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.

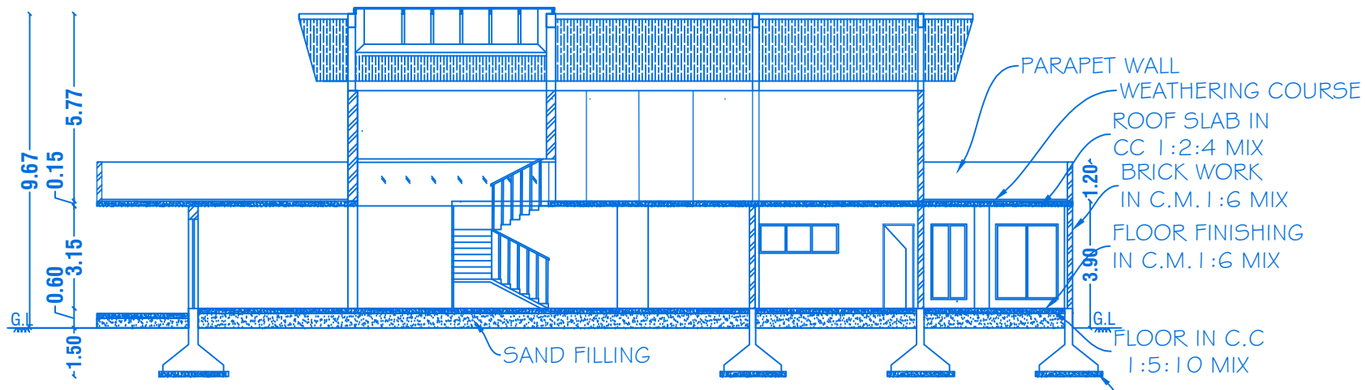
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
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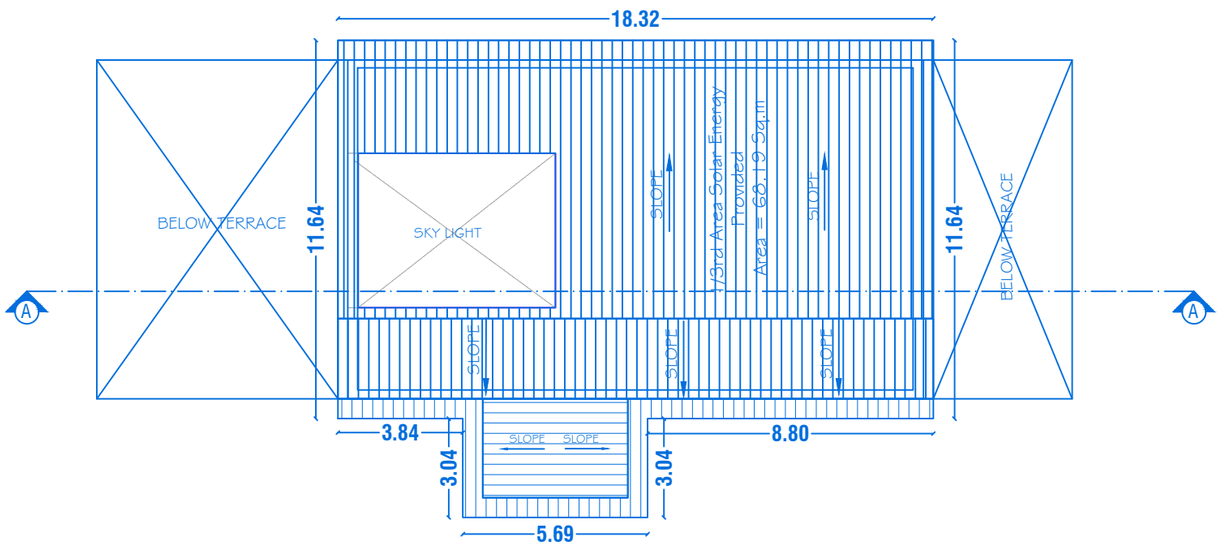
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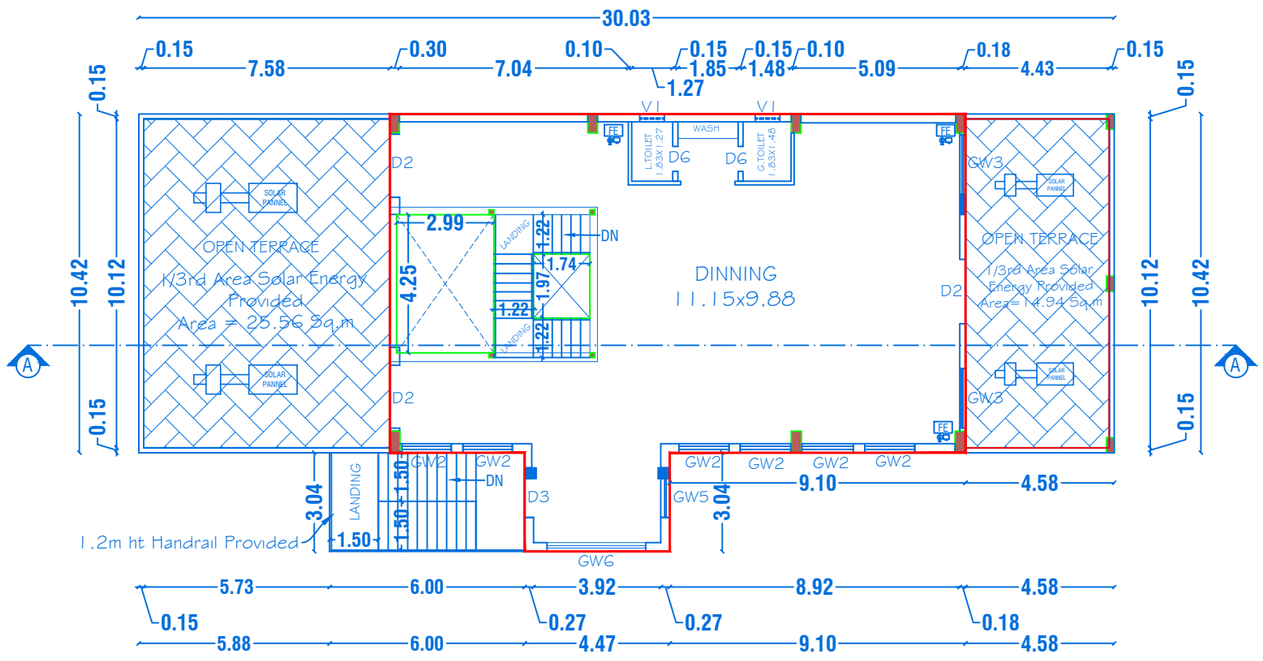
ELEVATION



