Verified RealEstate™

REFERENCE
4/2026-2027

ISSUED
20 July 2026

PP APPROVAL RECORD

# Planning Permission

## Survey 272

Komaranapalli, ng at komaranapalli village Denkanikottai taluk

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

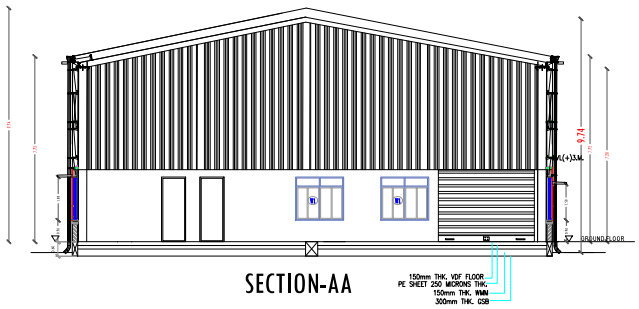
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

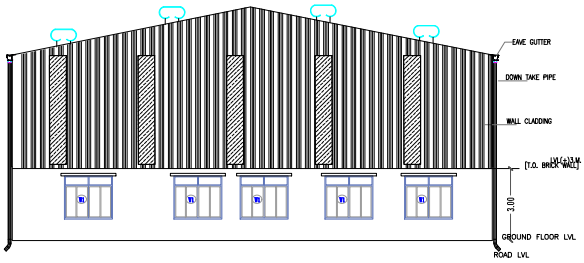
PLAN SHOWING THE CONSTRUCTION OF INDUSTRIAL BUILDINGS OF "ORANGE CATEGORY INDUSTRY - WIRES ,PIPES,EXTRUDED SHAPES FROM METALS"

IN S.F.No: 272/3 , 279/3, 279/4 & 279/5A1 AT KOMARANAPALLI VILLAGE & PANCHAYAT, THALLY PANCHAYAT UNION, DENKANIKOTTAI TALUK,KRISHNAGIRI DISTRICT.

