Verified RealEstate™

REFERENCE
SWP/BPA/526802/2025

ISSUED
12 December 2025

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
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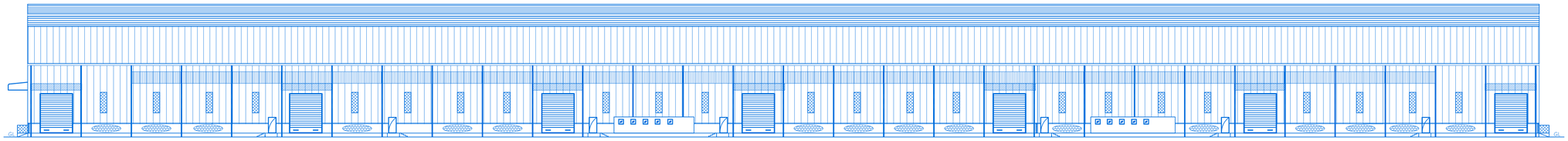
DIGITALLY VERIFIED RECORD



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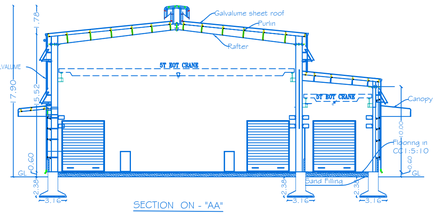
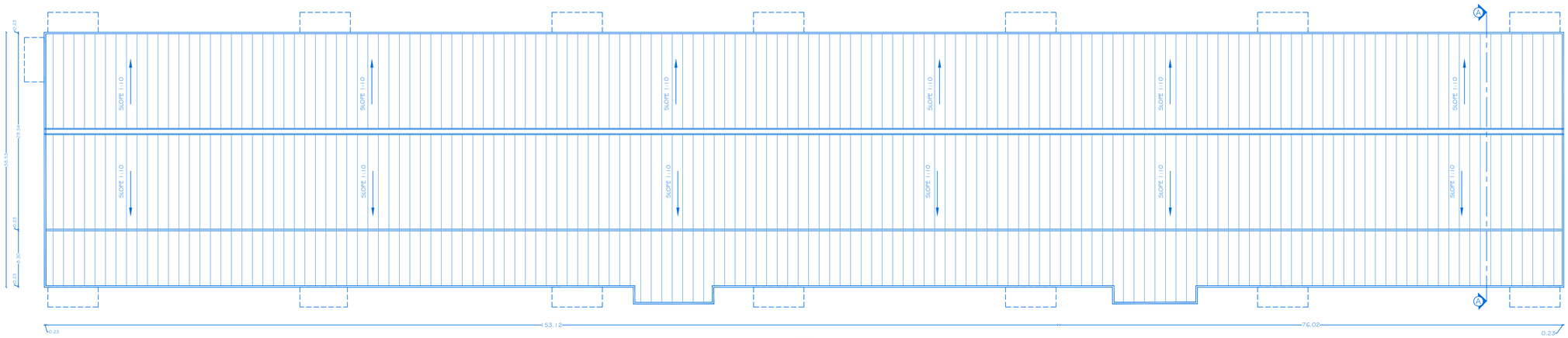
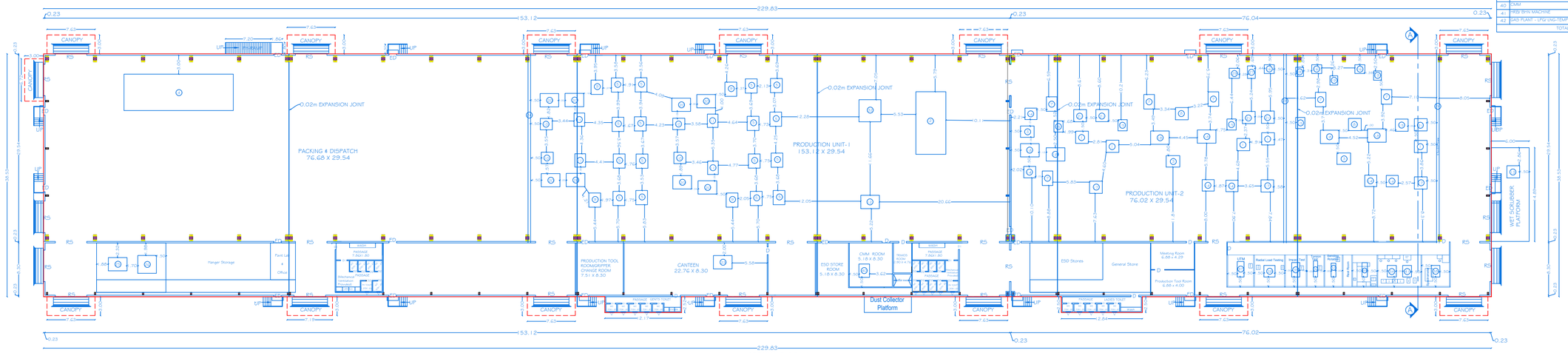




