PP APPROVAL RECORD

Planning Permission

Survey 478 and 2 more

Sogathur, DHARMAPURI taluk

Dharmapuri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

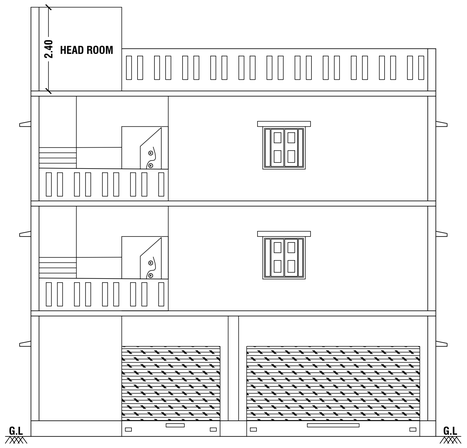
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF GROUND FLOOR COMMERCIAL AND FIRST & SECOND FLOOR RESIDENTIAL BUILDING IN "PLOT No'S:1 & 2 SOUTHERN PORTION",

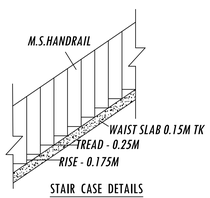
S.F.No:478/2A3A1 Pt & 5D1A Pt, A.REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

APPLICANT:Mr.M.SELVAM S/o.MUNUSAMY REDDI.

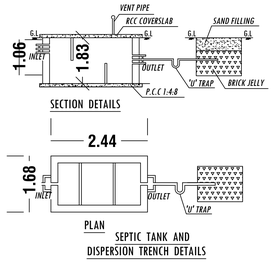
SCALE-1:100



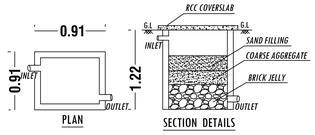
ELEVATION



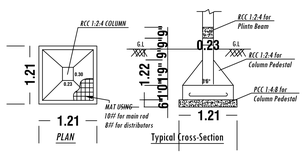
STAIR CASE DETAILS



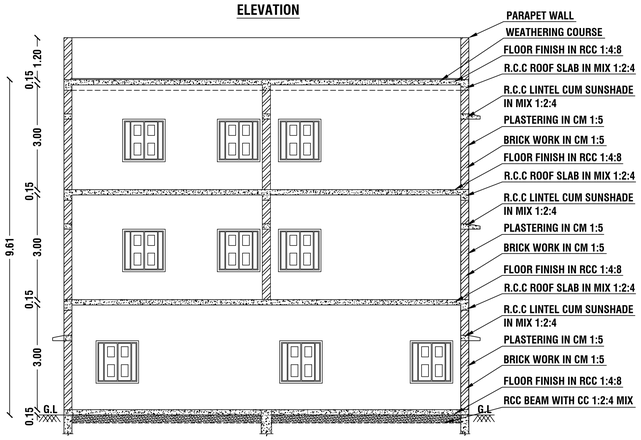
SEPTIC TANK AND DISPERSION TRENCH DETAILS



