PP APPROVAL RECORD

# Planning Permission

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.

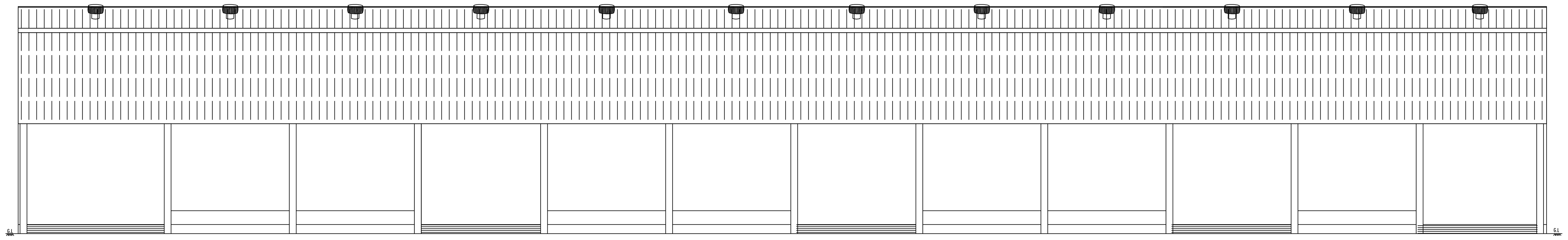
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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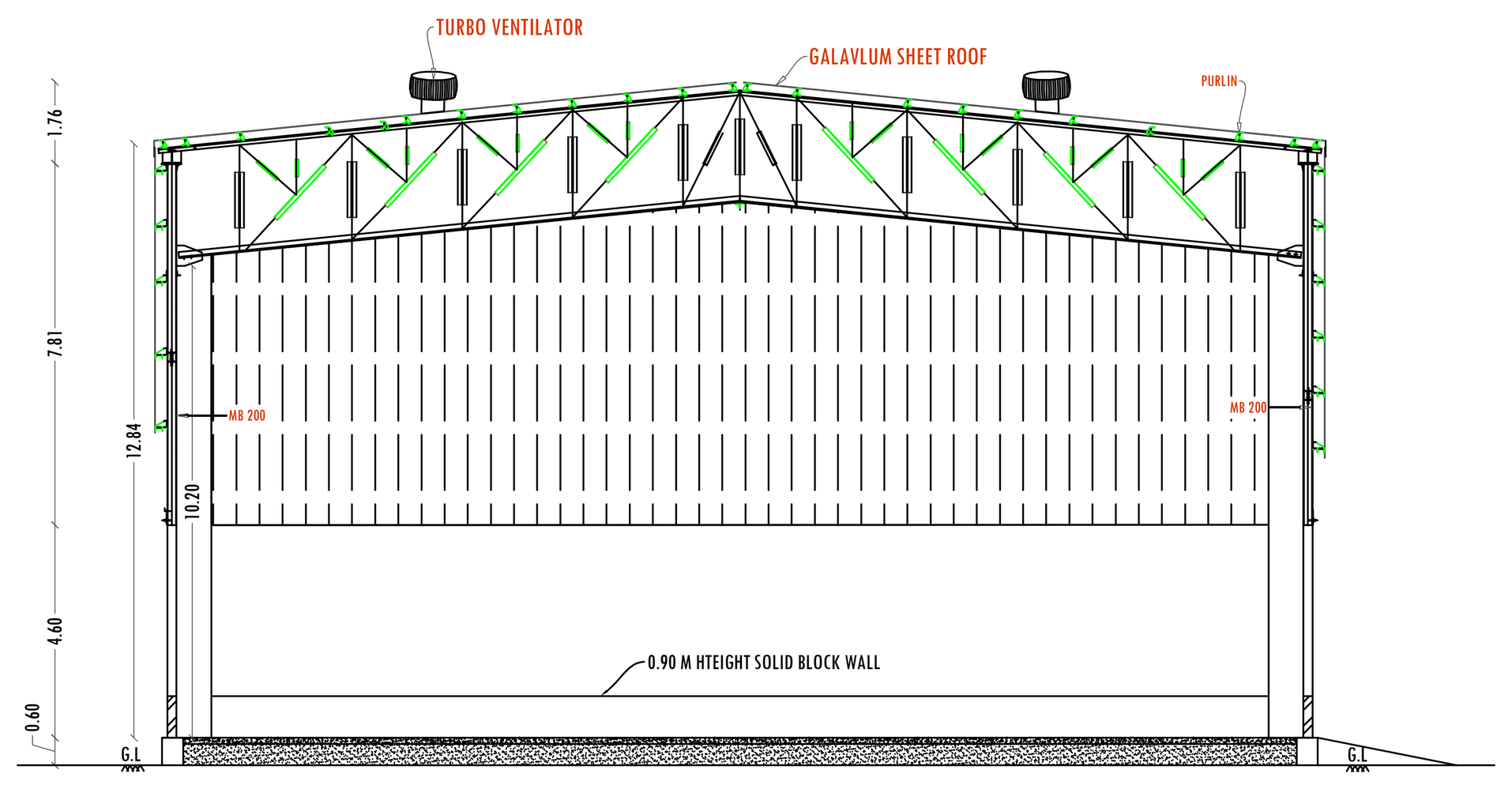
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING FOR "M/s. BASANT BETONS" (GRANITE INDUSTRY) IN S.F.No: 217/2B, 219/2B2, 219/3A, 220/2A2A, 220/4B, 221/6A2A & 221/6B2A OF SHOOLAGIRI VILLAGE & PANCHAYAT, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