ROOF PLAN



GROUND FLOOR PLAN
BLOCK-I
(MAIN BLOCK)
(Mechanical Ventilation Provided)

MACHINERY DETAILS

SL.NO	MACHINERY NAME	POWER IN HP	QTY	TOTAL POWER IN HP
1	HOLDING UNIT-IMMERSION HEATING+ S.C	289.44	5	1447.20
2	IT	1676.00	1	1676.00
3	FETTLING CELL	100.50	3	301.50
4	PAINT SPROY	268.00	1	268.00
5	BLASTIE	53.60	16	857.60
6	COMPRESSOR(1000CFM)X4	167.50	2	335.00
7	INSERT PREHEATING OVEN-INDUCTION TYPE	53.60	6	321.60
8	SPC MACHINE CELL	139.36	2	278.72
9	VMC	26.80	4	107.20
10	RADIS BALANCE CHEKING M.C	6.70	4	26.80
11	WASHING MACHINE	80.40	4	321.60
12	SPOT BLASTING M.C (CONVEYOR TYP)	134.00	1	134.00
13	WET SCRUBBER	20.10	1	20.10
14	FETTLING ROBOT	16.08	6	96.48
15	POURING ROBOT	16.08	5	80.40
16	CORE SHOOTERS- HEATERS	2.68	9	24.12
17	HOLDING UNIT-GAS FIRED	24.12	3	72.36
18	EXTRACTION ROBOT	13.40	5	67.00
19	CORE SHOOTERS	26.80	3	80.40
20	LEAK TESTING	16.08	6	126.64
21	REBUILD DEGASSTING STATION	4.02	5	20.10
22	COOLING TOWER	134.00	1	134.00
23	OFFICE ROOM EQUIPMENTS	100.50	0.50	50.25
24	EOT CRANES (5 TON)	20.10	4	80.40
25	O-STORE-MAINTENANCE STORE(5M)	33.50	1	33.50
26	O-STORE-PRODUCTION STORE(5M)	26.80	1	26.80
27	CNC VERTICAL& HORIZONTAL MILLING	33.50	1	33.50
28	RADIAL LOAD DURABILITY TESTING MACHINE	29.48	1	29.48
29	DRILLING M.C	26.80	1	26.80
30	ETP/STP STATION	26.80	1	26.80
31	RO PLANT	20.10	1	20.10
32	X-RAY MACHINE (225KV)	6.70	1	6.70
33	DYNAMIC CORNERING FATIGUE MACHINE (RBT- ROTATING	13.40	1	13.40
34	UTM (100KN)	10.05	1	10.05
35	RADIAL IMPACT TESTING MACHINE	6.70	1	6.70
36	TORSION MOMENT TESTING MACHINE	6.70	1	6.70
37	LATERAL BREAKAGE TESTING MACHINE (UTM-100KN)	6.70	1	6.70
38	SPECTROMETER	1.34	1	1.34
39	SPECTRO CON POLISHING M.C	1.34	1	1.34
40	CMM	0.67	1	0.67
41	HRD BHN MACHINE	0.67	1	0.67
42	GAS PLANT - LPG/ LNG-TEMP	67.00	1	67.00
	TOTAL			7447.72

