PP APPROVAL RECORD

Planning Permission

Survey 458/2B2 and 1 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.

Verified RealEstate™

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

hello@verified.realestate

+91 9996 12 9996

verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL APARTMENT BUILDING IN S.F.Nos:458/2B2, OF A REDDIHALLI VILLAGE, SOGATHUR PANCHAYAT, DHARMAPURI PANCHAYAT UNION, DHARMAPURI TALUK, DHARMAPURI DISTRICT.

(NON PLANNING AREA)

ALL DIMENSIONS ARE IN "METER" | SCALE 1:200 | N

Area Details

Particulars	Total Buildup Area Sq.mt	Deduction Area Sq.mt	Non FSI Area Sq.mt	Total FSI Area Sq.mt
PLR / FMB Area			1467.00 Sq.Mt	
Document Area			1467.00 Sq.Mt	
Area of Stilt Floor	785.16	-	756.26	28.90
Area of First Floor	785.16	22.21	-	762.95
Area of Second Floor	785.16	22.21	-	762.95
Area of Third Floor	785.16	22.21	-	762.95
Area of Fourth Floor	785.16	22.21	-	762.95
Area of Fifth Floor	645.28	22.21	-	623.07
Area of Lift Room	7.80	-	7.80	-
Area of Head Room	54.69	-	54.69	-
Total Area	4633.57	111.05	818.75	3703.77

Total Parking Details

Vahicle	Dwelling Unit with	Number of Parking Spaces	Required in Nos.	Provided in Nos.
Car Parking	Floor area above 75 sq.m and upto 100 sq.m	1 Car Space for Every 2 Dwelling Units	14	29
	Floor area above 100 sq.m	1 Car space for Every 100 Sq.Mt	5	
	10% P.H Parking		2	
	10% Visitors Parking		2	
	10% Electrical Vehicle Parking		2	
	Total car Parking		**25**	
Two Wheeler Parking	Floor area upto 50 sq.mt	Nill	-----	42
	Floor area above 50 sq.m and upto 75 sq.m	1 Two Wheeler Space	9	
	Floor area above 75 sq.m and upto 100 sq.m	1 two Wheeler Space for Every Dwelling Unit	24	
	10% P.H Parking		2	
	10% Visitors Parking		2	
	10% Electrical Vehicle Parking		2	
	Total Two Wheeler Parking		**39**	

OFFICE USE:-

Site Approval

Online Application(SWP) No. SWP/BPA/0762924/2026

Site Boundary shown as A to Q

SWP / DTCP / Dharmapuri / Site Approval **No:51/2026**

Site Approval issued.

Technical Approval

Online Application(SWP) No. SWP/BPA/0762924/2026

SWP / DTCP / Dharmapuri / Building Approval **No:11/2026**

Technical Approval issued.

APPLICANT

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
REGISTERED ENGINEER & REGISTERED STRUCTURAL ENGINEER

Open Space Reservation Details

Particulars	Required	Provided
Open Space Reservation Area (O.S.R)	146.70 Sq.Mt (10.0%)	Paid to DTCP

FSI DETAILS:-

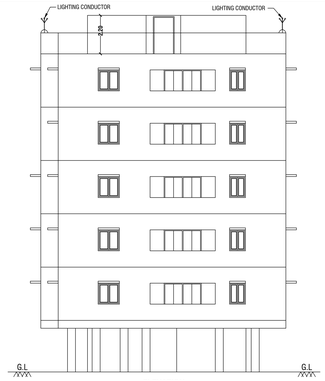
Total Covered area of ALL Floors / Total Site Area = 3703.77 / 1467.00 = FSI = 2.52

Proposed Building Dwelling Area Details

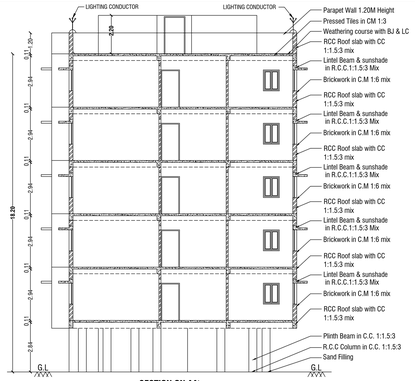
S.No.	Floor	Typical Dwelling No. & Area in Sq.Mt	
1	FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR	A1 to D1	143.83
		A2 to D2	77.53
		A3 to D3	55.51
		A4 to D4	89.19
		A5 to D5	50.95
		A6 to D6	82.80
		A7 to D7	89.19
		A8 to D8	93.87
2	FIFTH FLOOR	E1	143.83
		E2	77.53
		E3	55.51
		E4	89.19
		E5	82.80
		E6	89.19
Total Number of All Typical Dwelling (A - E) Area			**3269.53**
Total Number of Dwellings - 38 Nos.			

