PP APPROVAL RECORD

Planning Permission

Sogathur

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Commercial

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

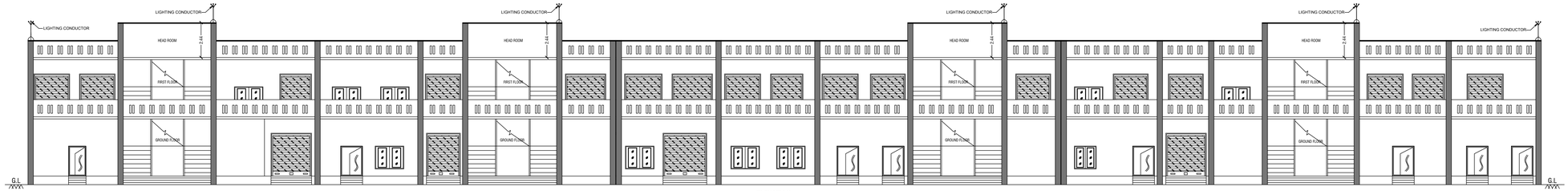
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REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BUS STAND WITH COMMERCIAL BUILDING IN S.F.Nos: 456/3B2, 456/4B2, 456/7, 456/8, 456/6B, 104/3B2, 104/4A, 104/5A OF A.REDHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

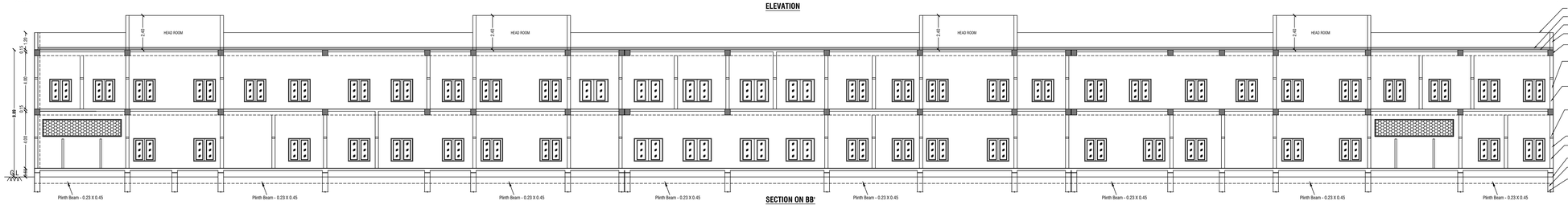
ALL DIMENSIONS ARE IN "METER"

SCALE 1:100

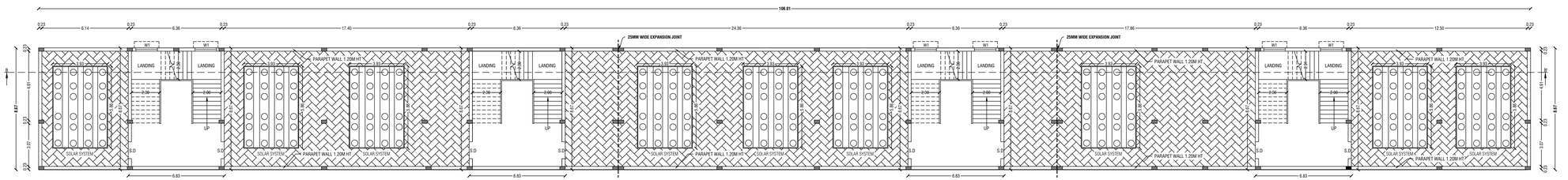
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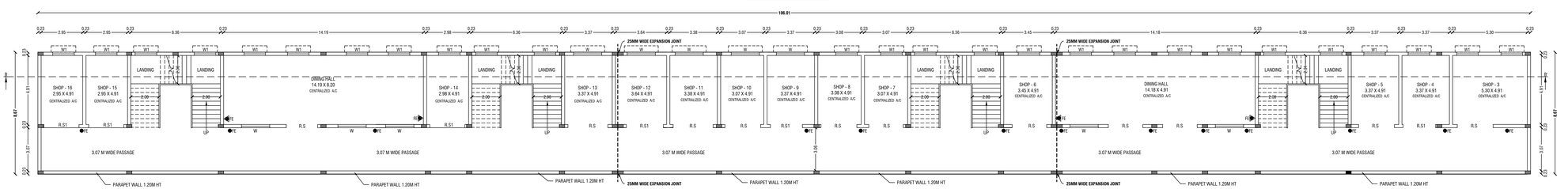
ELEVATION



