Verified RealEstate™

REFERENCE
SWP/BPA/919886/2026

ISSUED
25 September 2026

PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

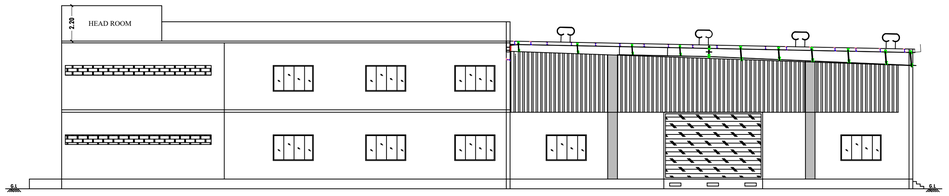
The approval as the planning authority issued it, reproduced in full behind this page.

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

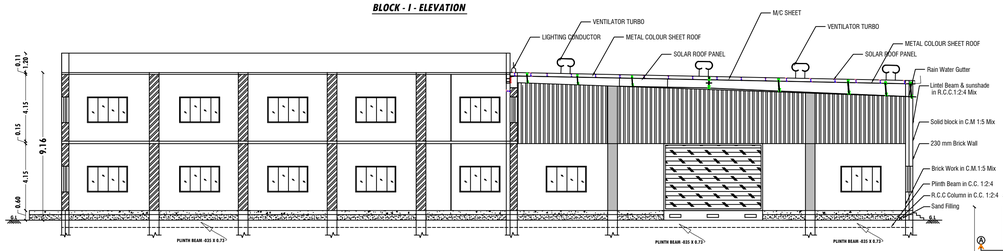
Verified RealEstate™
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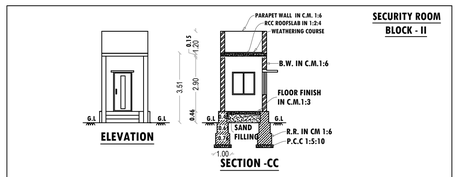
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF AND M/C SHEET ROOF INDUSTRIAL BUILDING (WHITE CATEGORY) FOR IT INDUSTRY (LESS THAN 20 EMPLOYEES), ELECTRICAL AND ELECTRONIC ITEM ASSEMBLY, LIGHT ENGINEERING & FABRICATION UNITS WITHOUT SPRAY PAINTING - 44.34 HP) IN PLOT No: 9-C, IN APPROVAL SIPCOT INDUSTRIAL LAYOUT IN S.F.Nos: 680 Part, 721/2A Part, 721/2B Part ATHAGAPADI VILLAGE & PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.

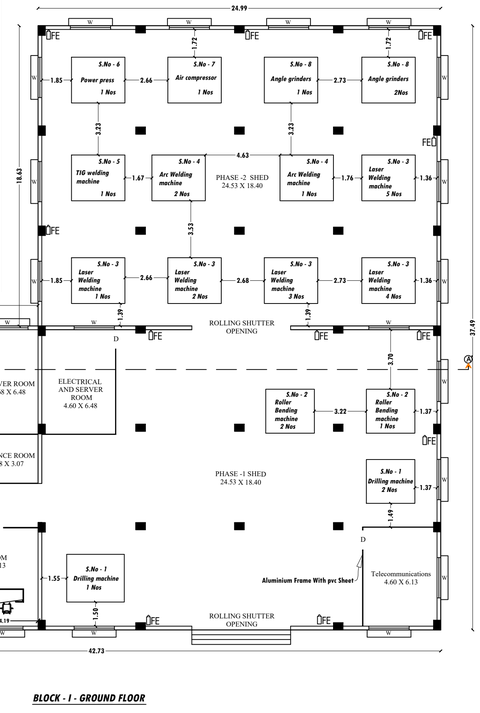


BLOCK - I - ELEVATION

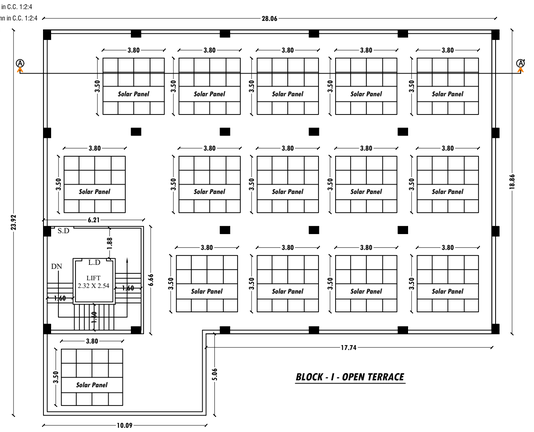


BLOCK - I - SECTION ON AA'

