PP APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

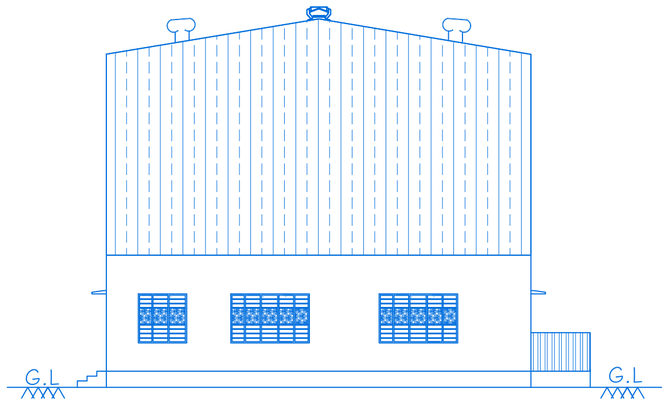
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

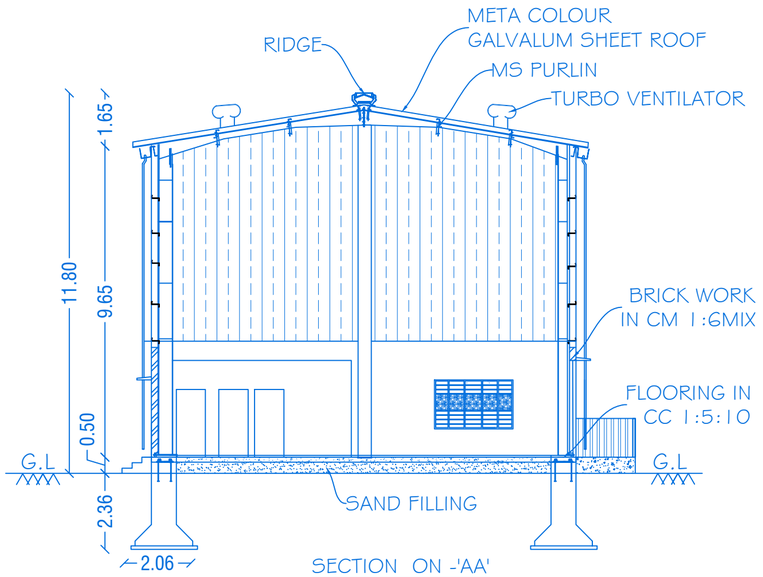
The approval as the planning authority issued it, reproduced in full behind this page.

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

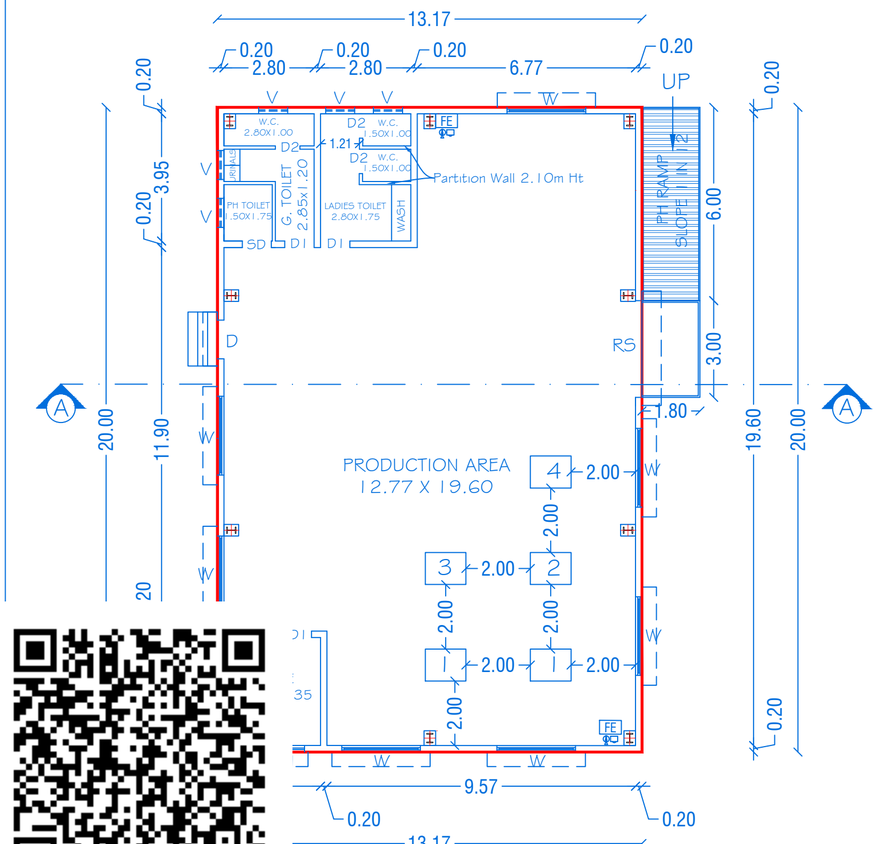
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s.JABEEN ENGINEERING WORKS" AT (LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING - GREEN CATEGORY)) PLOT NO.42 PART(A5), SF.NO:47/1A1 PART, MOOKONDAPALLI VILLAGE, SIPCOT INDUSTRIAL COMPLEX, HOSUR CITY MUNICIPAL CORPORATION & TALUK, KRISHNAGIRI DISTRICT.



