Verified RealEstate™

REFERENCE
2/2026-2027

ISSUED
26 May 2026

PP APPROVAL RECORD

Planning Permission

Survey 203

Jakirkodipalli

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

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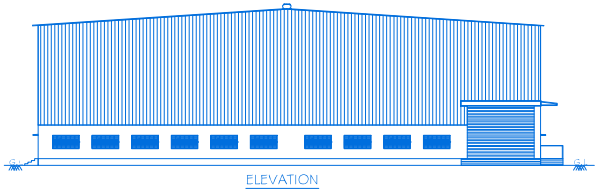
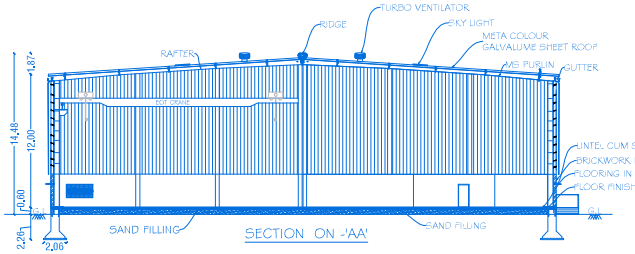
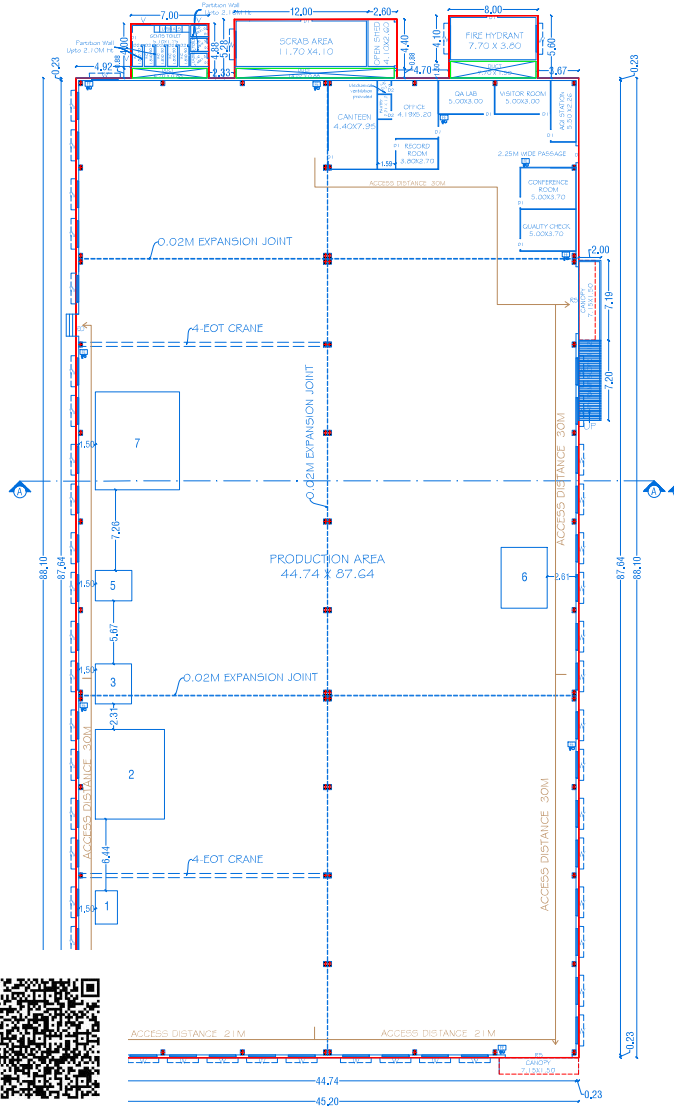
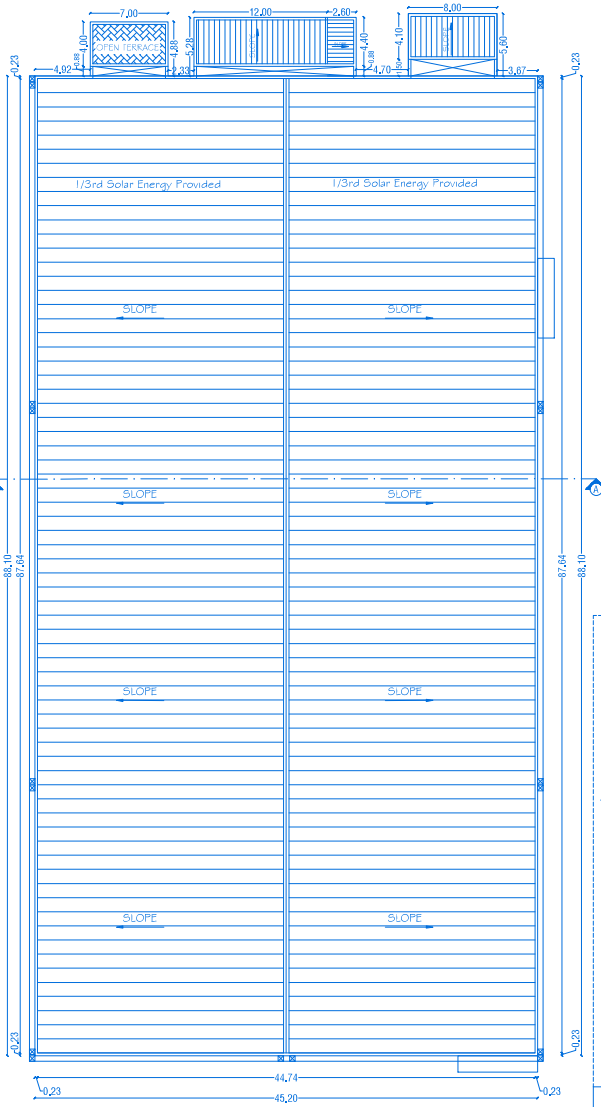
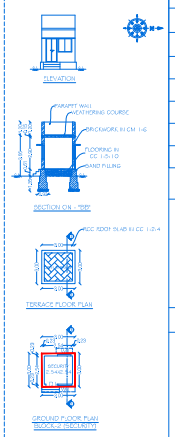
DIGITALLY VERIFIED RECORD











