PP APPROVAL RECORD

Planning Permission

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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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OMR Thoraipakkam,
Chennai 600 097, India

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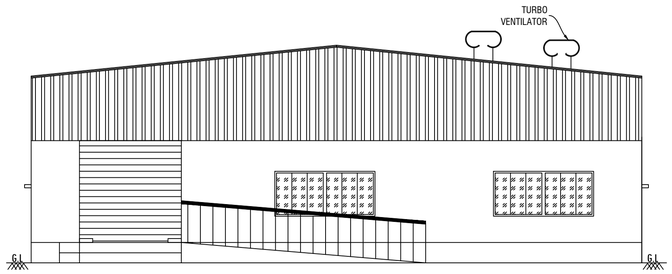
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF & M/C SHEET ROOF SHOP BUILDING IN S.F No.209/10B AT SEMMANDAKUPPAM VILLAGE & PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

(Non Planning Area)

N

ALL DIMENSIONS ARE IN "METER"

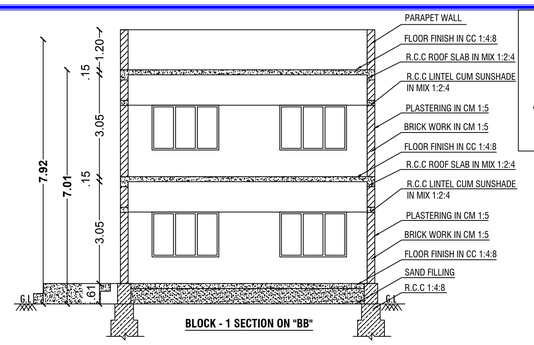
SCALE 1:100



