Verified RealEstate™

REFERENCE
76/2023/2024

ISSUED
20 March 2024

PP APPROVAL RECORD

Planning Permission

Sogathur

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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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DIGITALLY VERIFIED RECORD

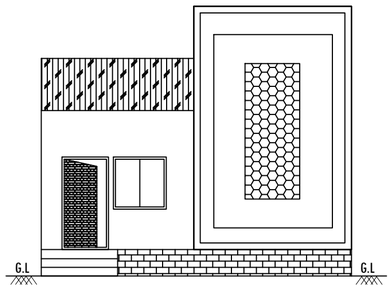
PLAN SHOWING THE PROPOSED GROUND FLOOR RCC ROOF RESIDENTIAL BUILDING IN PLOT NO -33, OLD S.F.NO -117/8B,NEW S.F.NO-117/8B1,

AT J.V.R NAGAR, A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

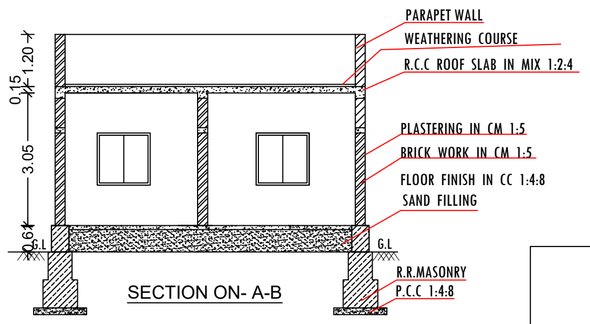
APPLICANT: Mrs.PAVUNI W/o Mr.PALANIYAPPAN

