Verified RealEstate™

REFERENCE
06/2024-2025

ISSUED
08 June 2024

PP APPROVAL RECORD

Planning Permission

Krishnagiri 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

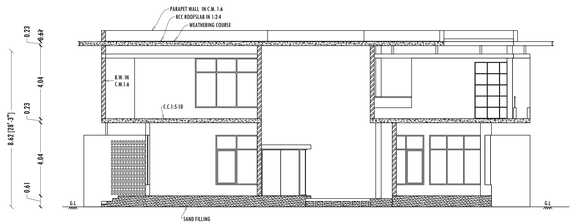
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF GROUND & FIRST FLOOR RESIDENTIAL BUILDING IN PLOT No: 2 & 3, OLD S.F.No: 175/1A1 & 176/1A1, NEW S.F.NO: 175/1A1B & 176/4 AT HOSUR TO KAGGANUR ROAD

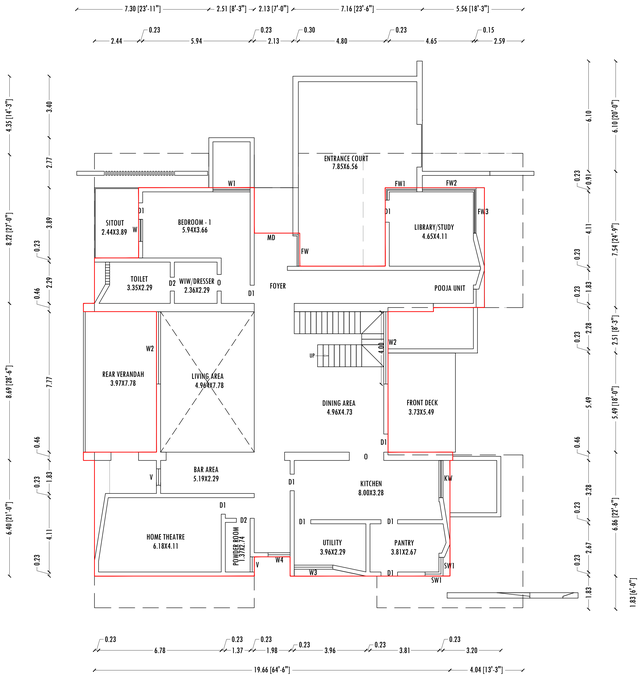
"TERATAI" REGULARISATION LAYOUT L.P/ HNTDA (REGULARISATION) No: 96/2018 OF KOOSTHANAPALLI VILLAGE, ECHANGUR PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT. SCALE -1:100