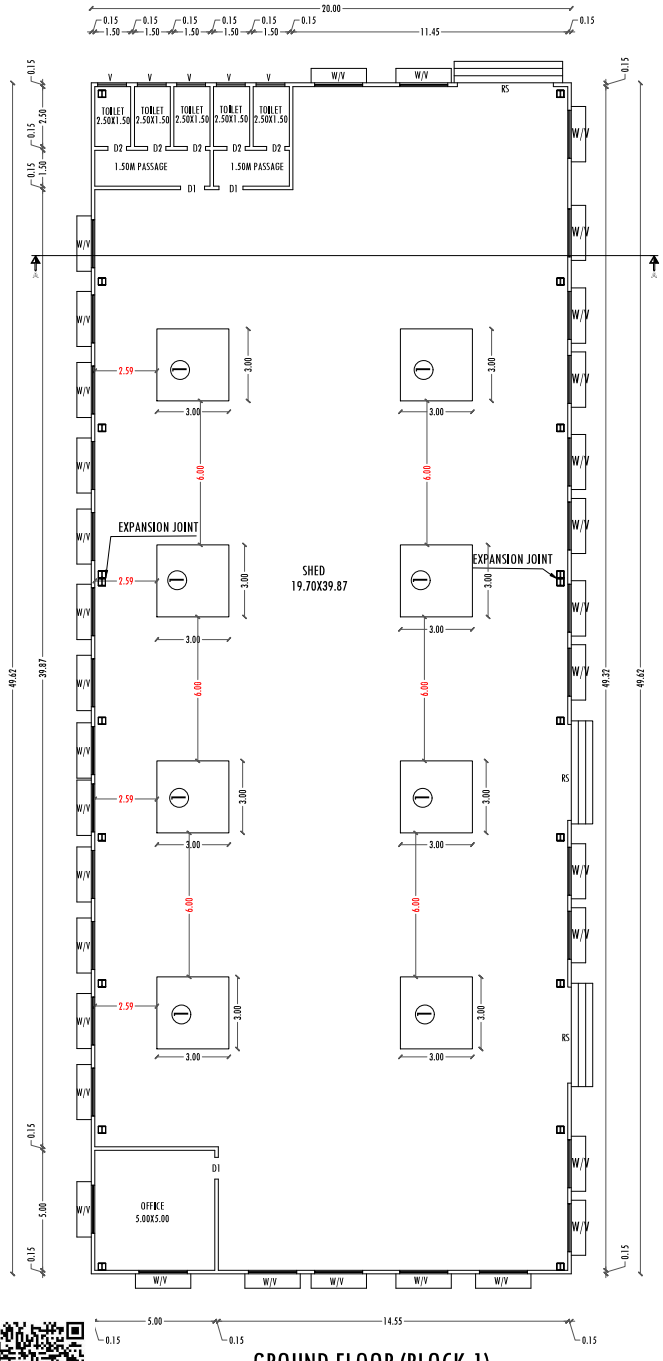
APPLICANT NAME :R.MOHAN REDDY




SECTION-AA

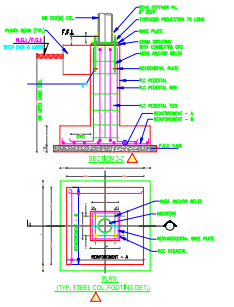


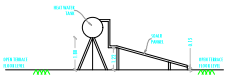

ELEVATION

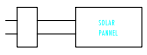


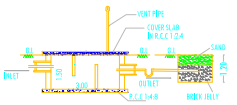

GROUND FLOOR (BLOCK-1)

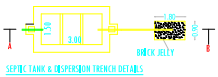
SCALE - 1:100



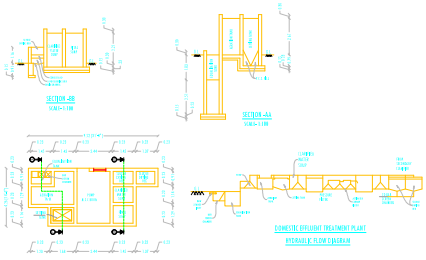










STRUCTURAL ADEQUACIES NOT ENCLOSED

| REFERENCE | | |
|---|---|---|
| REF.ID | DESCRIPTION | SIZES |
| D1 | DOOR | 1.00X2.13 |
| D2 | DOOR | 0.76X2.13 |
| W/V | WINDOW | 2.00X1.80 |
| V | VENTILATION | 1.20X.60 |
| RS | ROLLING SHUTTER | 4.00X2.13 |

| LAND AREA DETAILS | |
|---|---|
| PARTICULARS | Sq.mt. |
| AREA OF THE SITE ASPER PATTA | 10832.00 |
| AREA OF THE SITE ASPER DEED | 10832.00 |
| SUPER IMPOSED AREA | 10832.00 |

BUILDING AREA DETAILS

| PARTICULARS | FSI (S.MT) | NON-FSI (S.MT) | TOTAL BUILT-UP AREAS.MT) |
|---|---|---|---|
| BLOCK -1 | 992.40 | - | 992.40 |
| BLOCK -2 | 1349.20 | - | 1349.20 |
| BLOCK -3 | 1349.20 | - | 1349.20 |
| SECURITY ROOM-1 | - | 6.25 | 6.25 |
| SECURITY ROOM-2 | - | 6.25 | 6.25 |
| TOTAL AREA | 3690.80 | 12.50 | 3703.30 |

| PLOT COVERAGE | |
|---|---|
| PLOT COVERAGE | 0.34 |

| FLOOR SPACE INDEX | |
|---|---|
| SUPER IMPOSED AREA | 10832.00 |
| TOTAL FSI AREA | 3703.30 |
| FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA) | 0.34< 2.0 |

