Verified RealEstate™

REFERENCE
92/2024-2025

ISSUED
13 February 2025

PP APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

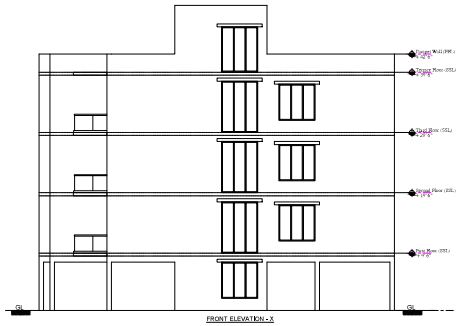
The approval as the planning authority issued it, reproduced in full behind this page.

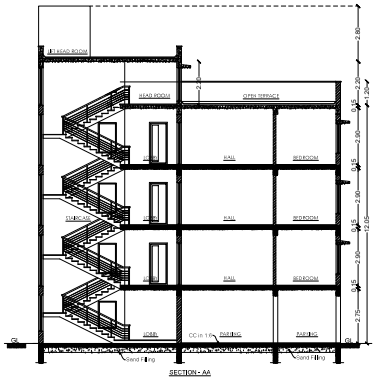
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

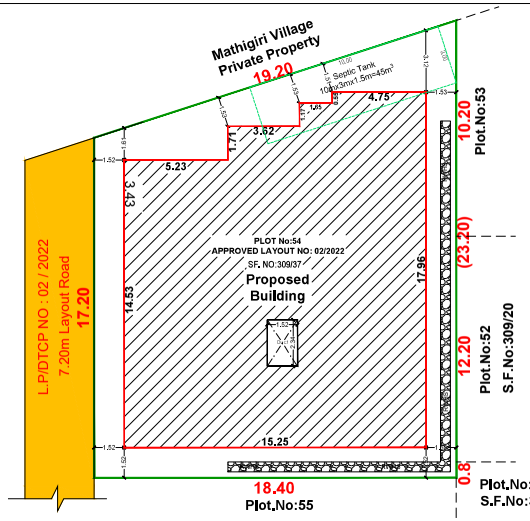
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PLAN SHOWING THE REVISED STILT, FIRST, SECOND & THIRD FLOOR OF PROPOSED RESIDENTIAL APARTMENT BUILDING PLOT NO:54, (APPROVED LAYOUT - L.P./DTCP NO:02/2022) NEW SUB DIVISION S.F.No:309/37 OF ACHETTIPALLI VILLAGE & PANCHAYAT, HOSUR UNION & TALUK, KRISHNAGIRI DISTRICT. SCALE - 1:100

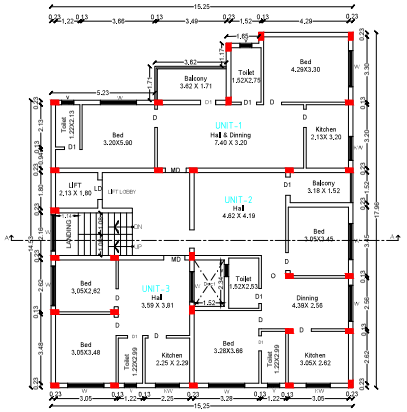




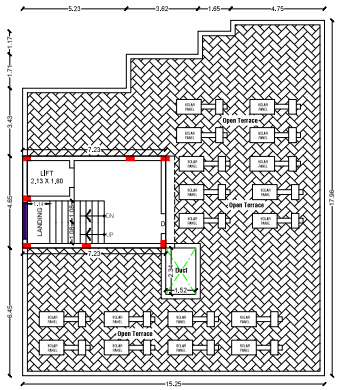


SITE PLAN
SCALE - 1:100

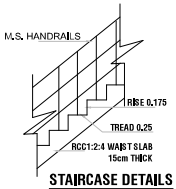
Color Index	
Site Boundry	
Proposed Building	
Existing Road	



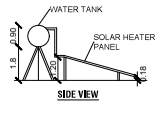
TYPICAL FLOOR PLAN OF
FIRST, SECOND & THIRD FLOORS

