PP APPROVAL RECORD

Planning Permission

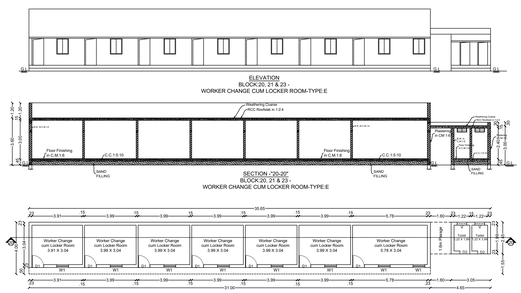
Krishnagiri district, Tamil Nadu

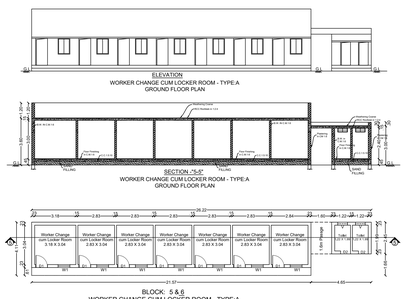
APPROVAL TYPE
Building Plan

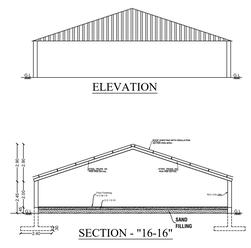
ISSUING AUTHORITY
DTCP

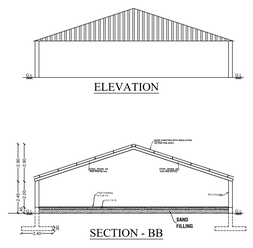
The approval as the planning authority issued it, reproduced in full behind this page.

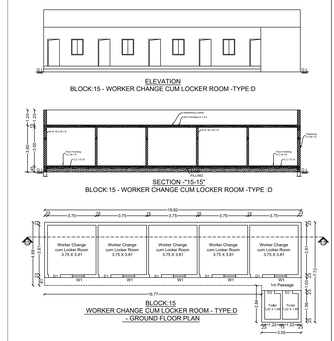
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

