Verified RealEstate™

REFERENCE
02/2025-2026

ISSUED
25 November 2025

PP APPROVAL RECORD

Planning Permission

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.

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

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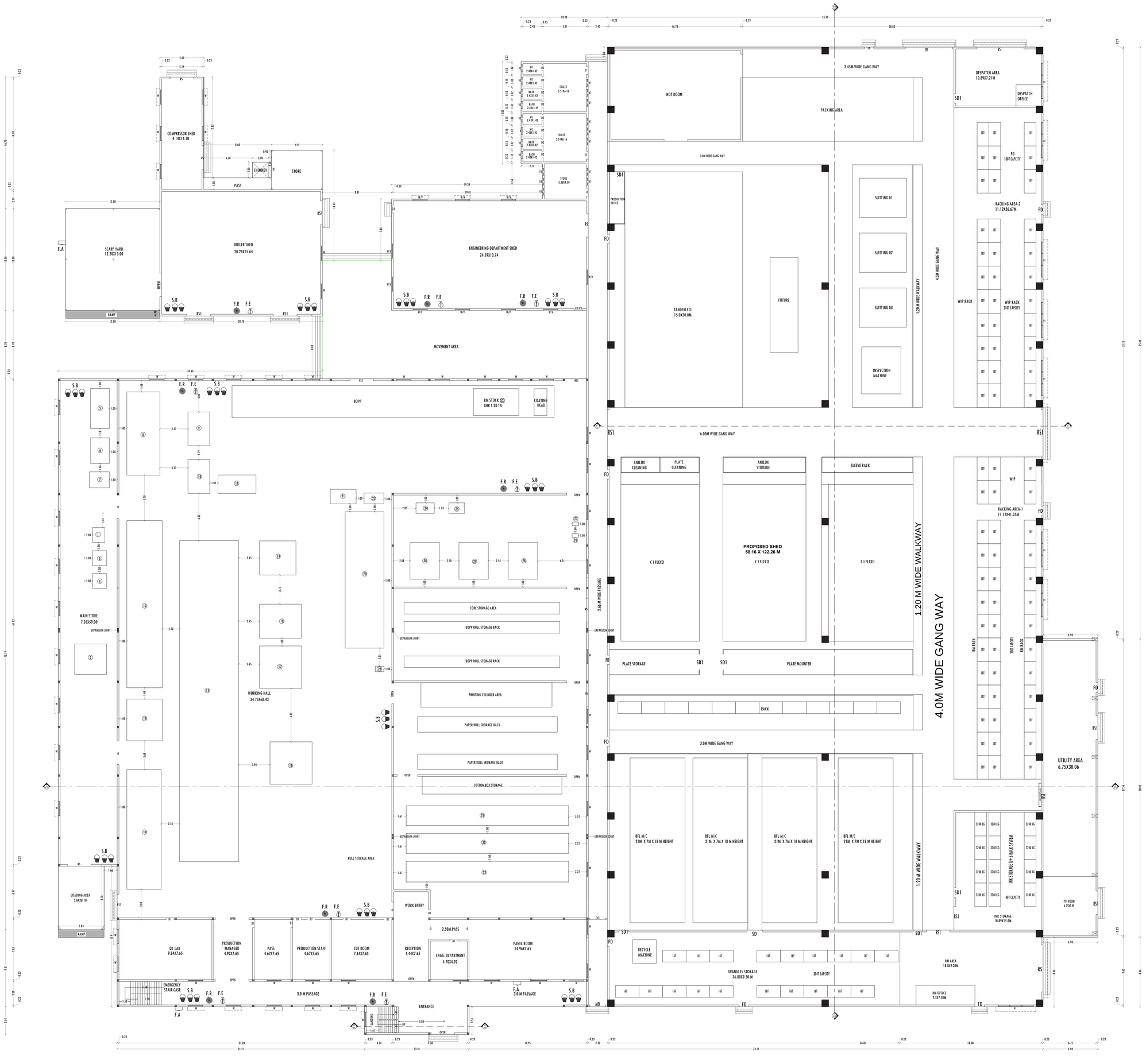
DIGITALLY VERIFIED RECORD

SHEET No: 1

PLAN SHOWING THE REVISION & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s."RATHNA PACKAGING INDIA PVT. LTD."-UNIT-III (CARDBOARD BOX AND PAPER PRODUCTS WITH MANUFACTURING PROCESS FLEXIBLE PACKAGING - TNPCB ORANGE CATEGORY) IN S.F.No: 66/1D, 66/1E & 66/2 AT BAGALUR TO BERIKAI ROAD OF MUGULAPALLI VILLAGE, THUMMANAPALLI PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

N W E S



DRAWING TITLE	DRAWING SCALE
MAIN BUILDING & MAIN STORES - GF	SCALE -1:100

MACHINERY DETAILS

S.No	MACHINE NAME	Nos	K.W.	H.P.
1	SIGMA MIXER-1	1	3.50	4.69
2	SIGMA MIXER-2	1	68.00	91.12
3	STIRRER-1	1	3.50	4.69
4	STIRRER-2	1	3.50	4.69
5	RUBBER MILL	1	3.50	4.69
6	CHILLER	1	22.00	29.48
7	RUBBER CUTTER	1	3.50	4.69
8	HOTMELT COATING	1	14.90	19.97
9	FOIL SLITTING	1	6.70	8.98
10	SULICER-1	1	4.47	5.99
11	LOG RE-WINDER	1	3.70	4.96
12	WAX COATING	1	37.30	49.98
13	PEG COATING	1	22.30	29.88
14	PM-1	1	26.00	34.84
15	MULTI COATING	1	120.00	160.80
16	SLICER-2	1	5.50	7.37
17	PAPER TAPE SLITTING-1	1	4.10	5.49
18	PAPER TAPE SLITTING-2	1	4.10	5.49
19	DRUM SLITTING	1	15.00	20.10
20	PM-2	1	33.00	44.22
21	PAPER TAPE SLITTING-3	1	4.45	5.96
22	SLICER-3	1	8.00	10.72
23	CORE CUTTER	1	0.00	0.00
24	RE-WINDER-4	1	0.75	1.01
25	RE-WINDER-5	1	0.75	1.01
26	CORE CUTTER	1	0.00	0.00
27	CORE CUTTER	1	0.00	0.00
28	BOPP TAPE SLITTING-1	1	4.10	5.49
29	BOPP TAPE SLITTING-2	1	4.10	5.49
30	BOPP TAPE SLITTING-3	1	4.10	5.49
31	PAPPER BAG MAKING-1	1	40.00	53.60
32	PAPPER BAG MAKING-2	1	40.00	53.60
33	PAPPER BAG MAKING-3	1	40.00	53.60
	TOTAL EXISTING HP	550.02 K.W.	738.10 H.P.	
	No. OF WORKERS	120		

