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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

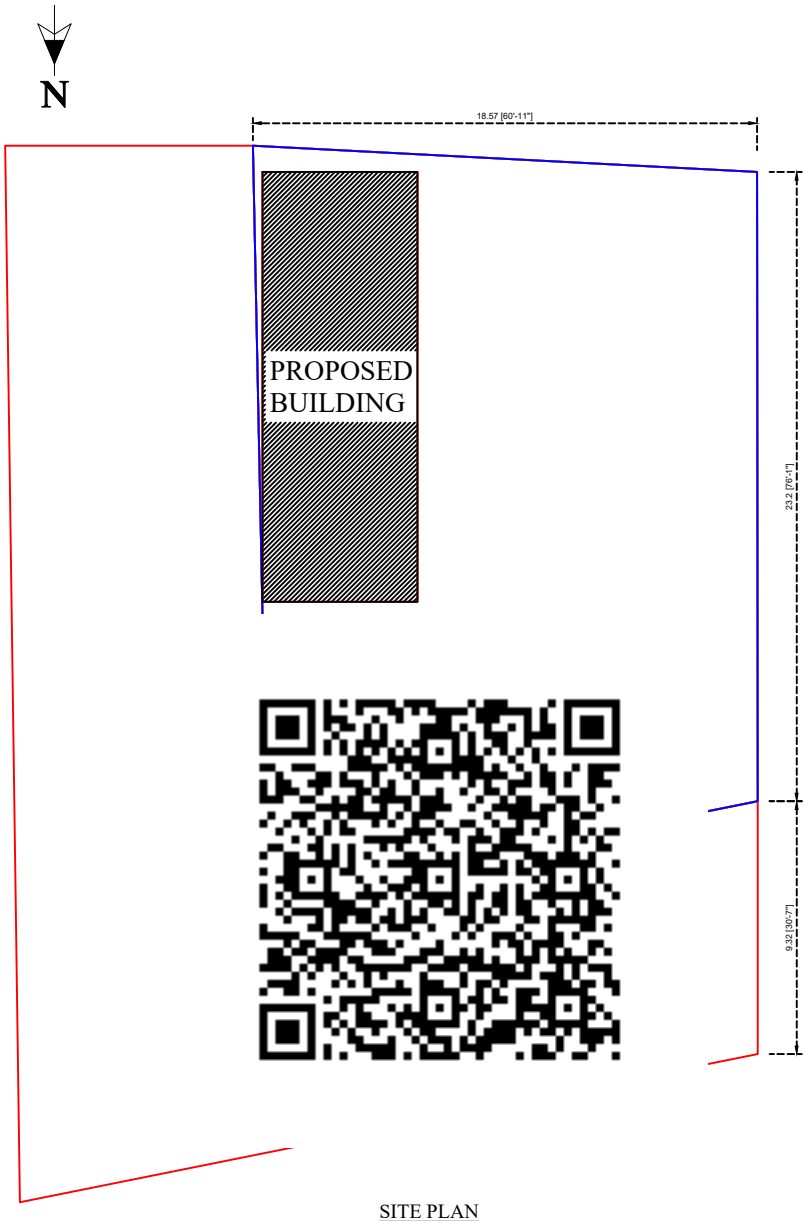
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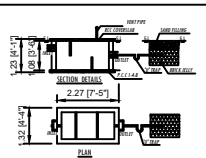
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BUILDING IN S.F.No:199/8,199/9, 201/1D, 425/2B, 426/2A, 430/1 OF RD NAGAR , PLOT NO:-01& 02 , & NEW.SUB.DIV.S.F.No:425/2B1A, AT RD NAGER , SOGATHUR KOOT ROAD , (PAPINAYAKANAHALLI VILLAGE PANCHAYAT) , SOGATHUR VILLAGE PANCHAYAT , DHARMAPURI PANCHAYAT UNION , DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

APPLICANT:- Mrs. SELVI W/O. Mr.ARUMUGAM.

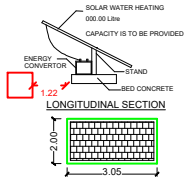


SITE PLAN
SCALE :-1:100

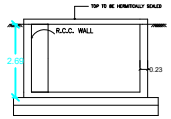


SEPTIC TANK

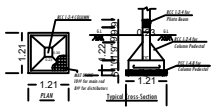
SOLAR SYSTEM



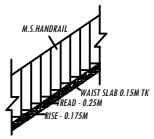
RAIN WATER HARVESTING:



