Verified RealEstate™

REFERENCE
SWP/BPA/920289/2026

ISSUED
13 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 52/2

Thorapalli Agraharam, Hosur taluk

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

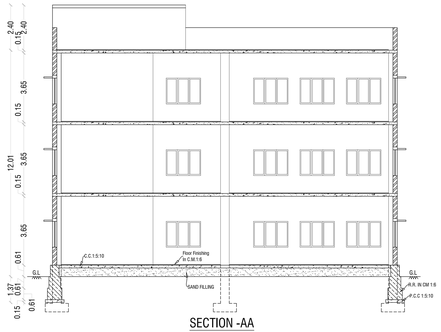
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DIGITALLY VERIFIED RECORD

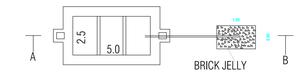
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND , FIRST , SECOND & TERRACE FLOOR INDUSTRIAL BUILDING -ORANGE (AUTOMOBILE SERVICING ,REPAIRING AND PAINTING EXCLUDING FORMULATION HAVING WASTE WATER GENERATION LESS THAN 100 KLD) IN S.NO:52/2 THORAPALLI AGRAHARAM VILLAGE & PANCHAYAT , HOSUR UNION & TALUK , KRISHNAGIRI DISTRICT



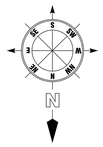
