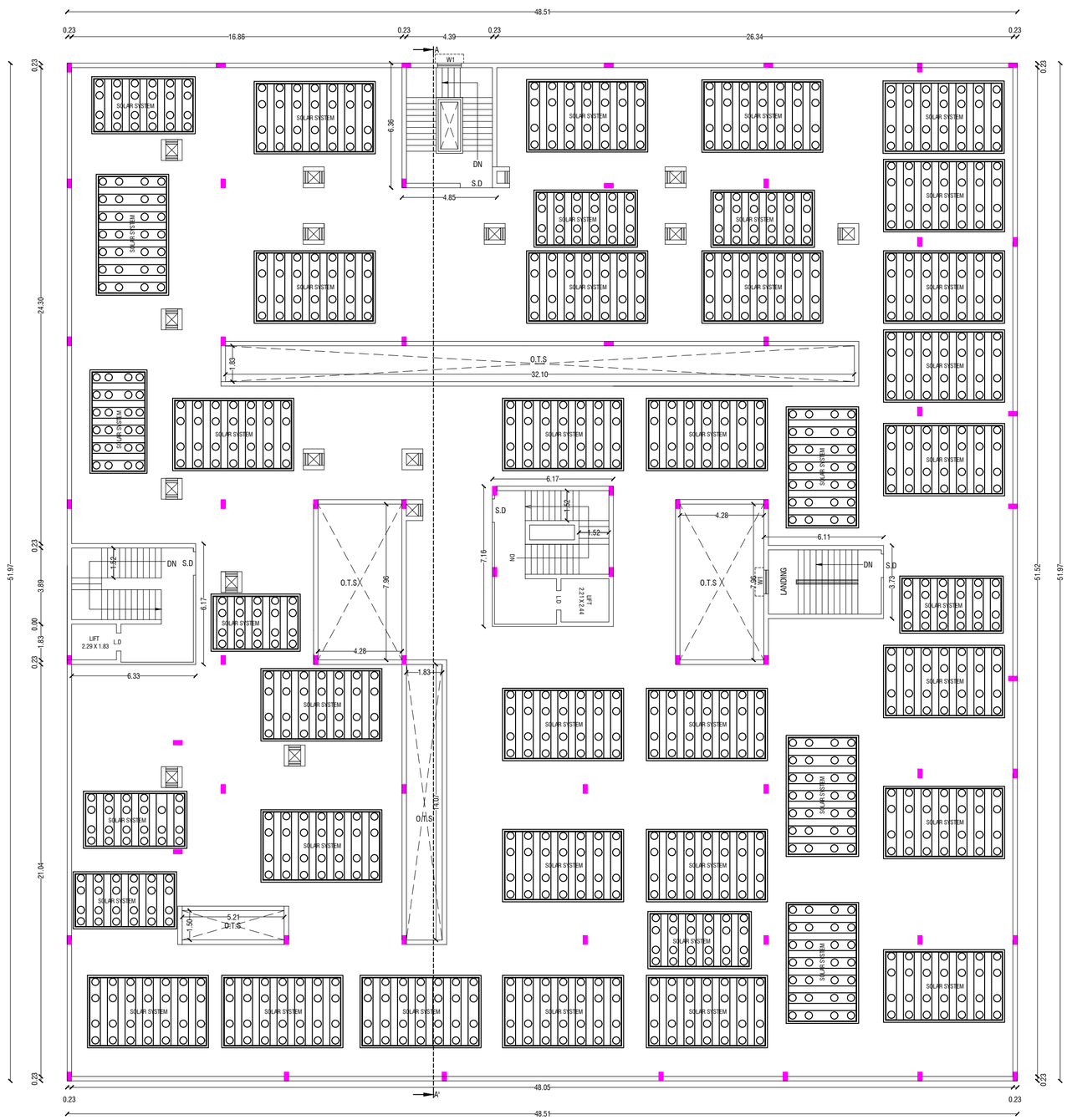
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REGISTERED STRUCTURAL ENGINEER & REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (SHOPS & HOSTELS) IN S.F.No:104/4B, 104/5B, 104/3C OF A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN "METER" | SCALE 1:200 | N



OPEN TERRACE FLOOR PLAN

Area Details

Particulars	Total Buildup Area Sq.mt	Deduction Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
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SANITARY REQUIREMENT

BASEMENT FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	4	8	8
Water Closet (W.B)	4	4	4	4	8	8
URINAL	4	4	N/A	N/A	4	4

GROUND FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	3	3	3	3	6	6
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URINAL	3	3	N/A	N/A	3	3