SCALE -1: 100

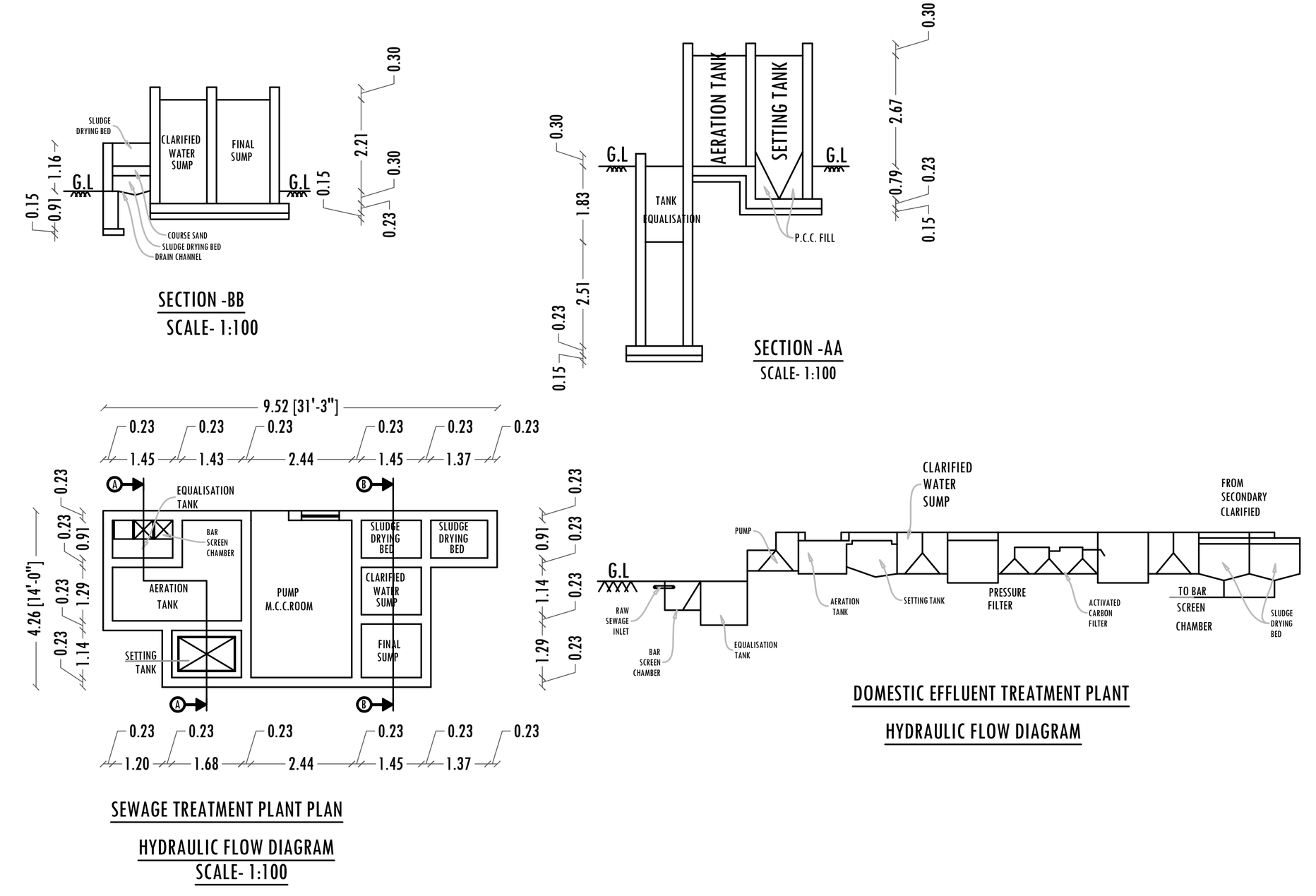
SHEET No: 2

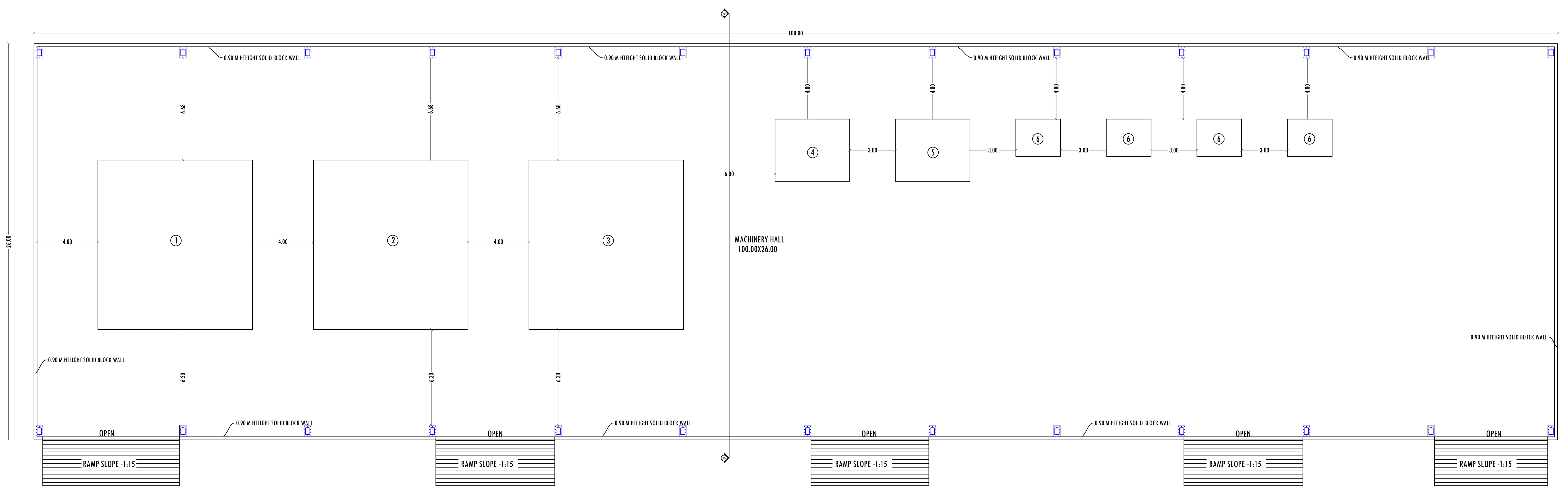



ELEVATION
(BLOCK No-1)

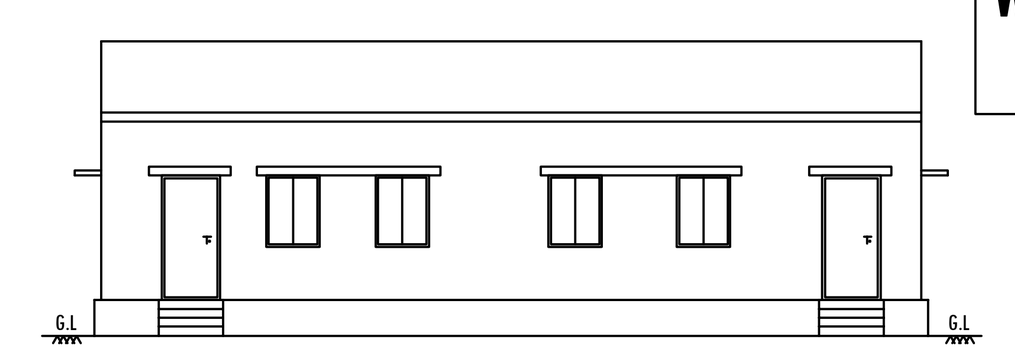



SECTION - AA
(BLOCK No-1)