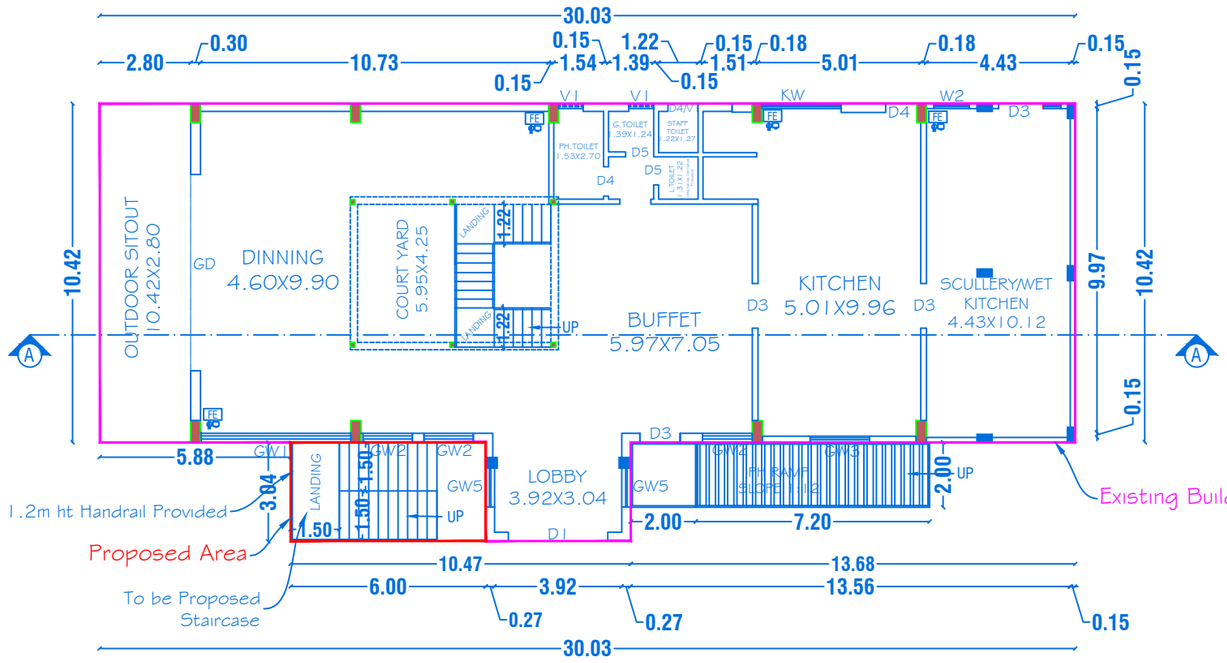
SECTION ON -'AA'



TERRACE FLOOR PLAN



FIRST FLOOR PLAN
(Centralized A/C Provided)



GROUND FLOOR PLAN
BLOCK-I
RESTAURANT
(Centralized A/C Provided)

	SHEET NO: 01 / 06
	BLOCK NO: I
	SCALE- 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (CLUB HOUSE) IN GROUND & FIRST FLOOR IN SF. NO: 23/5 PART, 23/6A1 PART, 23/7 PART, 23/8A1A PART & OLD SF.NO:23/9, NEW SF.NO:23/13 PART, (DTCP APPROVED LAYOUT NO:33/2008) KEMPATTI VILLAGE & PANCHAYAT DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
GD	GLASS DOOR	6.04 X 2.75
D1	DOOR	3.05 X 2.75
D2	DOOR	1.98X 2.60
D3	DOOR	1.24X2.60
D4	DOOR	0.90 X 2.10
D5	DOOR	0.86 X 2.10
D6	DOOR	0.76 X 2.10
GW1	GLASS WINDOW	4.60 X 2.32
GW2	GLASS WINDOW	1.52 X 2.32
GW3	GLASS WINDOW	1.83 X 2.32
GW5	GLASS WINDOW	1.20 X 2.32
KW	KITCHEN WINDOW	2.44 X 0.90
W1	WINDOW	1.91 X 2.32
W2	WINDOW	1.09 X 2.32
V1	VENTILATOR	0.91 X 0.61

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILD UP AREA Sq.mt	NON FSI AREA	FSI AREA
I	AREA OF THE GROUND FLOOR	344.86	-	344.86
	AREA OF THE FIRST FLOOR	198.24	16.14	182.10

COLOUR INDEX

PROPOSED AREA

EXISTING BUILDING AREA

KEY

(FE) FIRE EXTINGUISHER -

(FA) FIRE ALARM -

(FH) FIRE HYDRANT -

APPLICANT

Mr.GURAVA REDDY
S/o. (Late) DILIP REDDY

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB
Structural Eng, Chartered Eng(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 Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 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.

