Verified RealEstate™

REFERENCE
SWP/BPA/119787/2024

ISSUED
27 April 2024

PP APPROVAL RECORD

Planning Permission

Krishnagiri

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

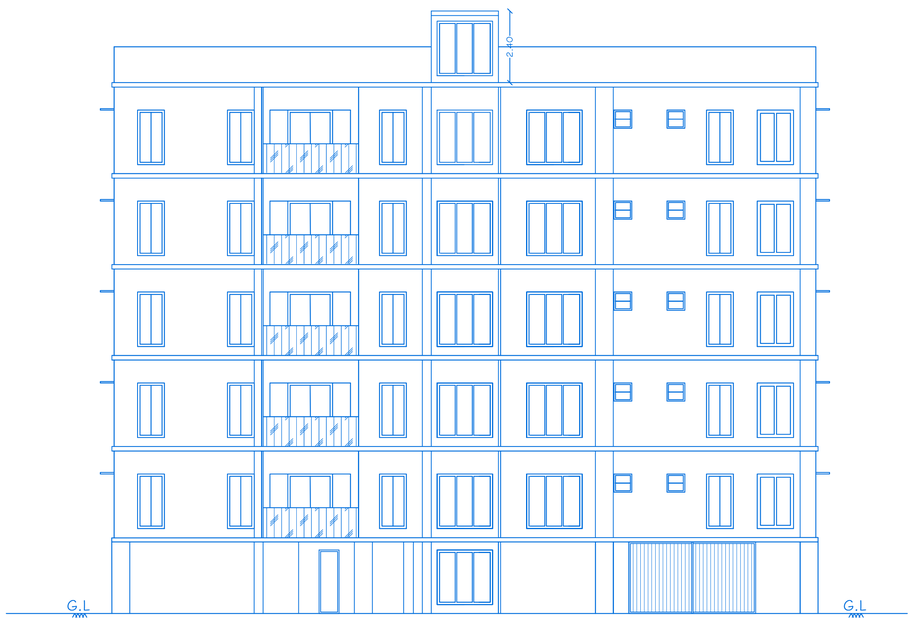
The approval as the planning authority issued it, reproduced in full behind this page.

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

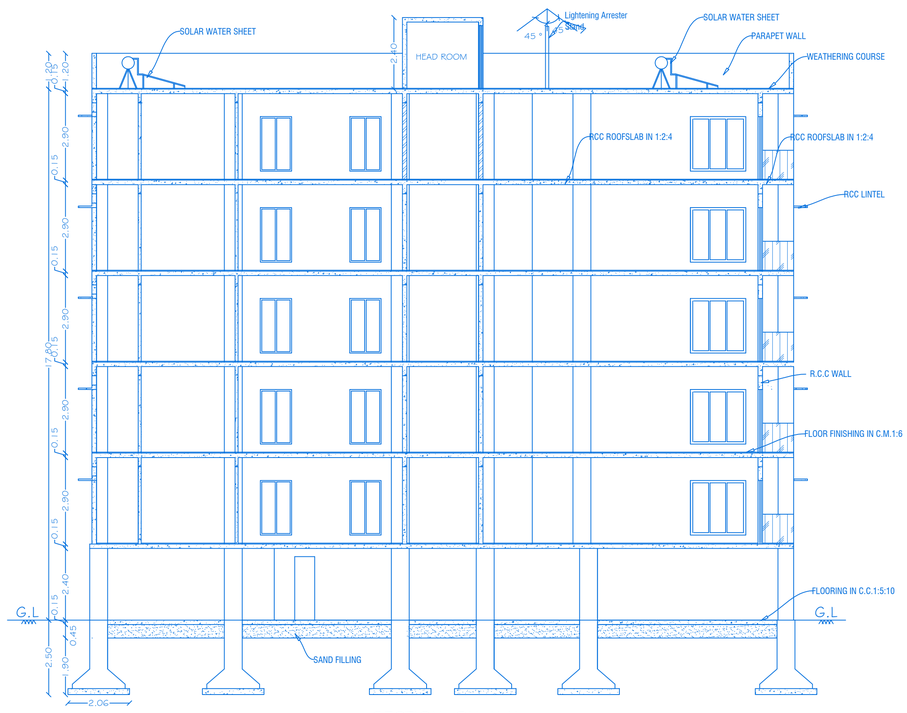
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

