Verified RealEstate™

REFERENCE
SWP/BPA/110685/2024

ISSUED
11 November 2024

PP APPROVAL RECORD

Planning Permission

Krishnagiri

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

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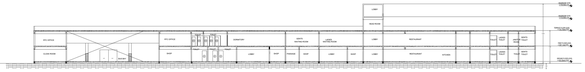
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED BUSSTAND BUILDING IN R.S.No: 46/1 & 46/2 AT HOSUR TO KRISHNAGIRI HIGHWAYS NHAI ROAD OF MORANAPALLI VILLAGE AND PANCHAYAT, SHOOLAGIRI PANCHAYAT UNION, HOSUR TALUK, KRISHNAGIRI DISTRICT.

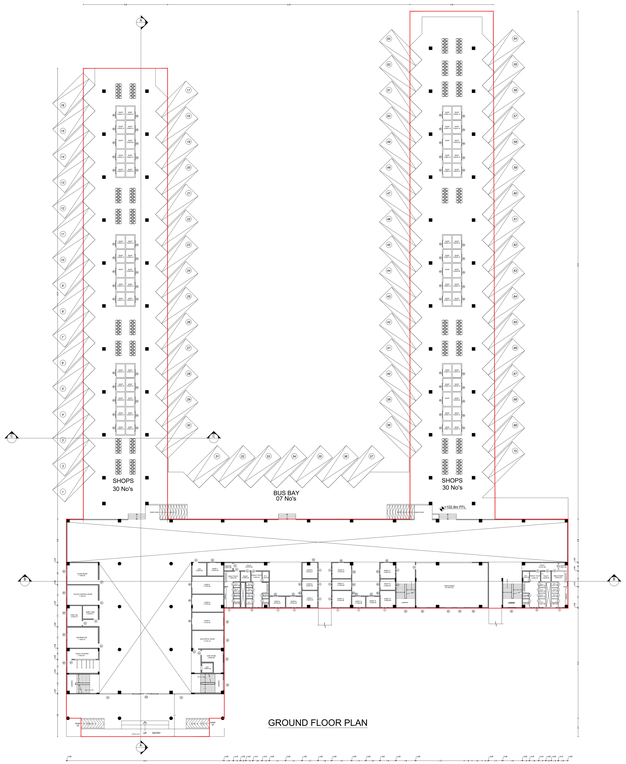
SCALE- 1:100

ELEVATION

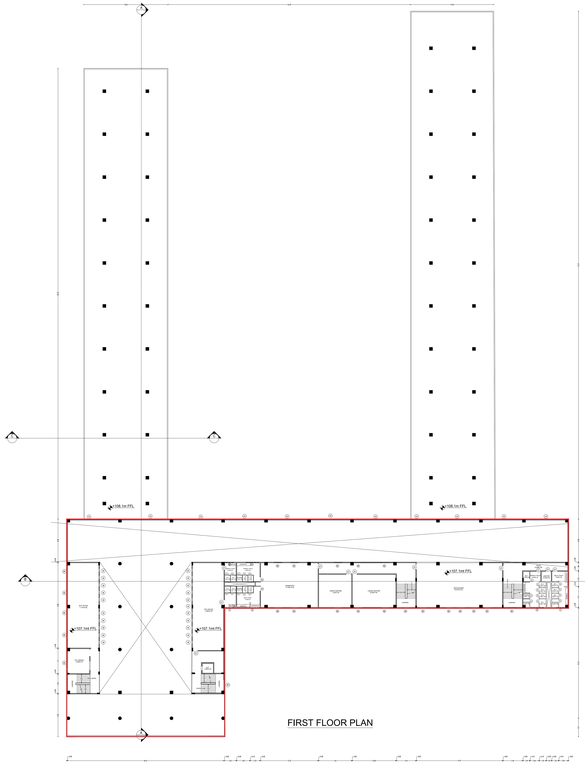


SECTION-BB

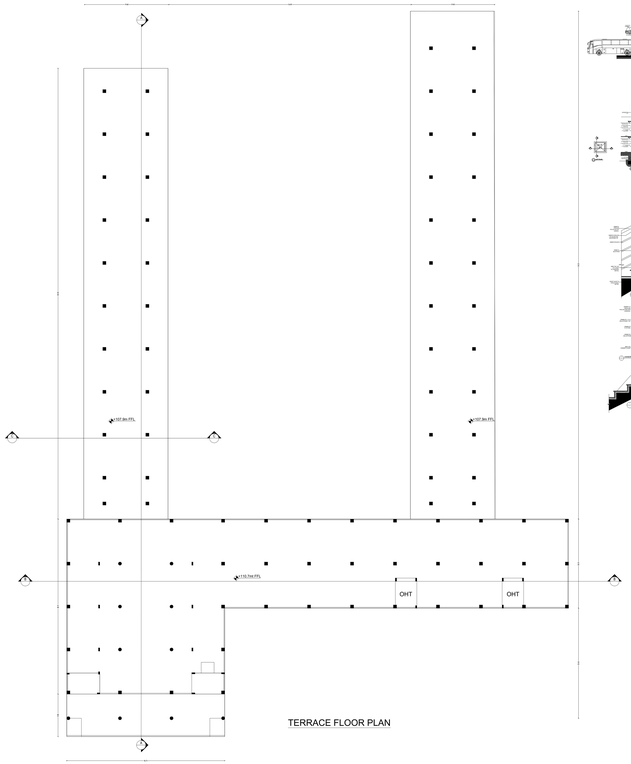
SECTION-AA



GROUND FLOOR PLAN

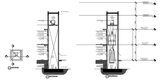


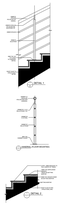
FIRST FLOOR PLAN

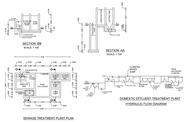


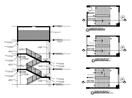
TERRACE FLOOR PLAN

SECTION-CC









SHOPS	SIZE (M)	NO	AREA (SQM)	AREA (SQ.FT)