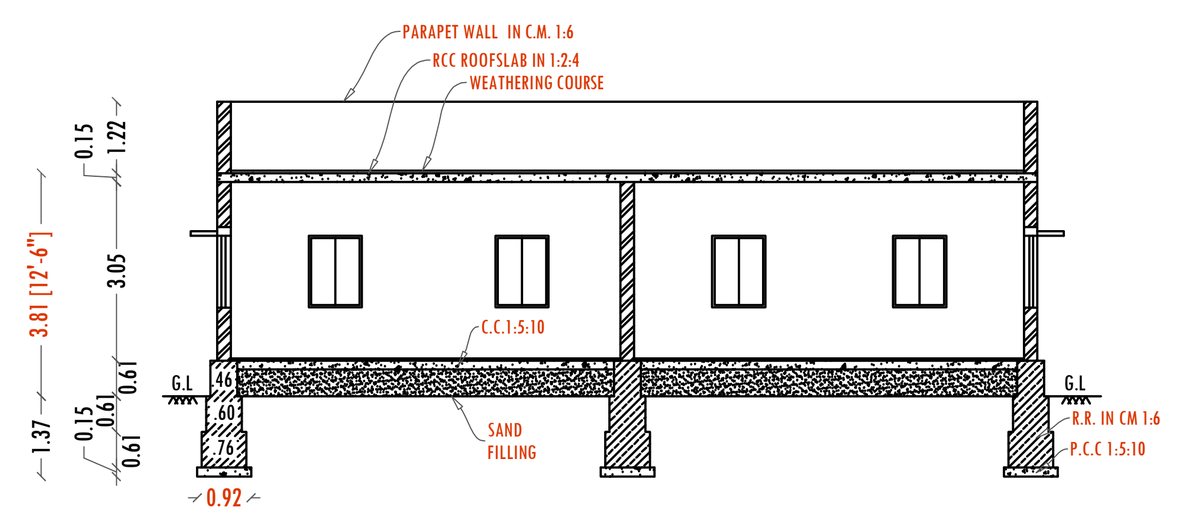


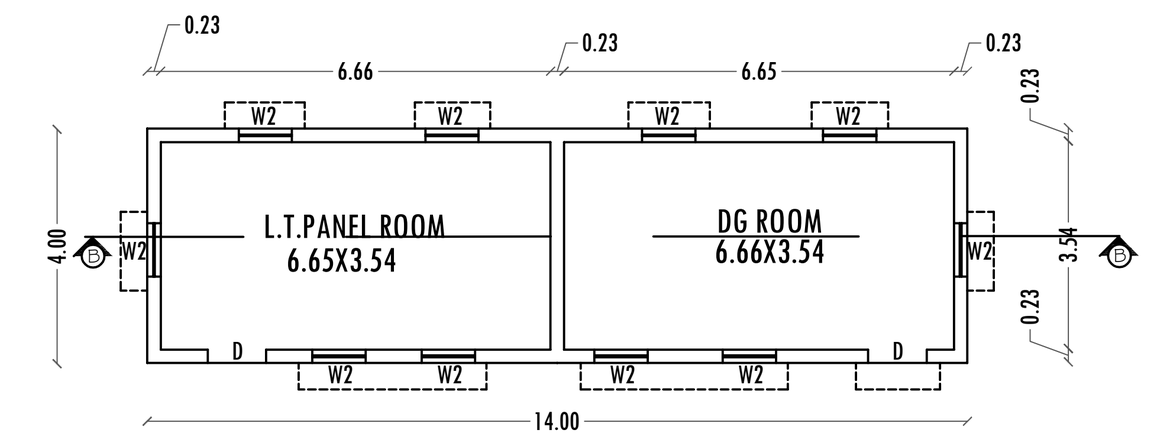

MAIN FACTORY BUILDING PLAN-GF
(BLOCK No-1)



EVEVATION
(BLOCK No-2)



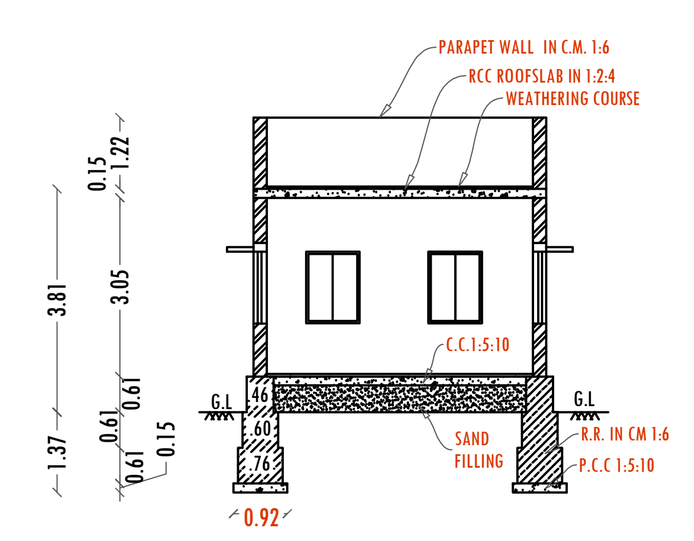

SECTION-BB
(BLOCK No-2)



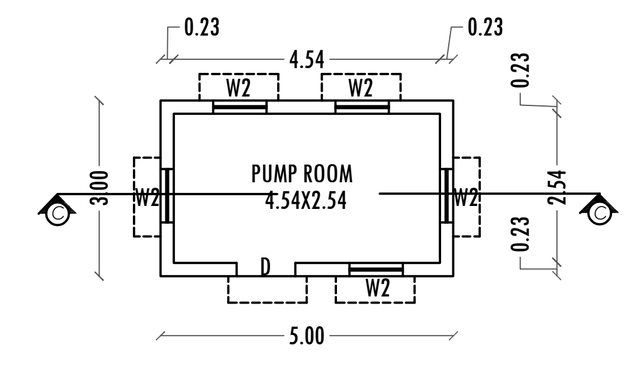

LT PANEL & DG ROOM PLAN
(BLOCK No-2)



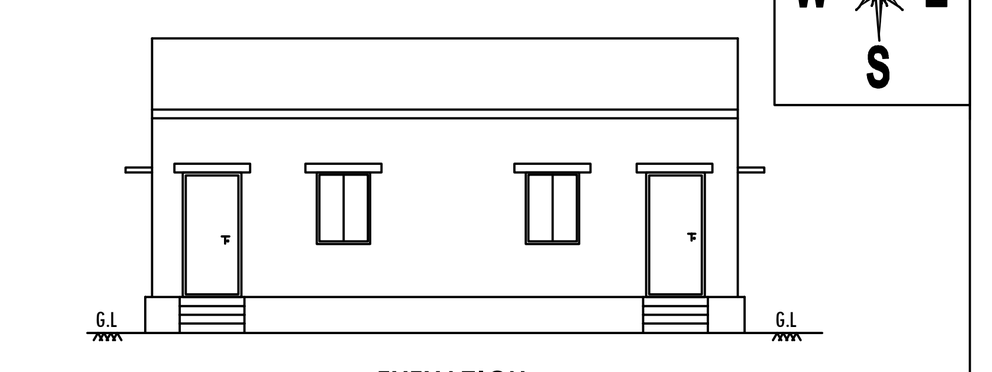
EVEVATION
(BLOCK No-3)



