PP APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

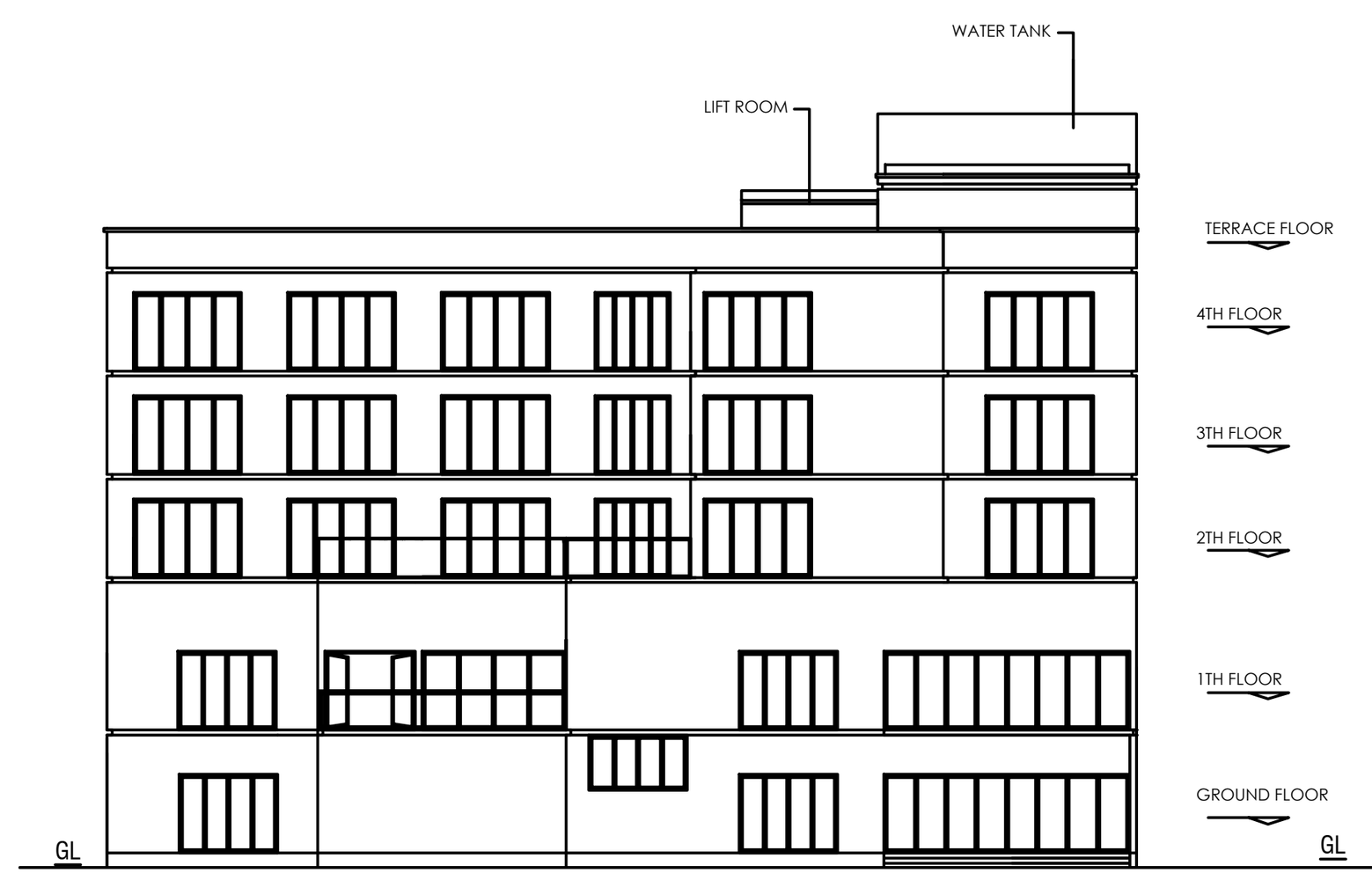
ISSUING AUTHORITY
DTCP

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

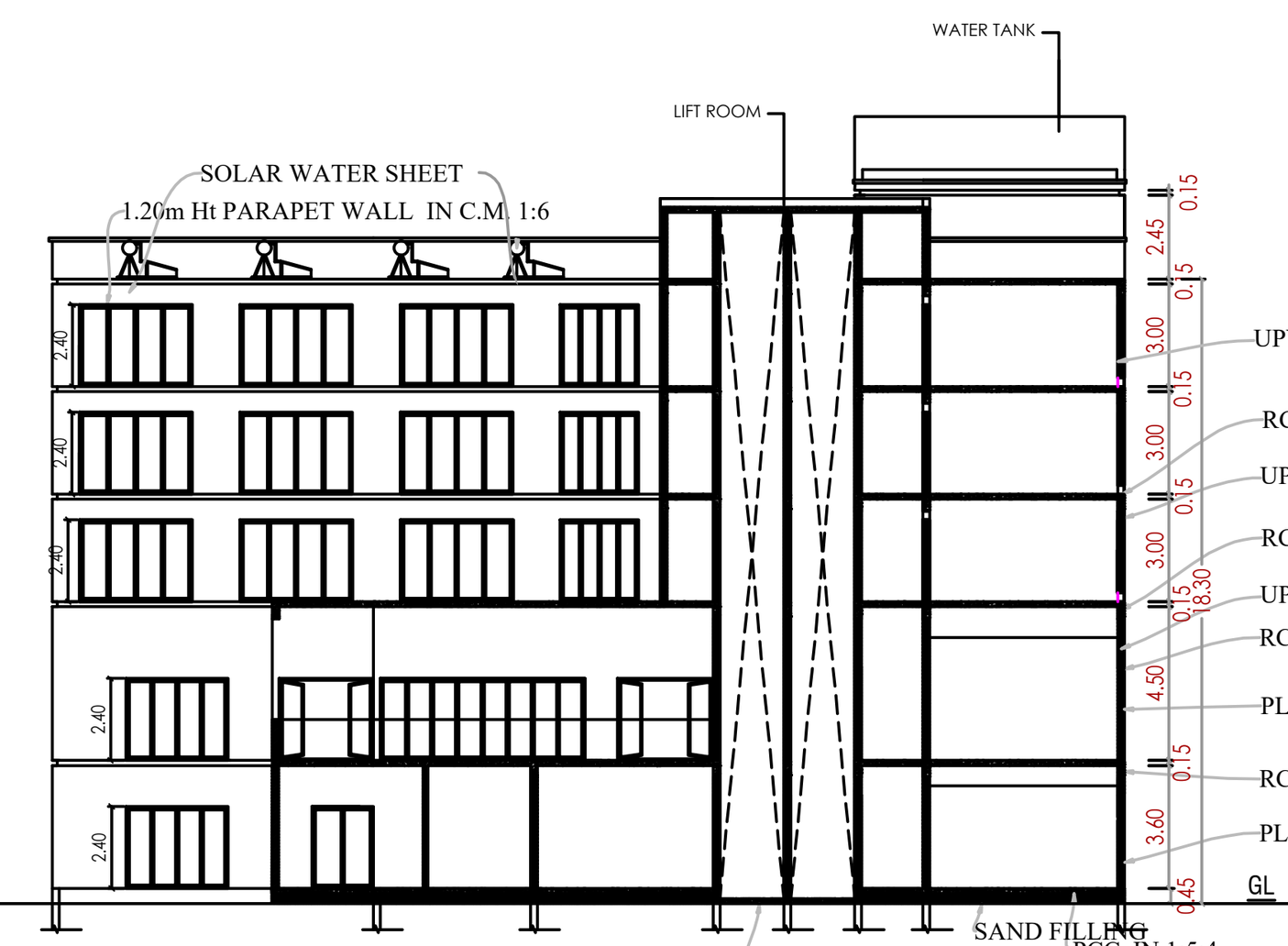
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE EXISTING APPROVAL IS REVISION PLAN AND ADDITIONAL CONSTRUCTION OF GROUND FLOOR , FIRST FLOOR ,SECOND FLOOR ,THIRD FLOOR & FORTH FLOOR COMMERCIAL (Starred Hotels,Lodges,Restaurant and Party Hall) BUILDING IN SF.No:36/3A2A1A,36/3A2B1,36/3A2C1,36/60,36/61,36/63 AT BAIYANAPALLI VILLAGE AND PACHAYAT, KRISHNAGIRI TALUK, KRISHNAGIRI DISTRICT.