FIRST FLOOR

Particulars	MEN		WOMEN		TOTAL	
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KEY

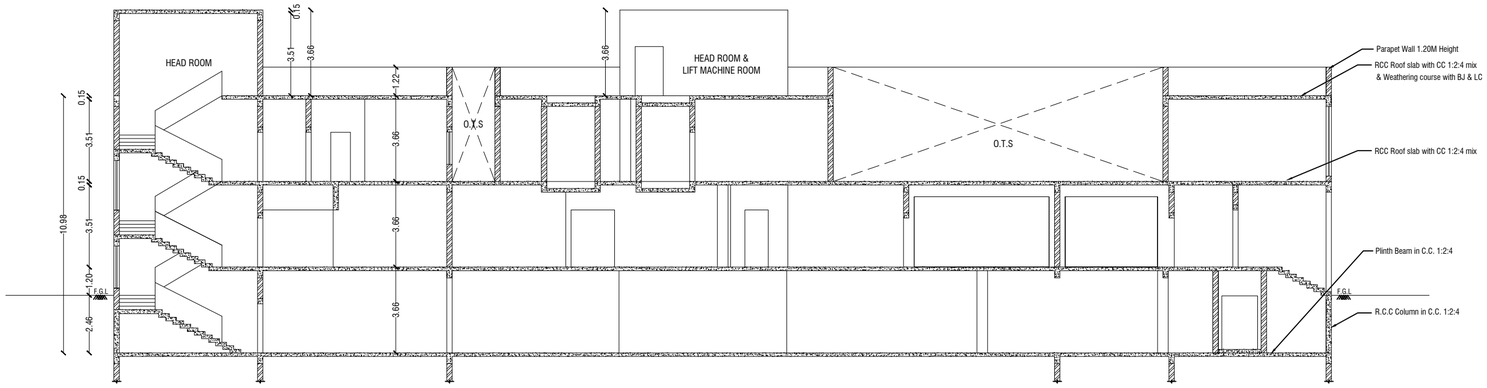
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OFFICE USE:-

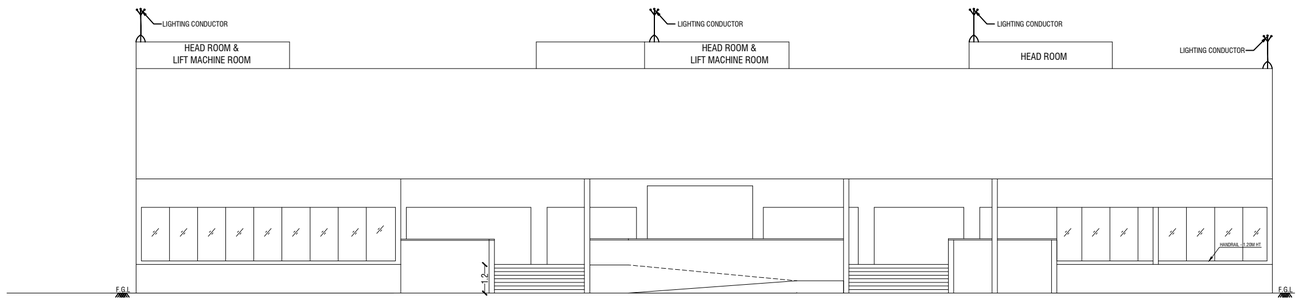
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REGISTERED STRUCTURAL ENGINEER & REGISTERED ENGINEER



SECTION - AA'



ELEVATION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (SHOPS & HOSTELS) IN S.F.No:104/4B, 104/5B, 104/3C OF A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN "METER"	SCALE 1:200	N

Area Details

Particulars	Total Buildup Area Sq.mt	Deduction Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
Area of Second Floor	2521.06	160.44	-	2360.62
Area of Lift Room	9.58	-	9.58	-
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W	Window	2.00 X 1.80
V	Ventilator	0.6 X 0.75
DD	Double Door	1.52 X 2.10

SANITARY REQUIREMENT

BASEMENT FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	4	8	8
Water Closet (W.B)	4	4	4	4	8	8
URINAL	4	4	N/A	N/A	4	4

GROUND FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	3	3	3	3	6	6
Water Closet (W.B)	3	3	3	3	6	6
URINAL	3	3	N/A	N/A	3	3

FIRST FLOOR

Particulars	MEN		WOMEN		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Water Closet (W.C)	4	4	4	8	8	12
Water Closet (W.B)	4	4	4	4	8	8
URINAL	3	3	N/A	N/A	3	3

