

PP

APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE

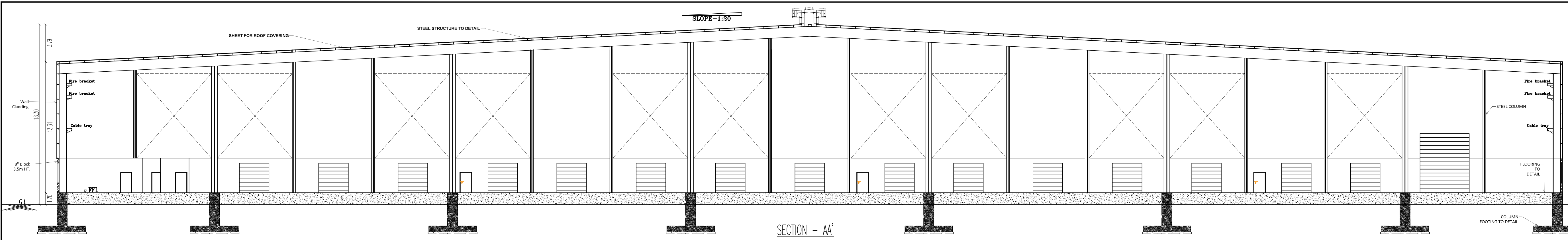
Building Plan

ISSUING AUTHORITY

Rural Panchayat

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