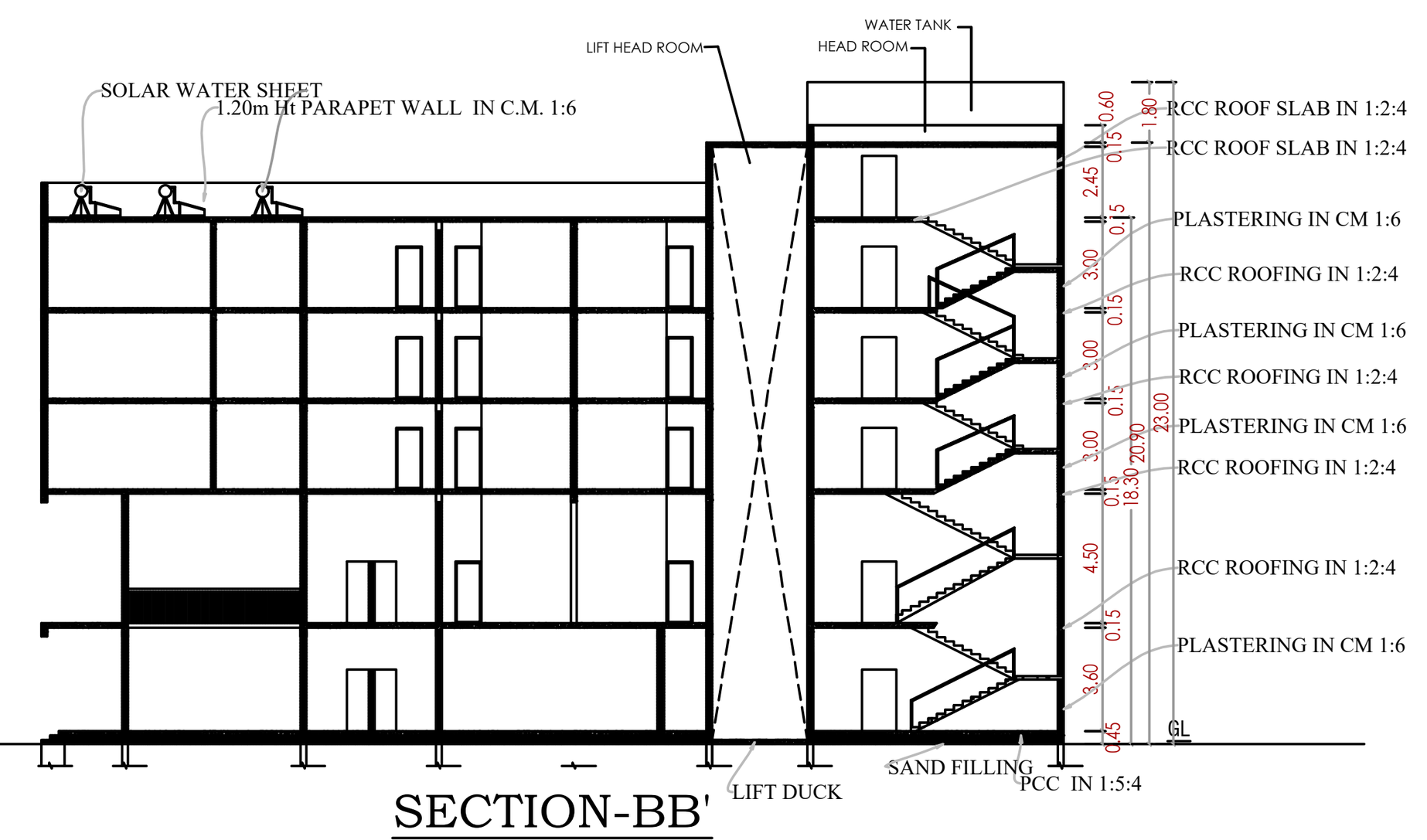
SHEET-1/3



ELEVATION



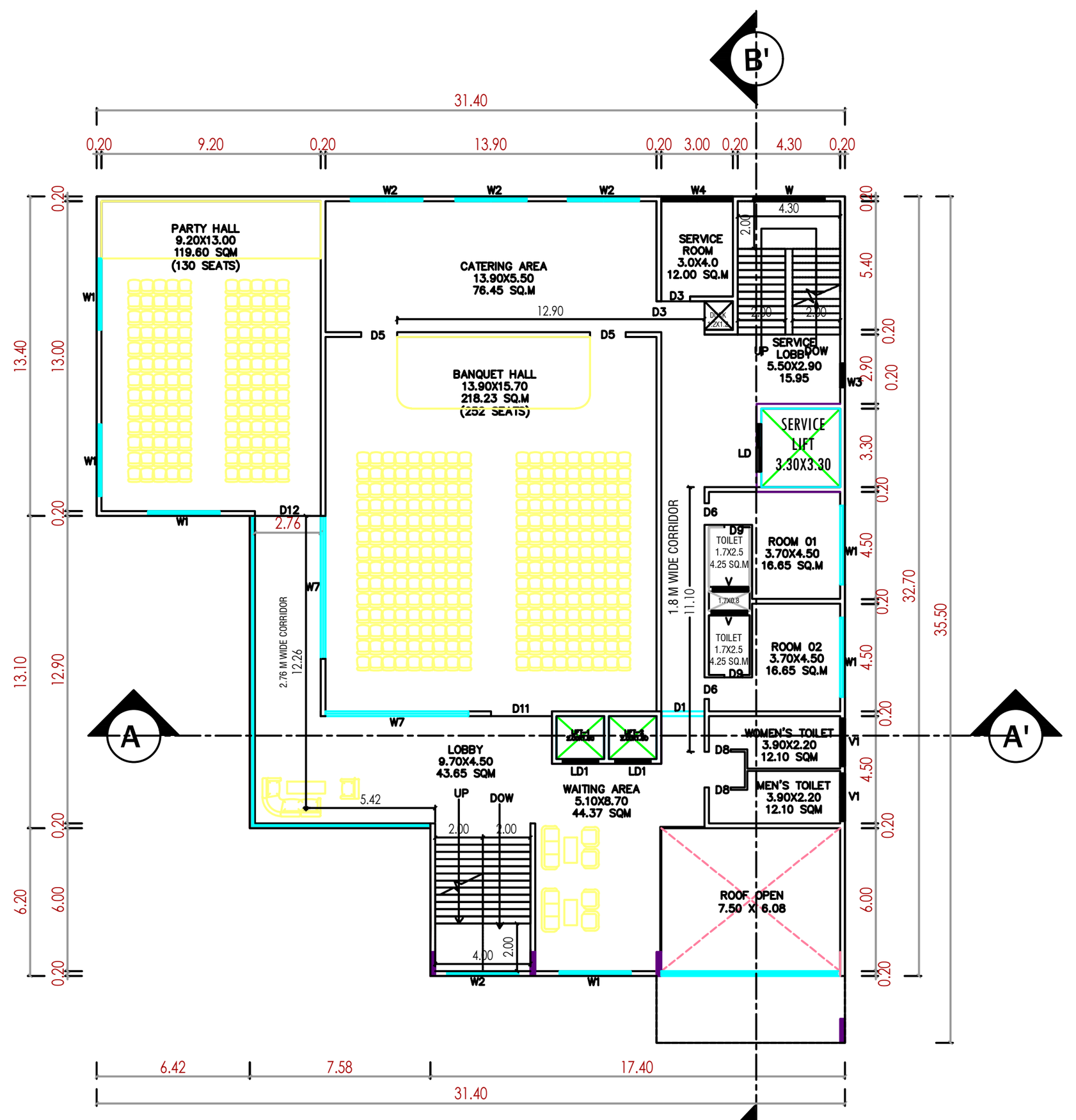
SECTION-AA'