SHEET NO: 01/03

SCALE 1:100

BLOCK - I

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s. CRAFTSMAN AUTOMATION LIMITED HOSUR UNIT-I" (MANUFACTURING OF ALUMINIUM CASTING- ORANGE CATEGORY)IN PLOT NOS. 77, 78, 79, 80 & 103 AND SF NOS. 74/4 Part, 74/5 Part, 75/2 Part, 75/3 Part, 76/2A Part, 76/2B Part, 76/2C, 76/3A, 76/3B Part, 76/3C Part, 76/4 Part, 77/3 Part & 77/6 Part OF SIPCOT'S INDUSTRIAL PARK PHASE-IV, MARUDHANDAPALLI VILLAGE, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSION ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
RS	ROLLING SHUTTER	5.00 X 6.00
ED	FIRE DOOR	1.20 X 2.40
D1	FLUSH DOOR	0.90 X 2.40
D2	FLUSH DOOR	0.75 X 2.10
V	VENTILATOR	0.60 X 0.60

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA IN SQ.M	NON FSI AREA IN SQ.M	FSI AREA IN SQ.M
1	AREA OF THE GROUND FLOOR	9256.00	-	9256.00

KEY

(FX) FIRE EXTINGUISHER -

(FA) FIRE ALARM -

(FA) FIRE HYDRANT -

APPLICANT

For Craftsman Automation Limited
Director
Authorised Sign.

M/s. CRAFTSMAN AUTOMATION LIMITED HOSUR UNIT - I

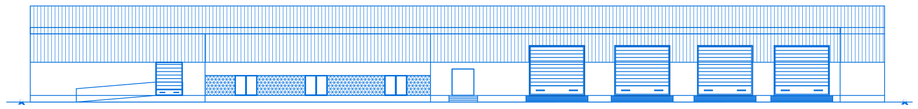
REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,
Structural Eng, Chartered Engi(), Approved Valuer,
TN Govt Registered Professional of DTCP(TNNTDA)

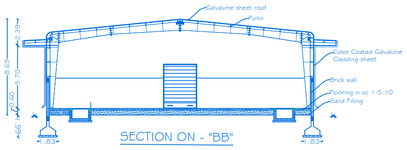
Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	II	II
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC -\\SERVER\DRAWING 2025\DTCP-KG\INDUS\CRAFTMAN\III.IV.XX25



ELEVATION



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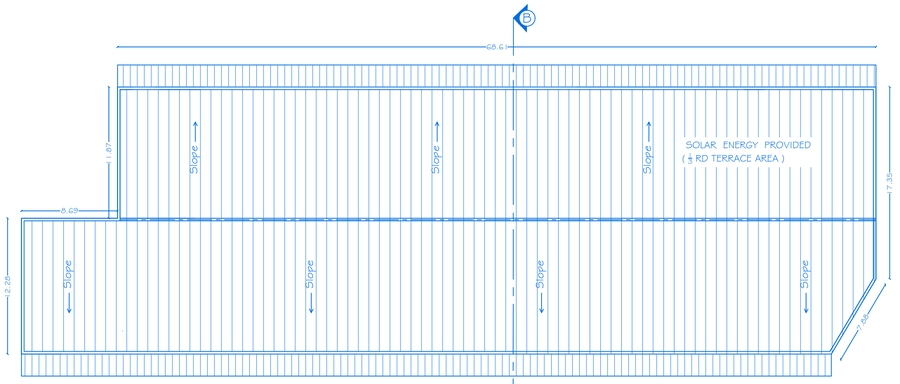
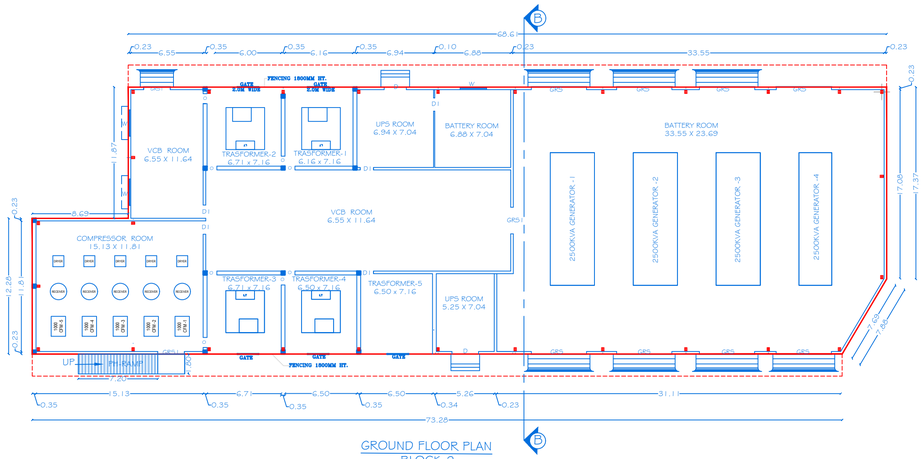
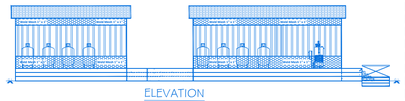


