Verified RealEstate™

REFERENCE
01/2024

ISSUED
27 December 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

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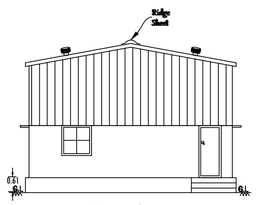
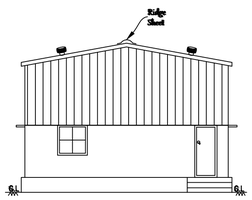
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR COMMERCIAL BUILDING IN M/S. B MARK BUILD AND CARE PVT LTD IN PLOT NO-123, S.F.No:245/1PART OF POLLUPALLI VILLAGE, ENAKOL PANCHAYAT, KRISHNAGIRI UNION, KRISHNAGIRI TALUCK, KRISHNAGIRI DISTRICT. (APPROVED SIDCO LAYOUT NO-77/2015, DATED .04/11/2015 SCALE-1:100



ELEVATION



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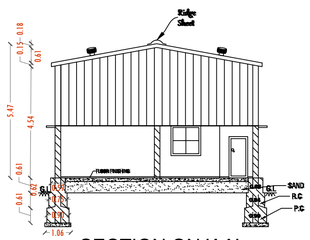

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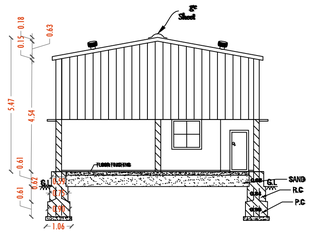

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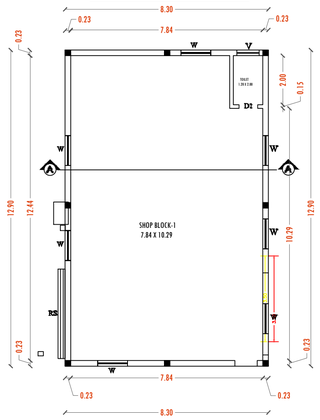
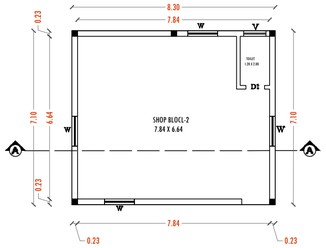
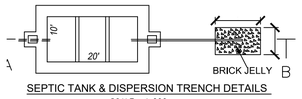