KEY

(FE) FIRE EXTINGUISHER -
(FA) FIRE ALARM -
(FA) FIRE HYDRANT -

SHEET NO: 01 / 03

BLOCK NO: 1 & 2

SCALE- 1:100

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC & GALVALUM SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR (MANUFACTURING OF PLASTIC INDUSTRIES LIKE INJECTION MOULDING - ORANGE CATEGORY) AT SF.NO: 202/2 & 203/1, IN PERIYA MADHAGONDAPALLI VILLAGE, JAGEER KODIPALLI VILLAGE PANCHAYAT, THALLY UNION COUNCIL, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	6.00 X 4.80
D	DOOR	1.50 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.91 X 2.10
ED	EXIT DOOR	2.00 X 2.10
W	WINDOW	2.40 X 1.30
V	VENTILATOR	1.23 X 0.61
V1	VENTILATOR	0.76 X 0.61

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILD UP AREA Sq.mt	DUCT AREA	FSI AREA
1	AREA OF THE GROUND FLOOR	4159.62	29.96	4129.66
2	AREA OF THE GROUND FLOOR	9.00	-	9.00

MACHINERY DETAILS

S. NO.	MACHINERY NAME	POWER IN H.P	QTY	TOTAL POWER IN H.P
1	CHILLER	20.00	1	20.00
2	VACCUM BLOWER	4.00	1	4.00
3	CHILLER	20.00	1	20.00
4	EOT CRANE	2.00	2	4.00
5	VACCUM BLOWER COTROL MOTOR	2.00	1	2.00
6	DRY AIR GENERATOR - 2BIN	6.00	1	6.00
7	DRILLING MACHINE	25.00	1	25.00
8	POWER PLUG	2.00	1	2.00
9	MOULD TEMPARATURE CONTROL (MTC)-1	12.00	1	12.00
10	MOULD TEMPARATURE CONTROL (MTC)-2	15.00	1	15.00
11	LP COMPRESSOR-1	10.00	1	10.00
12	LP COMPRESSOR-2	10.00	1	10.00
13	HP COMPRESSOR-1	10.00	1	10.00
14	HP COMPRESSOR-2	10.00	1	10.00
		TOTAL		150.00

APPLICANT

Mr. SHIVARAMA REDDY, S/o. Mr.MUNI REDDY

REGISTERED PROFESSION

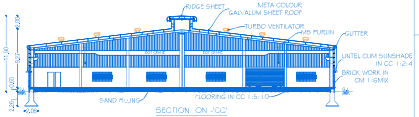
Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB.,
Structural Eng, Chartered Engr(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.