N

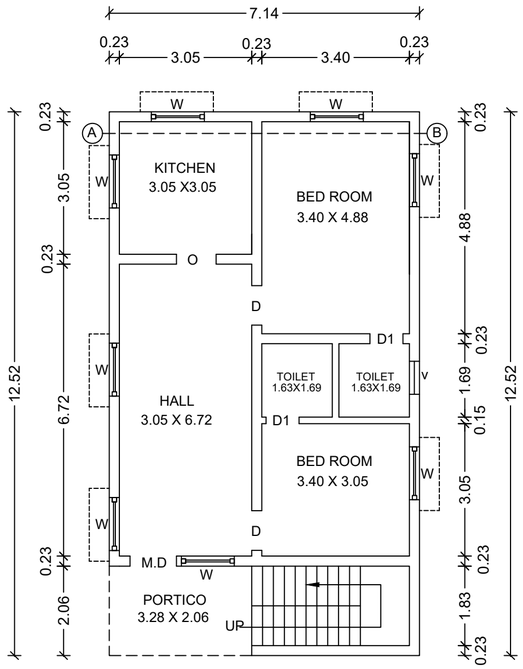
SCALE 1:100



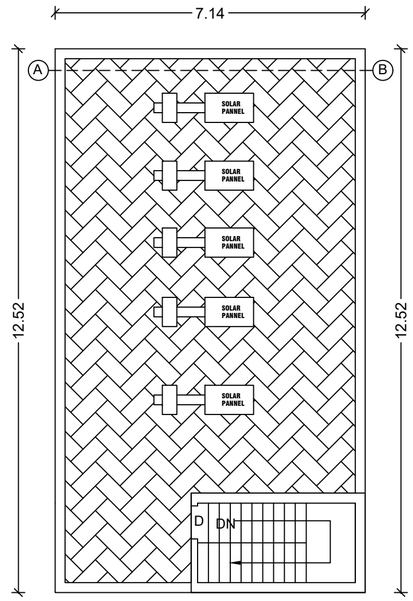
ELEVATION



SECTION ON- A-B



GROUND FLOOR PLAN

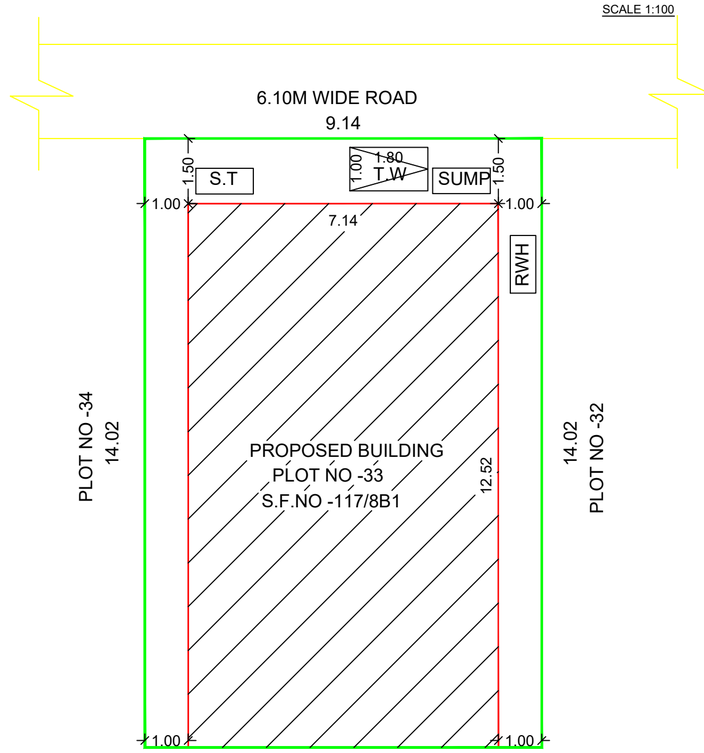


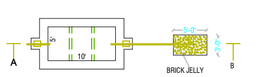
TERRACE FLOOR PLAN

SITE PLAN

N

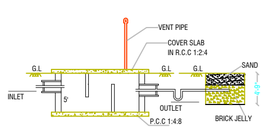
SCALE 1:100



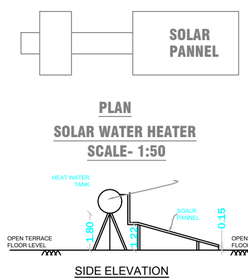


SEPTIC TANK & DISPERSION TRENCH DETAILS

SCALE- 1:100



SECTION-AB

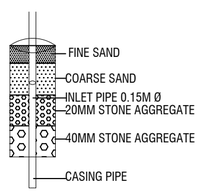


PLAN

SOLAR WATER HEATER

SCALE- 1:50

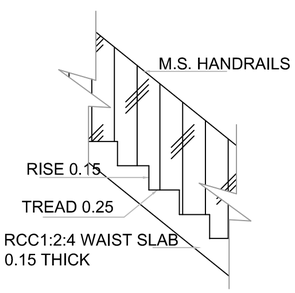
SIDE ELEVATION



DETAILS OF RAIN WATER

HARVESTING STRUCTURES

(NOT to SCALE)



STAIRCASE DETAILS

SCALE- 1:20

OFFICE USE

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DHARMAPURI F

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PARTICULARS		Sq.Ft.
AS PER DOCUMENT AREA	128.21	1380.00
PLINTH AREA OF THE PRO.BLDG - G.F	89.39	962.19
HEADROOM AREA	9.18	98.81
TOTAL BUILDING AREA	98.57	1061.00
OPEN SPACE	38.82	417.86
PLOT COVERAGE IN %	69.72	
FLOOR SPACE INDEX	0.70	

SCHEDULE OF JOINERIES		WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
D1	DOOR	0.91	2.10
D2	DOOR	0.76	2.10
W	WINDOW	1.60	1.22
W1	WINDOW	1.52	1.22
O	OPEN	0.91	2.10
V	VENTILATOR	0.91	0.61

PARKING DETAILS		
DESCRPTION	REQUIRED	PROVIDED
CAR	0	0
TWO WHEELER	1	1

COLOUR INDEX	
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	

APPLICANT

Mrs.PAVUNI W/o Mr.PALANIYAPPAN

REGISTERED ENGINEER

Er. S. Chinnasamy, B.E.,A.M.I.E.,C.Engg(I).,
Chartered Engineer,
Registered Engineer & Consultant,
DTCP License No:10/2020,
JK CONSTRUCTIONS
No:5, First Floor, Vasugounder Street,
Near Shanthi Hardwares, Dharmapuri-01.
Cell : 96268 88467

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.