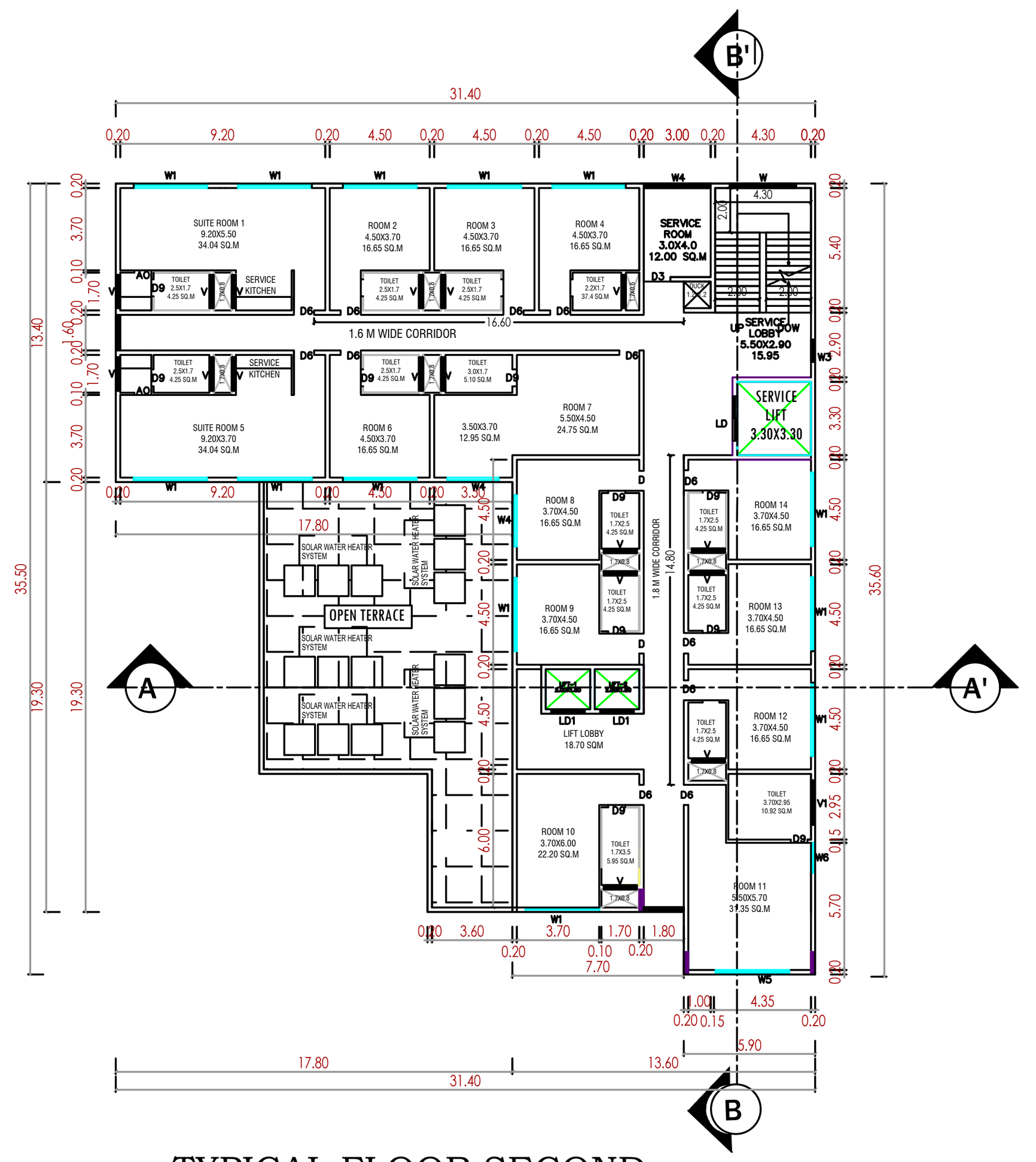
SECTION-BB'



