

PP

APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

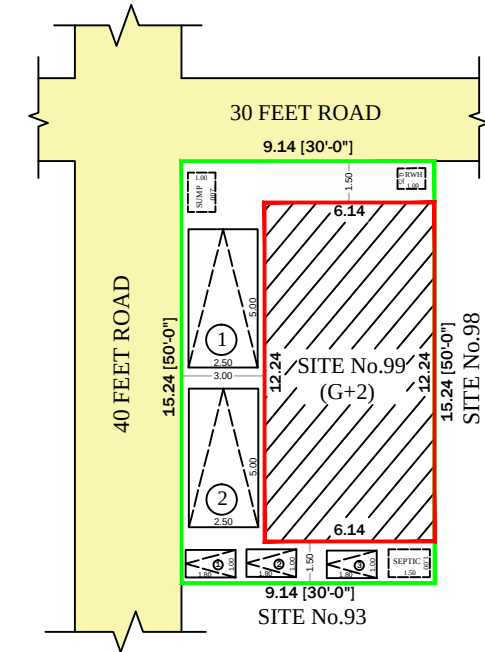
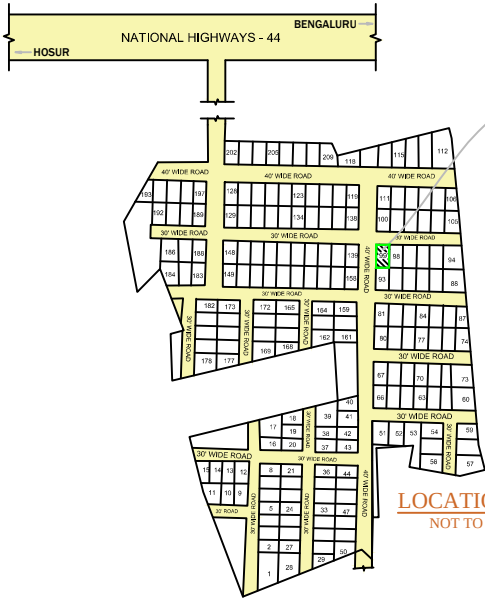
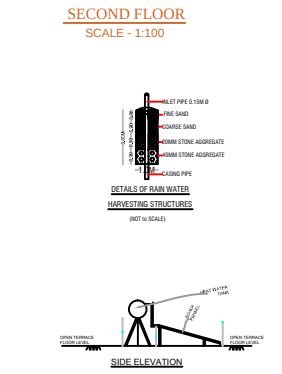
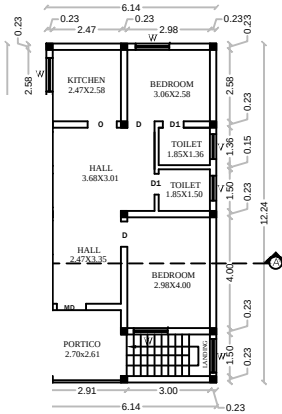
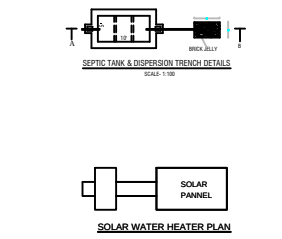
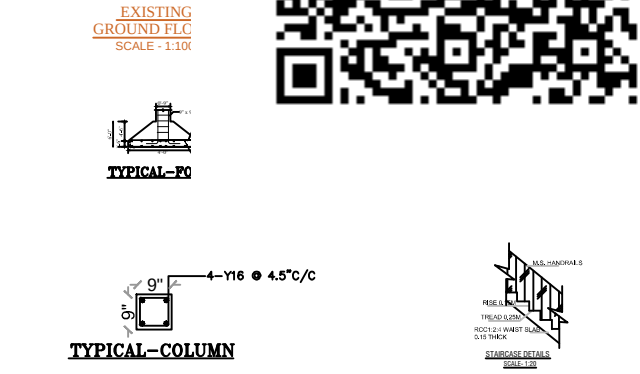
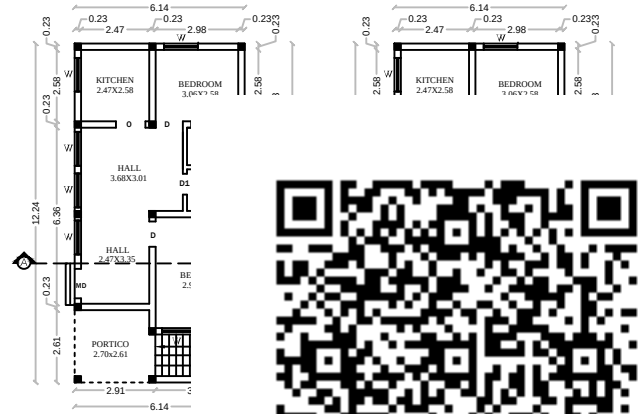
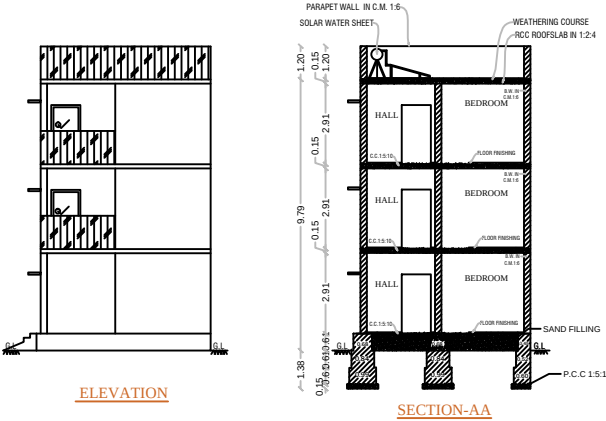
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE ADDITIONAL AND ALTERATION-CONSTRUCTION OF R.C.C. ROOF GROUND FLOOR, FIRST FLOOR & SECOND FLOOR RESIDENTIAL BUILDING IN SITE No.99, SF.No.290/1D & 291/1C AT "UPKAR ROYAL GARDEN SECTOR-2" OF BEGEPALLI VILLAGE & PANCHAYAT, HOSUR UNION & TALUK, KRISHNAGIRI DISTRICT. {EXISTING BUILDING APPROVAL No.79/2019, DATED:21.02.2019}.