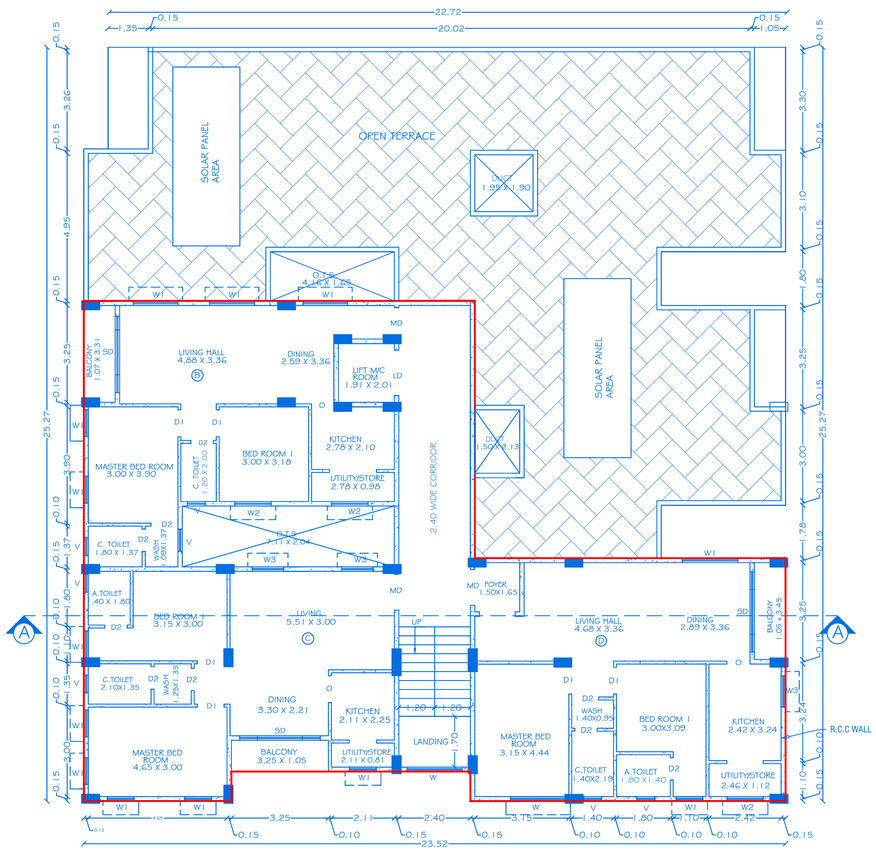
DIGITALLY VERIFIED RECORD



ELEVATION

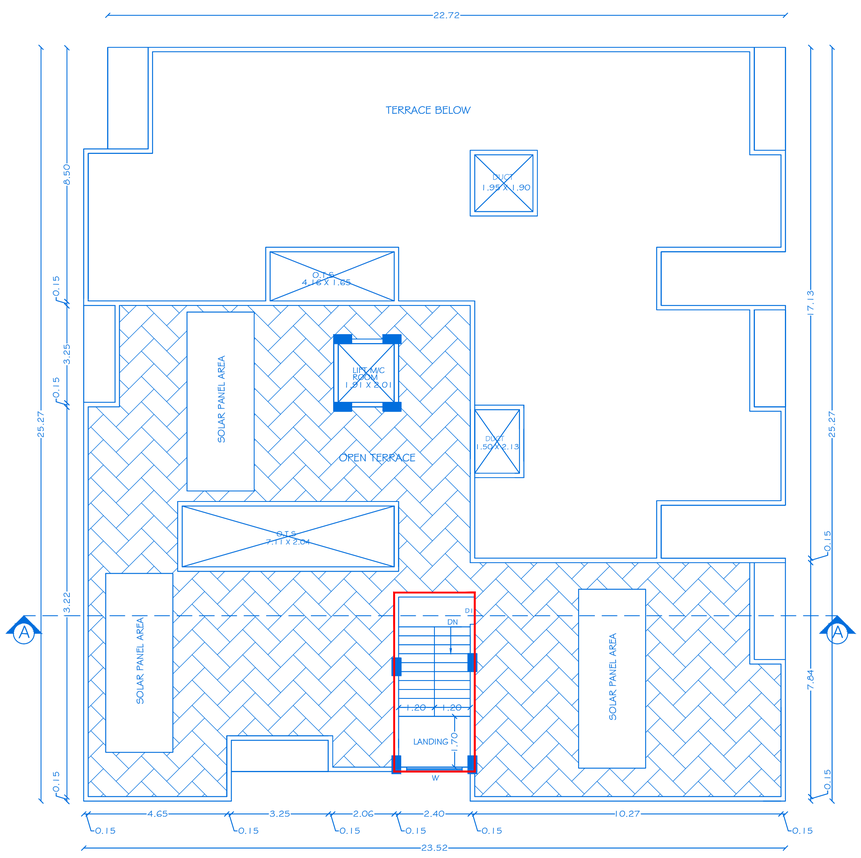


SECTION ON 'AA'