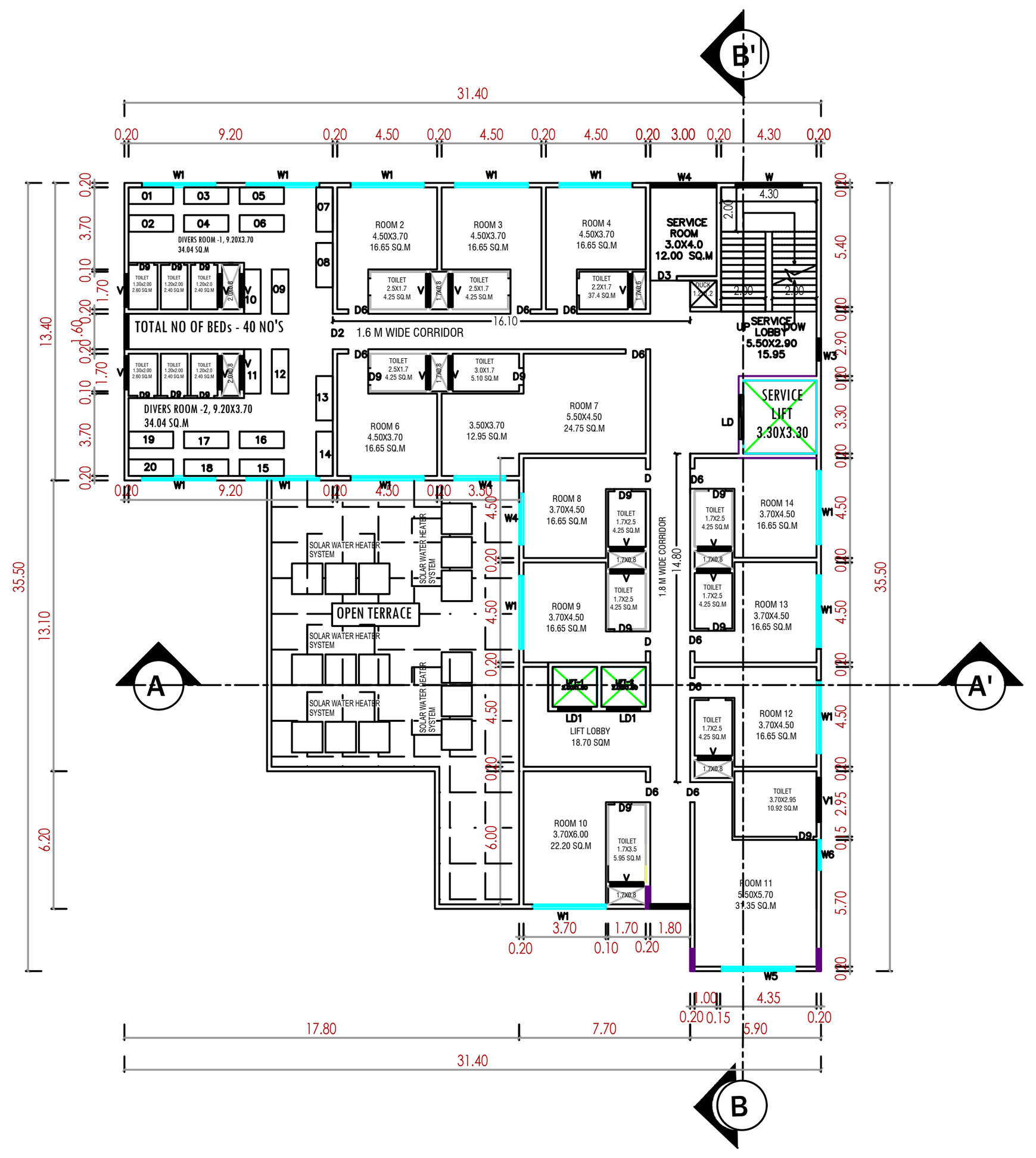
GROUND FLOOR PLAN



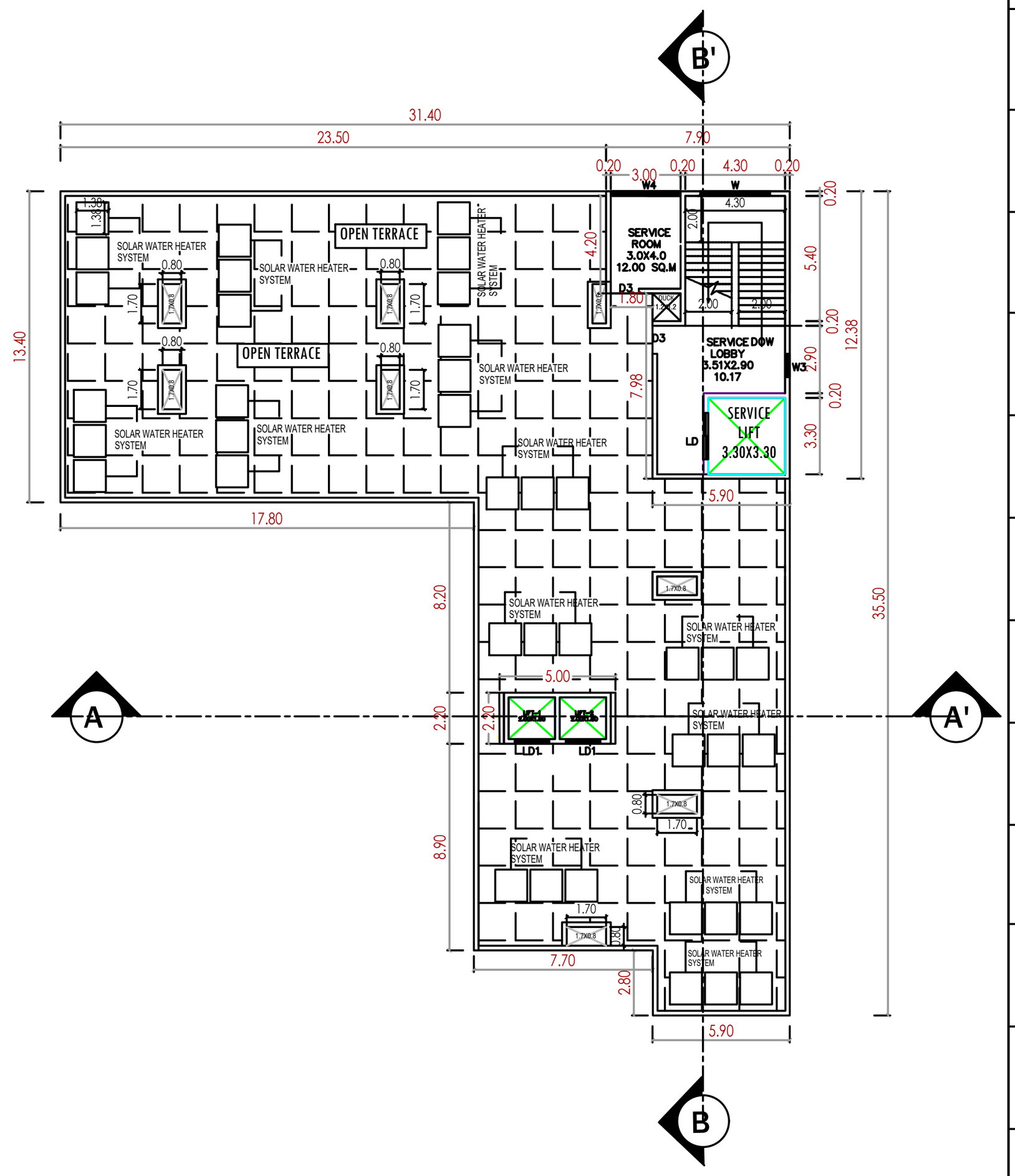
FIRST FLOOR PLAN



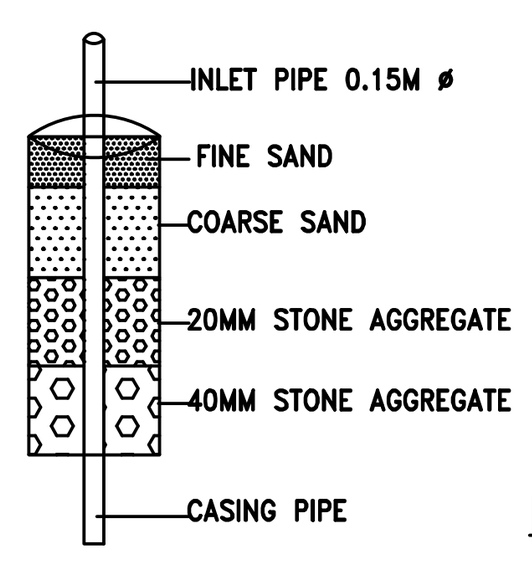
TYPICAL FLOOR SECOND, & THIRD FLOOR



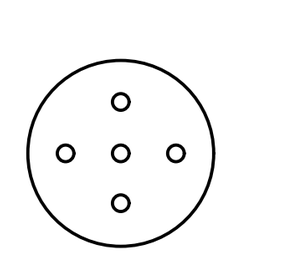
FORTH FLOOR PLAN



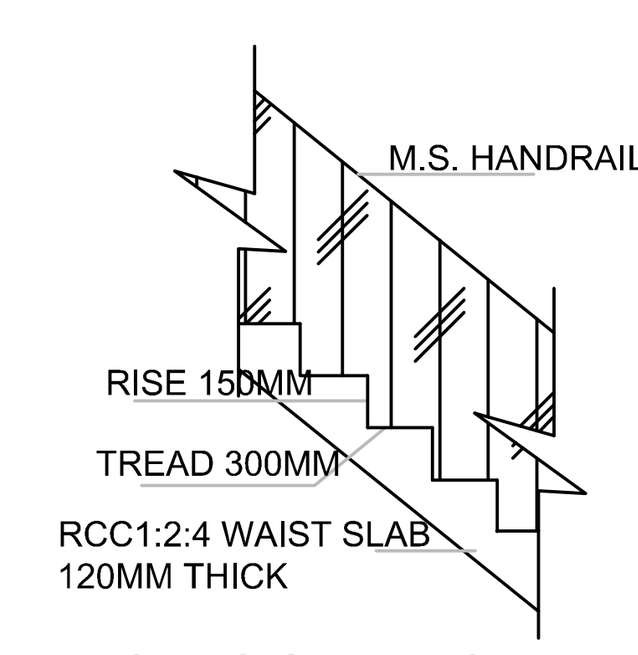
TERRACE FLOOR



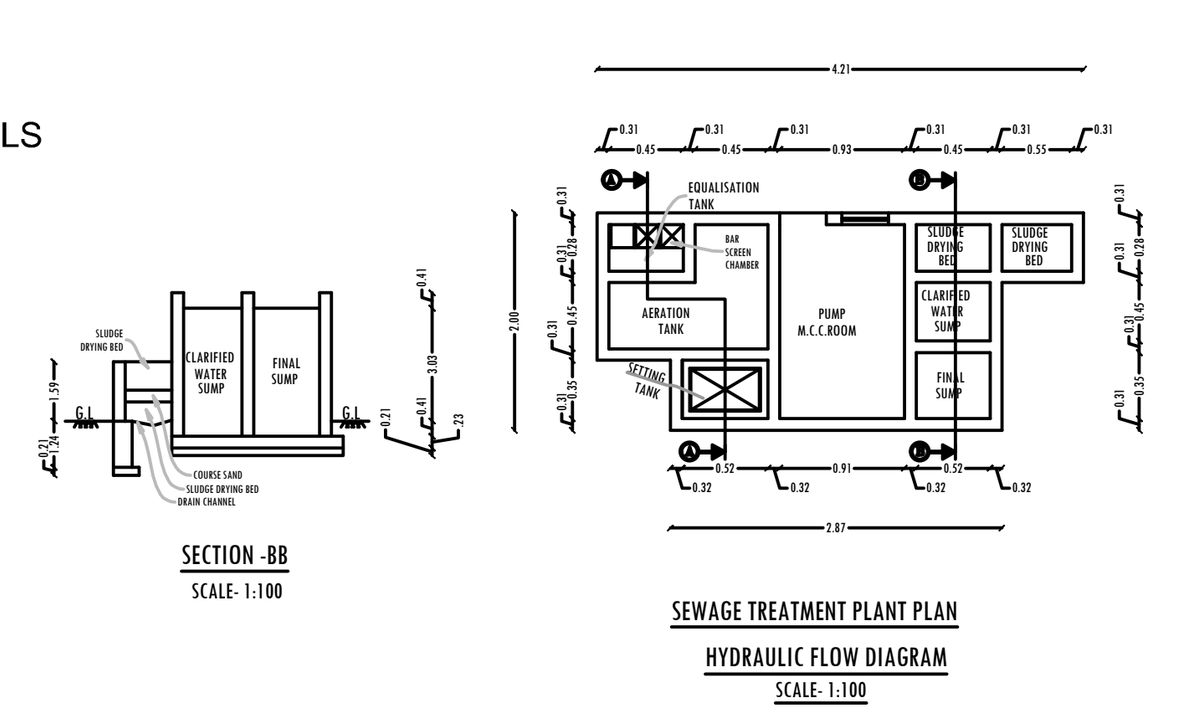
DETAILS OF RAIN WATER HARVESTING SYSTEM



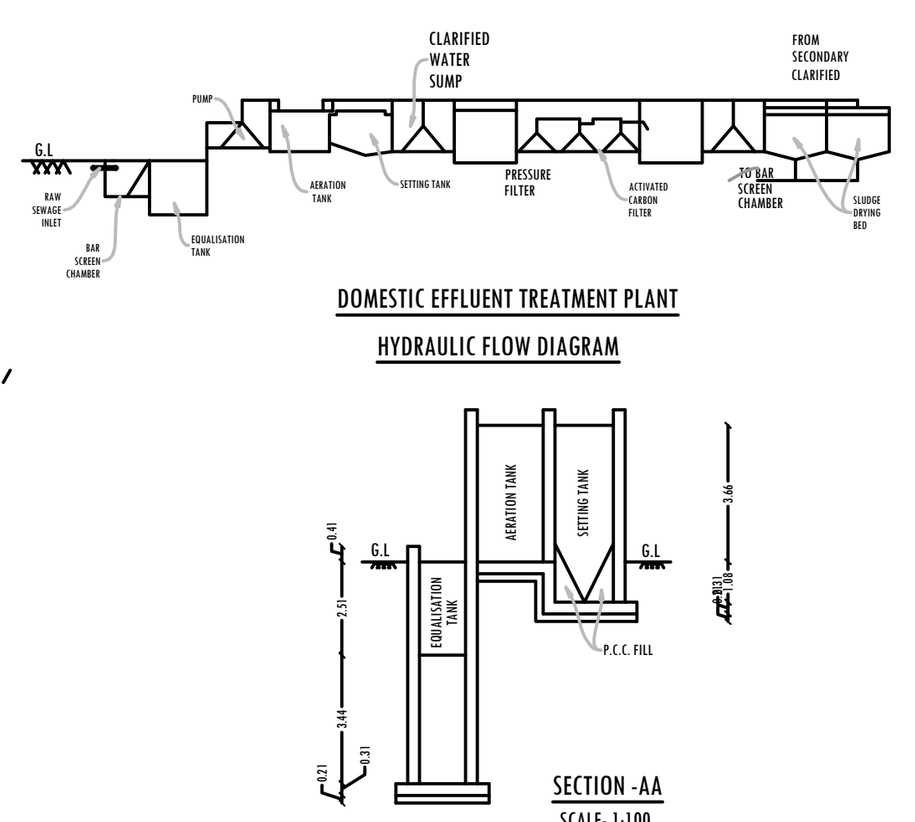
