PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

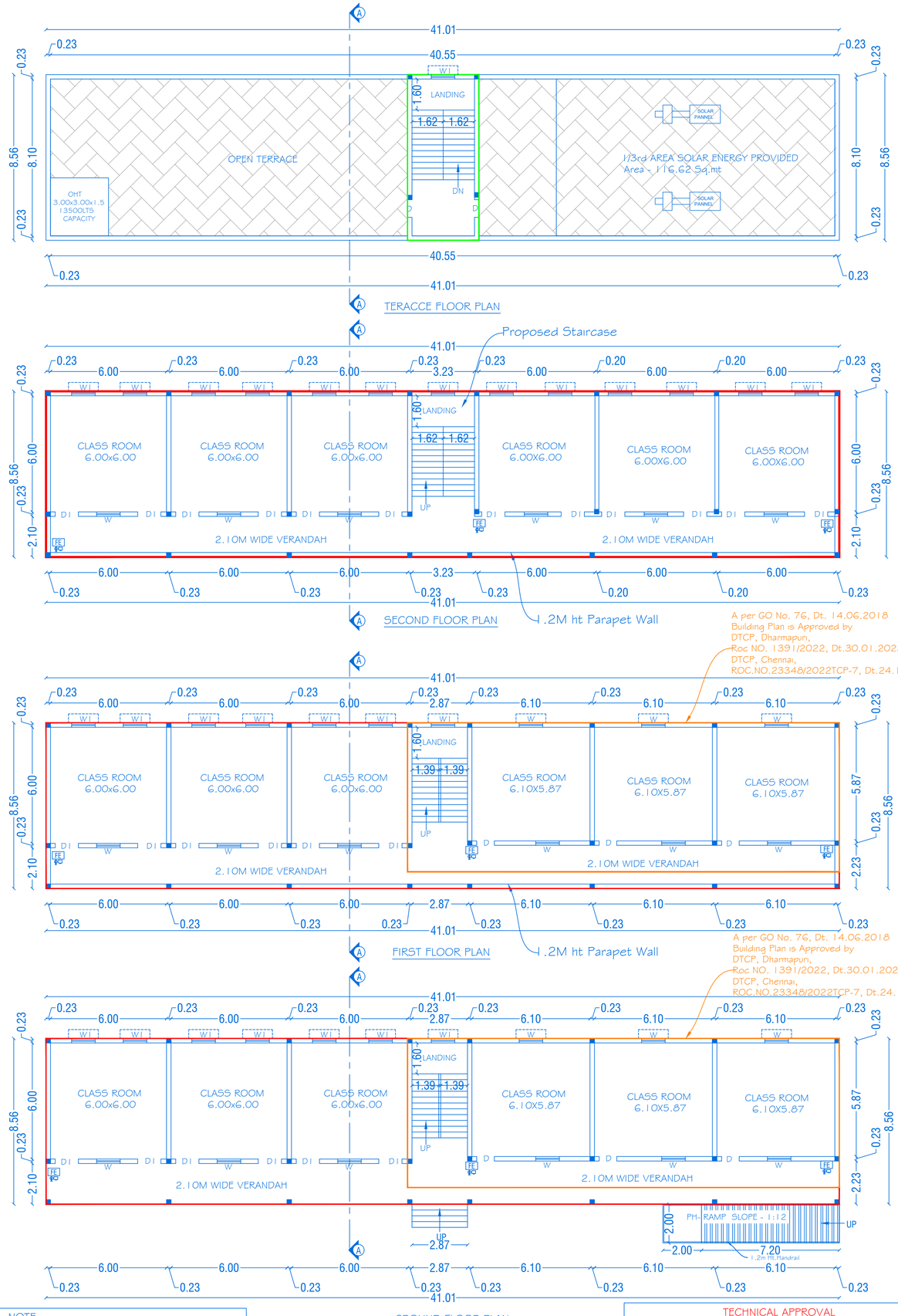
ISSUING AUTHORITY
DTCP

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
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NOTE :