TERRACE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK-2
(POWER HOUSE)



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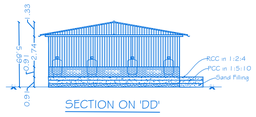

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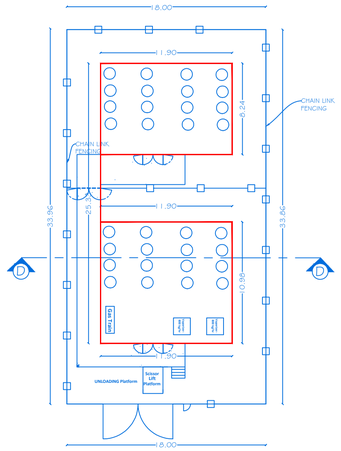
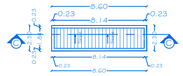


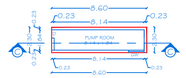
GROUND FLOOR PLAN
BLOCK - 4
(LPG JUMBO YARD)

ELEVATION

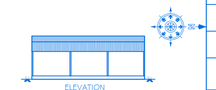
SECTION ON "CC"



TERRACE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK-3
(PUMP ROOM)



ELEVATION

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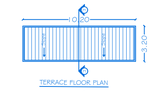
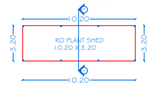
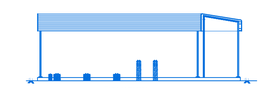


TERRACE FLOOR PLAN



GROUND FLOOR PLAN
BLOCK - 9
(RO Plant Shed)



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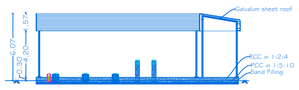

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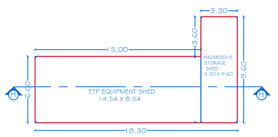
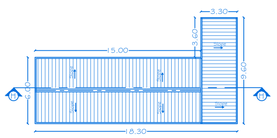
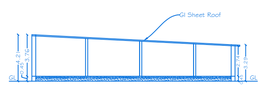


GROUND FLOOR PLAN
BLOCK - 8
(ETP Equipment & Hazardous Storage Shed)



TERRACE FLOOR PLAN

ELEVATION



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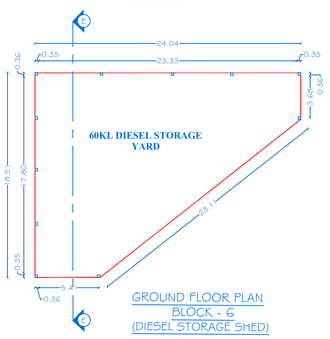
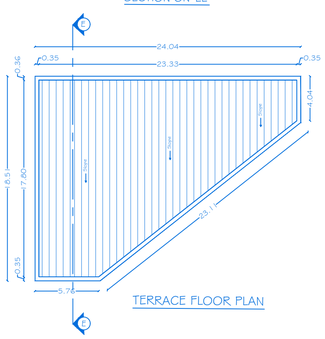


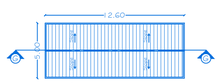
GROUND FLOOR PLAN
BLOCK - 6
(DIESEL STORAGE SHED)