ELEVATION



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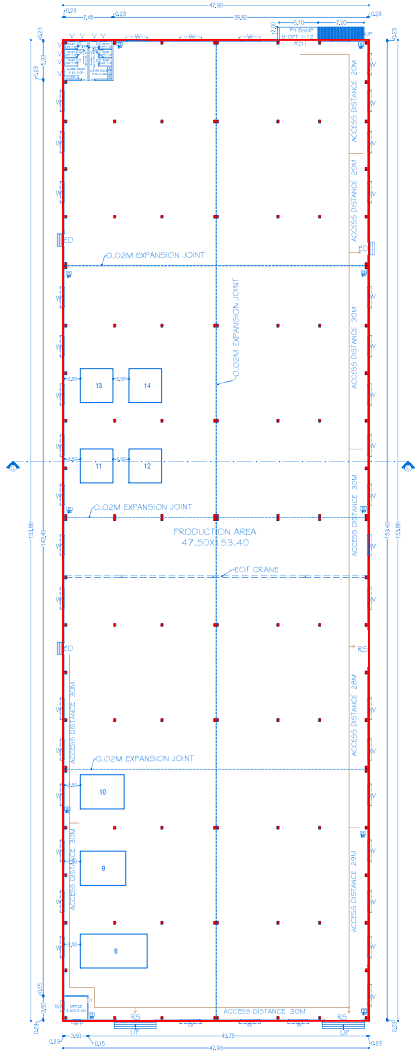
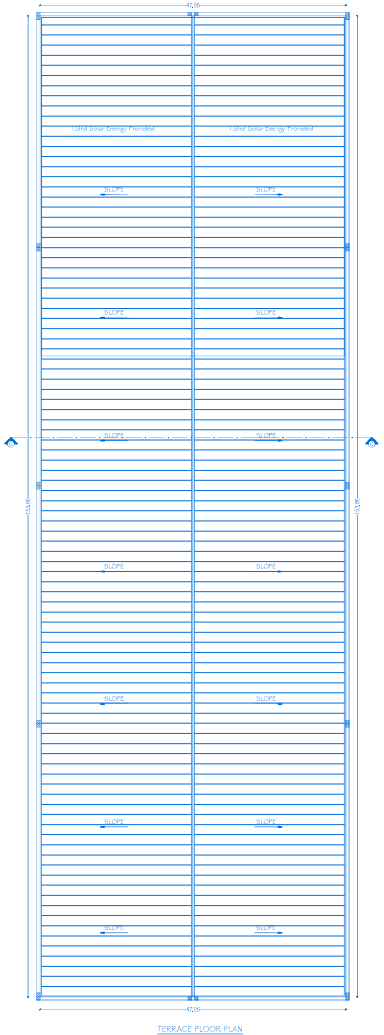


GROUND FLOOR PLAN
BLOCK-3
(Mechanical Ventilation Provided)



TERRACE FLOOR PLAN

SHEET NO: 02 / 03

BLOCK NO: 3

SCALE- 1:100

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC & GALVALUM SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR (MANUFACTURING OF PLASTIC INDUSTRIES LIKE INJECTION MOULDING - ORANGE CATEGORY) AT SF.NO: 202/2 & 203/1, IN PERIYA MADHAGONDAPALLI VILLAGE, JAGEER KODIPALLI VILLAGE PANCHAYAT, THALLY UNION COUNCIL, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	6.00 X 3.00
D1	DOOR	0.91 X 2.10
D2	DOOR	0.76 X 2.10
ED	EXIT DOOR	2.00 X 2.10
W	WINDOW	3.00 X2.00
V	VENTILATOR	0.90 X 0.61

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILD UP AREA Sq.mt	NON FSI AREA	FSI AREA
3	AREA OF THE GROUND FLOOR	7379.13	-	7379.13