PROPOSED BUILDING

EXISTING BUILDING

SHEET NO:01/03

SCALE 1:100 | BLOCK-1

REVISED PLAN SHOWING THE EXISTING BUILDING AND PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOF SCHOOL BUILDING IN GROUND, FIRST AND SECOND FLOOR FOR "St.JAMES MATRICULATION SCHOOL" IN SF.NO: 716/1B1, AT ERRANAHALLI VILLAGE & PANCHAYAT, PALACODE TALUK, DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
D	DOOR	0.91 X 2.10
D1	DOOR	1.20 X 2.10
W1	WINDOW	1.22 X1.50
W	WINDOW	1.22X 1.22

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA -Sq.mt	NON FSI AREA	FSI AREA
I	AREA OF THE GROUND FLOOR	351.05	-	351.05
	AREA OF THE FIRST FLOOR	351.05	-	351.05
	AREA OF THE SECOND FLOOR	351.05	-	351.05
	AREA OF THE HEAD ROOM	31.59	31.59	-

KEY

FE FIRE EXTIGUISHER -

FA FIRE ALARM -

FH FIRE HYDRANT -

APPLICANT

CORRESPONDENT
St. James Matriculation School
KUSHKAL, Palacode-Tk.
Dharmapuri-Dt. 636 808

St.JAMES MATRICULATION SCHOOL

REGISTERED PROFESSION

Er.A.Harikumar,M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,L.L.B,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

TECHNICAL APPROVAL

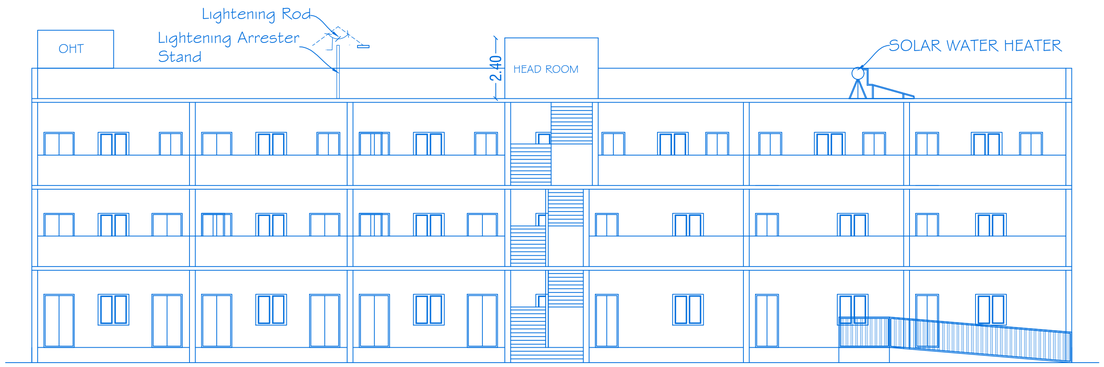
Online Application(SWP) No:SWP/BPA/884862/2026

SWP / DTCP / Dharmapuri / Building Approval No. 31 / 2026

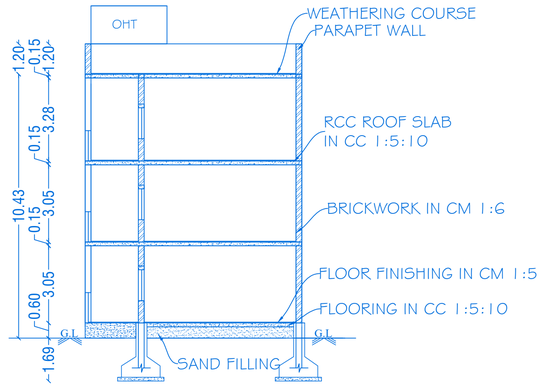
Technical Approval Issued

CIVIL TEC - \\SERVER\DRAWING 2026-DTCP-OTHERS\INSTITUTION\1.ST.JAMES -III.VI.XX26.

