Verified RealEstate™

REFERENCE
5/2026-2027

ISSUED
20 July 2026

PP APPROVAL RECORD

Planning Permission

Survey 272

Komaranapalli, ng at KOMARANAPALLI VILLAGE DENKANIKOTTAI taluk

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.

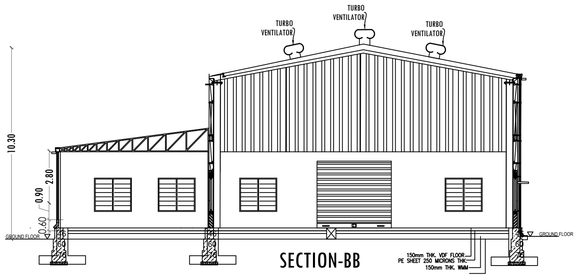
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

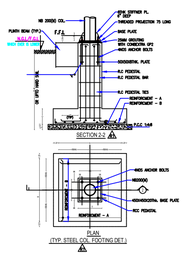
hello@verified.realestate
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DIGITALLY VERIFIED RECORD

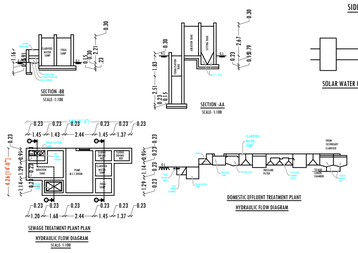
PLAN SHOWING THE CONSTRUCTION OF INDUSTRIAL BUILDINGS OF "GREEN CATEGORY INDUSTRY - 66 - Light Engineering & Fabrication units with painting" IN S.F.No: 272/5A1C, 272/5A2 & 272/5A3 AT KOMARANAPALLI VILLAGE & PANCHAYAT, THALLY PANCHAYAT UNION, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

