Verified RealEstate™

REFERENCE
SWP/BPA/058295/2023

ISSUED
23 February 2024

PP APPROVAL RECORD

Planning Permission

Krishnagiri

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.

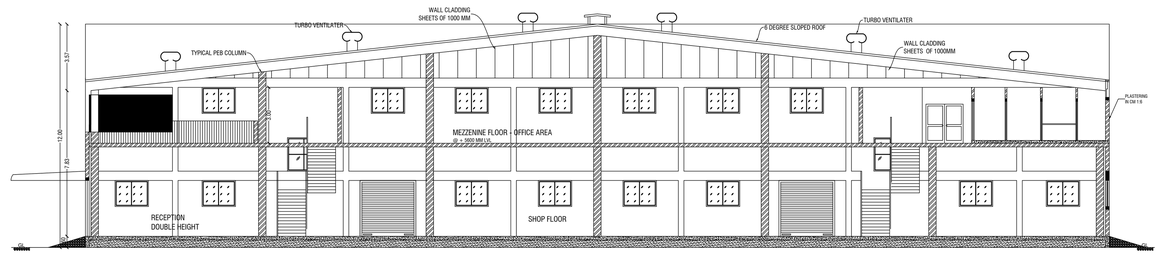
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

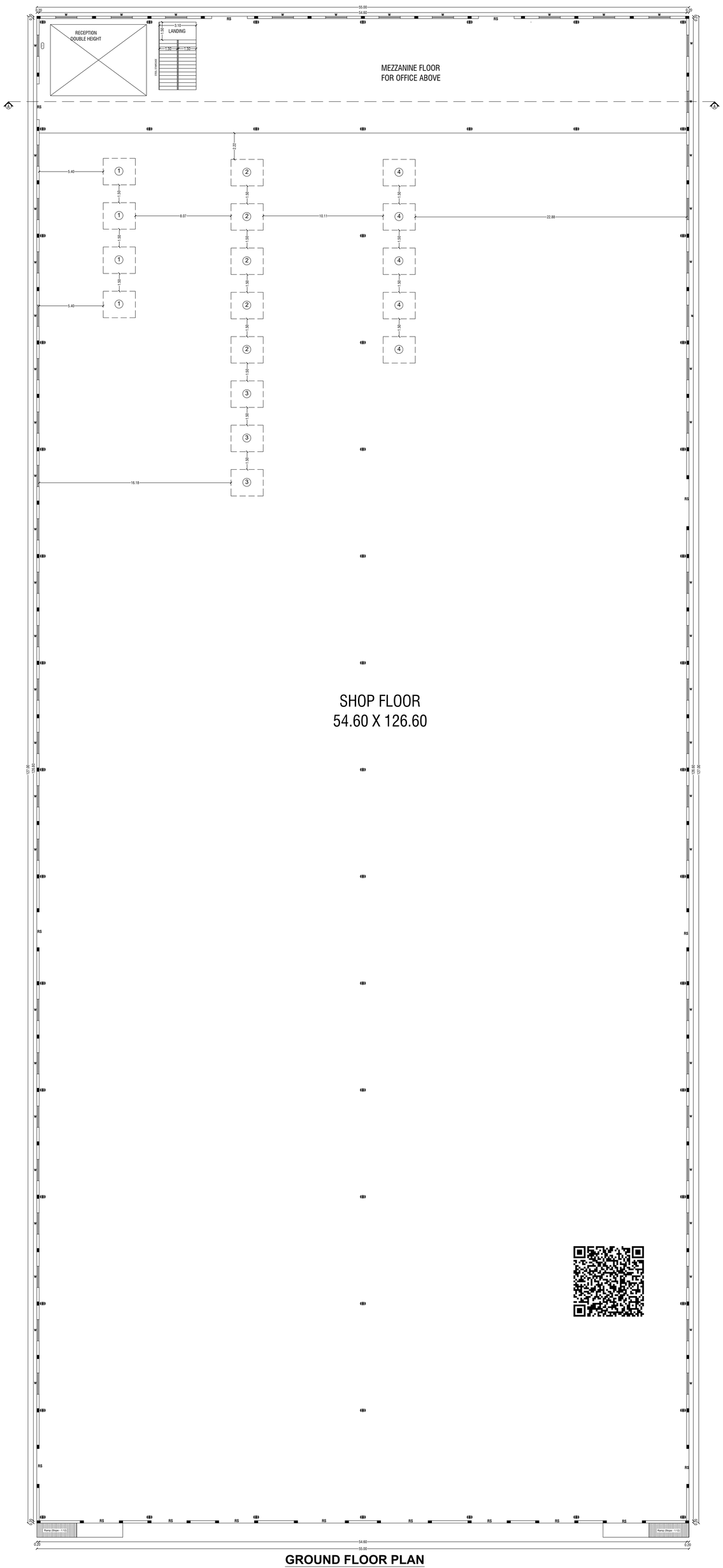
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