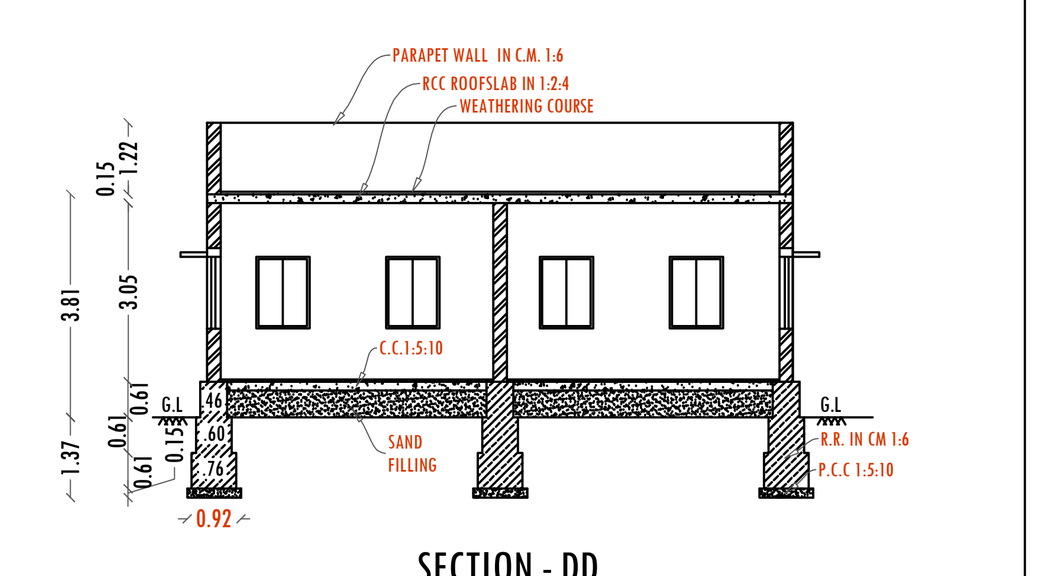

SECTION - CC
(BLOCK No-3)



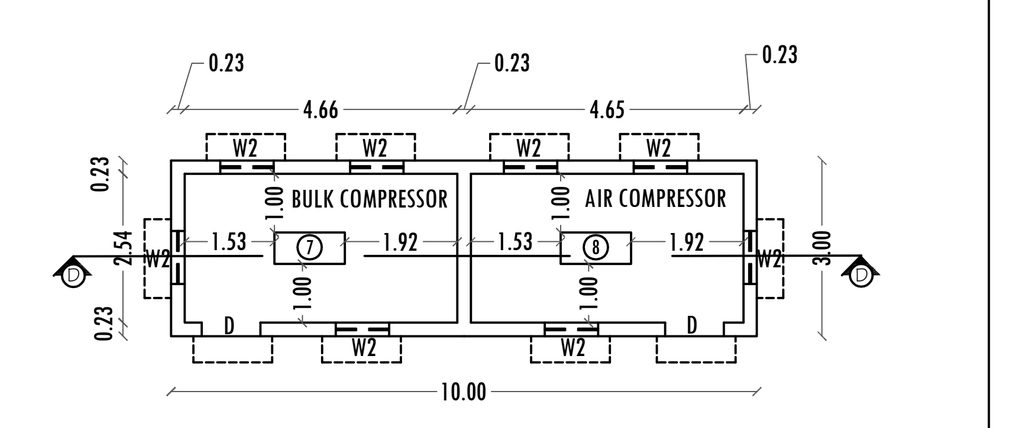

PUMP ROOM PLAN
(BLOCK No-3)



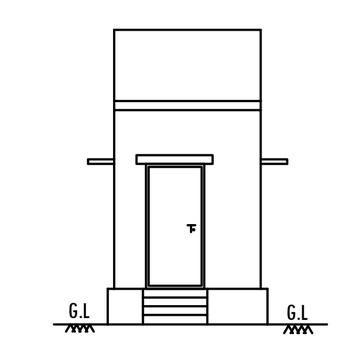
EVEVATION
(BLOCK No-4)



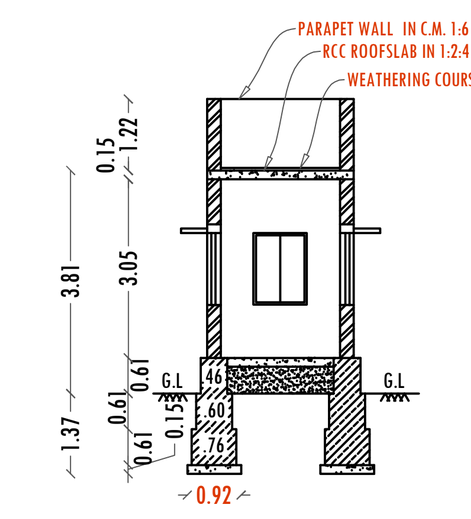

SECTION - DD
(BLOCK No-4)



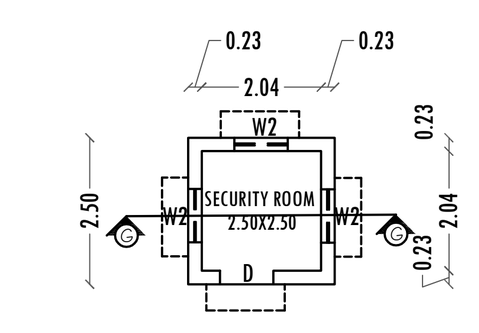

COMPRESSOR ROOM PLAN
(BLOCK No-4)