MACHINERY DETAILS

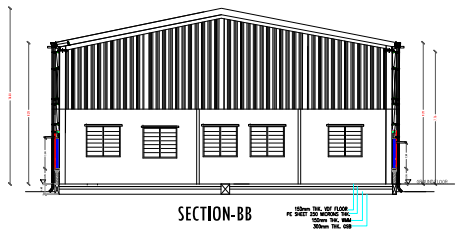
| S.NO | DESCRIPTION | HP |
|---|---|---|
| 1 | WELDING MACHINE | 295.00 |
| | TOTOAL HP | 295.00 |

| TOTAL NUMBER OF WORKERS | |
|---|---|
| NUMBER OF WORKERS | 15 |

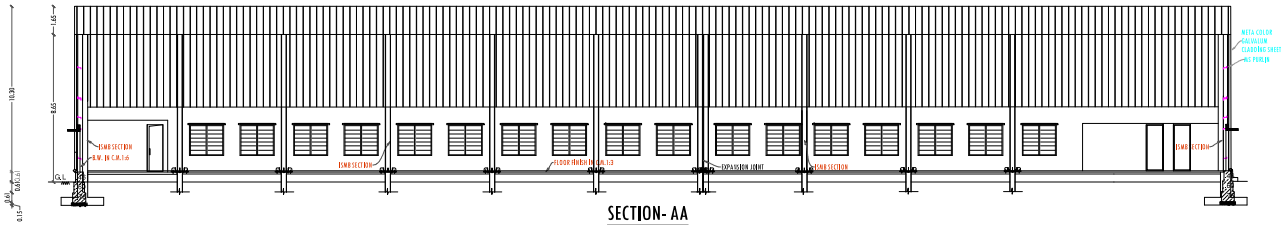
| APPLICANT | STRUCTURAL ENGINEER | REGISTERED ENGINEER |
|---|---|---|
| Mohan.R | Ex. N. MANIGANDAN, M.E.,(Structural), Govt. INTN Registered Structural Engineer(GT1026), P.2 (182), 1st Cross, Surya Nagar, Arasanatti, Mookanaikuruchi -Post, HOSUR-635 126. | Ex. S. VINAY PRASAD, M.E., (Struct.), LIC/TTA Regd. No.: 1/5/2016, ISE-/CAT II, No. 7122, 4th Cross Street, Teachers Colony, Bagalur Road, Hosur-635 109. Cell : 97400 47059 |

PLAN SHOWING THE CONSTRUCTION OF INDUSTRIAL BUILDINGS OF "ORANGE CATEGORY INDUSTRY - WIRES ,PIPES, EXTRUDED SHAPES FROM METALS" IN S.F.No: 272/3 , 279/3, 279/4 & 279/5A1 AT KOMARANAPALLI VILLAGE & PANCHAYAT, THALLY PANCHAYAT UNION, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