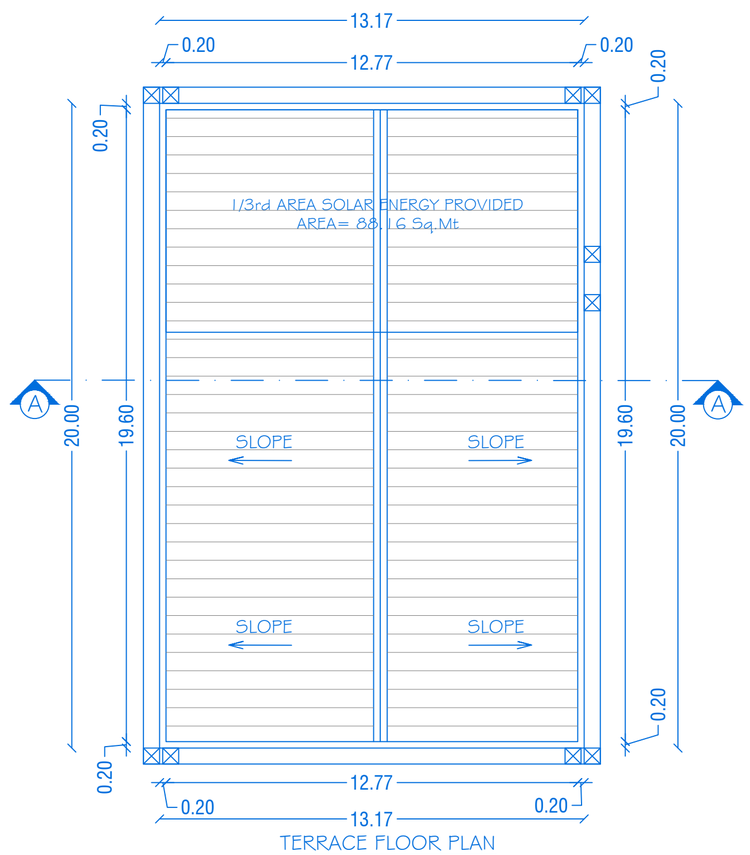
ELEVATION



SECTION ON -'AA'



GROUND FLOOR PLAN
BLOCK-1
(Mechanical Ventilation Provided)



TERRACE FLOOR PLAN

PLANNING PERMISSION

ROC NO.SWP/BPA/0883112/2026, DATE:19.08.2026.

BUILDING PLAN PLANNING PERMISSION AS B.P/H.N.T.D.A (KD) NO:123/2026

PLANNING PERMISSION PERIOD FROM 19.08.2026 TO 18.08.2034.

SHEET NO:01/02

BLOCK-1 | SCALE -1:100

ALL DIMENSIONS ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	3.00 X 3.00
SD	SWINGOUT DOOR	0.90 X 2.10
D1	DOOR	0.91 X 2.10
D2	DOOR	0.76 X 2.10
W	WINDOW	2.44 X1.52
W1	WINDOW	1.50 X1.52
V	VENTILATOR	0.90 X 0.60

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA Sq.mt	NON FSI AREA	F.S.I AREA
1	AREA OF THE GROUND FLOOR	263.40	-	263.40

MACHINERY DETAILS

S. NO	MACHINE NAME	POWER IN H.P	QTY	TOTAL POWER H.P
1	CNC MACHINE	6.70	2	13.40
2	GRINDING MACHINE	12.30	1	12.30
3	COMPRESSOR	15.00	1	15.00
4	MPI MACHINE	9.30	1	9.30
	TOTAL H.P			50.00