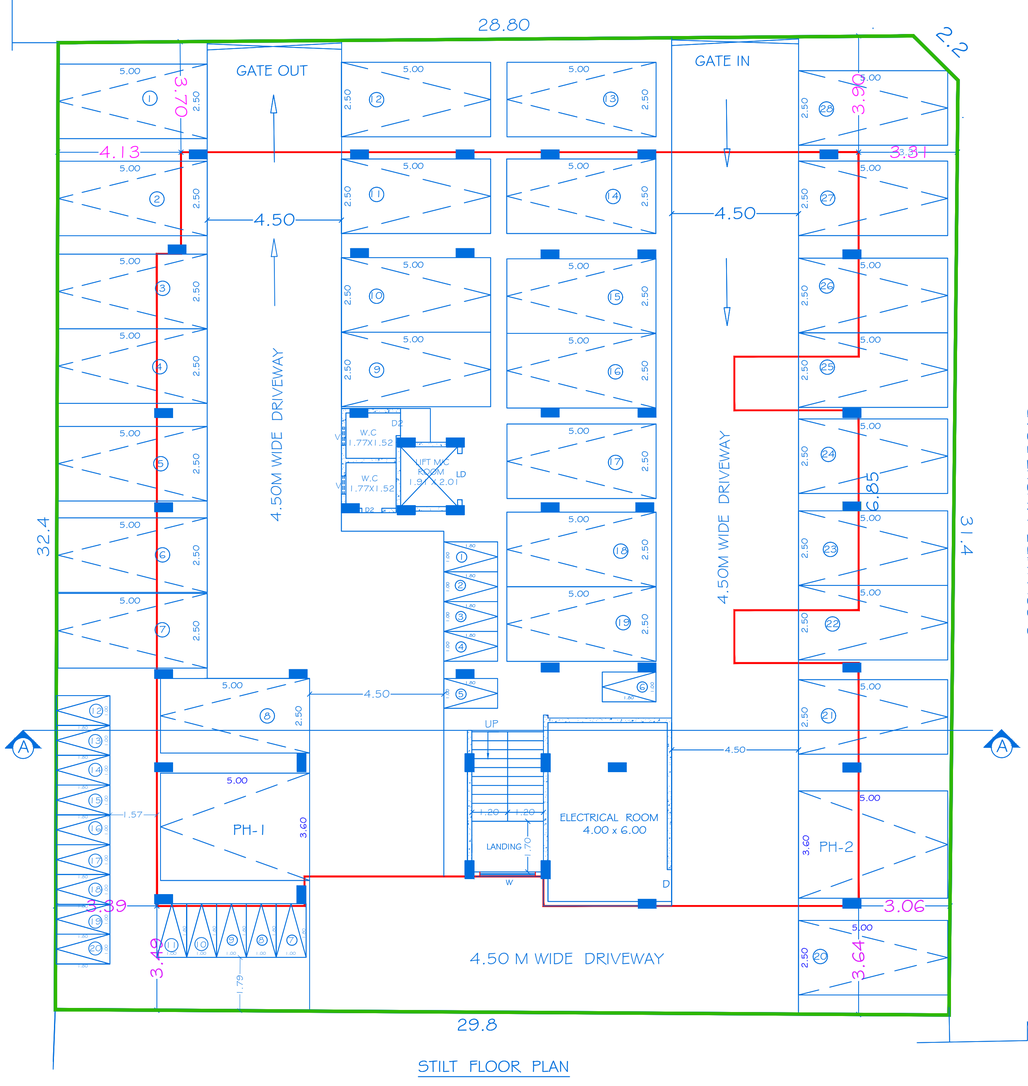


FIFTH FLOOR PLAN

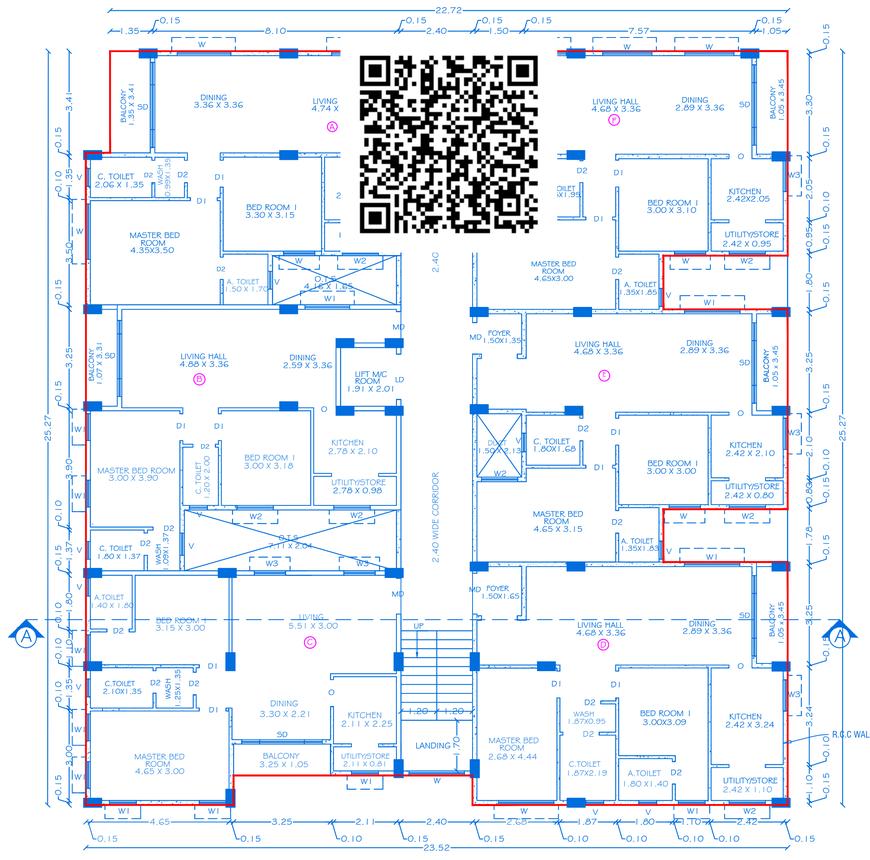
Centralized A/C Provided



TERRACE FLOOR PLAN



STILT FLOOR PLAN



TYPICAL FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

Centralized A/C Provided

SHEET NO:01/02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL APARTMENT BUILDING IN STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR (DTCP APPROVED LAYOUT NO.26/2022) IN PLOT NO: B, S.No:540/1B1A, NEW S.NO:540/3 AT MATHIGIRI VILLAGE, HOSUR CITY MUNICIPAL CORPORATION & TALUK, KRISHNAGIRI DISTRICT.

SCALE 1:100

NOTE: ALL DIMENSIONS ARE IN M

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
LD	LIFT DOOR	1.00 X 2.10
MD	MAIN DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
O	OPEN	0.91 X 2.13
W	WINDOW	1.86 X 1.83
W1	WINDOW	1.50 X 1.83
W2	WINDOW	1.22 X 1.83
W3	WINDOW	1.00 X 1.83
V	VENTILATOR	0.61X0.61