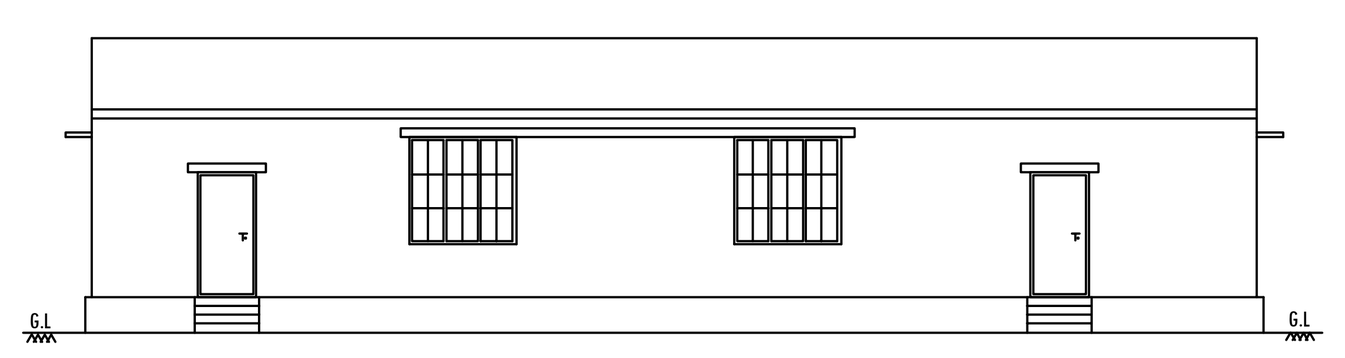
EVEVATION



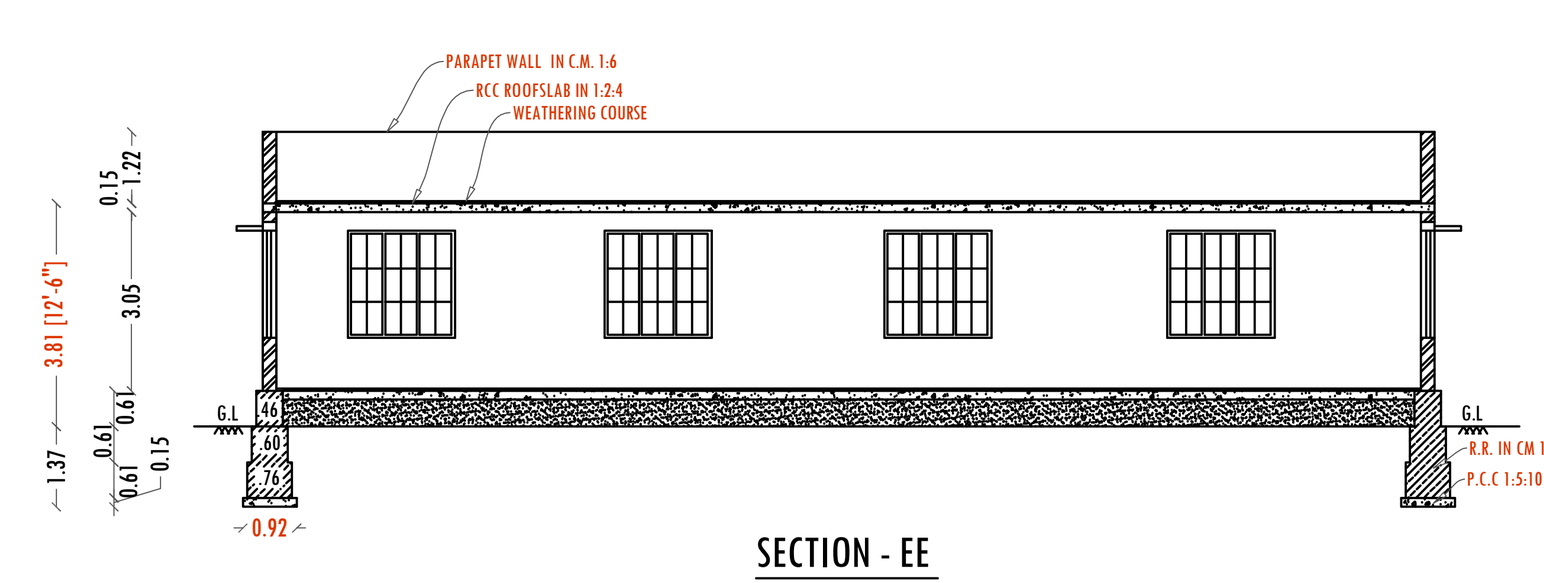

SECTION - GG



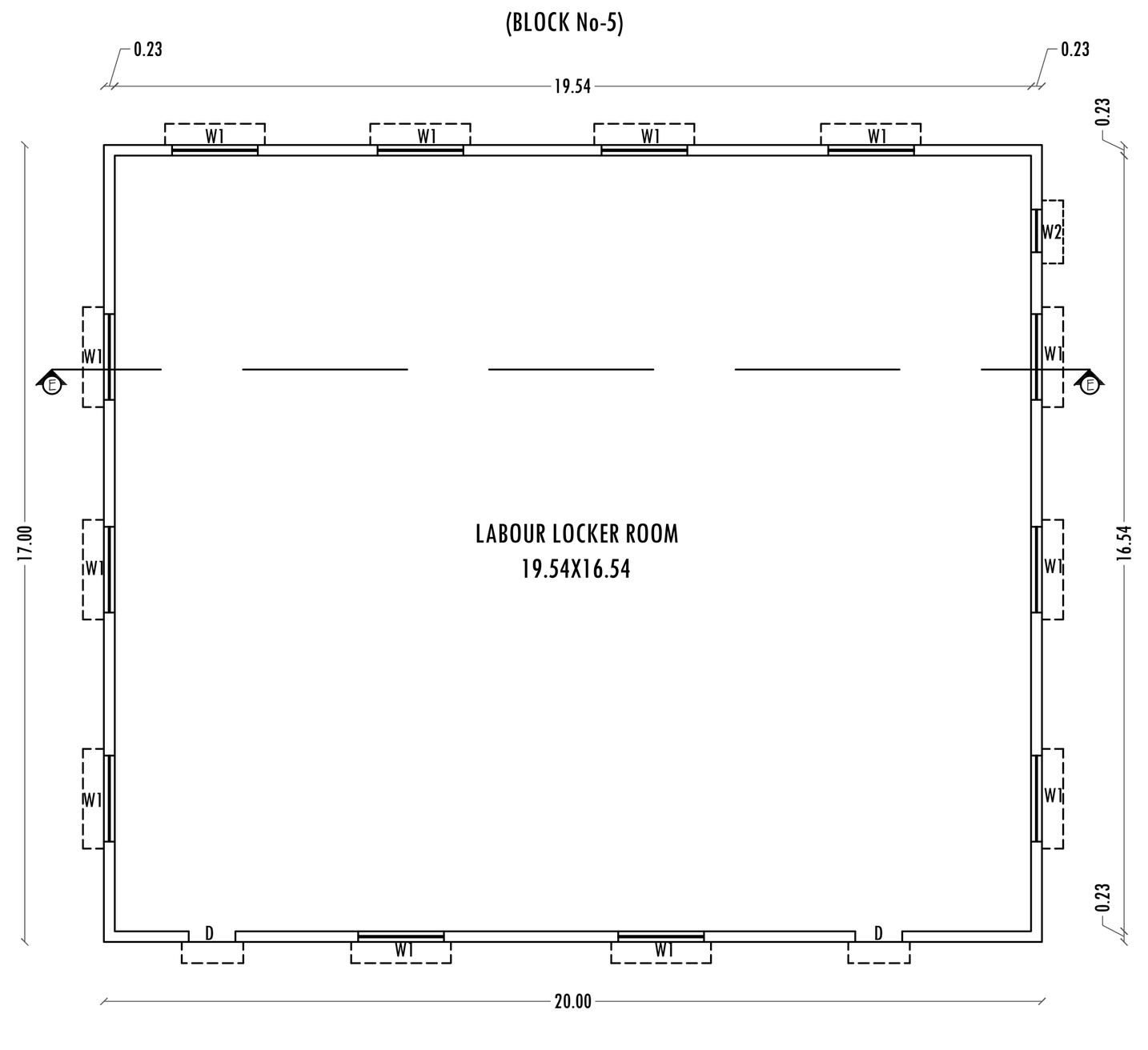

SECURITY OFFICE PLAN



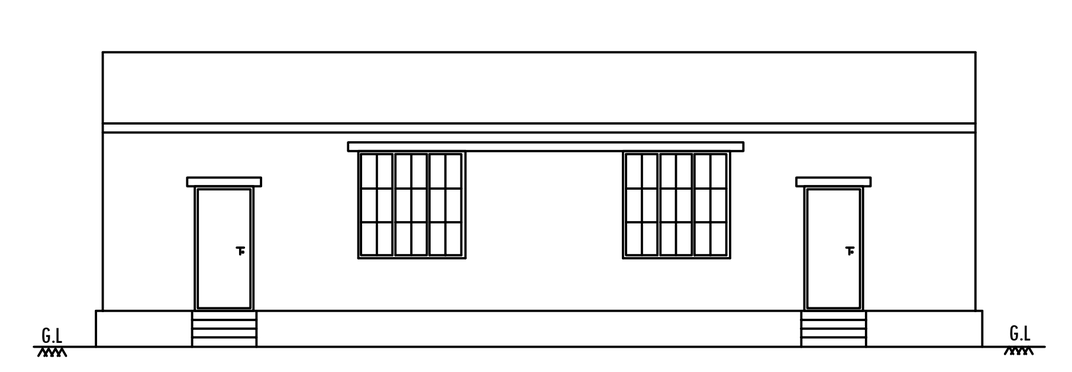