KEY

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

OFFICE USE:-

APPLICANT

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REGISTERED STRUCTURAL ENGINEER & REGISTERED ENGINEER

PARKING REQUIREMENT

1). OFFICE PARKING CALCULATION
Basement floor office area = 2452.92 + First floor office area = 1196.38
Total Office Floor Area = 3649.3 sq.m ≈ 3650 sq.m
As per General Note:
Parking based on FSI shall be calculated on 75% of floor area.
Effective Area = 3650 × 75% = 2737.5 sq.m

Car Parking Requirement:
1 Car Parking / 100 sq.m
Required Car Parks = 2737.5 / 10 = 27.37 = 28 Nos.
Visitor Parking @10% = 2.8 ≈ 3 Nos.
Total Car Parking = 28 + 3 = 31 Nos.

Two-Wheeler Parking Requirement:
1 Two-Wheeler Parking / 25 sq.m
Required Two-Wheeler Parks = 2737.5 / 25= 109.5= 110 Nos.
Visitor Parking @10% = 11 Nos.
Total Two-Wheeler Parking = 110 + 11 = 121 Nos.

FINAL REQUIREMENT:
Car Parking = 31 Nos.
Two-Wheeler Parking = 121 Nos.

2).SHOP / COMMERCIAL PARKING CALCULATION
Total Floor Area = 2452.92 sq.m
As per General Note:
Parking based on FSI shall be calculated on 75% of floor area.
Effective Area = 2452.92 × 75% = 1839.69 sq.m
Less exempted area = 75 sq.m
Net Area for Parking Calculation= 1839.69 - 75 = 1764.69 sq.m

Parking Requirement:
1 Car Parking + 1 Two-Wheeler Parking
for every 75 sq.m or part thereof
Required Parking Units= 1764.69 / 75= 23.52= 24 Nos.

FINAL REQUIREMENT:
Car Parking = 24 Nos.
Two-Wheeler Parking = 24 Nos.

3).HOSTEL PARKING CALCULATION
Number of Hostel Rooms = 30 Nos.

Parking Requirement:
1 Two-Wheeler Parking for every 10 Rooms,
No Car Parking Required
Required Two-Wheeler Parking= 30 / 10 =
3 Nos.

FINAL REQUIREMENT:
Car Parking = Nil
Two-Wheeler Parking = 3 Nos.