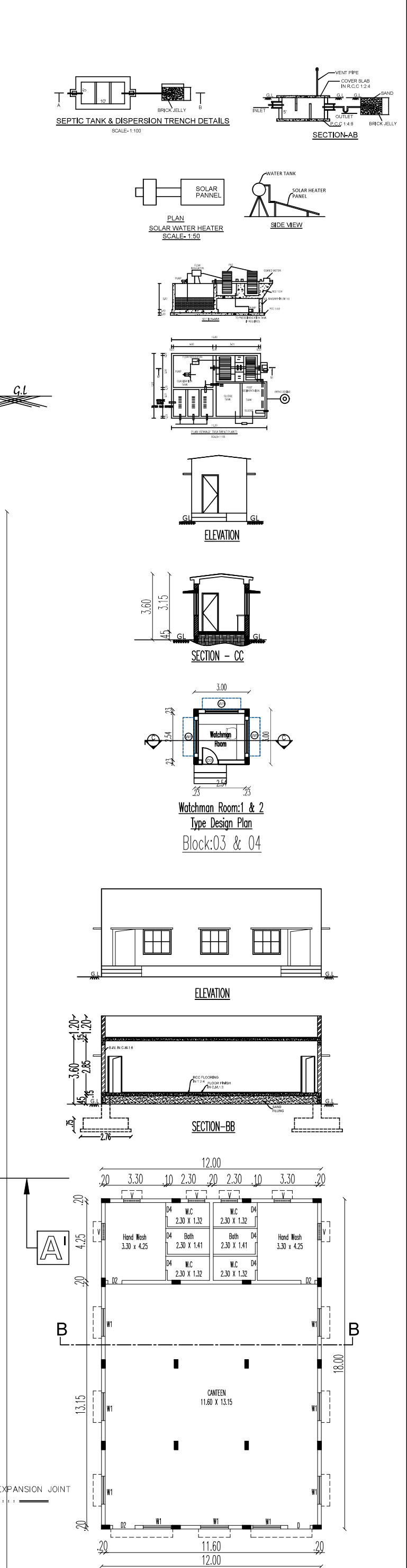
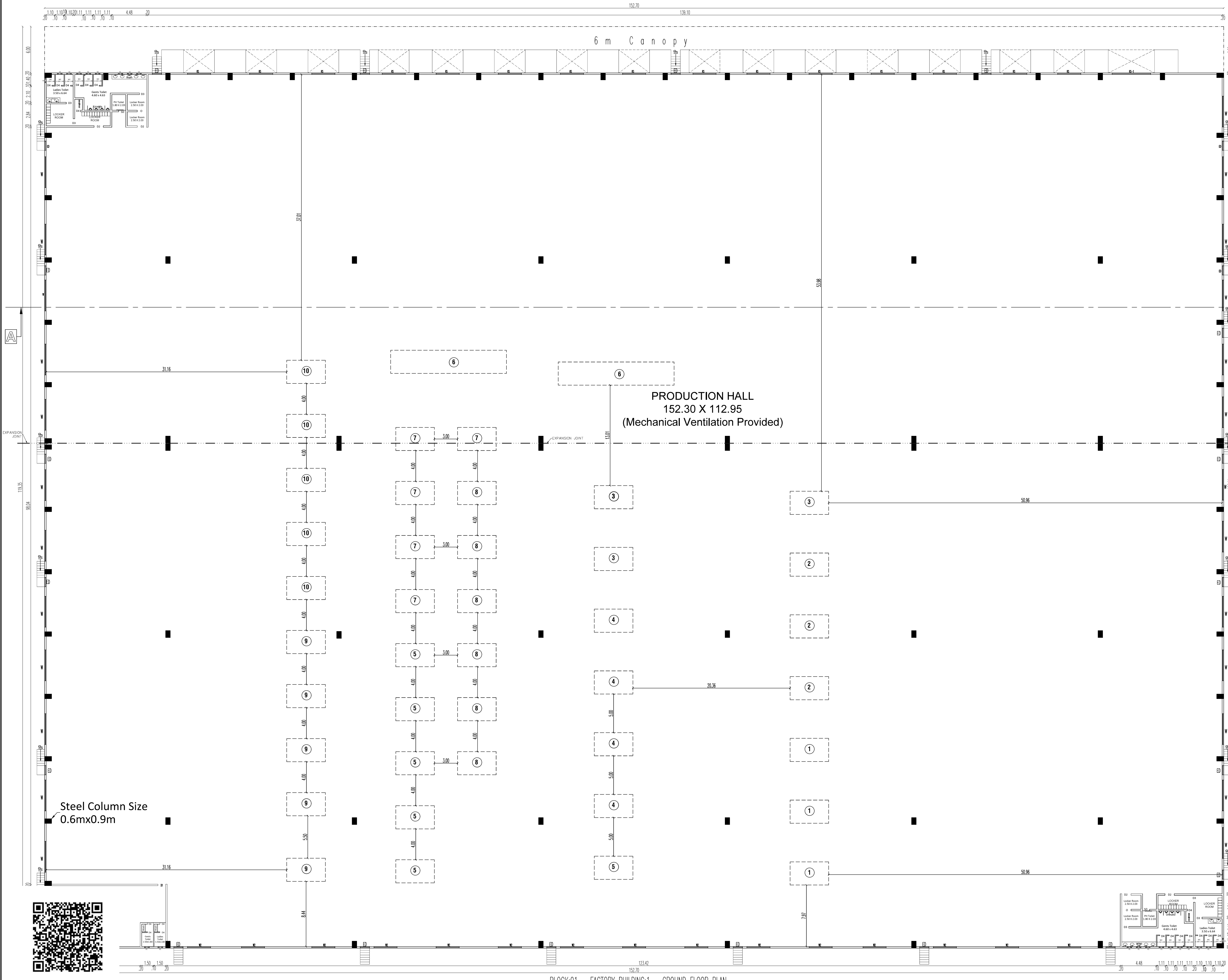
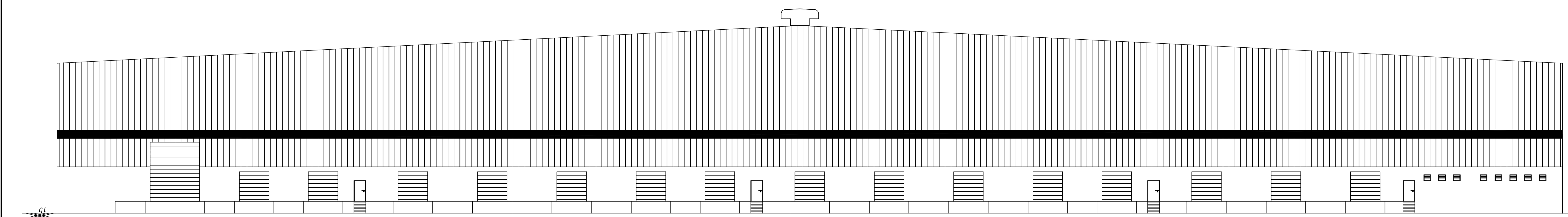
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SHEET 02 OF 02