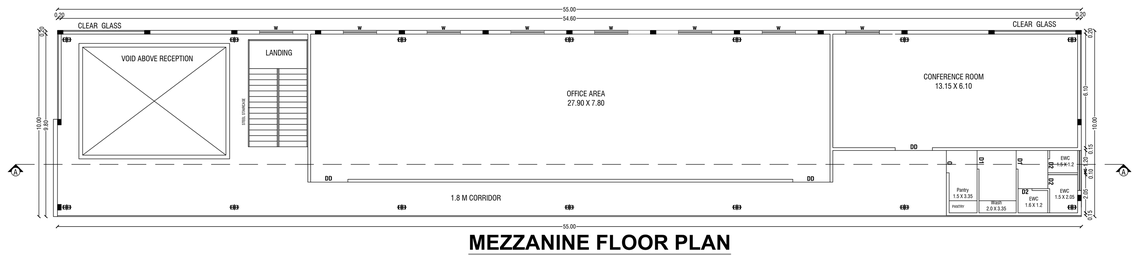
ELEVATION



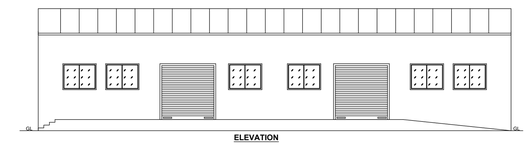
SECTION - 'AA'



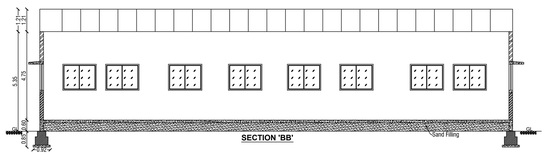
GROUND FLOOR PLAN
PRODUCTION HALL (BLOCK-1)



MEZZANINE FLOOR PLAN



ELEVATION



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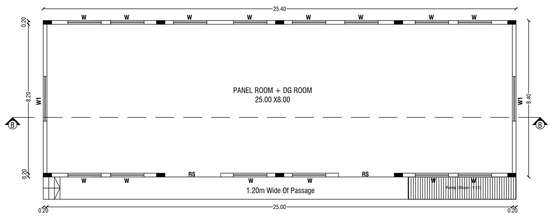
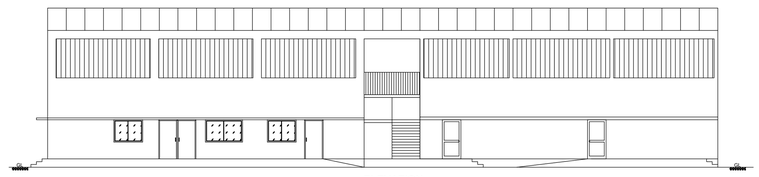


PANEL ROOM +DG ROOM PLAN (BLOCK-2)



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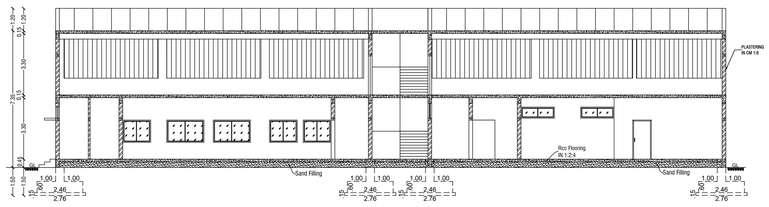
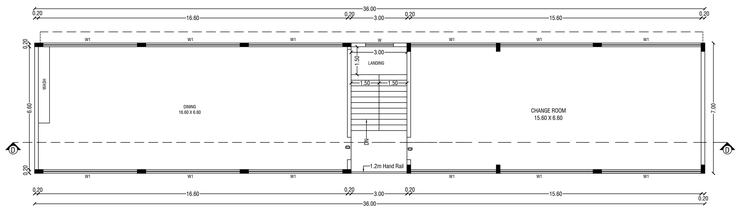
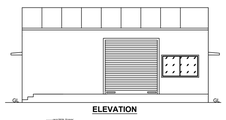