SD	SLIDING DOOR	1.68 X 2.13

AREA DETAILS / FLOOR

SE.NO	FLAT NAME	AREA
1	A	75.32
2	B	71.75
3	C	73.92
4	D	82.48
5	E	74.83
6	F	76.32
Total Area		454.62

UNITS PER FLOOR = 6 UNITS

TOTAL UNITS = (6 UNITS X 4 FLOORS) + (3UNITS FOR 5TH FLOOR)

= 27 UNITS

AREA STATEMENT

S. No	PARTICULARS	TOTAL AREA -S.MT	NON FSI AREA -S.MT	Net FSI Area in S.MT
1	TOTAL AREA OF THE SITE	972.00	-	-
2	AREA OF THE STILT FLOOR	568.89	568.89	-
3	AREA OF THE FIRST FLOOR	568.89	28.27	540.62
4	AREA OF THE SECOND FLOOR	568.89	28.27	540.62
5	AREA OF THE THIRD FLOOR	568.89	28.27	540.62
6	AREA OF THE FOURTH FLOOR	568.89	28.27	540.62
7	AREA OF THE FIFTH FLOOR	296.66	14.51	282.15
8	AREA OF THE HEAD ROOM	16.20	16.20	-
9	TOTAL AREA OF ALL FLOORS	3157.31	712.68	2444.63

AREA OF THE SITE	-	972.00 Sq.Mt.
AREA OF STILT FLOOR	-	568.89 Sq.Mt.
PLOT COVERAGE	-	568.89 / 972.00 X 100
	-	58.52% < 75 %
FLOOR SPACE INDEX	-	2444.63 / 972.00= 2.51