EVEVATION
(BLOCK No-5)



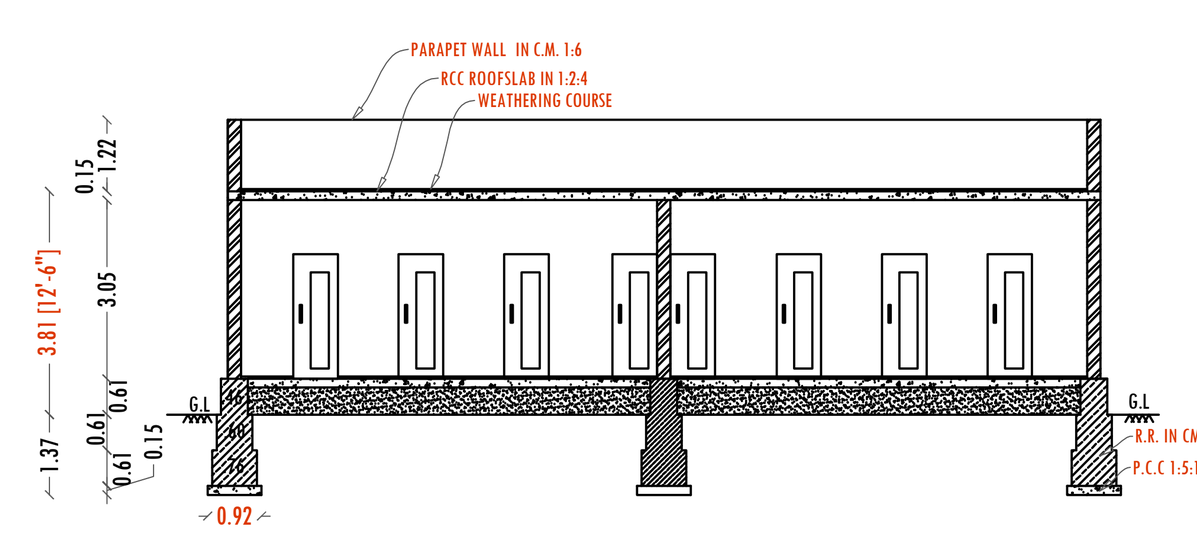

SECTION - EE
(BLOCK No-5)



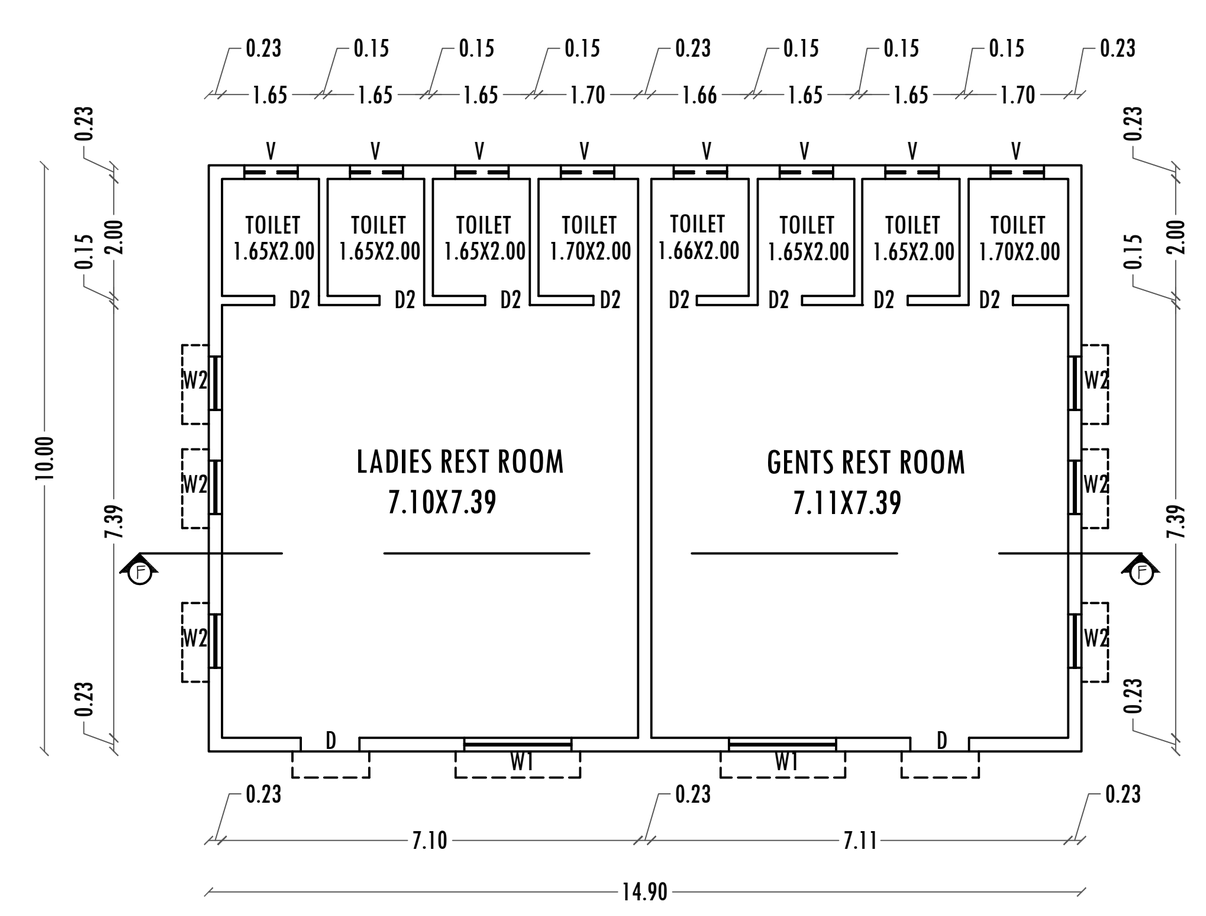

LABOUR LOCKER ROOM PLAN
(BLOCK No-5)



