PP APPROVAL RECORD

# Planning Permission

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.

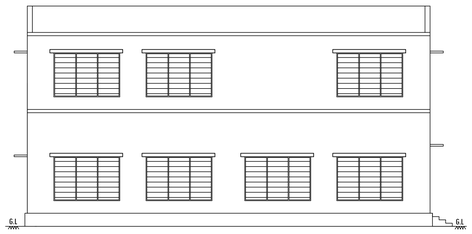
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

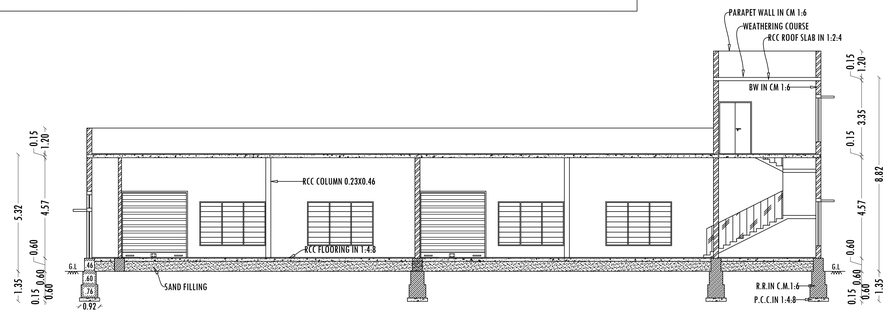
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUM SHEET FACTORY BUILDING FOR M/s."INNOVATIVE RUBBER TOOLS" (LIGHT ENGINEERING INDUSTRY - ORANGE CATEGORY) IN PLOT No: 114, S.F. No's: 576/B2PART, WARD-A, BLOCK-31, T.S. No: 4 PART AT SIDCO INDUSTRIAL ESTATE (NEW) OF HOSUR TOWN, HOSUR CITY MUNICIPAL CORPORATION & TALUK, KRISHNAGIRI DISTRICT.

SCALE -1: 100

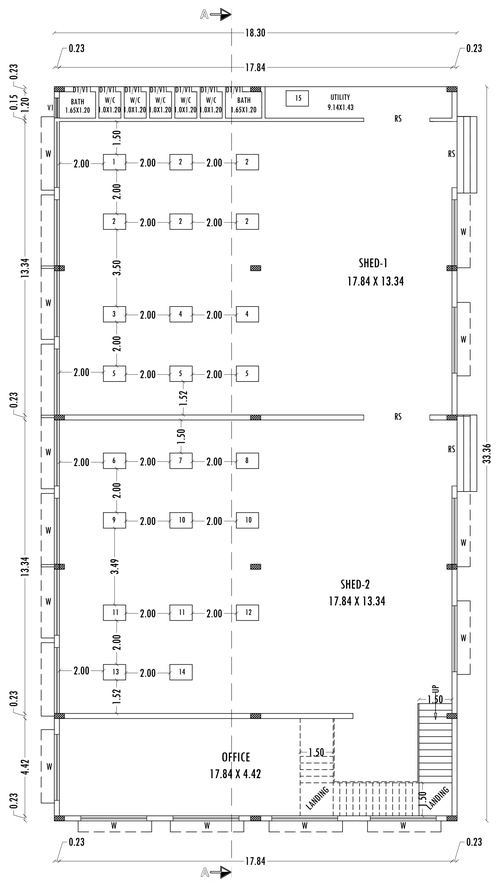
N W E S



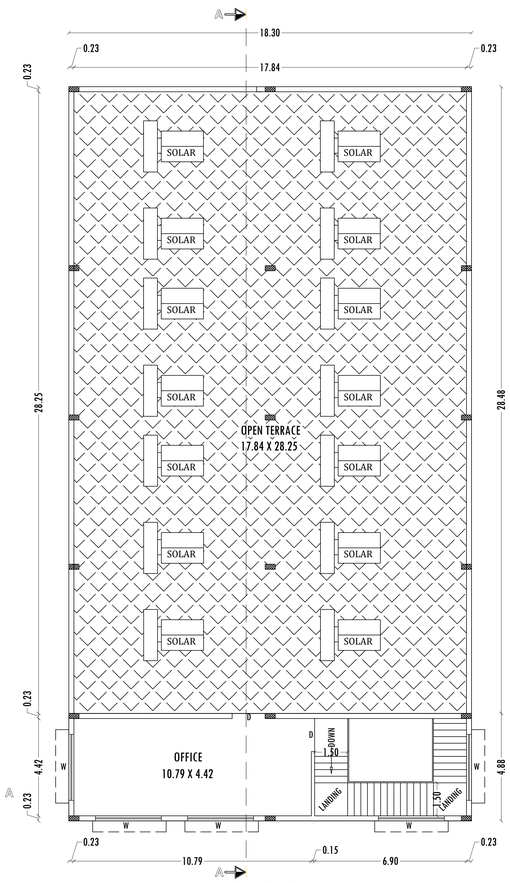

ELEVATION
(BLOCK-01)