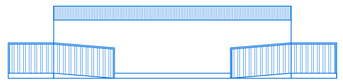
REVISED PLAN SHOWING THE EXISTING BUILDING AND PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOF, AC SHEET ROOF SCHOOL BUILDING IN GROUND FLOOR FOR "St.JAMES MATRICULATION SCHOOL" IN SF.NO: 716/1B1, AT ERRANAHALLI VILLAGE & PANCHAYAT, PALACODE TALUK, DHARMAPURI DISTRICT.



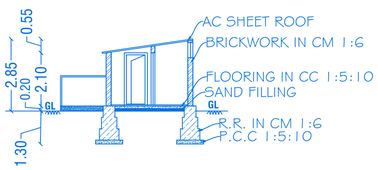
ELEVATION
BLOCK-1



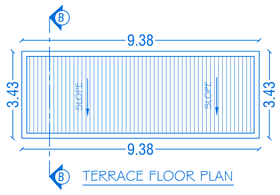
SECTION ON "AA"
BLOCK-1



ELEVATION

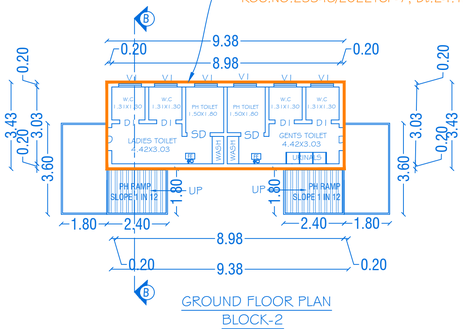


SECTION ON - "BB"



TERRACE FLOOR PLAN

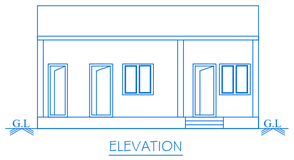
A per GO No. 76, Dt. 14.06.2018
Building Plan is Approved by
DTCP, Dharmapuri,
Roc NO. 1391/2022, Dt.30.01.2023
DTCP, Chennai,
ROC.NO.23348/2022TCP-7, Dt.24.12.2022.



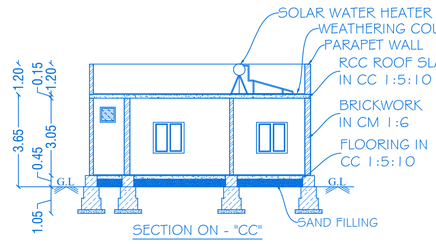
GROUND FLOOR PLAN
BLOCK-2
(TOILET)

NOTE :
PROPOSED BUILDING
EXISTING BUILDING

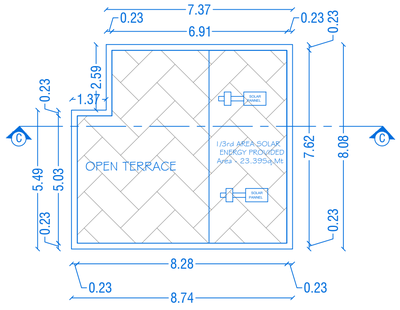
TECHNICAL APPROVAL
Online Application(SWP) No:SWP/BPA/884862/2026
SWP / DTCP / Dharmapuri / Building Approval No. 31 / 2026
Technical Approval Issued



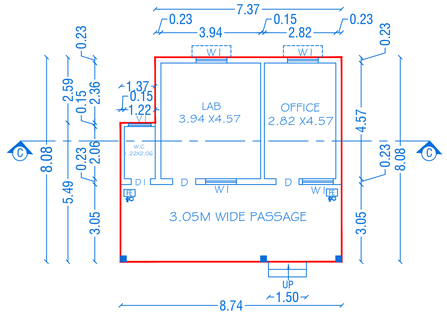
ELEVATION



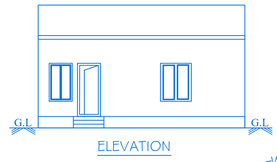
SECTION ON - "CC"