RAINWATER HARVESTING SYSTEM

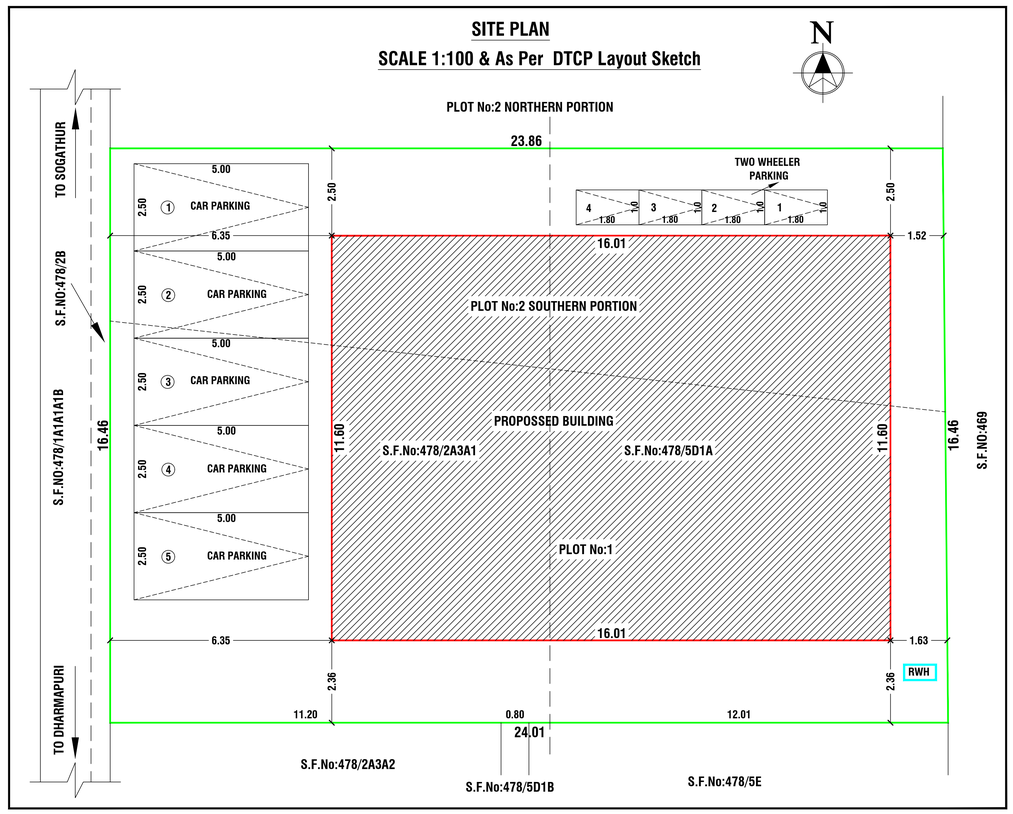


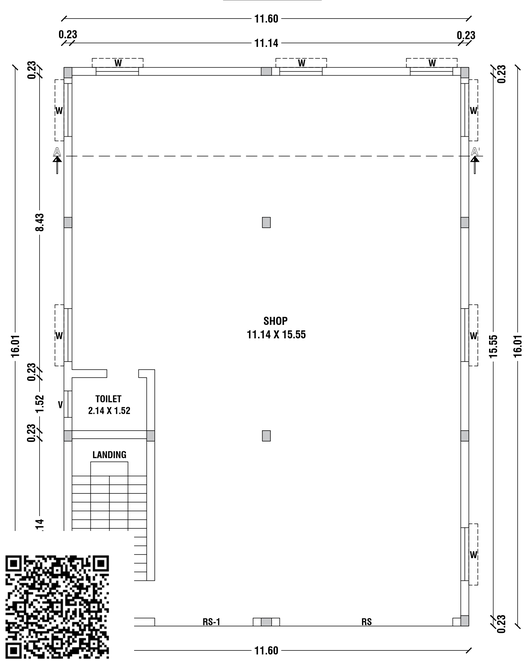
FOOTING DETAILS



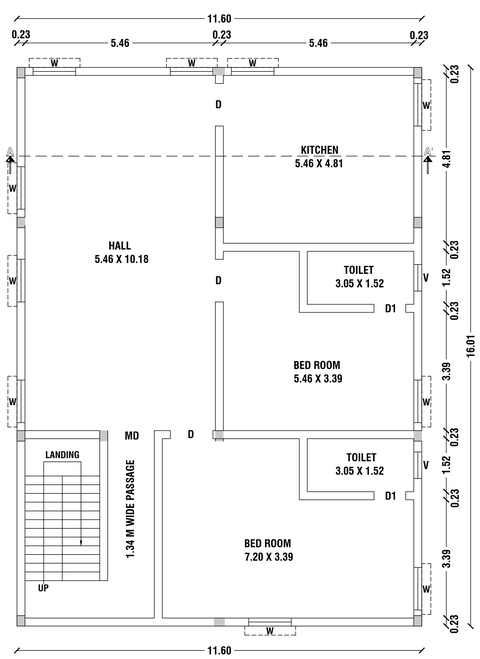
SECTION ON - AA'