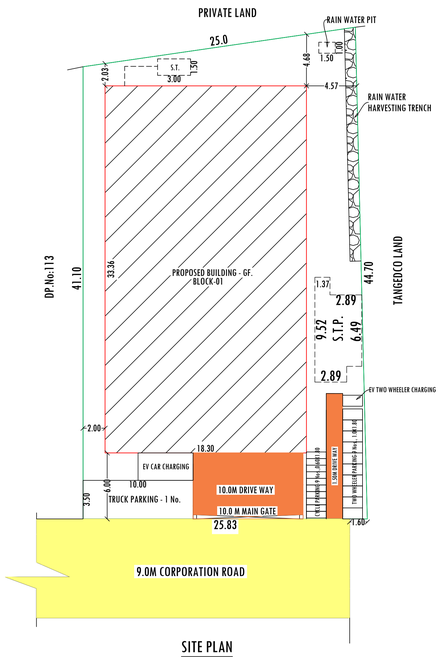

SECTION -AA
(BLOCK-01)



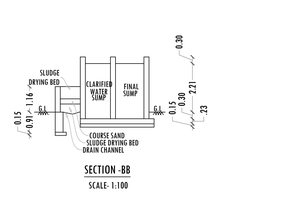

GROUND FLOOR PLAN
(BLOCK-01)



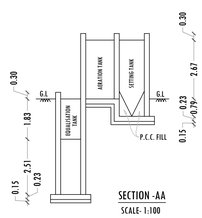

FIRST FLOOR PLAN
(BLOCK-01)



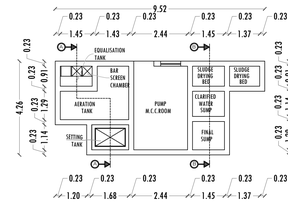

SITE PLAN
SCALE -1: 200



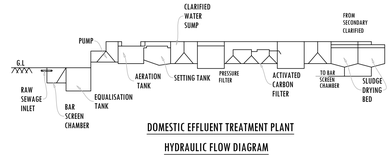

SECTION -BB
SCALE- 1:100




SECTION -AA
SCALE- 1:100




SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM
SCALE- 1:100




DOMESTIC EFFLUENT TREATMENT PLANT
HYDRAULIC FLOW DIAGRAM

## MACHINERY DETAILS

| S.No | MACHINE NAME | Nos | HP/EACH | TOTAL H.P. |
|---|---|---|---|---|
| 1 | VMC MACHINE | 1 | 20.00 | 20.00 |
| 2 | VMC MACHINE | 5 | 30.00 | 150.00 |
| 3 | VMC MACHINE | 1 | 25.00 | 25.00 |
| 4 | CNC TURNING | 2 | 12.00 | 24.00 |
| 5 | SPARK ERROSION MACHINE | 3 | 5.00 | 15.00 |
| 6 | SURFACE GRINDING MACHINE | 1 | 10.00 | 10.00 |
| 7 | SURFACE GRINDING MACHINE | 1 | 6.00 | 6.00 |
| 8 | SURFACE GRINDING MACHINE | 1 | 5.00 | 5.00 |
| 9 | CONVENTIONAL LATHE | 1 | 3.00 | 3.00 |
| 10 | CONVENTION MILLING MACHINE | 2 | 6.00 | 12.00 |
| 11 | CONVENTION MILLING MACHINE | 2 | 4.00 | 8.00 |
| 12 | DRILLING MACHINE | 1 | 3.00 | 3.00 |
| 13 | DRO MILLING | 1 | 4.00 | 4.00 |
| 14 | SCREW COMPRESSOR | 1 | 15.00 | 15.00 |
| | TOTAL HP | | | 300.00 H.P. |
| 15 | GENSET | | | 63 KVA |
| | No. OF WORKERS | | | 17 Nos. |