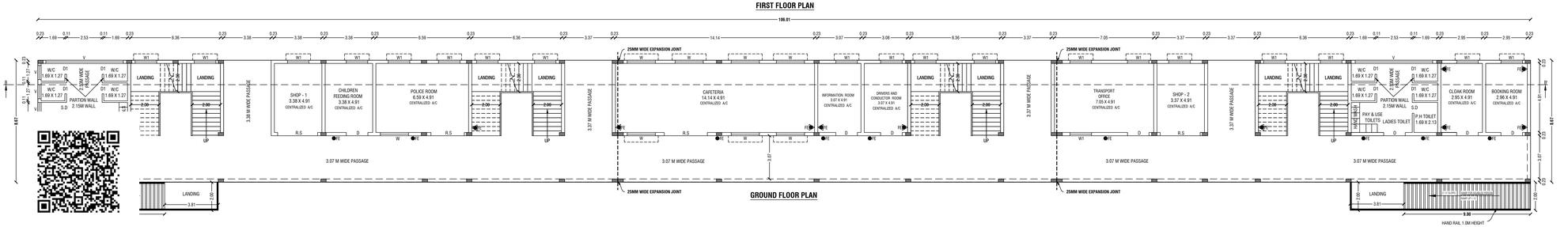
SECTION ON BB'



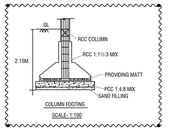
OPEN TERRACE FLOOR PLAN

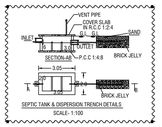


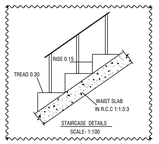
FIRST FLOOR PLAN

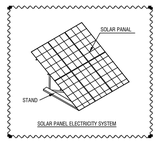


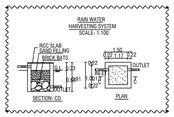
GROUND FLOOR PLAN

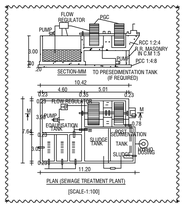












OFFICE USE

COMMISSIONER
Dharmapuri Municipality

APPLICANT

Er. M.Vadivel, ME(Struct),AMIE.,C.Engg,MISTE.,AIV.,MICI.,MISSE.,-INDIA.
Consulting Civil Engineer, Chartered Engineer,
TN. Govt. Registered Professional of DTCP,
R.E-II-01/2003, R.S.E.-A-21/2020, R.C.E-2/2020, R.D.-50/2020,
R.E-(G-3), CMC No. 0315/S20/S10/2004, CCMC No. 0342/021,
DMV CONSTRUCTION,
19/17, Annamalai Street, Near Municipality Office,
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E.Mail: dmvconstruction.dp@gmail.com

REGISTERED STRUCTURAL ENGINEER & REGISTERED ENGINEER

Er.M.Vadivel.ME(Struct)., AMIE., C.Engg)., MISTE., AIV., MICI., MISSE., - D.M.V Construction - 8122 101 282.

Area Details

Particulars	Total Buildup Area Sq.mt	Non FSI Area Deduction Sq.mt	Total FSI Area Sq.mt
Area of Ground Floor	919.11	-	919.11
Area of First Floor	919.11	-	919.11
Area of Head Room	177.66	177.66	-
Total Area	2015.88	177.66	1838.22

Schedule of Joineries

R.S	Rolling Shutter	2.84 X 3.00
R.S1	Rolling Shutter	1.98 X 3.00
S.D	Sliding Door	1.00 X 2.10
S.D	Steel Door	1.20 X 2.10
D	Door	1.53 X 2.10
D1	Door	1.00 X 2.10
W	Window	2.00 X 1.60
W1	Window	1.53 X 1.60
V	Ventilator	5.50 X 1.21

KEY

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

REVISED SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF BUS STAND WITH COMMERCIAL BUILDING IN S.F.Nos: 456/3B2, 456/4B2, 456/7, 456/8, 456/6B, 104/3B2, 104/4A, 104/5A OF A.REDHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

ALL DIMENSIONS ARE IN "METER" | SCALE 1:400 | N

Area Details

PLR / FMB Area	**21294.00 Sq.Mt**
Document Area	**21294.00 Sq.Mt**
Super Imposed Area	**21294.00 Sq.Mt**

Particulars	Total Buildup Area Sq.mt	Non FSI Area Deduction Sq.mt	Total FSI Area Sq.mt
Area of Bus Stand Area	9971.04	7241.31	2729.73
Area of Ground Floor	919.11	-	919.11
Area of First Floor	919.11	-	919.11
Area of Head Room	177.66	177.66	-
Area of Toilet Area	165.17	-	165.17
Total Area	12152.09	7418.97	4733.12

BUS Parking Details

Particulars	Required in Nos.	Provided in Nos.
Bus Parking	53	53

Commercial Parking Details

Particulars	Required in Nos.	Provided in Nos.
Car parking (Including P.H Car Parking - 3)	25	28
Two Wheeler Parking (Including P.H Car Parking - 3)	25	28

FSI DETAILS

$$\frac{\text{Total ALL Floor Area}}{\text{Total Land Area}} = \frac{4733.12}{21294.00} = \boxed{\text{FSI} = 0.222}$$

OSR:-

Open Space Reservation Park - 2148.72 Sq.Mt (10.09 %)

PARKING AREA:-

Reserved For Parking Area - 2148.72 Sq.Mt (10.09%)

COLOR INDEX

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

OFFICE USE

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R.E-(G-3), DMC No.037/LS/2019/00004, CCMC No. 0042/2021,
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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

Verified RealEstate
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Chennai 600 097, India
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+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.