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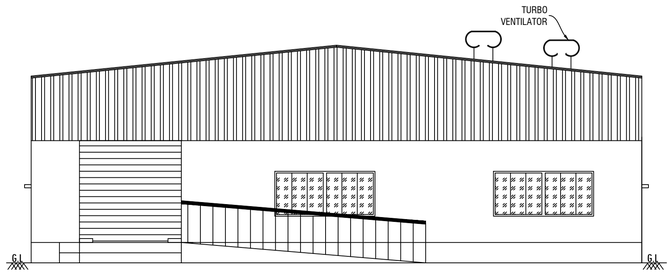
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF & M/C SHEET ROOF SHOP BUILDING IN S.F No.209/10B AT SEMMANDAKUPPAM VILLAGE & PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

(Non Planning Area)

N

ALL DIMENSIONS ARE IN "METER"

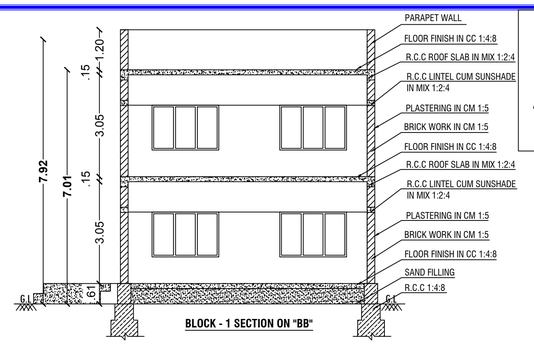
SCALE 1:100



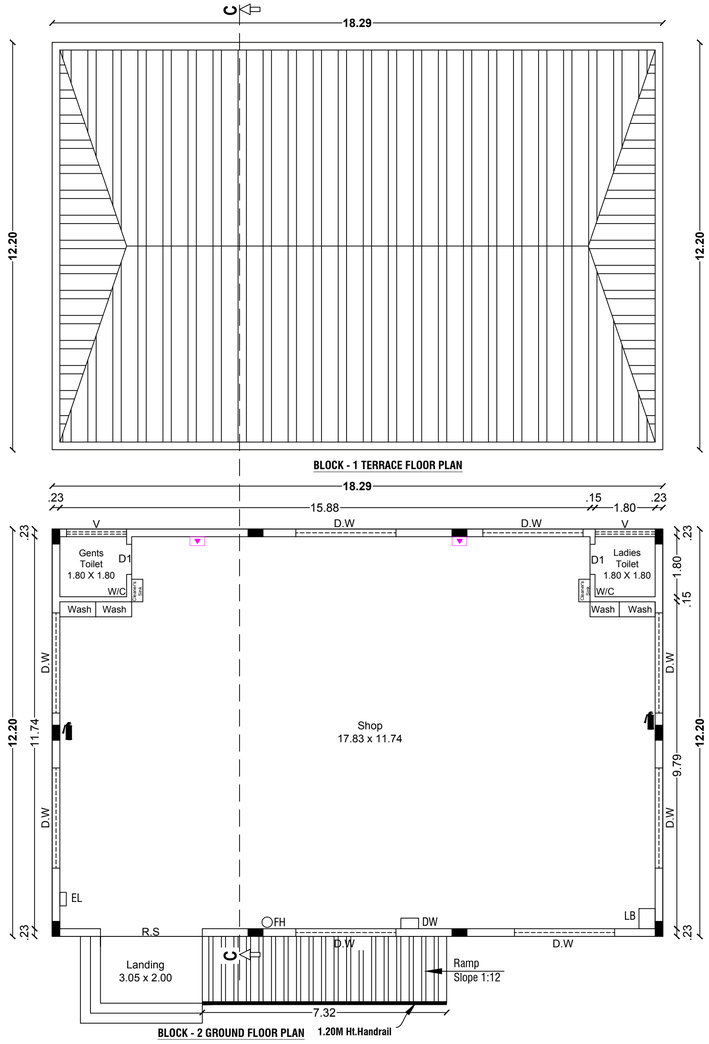

BLOCK - 2 ELEVATION