EVEVATION
(BLOCK No-6)




SECTION - FF
(BLOCK No-6)




TOILET PLAN
(BLOCK No-6)

## MACHINERY DETAILS

| S.No | MACHINE NAME | Nos | H.P. | TOTAL H.P. |
|---|---|---|---|---|
| 1 | GANTRY CRANE - 3 TON | 1 | 3.00 | 3.00 |
| 2 | GANTRY CRANE - 10 TON | 1 | 10.00 | 10.00 |
| 3 | GANTRY CRANE - 5 TON | 1 | 5.00 | 5.00 |
| 4 | MIXER | 1 | 40.00 | 40.00 |
| 5 | BIN FEED | 1 | 10.00 | 10.00 |
| 6 | SILO | 4 | 10.00 | 40.00 |
| 7 | BULK COMPRESSOR | 1 | 60.00 | 60.00 |
| 8 | AIR COMPRESSOR | 1 | 20.00 | 20.00 |
| 9 | BOREWELL MOTOR | 1 | 10.00 | 10.00 |
| 10 | WEIGH BRIDGE | 1 | 5.00 | 5.00 |
| | LIGHTING & MOTORIXED GATE | 1 | 7.00 | 7.00 |
| | TOTAL EXISTING HP | | 180.00H.P. | 210.00 H.P. |
| | DIESEL GENERATOR | | 250.0 KVA | |
| | No. OF WORKERS | | 10 | |

## REFERENCE

| REF. ID | DESCRIPTIONS | SIZES |
|---|---|---|
| D | DOOR | 1.00 X 2.13 |
| D1 | DOOR | 0.91 X 2.13 |
| D2 | DOOR | 0.76 X 2.13 |
| W1 | WINDOW | 1.83 X 1.83 |
| W2 | WINDOW | 0.91 X 1.22 |
| V | VENTILATOR | 0.91 X 0.61 |

## BUILDING AREA DETAILS

| BLOCK No. | PARTICULARS | FSI (SQ.M.) | NON-FSI (SQ.M.) | TOTAL BUILT-UP AREA(SQ.M.) |
|---|---|---|---|---|
| 1 | AREA OF PROPOSED MAIN BUILDING | 2600.00 | - | 2600.00 |
| 2 | AREA OF PROPOSED LT PANEL & D.G. ROOM | 56.00 | - | 56.00 |
| 3 | AREA OF PROPOSED PUMP ROOM | 15.00 | - | 15.00 |
| 4 | AREA OF PROPOSED COMPRESSOR ROOM | 30.00 | - | 30.00 |
| 5 | AREA OF PROPOSED LABOUR LOCKER ROOM | 340.00 | - | 340.00 |
| 6 | AREA OF PROPOSED TOILET | 149.00 | - | 149.00 |
| | AREA OF PROPOSED SECURITY OFFICE | - | 6.25 | 6.25 |
| | TOTAL BUILTUP AREA | 3190.00 | 6.25 | 3196.25 |

## REGISTERED ENGINEER / STRUCTURAL ENGINEER

Focus8 PROPERTIES
Er. J. ANAND SUBASH, M.Tech (Structures)
Consulting Civil Engineer & Contractor
Govt. Regd. Engineer Grade -1, (RE), HNTDA No. 03/2019,
Govt. Structural Engineer Grade -1, (SE) HNTDA No. 03/2019
# M. 144, TNHB-IX, Opp. Railway Station, Hosur - 635 109.
Cell : 95852 32417, Mani - 99443 36388.

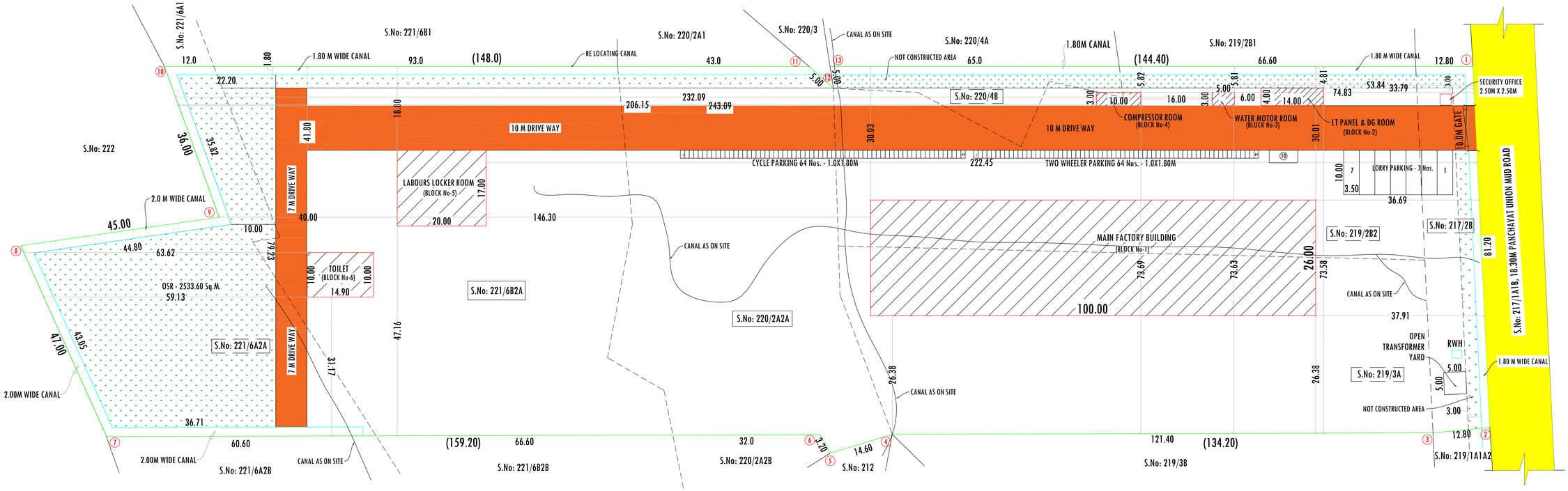
## OFFICE USE

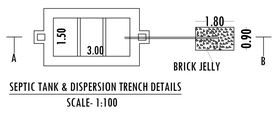
| SITE APPROVAL | TECHNICAL APPROVAL |
|---|---|
| ROC No: SWP/BPA/615603/2025, DATED : 10.02.2026<br>SITE BOUNDARY EAR MARKED AS 1' TO 13' AND<br>SITE APPROVAL No AS L.P/D.T.C.P.(K.D) No: 31/2026<br>SITE APPROVAL ISSUED. | ROC No: SWP/BPA/615603/2025, DATED : 10.02.2026<br>BUILDING PLAN NUMBERED AS B.P/D.T.C.P. (K.D) No: 13/2026<br>TECHNICAL APPROVAL ISSUED |

| APPLICANT | CONSTRUCTION ENGINEER |
|---|---|
| For BASANT BETONS<br>Authorised Signatory | Er. P. Mathivanan, D.C.E.,<br>Registered Construction Engineer<br>Reg.No. RCE/TKDTCP/January/02/2025<br>D.No:6/647C, Manthithoppu Road,<br>Kamarajar Nagar, Kovilpatti-628501<br>Cell:9965525014, 9865525014. |