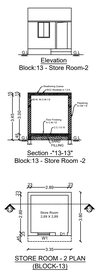






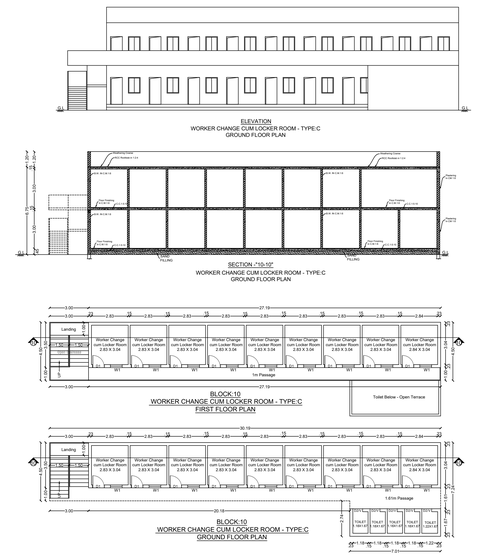


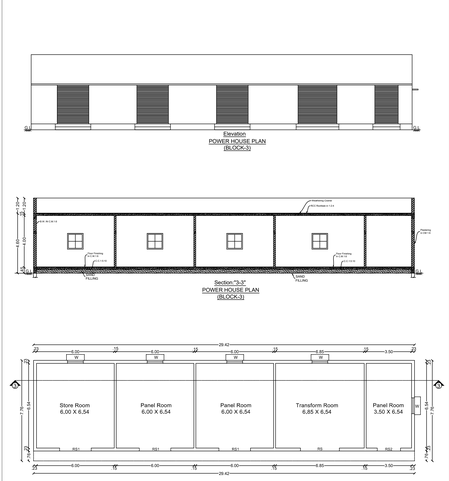


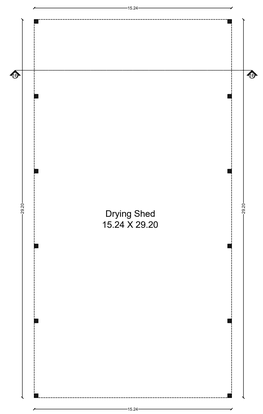


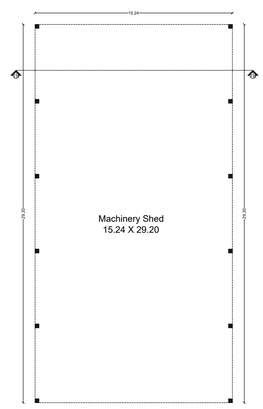
SHEET No:02/02

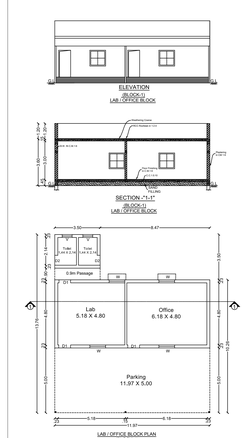
PLAN SHOWING THE RED CATEGORY CRUSHER & CEMENT PRODUCT INDUSTRIAL BUILDING FOR **M/s. AVS TECH BUILDING SOLUTIONS** IN S.F.No: 306/1, 2, 3A, 3B; 307/3, 4, 5A, 5B, 6; 310/3B; 311/1, 2, 3A, 3B, 4, 5; 312; 313/1, 2, 3, 4, 5; 315/1; 317; 318; 319/1, 2A, 2B, 2C, 2D; 321/1, 2, 3; 322/2, 3, 4; 324/2; 332/1, 2, 3; 333/1, 333/2; 334/1A, 1B, 2A, 2B, 2C, 2D, 2E1, 2E2, 2F, 3A, 3B, 3C; OF DARAVENDRAM VILLAGE & PANCHAYAT AND S.F.No: 473/1, 2A, 2B; 500; 501/1; 502/1, 2; 504/1, 2; 505 OF THALIKOTHANUR VILLAGE & PANCHAYAT, THALLY UNION, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

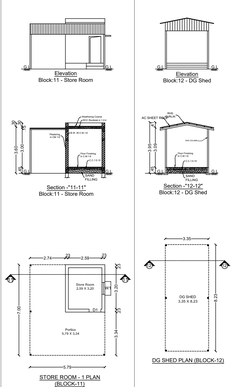






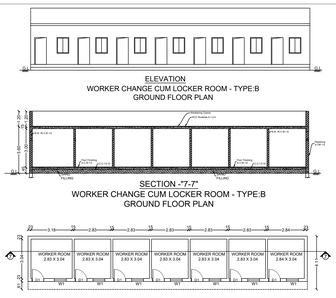


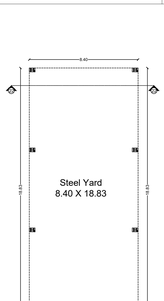


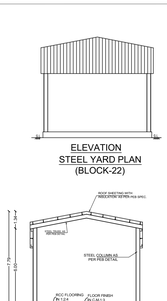


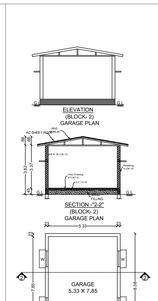
Build up Area Details

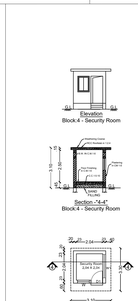
Description	Total BUA	Non FSI Area	FSI Area
Block-1 : Lab / Office	135.06	-	135.06
Block-2 : Garage	46.78	-	46.78
Block-3 : Power House	228.36	-	228.36
Block-4 : Security Room	10.23	-	10.23
Block-5 : Worker Change Cum Locker Room Type:A GF.	100.04	-	100.04
Block-6 : Worker Change Cum Locker Room Type:A GF.	100.04	-	100.04
Block-7 : Worker Change Cum Locker Room Type:B GF.	88.65	-	88.65
Block-8 : Dispatch Room	13.50	-	13.50
Block-9 : Admin Block	94.27	-	94.27
Block-10 : Worker Change Cum Locker Room Type:C GF.	155.08	-	155.08
Block-10 : Worker Change Cum Locker Room Type:C FF.	122.37	-	122.37
Block-11 : Store Room-1	40.53	-	40.53
Block-12 : DG Shed	27.57	-	27.57
Block-13 : Store Room-2	12.73	-	12.73
Block-14 : Weighment Room	12.73	-	12.73
Block-15 : Worker Change Cum Locker Room Type:D GF.	105.37	-	105.37
Block-16 : Drying Shed-1	445.05	-	445.05
Block-17 : Drying Shed-2	445.05	-	445.05
Block-18 : Drying Shed-3	445.05	-	445.05
Block-19 : Machinery Shed	445.05	-	445.05
Block-20 : Worker Change Cum Locker Room Type:E GF.	135.39	-	135.39
Block-21 : Worker Change Cum Locker Room Type:E GF.	135.39	-	135.39
Block-22 : Steel Yard	158.13	-	158.13
Block-23 : Worker Change Cum Locker Room Type:E GF.	135.39	-	135.39
Total Area	3637.81		3637.81
Floor Space Index - (F.S.I) = $\frac{3637.81}{315368.90}$			0.0115