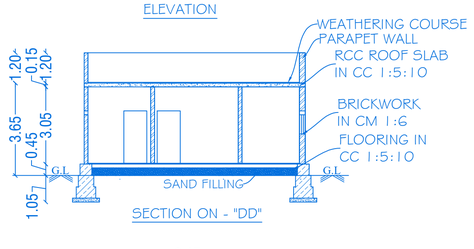
TERRACE FLOOR PLAN



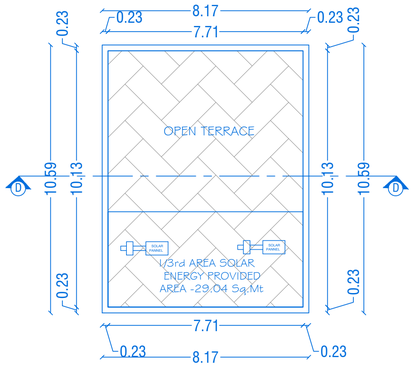
GROUND FLOOR PLAN
BLOCK-3
(OFFICE)



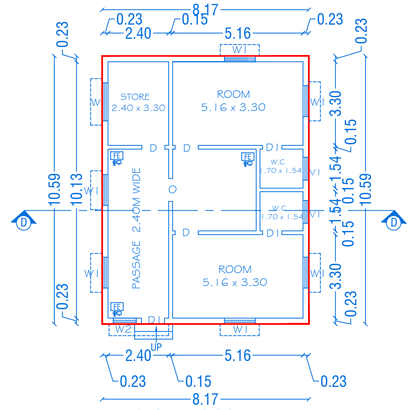
ELEVATION



SECTION ON - "DD"



TERACCE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK-4
(STAFF ROOM)

	SHEET NO:02/03	
	SCALE 1:100	BLOCK-1,2,3,4

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
D	DOOR	0.91 X 2.10
D1	DOOR	0.76 X 2.10
SD	SWINGOUT DOOR	0.91 X 2.10
W	WINDOW	1.50X 2.50
W1	WINDOW	1.22X 1.22
W2	WINDOW	0.91X 1.50
V1	VENTILATION	0.90 X0.60

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA -Sq.mt	NON FSI AREA	FSI AREA
2	AREA OF THE GROUND FLOOR	32.17	--	32.17
3	AREA OF THE GROUND FLOOR	67.05	--	67.05
4	AREA OF THE GROUND FLOOR	86.45	--	86.45

KEY

FE FIRE EXTIGUISHER -
FA FIRE ALARM -
FH FIRE HYDRANT -

APPLICANT

CORRESPONDENT
St. James Matriculation School
KUSHKAL, Palacode-Tk.
Dharmapuri-Dt. 636 808