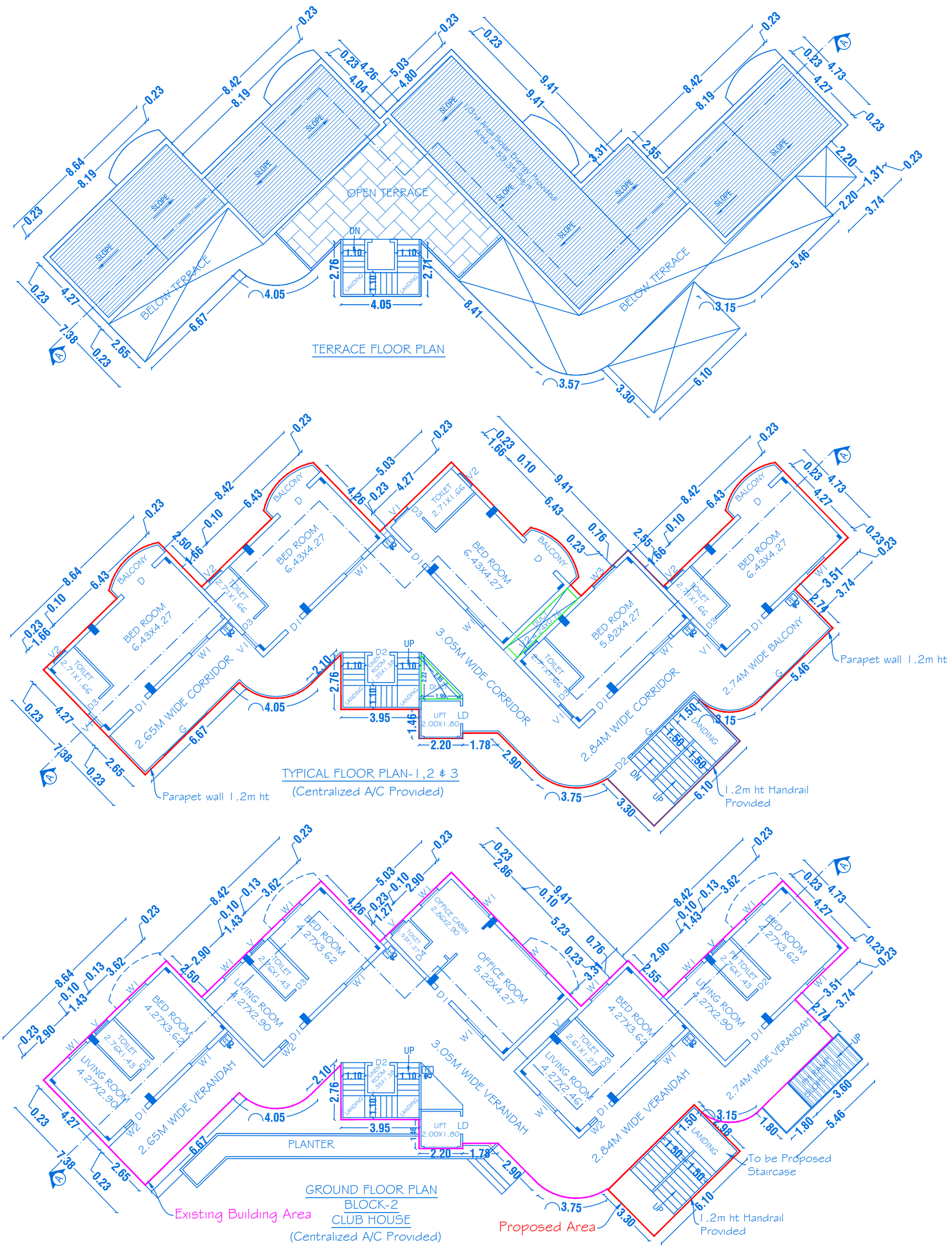
PLANNING PERMISSION

ROC NO.SWP/BPA/0853539/2026, DATE:03.07.2026.

BUILDING PLAN PLANNING PERMISSION AS B.P/HNTDA (K.D) NO: 106/2026

PLANNING PERMISSION PERIOD FROM 03.07.2026 TO 02.07.2034.

CIVIL TEC -\\SERVER\DRAWING 2026\HNTDA\COMMERCIAL\GURAVA REDDY-XIX.V.XX26



N

SHEET NO: 02/06

BLOCK NO: 2

SCALE- 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (CLUB HOUSE) IN GROUND, FIRST, SECOND & THIRD FLOOR IN SF.NO: 23/5PART, 23/6A1 PART, 23/7 PART, 23/8A1A PART & OLD SF.NO:23/9, NEW SF.NO: 23/13 PART, (DTCP APPROVED LAYOUT NO:33/2008) KEMPATTI VILLAGE & PANCHAYAT, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
D	DOOR	2.13 X 2.10
D1	DOOR	0.98 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.76 X 1.90
LD	LIFT DOOR	0.90 X 2.10
W	WINDOW	2.44 X 1.24
W1	WINDOW	1.20 X 1.24
W2	WINDOW	0.48 X 1.24
W3	WINDOW	1.52 X 1.24
G	GRILL	3.05 X 1.20
V	VENTILATOR	0.90 X 0.60
V1	VENTILATOR	0.93 X 0.60
V3	VENTILATOR	0.88 X 0.60

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILD UP AREA Sq.mt	NON FSI AREA Sq.mt	FSI AREA Sq.mt
2	AREA OF THE GROUND FLOOR	379.17	--	379.17
	AREA OF THE FIRST FLOOR	392.16	5.61	386.55
	AREA OF THE SECOND FLOOR	392.16	5.61	386.55
	AREA OF THE THIRD FLOOR	392.16	5.61	386.55

KEY

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

COLOUR INDEX

PROPOSED AREA

EXISTING BUILDING AREA

APPLICANT

Mr.GURAVA REDDY
S/o. (Late) DILIP REDDY

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB
Structural Eng, Chartered Eng(I), Approved Valuer,
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Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 02/2019	15/2022