PARKING REQUIREMENT

SE.NO	DESCRIPTION	REQUIRED	PROVIDED
1	CAR PARKING	20	28
2	PH CAR PARKING (10% of Visitors parking)	2	2
3	TWO WHEELER PARKING	18	20

NOTE: ALL DIMENSIONS ARE IN M

KEY

(FE) Fire Extinguisher -
(FA) Fire Alarm -

APPLICANT

S. manjula

Mrs. S. MANJULA
W/o.Mr. C. SRINIVASULU

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I.I	I	I	I.I	
Reg.No's	01/2019	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

OFFICE USE

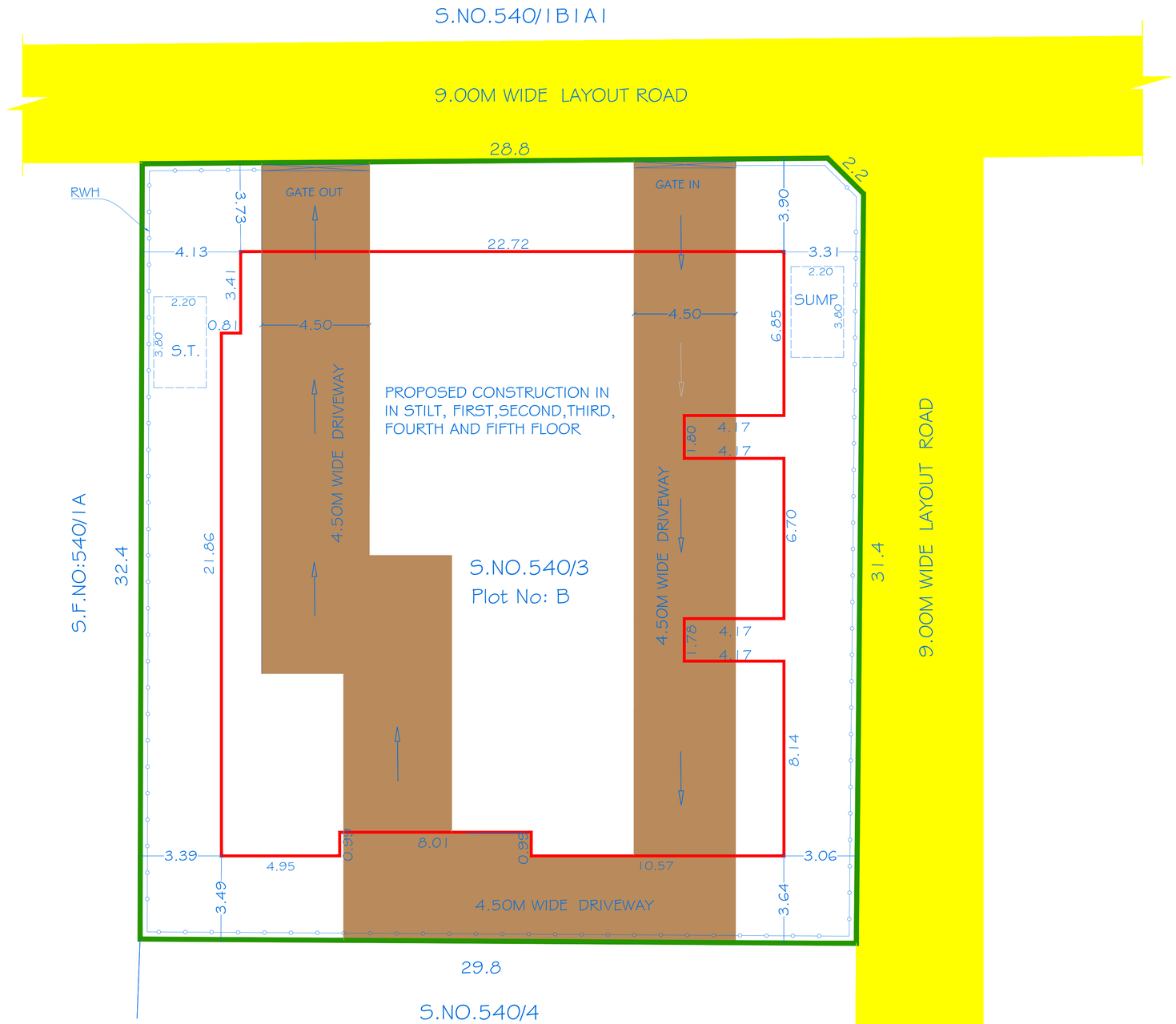
PLANNING PERMISSION

ROC NO.SWP/BPA / 119787/2024, DATE:27.04.2024.

