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

hello@verified.realestate
+91 9996 12 9996
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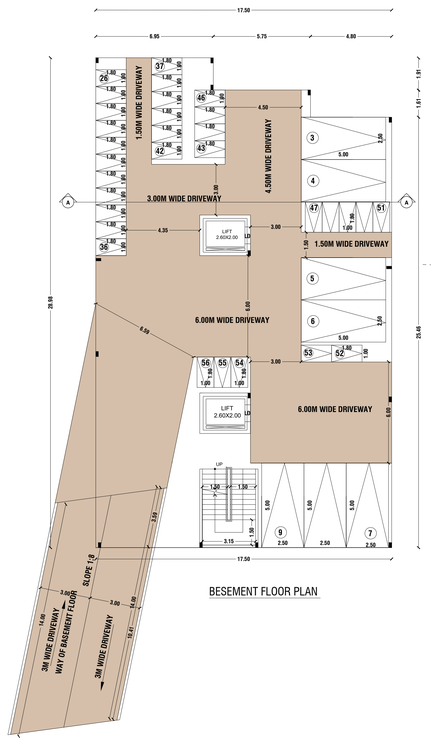
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF BASEMENT FLOOR (PARKING), STILT FLOOR (PARKING), FIRST, SECOND, THIRD & FOURTH FLOOR (ORTHO CONSULTATION & DIAGNOSTIC CENTRE) "COMMERCIAL BUILDING" IN WARD-B, BLOCK-48, T.S.NO:123/6, 123/8 AND 123/9 OF HOSUR TOWN, HOSUR CITY MUNICIPAL CORPORATION, HOSUR TALUK & KRISHNAGIRI DISTRICT.

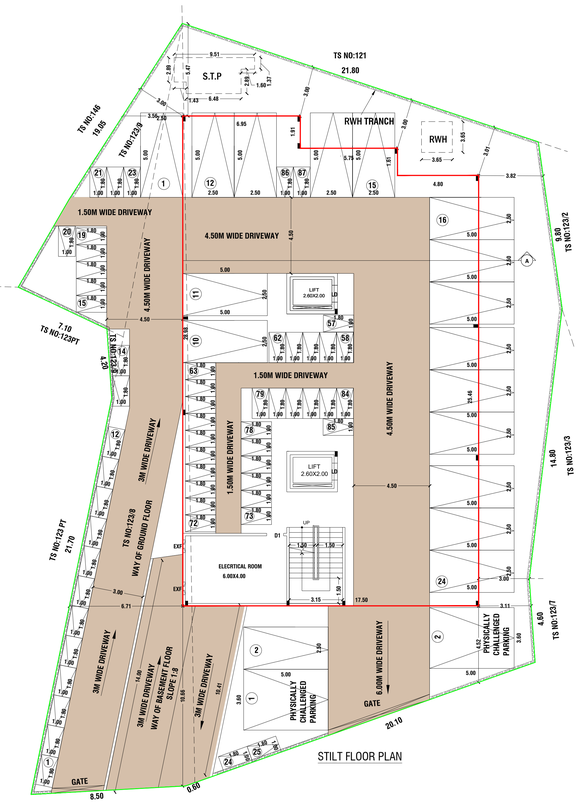
OFFICE USE

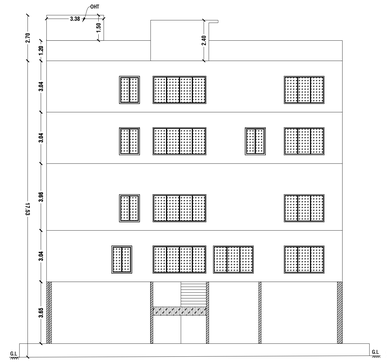
PLANNING PERMISSION

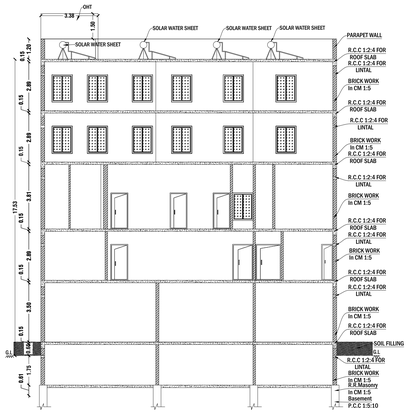
ROC No: SWP/BPA/854667/2026, DATED: 30.07.2026.
BUILDING PLAN NUMBER AS B.P/H.N.T.D.A (K.D) No: 115/2026
PLANNING PERMISSION ISSUED.