COMBINED PARKING STATEMENT

1. OFFICE SPACE (Area = 3650 sq.m)
Required Parking:
Car Parking = 31 Nos.
Two-Wheeler Parking = 121 Nos.

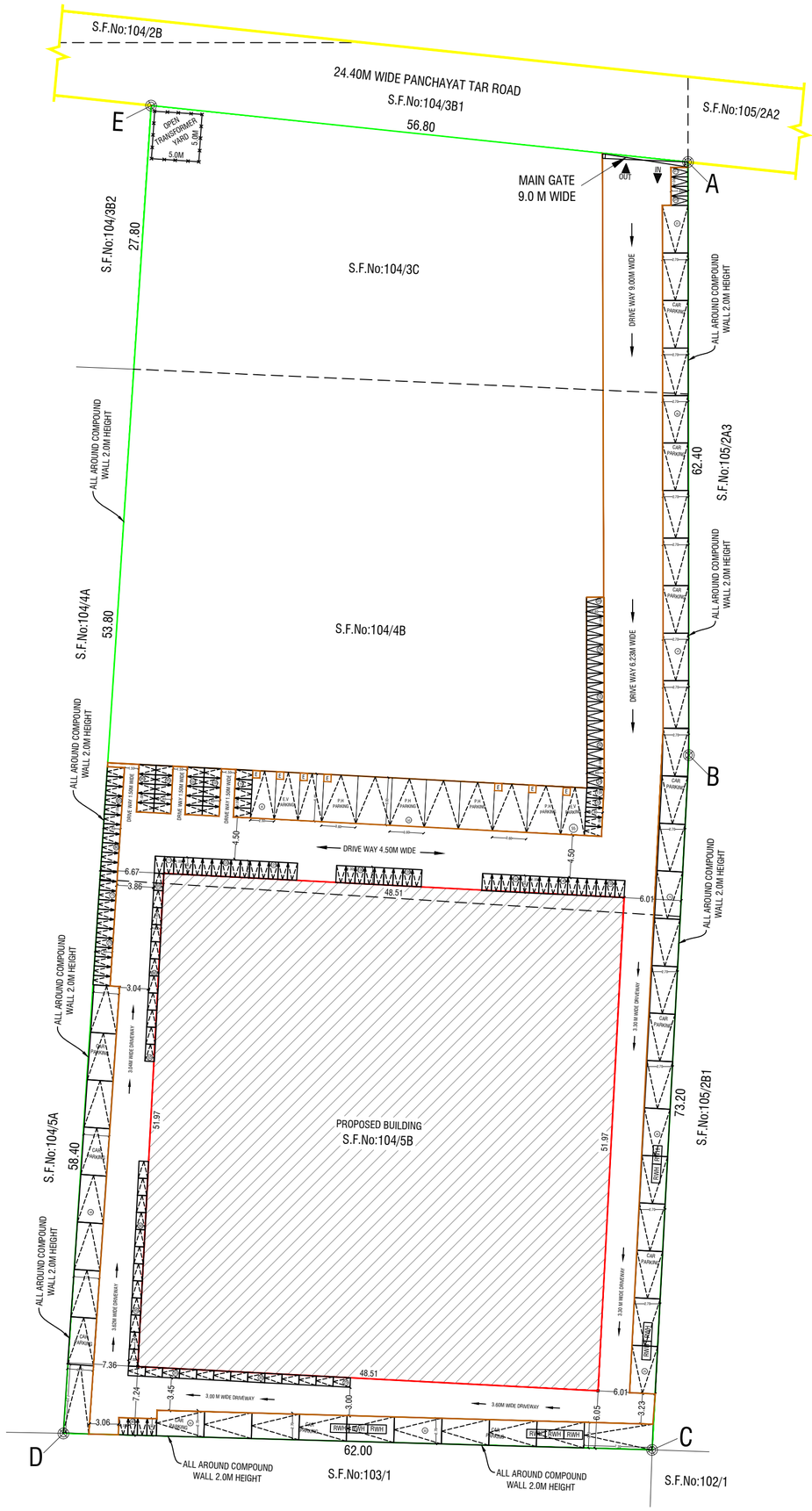
2. SHOP / COMMERCIAL SPACE (Area = 2452.92 sq.m)
Required Parking:
Car Parking = 24 Nos.
Two-Wheeler Parking = 24 Nos.

3. HOSTEL BUILDING(No. of Rooms = 30 Nos)
Required Parking:
Car Parking = Nil
Two-Wheeler Parking = 3 Nos.

TOTAL PARKING REQUIREMENT
Total Car Parking= 31 + 24 + 0 = 55 Nos.
Total Two-Wheeler Parking = 121 + 24 + 3 = 148 Nos.

FINAL TOTAL REQUIRED:
Car Parking = 55 Nos.
Two-Wheeler Parking = 148 Nos.

PARKING PROVIDED:
CAR PARKING = 55 NOS (7 P.H.P INCLUDED 7 E.V POINT INCLUDED)
TWO-WHEELER PARKING = 156 NOS.



SHEET No:6/6

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (SHOPS & HOSTELS) IN S.F.No:104/4B, 104/5B, 104/3C OF A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN "METER"	SCALE 1:500	N

Area Details

PLR / FMB Area	**8546.00 Sq.Mt**
Document Area	**8546.00 Sq.Mt**
Super Imposed Area	**8546.00 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	2521.06	68.14	-	2452.92
Area of Ground Floor	2521.06	68.14	-	2452.92
Area of First Floor	2521.06	160.44	-	2360.62
Area of Lift Room	9.58	-	9.58	-
Area of Head Room	124.53	-	124.53	-
Total Area	7697.29	296.72	134.11	7266.46

Parking Details

Particulars	Required in Nos.	Provided in Nos.
Car parking	55	148
Two Wheeler Parking	55	158

Open Space Reservation Details

Particulars	Required	Provided
Open Space Reservation Area (O.S.R)	854.60 Sq.Mt (10.00%)	Paid to DTCP

FSI DETAILS:-

Total ALL Floor Area / Total Land Area = 7266.72 / 8546.00 = FSI =0.850

Area Details for Survey Number Wise

S.No.	SURVEY NUMBER	AREA IN Hectare
1	S.F.No: 104/4B	0 - 33.50
2	S.F.No: 104/5B	0 - 36.75
3	S.F.No: 104/3C	0 - 15.21
TOTAL AREA		**0 - 85.46**

COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
PROPOSED DRIVE WAY

LEGEND

ELECTRIC VEHICLE POINT [E]

OFFICE USE:-

APPLICANT

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Consulting Civil Engineer, Chartered Engineer,
TN.Govt. Registered Professional of DTCP,
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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.