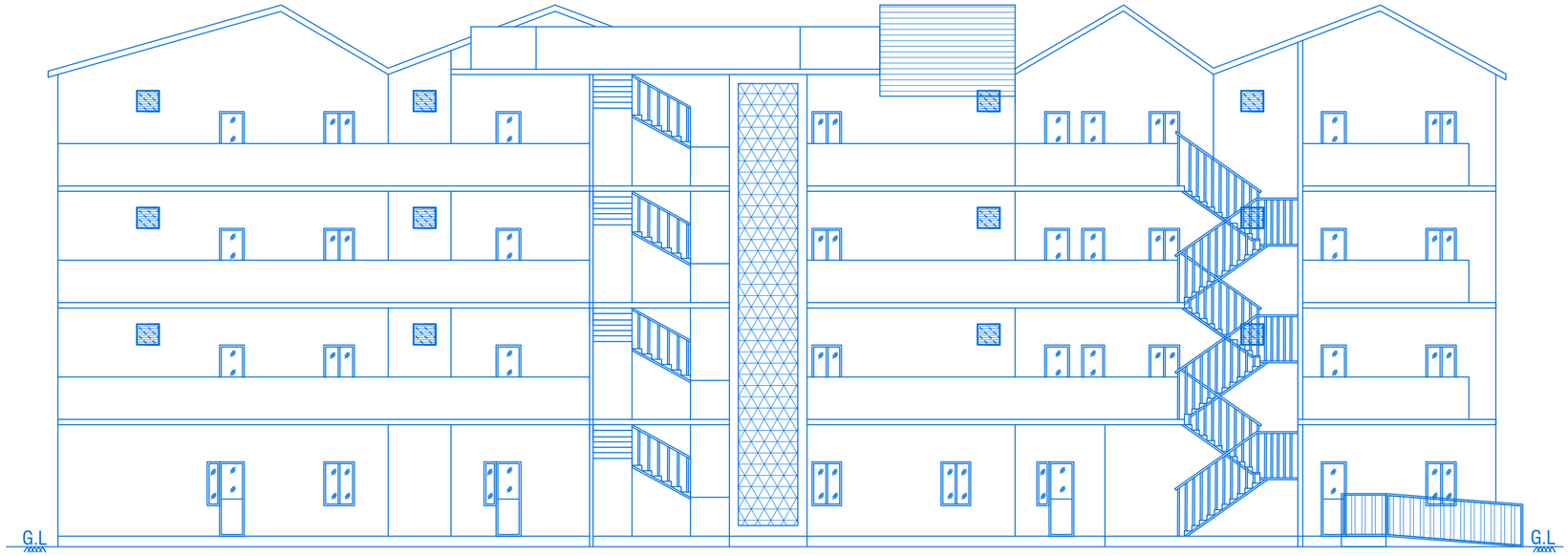
CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

PLANNING PERMISSION

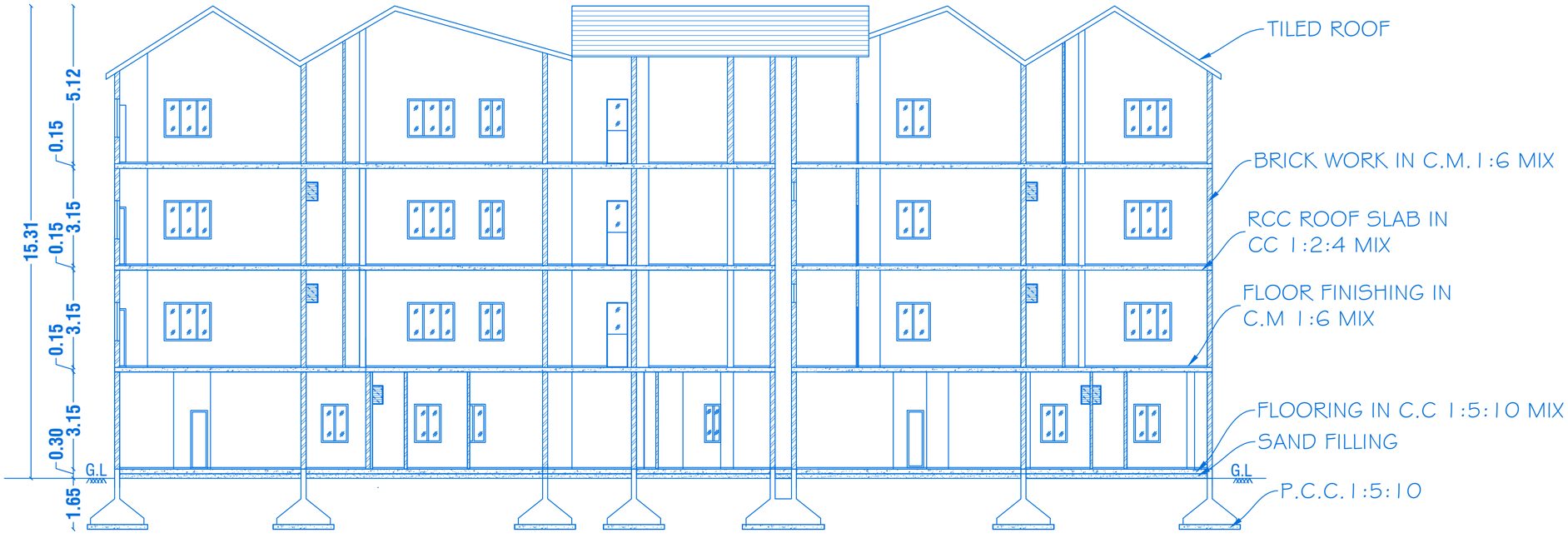
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BUILDING PLAN PLANNING PERMISSION AS B.P/HNTDA (K.D) NO: 106/2026

PLANNING PERMISSION PERIOD FROM 03.07.2026 TO 02.07.2034.



ELEVATION



SECTION ON "AA"

PLANNING PERMISSION

ROC NO.SWP/BPA/0853539/2026, DATE:03.07.2026.

BUILDING PLAN PLANNING PERMISSION AS B.P/HNTDA (K.D) NO: 106/2026

PLANNING PERMISSION PERIOD FROM 03.07.2026 TO 02.07.2034.