REFERENCE

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	6.00 X 5.50
RS1	ROLLING SHUTTER	3.00X3.00
MD	MAIN DOOR	2.00X2.50
FD	FIRE DOOR	1.20X2.50
SD	SLIDING DOOR	2.00X2.50
SD1	SLIDING DOOR	1.20X2.50
D	DOOR	1.20X2.13
D1	DOOR	0.90 X 2.13
D2	DOOR	0.76 X 2.13
DW	DOOR/WINDOW	0.00 X 2.13
W	WINDOW	1.83 X 1.20
W1	WINDOW	4.50 X 1.50
V	VENTILATOR	1.83X 0.61
V1	VENTILATOR	0.91X 0.61

REVISED AREA DETAILS

BLOCK	PARTICULARS	FSI (SQ.M.)	NON-FSI (SQ.M.)	TOTAL BUILT-UP AREA(SQ.M.)
01	AREA OF MAIN BUILDING & MAIN STORES - GF	14161.73	-	14161.73

APPLICANT

For Rathna Packaging India Pvt. Ltd.,
Authorised Signatory

REGISTERED ENGINEER / STRUCTURAL ENGINEER	REGISTERED CONSTRUCTION ENGINEER
FOCUS PROPERTIES Ex. A. ANAND SUBRAMANI, M.Tech (Structures) Consulting Civil Engineer & Contractor Govt. Regd. Engineer Class - I, (R2), VAT/CST No. 1020202 Govt. Regd. Contractor Class - I, (R2) VAT/CST No. 1020202 P.W. No. 1/1/1/1/1/1/1, Opp. Railway Station, Hosur-635 109. Cell : 98452 24413, Hosur - 95913 28488.	Er. P. Prema, D.C.E., Registered Construction Engineer ANCCEA CE-09/2019 FF 13/09, Tank Street, Hosur Ph:09244559114, 9244382550.

EXISTING MAIN BUILDING, MAIN STORE & PROPOSED BUILDING PHASE-I PLAN - GF A/C PROVIDED

(BLOCK - 01)

SHEET No: 2

PLAN SHOWING THE REVISION & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s."RATHNA PACKAGING INDIA PVT. LTD."-UNIT-III (CARDBOARD BOX AND PAPER PRODUCTS WITH MANUFACTURING PROCESS FLEXIBLE PACKAGING - TNPCB ORANGE CATEGORY) IN S.F.No: 66/1D, 66/1E & 66/2 AT BAGALUR TO BERIKAI ROAD OF MUGULAPALLI VILLAGE, THUMMANAPALLI PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

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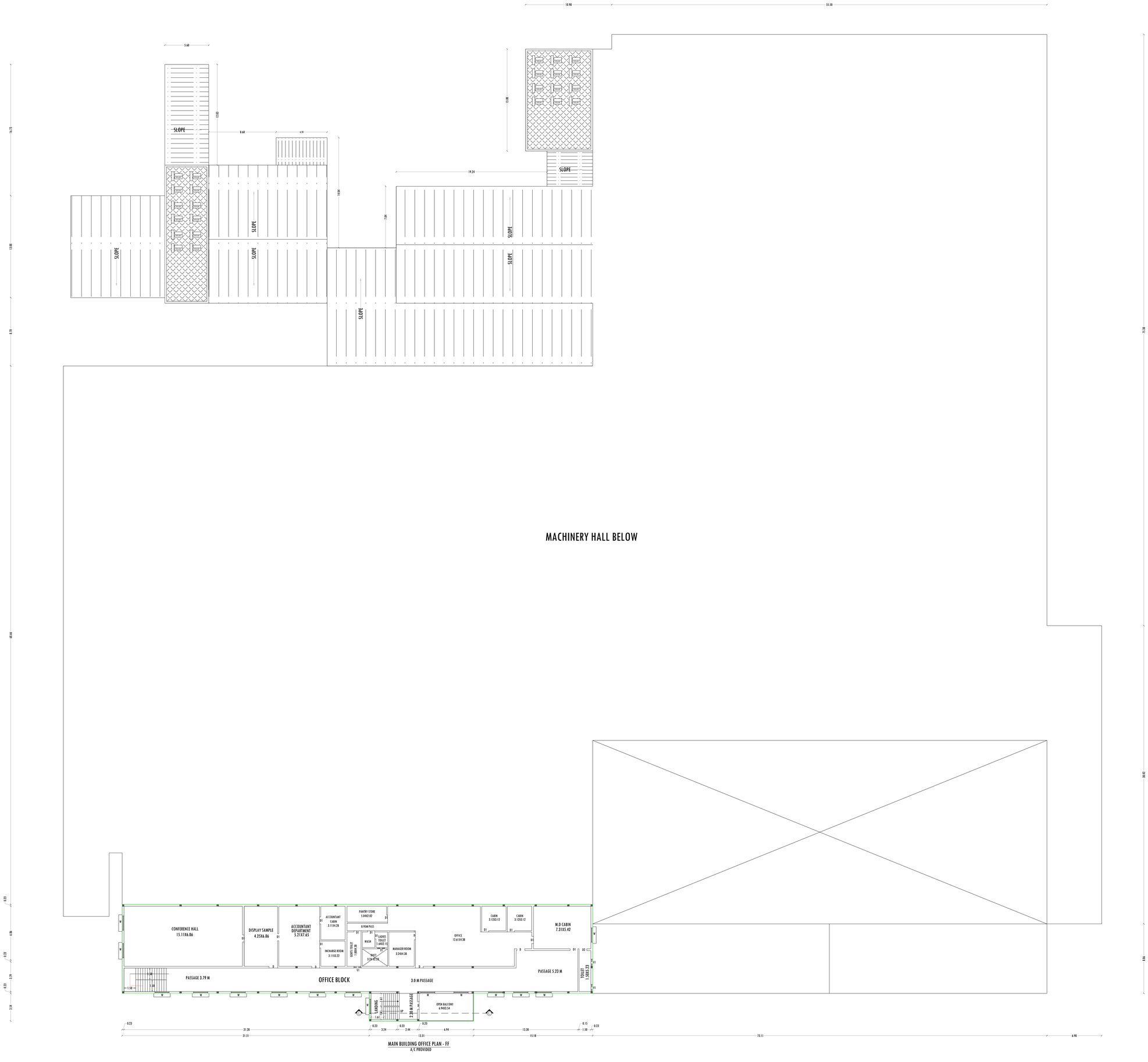