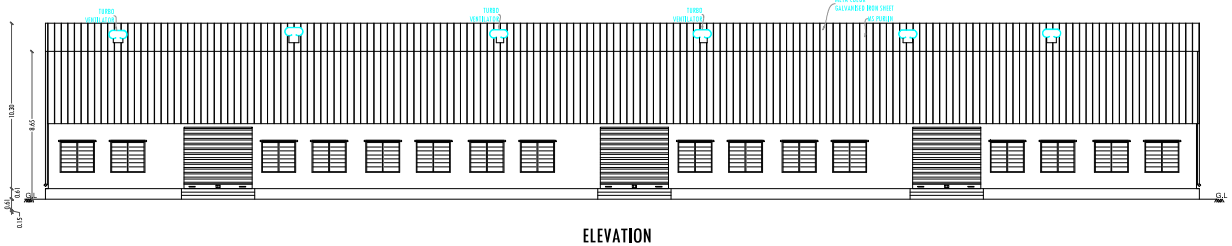
APPLICANT NAME :R.MOHAN REDDY



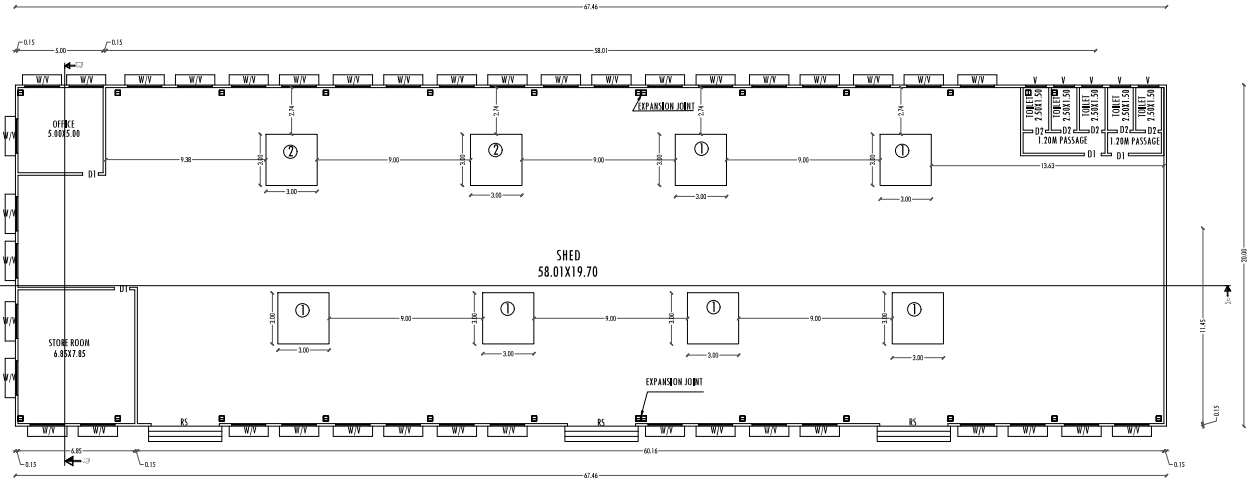
SECTION-BB



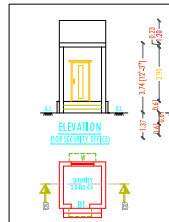
SECTION- AA



ELEVATION




SHED PLAN
BLOCK-2
SCALE - 1:100




PROPOSED SECURITY OFFICE PLAN

STRUCTURAL ADEQUACIES NOT ENCLOSED

| MACHINERY DETAILS | | |
|---|---|---|
| S.NO | DESCRIPTION | HP |
| 1 | WELDING MACHINE | 220.00 |
| 2 | PRESSING MACHINE | 75.00 |
| TOTOAL HP | | 295.00 |
| TOTAL NUMBER OF WORKERS | | |
| NUMBER OF WORKERS | | 15 |

| REFERENCE | | |
|---|---|---|
| REF.ID | DESCRIPTION | SIZES |
| D1 | DOOR | 1.00X2.10 |
| D2 | DOOR | 0.76X2.10 |
| W/V | WINDOW | 2.00X1.80 |
| V | VENTILATION | 1.20X.60 |
| RS | ROLLING SHUTTER | 4.00X2.10 |

| LAND AREA DETAILS | |
|---|---|
| PARTICULARS | Sq.mt. |
| AREA OF THE SITE ASPER PATTA | 10832.00 |
| AREA OF THE SITE ASPER DEED | 10832.00 |
| SUPER IMPOSED AREA | 10832.00 |

| BUILDING AREA DETAILS | | | |
|---|---|---|---|
| PARTICULARS | FSI (S.MT) | NON-FSI (S.MT) | TOTAL BUILT-UP AREA(S.MT) |
| BLOCK -1 | 992.40 | - | 992.40 |
| BLOCK -2 | 1349.20 | - | 1349.20 |
| BLOCK -3 | 1349.20 | - | 1349.20 |
| SECURITY ROOM-1 | - | 6.25 | 6.25 |
| SECURITY ROOM-2 | - | 6.25 | 6.25 |
| TOTAL AREA | 3690.80 | 12.50 | 3703.30 |

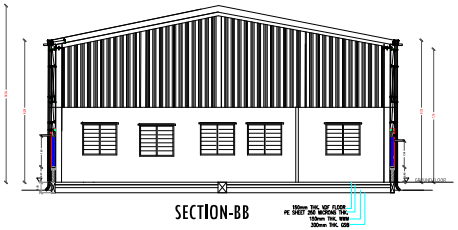
| PLOT COVERAGE | |
|---|---|
| PLOT COVERAGE | 0.34 |

| FLOOR SPACE INDEX | |
|---|---|
| SUPER IMPOSED AREA | 10832.00 |
| TOTAL FSI AREA | 3703.30 |
| FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA) | 0.34< 2.0 |