TERRACE FLOOR PLAN

ELEVATION

SECTION ON 'GG'



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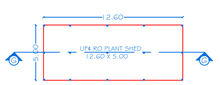
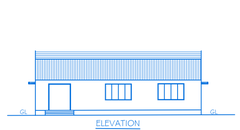


GROUND FLOOR PLAN
BLOCK - 7
(UP & RO Plant Shed)



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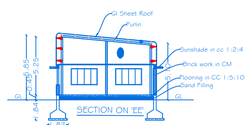

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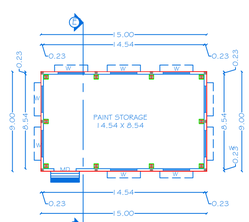
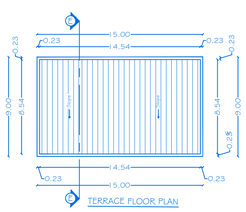


GROUND FLOOR PLAN
BLOCK - 5
(PAINT STORAGE)



TERRACE FLOOR PLAN

SHEET NO: 02/03	
SCALE 1:100	BLOCK -2 TO 9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s. CRAFTSMAN AUTOMATION LIMITED HOSUR UNIT - I" (MANUFACTURING OF ALUMINIUM CASTING- ORANGE CATEGORY)IN PLOT NOS. 77, 78, 79, 80 & 103 AND SF NOS. 74/4 Part, 74/5 Part, 75/2 Part, 75/3 Part, 76/2A Part, 76/2B Part, 76/2C, 76/3A, 76/3B Part, 76/3C Part, 76/4 Part, 77/3 Part & 77/6 Part OF SIPCOT'S INDUSTRIAL PARK PHASE-IV, MARUDHANDAPALLI VILLAGE, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSION ARE IN METER

JOINERY DETAILS

REF. ID	DESCRIPTIONS	SIZES
GRS	GRILL ROLLING SHUTTER	5.00 X 4.50
GRS1	GRILL ROLLING SHUTTER	2.40 X 3.00
D	AUTO RECLOSING FIRE DOOR	2.00 X 2.40
D1	FIRE DOOR	1.20 X 2.40
W	WINDOW	2.40 X 1.50
GW	GRILL WINDOW	1.50 X 2.00

AREA DETAILS

BLOCK NO	PARTICULARS	TOTAL BUILDUP AREA IN SQ.M	NON FSI AREA IN SQ.M	FSI AREA IN SQ.M
2	AREA OF THE GROUND FLOOR	2034.21	-	2034.21
3	AREA OF THE GROUND FLOOR	19.78	-	19.78
4	AREA OF THE GROUND FLOOR	228.76	-	228.76
5	AREA OF THE GROUND FLOOR	135.00	-	135.00
6	AREA OF THE GROUND FLOOR	315.17	-	315.17
7	AREA OF THE GROUND FLOOR	63.00	-	63.00
8	AREA OF THE GROUND FLOOR	121.68	-	121.68
9	AREA OF THE GROUND FLOOR	32.64	-	32.64

