Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

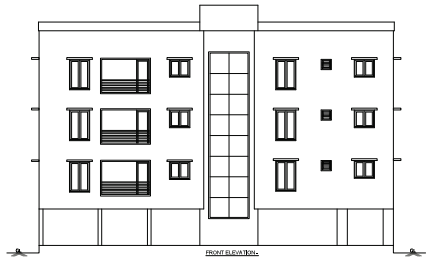
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

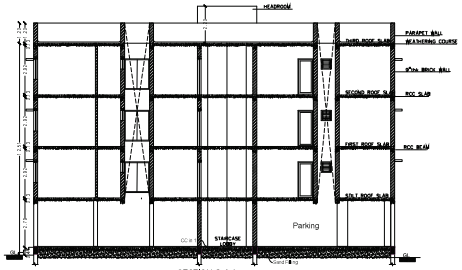
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

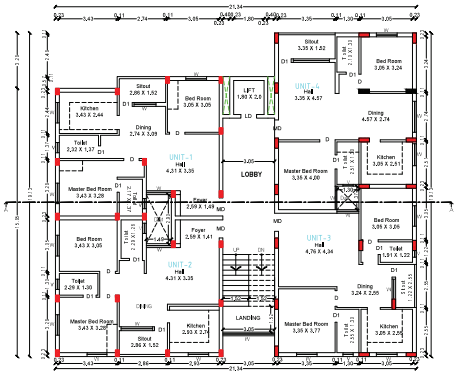
PLAN SHOWING THE PROPOSED STILT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL APARTMENT BUILDING IN PLOT NO:63 & 64, (APPROVED LAYOUT - L.P./DTCP NO:02/2022) NEW SUB DIVISION S.F.No:309/40 & 41 OF ACHETIPALLI VILLAGE & PANCHAYAT, HOSUR UNION & TALUK, KRISHNAGIRI DISTRICT.

SCALE - 1:100

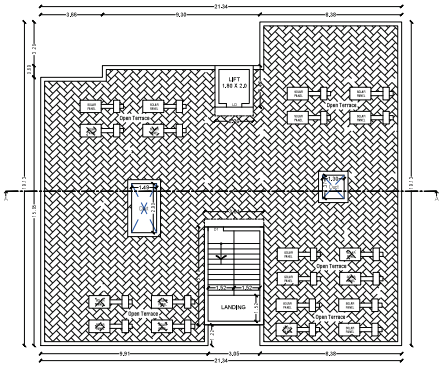




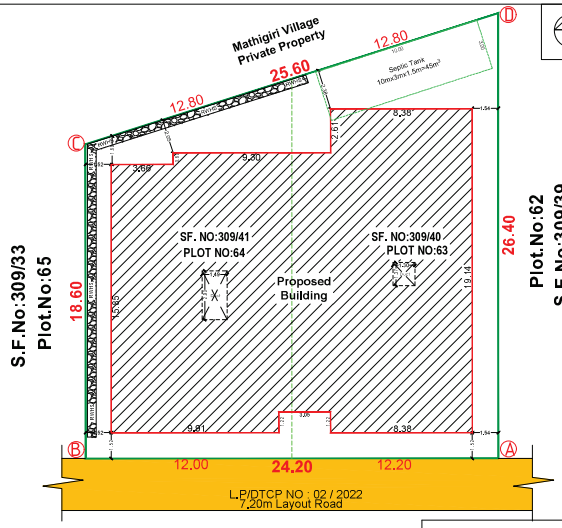
SECTION @ A A

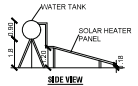


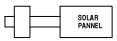
TYPICAL FLOOR PLAN OF
FIRST, SECOND & THIRD FLOORS



HEAD ROOM / TERRACE FLOOR PLAN





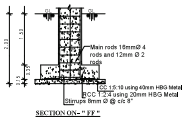


PLAN
SOLAR WATER HEATER
SCALE-1:50

Color Index	
Site Boundry	
Proposed Building	
Existing Road	

SITE CUM STILT FLOOR PLAN

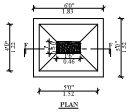
L.P/DTCP NO : 02 / 2022
7.20m Layout Road

