Verified RealEstate™

REFERENCE
09/2024-25

ISSUED
13 September 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

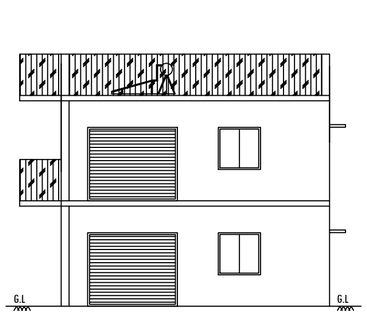
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

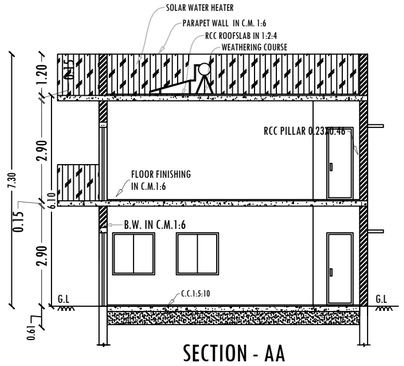
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF GROUND & FIRST FLOOR COMMERCIAL BUILDING IN PLOT.No: 9, OLD S.No: 522/1, NEW S.No:522/1A19

AT "VIMAL NAGAR" OF BOMMANDAPALLI VILLAGE-H/o. KOTHAGONDAPALLI VILLAGE, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

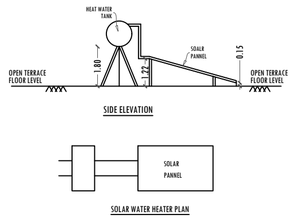
SCALE -1:100

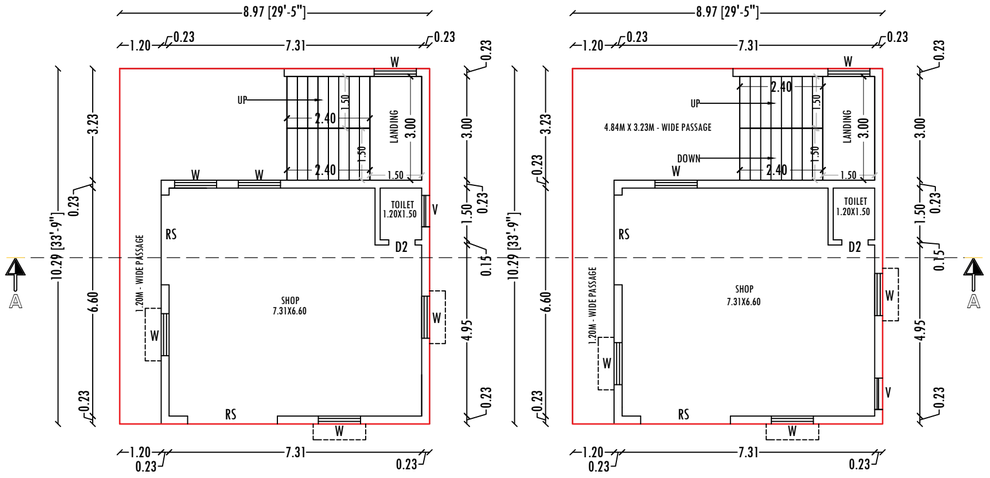


ELEVATION



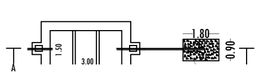
SECTION - AA

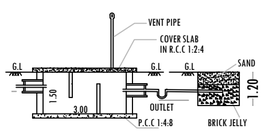




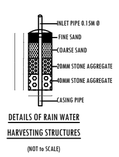
GROUND FLOOR PLAN

FIRST FLOOR PLAN



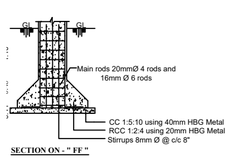


SECTION-AB

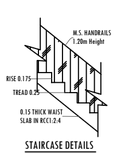


DETAILS OF RAIN WATER HARVESTING STRUCTURES

(NOT to SCALE)

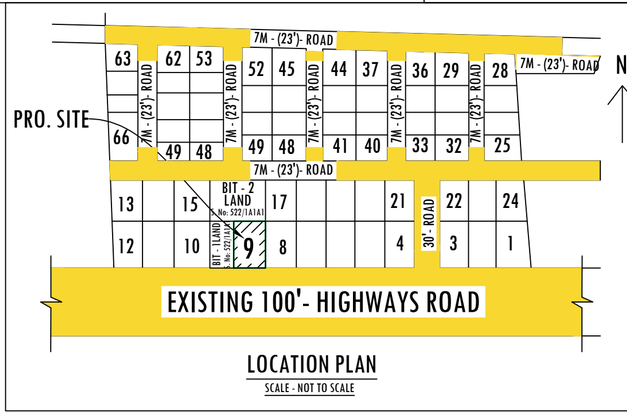


SECTION ON - " FF "