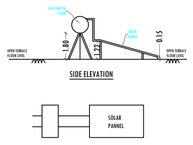


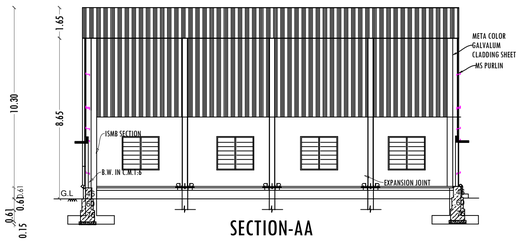
SECTION-BB



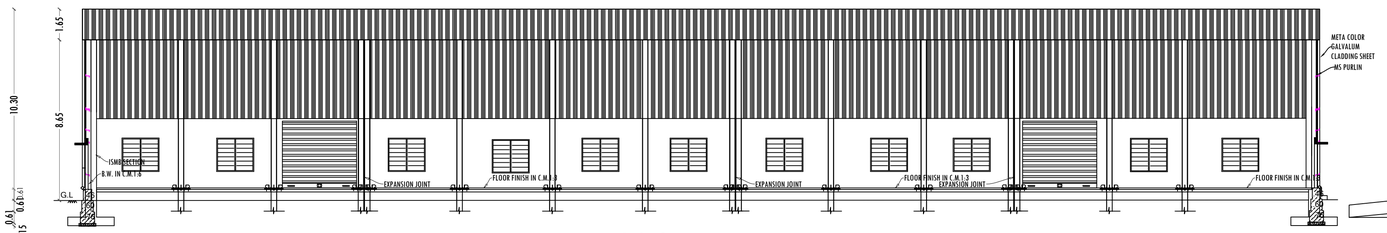




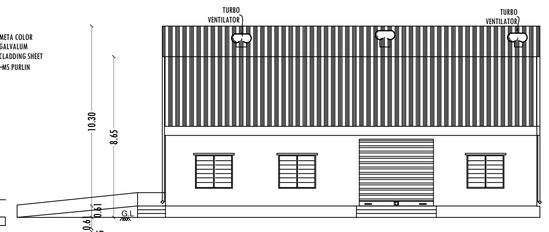




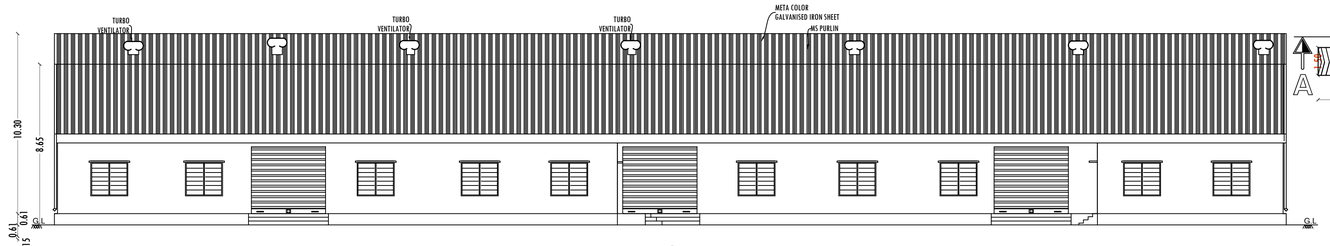
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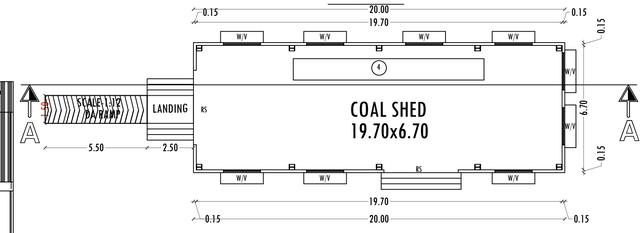
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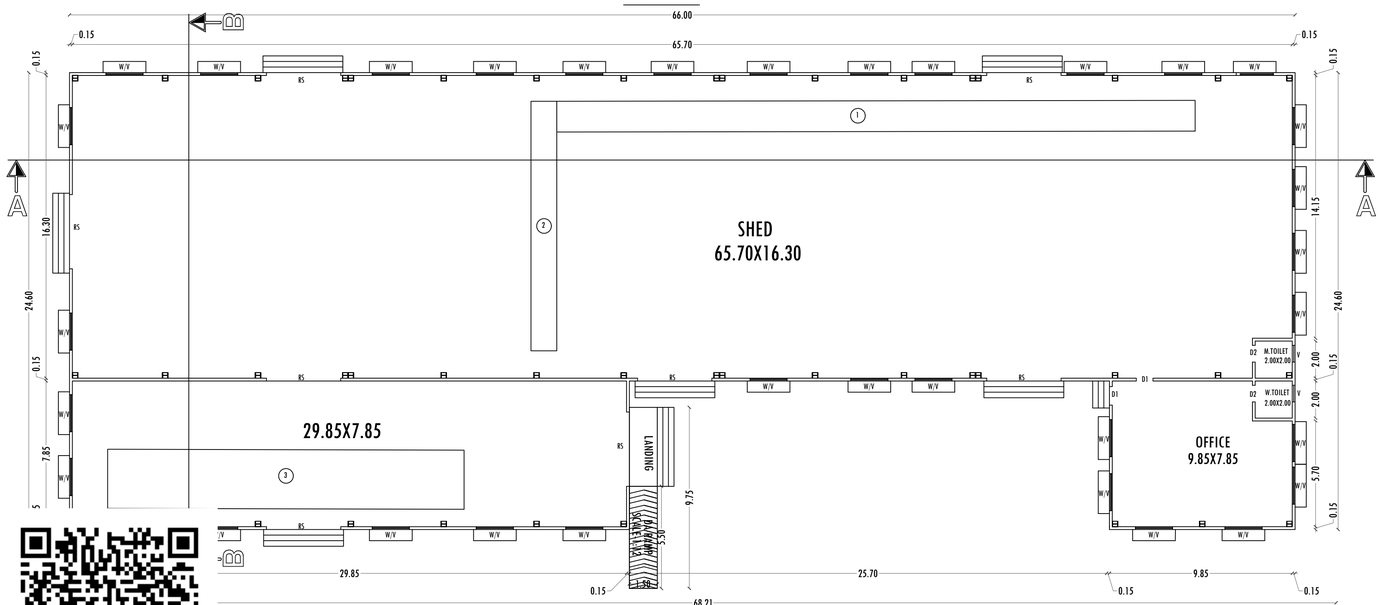
ELEVATION