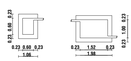
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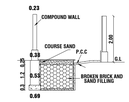


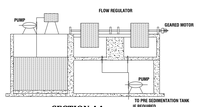


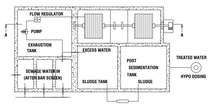


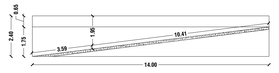


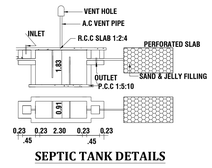


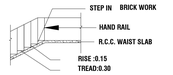


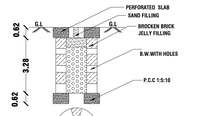


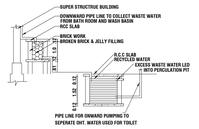












LAND AREA DETAILS

PARTICULARS	Sq.mt.
AREA OF THE SITE ASPER PATTA	1041.00
AREA OF THE SITE ASPER DEED	1040.64
SUPER IMPOSED AREA	1075.63

BUILDING AREA DETAILS

PARTICULARS	FSI (S.MT)	NON-FSI (S.MT)	TOTAL BUILT-UP AREA(S.MT)
PLINTH AREA OF PRO. BASEMENT FLOOR	-	479.28	479.28
PLINTH AREA OF PRO. STILT FLOOR	-	479.28	479.28
PLINTH AREA OF PRO. FIRST FLOOR	479.28	-	479.28
PLINTH AREA OF PRO. SECOND FLOOR	502.28	-	502.28
PLINTH AREA OF PRO. THIRD FLOOR	502.28	-	502.28
PLINTH AREA OF PRO. FOURTH FLOOR	502.28	-	502.28
PLINTH AREA OF PRO. TERRACE FLOOR	-	75.93	75.93
TOTAL AREA	1986.12	1034.49	3020.61

REFERENCE

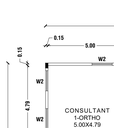
REF. ID	DESCRIPTIONS	SIZES
D1	DOOR	1.00 X 2.13
D2	DOOR	0.75X 2.13
D3	DOOR	1.20X 2.13
W	WINDOW	3.15x1.61
W1	WINDOW	2.40X 1.61
W2	WINDOW	1.20 X 1.61
W3	WINDOW	0.75 X 1.61
V	VENTILATOR	0.75 X 0.61
LD	LIFT DOOR	1.00 X 2.13

COLOR INDEX

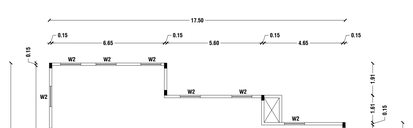
SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	

