Verified RealEstate™

REFERENCE
SWP/BPA/319362/2024

ISSUED
26 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.

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

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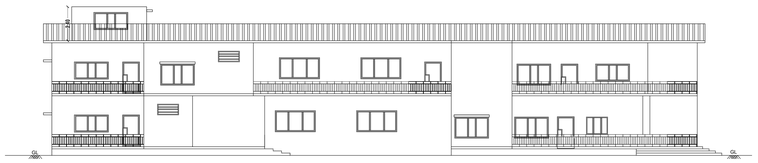
DIGITALLY VERIFIED RECORD

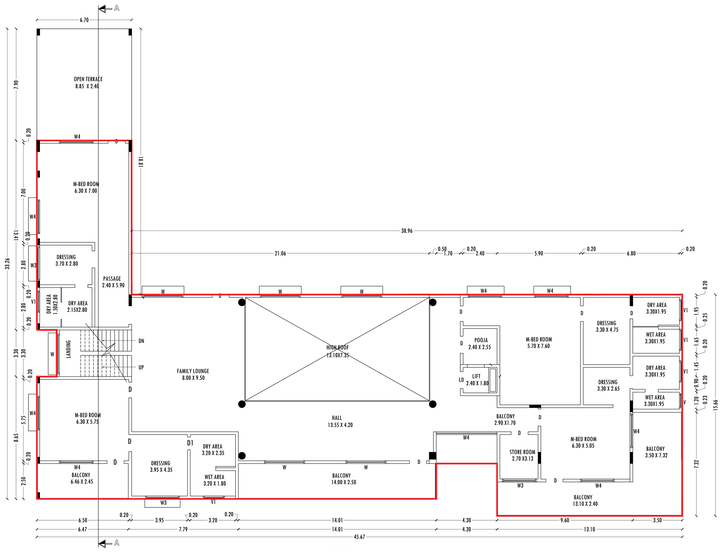
SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF BASEMENT, GROUND & FIRST FLOOR RESIDENTIAL BUILDING IN S.F.NO: 122/ 7 &122/ 8 OF KODIYALLAM VILLAGE, SEVAGANAPALLI PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

