

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.

KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING OFFICE

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/526802/2025, Dt.12.12.2025



ect : Industrial Building (Orange category) - District Town and Country Planning Office, Krishnagiri – Krishnagiri District - Shoolagiri Taluk - Shoolagiri Panchayat Union – Approved SIPCOT industrial layout – Marudhandapalli Panchayat / Village in Plot no. 77, 78, 79, 80 & 103, S.F.Nos:74/4pt, 74/5pt, 75/2pt, 75/3pt, 76/2Apt, 76/2Bpt, 76/2C,76/3A, 76/3Bpt, 76/3Cpt, 76/4pt, 77/3pt & 77/6pt Revised Sipcot Industrial Park (L.P/ D.DTCP(K.D)No.143/2025) – With an extent of 57626.75 Sq.m (14.24 Acres)- FSI Area of 12,206.24 Sq.m (1,31,387.96 Sq.ft.) – with 7447.72 HP– Proposed Construction of Industrial Building – Technical Approval Issued – Regarding.

- Reference :
- 1) Director of Town and Country Planning, Chennai, Letter No SWP/BPA/526802/2025/TCP7, Dated 14.11.2025
 - 2) Applicant M/s. Craftsman Automation Limited Hosur Unit -I, Coimbatore, online Application Reference No SWP/BPA/526802/2025, Received Dated 13.05.2025
 - 3) G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 - 4) G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
 - 5) G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
 - 6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
 - 7) G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 - 8) G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 - 9) G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023
 - 10) G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
 - 11) G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025
 - 12) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
 - 13) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
 - 14) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
 - 15) Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)
 - 16) Letter Roc No. 14227/2017/TCP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular).
 - 17) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

- 18) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
- 19) Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023 of Director of Town and Country Planning, Chennai (Circular)
- 20) District officer, District Fire & Rescue service department Krishnagiri District, PP NOC No.1777/NOC/NMSB/2025, Dated:- 01.05.2025
- 21) Project officer, SIPCOT Industrial park, Shoolagiri, Letter, Dated:- 04.06.2025
- 22) Guidance Bureau, online application CAF Number:178295, Dated:- 21.04.2025.
- 23) Executive Engineer, WRD, Upperpennaiyur Basin Division Dharmapuri District Letter No.DB /K.180/2025/V.1/ dt, 24.06.2025
- 24) District Environment Engineer, Tamil Nadu Pollution Control Board, Hosur, consent order no.2501267412565 dt.17/07/2025, Proceedings NO.F.4028HSR/OL/DEE/TNPCB/HSR/A/2025 dated: 17/07/2025.
- 25) Centage and I&A fee paid by applicant on 27.11.2025 & 29.11.2025

Order:

With reference to the letter in the 2nd cited , the applicant M/s. Craftsman Automation Limited Hosur Unit -I, Coimbatore, has requested for the approval of proposed industrial building (Orange Category) at Krishnagiri District Shoolagiri Taluk / Panchayat Union, Marudhandapalli Panchayat / Village in Plot no. 77, 78, 79, 80 & 103, S.F.Nos: 74/4pt, 74/5pt, 75/2pt, 75/3pt, 76/2Apt, 76/2Bpt, 76/2C, 76/3A, 76/3Bpt, 76/3Cpt, 76/4pt, 77/3pt & 77/6pt Revised Sipcot Industrial Park (L.P/ D.DTCP(K.D)No.143/2025), With an extent of 57626.75 Sq.m (14.24 Acres), FSI Area of 12,206.24 Sq.m (1,31,387.96Sq.ft.), with 7447.72 HP. Technical Clearance was issued by Director of Town and country planning and building numbered as B.P/DTCP No: 562 /2025 in reference no.01.

The proposed Industrial Building Area:

Sl. No.	Description	FSI area in (Sq.m.)	Non-FSI area in (Sq.m.)	Built-up area in (Sq.m)
1.	Block-1 (Main Building)			
	Ground Floor	9256.00	-	9256.00
2.	Block-2 (Power House)			
	Ground Floor	2034.21	-	2034.21
3.	Block-3 (Pump Room)			
	Ground Floor	19.78	-	19.78
4.	Block-4 (LPG Jumbo Yard)			
	Ground Floor	228.76	-	228.76
5.	Block-5 (Paint Storage)			
	Ground Floor	135.00	-	135.00
6.	Block-6 (Diesel Storage)			
	Ground Floor	315.17	-	315.17
7.	Block-7 (UF & RO Plant Shed)			
	Ground Floor	63.00	-	63.00
8.	Block-8 (ETP Equipment Shed & Hazardous Storage Shed)			
	Ground Floor	121.68	-	121.68
9.	Block-9 (WTP – RO Plant Shed)			
	Ground Floor	32.64	-	32.64
Total		12,206.24	-	12,206.24

Total FSI Area– 12,206.24 Sq.m (1,31,387.96 Sq.ft.)

With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as **B.P/D.D.T.C.P(K.D)No. 161/2025**

The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the Applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
6. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4 (3)) Department dated: 05.02.2016, relating to installation and use of solar energy system should be followed.

General Conditions:

1. Solar water heating system to be provided to the Existing and proposed industrial building. Solar photo voltaic panels to be erected at the 1/3portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.

7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. The local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 10th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development – 60 other Urban Development Schemes – 800 other Receipts-AS Receipts under Land use Conversion Charges- 227 non-Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

The following charges are collected as follows:

Centage Charges	Rs.1500/-, Rs.8500/-	Dt.29.11.2025
I & A Charges	Rs. 2295480 /-	Dt.29.11.2025
Display board charges	Rs.1500/-	Dt.27.11.2025
Development charges for land	Rs. 179205/-	Dt.27.11.2025
Development charges for building	Rs. 91575/-	Dt.27.11.2025
Scrutiny fee	Rs. 110853/-	Dt.03.11.2025
Shelter charges	Rs. 37587/-	Dt 29.11.2025

Assistant Director / Deputy Director (FAC)
District Town and Country Planning,
Krishnagiri District, Hosur.

To

Special officer,
Marudhandapalli village panchayat,
Shoolagiri Panchayat Union,
Krishnagiri district.

Copy to

M/s. Craftsman Automation Limited Hosur Unit - I,
Registered Office at No : 123/4,
Sangothipalayam Road, Arasur Post,
Coimbatore-641 407.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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What you are allowed to build here: floor space, height, coverage and setbacks.

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Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

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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



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Services we run
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The LandLens
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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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OMR Thoraipakkam,
Chennai 600 097, India
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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.