MACHINERY DETAILS

S. NO.	MACHINERY NAME	POWER IN H.P	QTY	TOTAL POWER IN H.P
1	CHILLER	20.00	1	20.00
2	VACCUM BLOWER	4.00	1	4.00
3	CHILLER	20.00	1	20.00
4	EOT CRANE	2.00	2	4.00
5	VACCUM BLOWER COTROL MOTOR	2.00	1	2.00
6	DRY AIR GENERATOR - 2BIN	6.00	1	6.00
7	DRILLING MACHINE	25.00	1	25.00
8	POWER PLUG	2.00	1	2.00
9	MOULD TEMPARATURE CONTROL (MTC)-1	12.00	1	12.00
10	MOULD TEMPARATURE CONTROL (MTC)-2	15.00	1	15.00
11	LP COMPRESSOR-1	10.00	1	10.00
12	LP COMPRESSOR-2	10.00	1	10.00
13	HP COMPRESSOR-1	10.00	1	10.00
14	HP COMPRESSOR-2	10.00	1	10.00
		TOTAL		150.00

KEY

(FE) FIRE EXTINGUISHER -
(FA) FIRE ALARM -
(FA) FIRE HYDRANT -

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Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I	I
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
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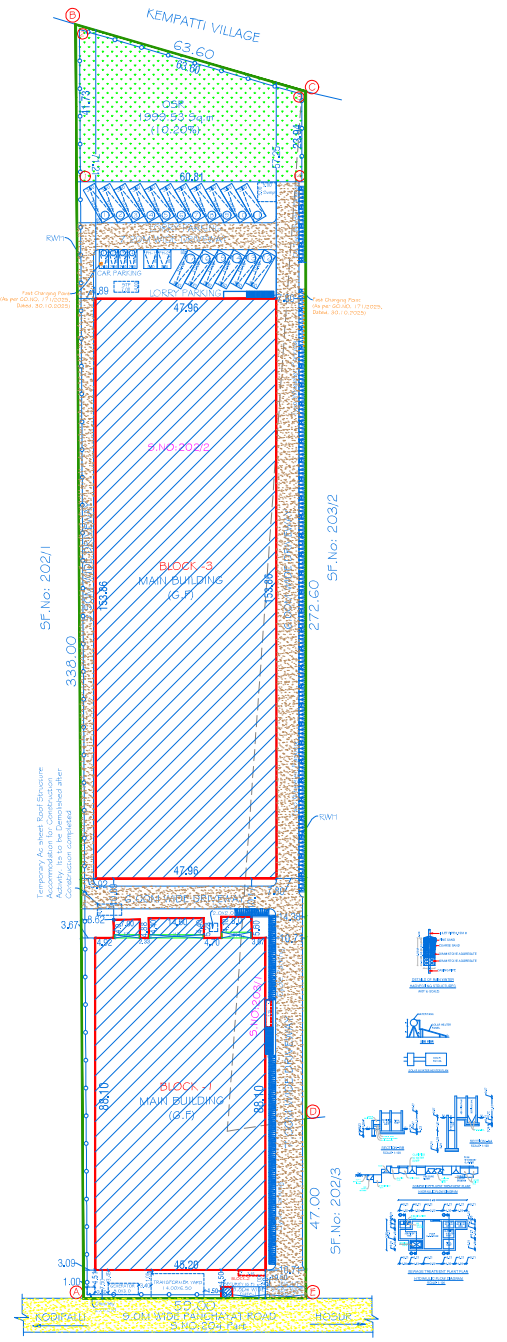
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC -ASCRVERDRAWING 2026- HNTDA(INDUSTSHIVARAMREDDY)XX.1.XX26.



SITE PLAN
SCALE: 1:400

SHEET NO: 03/03

SCALE 1:400

REVISED SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC & GALVALUM SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR (MANUFACTURING OF PLASTIC INDUSTRIES LIKE INJECTION MOULDING - ORANGE CATEGORY) AT SF.NO: 202/2 & 203/1, IN PERIYA MADHAGONDAPALLI VILLAGE, JAGEER KODIPALLI VILLAGE PANCHAYAT, THALLY UNION COUNCIL, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

"ALL DIMENSION ARE IN METER"

NOTE:
1.DTCP - PLANNING PERMISSION NO: 02/2019, DT.09.01.2019
2.LOCAL BODY- PLANNING PERMISSION : FILE NO: 135/2019, DT.29.05.2019