SECTION 'DD'



FIRST FLOOR PLAN



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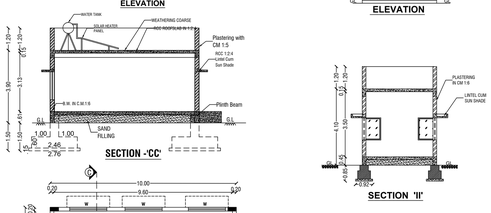
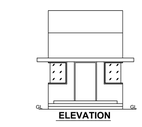
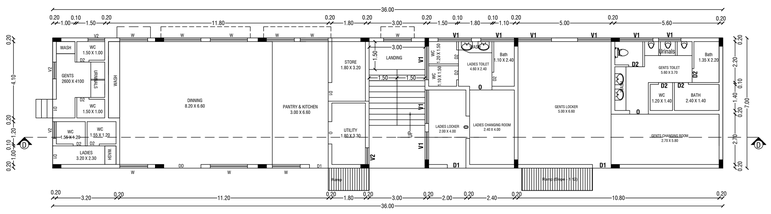


SECTION -'CC'

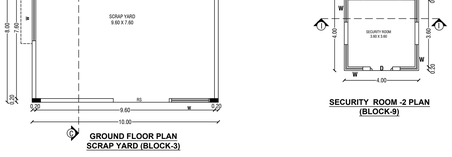


ELEVATION

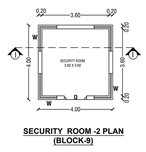
SECTION 'II'



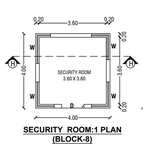
GROUND FLOOR PLAN
CANTEEN & CLOAK ROOM (BLOCK-4)



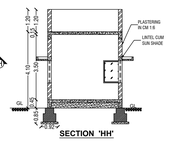
GROUND FLOOR PLAN
SCRAP YARD (BLOCK-3)



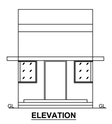
SECURITY ROOM -2 PLAN
(BLOCK-9)



SECURITY ROOM:1 PLAN
(BLOCK-8)

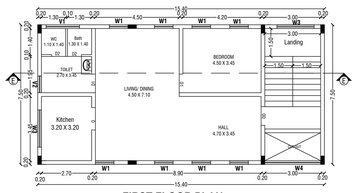


SECTION 'HH'



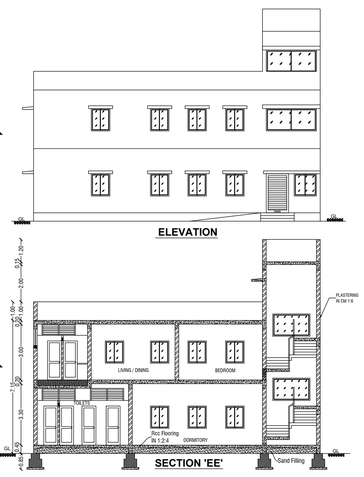
ELEVATION

Note:
1. All Machinery Hall / Floor Equipped with Mechanical Ventilation
2. All Machinery Hall / Floor Equipped with Fire Extinguisher
3. All Machineries Min 1.0m Setback All around
4. All Toilets Equipped with Mechanical Ventilation
5. All Toilets Partition Walls is 2.1m Height
6. All Office Cabin Aluminum Partitions with 3.0m Height
7. All Dimensions are in Meters



FIRST FLOOR PLAN

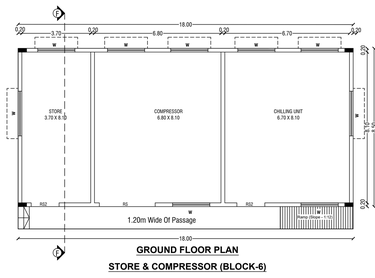
GROUND FLOOR PLAN



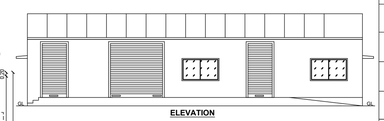
ELEVATION

SECTION 'EE'