N

SHEET NO: 03/06

BLOCK NO: 2

SCALE- 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (CLUB HOUSE) IN GROUND, FIRST, SECOND & THIRD FLOOR IN SF. NO: 23/5 PART, 23/6A1 PART, 23/7 PART, 23/8A1A PART & OLD SF.NO:23/9, NEW SF.NO:23/13 PART, (DTCP APPROVED LAYOUT NO: 33/2008) KEMPATTI VILLAGE & PANCHAYAT, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

APPLICANT

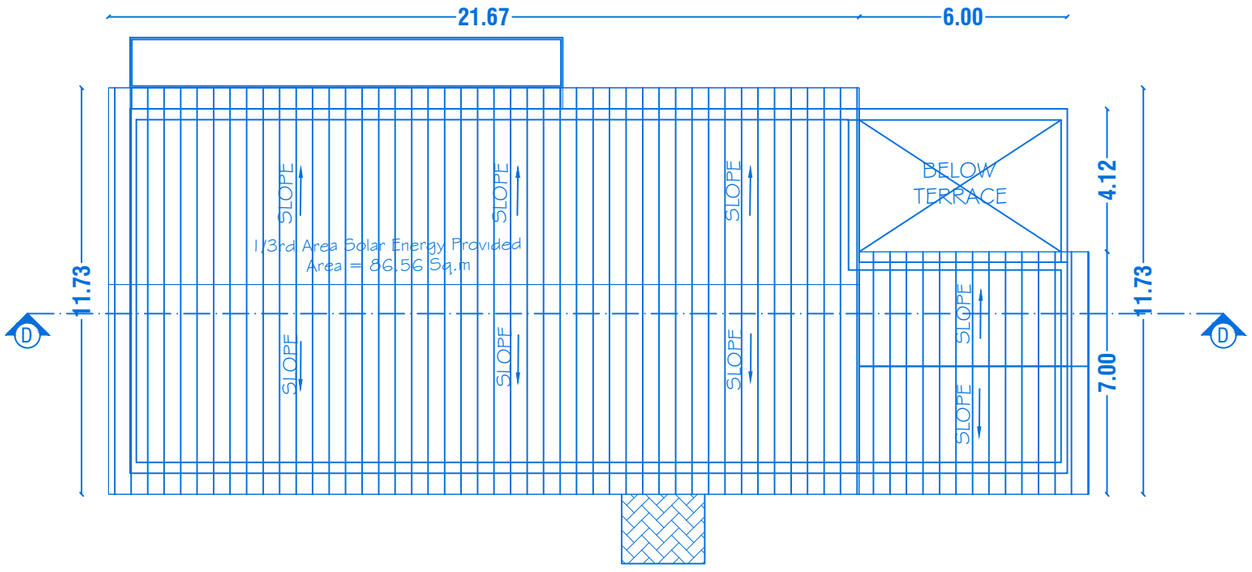
Mr.GURAVA REDDY
S/o.(Late) DILIP REDDY

REGISTERED PROFESSION

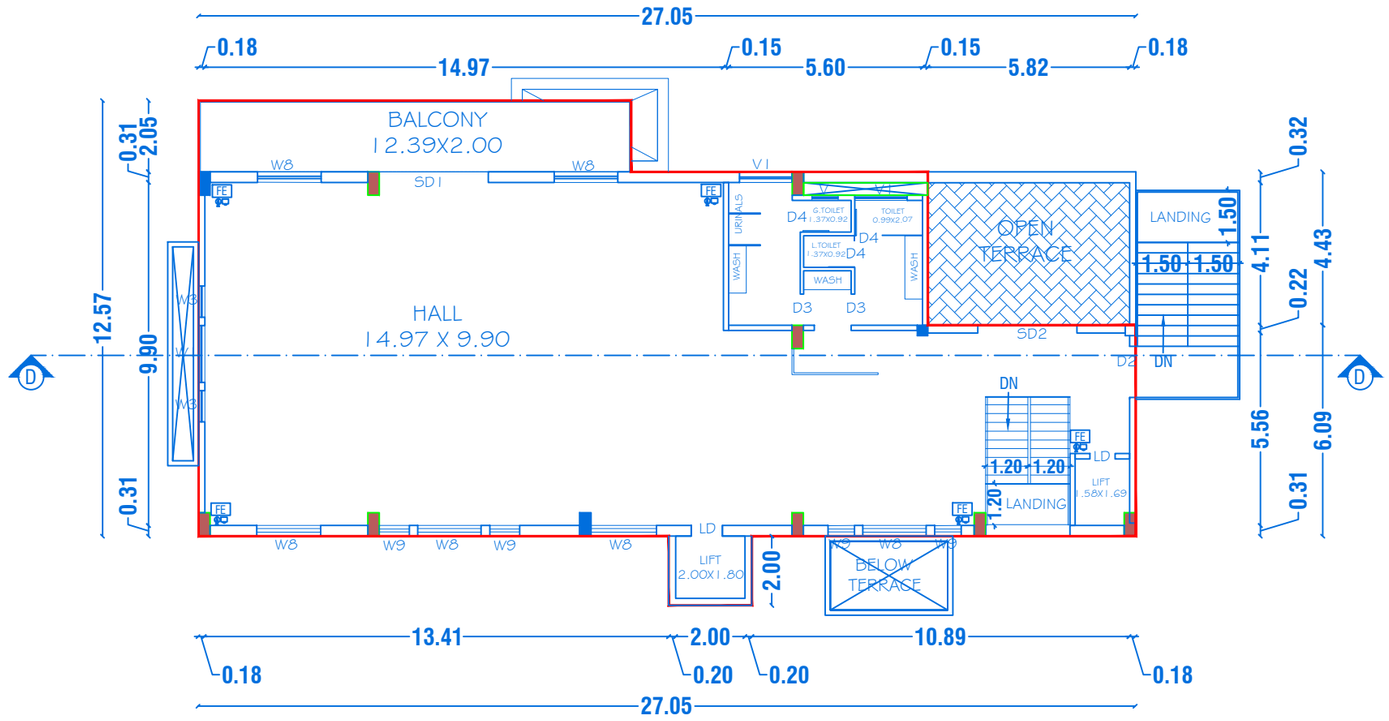
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Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