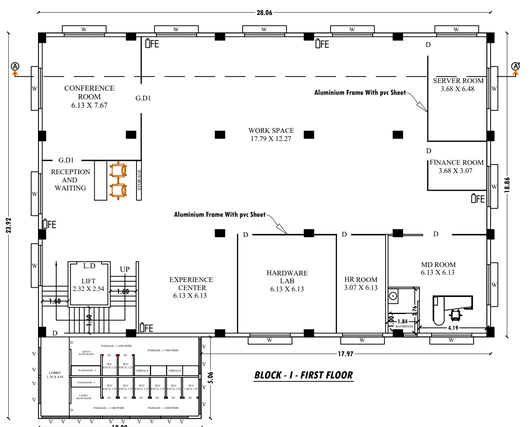




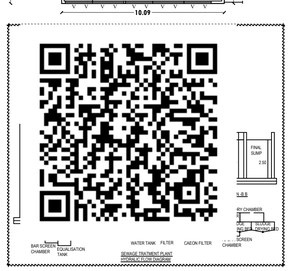
BLOCK - I - GROUND FLOOR

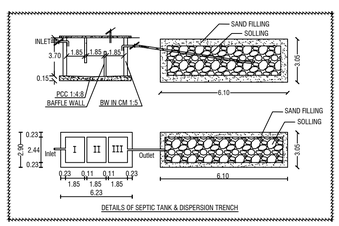


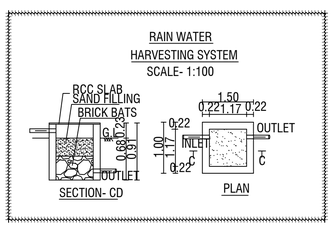
BLOCK - I - OPEN TERRACE

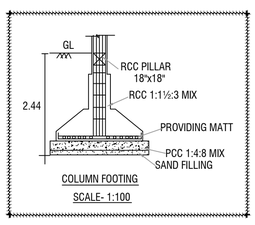


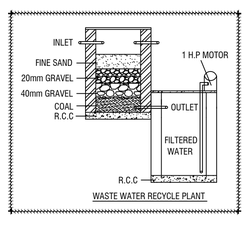
BLOCK - I - FIRST FLOOR

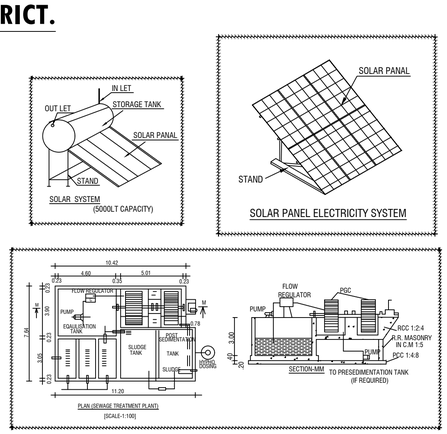


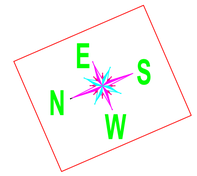












JOINERIES		
REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	6.13 X 4.15
D	DOOR	1.20 X 2.40
L.D	LIFT DOOR	1.20 X 2.10
D1	DOOR	0.80 X 2.40
O	OPEN	1.00 X 2.40
G.D	GLASS DOOR	3.22 X 2.10
G.D1	GLASS DOOR	1.84 X 2.10
W	WINDOW	2.50 X 1.60
V	TOILET VENTILATOR	2.18 X 0.60

Power Details

S.No.	Machineries Name	H.P.	Nos.	TOTAL H.P.
1	Drilling machine	2.00	2	4.00
2	Roller Bending machine	2.00	2	4.00
3	Laser Welding machine	4.00	5	20.00
4	Arc Welding machine	4.00	2	8.00
5	TIG welding machine	4.00	1	4.00
6	Power press	2.00	1	2.00
7	Air compressor	1.00	1	1.00
8	Angle grinders	0.67	2	1.34
	Total Power In H.P.			44.34

Hand press - No electricity required - 2 numbers

Sanitation Requirements for Factories

Sl.No	Sanitary Unit	Required Male	Provided Male	Required Female	Provided Female
1	Water Close	2 for 16-35 Persons	4	2 for 13-25 Persons	12
2	Ablution Taps	one in each W.C	4	one in each W.C	12
3	Urinals	2 for 21-45 Persons	8	-	-
4	Washing Taps with draining arrangement	one for every 25persons or part thereof	1	one for every 25persons or part thereof	2
5	Drinking water Fountains	one for every 100 persons with a minimum of one on each floor	1	one for every 100 persons with a minimum of one on each floor	2

KEY

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

APPLICANT

For INSKY COMMUNICATIONS PVT LTD
Director

REGISTERED DEVELOPER

Er.T.ARUNKUMAR. BE (Civil).,
Consulting Civil Engineer,
TN.Govt. Registered Professional Of DTCP,
R.D-003/2026 Registered Developer,
AK BUILDERS & DEVELOPERS,
773,Rukmani Mahal Complex, 1st Floor,
Pennagaram Main Road, Dharmapuri-636701.
Cell: 75503 15100, 75503 15101,
Email : arun0203dpi@gmail.com.