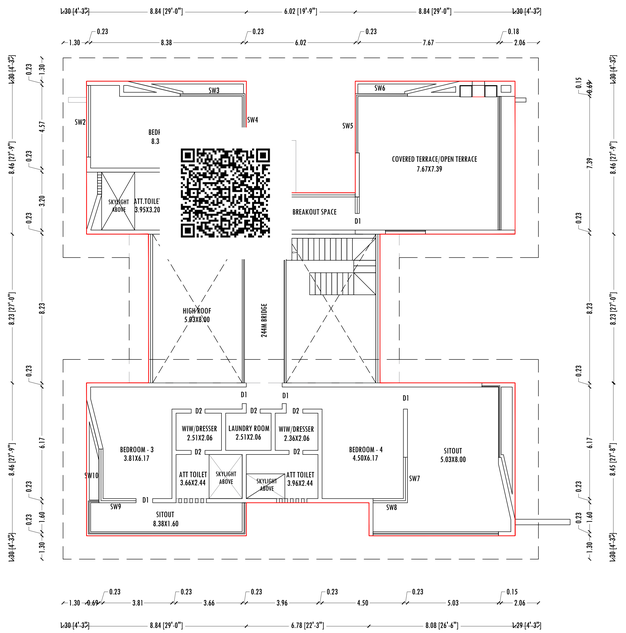
ELEVATION



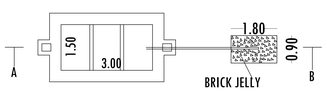
SECTION -AA



GROUND FLOOR PLAN

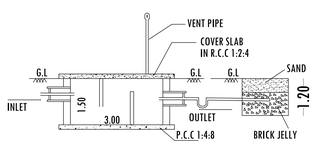


FIRST FLOOR PLAN

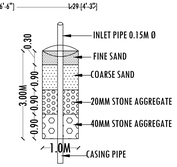


SEPTIC TANK & DISPERSION TRENCH DETAILS

SCALE- 1:100

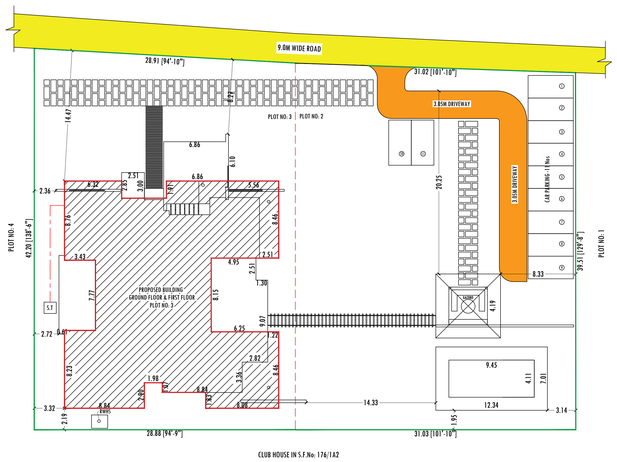


SECTION-AB



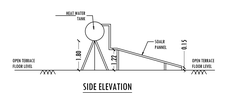
DETAILS OF RAIN WATER HARVESTING STRUCTURES

(NOT to SCALE)



SITE PLAN

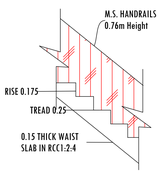
SCALE -1:200



SIDE ELEVATION



SOLAR WATER HEATER PLAN



STAIRCASE DETAILS

SCALE- 1:20

LOCATION PLAN

NOT TO SCALE

N W E S

COLOR INDEX	
SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	

SCHEDULE OF JOINERIES		
MD	DOOR	2.13X2.13
D1	DOOR	0.91X2.13
D2	DOOR	0.76X2.13
FW	FRENCH WINDOW	1.83X2.13
FW1	FRENCH WINDOW	2.44X2.13
FW2	FRENCH WINDOW	2.97X2.13
FW3	FRENCH WINDOW	2.51X2.13
W	WINDOW	1.00X1.52
W1	WINDOW	2.06X1.22
W2	WINDOW	4.00X2.74
W3	WINDOW	2.13X2.74
W4	WINDOW	1.22X2.74
SW1	WINDOW	2.00X2.74
SW2	WINDOW	3.96X2.74
SW3	WINDOW	2.51X2.74
SW4	WINDOW	2.67X2.74
SW5	WINDOW	3.28X2.74
SW6	WINDOW	2.90X2.74
SW7	WINDOW	2.51X2.74
SW8	WINDOW	1.91X2.74
SW9	WINDOW	2.06X2.74
SW10	WINDOW	2.97X2.74
KW	KITCHEN WINDOW	2.06X0.91
V	VENTILATOR	0.84X0.61
O	OPEN	1.91X2.13

AREA DETAILS		
PARTICULARS	Sq.mt.	Sq.ft.
AREA OF THE SITE AS PER DEED - (PLOT NO: 2)	1241.69	13365.55
AREA OF THE SITE AS PER DEED - (PLOT NO: 3)	1182.05	12723.59
TOAL AREA OF THE DEED	2423.74	26079.45
PLINTH AREA OF PRO. GROUND FLOOR	343.95	3702.28
PLINTH AREA OF PRO. FIRST FLOOR	456.95	4918.61
TOTAL BUILTUP AREA	800.90	8617.68
OPEN SPACE	2079.79	22378.54

NOTES	
FLOOR SPACE INDEX	0.33
PLOT COVERAGE	14.19%

APPLICANT	REGISTERED ENGINEER
Mr. ARPIT MEHROTRA, S/o. Dr. RAMESH BHAGWAN MEHROTRA. (Late)	Er. P. Prema, D.C.E., REGISTERED ENGINEER HNTDA RE-GR III-21/2019 HCMC RE-GR III-51/2019 # 13/89, Tank Street, Hosur Ph:09244559114, 9244382550.

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.