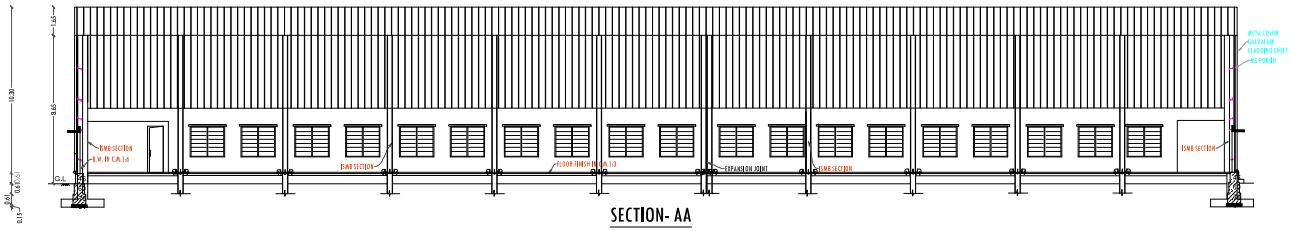
| APPLICANT | STRUCTURAL ENGINEER | REGISTERED ENGINEER |
|---|---|---|
| Mohan.R | Er. N. MANIGANDAN, M.E.,(Structural), Gol. Mith Approved Structural Engineer-I/IT/2020, # 2/1182, 1st Cross, Surya Nagar, Anaikanatti, Machanaickanatti (Post), HOSUR-635 126. | Er. S. VIVEK PRASAD, M.E., (Struct.), HNTDA Reg. No. 3220064, PRE-CON II, # 2/1182, 1st Cross, Surya Nagar, Teachers Colony, Elagatur Road, Hosur-635 126. Cell : 97400 42008 |

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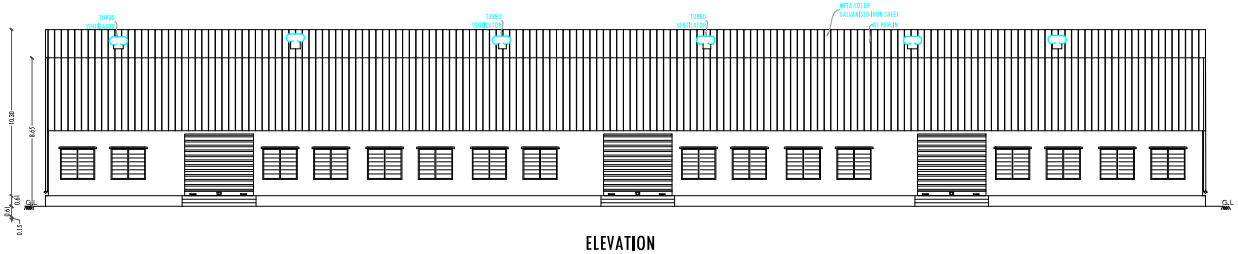
APPLICANT NAME :R.MOHAN REDDY