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

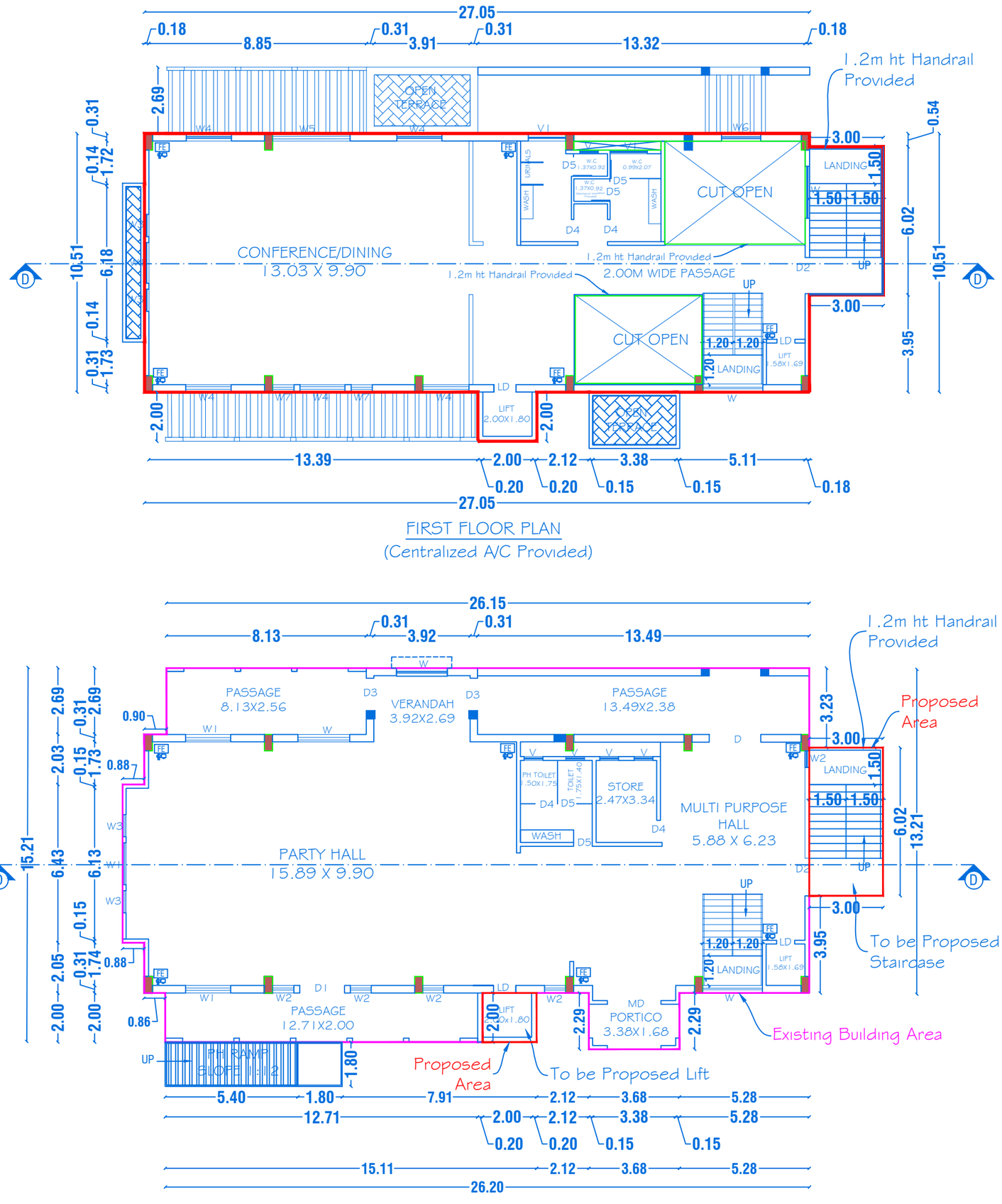
CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.



TERRACE FLOOR PLAN



SECOND FLOOR PLAN
(Centralized A/C Provided)



FIRST FLOOR PLAN
(Centralized A/C Provided)

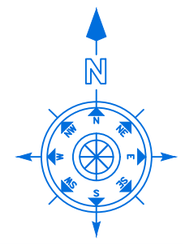
GROUND FLOOR PLAN
BLOCK-3
CLUB HOUSE
(Centralized A/C Provided)

PLANNING PERMISSION

ROC NO.SWP/BPA/0853539/2026, DATE:03.07.2026.

BUILDING PLAN PLANNING PERMISSION AS B.P/HNTDA (K.D) NO:106 /2026

PLANNING PERMISSION PERIOD FROM 03.07.2026 TO 02.07.2034.



SHEET NO: 04/06

BLOCK NO: 3

SCALE- 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (CLUB HOUSE) IN GROUND, FIRST & SECOND FLOOR IN SF. NO: 23/5 PART, 23/6A1 PART, 23/7 PART, 23/8A1A PART & OLD SF.NO:23/9, NEW SF.NO:23/13 PART, (DTCP APPROVED LAYOUT NO: 33/2008) KEMPATTI VILLAGE & PANCHAYAT, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
MD	MAIN DOOR	2.18 X 2.80
D	DOOR	2.10 X 2.60
D1	DOOR	1.82 X 2.60
D2	DOOR	1.52X 2.60
D3	DOOR	1.32X 2.60
D4	DOOR	0.90 X 2.10
D5	DOOR	0.74X 1.80
LD	LIFT DOOR	0.90 X 2.10
SD1	SLIDING DOOR	3.14 X 2.14
SD2	SLIDING DOOR	2.87 X 2.14
W	WINDOW	2.10X 2.50
W1	WINDOW	1.84 X 2.50
W2	WINDOW	0.84 X 2.50
W3	WINDOW	0.90 X 2.50
W4	WINDOW	1.84 X 1.80
W5	WINDOW	3.14 X 1.80
W6	WINDOW	1.60 X 1.80
W7	WINDOW	0.84X 1.80
W8	WINDOW	1.84X 1.20
W9	WINDOW	0.84X 1.20
V	VENTILATOR	0.76 X 0.60
V1	VENTILATOR	1.50 X 0.60

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILD UP AREA Sq.mt	NON FSI AREA Sq.mt	FSI AREA Sq.mt
3	AREA OF THE GROUND FLOOR	417.24	-	417.24
	AREA OF THE FIRST FLOOR	307.29	43.46	263.83
	AREA OF THE SECOND FLOOR	288.31	1.28	287.03

KEY

(FE) FIRE EXTINGUISHER -

(FA) FIRE ALARM -

(FH) FIRE HYDRANT -

COLOUR INDEX

PROPOSED AREA

EXISTING BUILDING AREA

APPLICANT

Mr.GURAVA REDDY
S/o.(Late) DILIP REDDY

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB
Structural Eng, Chartered Eng(I), Approved Valuer,
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Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 02/2019	15/2022