SHOP 1	3.0 X 3.755	01	11.265	121.256
SHOP 2,3,4	4.0 X 7.275	03	87.300	939.697
SHOP 5,6	3.61 X 2.50	02	18.050	194.290
SHOP 7	3.52 X 3.84	01	13.516	145.494
SHOP 8	3.52 X 2.50	01	8.800	94.723
SHOP 9	3.52 X 3.61	01	12.707	136.780
SHOP 10	4.43 X 3.61	01	15.992	172.141
SHOP 11	4.43 X 2.50	01	11.075	119.211
SHOP 12	4.43 X 3.84	01	17.011	183.109
SHOP 13	3.10 X 2.50	01	7.750	83.421
SHOP 14	3.09 X 2.50	01	7.725	83.152
SHOP 15	3.48 X 3.84	01	13.363	143.842
SHOP 16	3.48 X 2.50	01	8.700	93.646
SHOP 17	3.48 X 3.61	01	12.563	135.226
PLATFORM SHOP -1	2.00 X 3.10	72	446.400	4805.050
PLATFORM SHOP -2	2.00 X 3.25	18	117.000	1259.388
TOTAL		107	809.219	8710.428

LAND AREA DETAILS

PARTICULARS	Sq.mt.
AREA AS AT SITE	41454.01
AREA ASPER FMB OR PLR	41454.01
AREA AS GO	42491.63

BUILDING AREA DETAILS

PARTICULARS	FSI (S.MT)	NON-FSI (S.MT)	TOTAL BUILT-UP AREA(S.MT)
PROPOSED GROUND FLOOR AREA	7866.43	-	7866.43
PROPOSED FIRST FLOOR AREA	3521.20	-	3521.20
TOTAL PROPOSED AREA	11387.63	-	11387.63

