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REFERENCE
05/2026-2027

ISSUED
06 May 2026

PP APPROVAL RECORD

# Planning Permission

## Survey 371

Sogathur

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.

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

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DIGITALLY VERIFIED RECORD

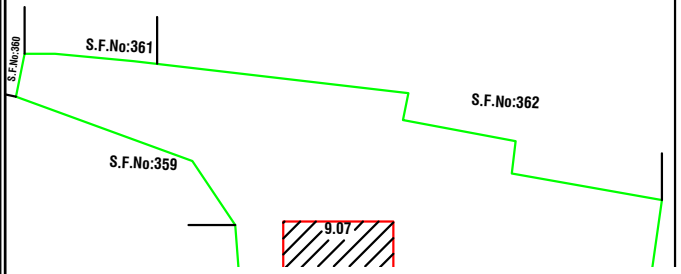
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF RESIDENTIAL BUILDING IN GROUND FLOOR & FIRST FLOOR ,S.F.No:371,WITH PATTA No:525,AT PAPPINAICKANAHALLI VILLAGE,SOGATHUR PANCHAYAT,DHARMAPURI PANCHAYAT UNION,DHARMAPURI TALUK AND DHARMAPURI DISTRICT.

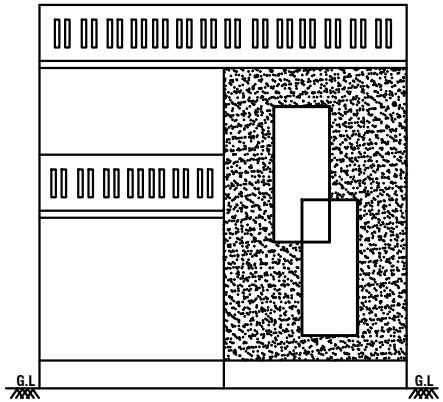
**OWNER:Late:Mr.Fr.FRANCIS KIZHAKKUMTHALA S/o.Mr.K.K.PAUL.,** **SCALE 1:100**

**APPLICANT:Mr.T.K.STEPHEN S/o.Mr.KOCHAPPAN.,**

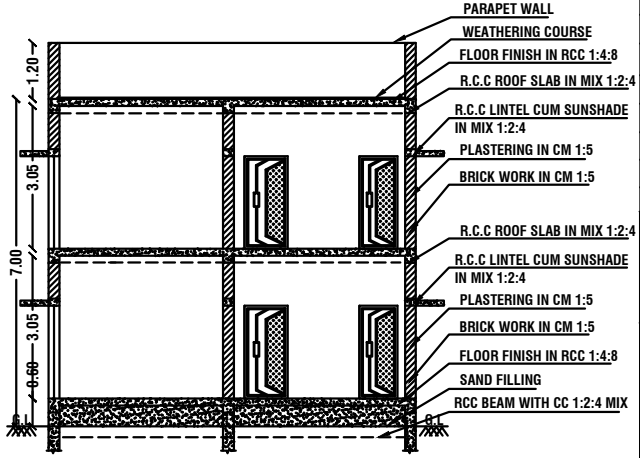
## SITE PLAN

Not to Scale As Per Document & Fmb




ELEVATION



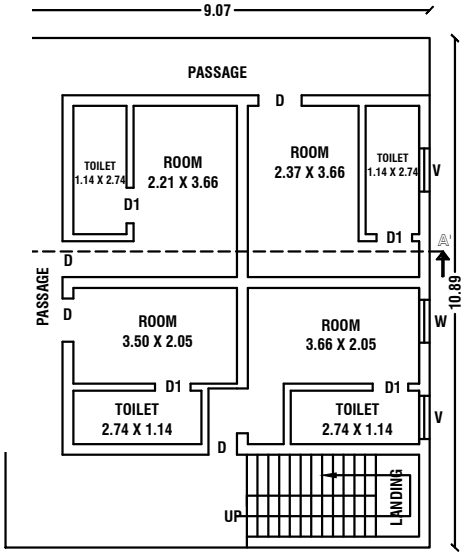

SECTION ON - AA'