SOLAR WATER HEATING

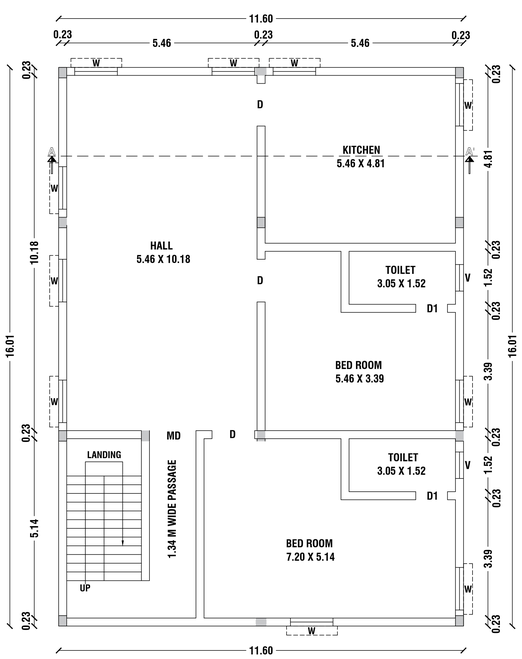




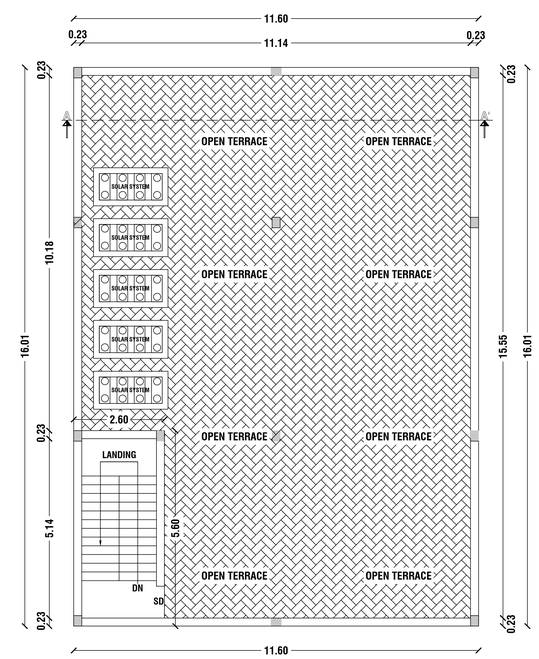
GROUND FLOOR PLAN
(COMMERCIAL)



FIRST FLOOR PLAN
(RESIDENTIAL)



SECOND FLOOR PLAN
(RESIDENTIAL)



HEAD ROOM CUM OPEN TERRACE FLOOR PLAN

NOTES
ALL THE DOORS AND WINDOWS ARE OUTSIDE OPENING.
WASTE WATER WILL BE USED FOR GARDEN PURPOSE
ALL DIMENSIONS ARE IN FEET AND METRES

SCHEDULE OF JOINERIES		WIDTH	HEIGHT	AREA IN Sq.Mt
M.D	MAIN DOOR	1.52	2.13	3.24
D	DOOR	1.20	2.13	2.56
D1	DOOR	0.91	2.13	1.94
W	WINDOW	1.52	1.20	1.82
O	OPEN	3.28	2.13	6.99
V	VENTILATOR	0.75	0.60	0.45

DOCUMENT AREA DETAILS		
Document No - 364 / 2024		
DTCP APPROVAL LAYOUT SKETCH		
PLOT No:1	243.53 Sq.Mt	2621.36 Sq.Ft
PLOT No:2 SOUTHERN PORTION	118.13 Sq.Mt	1271.55 Sq.Ft
TOTAL PLOT AREA	361.66 Sq.Mt	3892.91 Sq.Ft

PARTICULARS	Total Buildup Area in Sq.Mt	Non FSI Area in Sq.Mt	FSI Area in Sq.Mt	Total Buildup Area in Sq.Ft
PRO. GROUND FLOOR	185.72	-	185.72	1999.09
PRO. FIRST FLOOR	185.72	-	185.72	1999.09
PRO. SECOND FLOOR	185.72	-	185.72	1999.09
PRO. HEAD ROOM	14.56	14.56	-	156.72
TOTAL PROPOSED AREA	571.72	14.56	557.16	6153.99

FSI DETAILS:-

Total FSI Floor Area / Total Land Area = 557.16 / 361.66 = FSI = 1.540

PLOT COVERAGE:-

Ground Floor Area / Total Land Area = 185.72 / 361.66 = X 100 PC = 51.35%

Parking Details	
Particulars	Provided in Nos.
Car Parking	5
Two Wheeler Parking	4

COLOR INDEX
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
SEPTIC TANK
RAIN WATER

NOTE:- SINGLE WINDOW PORTAL

DTCP ROC No: 7010UWCD/2024/TCP, Date:- 13.11.2024

LAYOUT No:141/2024

Local Body Approval ROC No: 04/2024-2025 Date:-19.11.2024

OFFICE USE

APPLICANT

Mr.M.SELVAM S/o.MUNUSAMY REDDI.

REGISTERED ENGINEER

Er.M.VADIVEL.,ME(Struct).,AMIE.,C.Eng(I).,MISTE.,AIV.,MICI.,MISSE.,MICA.,
Consulting Civil Engineer, Chartered Engineer,
TN.Govt. Registered Professional of DTCP,
R.E-II-01/2023, R.S.E-II-21/2020, R.C.E-27/2020, R.D-06/2020,
R.E.(G-3), DMC No.037/LS/2019/00004, CCMC No.004/2021,
DMV CONSTRUCTION,
#19/17, 1st Floor, Annamalai Street, Near Municipality Office,
Dharmapuri - 636701, Cell: 8122 101 282, 9443 101 282.
E.Mail : dmvconstruction.dp@gmail.com

Er.M.Vadivel . ME(Struct).,. AMIE., C.Eng(I)., MISTE., AIV.,MICI.,MISSE.,MICA
D.M.V construction - 8122 101 282, 9443 101 282.

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,
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.