St.JAMES MATRICULATION SCHOOL

REGISTERED PROFESSION

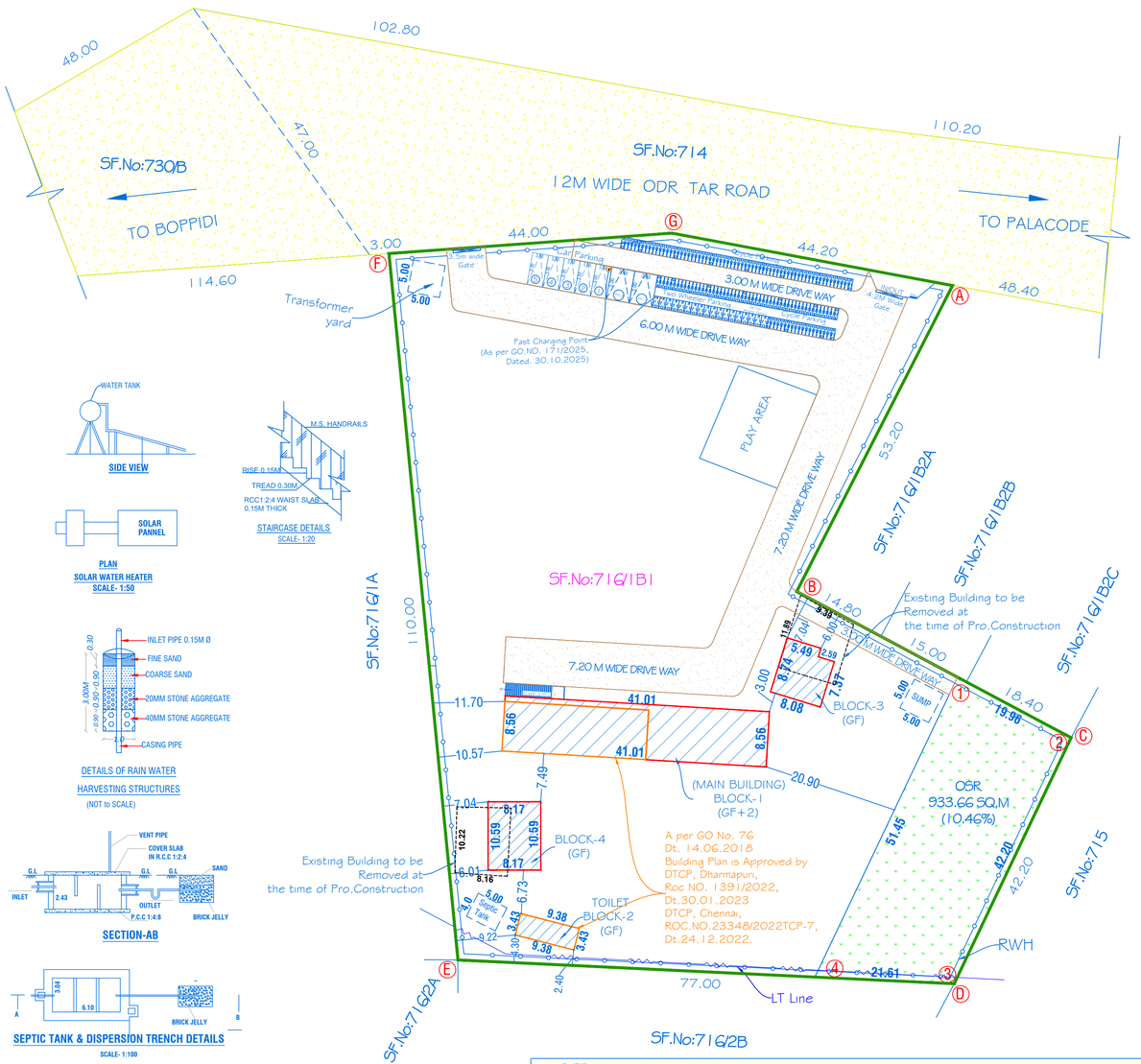
Er.A.Harikumar,M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,L.L.B,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC - \\SERVER\DRAWING 2026-DTCP-OTHERS\INSTITUTION\1.ST.JAMES -III.VI.XX26.

REVISED SITE PLAN SHOWING THE EXISTING BUILDING AND PROPOSED ADDITIONAL CONSTRUCTION OF RCC ROOF, AC SHEET ROOF SCHOOL BUILDING IN GROUND, FIRST AND SECOND FLOOR FOR "St.JAMES MATRICULATION SCHOOL" IN SF.NO: 716/1B1, AT ERRANAHALLI VILLAGE & PANCHAYAT, PALACODE TALUK, DHARMAPURI DISTRICT.