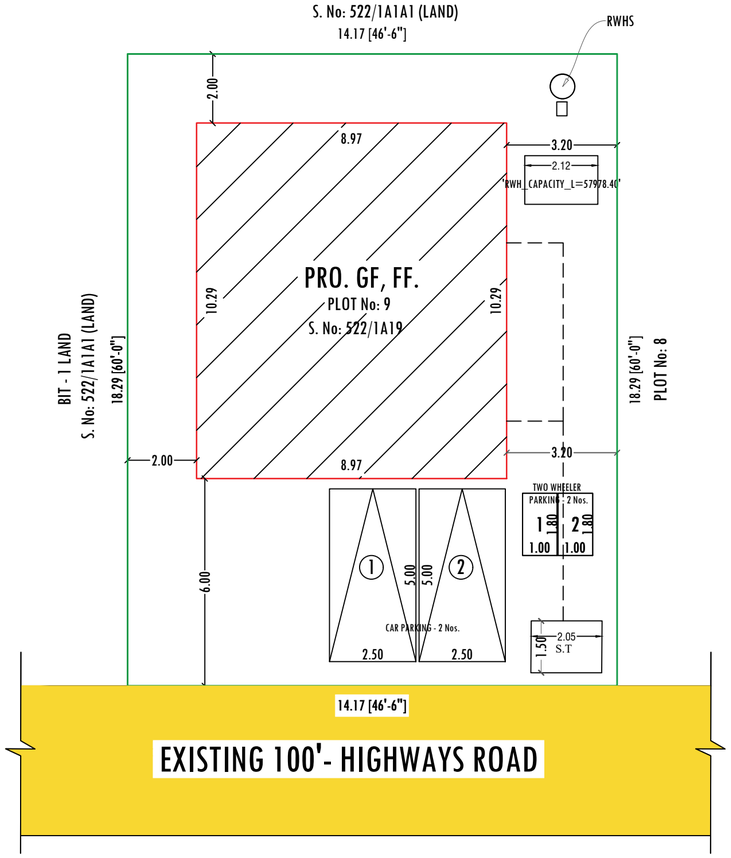
STAIRCASE DETAILS

SCALE- 1:20



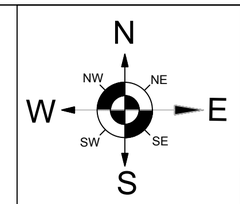
LOCATION PLAN

SCALE - NOT TO SCALE



SITE PLAN

SCALE - 1:100



PLAN INFO:
PLOT_AREA_M2=259.29
LAND_USE_ZONE = COMMERCIAL
BUILDING_NEAR_TO_RIVER=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=14.17
ROAD_WIDTH=30.48
ROAD_LENGTH=100.00
AVG_PLOT_DEPTH= 18.25
AVG_PLOT_WIDTH= 14.17
AREA_TYPE=OTHERS
MIN_PLOT_DEPTH=18.25
MIN_PLOT_WIDTH=14.17
DISTRICT=KRISHNAGIRI
JURISDICTION_TYPE=PANCHAYAT
PLOT_NO=9
TALUK=HOSUR
OSR_APPLICABLE=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=2
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BUILDING_NEAR_TO_RIVER=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
RWH_DECLARED=YES
SURVEY_NO=522/1A19
IS_SWIMMING_POOL_EXISTS=NO
PATTA_NO =4166
AS_AT_SITE=259.29
FMB_OR_PLR =250.00
AS_PER_DOCUMENT=259.29

COLOR INDEX	
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	

SCHEDULE OF JOINERIES

RS	ROLLING SHUTTER	2.60X2.13
D2	DOOR	0.76X2.13
W	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.61

AREA DETAILS

PARTICULARS	Sq.mt.	Sq.ft.
TOTAL AREA OF SITE AS PER DOC.	259.29	2790.00
TOTAL AREA OF SITE AS PER PATTA	250.00	2690.00
TOTAL AREA OF SITE AS PER SITE	259.29	2789.96
TOTAL AREA OF SITE CONSIDERED	250.00	2690.00
PLINTH AREA OF PRO. GROUND FLOOR	92.31	993.26
PLINTH AREA OF PRO. FIRST FLOOR	92.31	993.26
TOTAL PLINTH AREA	184.62	1986.51
OPEN SPACE	157.69	1696.74

NOTES

FLOOR SPACE INDEX	0.74

APPLICANT	REGISTERED ENGINEER
Mr. A. RAJ MOHAN. S/o. Mr. N. ARUNACHALAM.	Er. R. SUPRITH, B.E. CIVIL., A.M.I.E., CHARTERED ENGINEER HCMC RE-GR III-09/2021 MAIL: lenddesigns21@gmail.com No:5-2,Godown Street Bye Pass Road, Near Federal Bank, Hosur-635109. Ph. No:9994863896.

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

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OMR Thoraipakkam,
Chennai 600 097, India
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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.