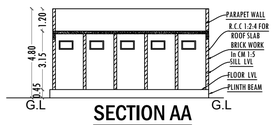
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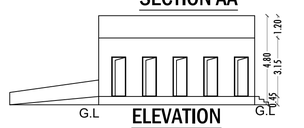
SHED PLAN
SCALE - 1:100
BLOCK-3



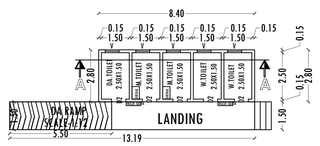
SHED PLAN
SCALE - 1:100
BLOCK-1



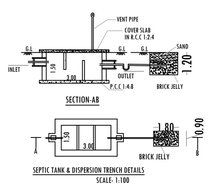
SECTION AA



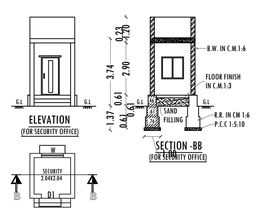
ELEVATION



TOILET PLAN
SCALE - 1:100
BLOCK-2



SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100



PROPOSED SECURITY OFFICE PLAN

OFFICE USE

PLANNING PERMISSION

ROC No: SWP/BPA/800421/2026, DATED: 29.04.2026
BUILDING PLAN NUMBER AS B.P/H.N.T.D.A (K.D) No: 71/2026
PLANNING PERMISSION ISSUED.

PLANNING PERMISSION PERIOD - 29.04.2026 TO 28.04.2034.

REFERENCE

REF.ID	DESCRIPTION	SIZES
D1	DOOR	1.00X2.13
D2	DOOR	0.76X2.13
W/V	WINDOW	2.00X1.80
V	VENTILATION	1.20X.60
RS	ROLLING SHUTTER	4.00X2.13

MACHINERY DETAILS

S.NO	DESCRIPTION	HP
1	COOLING BED	100
2	ROLLING MILL	750
3	REHEATING FURNACE	100
4	COAL MACHINE	100
5	SHEET LIGHT	50
	TOTOAL HP	1100
	TOTAL NUMBER OF WORKERS	
	NUMBER OF MEN WORKERS	30
	NUMBER OF WOMEN WORKERS	20