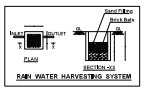


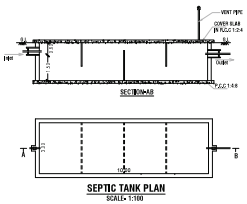
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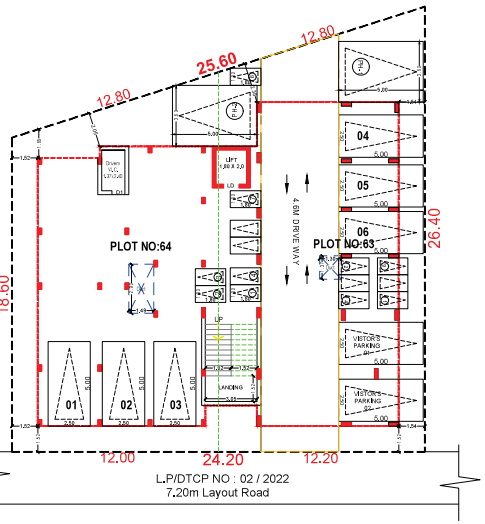


STAIRCASE DETAILS
SCALE- 1:20









SITE CUM STILT FLOOR PLAN

Area Details

Particulars	Sq.mt.
Area of the Site as per Sale Deed	547.53
Area of the Site as per Revenue Records	548.00
Super Imposed Area	547.57

Build up Area Details (Block-1)	Built Up Area in sq.mt.	Non FSI Area in sq.mt.	FSI Area in sq.mt.
Area of the Stilt	368.44	368.44	-
Area of the First Floor	368.44	6.14	362.30
Area of the Second Floor	368.44	6.14	362.30
Area of the Third Floor	368.44	6.14	362.30
Area of the Head Room / Terrace Floor	23.85	23.85	-
Total	1497.61	410.71	**1086.90**

Floor Space Index (FSI)	: **1.985**
Car Parking (2.5 X 5.0)	: 06 **Nos.**
Visitors Car Parking (2.5 X 5.0)	: 02 **Nos.**
PH Car Parking (3.6 X 5.0)	: 02 **Nos.**
Two Wheller Parking (1.0 X 1.8)	: **14 Nos.**

Applicant

Engineer

Ex. No. 1117, Class - I B.E. Hosur, Mobile 9952425639
Krishnagiri Dist. Town & Country Planning Office, Hosur
KDTCP-Professional Registration

	Reg. No.	Validity
Regd. Engineer Grade: I (RE/I)	32/2024	22.05.2025
Regd. Sr. Engineer Grade: II (SE/II)	25/2022	23.03.2027
Regd. Construction Engineer (CE)	19/2019	28.04.2029
Regd. Quality Auditor (QA)	66/2024	17.06.2029
Regd. Developer (RD)	18.2024	22.05.2029

Schedule of Joineries		
MD	Main Door	1.07 X 2.10
D	Door	0.91 X 2.10
D1	Door	0.75 X 2.10
LD	Lift Door	1.20 X 2.10
W	Window	1.83 X 1.60
KW	Window	1.22 X 1.60
V	Ventilator	0.90 X 0.60

DWELLING UNITS AREA DETAILS **in sq.mt.**

	Typical Floor	Unit Number	Area
BLOCK -1	1, 2, 3	1	77.80
	1, 2, 3	2	78.14
	1, 2, 3	3	77.04
	1, 2, 3	4	81.50

SITE APPROVAL

ROC No:SWP/ BPA/ 347741/2024, DATE:26/11/2024, SITE BOUNDARY EARMARKED AS A TO D and NUMBERED AS L.P/ H.N.T.D.A (K.D) No:173/2024, DATE:26/11/2024
SITE APPROVAL ISSUED

PLANNING PERMISSION

ROC No:SWP/ BPA/ 347741/2024, DATE:26/11/2024, BUILDING PLANNING PERMISSION NUMBERED AS B.P/ H.N.T.D.A (K.D) No:97/2024, DATE:26/11/2024
PERIOD: FROM 26/11/2024 TO 25/11/2032,
PLANNING PERMISSION ISSUED

Signature valid
Signed by: Village Panchayat President
Location: Krishnagiri
Date: 2025.12.13 17:58:38

Signature valid

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.