BLOCK - 1 ELEVATION

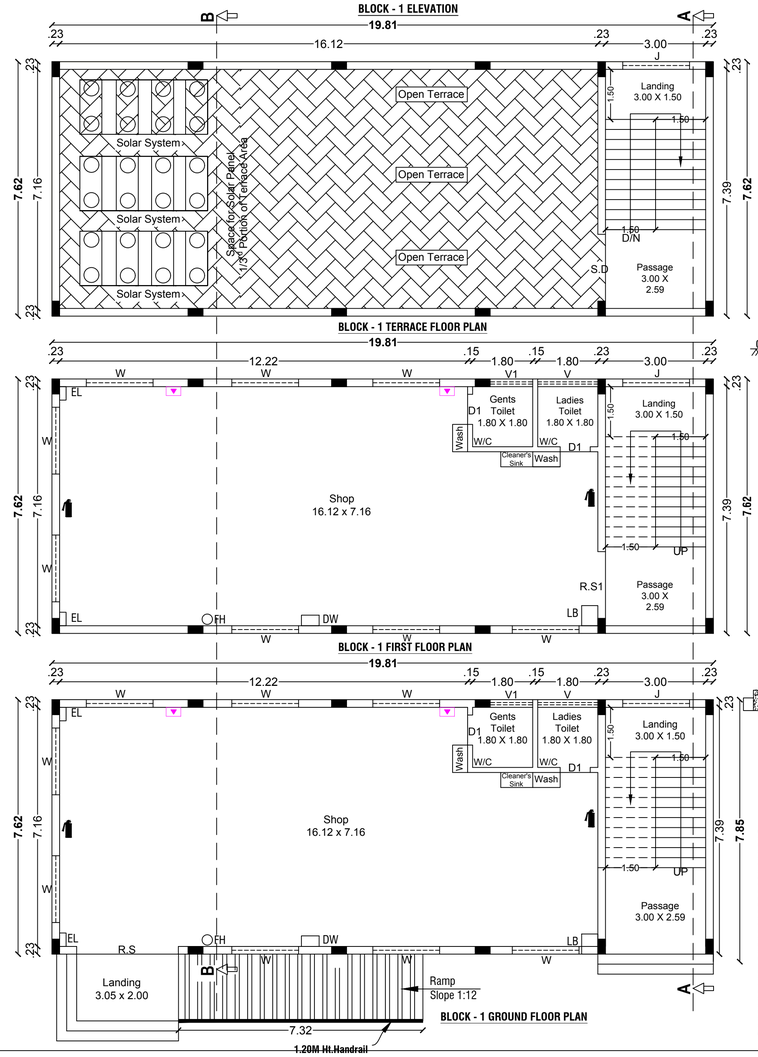



BLOCK - 1 SECTION ON "BB"




BLOCK - 1 TERRACE FLOOR PLAN

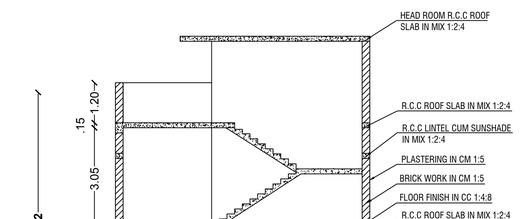
BLOCK - 2 GROUND FLOOR PLAN



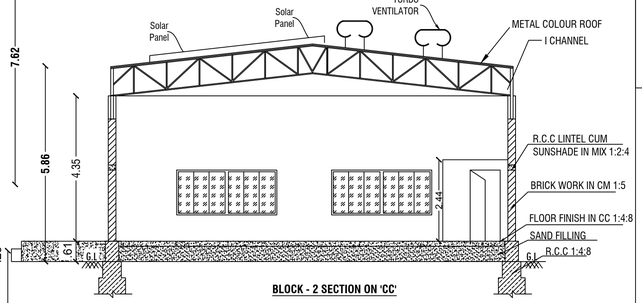

BLOCK - 1 TERRACE FLOOR PLAN

BLOCK - 1 FIRST FLOOR PLAN

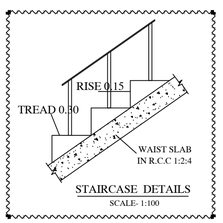
BLOCK - 1 GROUND FLOOR PLAN




BLOCK - 1 SECTION ON "AA"

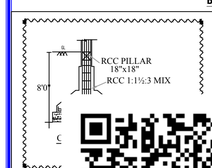



BLOCK - 2 SECTION ON 'CC'

