

PP

APPROVAL RECORD

Planning Permission

Sogathur

Dharmapuri district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

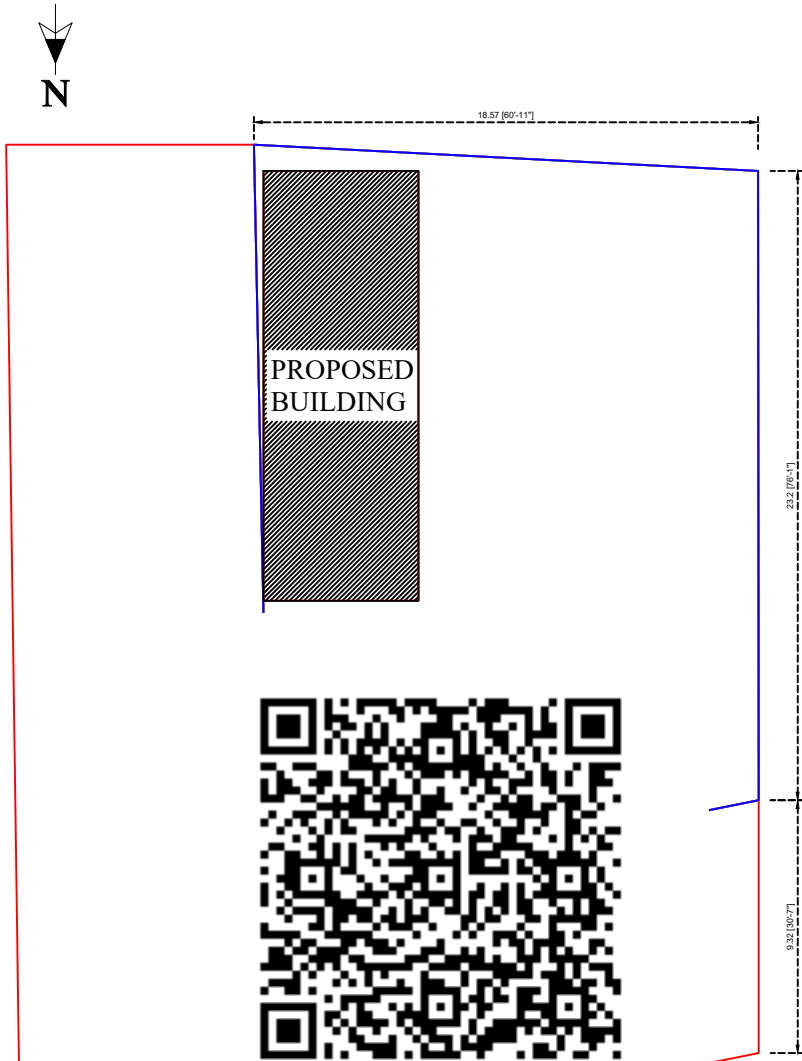
PURPOSE

Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

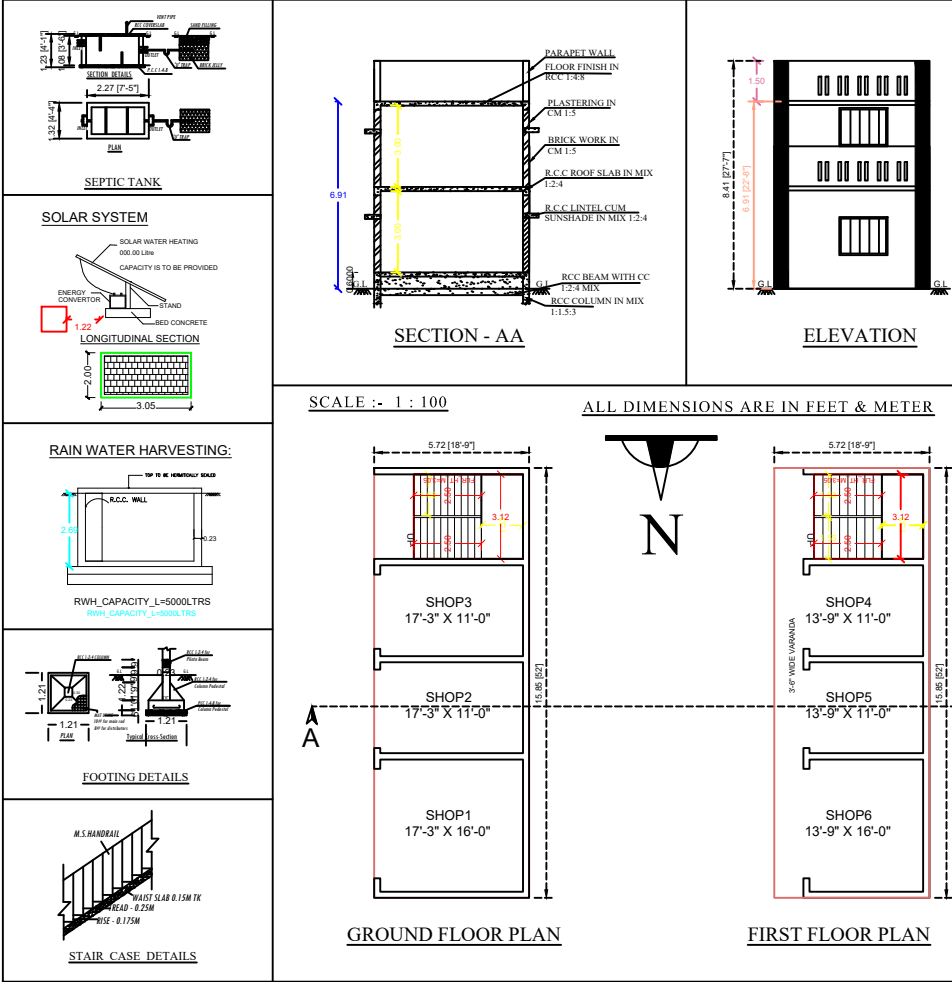
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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.



SITE PLAN
SCALE :-1:100

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

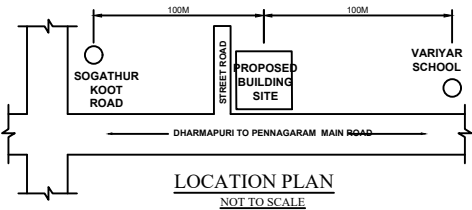


GROUND FLOOR PLAN

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 :-		
$\frac{\text{TOTAL ALL FLOOR AREA}}{\text{TOTAL LAND AREA}} = \frac{1950.00}{4980.00}$		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.B.E.,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:-		
SHREE RAM ASSOCIATE D.NO:-51, KANDASAMY VATHIYAR STREET, CANARA BANK OPPOSITE , DHARMAPURI - 636701. PH:- 9677645545 / 7010781859 / 04342-265545 MAIL:- shreeram.valuer@gmail.com		

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](#)



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



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,
OMR Thoraipakkam,
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.