BLOCK - 2 ELEVATION



BLOCK - 1 ELEVATION



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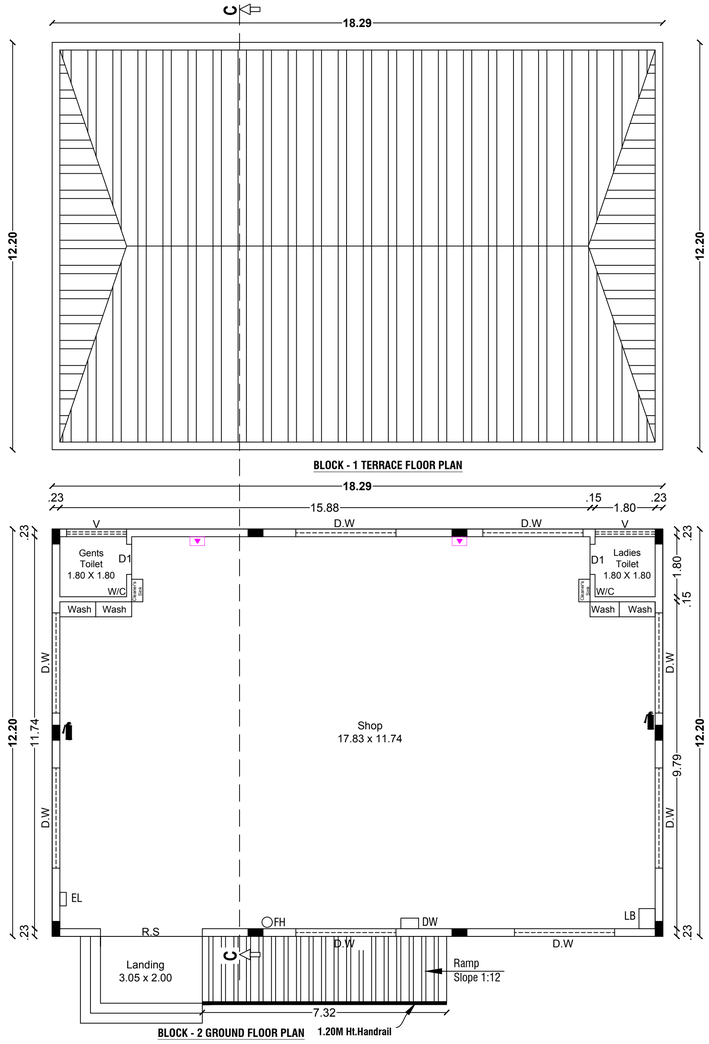
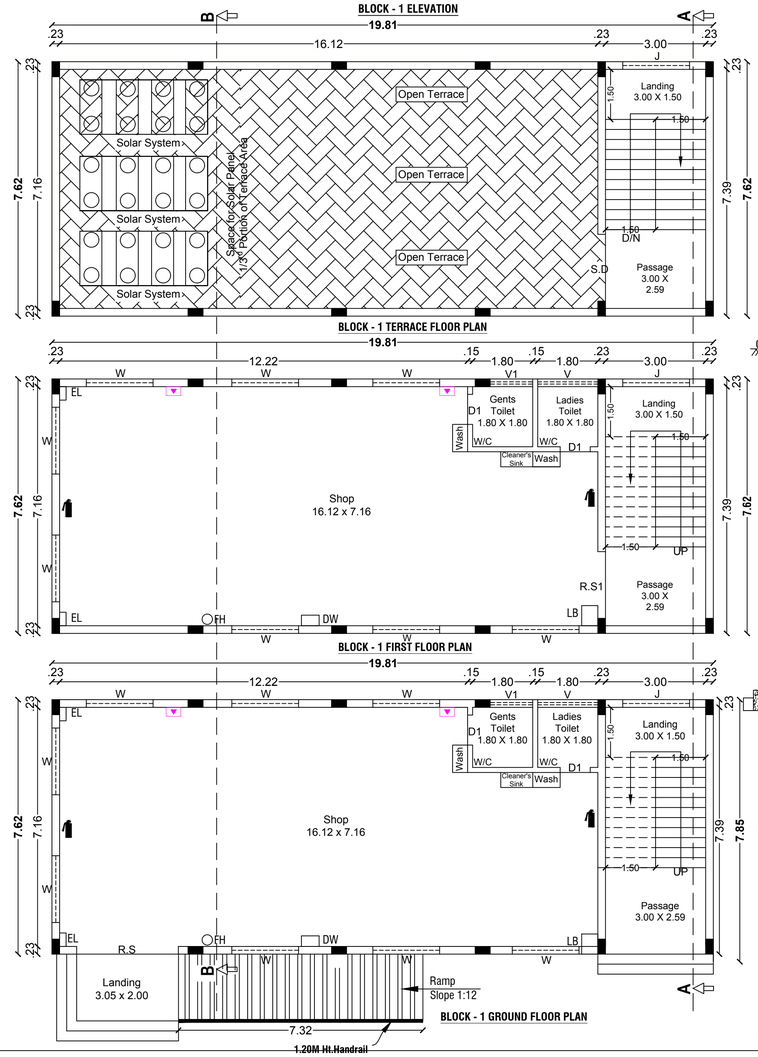


BLOCK - 1 TERRACE FLOOR PLAN

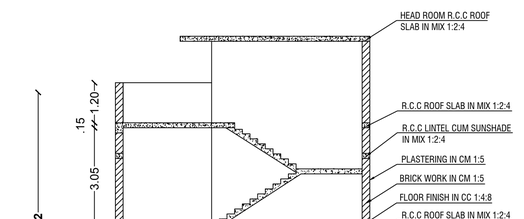
BLOCK - 2 GROUND FLOOR PLAN



BLOCK - 1 TERRACE FLOOR PLAN

BLOCK - 1 FIRST FLOOR PLAN

BLOCK - 1 GROUND FLOOR PLAN



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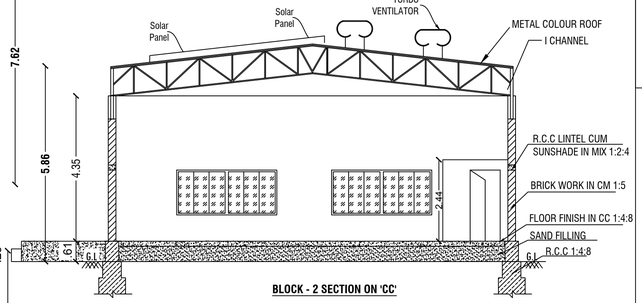

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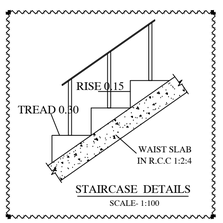
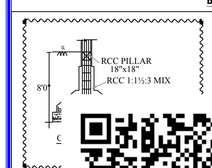
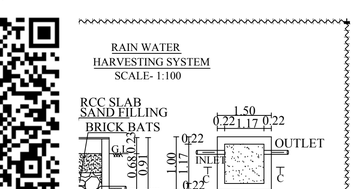