KEY

(FX) FIRE EXTINGUISHER -

(FA) FIRE ALARM -

(FA) FIRE HYDRANT -

APPLICANT

M/s. CRAFTSMAN AUTOMATION LIMITED HOSUR UNIT - I

REGISTERED PROFESSION

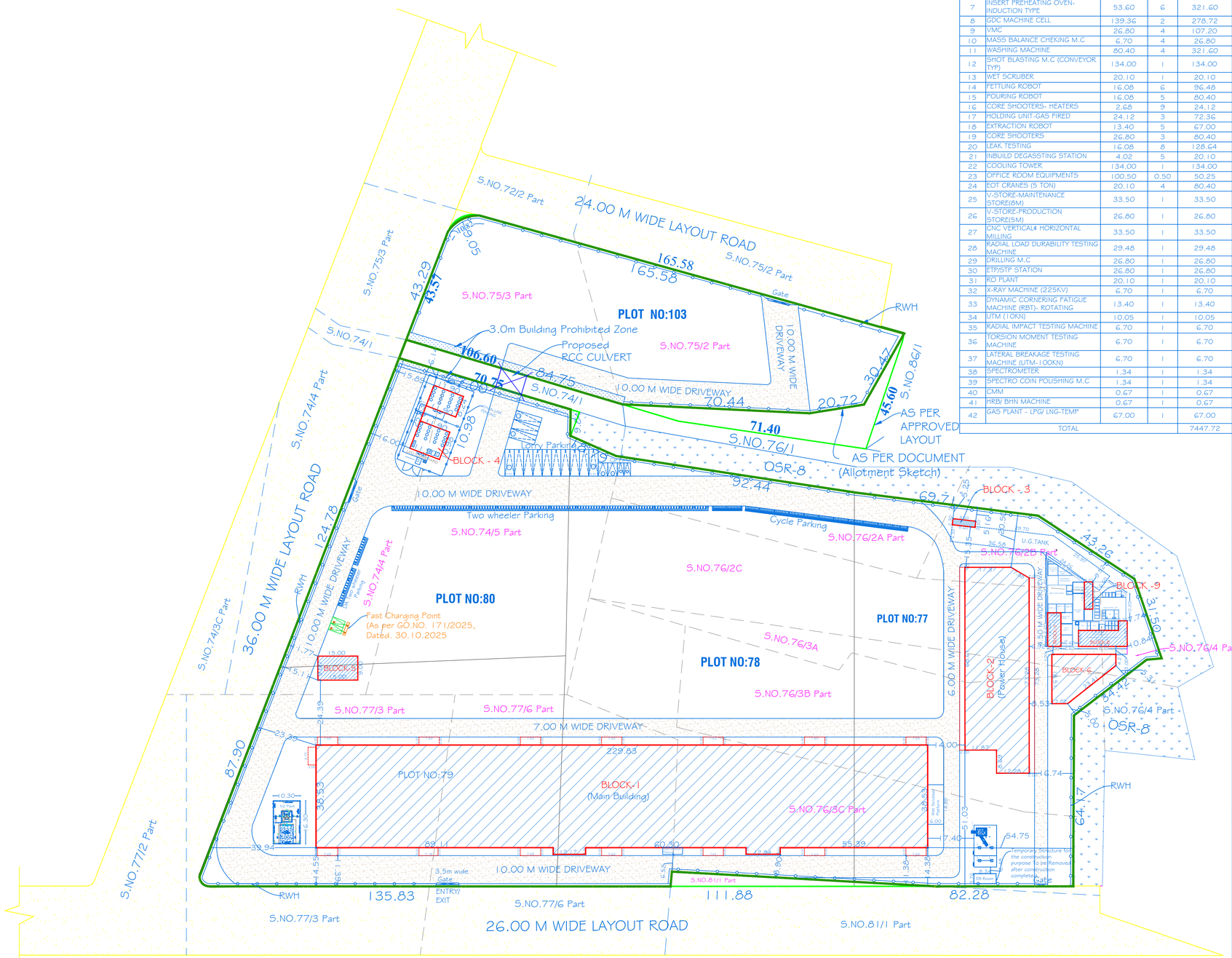
Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,
Structural Eng, Chartered Eng(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNTDA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade Reg.No's	I 21/2024	I 11/2022	I 04/2019	I.I 02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