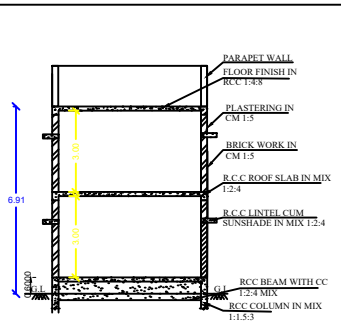
RWH_CAPACITY_L=5000LTRS
RWH_CAPACITY_L=5000LTRS



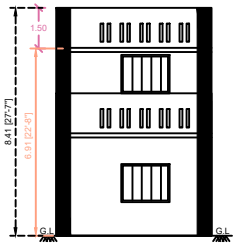
FOOTING DETAILS



STAIR CASE DETAILS



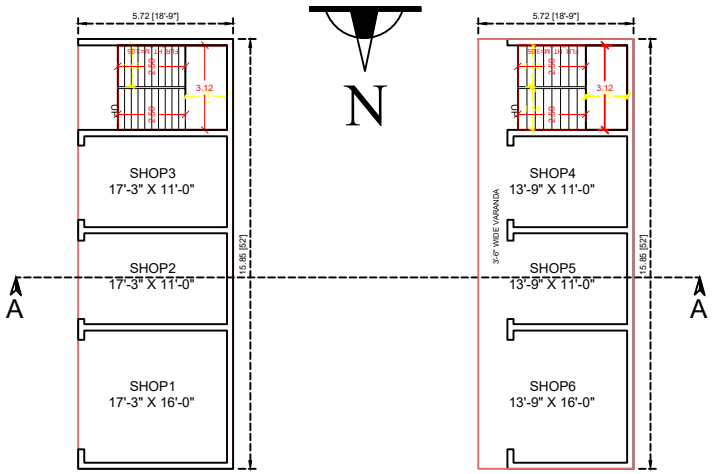
SECTION - AA



ELEVATION

SCALE :- 1 : 100

ALL DIMENSIONS ARE IN FEET & METER



GROUND FLOOR PLAN

FIRST FLOOR PLAN

OFFICE USE

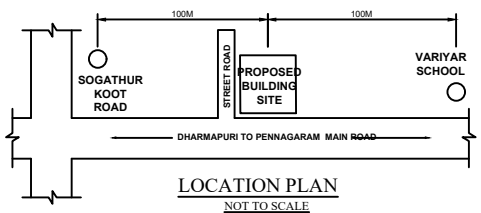
TECHNICAL APPROVAL

Technical approval issued.

This Document is Digitally Data Singed by

PRESIDENT OF SOGATHUR VILLAGE PANCHAYAT

So any Seal or Sign is Not Necessary.



LOCATION PLAN
NOT TO SCALE

SCHEDULE OF JOINERIES

PARTICULARS	IN METRE
ROLLING SHUTTER-R.S1	3.17 X 2.13
ROLLING SHUTTER-R.S2	2.06 X 2.13
DOOR 1 (D1)	0.76 X 2.13
WINDOW 1 (W1)	1.52 X 1.22
WINDOW 2 (W2)	1.22 X 1.22
WINDOW 3 (W3)	1.22 X 0.92
VENTILATION (V)	0.91 X 0.76

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
SEPTIC TANK	
RAIN WATER HARVESTING	

AREA DETAILS

PARTICULARS	Sq.ft	Sq.M
AREA OF THE PLOT	4980.00	462.65
G.F PLINTH AREA	974.99	90.58
F.F PLINTH AREA	974.99	90.58
TOTAL BUILDUP AREA	1950.00	181.16

FSI DETAILS :-

TOTAL ALL FLOOR AREA / TOTAL LAND AREA = 1950.00 / 4980.00 FSI = 0.3915

FSI	0.3915	
PLOT COVERAGE	39.15%	
CASE TYPE	PROPOSED BUILDING	
PLOT USE	COMMERCIAL USE (Dry land)	
AS PER DOCUMENT	4980.00	462.65
AS PER FMB SKETCH	4980.00	462.65
AS PER SITE	4980.00	462.65

APPLICANT SIGNATURE

Mrs. SELVI W/O. Mr.ARUMUGAM.

REGISTERED ENGINEER

Vr.(Er).SANTHARAM.R,BE.,MIE.,C.Eng(I).
REGISTER VALUER & CHARTERED ENGINEER
Register Valuer for Income Tax & Wealth Tax Act No :- (17/2024-25) &
IBBI Reg No:- (IBBI/02/2023/15441)
TN.Govt." Registration of Professional "
DTCP-Registered Engineer (Gread-I)

DESIGN BY:-

SHREERAM ASSOCIATE
D.NO:-51, KANDASAMY VATHIYAR STREET,
CANARA BANK OPPOSITE ,
DHARMAPURI - 636701.
PH:- 9677645545 / 7010781859 / 04342-265545
MAIL:- shreeram.valuer@gmail.com

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.