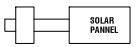


HEAD ROOM / TERRACE FLOOR PLAN



STAIRCASE DETAILS
SCALE- 1:20





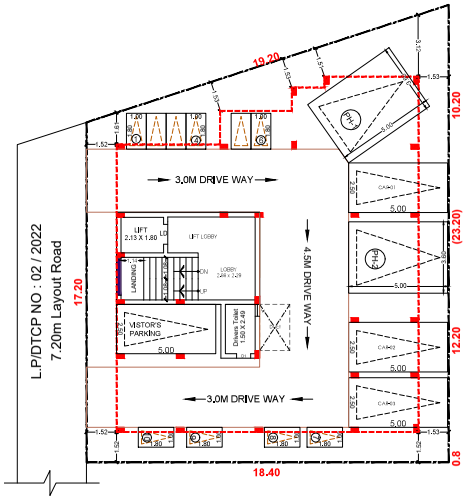
PLAN
SOLAR WATER HEATER
SCALE- 1:50

Area Details

Particulars	Sq.mt.
Area of the Site as per Saledeed	368.47
Area of the Site as per Revenue Record	369.00
Super Imposed Area	368.51

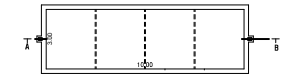
Build up Area Details (Block-1)	Built Up Area in sq.mt.	Non FSI Area in sq.mt.	FSI Area in sq.mt.
Area of the Stilt	248.81	248.81	-
Area of the First Floor	248.81	3.86	244.95
Area of the Second Floor	248.81	3.86	244.95
Area of the Third Floor	248.81	3.86	244.95
Area of the Head Room / Terrace Floor	33.58	33.58	-
Total	1028.82	293.97	**734.85**

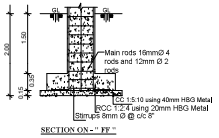
Floor Space Index (FSI)	: **1.994**
Car Parking (2.5 X 5.0)	: 03 **Nos.**
Visitors Car Parking (2.5 X 5.0)	: 01 **Nos.**
PH Car Parking (3.6 X 5.0)	: 02 **Nos.**
Two Wheller Parking (1.0 X 1.8)	: **10 Nos.**

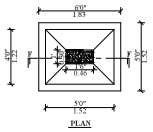


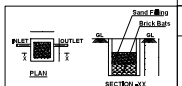
SITE CUM STILT FLOOR PLAN











RAIN WATER HARVESTING SYSTEM

Schedule of Joineries

MD	Main Door	1.07 X 2.10
D	Door	0.91 X 2.10
D1	Door	0.75 X 2.10
LD	Lift Door	1.20 X 2.10
W	Window	1.83 X 1.60
KW	Window	1.22 X 1.60
V	Ventilator	0.90 X 0.60

DWELLING UNITS AREA DETAILS **in sq.mt.**

	Typical Floor	Unit Number	Area
BLOCK -1	1, 2, 3	1	82.09
	1, 2, 3	2	86.07
	1, 2, 3	3	47.28

PLANNING PERMISSION
ROC No:SWP/BPA/346237/2024, DATE:05/12/2024,
BUILDING PLANNING PERMISSION NUMBERED AS
B.P/ H.N.T.D.A (K.D) No:102/2024
VALID: FROM 05/12/2024 TO 04/12/2032
PLANNING PERMISSION ISSUED

Applicant

Engineer

Ex.N.C. Engineer, G.E.Hosur, Mobile:9952426605
Krishnagiri Dist. Town & Country Planning Office, Hosur
KDTCP-Professional Registration

		Reg. No.	Validity
Regd. Engineer Grade: I	(RE.I)	32/2024	22.05.2025
Regd. Sr. Engineer Grade: II	(SE.II)	25/2022	23.03.2027
Regd. Construction Engineer	(CE)	19/2019	24.04.2029
Regd. Quality Auditor	(QA)	06/2024	17.06.2029
Regd. Developer	(RD)	18/2024	22.05.2029

Signature valid

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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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.