SCALE - 1:200

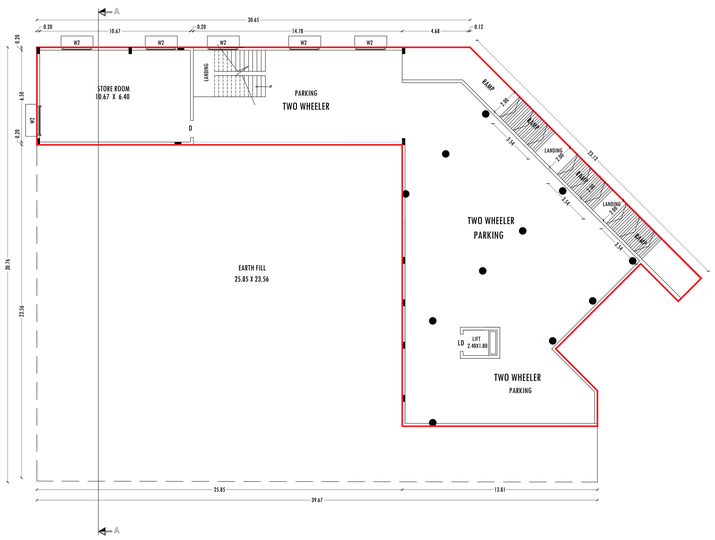
N W E S



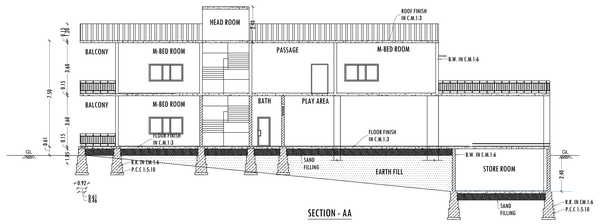
ELEVATION



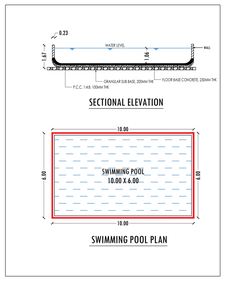
FIRST FLOOR PLAN
MAIN BLOCK

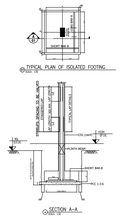


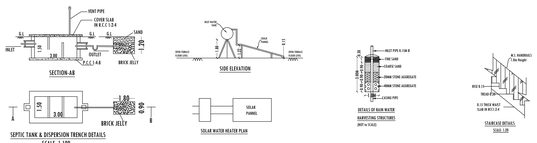
BASEMENT FLOOR PLAN
MAIN BLOCK

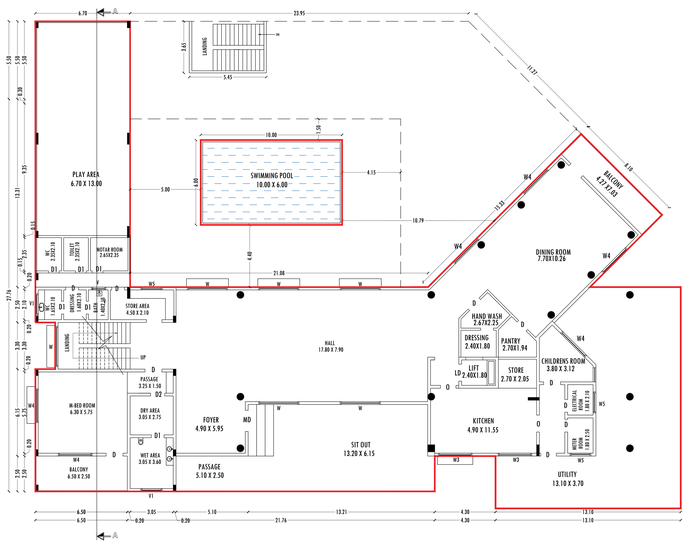


SECTION - AA



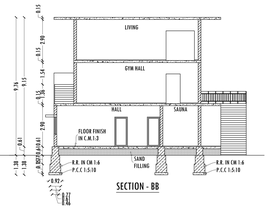




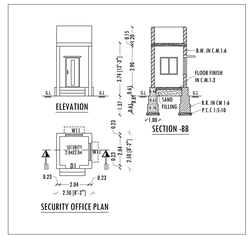


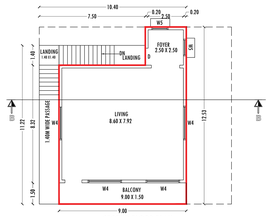
GROUND FLOOR PLAN
MAIN BLOCK

ELEVATION

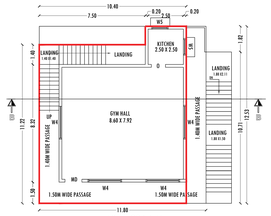


SECTION - BB

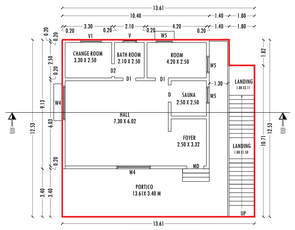




SECOND FLOOR PLAN
BLOCK-2



FIRST FLOOR PLAN
BLOCK-2



GROUND FLOOR PLAN
BLOCK-2

SCHEDULE OF JOINERIES

MD	MAIN DOOR	1.50X2.10
D	DOOR	1.20X2.10
D1	DOOR	1.00X2.10
D2	DOOR	0.91X2.10
LD	LIFT DOOR	1.22X2.10
W	WINDOW	3.05X1.50
W1	WINDOW	2.80X1.50
W2	WINDOW	2.20X1.50
W3	WINDOW	2.40X1.50
W4	WINDOW	2.44X1.22
W5	WINDOW	1.50X1.22
V	VENTILATION	1.00X0.76
V1	VENTILATION	1.50X0.76