DRAWING TITLE	DRAWING SCALE
MAIN BUILDING OFFICE - FF	SCALE -1: 100

REFERENCE

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	6.00 X 5.50
RS1	ROLLING SHUTTER	3.00X3.00
MD	MAIN DOOR	2.00X2.50
FD	FIRE DOOR	1.20X2.50
SD	SLIDING DOOR	2.00X2.50
SD1	SLIDING DOOR	1.20X2.50
D	DOOR	1.20X2.13
D1	DOOR	0.90 X 2.13
D2	DOOR	0.76 X 2.13
DW	DOOR/WINDOW	2.00 X 2.13
W	WINDOW	1.83 X 1.20
W1	WINDOW	4.50 X 1.50
V	VENTILATOR	1.83X 0.61
V1	VENTILATOR	0.91X 0.61

REVISED AREA DETAILS

BLOCK	PARTICULARS	FSI (SQ.M.)	NON-FSI (SQ.M.)	TOTAL BUILT-UP AREA(SQ.M.)
01	AREA OF MAIN BUILDING (OFFICE) - FF	702.95	-	702.95

APPLICANT

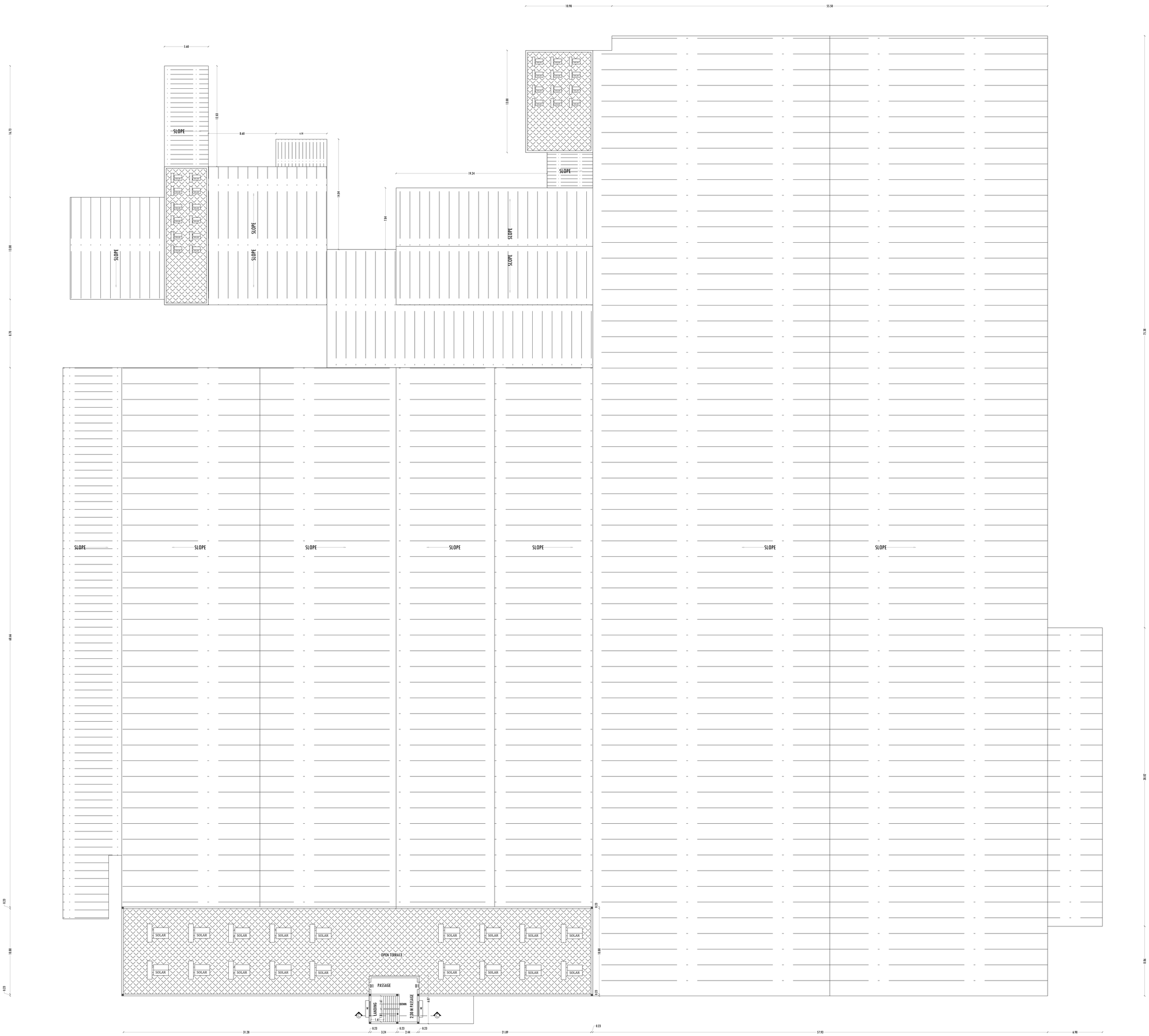
For Rathna Packaging India Pvt. Ltd.
Authorised Signatory

REGISTERED ENGINEER / STRUCTURAL ENGINEER	REGISTERED CONSTRUCTION ENGINEER
FocusB PROPERTIES Er. A. ANAND SELBABEE, M.Tech (Structures) Consulting Civil Engineer & Contractor Cont. Regd. Engineer Grade- I, (R), (NBTIA) No. 00200B Cont. Regd. Engineer Grade- I, (R), (NBTIA) Regd. No. 00200B P.N. 144, TNHB Rd, Opp. Railway Station, Hosur 635 109. Cell : 09952 30417, Mail : 09443 369466.	Er. P. Prema, D.C.E., Registered Construction Engineer NBTIA (C)-09/2019 77 13/09, Tank Street, Hosur Ph:09244559114, 9244382558.

SHEET No: 3

PLAN SHOWING THE REVISION & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s."RATHNA PACKAGING INDIA PVT. LTD."-UNIT-III (CARDBOARD BOX AND PAPER PRODUCTS WITH MANUFACTURING PROCESS FLEXIBLE PACKAGING - TNPCB ORANGE CATEGORY) IN S.F.No: 66/1D, 66/1E & 66/2 AT BAGALUR TO BERIKAI ROAD OF MUGULAPALLI VILLAGE, THUMMANAPALLI PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

N W E S



MAIN BUILDING & MAIN STORE PLAN- TERRACE

DRAWING TITLE	DRAWING SCALE
MAIN BUILDING HEADROOM - TERRACE FLOOR	SCALE -1: 100

REFERENCE

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	6.00 X 5.50
RS1	ROLLING SHUTTER	3.00X3.00
MD	MAIN DOOR	2.00X2.50
FD	FIRE DOOR	1.20X2.50
SD	SLIDING DOOR	2.00X2.50
SD1	SLIDING DOOR	1.20X2.50
D	DOOR	1.20X2.13
D1	DOOR	0.90 X 2.13
D2	DOOR	0.76 X 2.13
DW	DOOR/WINDOW	2.00 X 2.13
W	WINDOW	1.83 X 1.20
W1	WINDOW	4.50 X 1.50
V	VENTILATOR	1.83X 0.61
V1	VENTILATOR	0.91X 0.61