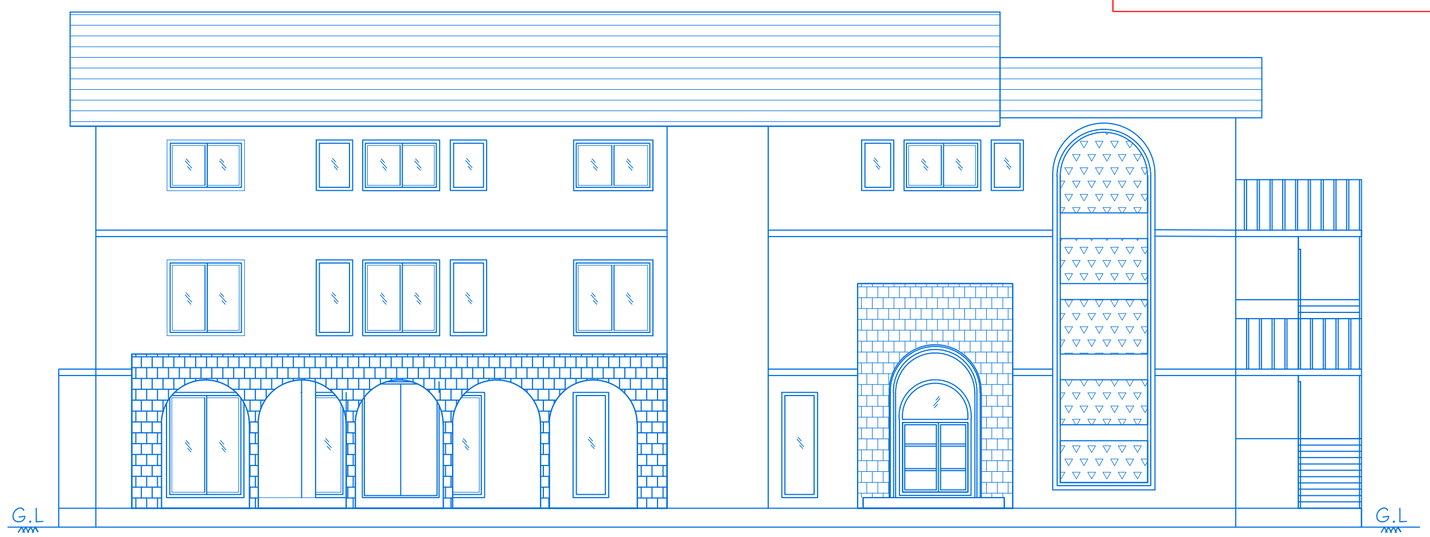
CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

PLANNING PERMISSION

ROC NO.SWP/BPA/0853539/2026, DATE:03.07.2026.

BUILDING PLAN PLANNING PERMISSION AS B.P/HNTDA (K.D) NO:106 /2026

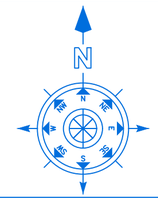
PLANNING PERMISSION PERIOD FROM 03.07.2026 TO 02.07.2034.



ELEVATION



SECTION ON - "DD"



SHEET NO: 05/06

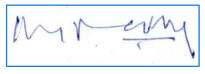
BLOCK NO: 3

SCALE- 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING (CLUB HOUSE) IN GROUND, FIRST & SECOND FLOOR IN SF. NO: 23/5 PART, 23/6A1 PART, 23/7 PART, 23/8A1A PART & OLD SF.NO:23/9, NEW SF.NO: 23/13 PART, (DTCP APPROVED LAYOUT NO: 33/2008) KEMPATTI VILLAGE & PANCHAYAT, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

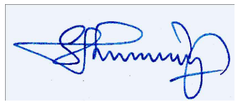
ALL DIMENSIONS ARE IN METER

APPLICANT



Mr.GURAVA REDDY
S/o.(Late) DILIP REDDY

REGISTERED PROFESSION



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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

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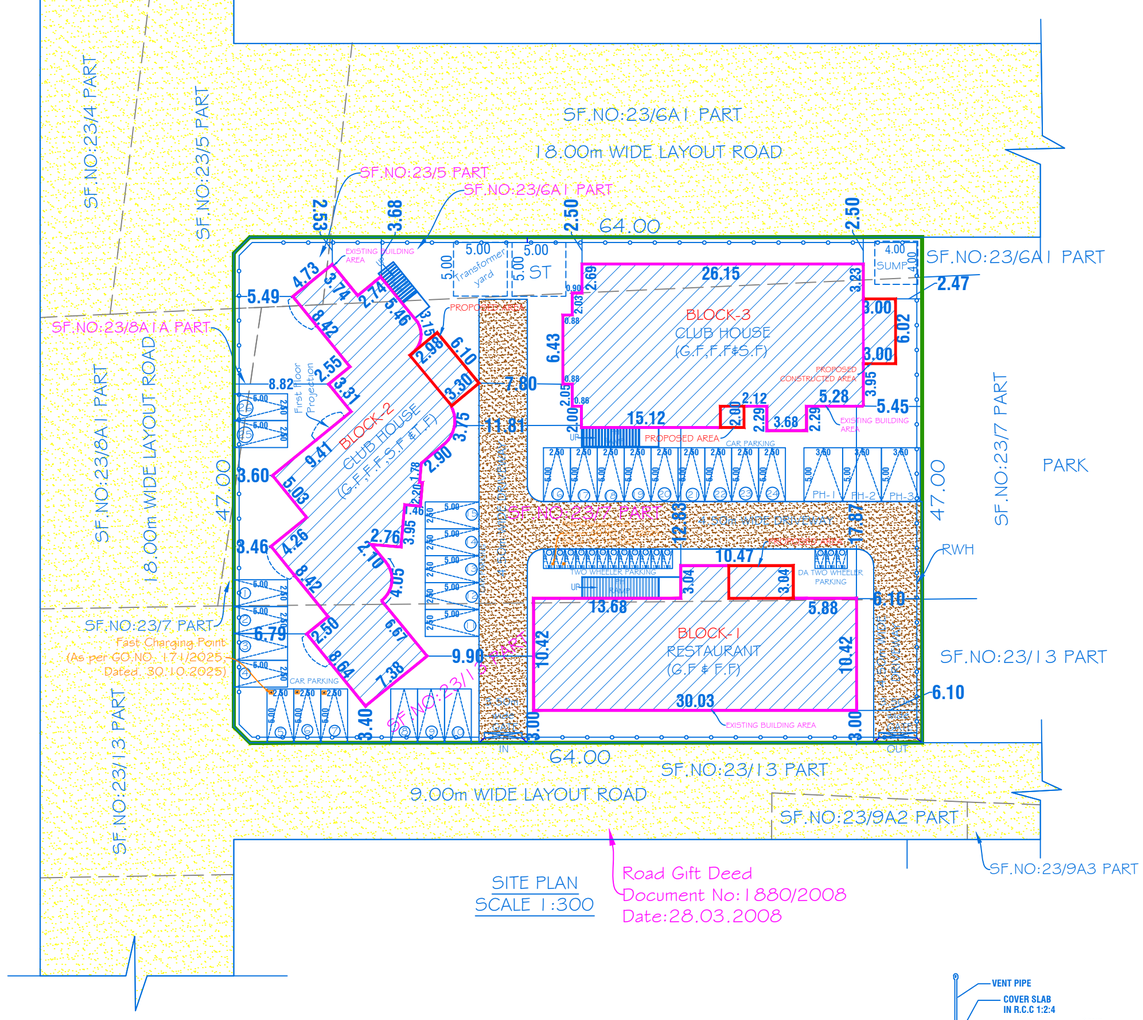
CIVIL TEC -\\SERVER\DRAWING 2026\HNTDA\COMMERCIAL\GURAVA REDDY-XIX.V.XX26