BUILDING AREA DETAILS

BLOCK	PARTICULARS	FSI (S.MT)	NON FSI (S.MT)	TOTAL BUILT-UP AREA(S.MT)
1	PRO. BASEMENT FLOOR AREA	-	530.21	530.21
	PRO. GROUND FLOOR AREA	877.93	19.89	897.82
	PROPOSED FIRST FLOOR AREA	733.58	-	733.58
	HEAD ROOM AREA	-	19.53	19.53
2	PRO. GROUND FLOOR AREA	167.14	-	167.14
	PRO. FIRST FLOOR AREA	120.55	-	120.55
	PRO. SECOND FLOOR AREA	96.29	-	96.29
3	PRO. SWIMMING POOL AREA	60.00	-	60.00
	GAURD ROOM	-	6.25	6.25
	TOTAL AREA	2055.49	575.88	2631.37

OFFICE USE

PLANNING PERMISSION

ROC No: SWP/BPA/319362/2024, DATED : 26.11.2024

BUILDING PLAN NUMBER AS B.P/H.N.T.D.A (K.D) No: 96/2024

PLANNING PERMISSION ISSUED.

PLANNING PERMISSION PERIOD - 26.11.2024 TO 25.11.2032

SITE APPROVAL

ROC No: SWP/BPA/319362/2024, DATED : 26.11.2024

SITE BOUNDARY EAR MARKED AS A' TO F ' AND NUMBERED AS L.P/H.N.T.D.A (K.D) No:172/2024

SITE APPROVAL ISSUED.