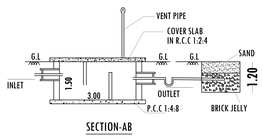
SHEET No: 1

# SITE PLAN FOR "M/s. BASANT BETONS" (GRANITE INDUSTRY) IN S.F.No: 217/2B, 219/2B2, 219/3A, 220/2A2A, 220/4B, 221/6A2A & 221/6B2A OF SHOOLAGIRI VILLAGE & PANCHAYAT, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT. SCALE -1: 400

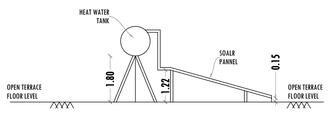


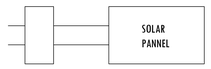

SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100




SECTION-AB




SIDE ELEVATION




SOLAR WATER HEATER PLAN

## OFFICE USE

### SITE APPROVAL

ROC No: SWP/BPA/615603/2025, DATED : 10.02.2026

SITE BOUNDARY EAR MARKED AS 1' TO 13' AND

SITE APPROVAL No AS L.P/D.T.C.P.(K.D) No: 31/2026

SITE APPROVAL ISSUED.

### TECHNICAL APPROVAL

ROC No: SWP/BPA/615603/2025, DATED : 10.02.2026

BUILDING PLAN NUMBERED AS B.P/D.T.C.P. (K.D) No: 13/2026

TECHNICAL APPROVAL ISSUED

| COLOR INDEX | |
|---|---|
| SITE BOUNDARY | |
| PROPOSED BUILDINGS | |
| EXISTING ROAD | |

### SURVEY NUMBER/ AREA DETAILS

| S. No. | AS PER DEED (In Acres) | AS PER PATTA (In Acres) |
|---|---|---|
| 217/2B | 0.27 | 0.27 |
| 219/2B2 | 1.06 | 1.04 |
| 219/3A | 1.34 | 1.34 |
| 220/2A2A | 0.96 | 0.95 |
| 220/4B | 0.17 | 0.17 |
| 221/6A2A | 0.82 | 0.83 |
| 221/6B2A | 1.67 | 1.66 |
| TOTAL AREA | 6.29 Acres | 6.26 Acres |

### MACHINERY DETAILS

| S.No | MACHINE NAME | Nos | H.P. | TOTAL H.P. |
|---|---|---|---|---|
| 1 | GANTRY CRANE - 3 TON | 1 | 3.00 | |
| 2 | GANTRY CRANE - 10 TON | 1 | 10.00 | |
| 3 | GANTRY CRANE - 5 TON | 1 | 5.00 | |
| 4 | MIXER | 1 | 40.00 | |
| 5 | BIN FEED | 1 | 10.00 | |
| 6 | SILO | 4 | 10.00 | |
| 7 | BULK COMPRESSOR | 1 | 60.00 | |
| 8 | AIR COMPRESSOR | 1 | 20.00 | |
| 9 | BOREWELL MOTOR | 1 | 10.00 | |
| 10 | WEIGH BRIDGE | 1 | 5.00 | |
| | LIGHTING & MOTORIXED GATE | 1 | 7.00 | |
| | TOTAL EXISTING HP | | | |
| | DIESEL GENERATOR | | 250.0 KVA | |
| | No. OF WORKERS | | 10 | |

### BUILDING AREA DETAILS

| BLOCK No. | PARTICULARS | FSI (SQ.M.) | NON-FSI (SQ.M.) | TOTAL BUILT-UP AREA(SQ.M.) |
|---|---|---|---|---|
| 1 | AREA OF PROPOSED MAIN BUILDING | 2600.00 | - | 2600.00 |
| 2 | AREA OF PROPOSED LT PANEL & D.G. ROOM | 56.00 | - | 56.00 |
| 3 | AREA OF PROPOSED PUMP ROOM | 15.00 | - | 15.00 |
| 4 | AREA OF PROPOSED COMPRESSOR ROOM | 30.00 | - | 30.00 |
| 5 | AREA OF PROPOSED LABOUR LOCKER ROOM | 340.00 | - | 340.00 |
| 6 | AREA OF PROPOSED TOILET | 149.00 | - | 149.00 |
| | AREA OF PROPOSED SECURITY OFFICE | - | 6.25 | 6.25 |
| | TOTAL BUILTUP AREA | 3190.00 | 6.25 | 3196.25 |

| DRAWING TITLE | DRAWING SCALE |
|---|---|
| SITE PLAN & STP | SCALE- 1:400 |

### LAND AREA DETAILS

| PARTICULARS | SQ.M. |
|---|---|
| AREA OF THE SITE AS PER PATTA / SITE- (6.26 Acres) | 25333.08 |
| AREA OF THE SITE AS PER DOCUMENT- (6.29 Acres) | 25454.51 |
| SUPER IMPOSED AREA | 25301.77 |

### NOTES

| | |
|---|---|
| FLOOR SPACE INDEX AREA | 3190.00 |
| FSI -3190.00/25301.77 | 0.13 |

| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| LORRY PARKING | 6 Nos. | 7 Nos. |
| TWO WHEELER PARKING | 60 Nos. | 64 Nos. |
| CYCLE PARKING | 60 Nos. | 64 Nos. |
| OPEN SPACE RESERVATION -10.01% | 2530.18 Sq.m. | 2533.60 Sq.m. |

REGISTERED ENGINEER / STRUCTURAL ENGINEER

Focus8 PROPERTIES
Er. J. ANAND SUBASH, M.Tech (Structures
Consulting Civil Engineer & Contractor
Govt. Regd. Engineer Grade -1, (RE), HNTDA No. 03/2019.
Govt. Structural Engineer Grade -1, (SE) HNTDA No. 03/2019
# M. 144, TNHB-IX, Opp. Railway Station, Hosur- 635 109.
Cell : 95852 32417, Mani - 99443 38388.

| APPLICANT | CONSTRUCTION ENGINEER |
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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

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/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**
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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.