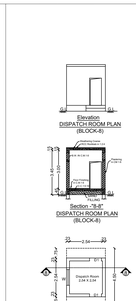


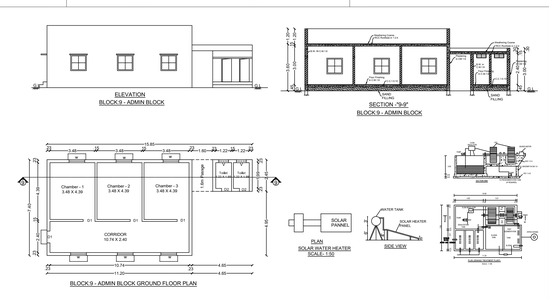


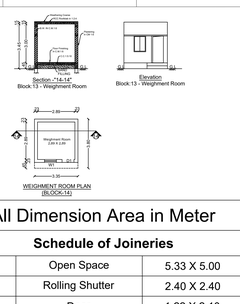












All Dimension Area in Meter

Schedule of Joineries

OP	Open Space	5.33 X 5.00
RS	Rolling Shutter	2.40 X 2.40
D	Door	1.22 X 2.10
D1	Door	0.92 X 2.10
D2	Door	0.75 X 2.10
W	Window	1.80 X 1.20
W1	Window	0.92 X 1.20
V	Ventilator	0.75 X 0.45