REVISED AREA DETAILS

BLOCK	PARTICULARS	FSI (SQ.M.)	NON-FSI (SQ.M.)	TOTAL BUILT-UP AREA(SQ.M.)
01	AREA OF HEADROOM - TERRACE FLOOR	-	38.67	38.67

APPLICANT

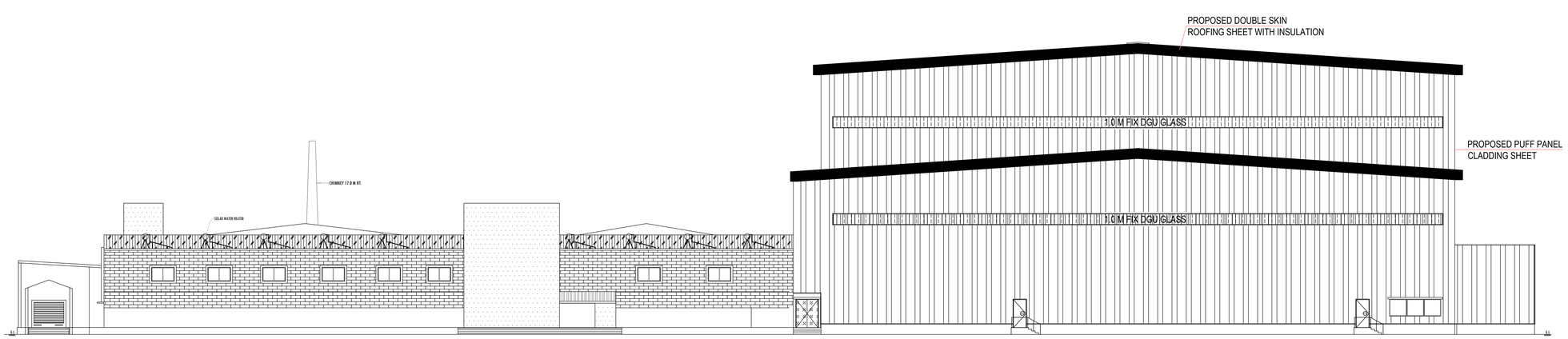
For Rathna Packaging India Pvt. Ltd.

Authorised Signatory

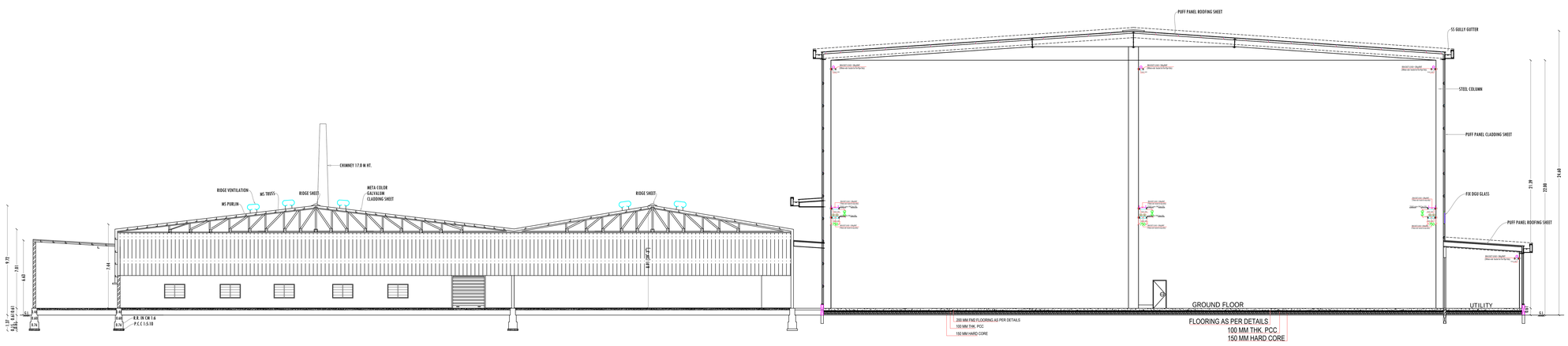
REGISTERED ENGINEER / STRUCTURAL ENGINEER	REGISTERED CONSTRUCTION ENGINEER
Focus8 PROPERTIES Er. J. ANAND SUBAGEE, M.Tech (Structures) Consulting Civil Engineer & Contractor Dist. Regd. Engineer Grade - I, IRE, HRTCB No. 02/2010, Dist. Regd. Contractor Class - I, Cat. - Building, HRTCB No. 02/2011 F.M. 144, TNHB-II, Opp. Railway Station, Hosur - 635 109. Cell : 99802 33412, Mail : 89443 36366.	Er. P. Prema, D.C.E., Registered Construction Engineer HRTCB.CE.09/2019 #F 13.09, Tank Street, Hosur Ph:09244539114, 9244382550.

SHEET No: 4

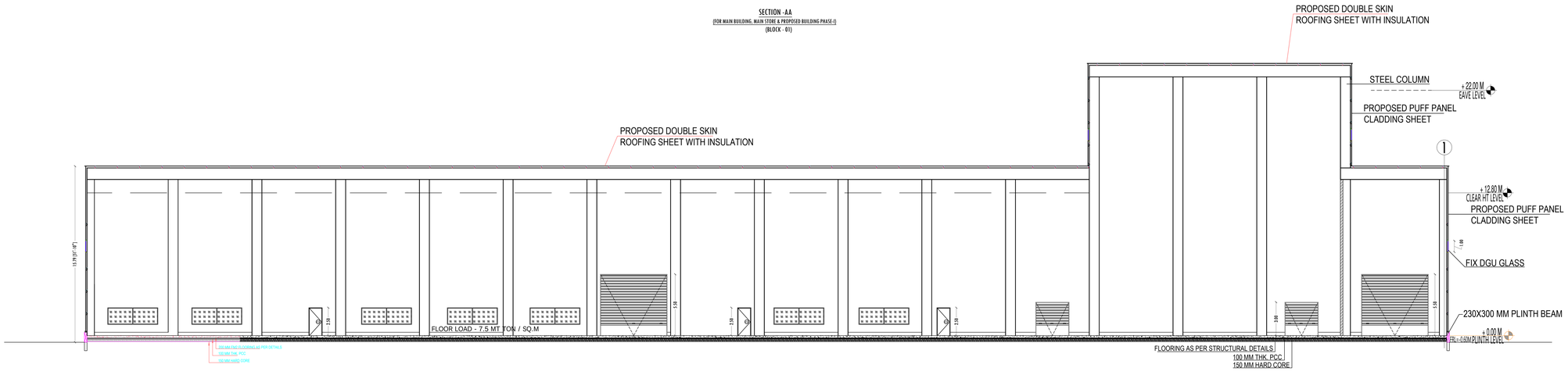
PLAN SHOWING THE REVISION & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s."RATHNA PACKAGING INDIA PVT. LTD."-UNIT-III (CARDBOARD BOX AND PAPER PRODUCTS WITH MANUFACTURING PROCESS FLEXIBLE PACKAGING - TNPCB ORANGE CATEGORY) IN S.F.No: 66/1D, 66/1E & 66/2 AT BAGALUR TO BERIKAI ROAD OF MUGULAPALLI VILLAGE, THUMMANAPALLI PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.