PROPOSED ORANGE CATEGORY INDUSTRIAL BUILDING FOR M/s. TBC HOMES INFRA CORP IN S.F.No.:9/1A, 1B1, 1B2A, 1B2B, 2B, 3B2; 10/2; 11; 12/1A, 2A; 13/1; 14/1A1, 1B2, 2A; 27/1, 2; 28/1A, 1B; OF KOMARANAPALLI VILLAGE & PANCHAYAT, THALLY UNION, DENKANIKOTAI TALUK, KRISHNAGIRI DISTRICT.

CATEGORY OF INDUSTRY: ORANGE
LIGHT ENGINEERING INDUSTRY
EXCLUDING FABRICATION & FORGING
AS PER IMCO & BR-2019 ANNEXURE-V



Schedule of Joineries				
RS	Rolling Shutter	3.00 X 5.00		
RS1	Rolling Shutter	5.00 X 6.00		
ED	Emergency Door	1.50 X 2.40		
D1	Door	1.00 X 2.40		
D2	Door	1.20 X 2.40		
D3	Door	0.90 X 2.40		
D4	Door	0.75 X 2.40		
SD	Sliding Door	1.00 X 2.40		
W	Window	4.00 X 2.00		
W1	Window	1.50 X 2.00		
W2	Window	3.00 X 2.00		
V1	Ventilator	0.75 X 0.50		

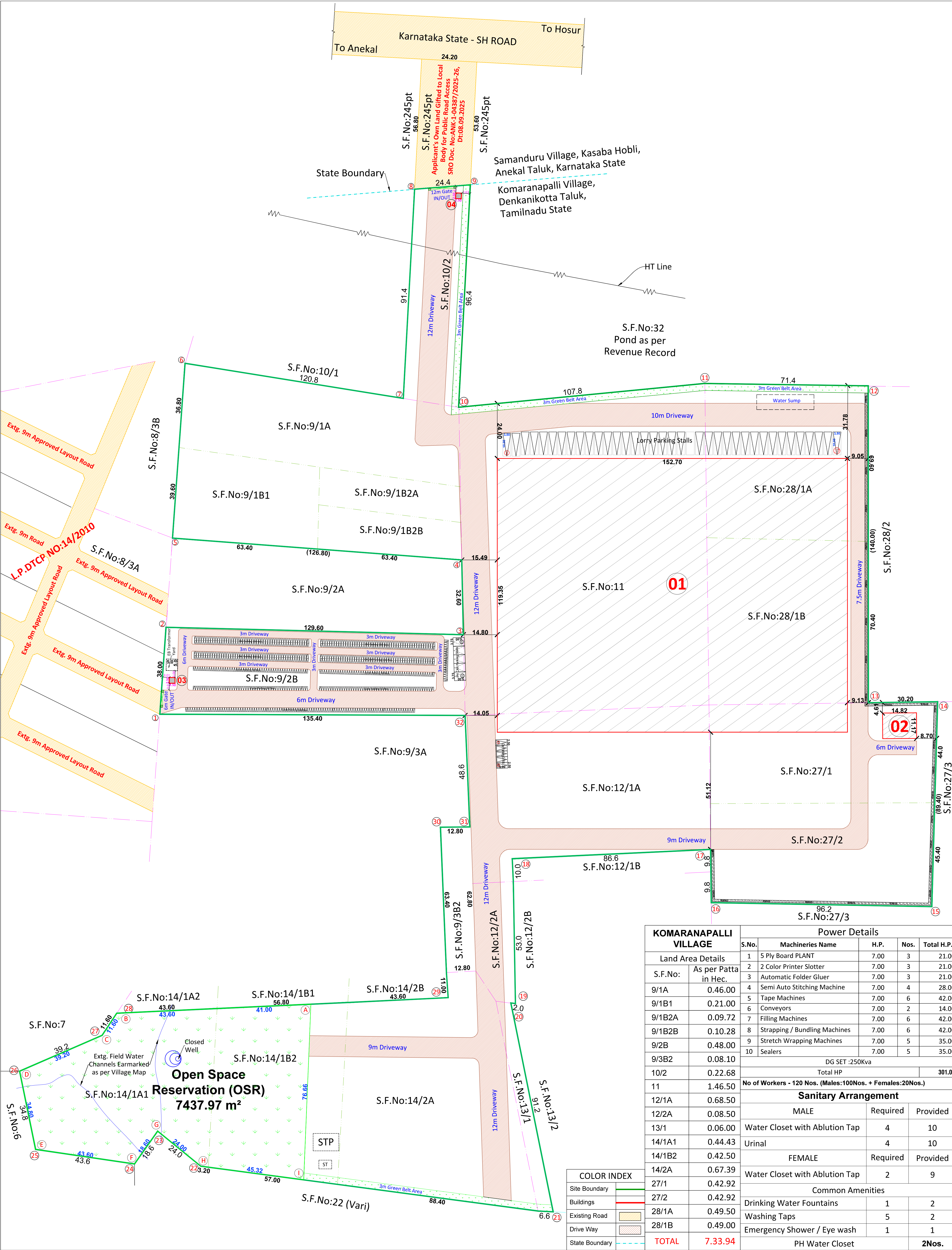
Power Details				
S.No.	Machinery Name	H.P.	Nos.	Total H.P.
1	5 Ply Board PLANT	7.00	3	21.00
2	2 Color Printer Slotter	7.00	3	21.00
3	Automatic Folder Gluer	7.00	3	21.00
4	Semi Auto Stitching Machine	7.00	4	28.00
5	Tape Machines	7.00	6	42.00
6	Conveyors	7.00	2	14.00
7	Filling Machines	7.00	6	42.00
8	Strapping / Bundling Machines	7.00	6	42.00
9	Stretch Wrapping Machines	7.00	5	35.00
10	Sealers	7.00	5	35.00
DG SET : 250Kva				250.00
Total H.P.				381.00