LAND AREA DETAILS

PARTICULARS	SQ.MT.
AREA OF THE SITE AS PER FMB	7931.84
AREA OF THE SITE AS PER DOCUMENT	7931.84
SUPER IMPOSED AREA	7931.80

SIPCOT INDUSTRIAL PARK , SWP/DTCP/DHARMAPURI LAYOUT APPROVAL No:127/2026, DATED - 25.07.2026

M/S. INSKY COMMUNICATIONS PRIVATE LIMITED.,

PROPOSED BUILDING AREA DETAILS

BLOCK NAME	PARTICULARS	FSI (SQ.M.)	NON-FSI (SQ.M.)	TOTAL BUILT-UP AREA(SQ.M.)
1	GROUND FLOOR -(FACTORY STORE)	1512.80	-	1512.80
1	FIRST FLOOR - (FACTORY STORE)	580.27	-	580.27
1	LIFT ROOM & HEAD ROOM	-	47.25	47.25
2	SECURITY ROOM	-	6.25	6.25
	TOTAL AREA	2093.07	53.50	2146.57

FSI DETAILS

$$\frac{\text{Total Covered Area of All Floors}}{\text{Total Site Area}} = \frac{2093.07}{7931.80} = 0.26$$

OFFICE USE

SITE APPROVAL

Online Application(SWP) No.SWP/BPA/ 919886/ 2026
Site Boundary Shown as A to D
SWP/DTCP/Dharmapuri/Site Approval No:164/2026
Site Approval Issued

TECHNICAL APPROVAL

Online Application(SWP) No.SWP/BPA/919886/ 2026
SWP/DTCP/Dharmapuri/Building Approval No:40/2026
Technical Approval Issued