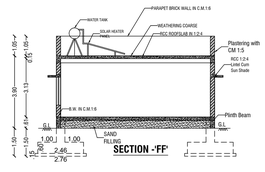
EMPLOYES QUARTERS (BLOCK-5)



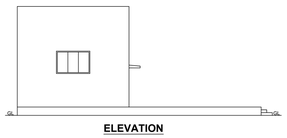
GROUND FLOOR PLAN
STORE & COMPRESSOR (BLOCK-6)



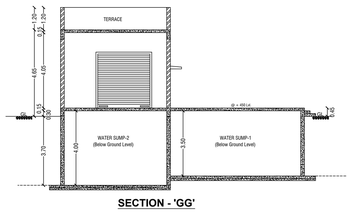
ELEVATION



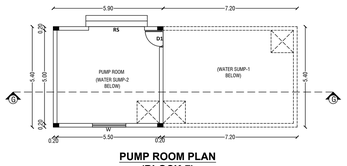
SECTION -'FF'



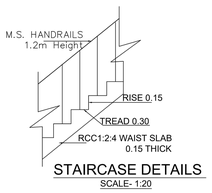
ELEVATION



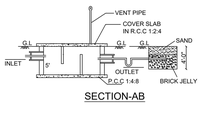
SECTION - 'GG'



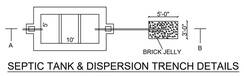
PUMP ROOM PLAN
(BLOCK-7)



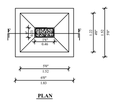
STAIRCASE DETAILS
SCALE- 1:20



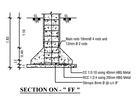
SECTION-AB



SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100



PLAN



SECTION ON - " FF "

Schedule of Joineries		
RS	Rolling Shutter	3.00 X 4.00
D	Door	1.20 X 2.10
DD	Double Door	2.00 X 2.10
D1	Door	1.00 X 2.10
D2	Door	0.75 X 2.10
W	Window	2.00 X 1.20
W1	Window	1.00 X 1.20
V	Ventilator	0.90 X 0.60

SITE PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTION TO THE EXISTING APPROVED INDUSTRIAL BUILDINGS FOR "M/s.ITCO INDUSTRIES LIMITED." (GREEN CATEGORY - MANUFACTURING OF FIBER REINFORCED PLASTIC ROD) IN S.F.No:123/1A & 1B1A1 OF SAMANAPALLI VILLAGE AND PANCHAYAT, SHOOLAGIRI UNION, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.

Area Details

Description	FSI Area	Non FSI Area	Total Built Up Area
Area of the Production Hall : BLOCK-1	6985.00	-	6985.00
Area of the Production Hall MEZZ. : BLOCK-1	499.78	-	499.78
Area of the Panel & DG Room : BLOCK-2	213.36	-	213.36
Area of the Scrap Yard : BLOCK-3	80.00	-	80.00
Area of the Clock & Canteen Room GF : BLOCK-4	252.00	-	252.00
Area of the Clock & Canteen Room FF : BLOCK-4	252.00	-	252.00
Area of the Employes Quarters GF: BLOCK-5	115.50	-	115.50
Area of the Employes Quarters FF: BLOCK-5	115.50	-	115.50
Area of the Store & Compressor : BLOCK-6	153.00	-	153.00
Area of the Pump Room: BLOCK-7	31.86	-	31.86
Area of the Security Room -1: BLOCK-8	16.00	-	16.00
Area of the Security Room -2: BLOCK-9	16.00	-	16.00
Total Area	8730.00	-	8730.00

Power Details

S.No.	MACHINERIES NAME	H.P.	Nos.	TOTAL H.P.
1	UV FRP Pultrusion Machine	20.00	4	80.00
2	Thermac FRP Pultrusion Machine	40.00	5	200.00
3	Coating Machine	25.00	3	75.00
4	Rewinding Machine	8.00	5	40.00
Total Power in HP				395.00

Applicant

For ITCO INDUSTRIES LTD.
V.CHINNACHAMY
General Manager (Works)
(Authorised Signatory)