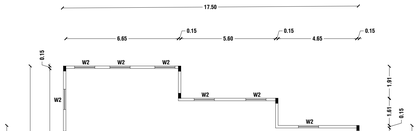
APPLICANT

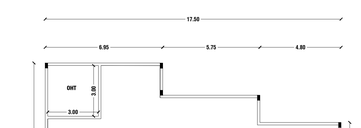
Dr.S.BALASUBRAMANYAN S/O V.N.SHANMUAGAM











GEO TECH ENGINEER

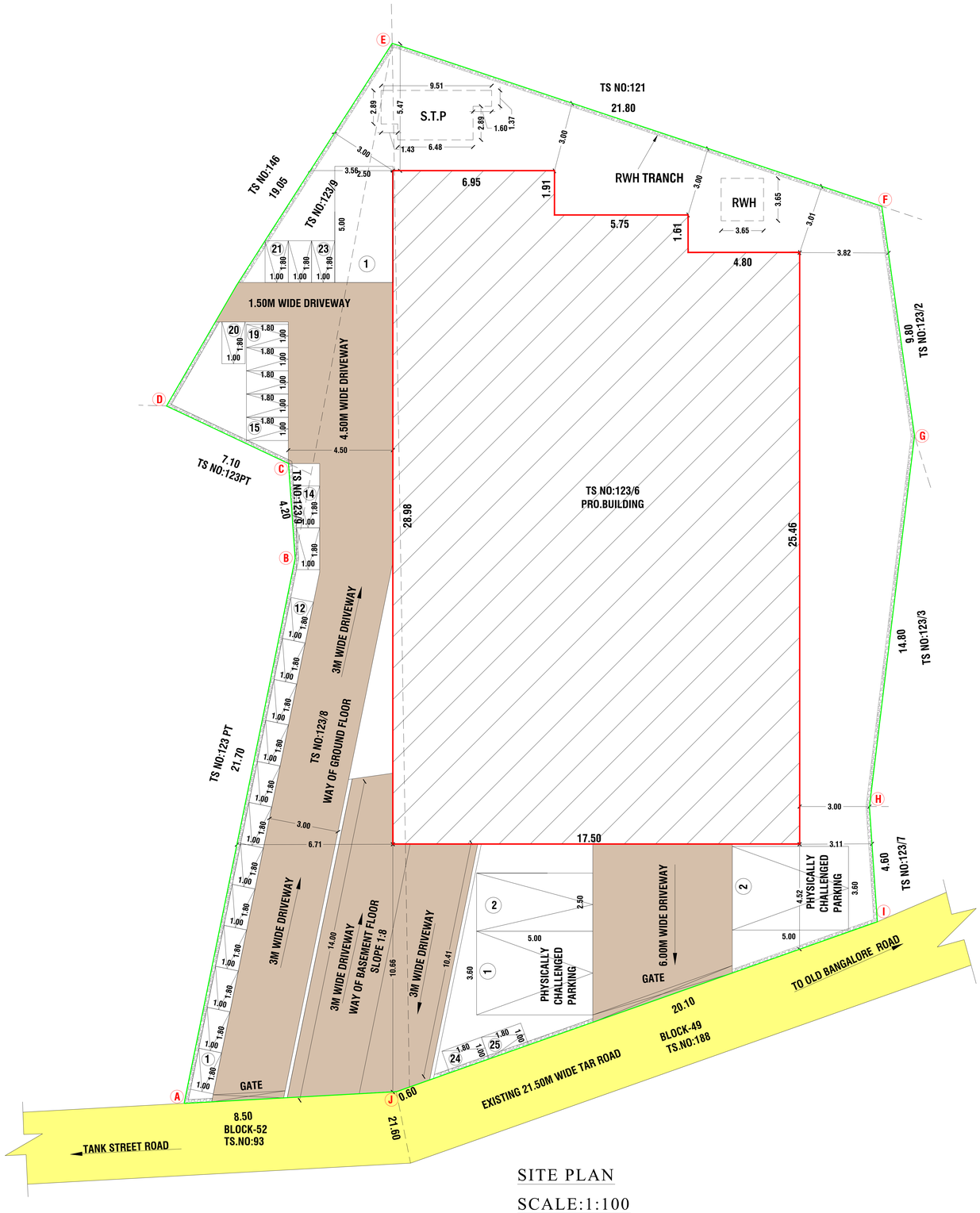
Dr.SHERLIN PREM NISHOLD,ME (Geo Tech)., PhD,(IIT Madras)
Technical Manager
CMDA No.G/E/19/03/010
Geo Engineering Consultants
IInd Floor No.15,Murphy DasStreet, Dr.Seethapathy Nagar, Velachery Chennai-600042.

REGISTERED ENGINEER

Er.V.VINODHKUMAR,B.E.,AMIE.,FIV., Chartered Engineer,Approved Valuer, Panel Valuer:F-22969, Register Engineer Grade-1, HNTDA No:01/2019, HCMC No:77/2019,
#1,1ST Floor,Opp Dhanunjaya Hotel, Begahur Road,Hosur-635109, Mob:9894825416.