APPLICANT

1) Mr. RISHI DAS

2) Mr. ANSHUMON DAS

3) Mrs. MEGHNA AGARWAL

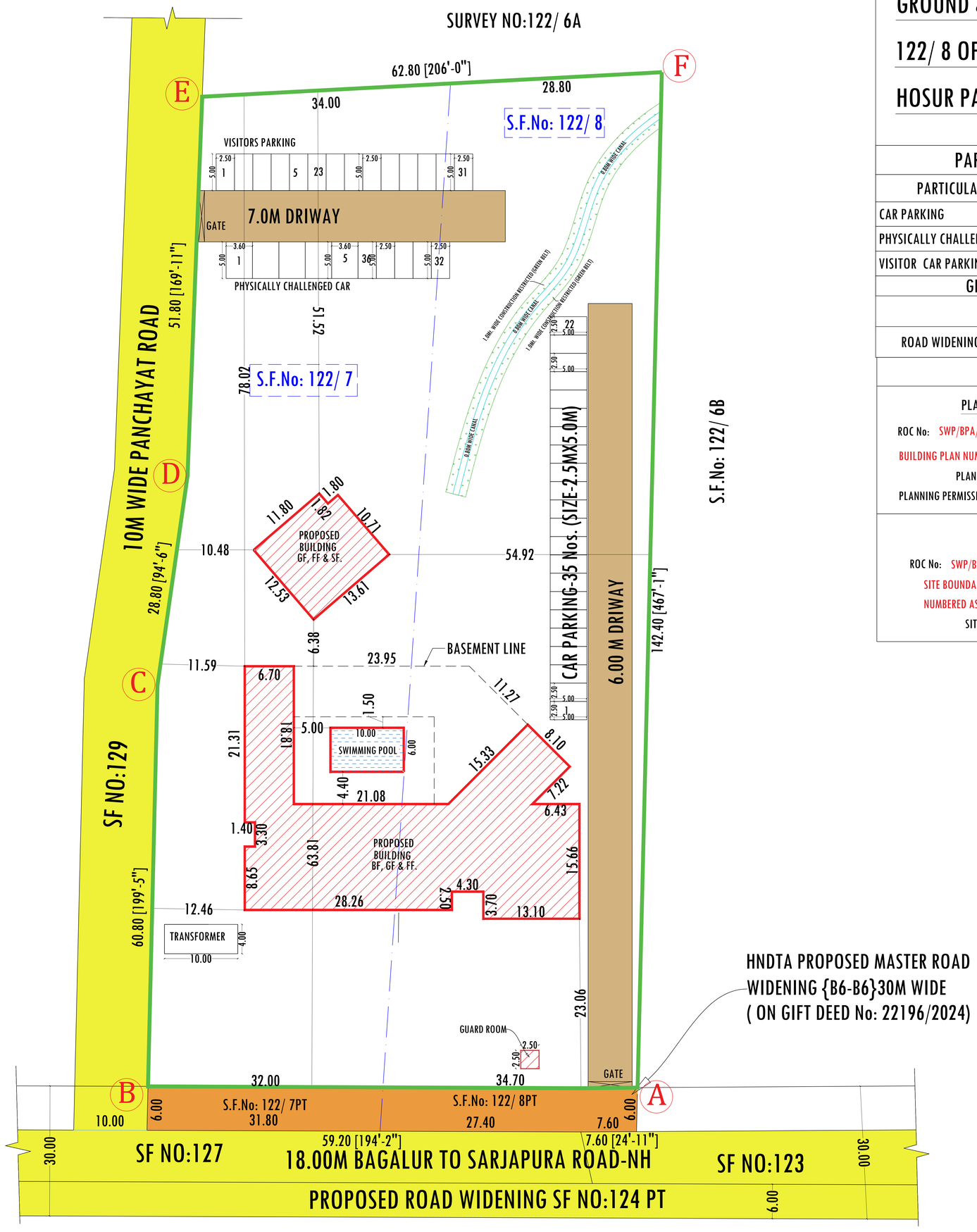
4) Mrs. ASHU AGARWAL

REGISTERED ENGINEER/STRUCTURAL ENGINEER/ CONSTRUCTION

Er. V. VINOTHKUMAR, M.E (Structural),
Chartered Engineer & Regd. Professional Engineer,
HCMC Govt.Regd. Engineer Reg. No: 01/2022 (RE-GR-III),
DTCP Govt.Regd. Engineer Reg. No: 36/2024 (RE-GR-II),
36/2024 (CE), 26/2022 (RSE-GR-II), 14/2022 (RD),
Yutha Construction, Shanthi Nagar East,
2nd Cross, Hosur-635109, Ph: 9750381769.

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF BASEMENT, GROUND & FIRST FLOOR RESIDENTIAL BUILDING IN S.F.No: 122/ 7 & 122/ 8 OF KODIYALLAM VILLAGE, SEVAGANAPALLI PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

SCALE - 1:400



SITE PLAN

SCALE - 1:400

PARKING DETAILS

PARTICULARS	REQUIRED	PROVIDED
CAR PARKING	35	36
PHYSICALLY CHALLENGED CAR	4	5
VISITOR CAR PARKING	4	5

GIFTED DETAILES

	AREA (S.MT)	COLOUR
ROAD WIDENING	400.00	

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SITE APPROVAL ISSUED.

N W E S

COLOR INDEX

SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	

LAND AREA DETAILS

PARTICULARS	Sq.mt.
TOTAL AREA OF THE SITE AS PER PLR	9650.00
TOTAL AREA OF THE SITE AS PER DEED -[2.38 ACRE]	9650.00
ROAD WIDENING AREA	400.00
AREA AS AT SITE (EXCLUDING ROAD WIDENING)	9250.00
SUPER IMPOSED AREA	8891.47

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	TOTAL AREA	2055.49	575.88	2631.37

NOTES

FLOOR SPACE INDEX

SUPER IMPOSED AREA	8891.47
TOTAL FSI AREA - GF, FF & SF	2055.49
FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA)	0.23

APPLICANT	REGISTERED ENGINEER/STRUCTURAL ENGINEER/CONSTRUCTION ENGINEER
Rishi Das 1) Mr. RISHI DAS Anshumon Das 2) Mr. ANSHUMON DAS Meghna 3) Mrs. MEGHNA AGARWAL Ashu 4) Mrs. ASHU AGARWAL	V. Vinoth Kumar Er. V. VINOTHKUMAR, M.E (Structural), Chartered Engineer & Regd. Professional Engineer, HCMC Govt.Regd. Engineer Reg. No: 01/2022 (RE-GR-III), DTCP Govt.Regd. Engineer Reg. No: 36/2024 (RE-GR-II), 36/2024 (CE), 26/2022 (RSE-GR-II), 14/2022 (RD), # Yutha Construction, Shanthi Nagar East, 2nd Cross, Hosur-635109, Ph: 9750381769.

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.