NOTES

FLOOR SPACE INDEX

SUPER IMPOSED AREA	41454.01
TOTAL FSI AREA - GF & FF	11387.63
FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA)	0.274<1.00

SCHEDULE OF JOINERIES

GD1	GLASS DOOR	6.00X6.45
RS	ROLLING SHUTTER	1.50X2.50
RS1	ROLLING SHUTTER	1.00X2.50
D	DOOR	1.05X2.50
D1	DOOR	0.75X2.10
W	WINDOW	0.90X1.20
W1	WINDOW	2.40X1.20
V	VENTILATOR	1.80X0.60
V1	VENTILATOR	3.00X0.45

APPLICANT	REGISTERED ENGINEER	STRUCTURAL ENGINEER
COMMISSIONER HOSUR CITY MUNICIPAL CORPORATION	Er.M.SANJEEVAMOORTHY.,ME.(Struct),AMIE., Chartered Engineer & Consulting Civil Engineer., Govt.Regd.Engineer Grade III(EE)., HMDTA No.09/2019,HCMC No.00010/2019 Govt.Regd.Contractorian Engineer (CE)., HMDTA No.12/2019,HCMC No.00016/2019. Govt.Regd.Structural Engineer Grade II(SE)., HMDTA No.14/2019, Phone:+919600595393. Email:sanjeev4@gmail.com	Er N. PRAVEEN KUMAR, ME., CREATIVE CONSTRUCTIONS. Structural Engineer. / Chartered Engineer. *Govt.Regd.Structural Engineer Grade-II (14/2023).* *MOBILE:7502530440,8106042041.* *MAIL:creativeconstructionhosur@gmail.com*

SITE PLAN SHOWING THE PROPOSED BUSSTAND BUILDING IN R.S.No: 46/1 & 46/2 AT HOSUR TO KRISHNAGIRI HIGHWAYS NHAI ROAD OF MORANAPALLI VILLAGE AND PANCHAYAT, SHOOLAGIRI PANCHAYAT UNION, HOSUR TALUK, KRISHNAGIRI DISTRICT.