LAND AREA DETAILS

PARTICULARS	Sq.mt.
AREA OF THE SITE ASPER PATTA	5042.00
AREA OF THE SITE ASPER DEED	5042.00
SUPER IMPOSED AREA	4901.35

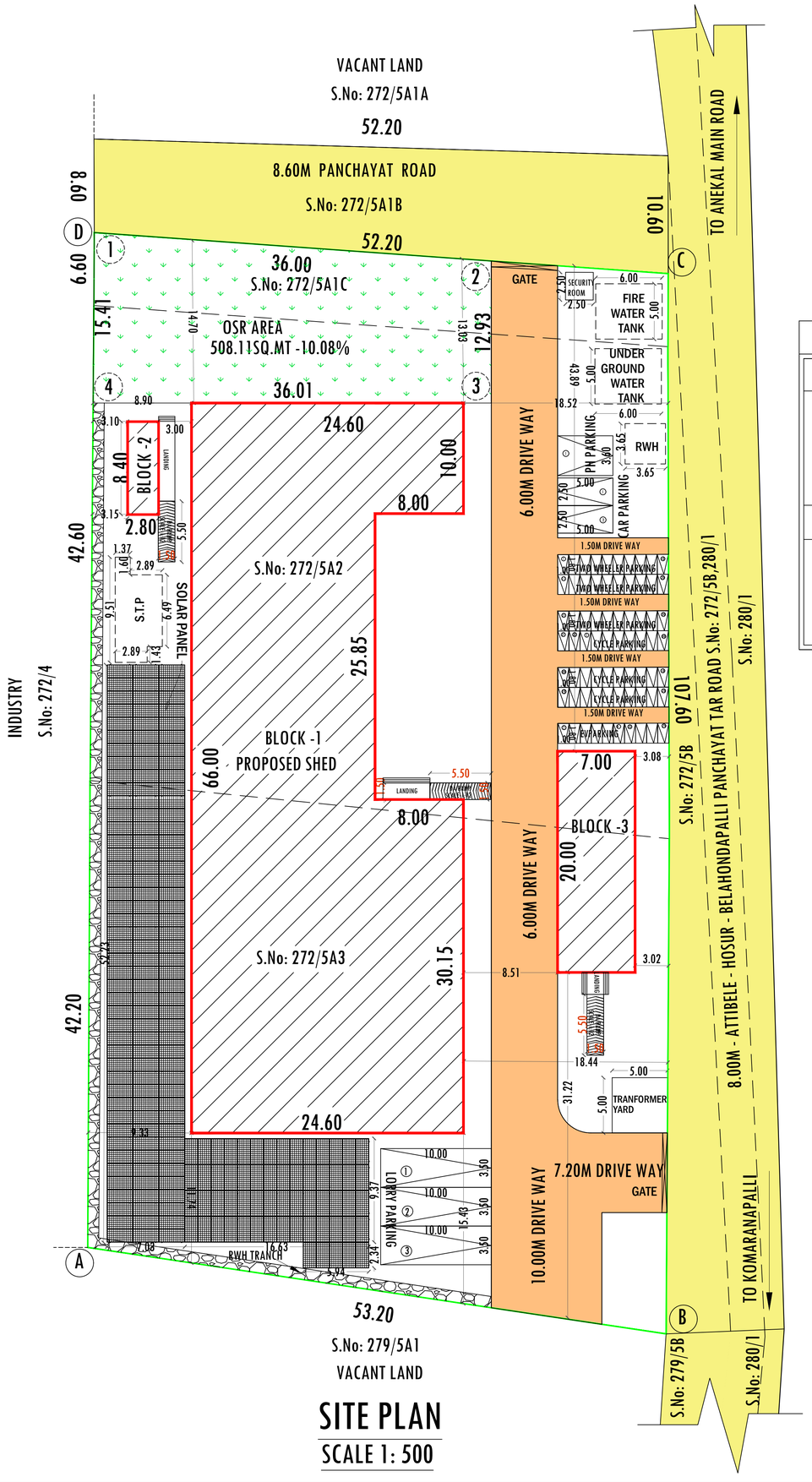
BUILDING AREA DETAILS

PARTICULARS	FSI (S.MT)	NON-FSI (S.MT)	TOTAL BUILT-UP AREA(S.MT)
BLOCK-1	1416.82	-	1416.82
BLOCK-2	23.52	-	23.52
BLOCK-3	140.00	-	140.00
SECURITY ROOM-1	-	6.25	6.25
TOTAL AREA	1580.34	6.25	1586.59

FLOOR SPACE INDEX

SUPER IMPOSED AREA	5042.00
TOTAL FSI AREA	1580.34
FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA)	0.31< 2.0

APPLICANT	STRUCTURAL ENGINEER	REGISTERED ENGINEER
J. Ramireddy Mukesh R Sathish R	Er S.SELVAM, M.E SAI RAM CONSTRUCTION Structural Engineer Govt.HNTDA Reg.Structural Engineer-I (19/2025) mobile:8682099719,8270796686 mail:sanjeevi92006@gmail.com	Er.S.VINAY PRASAD , M.E.(Struct.),, HNTDA Reg.No:33/2024,RE-GR II , NO. 7C/2,4th cross street, Teacher' s colony,Bagalur Road, Hosur -635109.Cell: 9740042068



SITE PLAN
SCALE 1: 500

OFFICE USE

SITE APPROVAL

ROC No: SWP/BPA/800421/2026, DATED: 29.04.2026
SITE BOUNDARY EAR MARKED AS "A B C D" AND NUMBERED AS L.P/H.N.T.D.A (K.D) No: 102/2026
SITE APPROVAL ISSUED.