Schedule of Joineries

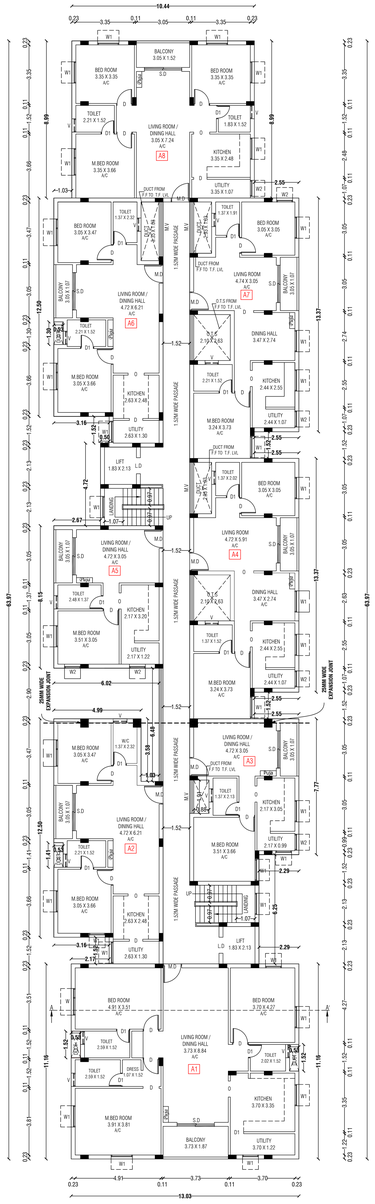
R.S	Rolling Shutter	3.05 X 2.13
M.D	Main Door	1.07 X 2.13
S.D	Steel Door	1.20 X 2.13
D	Door	0.90 X 2.13
D1	Door	0.75 X 2.13
O	Open	1.61 X 2.13
W	Window	1.50 X 1.60
W1	Window	1.22 X 1.60
W2	Window	0.91 X 1.60
V	Ventilator	0.76 X 0.85



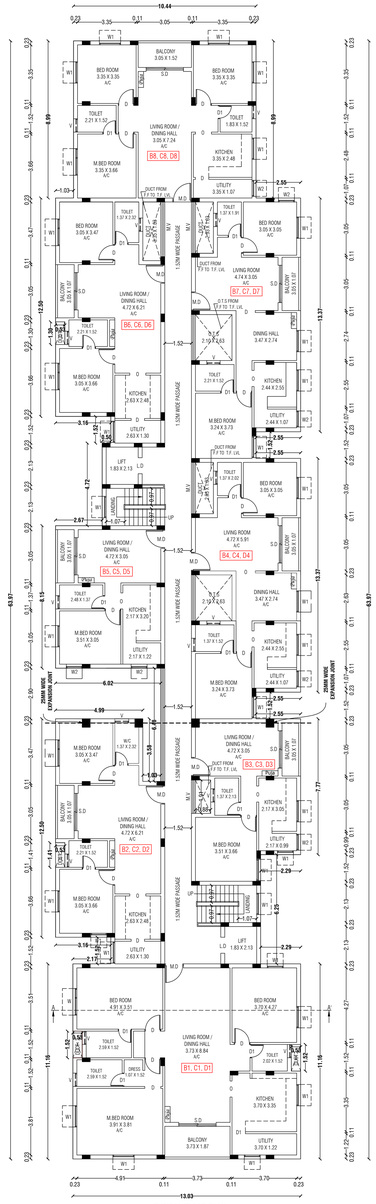
ELEVATION



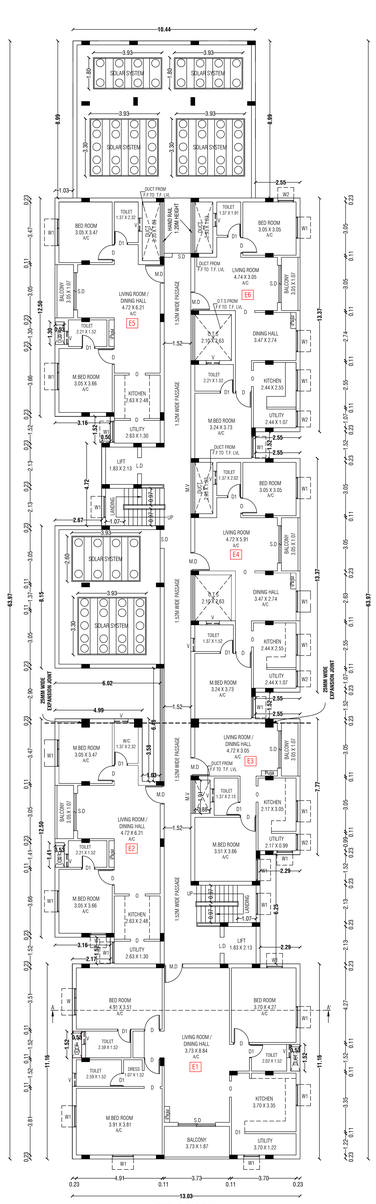
SECTION ON AA'