RAIN WATER HARVESTING SYSTEM PLAN (NOT to SCALE)



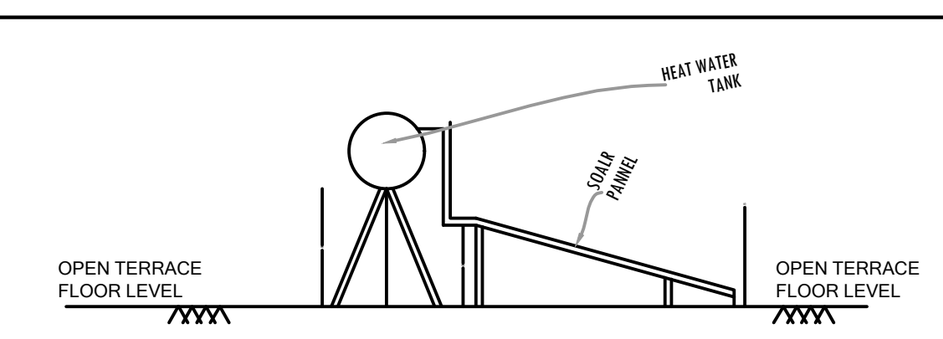
STAIRCASE DETAILS SCALE- 1:20



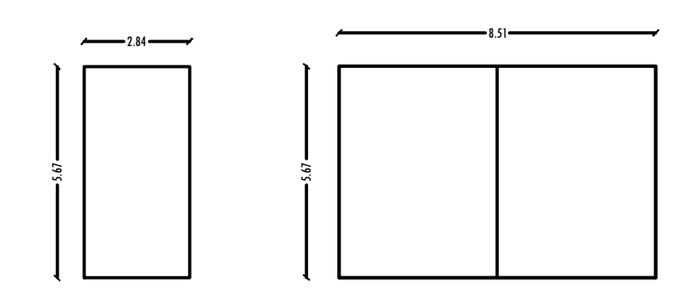
SEWAGE TREATMENT PLANT PLAN / HYDRAULIC FLOW DIAGRAM



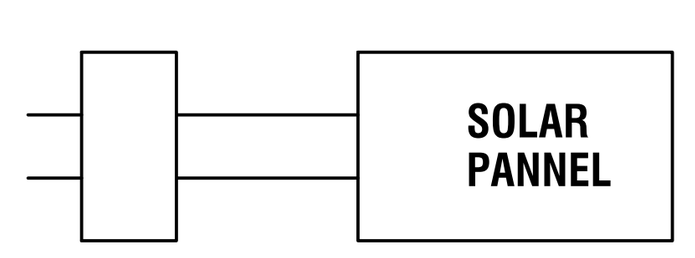
DOMESTIC EFFLUENT TREATMENT PLANT / HYDRAULIC FLOW DIAGRAM / SECTION -AA SCALE- 1:100



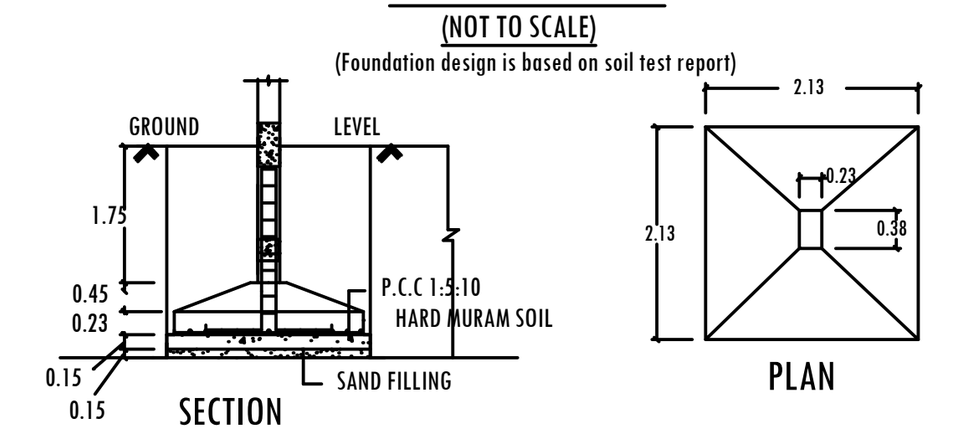
SIDE ELEVATION



WICKET GATE / MAIN GATE



PLAN SOLAR WATER HEATER (NOT TO SCALE)