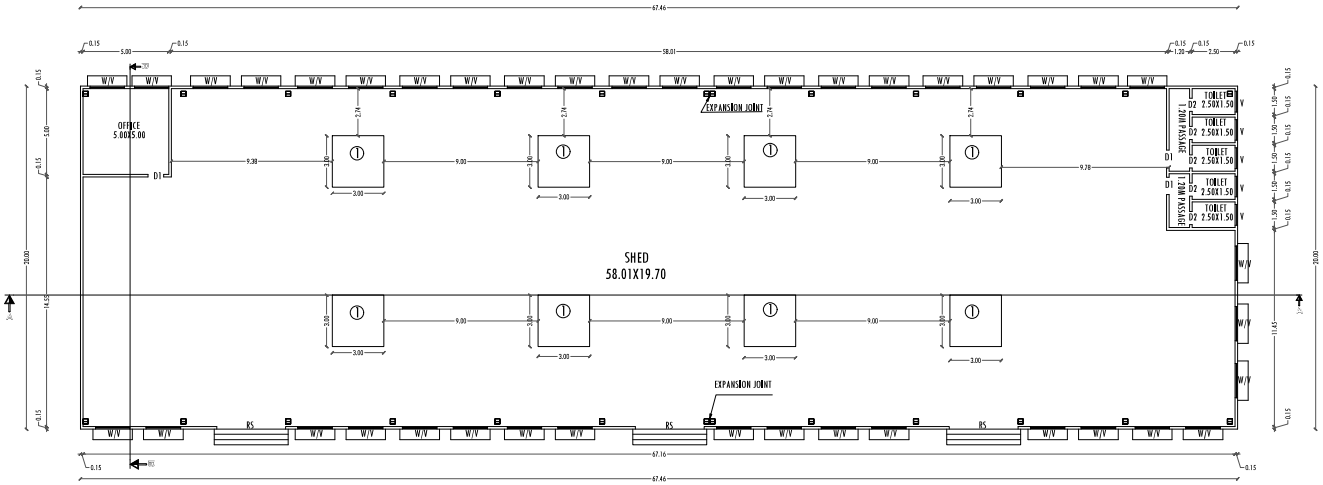
SECTION-BB



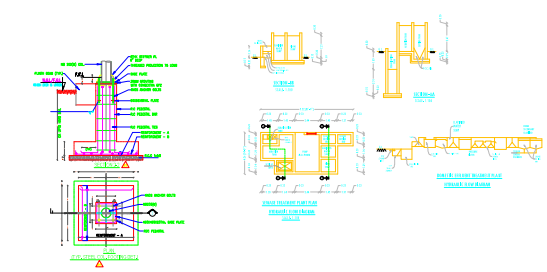
SECTION- AA

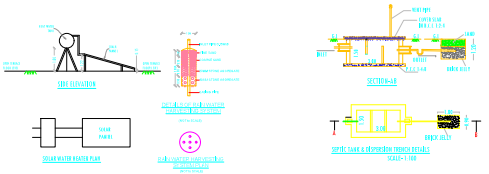


ELEVATION

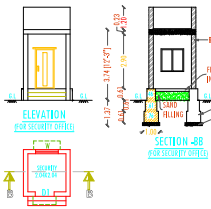



SHED PLAN
BLOCK-3
SCALE - 1:100





STRUCTURAL ADEQUACIES NOT ENCLOSED




PROPOSED SECURITY OFFICE PLAN

| MACHINERY DETAILS | | |
|---|---|---|
| S.NO | DESCRIPTION | HP |
| 1 | WELDING MACHINE | 295.00 |
| TOTOAL HP | | 295.00 |

| TOTAL NUMBER OF WORKERS | |
|---|---|
| NUMBER OF WORKERS | 15 |

| REFERENCE | | |
|---|---|---|
| REF.ID | DESCRIPTION | SIZES |
| D1 | DOOR | 1.00X2.10 |
| D2 | DOOR | 0.76X2.10 |
| W/V | WINDOW | 2.00X1.80 |
| V | VENTILATION | 1.20X.60 |
| RS | ROLLING SHUTTER | 4.00X2.10 |

| LAND AREA DETAILS | |
|---|---|
| PARTICULARS | Sq.mt. |
| AREA OF THE SITE ASPER PATTA | 10832.00 |
| AREA OF THE SITE ASPER DEED | 10832.00 |
| SUPER IMPOSED AREA | 10832.00 |