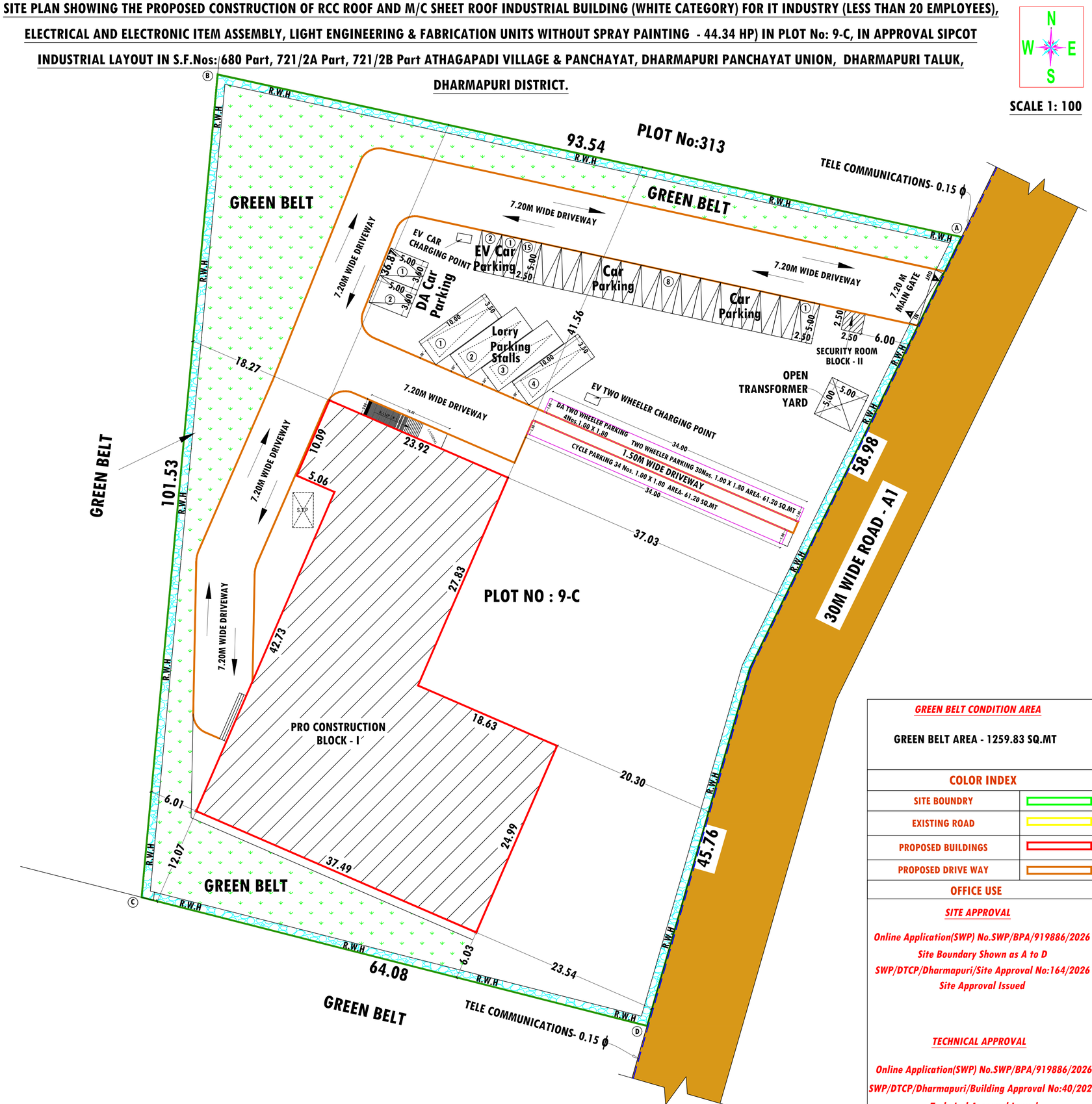
REGISTERED STRUCTURAL ENGINEER

Er.M.THIRUMAL. ME (Struct).,
Consulting Civil Engineer,
TN.Govt. Registered Professional Of DTCP,
RE-G-II-3/2025,RSE-G-I-1/2025,CE-1/2025,
AK BUILDERS & DEVELOPERS,
773,Rukmani Mahal Complex, 1st Floor,
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Cell: 75503 15100, 75503 15101,
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SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF AND M/C SHEET ROOF INDUSTRIAL BUILDING (WHITE CATEGORY) FOR IT INDUSTRY (LESS THAN 20 EMPLOYEES), ELECTRICAL AND ELECTRONIC ITEM ASSEMBLY, LIGHT ENGINEERING & FABRICATION UNITS WITHOUT SPRAY PAINTING - 44.34 HP) IN PLOT No: 9-C, IN APPROVAL SIPCOT INDUSTRIAL LAYOUT IN S.F.Nos:680 Part, 721/2A Part, 721/2B Part ATHAGAPADI VILLAGE & PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.



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AREA OF THE SITE AS PER DOCUMENT	7931.84
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SIPCOT INDUSTRIAL PARK , SWP/DTCP/DHARMAPURI LAYOUT APPROVAL No:127/2026, DATED - 25.07.2026

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2	SECURITY ROOM	-	6.25	6.25
	TOTAL AREA	2093.07	53.50	2146.57

FSI DETAILS — Total Covered Area of All Floors / Total Site Area = 2093.07 / 7931.80 = 0.26

Parking Requirements

Description	Stall Size	Required	Provided
Lorry Parking (1 lorry space for every 750sq.m of workshop area or part thereof) = 2093.07/750 = 2.79nos	3.5 x 10.0	3 Nos	4 Nos
Car Parking (1 car space for every 150sq.m of office area or part thereof) = 2093.07/150 = 13.95nos	2.5 x 5.0	13 Nos	15 Nos
DA Car Parking (10%of the total car parking) = 2093.07/150 = 13.95nos X 10% = 1.40Nos	3.6 x 5.0	1 Nos	2 Nos
Two Wheeler Parking (1 two wheeler space for every 75sq.m of workshop area or part thereof) = 2093.07/75 = 27.91nos	1.0 x 1.8	27 Nos	30 Nos
DA Two Wheeler Parking (10% of thetotal two wheeler space) = 2093.07/75 = 27.91nos X 10% =2.79nos	1.0 x 1.8	3 Nos	4 Nos
Cycle Parking (1 cycle space for every 75sq.m of workshop area or part thereof) = 2093.07/75 = 27.91nos	1.0 x 1.8	27 Nos	34 Nos

GREEN BELT CONDITION AREA

GREEN BELT AREA - 1259.83 SQ.MT

COLOR INDEX	
SITE BOUNDRY	
EXISTING ROAD	
PROPOSED BUILDINGS	
PROPOSED DRIVE WAY	

OFFICE USE

SITE APPROVAL

Online Application(SWP) No.SWP/BPA/919886/2026
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APPLICANT

For INSKY COMMUNICATIONS PVT LTD
V. Prasad
Director

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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.