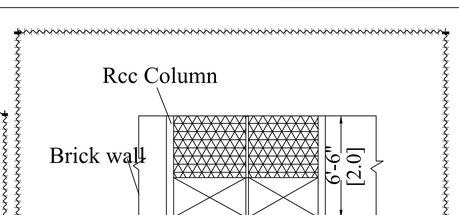
STAIRCASE DETAILS

SCALE- 1:100



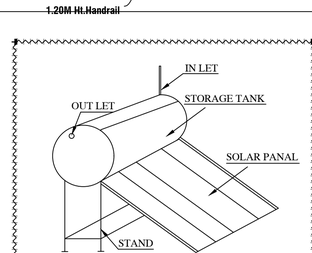






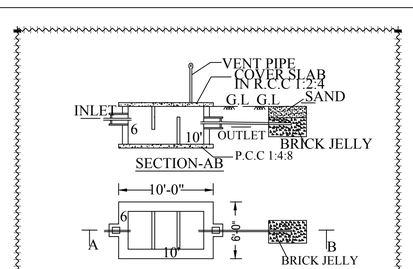
COMPOUND WALL WITH GATE DETAILS

SCALE- 1:100



SOLAR SYSTEM

(5000LT CAPACITY)



SEPTIC TANK & DISPERSION TRENCH DETAILS

SCALE- 1:100

Building Area Details

Area Details	Total Buildup Area Sq.Mt	Non FSI Area Deduction Sq.Mt	Total FSI Area Sq.Mt
Block-1			
Area of Ground Floor	150.95	-	150.95
Area of First Floor	150.95	-	150.95
Area of Head Room	26.36	26.36	-
Block-2			
Area of Ground Floor	223.14	-	223.14
Grand Total Area	551.40	26.36	**525.04**

Schedule of Joineries

R.S	Rolling Shutter	3.05 X 3.05
D1	Door	0.90 X 2.14
D.W	Double Window	3.00 X 1.22
W	Window	2.00 X 1.22
J	Jolly	2.00 X 0.91
V	Ventilator	1.80 X 0.91
V1	Ventilator	1.28 X 0.91

KEY

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

FSI Details: (Asper Patta)

Total Floor Area / Total Land Area = 525.04 / 1721.00

FSI = 0.305

FSI Details: (Asper Super imposed plot Area)

Total Floor Area / Total Land Area = 525.04 / 1707.27

FSI = 0.307

SANITARY DETAILS Rule-54(2)(b)

S.No.	Sanitary Unit/Fittings	Required Nos.	Provided Nos.
1	Water Closet	04	06
2	Drinking Water Fountain	03	03
3	Wash Basin	04	08
4	Urinals	04	04
5	Cleaner's Sink	04	04

OFFICE USE

Site Approval

Online Application(SWP) No.SWP/BPA/938405/2026
Site Boundary shown as A to E
SWP/DTCP/DHARMAPURI/SITE APPROVAL **No:166/2026**
Site Approval issued.

Technical Approval

Online Application(SWP) No.SWP/BPA/938405/2026
SWP/DTCP/DHARMAPURI/BUILDING APPROVAL **No:41/2026**
Technical Approval issued.

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, srivenidevelopers@gmail.com**
REGISTERED STRUCTURAL ENGINEER