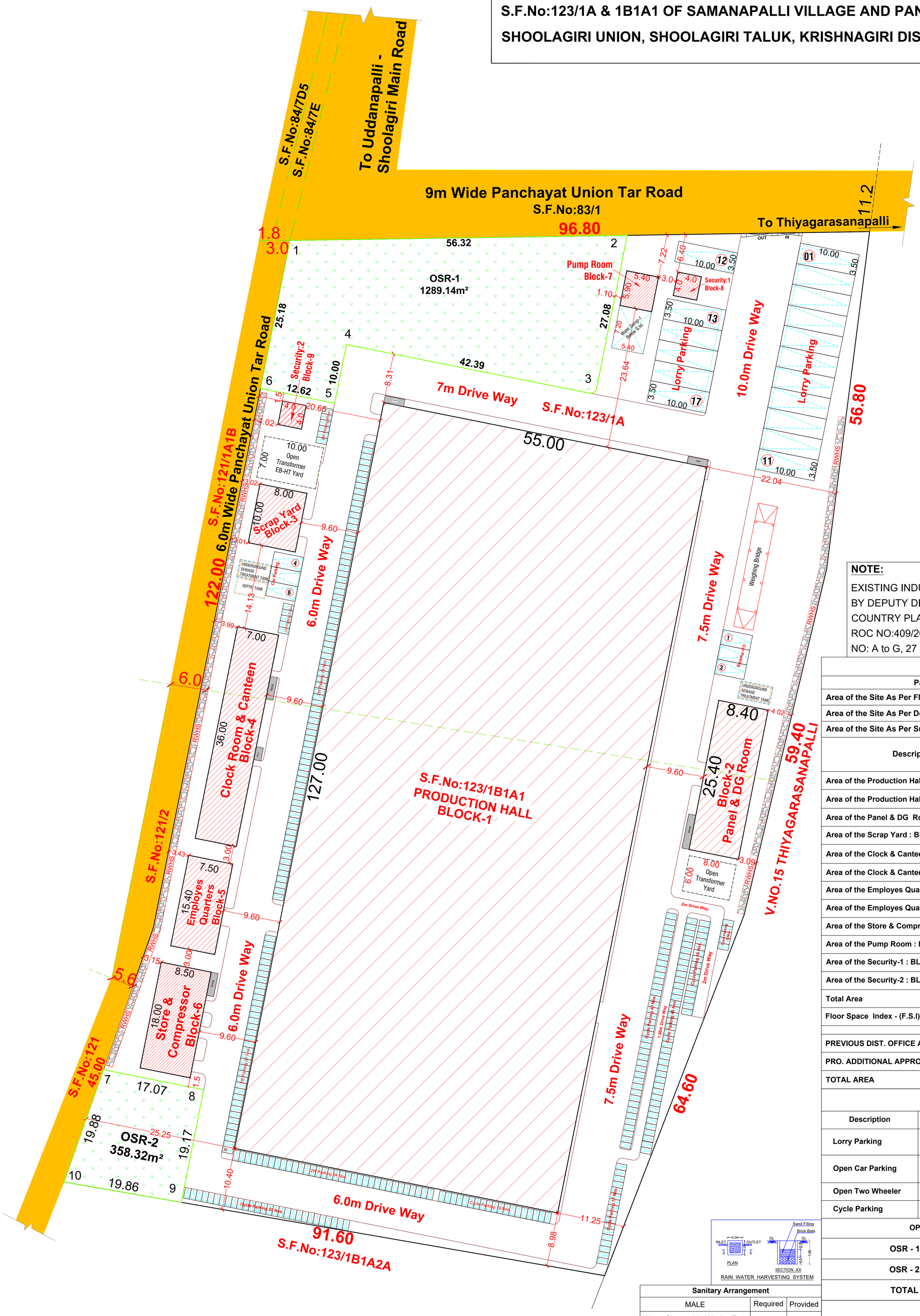
Engineer

Er. J. PARVESH, B.Tech., M.Tech.(Structural)
Registered Engineer Grade - II (HNTDA)
(RE-GR-II, 02/2019; Valid up to 01.04.2024)
Mobile: 9655223333 / 9790080750

Er. J. PARVESH, B.Tech., M.Tech.(Structural)
Structural Engineer Grade - I (HNTDA)
(SE-GR-I, 02/2019; Valid up to 09.04.2024)
Mobile: 9655223333 / 9790080750

Er. N. Sridhar, DCE.,B.E.,(Civil)
Registered Construction Engineer Grade (CE)
Reg. No: 06/2019-CE, Valid up to 24-04-2024
Mob: 9952426600

SITE PLAN SHOWING THE REVISED & PROPOSED ADDITIONAL CONSTRUCTION TO THE EXISTING APPROVED INDUSTRIAL BUILDINGS FOR "M/s.ITCO INDUSTRIES LIMITED." (GREEN CATEGORY - MANUFACTURING OF FIBER REINFORCED PLASTIC ROD) IN S.F.No:123/1A & 1B1A1 OF SAMANAPALLI VILLAGE AND PANCHAYAT, SHOOLAGIRI UNION, SHOOLAGIRI TALUK, KRISHNAGIRI DISTRICT.