FOUNDATION DETAILS (NOT TO SCALE) (Foundation design is based on soil test report)

COLOUR INDEX	
SITE BOUNDARY	(green)
PROPOSED BUILDING	(red)
EXISTING ROAD	(yellow)
DRIVEWAY	(orange)

JOINERY DETAILS

	DESCRIPTIONS	SIZES			
MD1	MAIN DOOR - 1	7.50 X 2.40			
MD2	MAIN DOOR - 2	3.00 X 2.40			
D	DOOR	2.30 X 2.40			
D1	DOOR - 1	1.80 X 2.40			
D2	DOOR - 2	1.60 X 2.40			
D3	DOOR - 3	1.20 X 2.40			
D4	DOOR - 4	1.70 X 2.40	W3	WINDOW-3	1.00 X 2.40
D5	DOOR - 5	1.50 X 2.40	W4	WINDOW-4	2.30 X 2.40
D6	DOOR -6	0.90 X 2.40	W5	WINDOW-5	3.30 X 1.50
D7	DOOR -7	1.30 X 2.40	W6	WINDOW-6	1.35 X 2.40
D8	DOOR - 8	0.88 X 2.40	W7	WINDOW-7	6.00 X 2.40
D9	DOOR -9	0.76 X 2.40	V	VENTILATOR	1.50 X 0.75
D11	DOOR - 11	3.00 X 2.40	V1	VENTILATOR-1	2.00 X 0.75
D12	DOOR - 12	2.76 X 2.40	V2	VENTILATOR-2	1.00 X 0.75
W	WINDOW	3.00 X 1.50	LD	LIFT DOOR	2.00 X 2.40
W1	WINDOW-1	3.00 X 2.40	LD1	LIFT DOOR-1	1.50 X 2.40
W2	WINDOW-2	3.00 X 1.50	MV	MECHANICAL VENNTILATION	

PARKING AS PER SWP SYSTEM

TYPE OF PARKING	REQUIRED	PROVIDED
CARS PARKING	52	52
PH-CARS PARKING	06	06
TWO WHEELERS PARKING	122	130
PH-TWO WHEELERS PARKING	06	13

DRIVERS BED - BLOCK - 1 = 40 NOS	6 NO'S OF TOILET
DRIVERS BED - BLOCK - 2 = 18 NOS	3 NO'S OF TOILET
TOTAL NO OF BEDS = 58 NOS	TOTAL NO's OF TOILET - 9 NO's

OFFICE USE

PROPOSED APPROVAL	EXISTING APPROVAL
	(stamps)

AREA DETAILS

TOTAL AREA OF THE SITE	IN SQMT
PLR/FMB AREA	9019.00
DOCUMENT AREA	9104.71
SUPER IMPOSED PLOT AREA	8643.59

	PROPOSED		EXISTING	
PARTICULARS	FSI (sqmt)	NON FSI(sqmt)	FSI (sqmt)	TOTAL (sqmt)
GROUND FLOOR BLK-01	855.61	-		855.61
FIRST FLOOR BLK-01	855.61	-		855.61
SECOND FLOOR BLK-01	687.52	12.24		699.76
THIRD FLOOR BLK-01	687.52	12.24		699.76
FORTH FLOOR BLK-01	687.52	12.24		699.76
HEAD ROOM BLK-01	-	108.80		108.80
GROUND FLOOR BLK-02	576.63	37.12	486.53	1100.28
FIRST FLOOR BLK-02	365.73	-	198.94	564.67
HEAD ROOM BLK-02	40.81	26.47		67.28
SHOP BLK-03	37.21	-		37.21
TOILET BLK-04	96.00	-		96.00
TREATMENT PLANT BLK-05	20.60	-		20.60
PANTRY ROOM BLK-06	16.74	-		16.74
TOTAL AREA	**4910.76**	**209.11**	**685.47**	**5822.08**
PLOT COVERAGE - (P.C.) %	67.36			
FLOOR SPACE INDEX - (FSI)	**0.57**			

APPLICANT

Mr.H.N. SURESHGUPTHA S/o H.R. NADTHGOPAL — Mrs. SOWMIYALAKSHMI W/o H.N. SURESHGUPTHA — Mrs.NAMAGIRITHAYAR W/o H.R. NADTHGOPAL

REG.GEOTECHNICAL ENGINEER

Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil)
Govt,Reg.Gotechnical engineer,
Registered No.02/2020/RGTE/EDTCP

REG.CONSTRUCTION ENGINEER

Er.C.N.VISWANATHAN,D.C.E.,
Govt,Registered Construction engineer,
Registered HNTDA CE No.20/2019 is Renewed Registration valid upto: 02.05.2029.

REG.STRUCTURAL ENGINEER

Er.B.M.KIRANKUMAR,B.E.,
Govt,Registered structural engineer,
Registered No.03/2019 is Renewed Registration valid upto: 27.10.2029.

REGISTER ENGINEER

Er.V.JAGANATHAN,B.E.,
Govt. Registered Engineer Grade-II
Registration No: 35/2024

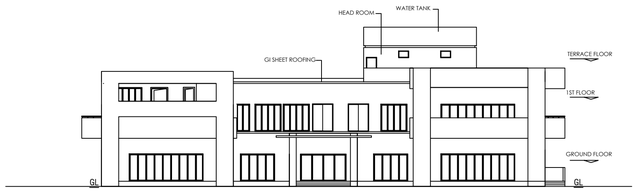
PLAN SHOWING EXISTING APPROVAL IS REVISION PLAN AND ADDITIONAL CONSTRUCTION OF GROUND FLOOR , FIRST FLOOR ,SECOND FLOOR ,THIRD FLOOR & FORTH FLOOR COMMERCIAL (Starred Hotels,Lodges,Restaurant and Party Hall) BUILDING IN SF.No:36/3A2A1A,36/3A2B1,36/3A2C1,36/60,36/61,36/63 AT BAIYANAPALLI VILLAGE AND PACHAYAT, KRISHNAGIRI TALUK, KRISHNAGIRI DISTRICT.

SHEET-2/3

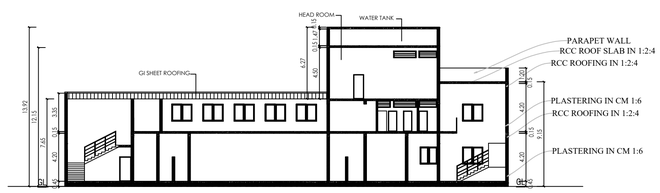
DRIVERS BED - BLOCK - 1 = 40 NOS	6 NO'S OF TOILET
DRIVERS BED - BLOCK - 2 = 18 NOS	3 NO'S OF TOILET
TOTAL NO OF BEDS = 58 NOS	TOTAL NO's OF TOILET - 9 NO's

COLOUR INDEX	
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
DRIVEWAY	

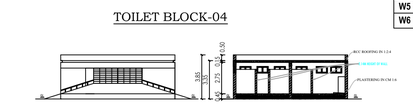
JOINERY DETAILS			PARKING AS PER SWP SYSTEM		
	DESCRIPTIONS	SIZES	TYPE OF PARKING	REQUIRED	PROVIDED
M-G/D	MAIN GLASS DOOR	3.00 X 2.40	CARS PARKING	52	52
SD	SLID DOOR	1.80X1.90			
D1	DOOR - 1	2.30X2.40	PH-CARS PARKING	06	06
D2	DOOR - 2	1.50X2.40			
D3	DOOR - 3	1.20 X 2.40	TWO WHEELERS PARKING	122	130
D4	DOOR - 4	1.00 X 2.40			
D5	DOOR - 5	0.91 X 2.40	PH-TWO WHEELERS PARKING	06	13
D6	DOOR - 6	0.75 X 2.40			
G/D	GLASS DOOR	3.15 X 2.40	CJ		1.50X2.40
W1	WINDOW-1	6.48X 1.90	O	OPEN	1.20X2.40
W2	WINDOW-2	2.95 X 1.90	O1	OPEN-1	3.00 X 2.40
W3	WINDOW-3	1.80 X 1.50	V1	VENTILATOR-1	2.00 X 0.60
W4	WINDOW-4	1.80 X 1.20	V2	VENTILATOR- 2	2.00 X 0.75
W5	WINDOW-5	1.20X1.50	V3	VENTILATOR-3	1.50 X 0.60
W6	WINDOW-6	1.10 X 1.20	V4	VENTILATOR-4	1.00 X 0.60