KEY

(FE) Fire Extinguisher -

(FA) Fire Alarm -

(FA) Fire Hydrant -

APPLICANT

1) Mrs.A.Shaheen Banu, W/o. R.M. Athavullah Sharieff (Late)

2) Mrs.A.Mushrath Jabeen, W/o. Mr. Kadhar

3) Mrs.A. Ishrathumubeen, W/o. Mr. Irfan

4) Mr.A.Azeemullah Sharieff, S/o.R.M.Athavullah Sharieff (Late)
"M/s. Jabeen Engineering Works"

REGISTERED PROFESSION

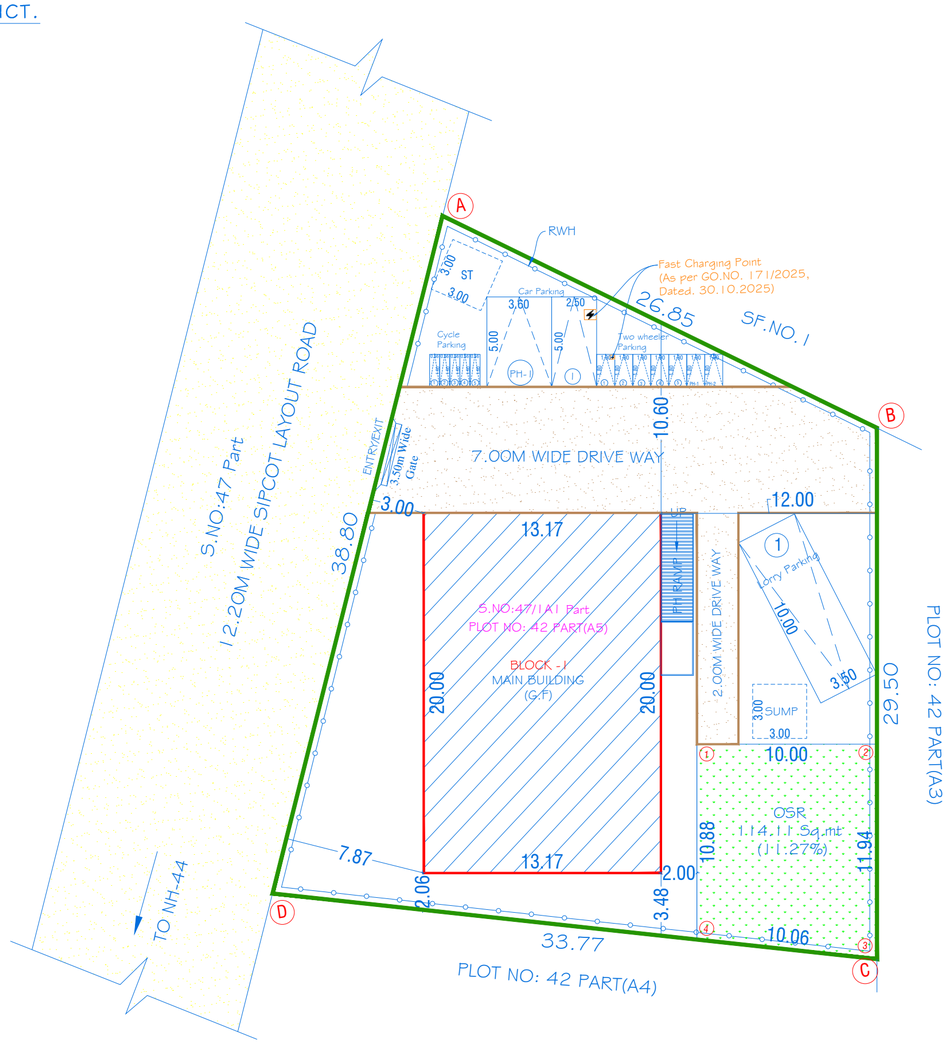
Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

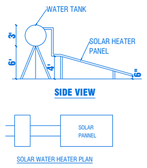
Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	I.I	
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

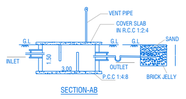
CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

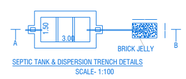
CIVIL TEC\\SERVER\\2026\HNTDA\INDUSTRIAL\JABEEN\XXI-V-XX26

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s.JABEEN ENGINEERING WORKS" AT (LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING - GREEN CATEGORY) PLOT NO.42 PART(A5), S.NO:47/1A1 PART, IN MOOKONDAPALLI VILLAGE, SIPCOT INDUSTRIAL COMPLEX, HOSUR CITY MUNICIPAL CORPORATION & TALUK, KRISHNAGIRI DISTRICT.