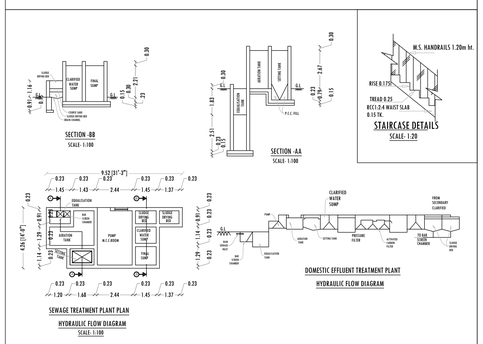
ELEVATION
(FOR MAIN BUILDING, MAIN STORE & PROPOSED BUILDING PHASE-I)
(BLOCK - 01)

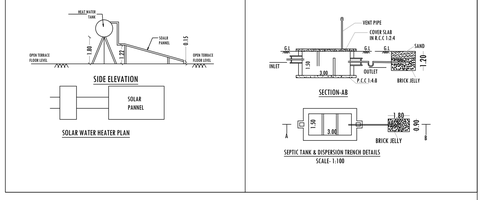


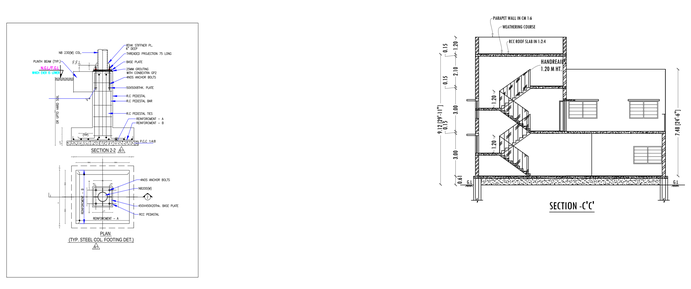
SECTION - AA
(FOR MAIN BUILDING, MAIN STORE & PROPOSED BUILDING PHASE-I)
(BLOCK - 01)

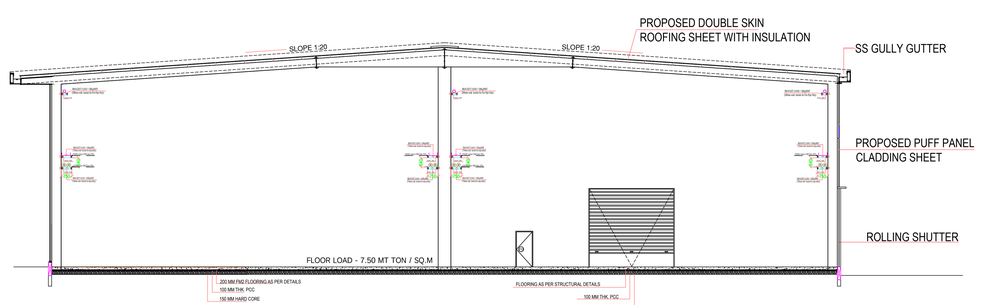


SECTION - BB
(FOR MAIN BUILDING, MAIN STORE & PROPOSED BUILDING PHASE-I)
(BLOCK - 01)









SECTION - CC
(FOR MAIN BUILDING, MAIN STORE & PROPOSED BUILDING PHASE-I)
(BLOCK - 01)

DRAWING TITLE	DRAWING SCALE
MAIN BUILDING SECTION & ELEVATION	SCALE -1: 100

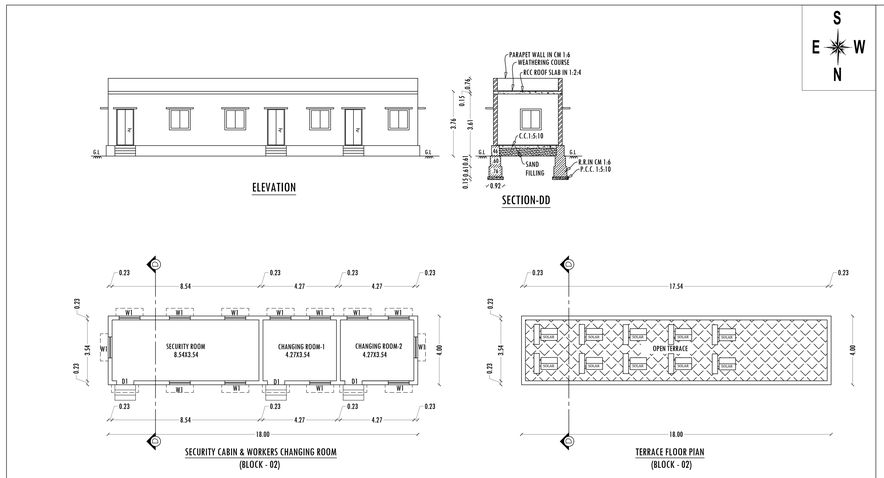
APPLICANT

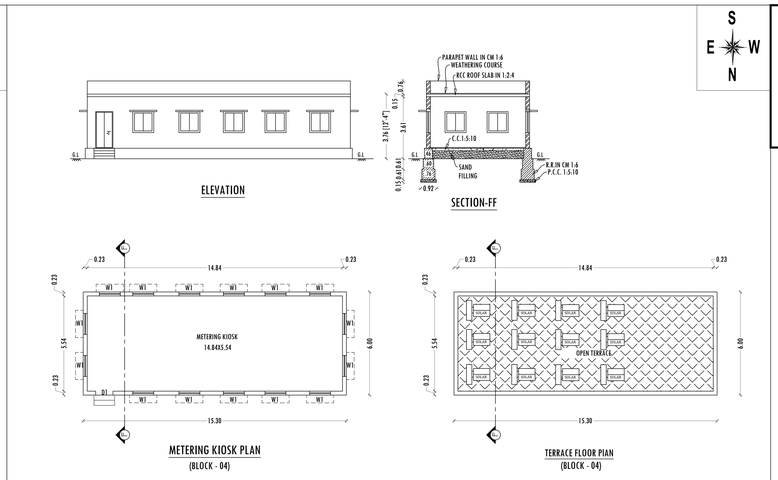
For Rathna Packaging India Pvt. Ltd.
Authorised Signatory