EXISTING APPROVED AREA DETAILS

TOTAL AREA OF THE SITE (4.84 Acres)= 19586.62 Sq.Mt

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	DUCT AREA	F.S.I AREA
1	AREA OF THE GROUND FLOOR	3954.28	--	3954.28
	AREA OF THE MEZZANINE FLOOR	286.81	--	286.81
	TOTAL AREA BLOCK-1	4241.09	--	4241.09
2	AREA OF THE GROUND FLOOR	12.32	--	12.32
	TOTAL AREA BLOCK-2	12.32	--	12.32
	TOTAL AREA OF BLOCK 1 & 2	4253.41	--	4253.41

REVISED AREA DETAILS

	BLOCK-1 (MAIN BUILDING)			
1	AREA OF THE GROUND FLOOR	4159.62	29.96	4129.66
	TOTAL AREA OF BLOCK-1	4159.62	29.96	4129.66
	BLOCK-2 (SECURITY)			
2	AREA OF THE GROUND FLOOR	9.00	--	9.00
	TOTAL AREA OF BLOCK-2	9.00	--	9.00
	BLOCK-3 (MAIN BUILDING)			
3	AREA OF THE GROUND FLOOR	7379.13	--	7379.13
	TOTAL AREA OF BLOCK-3	7379.13	--	7379.13
	TOTAL AREA OF BLOCK 1 to 3	11547.75	29.96	11517.79

FLOOR SPACE INDEX (FSI):
A) EXISTING APPROVED AREA = 4253.41 Sq.Mt
B) PROPOSED AREA = 7264.38 Sq.Mt.
TOTAL AREA (A+B) = 4253.41 + 7264.38
= 11517.79 / 19586.62
= 0.58 < 2.00

PLOT COVERAGE (PC) = 11547.75/19586.62 X 100
= 58.95%

OSR REQUIRED = 1958.66 Sq.mt (10%)
OSR PROVIDED (1 to 4) = 1999.53 Sq.mt (10.20%)

PARKING DETAILS

S.No	PARTICULARS	REQUIRED	PROVIDED
1	LORRY PARKING	16	17
2	CAR PARKING	01	04
3	DA CAR PARKING	01	02
4	TWO WHEELER PARKING	152	160
5	DA TWO WHEELER PARKING	16	20
6	CYCLE PARKING	152	155

MACHINERY DETAILS

S. NO.	MACHINERY NAME	POWER IN H.P	QTY	TOTAL POWER IN H.P
1	CHILLER	20.00	1	20.00
2	VACCUM BLOWER	4.00	1	4.00
3	CHILLER	20.00	1	20.00
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11	LP COMPRESSOR-1	10.00	1	10.00
12	LP COMPRESSOR-2	10.00	1	10.00
13	HP COMPRESSOR-1	10.00	1	10.00
14	HP COMPRESSOR-2	10.00	1	10.00
	TOTAL			150.00

KEY

(FE) FIRE EXTINGUISHER -
(FA) FIRE ALARM -
(FH) FIRE HYDRANT -

WORKERS DETAILS

NO OF MALE WORKERS - 50
NO OF FEMALE WORKERS- 30
TOTAL NO OF WORKERS - 80

COLOUR INDEX

SITE BOUNDARY
PROPOSED BUILDING
DRIVEWAY
EXISTING ROAD
OSR

SANITARY CALCULATION DETAILS

S. NO	PARTICULARS	CALCULATION	REQUIRED	PROVIDED
1	WATER CLOSET (MALE)	3 for 35-65 Persons	3	9
	WATER CLOSET (FEMALE)	3 for 26-40 Persons	3	6
2	URINALS	3 for 46-70 Persons	3	9

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PARKING CALCULATION
(AS PER GO.NO.225/2024, DATED.26.11.2024)

SL. NO	TYPE OF AREA		PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED
1	WORKSHOP AREA	1 Lorry Space for every 750 Sq.mt of workshop Floor area	LORRY PARKING	11399.87/ 750	16	17
		1 Two wheeler space and 1 Cycle Space for every 75 Sq.mt of workshop floor area	TWO WHEELER PARKING	11399.87/75	152	160
			CYCLE PARKING		152	155
2		1 Car Space for every 150 Sq.mt of Office Floor area	CAR PARKING	138.88/ 150	01	04

Signature valid Signature valid

CIVIL TEC - \\SERVER\DRAWING 2026-HNDTA\INDUST\SHIVARAMREDDY-XIV.1.XX26

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
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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.