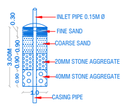








SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100



DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)

SITE APPROVAL

ROC NO.SWP/BPA/0883112/2026, DATE:19.08.2026.
SITE BOUNDARY EAR MARKED AS 'A to D' AND NUMBERED AS L.P/H.N.T.D.A (KD) NO: 179/2026
SITE APPROVAL ISSUED

PLANNING PERMISSION

BUILDING PLAN PLANNING PERMISSION AS B.P/H.N.T.D.A (KD) NO: 123/2026
PLANNING PERMISSION PERIOD FROM 19.08.2026 TO 18.08.2034.

WORKER DETAILS

NO OF MALE WORKERS - 20 NOS
NO OF FEMALE WORKERS- 10 NOS
TOTAL NO OF WORKERS - 30 NOS

MACHINERY DETAILS

S. NO	MACHINE NAME	POWER IN H.P	QTY	TOTAL POWER H.P
1	CNC MACHINE	6.70	2	13.40
2	GRINDING MACHINE	12.30	1	12.30
3	COMPRESSOR	15.00	1	15.00
4	MPI MACHINE	9.30	1	9.30
	TOTAL H.P			50.00

PARKING AREA DETAILS

SI.NO	PARTICULARS	REQUIRED	PROVIDED
1	LORRY PARKING	0	1
2	CAR PARKING	0	1
3	DA CAR PARKING	0	1
4	TWO WHEELER PARKING	4	5
5	DA TWO WHEELER PARKING	1	2
6	CYCLE PARKING	4	5

SANITARY CALCULATION DETAILS

SI. NO	PARTICULARS	CALCULATION	REQUIRED	PROVIDED
1	WATER CLOSET (MALE)	1 for 15 Persons	1	2
	WATER CLOSET (FEMALE)	1 for 1-12 Persons	1	2
2	URINALS	1 for 7-20 Persons	1	4

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

S.NO	TYPE OF AREA	DETAILS	PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED
1	OFFICE AREA= 10.05 Sq.mt	1 Car Space for every 150 Sq.mt of Office Floor area	CAR PARKING	10.05/150	0	1
2	WORKSHOP AREA = 253.35Sq.mt	1 Lorry Space for every 750 Sq.mt of workshop Floor area	LORRY PARKING	253.35/750	0	1
		1 Twowheeler space and 1 Cycle Space for every 75 Sq.mt of workshop Floor area	TWO WHEELER PARKING	253.35/75	4	5
			CYCLE PARKING	253.35/75	4	5

N
W E
S

SHEET NO.02/02

SCALE 1 : 300

ALL DIMENSIONS ARE IN "METER"

AREA DETAILS

AREA OF THE SITE (0.25 Acres) = 1011.70 Sq.m

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA IN Sq.m	NON FSI AREA IN Sq.m	FSI AREA IN Sq.m
BLOCK- I (MAIN BUILDING)				
I	AREA OF THE GROUND FLOOR	263.40	--	263.40
TOTAL AREA		263.40	--	263.40

PLOT COVERAGE - 263.40/ 1011.70 X 100
- 26.03 %

FLOOR SPACE INDEX - 263.40 / 1011.70
- 0.26 < 2.00

OSR REQUIRED - 101.17 Sq.m (10.0%)

OSR PROVIDED (Ref No. 1 to 4)
- 114.11 Sq.m (11.27%)

COLOR INDEX

SITE BOUNDARY
EXISTING ROAD
OSR
DRIVE WAY
PROPOSED BUILDING

KEY

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

APPLICANT

1) Mrs.A.Shaheen Banu, W/o. R.M. Athavullah Sharieff (Late)

2) Mrs.A.Mushrath Jabeen, W/o. Mr. Kadhar

3) Mrs.A. Ishrathumubeen, W/o. Mr. Irfan

4) Mr.A.Azeemullah Sharieff, S/o.R.M.Athavullah Sharieff (Late)

"M/s. Jabeen Engineering Works"

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,L.L.B,
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
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.