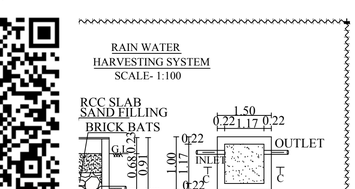


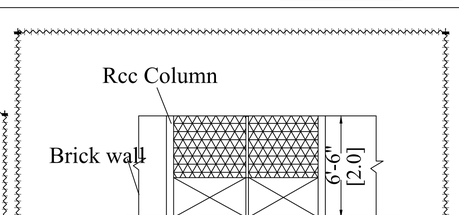

STAIRCASE DETAILS

SCALE- 1:100



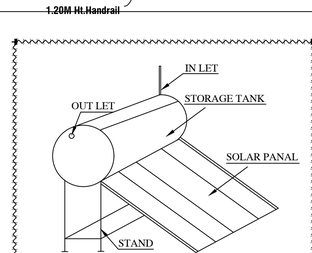


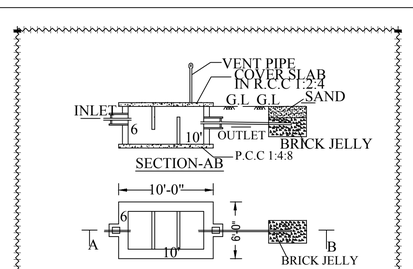

COMPOUND WALL WITH GATE DETAILS

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**
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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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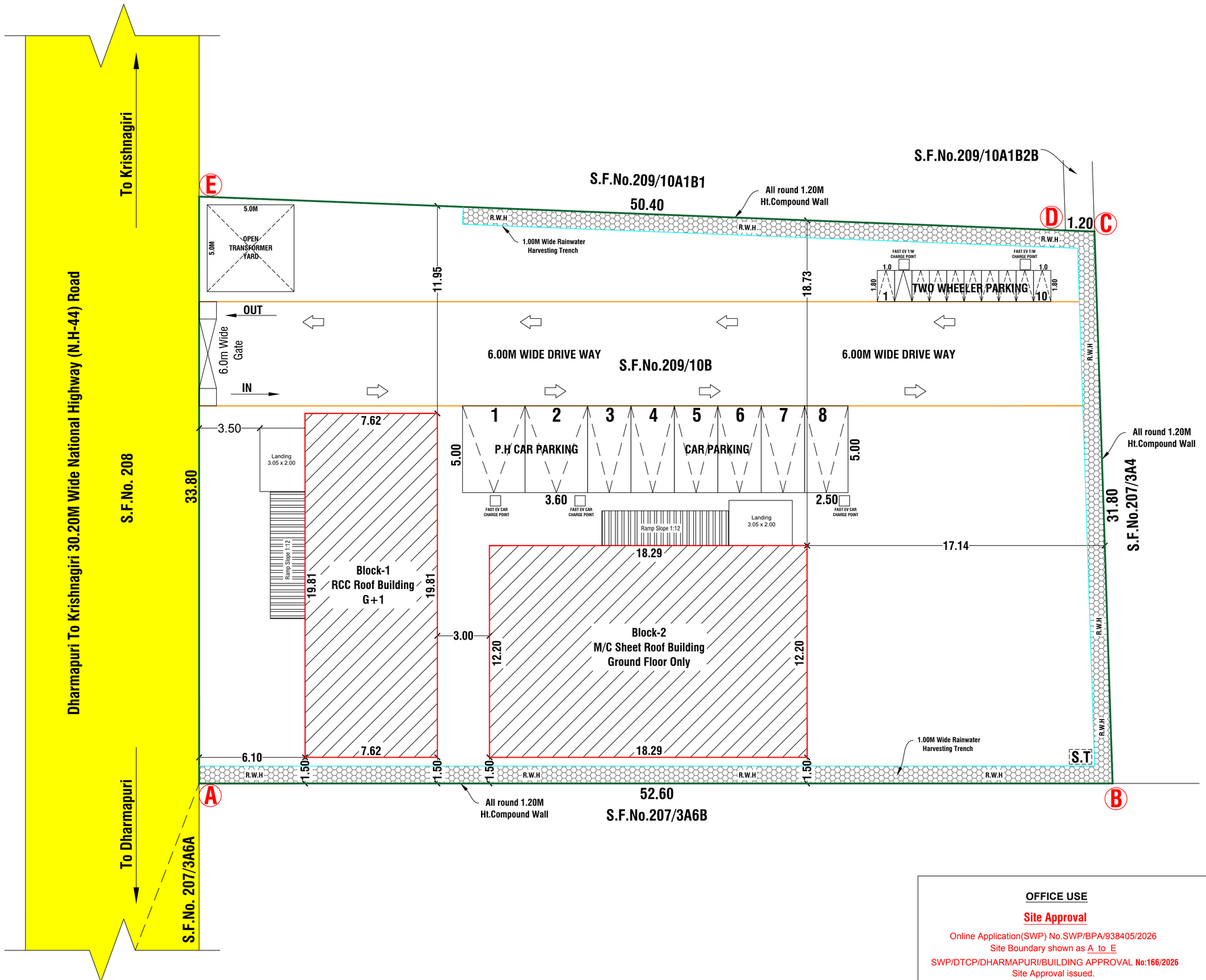
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(Non Planning Area)

| ALL DIMENSIONS ARE IN "METER" | SCALE 1:100 | N |
|---|---|---|




## 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

## Building Area Details

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FSI = 0.305

FSI Details: (Asper Super imposed plot Area)

Total Floor Area / Total Land Area = 525.04 / 1707.27

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**

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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

**Verified RealEstate**
3/350/2 Mettukuppam,
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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.