## COLOR INDEX

| | |
|---|---|
| SITE BOUNDARY | |
| PROPOSED BUILDING | |
| EXISTING ROAD | |

## LAND AREA DETAILS

| PARTICULARS | SQ.M. |
|---|---|
| AREA OF THE SITE AS PER PATTA | 1087.00 |
| AREA OF THE SITE AS PER DOCUMENT - 0.269 Acre. | 1087.00 |
| SUPER IMPOSED AREA | 1085.56 |

## REFERENCE

| REF. ID | DESCRIPTIONS | SIZES |
|---|---|---|
| RS | ROLLING SHUTTER | 3.00 X 3.00 |
| D | DOOR | 1.50 X 2.13 |
| D1 | DOOR | 0.76 X 2.13 |
| GW | GLAZED WINDOW | 3.00 X 2.00 |
| W | WINDOW | 3.00 X 2.00 |
| V | VENTILATOR | 0.91X 0.61 |

## PARKING

| | REQUIRED | PROVIDED |
|---|---|---|
| TRUCK PARKING -610.57/750=0.93 SAY 1.0 | 1 No. | 1 No. |
| CAR PARKING -89.30/150=0.595 SAY 1.0 | 1 No. | 1 No. |
| TWO WHEELER PARKING-699.87/75=9.33 SAY 10.0 | 10 Nos. | 10 Nos. |
| CYCLE PARKING -699.87/75=9.33 SAY 10.0 | 10 Nos. | 10 Nos. |
| FAST EV CHARGING POINT-CAR | 1 No. | 1No. |
| FAST EV CHARGING POINT -TWO WHEELER | 1 No. | 1 No. |

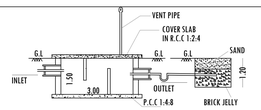
## BUILDING AREA DETAILS

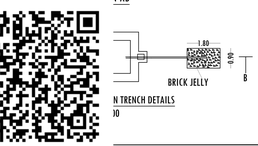
| BLOCK | PARTICULARS | FSI (SQ.M.) | NON-FSI (SQ.M.) | TOTAL BUILT-UP AREA(SQ.M.) |
|---|---|---|---|---|
| 01 | AREA OF MAIN BUILDING -GF | 610.57 | - | 610.57 |
| | AREA OF OFFICE -FF | 89.30 | - | 89.30 |
| | TOTAL BUILT UP AREA | 699.87 | - | 699.87 |

## NOTES

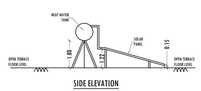
### FLOOR SPACE INDEX

| | |
|---|---|
| SUPER IMPOSED AREA | 1085.56 |
| TOTAL FSI AREA | 699.87 |
| FLOOR SPACE INDEX (TOTAL FSI AREA/SUPER IMPOSED AREA) | 0.645< 2.0 |

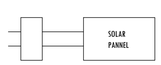


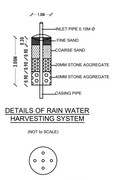

N TRENCH DETAILS




SIDE ELEVATION




SOLAR WATER HEATER PLAN




DETAILS OF RAIN WATER HARVESTING SYSTEM
(NOT to SCALE)

RAIN WATER HARVESTING SYSTEM PLAN
(NOT to SCALE)

## OFFICE USE

PLANNING PERMISSION

ROC No: SWP/BPA/747074/2026, DATED :27.01.2026

BUILDING PLAN NUMBERED AS B.P/H.N.T.D.A (K.D) No: 5/2026

PLANNING PERMISSION PERIOD 27.01.2026 TO 26.01.2034.

PLANNING PERMISSION ISSUED.

| APPLICANT | REGISTERED ENGINEER | REGISTERED STRUCTURAL ENGINEER | REGISTERED CONSTRUCTION ENGINEER |
|---|---|---|---|
| For Innovative Rubber Tools<br>Proprietor | Er. P. SHRUTHI, B.E.,<br>REGISTERED ENGINEER,<br>KDTCP RE-II - 37/2024,<br># 13/89, Tank Street,<br>Hosur- Ph: 6379171408. | Er. S. SELVAM, ME., (Structural)<br>SAI RAM CONSTRUCTION<br>Govt. HNDTA Reg. Engineer-II (1982029)<br>Govt. HNDTA Reg. Structural Engineer-I (1982029)<br>MOBILE : 8682009710, 7305034466<br>MAIL : mycarrier2000@gmail.com | Er. P. Prema, D.C.E.,<br>Registered Construction Engineer<br>HNTDA RCE - 09/2019<br># 13/89, Tank Street, Hosur<br>Ph:9244559114, 9244382550. |

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**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.