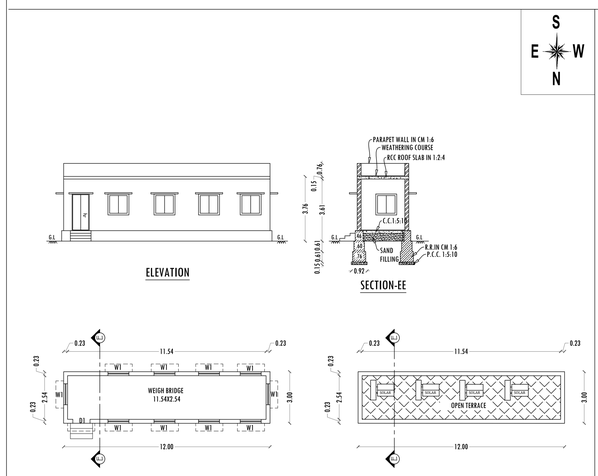
REGISTERED ENGINEER / STRUCTURAL ENGINEER	REGISTERED CONSTRUCTION ENGINEER
Focus8 PROPERTIES Er. A. ANAND BALRAJAGI, M.Tech (Structures) Consulting Civil Engineer & Contractor Govt. Regd. Engineer Grade- I, (RE), HNTDA No. (02/2016) Govt. Structural Engineer Grade- I, (SE) HNTDA No. (03/2021) # W. 144, TNHB-II, Opp. Railway Station, Hosur -635 109. Cell: 09952 35415, Mail: (0414) 263000.	Er. P. Prema, D.C.E., Registered Construction Engineer HNTDA CE-09/2019 #F 13/89, Tank Street, Hosur Ph:09244559114, 9244382550.

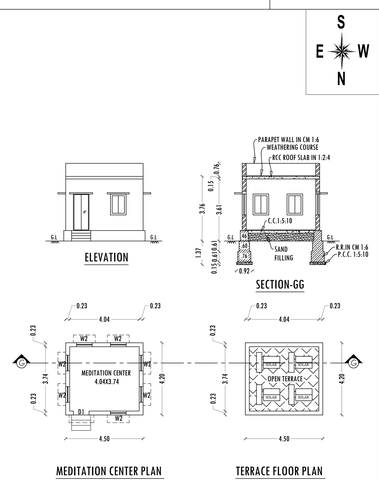
SHEET No: 5

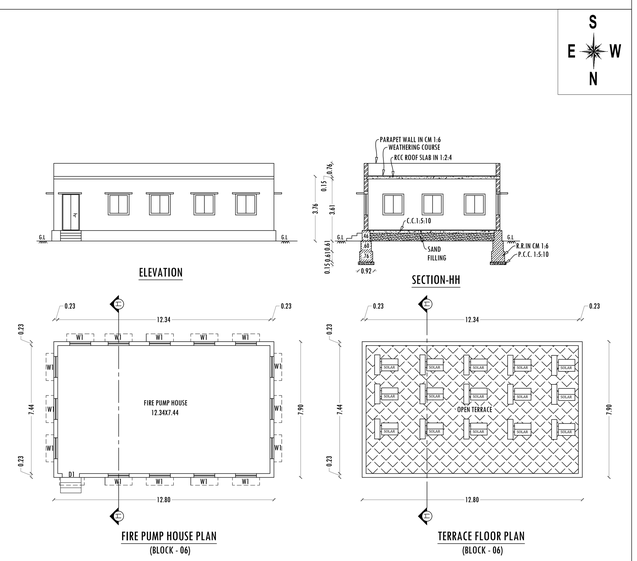
PLAN SHOWING THE REVISION & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s."RATHNA PACKAGING INDIA PVT. LTD."-UNIT-III (CARDBOARD BOX AND PAPER PRODUCTS WITH MANUFACTURING PROCESS FLEXIBLE PACKAGING - TNPCB ORANGE CATEGORY) IN S.F.No: 66/1D, 66/1E & 66/2 AT BAGALUR TO BERIKAI ROAD OF MUGULAPALLI VILLAGE, THUMMANAPALLI PANCHAYAT, HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