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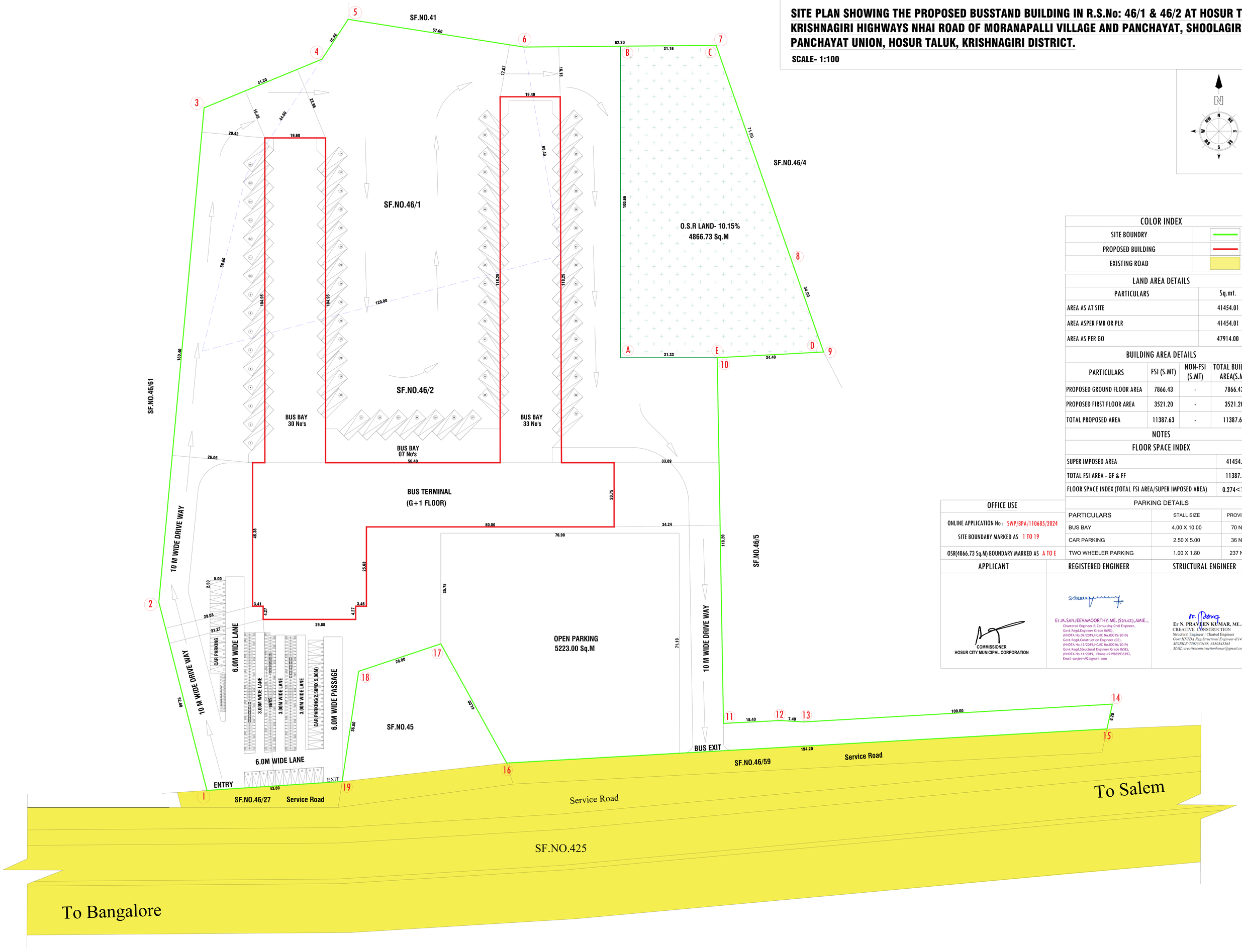

COLOR INDEX	
SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	

LAND AREA DETAILS

PARTICULARS	Sq.mt.
AREA AS AT SITE	41454.01
AREA ASPER FMB OR PLR	41454.01
AREA AS PER GO	47914.00

BUILDING AREA DETAILS

PARTICULARS	FSI (S.MT)	NON-FSI (S.MT)	TOTAL BUILT-UP AREA(S.MT)
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FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA)	0.274<1.00

PARKING DETAILS

PARTICULARS	STALL SIZE	PROVIDED
BUS BAY	4.00 X 10.00	70 Nos
CAR PARKING	2.50 X 5.00	36 Nos
TWO WHEELER PARKING	1.00 X 1.80	237 Nos

OFFICE USE

ONLINE APPLICATION No : SWP/BPA/110685/2024

SITE BOUNDARY MARKED AS 1 TO 19

OSR(4866.73 Sq.M) BOUNDARY MARKED AS A TO E

APPLICANT	REGISTERED ENGINEER	STRUCTURAL ENGINEER
COMMISSIONER HOSUR CITY MUNICIPAL CORPORATION	Er.M.SANJEEVAMOORTHY.ME.(Struct),AMIE., Chartered Engineer & Consulting Civil Engineer, Govt.Regd.Engineer Grade II(RE), (HNDTA No.09/2019,HCMC No.00015/2019) Govt.Regd.Construction Engineer (CE), (HNDTA No.12/2019,HCMC No.00016/2019) Govt.Regd.Structural Engineer Grade II(SE), (HNDTA No.14/2019, Phone-+919865935393), Email-sanjeelv92@gmail.com	Er N. PRAVEEN KUMAR, ME., CREATIVE CONSTRUCTION Structural Engineer / Charted Engineer *Govt.HNTDA Reg.Structural Engineer-I(14/2023)* *MOBILE:7502330468, 6380345365* *MAIL:creativeconstructionhosur@gmail.com*

SITE PLAN

(SCALE 1:100)

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

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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.