BUILDING PLAN PLANNING PERMISSION AS B.P/D.D.T.C.P (K.D) NO:39/2024

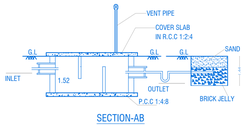
PLANNING PERMISSION PERIOD FROM 27.04.2024 TO 26.04.2032.

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF RESIDENTIAL APARTMENT BUILDING IN STILT, FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR (DTCP APPROVED LAYOUT NO.26/2022) IN PLOT NO: B, S.No:540/1B1A, NEW S.NO:540/3 AT MATHIGIRI VILLAGE, HOSUR CITY MUNICIPAL CORPORATION & TALUK, KRISHNAGIRI DISTRICT.

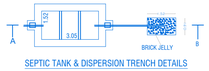


SITE PLAN

SCALE 1:100

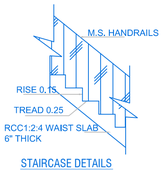


SECTION-AB



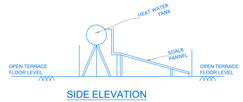
SEPTIC TANK & DISPERSION TRENCH DETAILS

SCALE- 1:100



STAIRCASE DETAILS

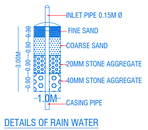
SCALE- 1:20



SIDE ELEVATION



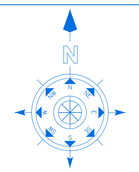
SOLAR WATER HEATER PLAN



DETAILS OF RAIN WATER HARVESTING STRUCTURES

(NOT to SCALE)

SCALE 1:100



PARKING REQUIREMENT

SE.NO	DESCRIPTION	REQUIRED	PROVIDED
1	CAR PARKING	20	28
2	PH CAR PARKING (10% of Visitors parking)	2	2
3	TWO WHEELER PARKING	18	20

NOTES

AREA OF THE SITE	-	972.00 Sq.Mt.
AREA OF STILT FLOOR	-	568.89 Sq.Mt.
PLOT COVERAGE	-	568.89 / 972.00 X 100
	-	58.52% < 75 %
FLOOR SPACE INDEX	-	2444.63 / 972.00=2.51

AREA DETAILS / FLOOR

SE.NO	FLAT NAME	AREA
1	A	75.32
2	B	71.75
3	C	73.92
4	D	82.48
5	E	74.83
6	F	76.32
Total Area		454.62

UNITS PER FLOOR = 6 UNITS

TOTAL UNITS = (6 UNITS X 4 FLOORS) + (3UNITS FOR 5TH FLOOR)

= 27 UNITS

COLOR INDEX

SITE BOUNDARY

PROPOSED BLDG

EXTG. ROAD

DRIVE WAY

AREA STATEMENT

S.No	PARTICULARS	TOTAL AREA -S.MT	NON FSI AREA -S.MT	Net FSI Area in S.MT
1	TOTAL AREA OF THE SITE	972.00	-	-
2	AREA OF THE STILT FLOOR	568.89	568.89	-
3	AREA OF THE FIRST FLOOR	568.89	28.27	540.62
4	AREA OF THE SECOND FLOOR	568.89	28.27	540.62
5	AREA OF THE THIRD FLOOR	568.89	28.27	540.62
6	AREA OF THE FOURTH FLOOR	568.89	28.27	540.62
7	AREA OF THE FIFTH FLOOR	296.66	14.51	282.15
8	AREA OF THE HEAD ROOM	16.20	16.20	-
9	TOTAL AREA OF ALL FLOORS	3157.31	712.68	2444.63

NOTE: ALL DIMENSIONS ARE IN M

KEY

(FE) Fire Extinguisher - ▯

(FA) Fire Alarm - ▯

APPLICANT

S. manjula

Mrs.S.MANJULA,
W/o.C.SRINIVASULU

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I.I 01/2019	I 11/2022	I 04/2019	I.I 02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

OFFICE USE

PLANNING PERMISSION

ROC NO.SWP/BPA / 119787/2024, DATE:27.04.2024.

BUILDING PLAN PLANNING PERMISSION AS B.P/D.D.T.C.P (K.D) NO:39/2024

PLANNING PERMISSION PERIOD FROM 27.04.2024 TO 26.04.2032.

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.