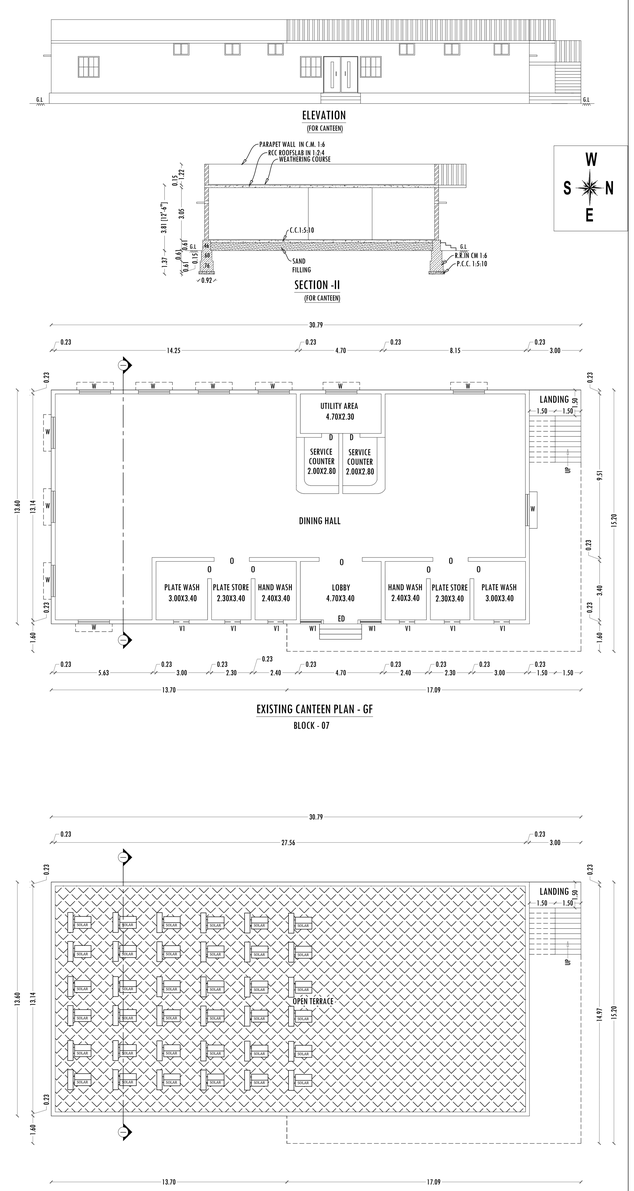


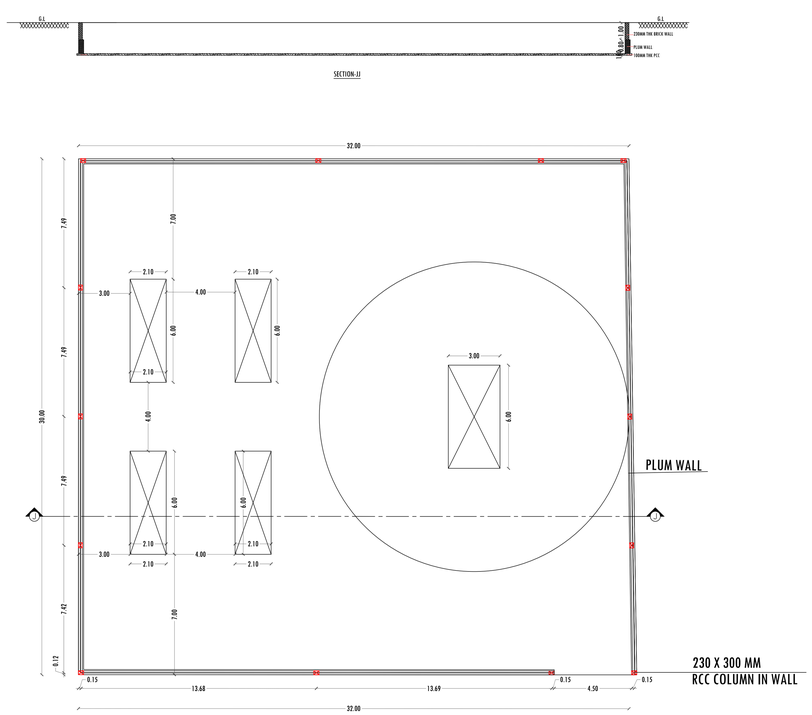


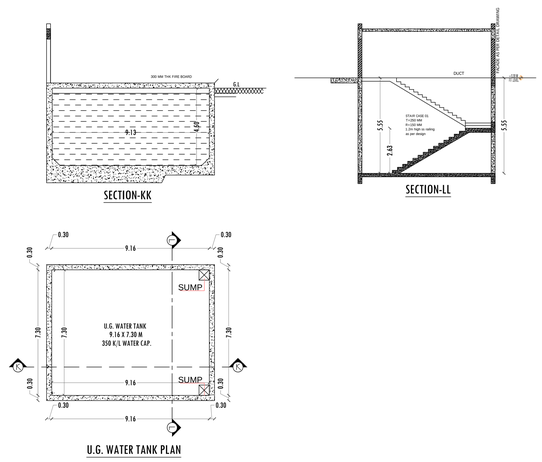












DRAWING TITLE	DRAWING SCALE
SECURITY CABIN & WORKERS CHANGING ROOM, WEIGH BRIDGE, METERING KIOSK, MEDITATION CENTER, FIRE PUMP HOUSE AND CANTEEN.	SCALE -1: 100

REVISED AREA DETAILS

BLOCK	PARTICULARS	FSI (SQ.M.)	NON-FSI (SQ.M.)	TOTAL BUILT-UP AREA(SQ.M.)
02	AREA OF SECURITY & WORKERS CHANGING ROOM	72.00	-	72.00
03	AREA OF WEIGH BRIDEGE	36.02	-	36.02
04	AREA OF METERING KIOSK	91.74	-	91.74
05	AREA OF MEDITATION CENTRE	18.90	-	18.90
06	AREA OF PUMP HOUSE	101.12	-	101.12
07	AREA OF CANTEEN	446.20	-	446.20

APPLICANT

For Rathna Packaging India Pvt. Ltd.
Authorized Signatory

REGISTERED ENGINEER / STRUCTURAL ENGINEER

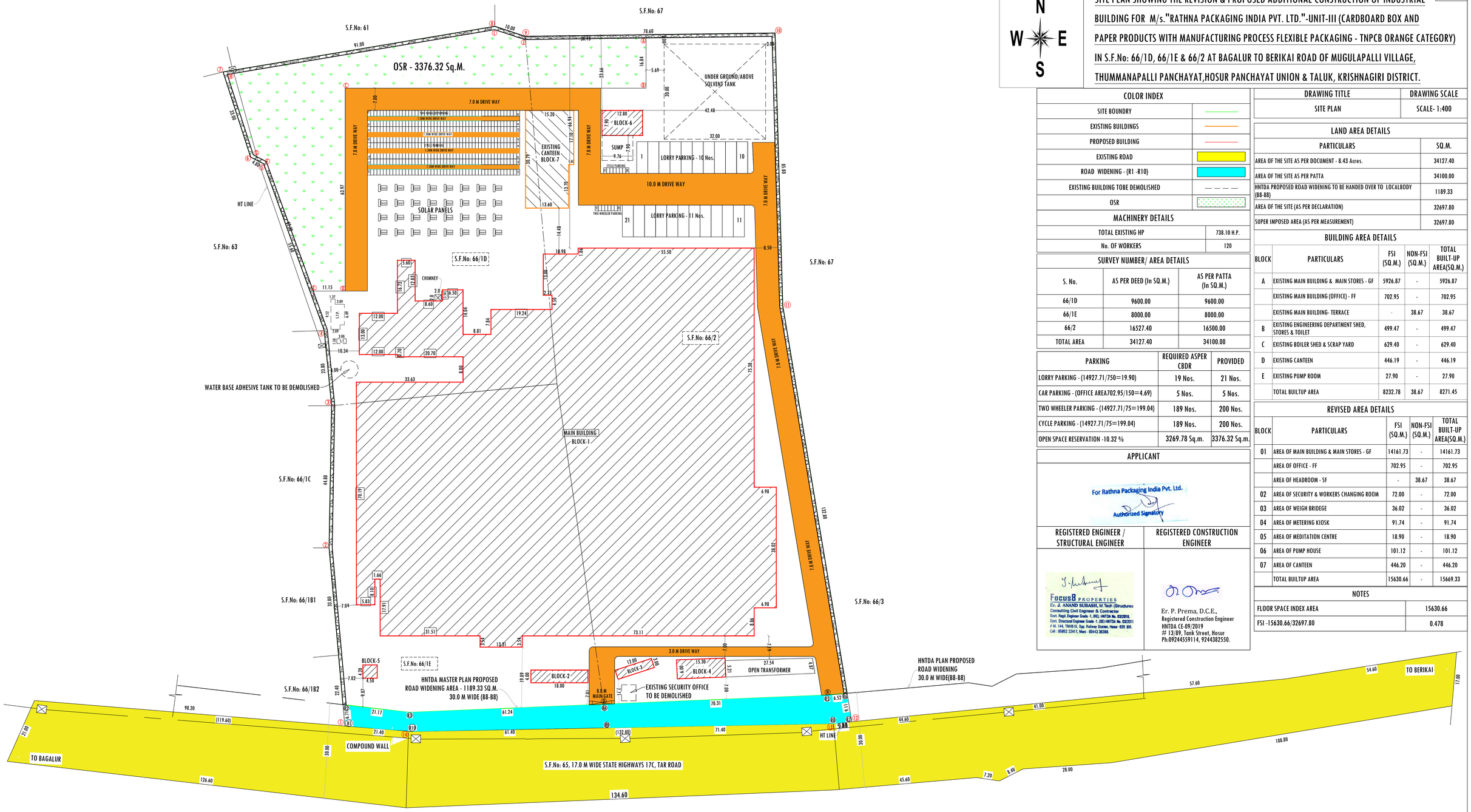
FocusB PROPERTIES
Er. J. ANAND SUBASH, M.Tech (Structures)
Consulting Civil Engineer & Contractor
Govt. Regd. Engineer Grade - I, (RE), HNTDA No. 03/2016.
Govt. Structural Engineer Grade - I, (SE) HNTDA No. 03/2016
M. 144, THIRD.ST, Opp. Railway Station, Hosur -635 109.
Cell : 99862 22417, Mob: 09443 30368.