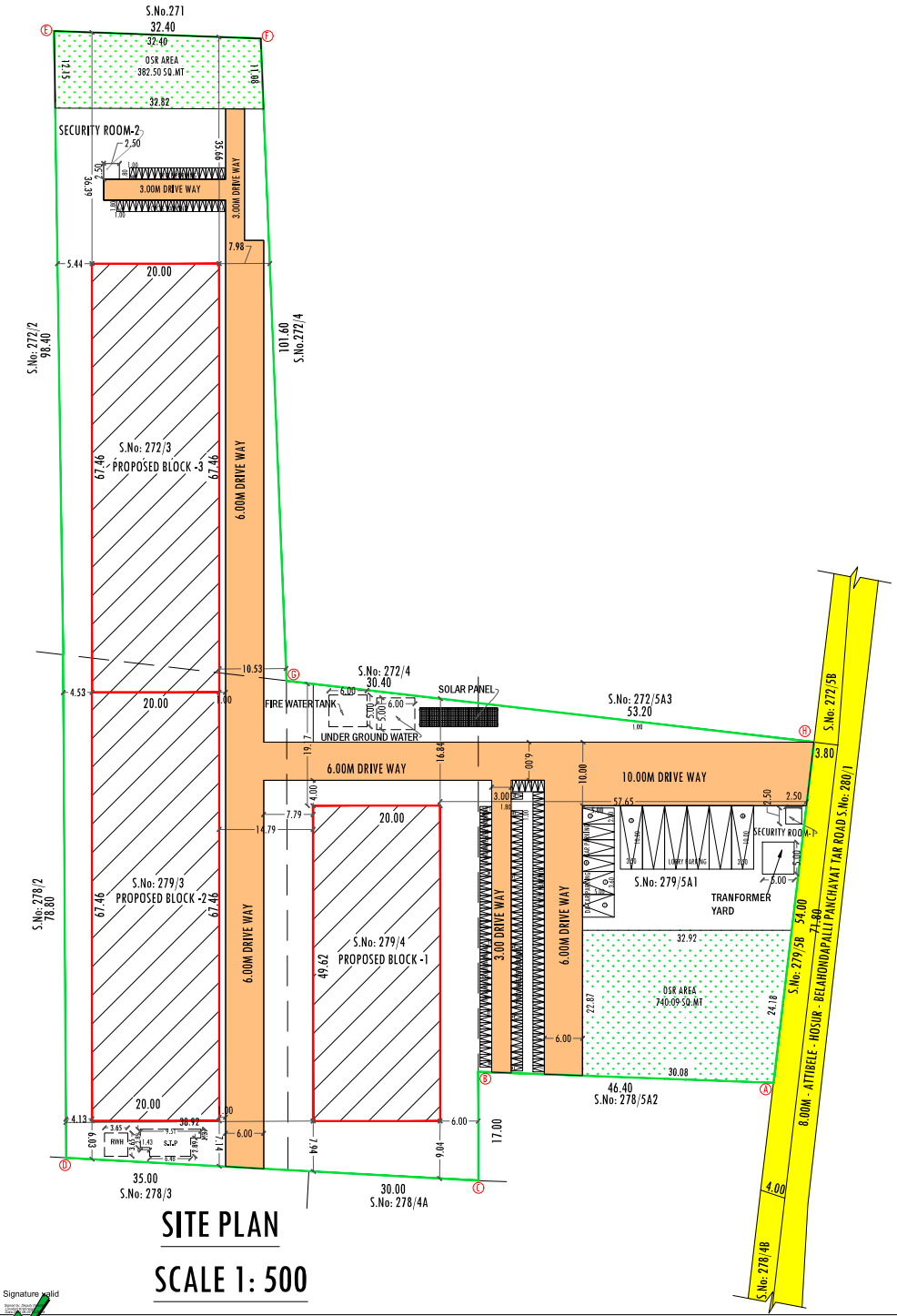
BUILDING AREA DETAILS

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| SECURITY ROOM-2 | - | 6.25 | 6.25 |
| TOTAL AREA | 3690.80 | 12.50 | 3703.30 |

| PLOT COVERAGE | |
|---|---|
| PLOT COVERAGE | 0.34 |

| FLOOR SPACE INDEX | |
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| FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA) | 0.34< 2.0 |

| APPLICANT | STRUCTURAL ENGINEER | REGISTERED ENGINEER |
|---|---|---|
| | Er. N. MANIGANDAN, M.E.,(Structural), Govt. MSME Registered Structural Engineer (07/2018), # 2/182, 1st Cross, Surya Nagar, Anamanatti, Mookandapalli -Post, HOSUR-635 126. | Er. S. VINAY PRASAD, M.E., (Struct.), MIETA Reg. No. - 332004, RG-CIVI-11, No. 7/2D, 4th Cross Street, Teachers Colony, Bagalur Road, Hosur-635 109. Cell : 97403 40508 |