PLANNING PERMISSION

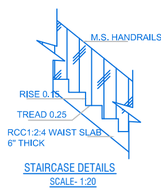
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BUILDING PLAN PLANNING PERMISSION AS B.P/HNTDA (K.D) NO: 106/2026

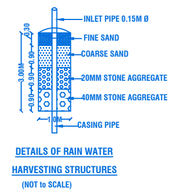
PLANNING PERMISSION PERIOD FROM 03.07.2026 TO 02.07.2034.



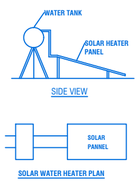
SITE PLAN
SCALE 1:300

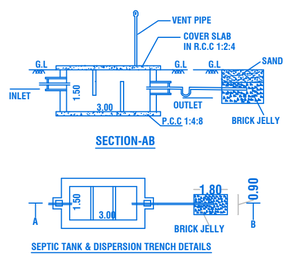


STAIRCASE DETAILS
SCALE- 1:20



DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)





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

COLOR INDEX	
SITE BOUNDARY	
PROPOSED AREA	
EXISTING BUILDING AREA	
DRIVEWAY	
EXISTING ROAD	

PARKING DETAILS

S.NO	PARTICULARS	REQUIRED	PROVIDED
1	CAR PARKING	25	26
2	TWO WHEELER PARKING	9	12
3	DA CAR PARKING	3	3
4	DA TWO WHEELER PARKING	1	3

PARKING CALCULATION DETAILS - AS PER GO.NO. 18, DATED.04.02.2019

S.NO	TYEPE OF AREA	PARTICULARS	OVERALL AREA	CALCULATION	REQUIRED	
1	RECREATIONAL CLUB	CAR PARKING	2568.49*75/100 =1926.36	1926.36/100	20	1 car space for every 100sq.m of floor area or part thereof
2	RESTAURANT	CAR PARKING	543.10*75/100 =407.32	407.32/100	5	1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 50sq.m of floor area or part thereof
		TWO WHEELER PARKING	543.10*75/100 =407.32	407.32/50	9	

SHEET NO - 06/06

SCALE 1:300

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF COMMERCIAL BUILDING(CLUB HOUSE) IN GROUND, FIRST, SECOND & THIRD FLOOR IN SF. NO: 23/5 PART, 23/6A1 PART, 23/7 PART, 23/8A1A PART & OLD SF.NO:23/9, NEW SF.NO:23/13 PART, (DTCP APPROVED LAYOUT NO:33/2008) KEMPATTI VILLAGE & PANCHAYAT, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSIONS ARE IN METER

AREA DETAILS

TOTAL AREA OF THE SITE =3008.00 Sq.mt

BLOCK NO	PARTICULARS	TOTAL BUILD UP AREA Sq.mt	NON FSI AREA Sq.mt	FSI AREA Sq.mt
BLOCK-1 (RESTAURANT)				
1	AREA OF THE GROUND FLOOR	344.86	-	344.86
	AREA OF THE FIRST FLOOR	198.24	16.14	182.10
	TOTAL AREA OF BLOCK-1	543.10	16.14	526.96
BLOCK-2 (CLUB HOUSE)				
2	AREA OF THE GROUND FLOOR	379.17	-	379.17
	AREA OF THE FIRST FLOOR	392.16	5.61	386.55
	AREA OF THE SECOND FLOOR	392.16	5.61	386.55
	AREA OF THE THIRD FLOOR	392.16	5.61	386.55
	TOTAL AREA OF BLOCK-2	1555.65	16.83	1538.82
BLOCK-3 (CLUB HOUSE)				
3	AREA OF THE GROUND FLOOR	417.24	-	417.24
	AREA OF THE FIRST FLOOR	307.29	43.46	263.83
	AREA OF THE SECOND FLOOR	288.31	1.28	287.03
	TOTAL AREA OF BLOCK-3	1012.84	44.74	968.10
	TOTAL AREA (BLOCK 1 to 3)	3111.59	77.71	3033.88

FLOOR SPACE INDEX (FSI) = 3033.88/3008.00
= 1.00 <2.0

PLOT COVERAGE (PC) = 1141.27/3008.00 X100
= 37.94%

APPLICANT

Mr.K.GURAVA REDDY
S/o.DILIP REDDY (Late)

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB
Structural Eng, Chartered Eng(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.

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.