REGISTERED CONSTRUCTION ENGINEER

Er. P. Prema, D.C.E.,
Registered Construction Engineer
HNTDA CE-09/2019
13/89, Tank Street, Hosur
Ph:09244559114, 9244382550.

SHEET No: 6

SITE PLAN SHOWING THE REVISION & PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s."RATHNA PACKAGING INDIA PVT. LTD."-UNIT-III (CARDBOARD BOX AND PAPER PRODUCTS WITH MANUFACTURING PROCESS FLEXIBLE PACKAGING - TNPCB ORANGE CATEGORY) IN S.F.No: 66/1D, 66/1E & 66/2 AT BAGALUR TO BERIKAI ROAD OF MUGULAPALLI VILLAGE, THUMMANAPALLI PANCHAYAT,HOSUR PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.



COLOR INDEX

SITE BOUNDRY	
EXISTING BUILDINGS	
PROPOSED BUILDING	
EXISTING ROAD	
ROAD WIDENING - (R1 -R10)	
EXISTING BUILDING TOBE DEMOLISHED	
OSR	

MACHINERY DETAILS

TOTAL EXISTING HP	738.10 H.P.
No. OF WORKERS	120

SURVEY NUMBER/ AREA DETAILS

S. No.	AS PER DEED (In SQ.M.)	AS PER PATTA (In SQ.M.)
66/1D	9600.00	9600.00
66/1E	8000.00	8000.00
66/2	16527.40	16500.00
TOTAL AREA	34127.40	34100.00

PARKING	REQUIRED ASPER CBDR	PROVIDED
LORRY PARKING - (14927.71/750=19.90)	19 Nos.	21 Nos.
CAR PARKING - (OFFICE AREA702.95/150=4.69)	5 Nos.	5 Nos.
TWO WHEELER PARKING - (14927.71/75=199.04)	189 Nos.	200 Nos.
CYCLE PARKING - (14927.71/75=199.04)	189 Nos.	200 Nos.
OPEN SPACE RESERVATION -10.32 %	3269.78 Sq.m.	3376.32 Sq.m.

APPLICANT

For Rathna Packaging India Pvt. Ltd.

Authorized Signatory

REGISTERED ENGINEER / STRUCTURAL ENGINEER	REGISTERED CONSTRUCTION ENGINEER
Focus8 PROPERTIES Ex. J. ANAND SUBASH, M.Tech (Structures) Consulting Civil Engineer & Contractor Govt. Regd. Engineer Grade-1, (R5), HNTDA No. 03/2016. Govt. Structural Engineer Grade -1, (S5) HNTDA No. 20/2016 P.M. 144, TNHB-II, Opp. Railway Station, Hosur -635 109. Cell : 95852 22417, Mail : 05043 36388.	Er. P. Prema, D.C.E., Registered Construction Engineer HNTDA CE-09/2019 #/ 13/89, Tank Street, Hosur Ph:09244559114, 9244382550.

DRAWING TITLE	DRAWING SCALE
SITE PLAN	SCALE- 1:400

LAND AREA DETAILS

PARTICULARS	SQ.M.
AREA OF THE SITE AS PER DOCUMENT - 8.43 Acres.	34127.40
AREA OF THE SITE AS PER PATTA	34100.00
HNTDA PROPOSED ROAD WIDENING TO BE HANDED OVER TO LOCALBODY (B8-B8)	1189.33
AREA OF THE SITE (AS PER DECLARATION)	32697.80
SUPER IMPOSED AREA (AS PER MEASUREMENT)	32697.80

BUILDING AREA DETAILS

BLOCK	PARTICULARS	FSI (SQ.M.)	NON-FSI (SQ.M.)	TOTAL BUILT-UP AREA(SQ.M.)
A	EXISTING MAIN BUILDING & MAIN STORES - GF	5926.87	-	5926.87
	EXISTING MAIN BUILDING (OFFICE) - FF	702.95	-	702.95
	EXISTING MAIN BUILDING- TERRACE	-	38.67	38.67
B	EXISTING ENGINEERING DEPARTMENT SHED, STORES & TOILET	499.47	-	499.47
C	EXISTING BOILER SHED & SCRAP YARD	629.40	-	629.40
D	EXISTING CANTEEN	446.19	-	446.19
E	EXISTING PUMP ROOM	27.90	-	27.90
	TOTAL BUILTUP AREA	8232.78	38.67	8271.45

REVISED AREA DETAILS

BLOCK	PARTICULARS	FSI (SQ.M.)	NON-FSI (SQ.M.)	TOTAL BUILT-UP AREA(SQ.M.)
01	AREA OF MAIN BUILDING & MAIN STORES - GF	14161.73	-	14161.73
	AREA OF OFFICE - FF	702.95	-	702.95
	AREA OF HEADROOM - SF	-	38.67	38.67
02	AREA OF SECURITY & WORKERS CHANGING ROOM	72.00	-	72.00
03	AREA OF WEIGH BRIDEGE	36.02	-	36.02
04	AREA OF METERING KIOSK	91.74	-	91.74
05	AREA OF MEDITATION CENTRE	18.90	-	18.90
06	AREA OF PUMP HOUSE	101.12	-	101.12
07	AREA OF CANTEEN	446.20	-	446.20
	TOTAL BUILTUP AREA	15630.66	-	15669.33

NOTES

FLOOR SPACE INDEX AREA	15630.66
FSI -15630.66/32697.80	0.478

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

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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
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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.