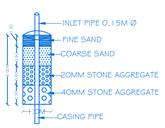
CIVIL TEC -\\SERVER\DRAWING 2025\DTCP-KGI\INDUS\CRAFTMAN\II.IV.XX25

MACHINERY DETAILS				
Sl.NO	MACHINERY NAME	POWER IN HP	QTY	TOTAL POWER IN HP
1	HOLDING UNIT-IMMERSION HEATING+ SiC	289.44	5	1447.20
2	HT	1876.00	1	1876.00
3	FETTLING CELL	100.50	3	301.50
4	PAINT SHOP	268.00	1	268.00
5	H-LATHE	53.60	16	857.60
6	COMPRESSOR(1000CFM)X4	167.50	2	335.00
7	INSERT PREHEATING OVEN-INDUCTION TYPE	53.60	6	321.60
8	GDC MACHINE CELL	139.36	2	278.72
9	VMC	26.80	4	107.20
10	MASS BALANCE CHEKING M.C	6.70	4	26.80
11	WASHING MACHINE	80.40	4	321.60
12	SHOT BLASTING M.C (CONVEYOR TYP)	134.00	1	134.00
13	WET SCRUBER	20.10	1	20.10
14	FETTLING ROBOT	16.08	6	96.48
15	POURING ROBOT	16.08	5	80.40
16	CORE SHOOTERS- HEATERS	2.68	9	24.12
17	HOLDING UNIT-GAS FIRED	24.12	3	72.36
18	EXTRACTION ROBOT	13.40	5	67.00
19	CORE SHOOTERS	26.80	3	80.40
20	LEAK TESTING	16.08	8	128.64
21	INBUILD DEGASSTING STATION	4.02	5	20.10
22	COOLING TOWER	134.00	1	134.00
23	OFFICE ROOM EQUIPMENTS	100.50	0.50	50.25
24	EOT CRANES (5 TON)	20.10	4	80.40
25	V-STORE-MAINTENANCE STORE(8M)	33.50	1	33.50
26	V-STORE-PRODUCTION STORE(5M)	26.80	1	26.80
27	CNC VERTICAL& HORIZONTAL MILLING	33.50	1	33.50
28	RADIAL LOAD DURABILITY TESTING MACHINE	29.48	1	29.48
29	DRILLING M.C	26.80	1	26.80
30	ETP/STP STATION	26.80	1	26.80
31	RO PLANT	20.10	1	20.10
32	X-RAY MACHINE (225KV)	6.70	1	6.70
33	DYNAMIC CORNERING FATIGUE MACHINE (RBT)- ROTATING	13.40	1	13.40
34	UTM (10KN)	10.05	1	10.05
35	RADIAL IMPACT TESTING MACHINE	6.70	1	6.70
36	TORSION MOMENT TESTING MACHINE	6.70	1	6.70
37	LATERAL BREAKAGE TESTING MACHINE (UTM-100KN)	6.70	1	6.70
38	SPECTROMETER	1.34	1	1.34
39	SPECTRO COIN POLISHING M.C	1.34	1	1.34
40	CMM	0.67	1	0.67
41	HRB/ BHN MACHINE	0.67	1	0.67
42	GAS PLANT - LPG/ LNG-TEMP	67.00	1	67.00
	TOTAL			7447.72



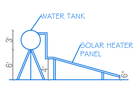
SITE PLAN

SCALE- 1:400



DETAILS OF RAIN WATER HARVESTING STRUCTURES

(NOT to SCALE)



SIDE VIEW

SOLAR WATER HEATER PLAN

WORKERS DETAILS :

NO OF MALE WORKERS	:	150
NO OF FEMALE WORKERS	:	50
TOTAL NO OF WORKERS	:	200

SANITARY CALCULATION DETAILS

S.NO	TYPE OF AREA	OVERALL AREA	REQUIRED	PROVIDED
1	WATER CLOSET (MALE)	150 Persons x 3% = 4.5	4.5	10
	WATER CLOSET (FEMALE)	41 to 57 Persons	4	13
2	URINALS	150 Persons x 3% = 4.5	4.5	7

PARKING CALCULATION DETAILS
(AS PER GO.NO. 225/2024, DATED. 26.11.2024)

S.NO	TYPE OF AREA	DETAILS	PARTICULARS	OVERALL AREA	REQUIRED	PROVIDED
1	OFFICE AREA = 52.84 Sq.mt	1 Car Space for every 150 Sq.mt of Office Floor area	CAR PARKING	52.84/150	01	02
2	WORKSHOP AREA = 9203.16 Sq.mt	1 Lorry Space for every 750 Sq.mt of workshop Floor area	LORRY PARKING	9203.16/ 750	12	13
		1 Twowheeler space and 1 Cycle Space for every 75 Sq.mt of workshop Floor area	TWO WHEELER PARKING	9203.16/ 75	122	130
		1 Twowheeler space and 1 Cycle Space for every 75 Sq.mt of workshop Floor area	CYCLE PARKING		122	130
3			DA CAR PARKING		02	02
4			DA TWO WHEELER PARKING		12	15