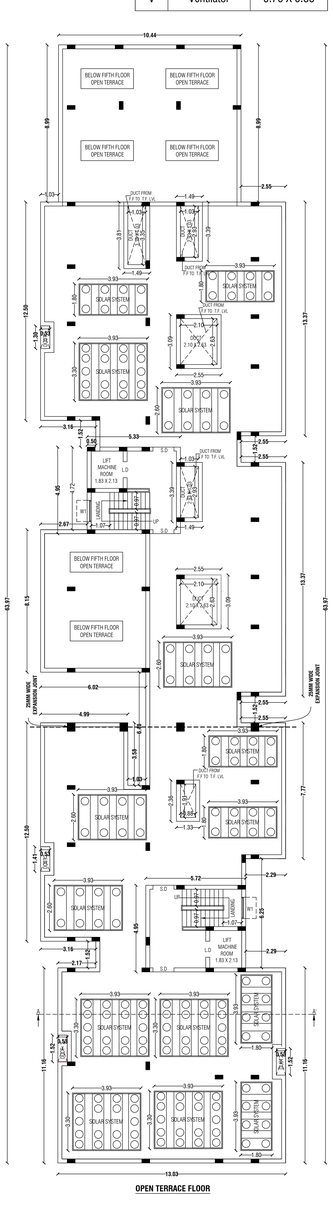
FIRST FLOOR PLAN



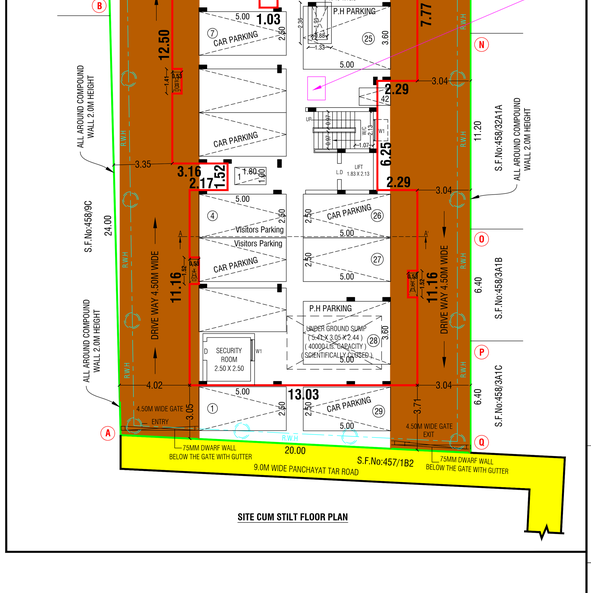
TYPICAL FLOOR PLAN
(2nd., 3rd., & 4th Floor)



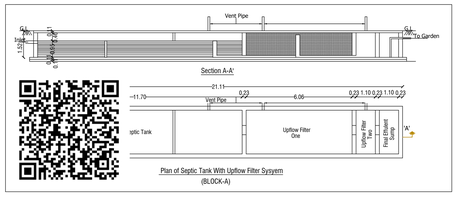
FIFTH FLOOR PLAN

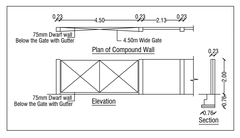


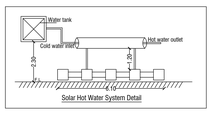
OPEN TERRACE FLOOR

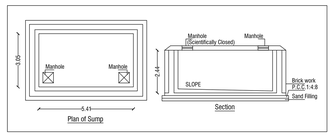


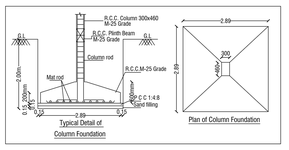
SITE CUM STILT FLOOR PLAN

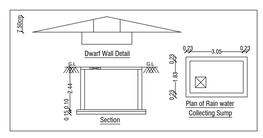












COLOR INDEX

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

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.