ELEVATION

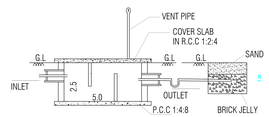


SECTION -AA



SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100





SECTION-AB



STAIRCASE DETAILS
SCALE- 1:20

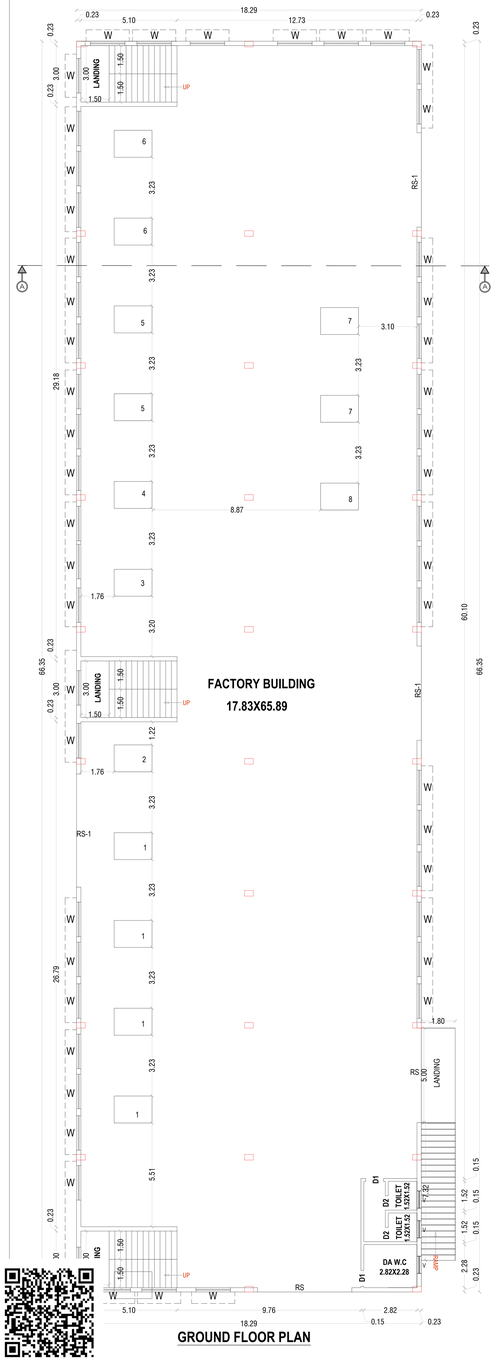
OFFICE USE

SITE APPROVAL

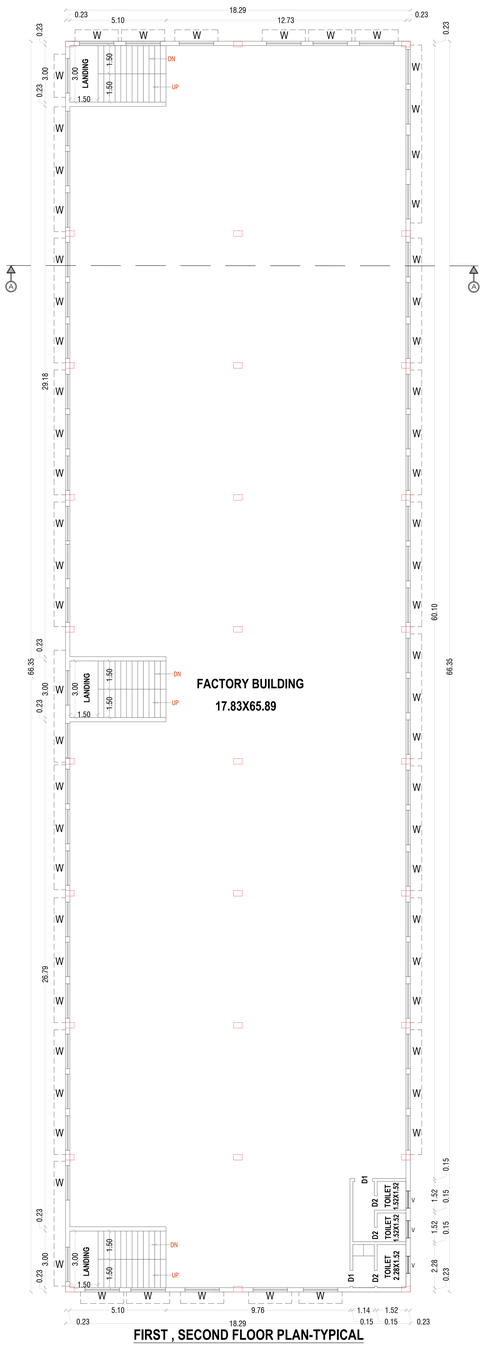
ROC No: SWP/BPA/920289/2026, DATED : 13.10.2026
SITE BOUNDARY EAR MARKED AS "A B C D E" AND NUMBERED AS I.L.P/H.N.T.D.A (K.D) No: 01/2026 (INDUSTRIAL) SITE APPROVAL ISSUED.

PLANNING PERMISSION

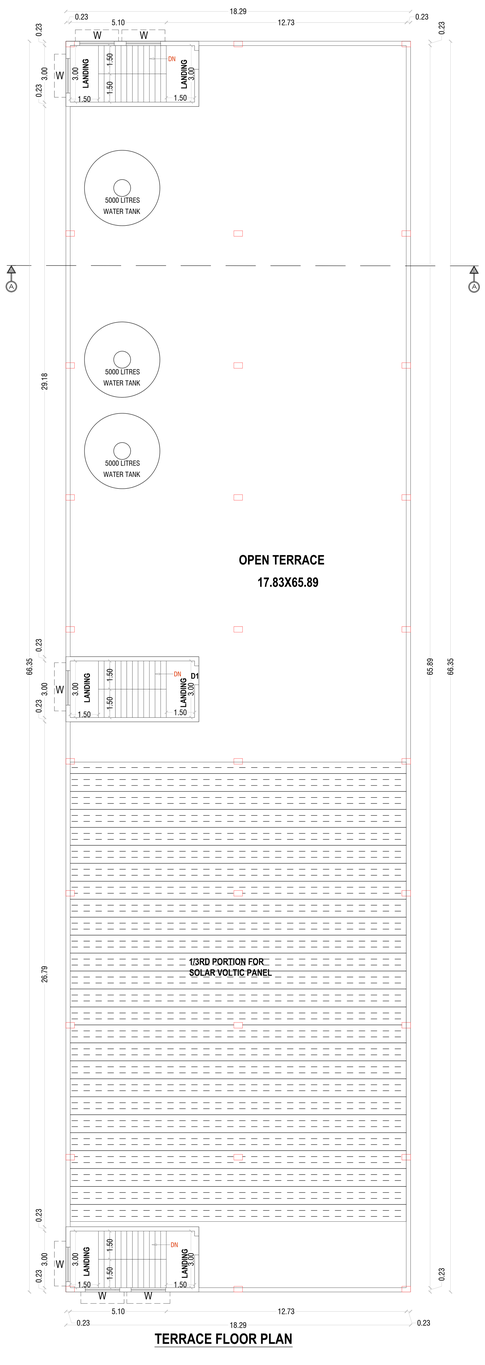
ROC No: SWP/BPA/920289/2026, DATED : 13.10.2026
BUILDING PLAN NUMBER AS B.P/H.N.T.D.A (K.D) No: 142/2026 PLANNING PERMISSION ISSUED.
PLANNING PERMISSION PERIOD - 13.10.2026 TO 12.10.2034