No of Workers - 120 Nos. (Males:100Nos. + Females:20Nos.)	
Area Details	
Particulars	Area in m ²
Block01 - Factory Building:1	18224.75
Block02 - CANTEEN	216.00
Block03 - Watchman Room-1	9.00
Block04 - Watchman Room-2	9.00

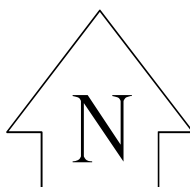
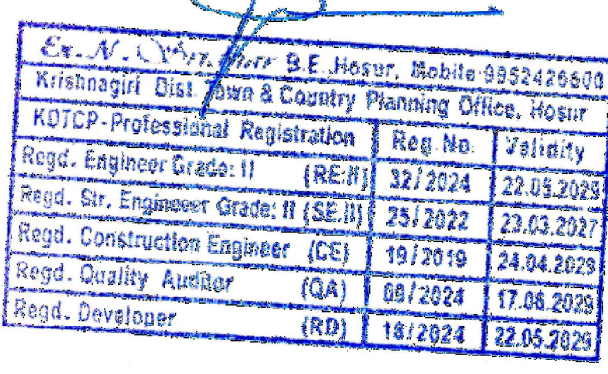
Applicant

For TBC HOMES INFRA CORP

Engineer



SITE PLAN SHOWING THE PROPOSED PROPOSED ORANGE CATEGORY INDUSTRIAL BUILDING FOR M/s. TBC HOMES INFRA CORP IN S.F.No.:9/1A, 1B1, 1B2A, 1B2B, 2B,3B2; 10/2; 11; 12/1A, 2A; 13/1; 14/1A1, 1B2, 2A; 27/1, 2; 28/1A, 1B; OF KOMARANAPALLI VILLAGE & PANCHAYAT, THALLY UNION, DENKANIKOTAI TALUK, KRISHNAGIRI DISTRICT.