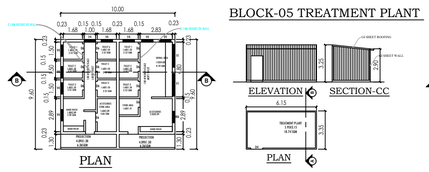


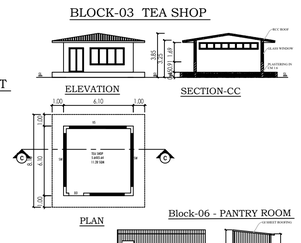
ELEVATION

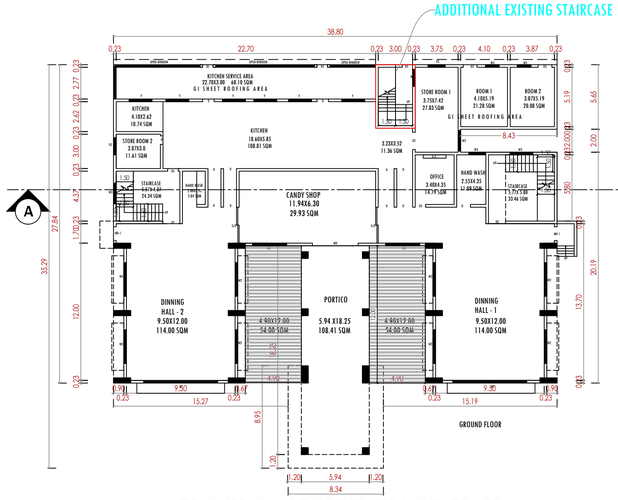


SECTION-AA'

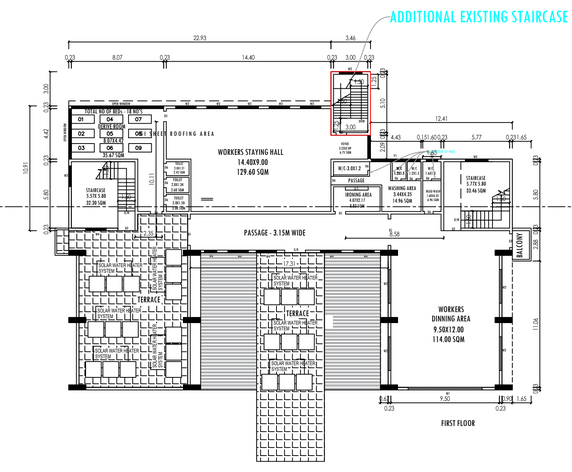




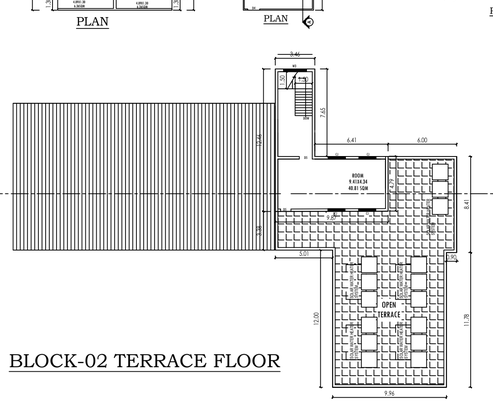




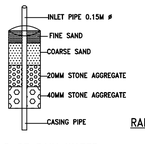
BLOCK-02 GROUND FLOOR PLAN



BLOCK-02 FIRST FLOOR PLAN

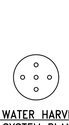


BLOCK-02 TERRACE FLOOR



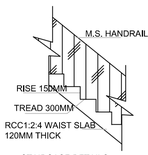
DETAILS OF RAIN WATER HARVESTING SYSTEM

(NOT to SCALE)



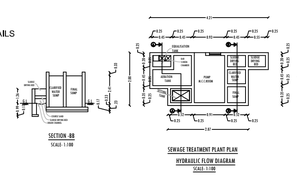
RAIN WATER HARVESTING SYSTEM PLAN

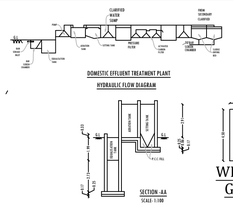
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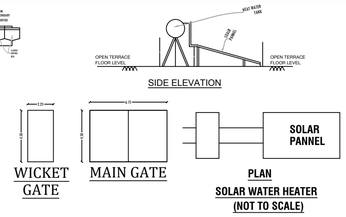


STAIRCASE DETAILS

SCALE- 1:20



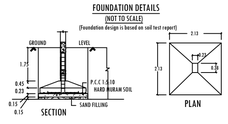




PLAN

SOLAR WATER HEATER

(NOT TO SCALE)



REG.GEOTECHNICAL ENGINEER	REG.CONSTRUCTION ENGINEER
Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil) Govt,Reg.Gotechnical engineer, Registered No.02/2020/RGTE/EDTCP	Er.G.N.VISWANATHAN,D.C.E., Govt,Registered Construction engineer, Registered HNTDA CE No.20/2019 is Renewed Registration valid upto: 02.05.2029.

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OFFICE USE

PROPOSED APPROVAL	EXISTING APPROVAL

AREA DETAILS

TOTAL AREA OF THE SITE	IN SQMT
PLR/FMB AREA	9019.00
DOCUMENT AREA	9104.71
SUPER IMPOSED PLOT AREA	8643.59

PARTICULARS	PROPOSED FSI (sqmt)	PROPOSED NON FSI(sqmt)	EXISTING FSI (sqmt)	TOTAL (sqmt)
GROUND FLOOR BLK-01	855.61	-		855.61
FIRST FLOOR BLK-01	855.61	-		855.61
SECOND FLOOR BLK-01	687.52	12.24		699.76
THIRD FLOOR BLK-01	687.52	12.24		699.76
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GROUND FLOOR BLK-02	576.63	37.12	486.53	1100.28
FIRST FLOOR BLK-02	365.73	-	198.94	564.67
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SHOP BLK-03	37.21	-		37.21
TOILET BLK-04	96.00	-		96.00
TREATMENT PLANT BLK-05	20.60	-		20.60
PANTRY ROOM - BLK-06	16.74	-		16.74
TOTAL AREA	4927.50	209.11	685.47	5822.08