PLANNING PERMISSION

ROC No: SWP/BPA/800421/2026, DATED: 29.04.2026
BUILDING PLAN NUMBER AS B.P/H.N.T.D.A (K.D) No: 71/2026
PLANNING PERMISSION ISSUED.
PLANNING PERMISSION PERIOD - 29.04.2026 TO 28.04.2034.

SITE PLAN SHOWING THE CONSTRUCTION OF INDUSTRIAL BUILDINGS OF "GREEN CATEGORY INDUSTRY - 66-Light Engineering & Fabrication units with painting" IN S.F.No: 272/5A1C, 272/5A2 & 272/5A3 AT KOMARANAPALLI VILLAGE & PANCHAYAT, THALLY PANCHAYAT UNION, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

LAND AREA DETAILS

PARTICULARS	Sq.mt.
AREA OF THE SITE ASPER PATTA	5042.00
AREA OF THE SITE ASPER DEED	5042.00
SUPER IMPOSED AREA	4901.35

BUILDING AREA DETAILS

PARTICULARS	FSI (S.MT)	NON-FSI (S.MT)	TOTAL BUILT-UP AREA(S.MT)
BLOCK-1	1416.82	-	1416.82
BLOCK-2	23.52	-	23.52
BLOCK-3	140.00	-	140.00
SECURITY ROOM-1	-	6.25	6.25
TOTAL AREA	1580.34	6.25	1586.59

FLOOR SPACE INDEX

SUPER IMPOSED AREA	5042.00
TOTAL FSI AREA	1580.34
FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA)	0.31< 2.0

PLOT COVERAGE

PLOT COVERAGE	31.34

OSR (OPEN SPACE RESERVATION)

OSR IS 10.08%	508.11

CATEGORY OF INDUSTRY IN ANNEXURE-VII

" WHITE CATEGORY INDUSTRY "	111(ENGINEERING WORKSHOP)

TOTAL NUMBER OF WORKERS

NUMBER OF MEN WORKERS	30
NUMBER OF WOMEN WORKERS	20

MACHINERY DETAILS

S.NO	DESCRIPTION	HP
1	COOLING BED	100
2	ROLLING MILL	750
3	REHEATING FURNACE	100
4	COAL MACHINE	100
5	SHEET LIGHT	50
	TOTOAL HP	1100

SANITATION DETAILS (INDUSTRIES)

S.NO	PARTICULERS	REQUIRED	PROVIDED
1	WATER CLOSET (MALE-30)	2	3
2	WATER CLOSET (FEMALE-20)	2	3
3	WATER CLOSET (DA)	1	1
4	DRINKING WATER	1	1
5	WASH BASIN	1	2
6	URINALS	2	2

PARKING DETAILS

PARTICULARS	CALCULATION DETAILS(CDBR)	REQUIRED	PROVIDED
LORRY	(1580.34)/750=2.10SAY 3.00	3	3
TWO WHEELER PARKING	(1580.34)/50=31.6 SAY 32	32	32
EV TWO WHEELER PARKING	-	6	6
CYCLE PARKING	(1580.34)/50=31.6SAY 32	32	32
CAR PARKING	81.2/100=0.81 SAY 1	2	2
PH CAR PARKING	10% CAR PARKING	1	1

COLOR INDEX

SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	

APPLICANT	STRUCTURAL ENGINEER	REGISTERED ENGINEER
	Er S.SELVAM.M.E SAI RAM CONSTRUCTION Structural Engineer Govt.HNTDA Reg.Structural Engineer-I (19/2025) mobile:8682099719,8270796686 mail:sanjuciviI2000@gmail.com	Er.S.VINAY PRASAD , M.E.(Struct.)., HNTDA Reg.No:33/2024,RE-GR II , NO. 7C/2,4th cross street, Teacher ' s colony,Bagalur Road, Hosur -635109.Cell: 9740042068

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.