REGISTERED STRUCTURAL ENGINEER

Er.S.SELVAM.,ME
SAIRAM CONSTRUCTION,
Structural Engineer,
Govt.HNTDA Reg.Structural Engineer-1 (16/2025),
MOB:8682099719,8270796686,
Mail:sanjucivil2000@gmail.com



SITE PLAN

SCALE:1:100

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF BASEMENT FLOOR (PARKING), STILT FLOOR (PARKING), FIRST, SECOND, THIRD& FOURTH FLOOR (ORTHO CONSULTATION & DIAGNOSTIC CENTRE) "COMMERCIAL BUILDING" IN WARD-B, BLOCK-48, T.S.NO:123/6, 123/8 AND 123/9 OF HOSUR TOWN, HOSUR CITY MUNICIPAL CORPORATION, HOSUR TALUK & KRISHNAGIRI DISTRICT.

OFFICE USE

SITE APPROVAL

ROC No: SWP/BPA/854667/2026, DATED: 30.07.2026.

SITE BOUNDARY EAR MARKED AS "A - J" AND NUMBERED AS L.P/H.N.T.D.A (K.D) No: 166/2026

SITE APPROVAL ISSUED.

PLANNING PERMISSION

ROC No: SWP/BPA/854667/2026, DATED: 30.07.2026.

BUILDING PLAN NUMBER AS B.P/H.N.T.D.A (K.D) No: 115/2026

PLANNING PERMISSION ISSUED.

PLANNING PERMISSION PERIOD -30.07.2026 TO 29.07.2034.

LAND AREA DETAILS

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AREA OF THE SITE ASPER DEED	1040.64
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TOTAL AREA	1986.12	1034.49	3020.61

PLOT COVERAGE

PLOT COVERAGE	46.05

NOTES

FLOOR SPACE INDEX

SUPER IMPOSED AREA	1040.64
TOTAL FSI AREA - FF, SF, TF & FF	1986.12
FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA)	1.91< 2.0

PARKING DETAILS

PARTICULARS	CALCULATION DETAILS(CDBR)	REQUIRED (eDCR REPORT)	PROVIDED
CAR PARKING	1986.12 /100 =19.86	20	26
TWO WHEELER PARKING	1986.12 /25 =79.44	80	87
PHYSICALLY CHALLENGED PARKING	10%CAR PARING	2	2
VISTOR CAR PARKING	-	-	2

SANITATION DETAILS

S.NO	PARTICULERS	REQUIRED	PROVIDED
1	WATER CLOSET (MALE-20)	1	7
2	WATER CLOSET (FEMALE-30)	2	7
3	WATER CLOSET (DA)	2	2
4	DRINKING WATER	1	4
5	WASH BASIN	2	4
6	URINALS	1	3

COLOR INDEX

SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	

APPLICANT	GEO TECH ENGINEER	REGISTERED ENGINEER	REGISTERED STRUCTURAL ENGINEER
Dr.S.BALASUBRAMANYAN S/O V.N.SHANMUAGAM	Dr.SHERLIN PREM NISHOLD,ME (Geo Tech)., PhD.(HT Madras) Technical Manager CMDA No.GJE/19/03/010 Geo Engineering Consultants IInd Floor No.15,Murphy DasStreet, Dr.Seethapathy Nagar, Velachery Chennai-600042.	Er.V.VINODHKUMAR,B.E.,AMIE.,FIV., Chartered Engineer,Approved Valuer, Panel Valuer:F-22869, Register Engineer Grade-1, HNTDA No:01/2019, HCMC No:77/2019, #1,1ST Floor,Opp Dhanunjaya Hotel, Bagalur Road,Hosur-635109, Mob:9894825416.	Er.S.SELVAM.,ME., SAIRAM CONSTRUCTION, Structural Enginneer, Govt.HNTDA Reg.Structural Engineer-1 (19/2025), MOB:8682099719,8270796686, Mail:sanjucivil2000@gmail.com

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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+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.