SHEET NO: 03/03

SCALE 1:400

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRIAL BUILDING IN GROUND FLOOR FOR "M/s. CRAFTSMAN AUTOMATION LIMITED HOSUR UNIT - I" (MANUFACTURING OF ALUMINIUM CASTING- ORANGE CATEGORY)IN PLOT NOS. 77, 78, 79, 80 & 103 AND SF NOS. 74/4 Part, 74/5 Part, 75/2 Part, 75/3 Part, 76/2A Part, 76/2B Part, 76/2C, 76/3A, 76/3B Part, 76/3C Part, 76/4 Part, 77/3 Part & 77/6 Part OF SIPCOT'S INDUSTRIAL PARK PHASE-IV, MARUDHANDAPALLI VILLAGE, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

ALL DIMENSION ARE IN METER

AREA DETAILS

TOTAL AREA OF THE SITE (As Per Document) = 59731.10 Sq.m (or)14.76 Acre
As Per Document Measurement (Allotment Sketch) =57626.75 Sq.m(or)14.24 Acre
(Consider for Approval)

S.NO	PARTICULARS	TOTAL BUILDUP AREA IN SQ.M	NON FSI AREA IN SQ.M	FSI AREA IN SQ.M
	BLOCK - 1 (MAIN BUILDING)			
1	AREA OF THE GROUND FLOOR	9256.00	-	9256.00
	BLOCK - 2 (POWER HOUSE)			
2	AREA OF THE GROUND FLOOR	2034.21	-	2034.21
	BLOCK - 3 (PUMP ROOM)			
3	AREA OF THE GROUND FLOOR	19.78	-	19.78
	BLOCK - 4 (LPG JUMBO YARD)			
4	AREA OF THE GROUND FLOOR	228.76	-	228.76
	BLOCK - 5 (PAINT STORAGE)			
5	AREA OF THE GROUND FLOOR	135.00	-	135.00
	BLOCK - 6 (DIESEL STORAGE)			
6	AREA OF THE GROUND FLOOR	315.17	-	315.17
	BLOCK -7 (UF&RO PLANT SHED)			
7	AREA OF THE GROUND FLOOR	63.00	-	63.00
	BLOCK -8 (ETP EQUIPMENT SHED & HAZARDOUS STORAGE SHED)			
8	AREA OF THE GROUND FLOOR	121.68	-	121.68
	BLOCK -9 (WTP-RO PLANT SHED)			
9	AREA OF THE GROUND FLOOR	32.64	-	32.64
	TOTAL AREA	12206.24	-	12206.24

PLOT COVERAGE (PC) = 12206.24/57626.75X 100
= 21.18% < 75%

FLOOR SPACE INDEX = 12206.24/57626.75
= 0.21<1.50

COLOR INDEX

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVE WAY

KEY

- (FX) FIRE EXTINGUISHER -
- (FA) FIRE ALARM -
- (FA) FIRE HYDRANT -

APPLICANT

For Craftsman Automation Limited
Director
Vice President / Adm. & HRD

M/s. CRAFTSMAN AUTOMATION LIMITED HOSUR UNIT-I

REGISTERED PROFESSION

Er.A.Harikumar, M.E.,(Struct),M.Sc.,Rev.AMIE,MISTE,A.I.V,LLB,
Structural Eng, Chartered Engl(I), Approved Valuer,
TN.Govt.Registered Professional of DTCP(HNT)DA)

Name of Profession	R.E	R.S.E	C.E	B.Q.A	R.D
Grade	I	I	I	II	II
Reg.No's	21/2024	11/2022	04/2019	02/2019	15/2022

CIVIL TEC, Door No.2A, Ist Floor, Bagalur HUDCO Road,
TNHB Phase III, Near TNHB Office, Bagalur Road, Hosur-635109.
Email-civiltec261@gmail.com,srihari.prim@gmail.com
Cell:95243-20261, 94899-84416.

CIVIL TEC -\\SERVER\DRAWING 2025\DTCP-KGI\INDUS\CRAFTMAN\III.IV.XX25

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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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

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/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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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

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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.