SITE PLAN				CATEGORY OF INDUSTRY: ORANGE LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING AS PER TNCD & BR-2019 ANNEXURE-VI		Sheet No:01/02																		
Area Description					Sq. Mt.																			
SITE AREA as per Document					73394.00																			
SITE AREA as per Revenue Record					73394.00																			
SITE AREA - Super Imposed Area					72590.06																			
BLOCK NAME		PLINTH AREA STATEMENT in mt ²																						
		Ground Floor	FSI Area	Non-FSI Area	Total Area																			
Block: 1 - Factory Building		18224.75	18224.75	-	18224.75																			
Block: 2 - Canteen		216.00	216.00	-	216.00																			
Block: 3 - Security Room-1		9.00	9.00	-	9.00																			
Block: 4 - Security Room-2		9.00	9.00	-	9.00																			
TOTAL		18458.75	18458.75	-	18458.75																			
FSI AREA					18458.75																			
Floor Space Index (F.S.I) as per Revenue Record					0.251																			
Floor Space Index (F.S.I) as per Super Imposed Area					0.254																			
Parking Requirements																								
Description		Stall Size	Required		Provided																			
Lorry Parking		3.50 x 10.0	Work Shop Area: 18224.75 = 24.29Nos. 750		37 Nos																			
Open Car Parking		2.50 x 5.00	Office Area: 216.00 = 1.44 Nos. 150		5 Nos																			
PH Car Parking		3.60 x 5.00	(10% on Office Car Parking)		5 Nos																			
Open Two Wheeler		1.00 x 1.80	Work Shop Area: 18224.75 = 242.90Nos. 75		300 Nos																			
DA 2 Wheeler Parking		1.00 x 1.80	243 Nos. (10% in 2W Parking)		100 Nos																			
Cycle Parking		1.00 x 1.80	Work Shop Area: 18224.75 = 242.90Nos. 75		300 Nos																			
OPEN SPACE RESERVATION (OSR)																								
OSR		7437.97 m ² : (10.13%)																						
Applicant																								
For TBC HOMES INFRA CORP.  PARTNER																								
Engineer																								
Er. J. PARVESH, B.Tech. in Tech. (Structural), M.E., C.Eng. (I), F.I.V. Chartered Civil Engineer/Collectorate Panel Engineer Krishnagiri - Q1 Structural Consultant/CMDA, KOTCP & HCMC Approved Engineer And Approved Valuer <table><tr><td>PROFESSION CATEGORY</td><td>SE (GR-1)</td><td>RE (GR-1)</td><td>RD</td><td>CE</td><td>QA</td></tr><tr><td>REGISTER NUMBER</td><td>KOTCP (02/2019)</td><td>KOTCP (22/2024)</td><td>KOTCP (01/2019)</td><td>KOTCP (03/2019)</td><td>KNTDA (01/2019)</td></tr><tr><td>VALID</td><td>09.04.2020</td><td>22.05.2020</td><td>09.04.2020</td><td>09.04.2020</td><td>09.04.2020</td></tr></table> INNOVATIVE STRUCTURAL CONSULTANTS Plot No.(BIG-1)15, Multital Nagar, Rayachoti Road, HOSUR-635 109. Mobile: +91 9790060750 +91 9655223333 Email: iscindia2018@gmail.com  Dr. J. Parvesh, B.E. Major, Mobile: 9992464631 KOTCP-Professional Registration, Regd. No. 22332025 Regd. Edgware Grade-II (SE-II) 32/02/2025 Regd. Civ. Engng. Grade-II (SE-II) 25/02/2025 Regd. Construction Engineer (CE) 19/05/19 24.04.2025 Regd. Quality Auditor (QA) 06/2024 17.04.2025 Regd. Director (DD) 18/2024 22.06.2025							PROFESSION CATEGORY	SE (GR-1)	RE (GR-1)	RD	CE	QA	REGISTER NUMBER	KOTCP (02/2019)	KOTCP (22/2024)	KOTCP (01/2019)	KOTCP (03/2019)	KNTDA (01/2019)	VALID	09.04.2020	22.05.2020	09.04.2020	09.04.2020	09.04.2020
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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](#)



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

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

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

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



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.