Color Index	
Site Boundry	
Proposed Building	
Existing Road	

Area Statement

S.F.No:	Ext. in Hec.
123/1A	0.80.00
123/1B1A1	0.81.00
Total Area	1.61.00

NOTE:

EXISTING INDUSTRIAL BUILDINGS ALREADY APPROVED BY DEPUTY DIRECTOR, KRISHNAGIRI TOWN AND COUNTRY PLANNING OFFICE (HNTDA-KD), HOSUR, ROC NO:409/2022-KD, TECHNICAL SANCTION NO: A to G, 27 /2002, DATED ON:04/04/2022

Area Details

Particulars	Sq.mt.
Area of the Site As Per FMB	16100.00
Area of the Site As Per Document	16100.00
Area of the Site As Per Super imposed	16100.00

Description	FSI Area	Non FSI Area	Total Built Up Area
Area of the Production Hall : BLOCK-1	6985.00	-	6985.00
Area of the Production Hall MEZZ. : BLOCK-1	499.78	-	499.78
Area of the Panel & DG Room : BLOCK-2	213.36	-	213.36
Area of the Scrap Yard : BLOCK-3	80.00	-	80.00
Area of the Clock & Canteen Room GF: BLOCK-4	252.00	-	252.00
Area of the Clock & Canteen Room FF : BLOCK-4	252.00	-	252.00
Area of the Employes Quarters GF : BLOCK-5	115.50	-	115.50
Area of the Employes Quarters FF : BLOCK-5	115.50	-	115.50
Area of the Store & Compressor : BLOCK-6	153.00	-	153.00
Area of the Pump Room : BLOCK-7	31.86	-	31.86
Area of the Security-1 : BLOCK-8	16.00	-	16.00
Area of the Security-2 : BLOCK-9	16.00	-	16.00
Total Area	8730.00	-	8730.00
Floor Space Index - (F.S.I)		0.542	

PREVIOUS DIST. OFFICE APPROVED AREA	2455.05
PRO. ADDITIONAL APPROVAL AREA TO BE OBTAIN - DTCP	6274.95
TOTAL AREA	8730.00

Parking Requirements

Description	Stall Size	Required	Provided
Lorry Parking	3.50 x 10.0	Work Shop Area: $\frac{7864}{500}$ = 15.7 Nos.	17 Nos
Open Car Parking	2.50 x 5.00	Office Area: $\frac{500}{100}$ = 5 Nos.	6 Nos.
Open Two Wheeler	1.00 x 1.80	Work Shop Area: $\frac{7864}{50}$ = 157.2 Nos.	194 Nos
Cycle Parking	1.00 x 1.80	Work Shop Area: $\frac{7864}{50}$ = 157.2 Nos.	165 Nos

OPEN SPACE RESERVATION (OSR)

OSR - 1	1289.14 m²
OSR - 2	358.32 m²
TOTAL	1647.46 m² : (10.23%)

Sanitary Arrangement

MALE	Required	Provided
Water Closet with Ablution Tap	2	2
Urinal	1	1
FEMALE	Required	Provided
Water Closet with Ablution Tap	1	1
Drinking Water Fountains	1	1
Washing Taps	2	2
Emergency Shower / Eye wash	1	1

SITE PLAN
Scale - 1:100

Power Details

S.No.	Machineries Details	H.P.	Nos.	TOTAL H.P.
1	UV FRP Pultrusion Machine	20.00	4	80.00
2	Thermac FRP Pultrusion M/c.	40.00	5	200.00
3	Coating Machine	25.00	3	75.00
4	Rewinding Machine	8.00	5	40.00
Total Power in HP				395.00

No of Workers - 50 Nos. (Male:30 ; Female:20)

Applicant

For ITCO INDUSTRIES LTD.
V.CHINNACHAMY
General Manager (Works)
(Authorised Signatory)

Engineer

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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

hello@verified.realestate · +91 9996 12 9996

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.