PARKING AREA DETAILS			
SI.NO	PARTICULARS	REQUIRED	PROVIDED
1	CAR PARKING	03	05
2	DA CAR PARKING	01	02
3	TWO WHEELER PARKING	13	15
4	DA TWO WHEELER PARKING	02	03
5	CYCLE PARKING	130	135

SITE APPROVAL

Online Application(SWP) No:SWP/BPA/884862/2026

Site Boundary Shown as "A to G"

SWP / DTCP / Dharmapuri / Site Approval No. 128 / 2026

Site Approval issued

TECHNICAL APPROVAL

Online Application(SWP) No:SWP/BPA/884862/2026

SWP / DTCP / Dharmapuri / Building Approval No. 31 / 2026

Technical Approval Issued

NOTE :

AS PER GO.NO.76, DT. 14.06.2018
BUILDING PLAN IS APPROVED BY
1) DTCP, DHARMAPURI, ROC NO. 1391/2022, Dt.30.01.2023.
2) DTCP, CHENNAI, ROC.NO.23348/2022TCP-7, Dt.24.12.2022.

COLOUR INDEX	KEY
SITE BOUNDARY	(FE) FIRE EXTINGUISHER -
EXISTING ROAD	(FA) FIRE ALARM -
PROPOSED BUILDING	(FH) FIRE HYDRANT -
EXISTING BUILDING	
DRIVE WAY	
O S R	

PARKING CALCULATION DETAILS

S.NO	TYPE OF AREA	PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED
1	CLASS ROOM AREA	CAR PARKING	648.64/300	03	05
2		TWO WHEELER PARKING	648.64/50	13	15
3		CYCLE PARKING	648.64/5	130	135

SHEET NO:03/03

SCALE - 1:500

ALL DIMENSIONS ARE IN METER

EXISTING APPROVED AREA DETAILS

TOTAL AREA OF THE SITE (2.20 ½ Acre) = 8925.00 Sq.mt.

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	F.S.I AREA
BLOCK - 1 (MAIN BUILDING)				
1	AREA OF THE GROUND FLOOR	172.00	--	172.00
	AREA OF THE FIRST FLOOR	172.00	--	172.00
BLOCK -2 (TOILET)				
2	AREA OF THE GROUND FLOOR	32.17	--	32.17
TOTAL		376.17	--	376.17

REVISED AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	F.S.I AREA
BLOCK - 1 (MAIN BUILDING)				
1	AREA OF THE GROUND FLOOR	351.05	--	351.05
	AREA OF THE FIRST FLOOR	351.05	--	351.05
	AREA OF THE SECOND FLOOR	351.05	--	351.05
	AREA OF THE HEAD ROOM	31.59	31.59	--
	TOTAL AREA OF BLOCK- 1	1084.74	31.59	1053.15
BLOCK -2 (TOILET)				
2	AREA OF THE GROUND FLOOR	32.17	--	32.17
BLOCK -3 (OFFICE)				
3	AREA OF THE GROUND FLOOR	67.05	--	67.05
BLOCK -4 (STAFF ROOM)				
4	AREA OF THE GROUND FLOOR	86.45	--	86.45
TOTAL AREA (BLOCK 1 to 4)		1270.41	31.59	1238.82

PLOT COVERAGE (PC) = 536.72/8925.00 X 100
= 6.01%

CURRENT FSI AREA = 1238.82 Sq.Mt
PREVIOUS APPROVED AREA = 376.17 Sq.Mt
NOW PROPOSED AREA = 862.65 Sq.Mt

FLOOR SPACE INDEX = 1238.82/8925.00
= 0.14<2.0

OSR REQUIRED = 892.50 Sq.m (10.00%)

OSR PROVIDED
(Ref.No:1 to 4) = 933.66 Sq.mt (10.46%)

APPLICANT

CORRESPONDENT
St. James Matriculation School
KUSHKAL, Palacode-Tk.
Dharmapuri-Dt. 636 808

St.JAMES MATRICULATION SCHOOL

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVILTEC \\SERVER\\DRAWING 2026\DTCP-OTHERS\INSTITUTION\1.St.James-III.VI.XX26

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.