Verified RealEstate™

REFERENCE
16/2026-2027

ISSUED
29 August 2026

PP APPROVAL RECORD

Planning Permission

Survey 741/1C and 1 more

Begapalli, PANCHAYAT HOSUR 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.

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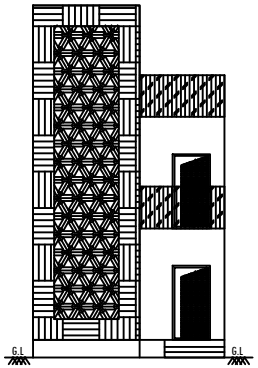
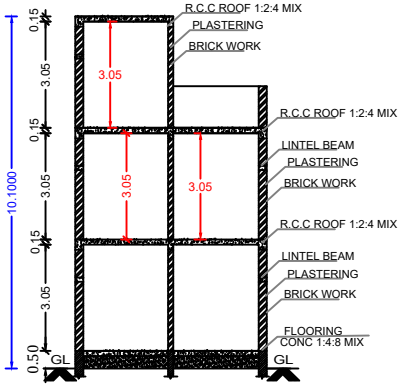
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE EXISTING APPROVED GROUND FLOOR AND PROPOSED CONSTRUCTION OF FIRST AND SECOND FLOOR RCC ROOF RESIDENTIAL BUILDING IN PLOT NO -157 NORTH, 158 SOUTH, S.F.NO-741/1C,AT " BRINDAVANA GARDEN CITY"[HNTDA LAYOUT REGULARIZATION NO : 54/2017] BEGEPALLI VILLAGE AND PANCHAYAT, HOSUR TALUK , KRISHNAGIRI DISTRICT(EXT GROUND FLOOR APPROAL R.O.C.NO : 73 / 2020)



ELEVATION

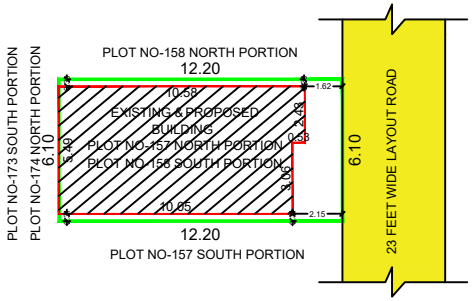


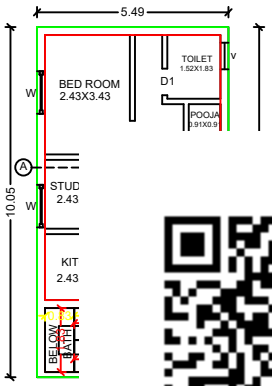
SECTION ON: A-B

SCALE - 1:100

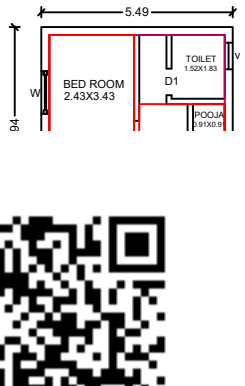
SITE PLAN

SCALE - 1:150

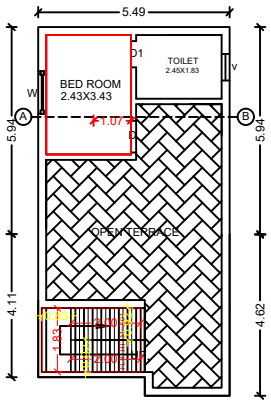




EXISTING API



LAN



PROPOSED SECOND FLOOR PLAN

GPS
LAT -12.
LONG -77.

LOCATION PLAN

OFFICE USE

TECHANICAL APPROVAL

SITE AREA DETAILS

PARTICULARS	Sq.Mt.	Sq.Ft.
AS PER DOCUMENT AREA	74.32	800.00

BUILDING AREA DETAILS

EXISTING GROUND FLOOR AREA	56.02	603.00
PROPOSED FIRST FLOOR AREA	39.37	423.78
PROPOSED SECOND FLOOR AREA	23.40	251.88
TOTAL BUILDING AREA	118.79	1278.66
OPEN SPACE	18.30	196.98
PLOT COVERAGE IN %	75.38	
FLOOR SPACE INDEX	1.59	

SCHEDULE OF JOINERIES		WIDTH	HEIGHT
MD	MAIN DOOR	1.07	2.13
D	DOOR	0.91	2.13
D1	DOOR	0.76	2.13
W	WINDOW	1.60	1.22
W1	WINDOW	1.52	1.22
O	OPEN	0.91	2.10
V	VENTILATOR	0.91	0.61

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR	0	0
TWO WHEELER	2	2

COLOUR INDEX

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	

APPLICANT

1.Mr.K.MAGESH.,S/o.,KALIYAMURTHY.,

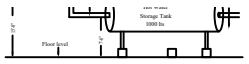
2.Mrs.REKHA.,W/o.,MAGESH.,

REGISTERED ENGINEER

Er. G. SARATH KUMAR, BE.,Civil,
REGISTERED ENGINEER
DTCP: RE-GR-III-001/2024
SK PLANNERS



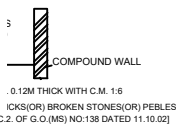
SECTION OF RAIN WATER PERCOLATION PIT

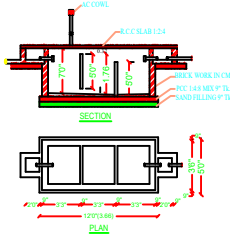


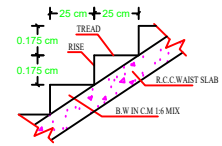
SOLAR WATER HEATER DETAILS



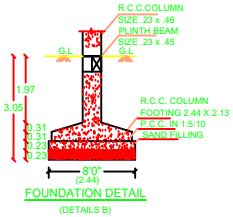
SECTION OF RAIN WATER PERCOLATION BED







SECTION OF STAIRCASE



FOUNDATION DETAIL
(DETAILS B)

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.