{HNTDA LAYOUT REGULARISATION No.01/2018, HBDO SITE APPROVED No.940/2023, DATED:12.04.2023}.

OWNERS: 1.Mr.M.MANIKANDARAJA
2.Mrs.E.MADUMIDHA



PRO.SITE
"UPKAR ROYAL GARDEN SECTOR-2"
(01/2018)
GOOGLE LOCATION
12.785180,77.792149

LOCATION PLAN
NOT TO SCALE

AREA DETAILS		
PARTICULARS	Sq.Ft	Sq.Mt
TOTAL AREA OF SITE	1500.00	139.35
AREA OF THE EXISTING BLDG-GF	808.91	75.15
AREA OF THE EXISTING BLDG-FF	340.78	31.66
AREA OF THE PROPOSED BLDG-FF	468.13	43.49
AREA OF THE PROPOSED BLDG-SF	808.91	75.15
TOTAL AREA OF THE BUILDING	2426.73	225.45
OPEN SPACE	691.09	64.20
PLOT COVERAGE		
PLOT COVERAGE	53.93 %	
FLOOR SPACE INDEX	1.62	
SCHEDULE OF JOINERIES		
MAIN DOOR (MD)	1.06X2.14	MD-3
DOOR (Bedroom)	0.91 X2.14	D-6
DOOR (Toilet)	0.76 X2.14	D1-6
OPEN (Kitchen)	1.20X 2.14	O-3
WINDOW	1.22X1.52	W-24
VENTILATOR	0.61X0.61	V-6
NOTE: EXISTING BUILDING APPROVAL No.79/2019, DATED:21.02.2019		
EXISTING BUILDING AREA DETAILS		
AREA OF THE EXISTING BLDG-GF	=75.15 Sq.Mt	
AREA OF THE EXISTING BLDG-FF	=31.66 Sq.Mt	

OFFICE USE

PARKING DETAILS	
CAR - 2	2.50X5.00
TWO WHEELER - 3	1.00X1.80
COLOUR INDEX	
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	

APPLICANT

1.Mr.M.MANIKANDARAJA
S/o Mr.R.MURUGAN

2.Mrs.E.MADUMIDHA
W/o Mr.MANIKANDARAJA

ENGINEER

Er N. PRAVEEN KUMAR, ME.,
CREATIVE CONSTRUCTION
Structural Engineer / Chartered Engineer
Govt.HCMC Register Engineer Grade-II
Registration No:153/LS/2020/00013
Govt.HNTDA Register Engineer Grade-I (34/2025)
M-23, Ground Floor, Avalapalli, TNHB Phase-6,
Bagalur Road, Near SBI, HOSUR-635109.
Phone : 7502330468, 6380345365,
Mail : creativeconstructionhosur@gmail.com

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

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



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.