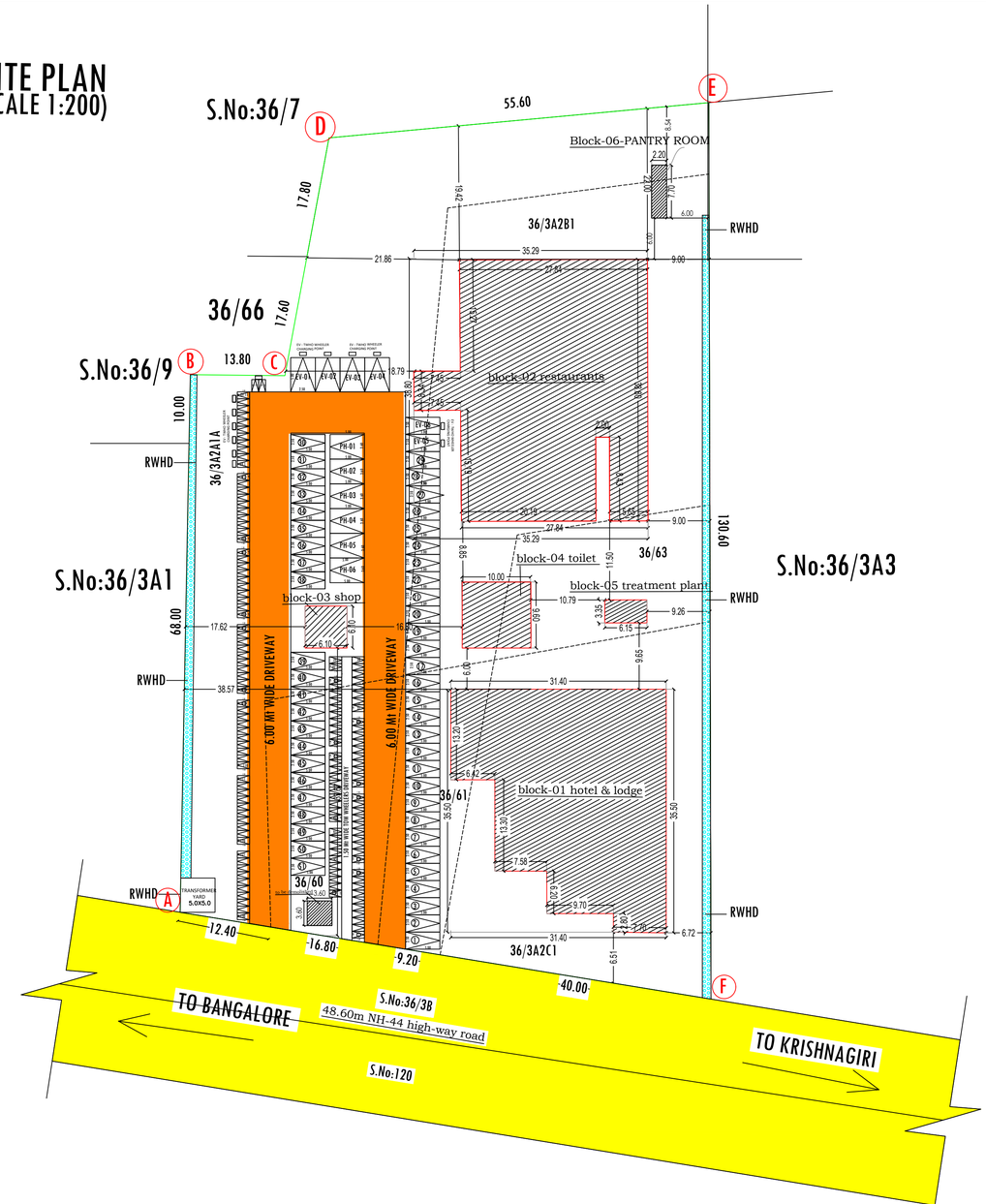
PLOT COVERAGE - (P.C.) %	67.36
FLOOR SPACE INDEX - (FSI)	0.57

APPLICANT

M/H.N. SURESHGUPTHA S/o H.R. NADTHGOPAL	Mrs. SOWMIYALAKSHMI W/o H.N. SURESHGUPTHA	Mrs.NAMAGIRITHAYAR W/o H.R. NADTHGOPAL

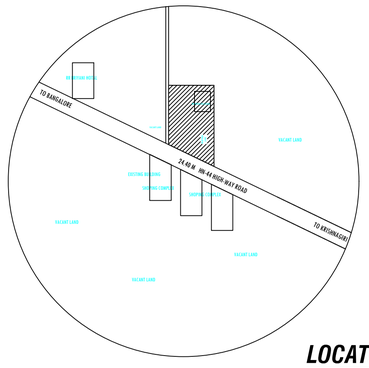
SITE PLAN SHOWING THE EXISTING APPROVAL IS REVISION PLAN AND ADDITIONAL CONSTRUCTION OF GROUND FLOOR , FIRST FLOOR ,SECOND FLOOR ,THIRD FLOOR & FORTH FLOOR COMMERCIAL (Starred Hotels,Lodges,Restaurant and Party Hall) BUILDING IN SF.No:36/3A2A1A, 36/3A2B1,36/3A2C1,36/60,36/61,36/63 AT BAIYANAPALLI VILLAGE AND PACHAYAT, KRISHNAGIRI TALUK, KRISHNAGIRI DISTRICT.

SITE PLAN
(SCALE 1:200)



REG.CONSTRUCTION ENGINEER	REG.GEOTECHNICAL ENGINEER
Er.C.N.VISWANATHAN,B.E., Govt,Registered Construction engineer, Registered HNTDA CE No.20/2019 is Renewed Registration valid upto: 02.05.2029.	Er.P.KULANTHAIVEL, M.E., Ph.D., (Soil) Govt,Reg.Gotechnical engineer, Registered No.02/2020/RGTE/EDTCP

SHEET-3/3



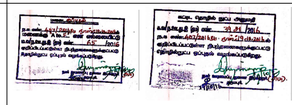
LOCATION PLAN

AREA DETAILS

TOTAL AREA OF THE SITE	IN SQMT
PLR/FMB AREA	9019.00
DOCUMENT AREA	9104.71
SUPER IMPOSED PLOT AREA	8643.59

PARTICULARS	PROPOSED FSI (sqmt)	PROPOSED NON FSI(sqmt)	EXISTING FSI(SQMT)	TOTAL (sqmt)
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SECOND FLOOR BLK-01	687.52	12.24		699.76
THIRD FLOOR BLK-01	687.52	12.24		699.76
FORTH FLOOR BLK-01	687.52	12.24		699.76
HEAD ROOM BLK-01	-	108.80		108.80
GROUND FLOOR BLK-02	576.63	37.12	486.53	1100.28
FIRST FLOOR BLK-02	365.73	-	198.94	564.67
HEAD ROOM BLK-02	40.81	26.47		67.28
SHOP BLK-03	37.21	-		37.21
TOILET BLK-04	96.00	-		96.00
TREATMENT PLANT BLK-05	20.60	-		20.60
PANTRY ROOM BLK-06	16.74	-		16.74
TOTAL AREA	4927.50	209.11	685.47	5822.08
PLOT COVERAGE - (P.C.) %	67.36			
FLOOR SPACE INDEX - (FSI)	0.57			

OFFICE USE

PROPOSED APPROVAL	EXISTING APPROVAL
	

COLOUR INDEX	
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
DRIVEWAY	

PARKING DETAILS (Starred Hotels, Lodges and Party Hall)

SL. NO	NAME	CAR PARKING	TWO WHEELER	PH-CAR PARKING (10%)	PH-TWO WHEELER PARKING (10%)
1	BLOCK-01 NON FSI - GROUND + FIRST FLOOR+ FIFTH FLOOR (1951.58 SQM)	20	40	02	04
2	BLOCK-01 - FSI -SECOND +THIRD + FORTH FLOOR- (14*3)-42 ROOMS	11	42	02	05
3	BLOCK-02 GROUND+ FIRST + SECOND FLOOR- (1732.23 SQM)	18	36	02	04
4	BLOCK-03 GROUND FLOOR- (37.21 SQM)	01	01	0	0
5	BLOCK-04 GROUND FLOOR- (96.00 SQM)	01	02	0	0
6	BLOCK-05 GROUND FLOOR- (20.60 SQM)	01	01	0	0
7	TOTAL NO OF PARKING PROVIDED	52 NOS	122 NOS	06 NOS	13 NOS
8	(10%) OF EV PARKING PROVIDED	6 NOS	13 NOS		

APPLICANT

Mr.H.N. SURESHGUPTHA
S/o H.R. NADTHGOPAL

Mrs. SOWMIYALAKSHMI
W/o H.N. SURESHGUPTHA

Mrs.NAMAGIRITHAYAR
W/o H.R. NADTHGOPAL

REG.STRUCTURAL ENGINEER	REGISTER ENGINEER
Er.B.M.KIRANKUMAR,B.E., Govt,Registered structural engineer, Registered No.03/2019 is Renewed Registration valid upto: 27.10.2029.	Er.V.JAGANATHAN,B.E., Govt. Registered Engineer Grade-II, Registration No: 35/2024

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.