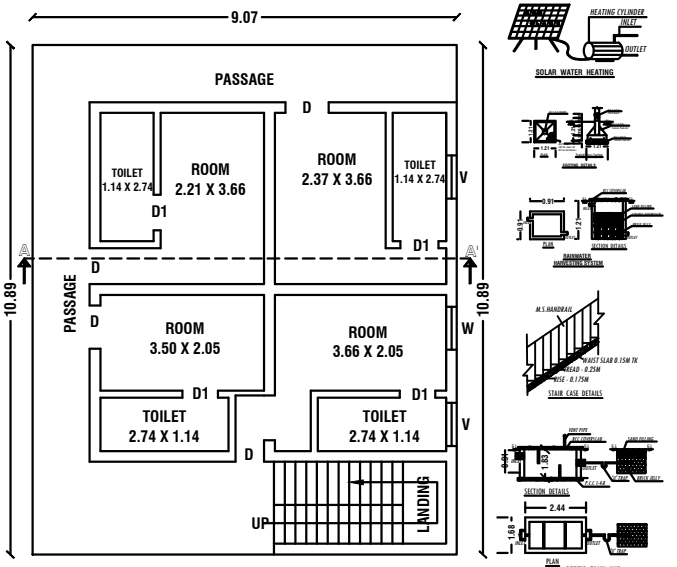
**TECHNICAL APPROVAL**

Technical approval issued.

This Document is Digitally Data Singed by
"PRESIDENT OF PAPPINAICKENAHALLI VILLAGE,
SOGATHUR PANCHAYAT,
DHARMAPURI PANCHAYAT UNION".
So any Seal or Sign is Not Necessary.




GROUND FLOOR PLAN




FIRST 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**

| | | |
|---|---|---|
| M.D | Main Door | 1.00 X 2.15 |
| D | Door | 0.91 X 2.15 |
| D1 | Door | 0.85 X 2.15 |
| S.D | Sliding Door | 1.00 X 2.15 |
| O | Open | 1.00 X 2.15 |
| W | Window | 1.00 X 1.30 |
| V | Ventilator | 0.85 X 0.60 |

**AREA DETAILS**

| PARTICULARS | Total Buildup Area Sq.Ft | Total Buildup Area Sq.Mt | Non FSI Area Sq.Mt | Total FSI Area Sq.Mt |
|---|---|---|---|---|
| PLR / FMB Area | | 20000 Sq.Mt | | |
| Document Joint-II Document No:1600/2007 Document Area | | Hect 2.00.0 (4.94 Acres) | | |
| Super Imposed Area | | 20000 Sq.Mt | | |
| PATTA NO : 525 | | Hect 2.00.0 (20000 Sq.Mt) | | |
| Ground Floor | 1063.16 | 98.77 | - | 98.77 |
| First Floor | 1063.16 | 98.77 | - | 98.77 |
| Total Area | 2126.32 | 197.54 | - | 197.54 |

**FSI DETAILS:-**

Total All Floor Area / Total Land Area = 197.54 / 20000 = FSI = 0.009

**Parking Details**

| Particulars | Provided in Nos. |
|---|---|
| Car Parking | 1 |
| Two Wheeler Parking | 2 |

**COLOR INDEX**

| | |
|---|---|
| Site Boundary | |
| Proposed Building | |
| Existing Road | |
| Septic Tank | |
| Rain Water Harvesting | |

APPLICANT

Mr.T.K.STEPHEN S/o.Mr.KOCHAPPAN.,


Er.D.KARTHICK.DCE., B.E.,
TN.Govt. Registered Professional of DTCP,
R.E-III-01/2023, R.E.(G-3),
DMC No.037/LS/2023/00003,
**MODERN ENGINEER'S,**
#1st Floor, Salem Main Road,
Nearby New Ranga Department, Collectorate Post,
Dharmapuri - 636705,
Cell: 7094961020, 9363041020.
E.Mail : modernengineersdpi@gmail.com

REGISTERED ENGINEER

**MODERN ENGINEER'S,**
**#1st Floor, Salem Main Road,**
**Nearby New Ranga Department,**
**Collectorate Post, Dharmapuri - 636705,**
**Cell: 7094961020, 9363041020.**
**E.Mail : modernengineersdpi@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

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# 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.