Signature valid

PLAN SHOWING THE CONSTRUCTION OF INDUSTRIAL BUILDINGS OF " ORANGE CATEGORY INDUSTRY - WIRES ,PIPES,EXTRUDED SHAPES FROM METALS" IN S.F.No: 272/3 , 279/3, 279/4 & 279/5A1 AT KOMARANAPALLI VILLAGE & PANCHAYAT, THALLY PANCHAYAT UNION, DENKANIKOTTAI TALUK,KRISHNAGIRI DISTRICT.

APPLICANT NAME :R.MOHAN REDDY

## OFFICE USE

### SITE APPROVAL

ROC .NO.SWP/BPA/555714/2025,DATE:09/09/2025
SITE BOUNDARY ARE MARKED AS "A" TO "H" AND NUMBERD AS L.P/H.N.T.D.A (KD) NO:156/2025

### PLANNING PERMISSION

ROC .NO.SWP/BPA/555714/2025,DATE:09/09/2025
BUILDING PLAN NUMBERD AS B.P /H.N.T.D.A (KD) NO:109/2025
PLANNING APPROVAL ISSUED
PLANNING APPROVAL PERIOD :09.09.2025 TO 08.09.2033

| COLOR INDEX | |
|---|---|
| SITE BOUNDRY | |
| PROPOSED BUILDING | |
| EXISTING ROAD | |

| LAND AREA DETAILS | |
|---|---|
| PARTICULARS | Sq.mt. |
| AREA OF THE SITE ASPER PATTA | 10832.00 |
| AREA OF THE SITE ASPER DEED | 10832.00 |
| SUPER IMPOSED AREA | 10832.00 |

### BUILDING AREA DETAILS

| PARTICULARS | FSI (S.MT) | NON-FSI (S.MT) | TOTAL BUILT-UP AREA(S.MT) |
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| BLOCK -2 | 1349.20 | - | 1349.20 |
| BLOCK -3 | 1349.20 | - | 1349.20 |
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| SECURITY ROOM-2 | - | 6.25 | 6.25 |
| TOTAL AREA | 3690.80 | 12.50 | 3703.30 |

### PLOT COVERAGE

| PLOT COVERAGE | 0.34 |
|---|---|

| FLOOR SPACE INDEX | |
|---|---|
| SUPER IMPOSED AREA | 10832.00 |
| TOTAL FSI AREA | 3703.30 |
| FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA) | 0.34< 2.0 |

| OSR | |
|---|---|
| OSR-1 | 740.09 |
| OSR-2 | 382.50 |
| OSR (1+2) TOTAL OSR IS 10.36% | 1122.59 |

### PARKING DETAILS

| PARTICULARS | CALCULATION DETAILS(CDBR) | REQUIRED (eDCR REPORT) | PROVIDED |
|---|---|---|---|
| LORRY | (3690.80)/750=4.92 SAY 5 | 0 | 6 |
| TWO WHEELER PARKING | (3690.80%)/75=49.21 SAY 50 | 50 | 82 |
| CYCLE PARKING | (3690.80%)/75=49.21SAY 50 | 50 | 82 |
| CAR PARKING | 84.27 /100=0.84 SAY 1 | 1 | 4 |
| PH CAR PARKING | 10% CAR PARKING | 1 | 2 |

| APPLICANT | STRUCTURAL ENGINEER | REGISTERED ENGINEER |
|---|---|---|
| Mohan.R | Ex.N. MANIGANDAN M.E.,(Structural), God. HNTDA Registered Structural Engineer-I (07/2024), # 2/183, 1st Cross, Surya Nagar, Arasanatti, Mookandapalli -Post, HOSUR-635 126. | Ex.S. VINAY PRASAD,M.E., (Struct.), HNTDA Reg. No : 33/2020, RIE-GR II, No. 7C2, 4th CrossStreet, Teachers Colony, Bagalur Road, Hosur-635 109. Cell : 97400 42068 |

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.