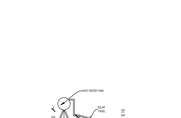
GROUND FLOOR PLAN

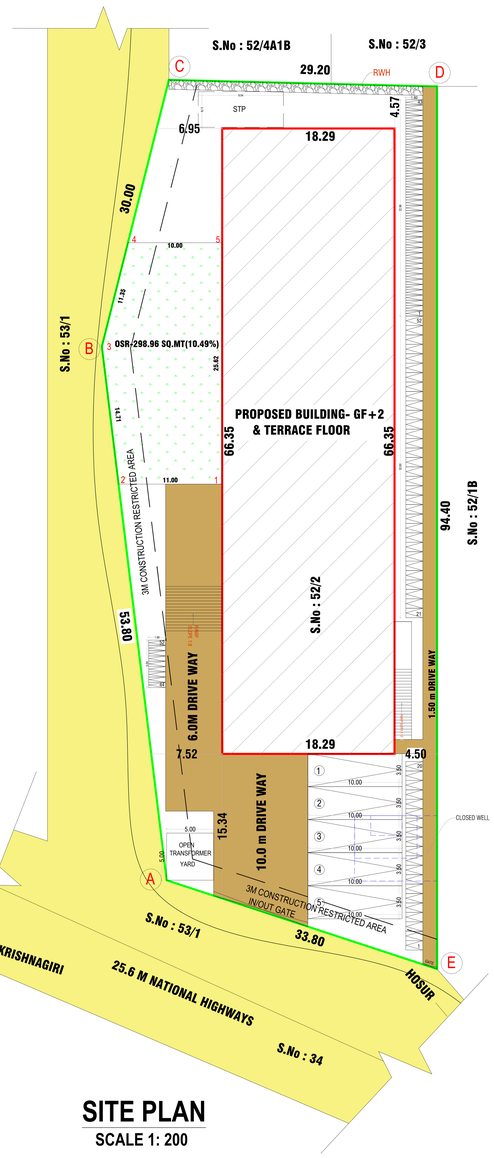


FIRST , SECOND FLOOR PLAN-TYPICAL



TERRACE FLOOR PLAN





SITE PLAN
SCALE 1: 200

COLOR INDEX

SITE BOUNDARY	(FE) Fire Extinguisher -
PROPOSED BLDG.	(FA) Fire Alarm -
EXISTING ROAD	Ponds
	Rain Water Perculation -

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	5.00X4.53
RS-1	ROLLING SHUTTER	6.00X4.53
D1	DOOR	1.00X2.10
D2	DOOR	0.76X2.10
W	WINDOW	1.83X1.37
V	VENTILATOR	0.90X0.60

PARKING AS PER SWP REPORT

TYPE OF PARKING	REQUIRED	PROVIDED
CYCLE	50	50
TWO WHEELERS	50	50
LORRY	5	5

PLOT COVERAGE & FSI

AREA OF THE SITE -2849.57 Sq.M.
AREA OF GROUND FLOOR -1213.54 Sq.M.
PLOT COVERAGE -1213.54/2849.57X100
-42.58%
FSI -3640.62/2849.57
FSI -1.277

AREA DETAILS

S.No	PARTICULARS	SQ.MT
1	PLR/ FMB AREA	2850.00
2	DOCUMENT AREA	2873.18
3	SUPER IMPOSED PLOT AREA	2849.57

S.No	PARTICULARS	FSI (SQ.MT)	NON-FSI (SQ.MT)	TOTAL (SQ.MT)
1	AREA OF THE GROUND FLOOR	1213.54	-	**1213.54**
2	AREA OF THE FIRST FLOOR	1213.54	-	**1213.54**
3	AREA OF THE SECOND FLOOR	1213.54	-	**1213.54**
4	AREA OF THE TERRACE FLOOR	-	73.29	**73.29**
5	TOTAL AREA OF BUILDING	**3640.62**	**73.29**	**3713.91**
6	PLOT COVERAGE	42.59		
7	F.S.I	1.28		

MACHINERY DETAILS

SL.	MACHINE NAME	NOS.	H.P	TOTAL H.P
1	HYDRAULIC VEHICLE LIFT	4	3.00	12.00
2	AIR COMPRESSOR	1	5.00	5.00
3	TYRE CHANGER	1	2.00	2.00
4	WHEEL BALANCING MACHINE	1	1.00	1.00
5	PRESSURE WASHER	2	3.00	6.00
6	WATER PUMP	2	2.00	4.00
7	DRILLING MACHINE	2	1.00	2.00
8	WELDING MACHINE	1	5.00	5.00
	TOTAL			37.00

SANITATION REQUIREMENTS

MALE WORKING PERSONS = 15 NO's
FEMALE WORKING PERSONS = 5 NO's
TOTAL WORKING PERSONS = 20 NO's

S.No	SANITARY DETAILS	DETAILS	REQ.	PRO.
1	W/C	MALE- 1 FOR 15 PERSONS	1	2
		FEMALE- 1 FOR 12 PERSONS	1	6
		DA W.C. FOR 10% OF TOTAL NO. OF PERSONS	1	1
2	ABLUTION TAP	1 IN EACH W.C	3	9
3	URINALS	ONE FOR 7-20 PERSONS	1	4
4	DRINKING WATER	ONE FOR EVERY 100 PERSONS	1	1
5	WASHING TAP	1 FOR EVERY 25 PERSONS	1	1

REGISTERED STRUCTURAL ENGINEER

Er.N.PRAVEEN KUMAR.M.E.,
Govt. Registered StructuralEngineer Grade-I
Registration No:RSE-I: 14/2023

REGISTERED ENGINEER/ CONSTRUCTION ENGINEER

Er G.NANDA KUMAR.B.E,M.Sc.Rev.,
Govt.HNTDA Registered Engineer
Registration No:RE-I:40/2026 , RCE-I: 29/2021

APPLICANT

Mr.V.KRISHNAMURTHY,
S/o.Mr.VENGATESAN.

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.