APPLICANTS

Er.V.AJITHKUMAR B.E., Registered Developer RD-02/2024
SRI VENI DEVELOPERS
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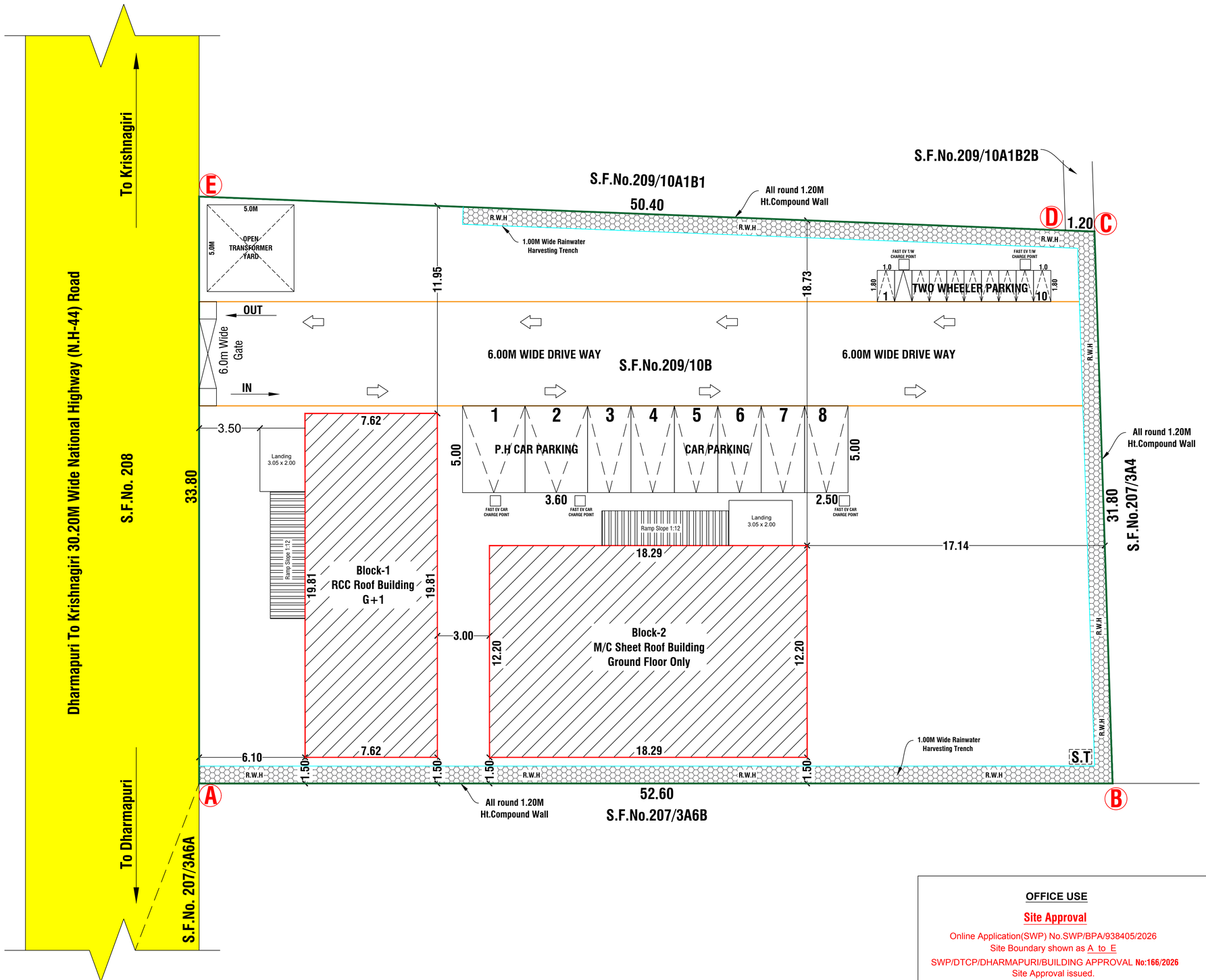

Site Area Details

AS PER DOCUMENT	1721.00 Sq.mt
AS PER PATTA/PLR	1721.00 Sq.mt
SUPER IMPOSED PLOT AREA	1707.27 Sq.mt

COLOR INDEX

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- PROPOSED DRIVE WAY

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FSI = 0.307

PARKING CALCULATION (asper TNCDBR Rule) :-

REQUIRED PARKING AREA

TOTAL BUILDUP AREA = 551.40 Sq.mt

UPTO 3000.00 Sq.mt = 1 CAR SPACE & 1 TWO WHEELER SPACE FOR EVERY 100.00 Sq.mt or PART THEREOF

= 551.40 / 100 = 5.5 (Say 6 Nos. Parking Space Required)

Parking Details

Particulars	Required in Nos.	Provided in Nos.
Car parking (Including EV+P.H Parking - 2)	6	8
Two Wheeler Parking(Including E.V Parking)	6	10

Open Space Reservation Details

Particulars	Required	Provided
Open Space Reservation Area (O.S.R)	172.10 Sq.Mt (10.00%)	Paid to DTCP

APPLICANTS

OFFICE USE

Site Approval

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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

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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.