GROUND FLOOR PLAN

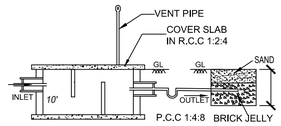
GROUND FLOOR PLAN



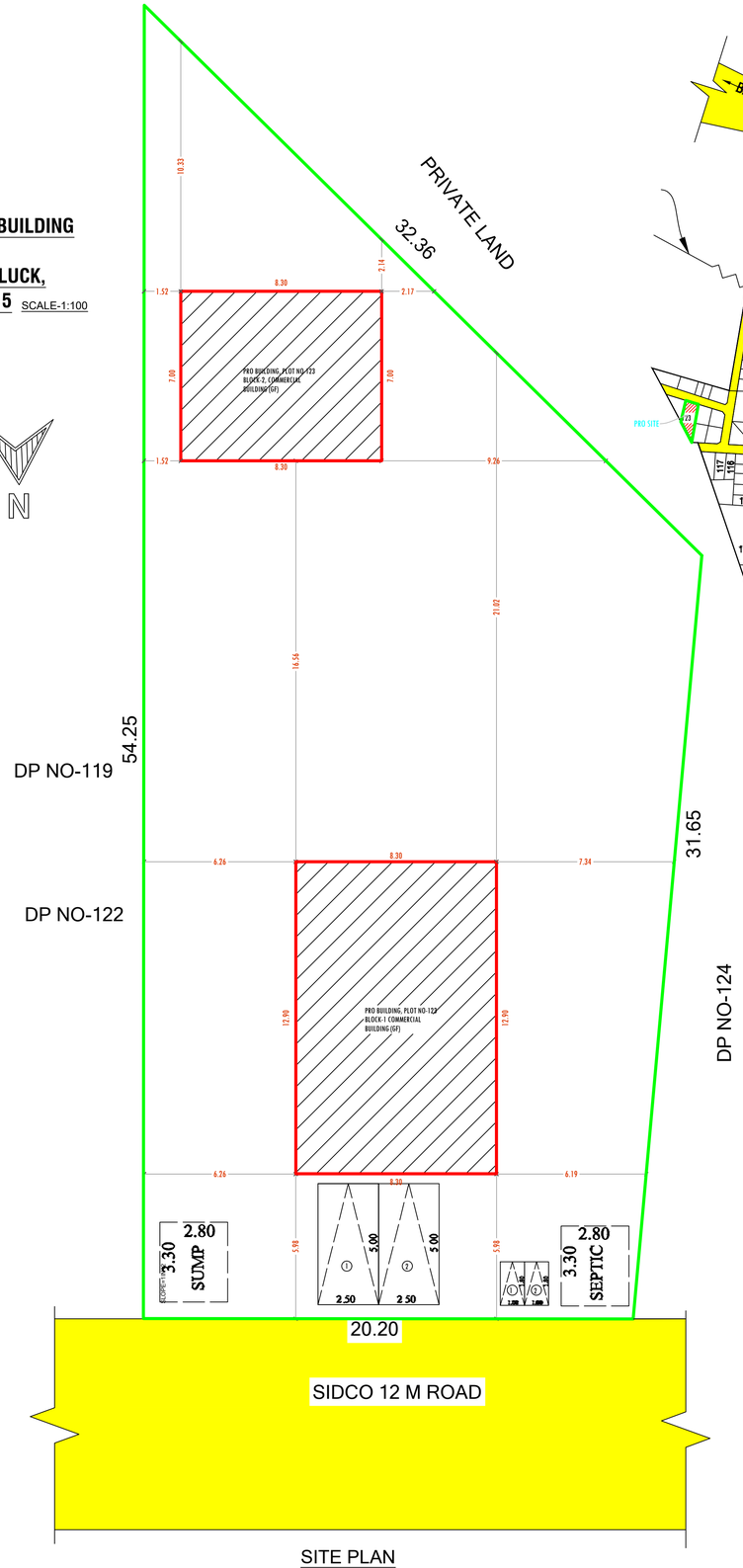
SEPTIC TANK & DISPERSION TRENCH DETAILS

SCALE– 1:200

PLAN



SECTION-AB

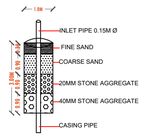


SITE PLAN

SCALE-1:100

LOCATION PLAN

NOT TO SCALE



DETAILS OF RAIN WATER HARVESTING SYSTEM

(NOT to SCALE)

RAIN WATER HARVESTING SYSTEM PLAN

(NOT to SCALE)

TYPICAL–COLUMN

OFFICE USE:-

PARKING DETAILS	REQUIRED	PROVIDED
CAR	2	2
TWO WHEELER	2	2

NOTE

PLOT COVERAGE (PC) = 19.23%

FLOOR SPACE INDEX (FSI) = 0.192

1. ALL DOORS AND WINDOWS ARE OUTSIDE OPENING.
2. WASTE WATER WILLBE USED FOR GARDEN PURPOSE.
3. ALL DIMENSIONS ARE IN FEET AND METRES.

SCHEDULE OF JOINERIES

RS	ROLLING SHUTTER	3.35 X 2.13
D	DOOR	0.91 X 2.13
D	DOOR TOILET	0.76 X 2.13
W	WINDOW	1.22 X 1.52
V	VENTILATOR	0.91 X 0.91

COLOUR INDEX

- SITE BOUNDARY
- PROPOSED BLDG.
- EXISTING ROAD

AREA DETAILS

PARTICULARS	Sq.mt.	Sq.ft.
TOTAL AREA OF THE SITE	858.94	9246.00
PLINTH AREA OF PRO.GROUND FLOOR - BLOCK - 1	107.07	1152.50
PLINTH AREA OF PRO.GROUND FLOOR - BLOCK - 2	58.10	625.39
TOTAL BUILD UP AREA	165.17	1777.89
OPEN SPACE	693.77	7468.11

APPLICANT

M/S B MARK BUILD AND CARE PVT LTD

For B-MARK BUILD AND CARE PVT. LTD.,

Director

DIRECTORS 1).Thiru S.PUNNIAMURTHI, 2)Tmt.P.SANTHI

ENGINEER

Er. MCC. MANIKANDAN, BE., MBA.,
MCC INFRA CONSTRUCTION
Designer-Builder-Interior-Contractor
Regional Signer Code-I, INTIA/2/0015 SE-08-I
No. 210, 1st Cross, Moovender Nagar,
Bagalur Road, HOSUR - 635 109.
Cell: 9865009237/36

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.