Applicant

For AVS TECH BUILDING SOLUTIONS

Authorised Signatory

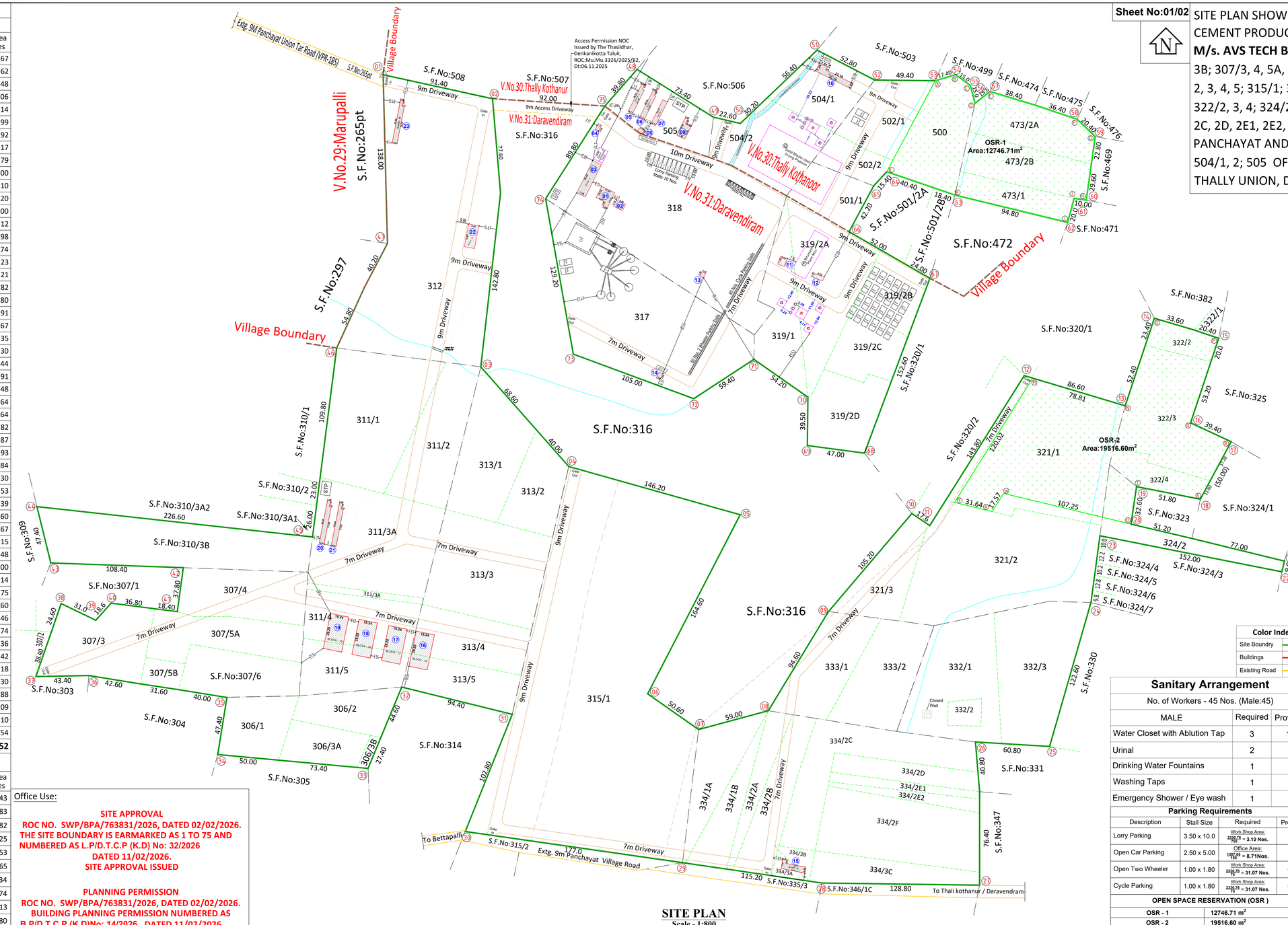
Engineer

Er. J. PARVESH, B.Tech.,M.Tech.(Structural)..,ME.,C.Eng.(I).,F.I.V
Chartered Civil Engineer/Collaborate Panel Engineer Krishnagiri -Xr/ Structural Consultant /CMDA,KDTCP & HOM/Approved Engineer And Approved Valuer

PROFESSION CATEGORY	SE (GR-I)	RE(GR-1)	RD	CE	QA
REGISTER NUMBER	651/2019)	(242/2014)	(61/2019)	(63/2019)	(01/2019)
VALID	09.04.2029	22.05.2029	09.04.2029	09.04.2029	09.04.2029

INNOVATIVE STRUCTURAL CONSULTANTS
Plot No.(SB0-1)10, Mullai Nagar, Royakottai Road,HOSUR-635 109.
Mobile:+91 07200305756 / +91 9655233333
Email:isconsult2010@gmail.com

SITE PLAN SHOWING THE RED CATEGORY CRUSHER & CEMENT PRODUCT INDUSTRIAL BUILDING FOR **M/s. AVS TECH BUILDING SOLUTIONS** IN S.F.No: 306/1, 2, 3A, 3B; 307/3, 4, 5A, 5B, 6; 310/3B; 311/1, 2, 3A, 3B, 4, 5; 312; 313/1, 2, 3, 4, 5; 315/1; 317; 318; 319/1, 2A, 2B, 2C, 2D; 321/1, 2, 3; 322/2, 3, 4; 324/2; 332/1, 2, 3; 333/1, 333/2; 334/1A, 1B, 2A, 2B, 2C, 2D, 2E1, 2E2, 2F, 3A, 3B, 3C; OF DARAVENDRAM VILLAGE & PANCHAYAT AND S.F.No: 473/1, 2A, 2B; 500; 501/1; 502/1, 2; 504/1, 2; 505 OF THALIKOTHANUR VILLAGE & PANCHAYAT, THALLY UNION, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.



SITE PLAN
Scale - 1:800

Land Area Details

Daravendram Village

S.F.No:	Ext. Area in Hec.	Ext. Area in Acres
306/1	0.27.00	0.67
306/2	0.25.00	0.62
306/3A	0.19.50	0.48
306/3B	0.02.50	0.06
307/3	0.46.00	1.14
307/4	0.40.00	0.99
307/5A	0.37.20	0.92
307/5B	0.06.80	0.17
307/6	0.32.00	0.79
310/3B	0.81.00	2.00
311/1	0.85.00	2.10
311/2	0.48.50	1.20
311/3A	0.81.00	2.00
311/3B	0.05.00	0.12
311/4	0.39.50	0.98
311/5	0.30.00	0.74
312	2.11.50	5.23
313/1	0.49.00	1.21
313/2	0.33.00	0.82
313/3	0.73.00	1.80
313/4	0.37.00	0.91
313/5	0.27.00	0.67
315/1	4.19.00	10.35
317	1.33.50	3.30
318	1.79.50	4.44
319/1	0.37.00	0.91
319/2A	0.60.00	1.48
319/2B	0.26.00	0.64
319/2C	0.26.00	0.64
319/2D	0.33.00	0.82
321/1	1.16.00	2.87
321/2	1.18.50	2.93
321/3	0.34.00	0.84
322/2	0.12.00	0.30
322/3	0.62.00	1.53
322/4	0.16.00	0.39
324/2	0.24.50	0.60
332/1	0.67.50	1.67
332/2	0.06.00	0.15
332/3	0.60.00	1.48
333/1	0.40.50	1.00
333/2	0.46.00	1.14
334/1A	0.30.50	0.75
334/1B	0.24.50	0.60
334/2A	0.18.50	0.46
334/2B	0.30.00	0.74
334/2C	0.55.00	1.36
334/2D	0.17.00	0.42
334/2E1	0.07.00	0.18
334/2E2	0.12.50	0.30
334/2F	0.76.00	1.88
334/3A	0.03.50	0.09
334/3B	0.04.00	0.10
334/3C	0.22.00	0.54
Total (A)	**28.54.00**	**70.52**

Thalli Kothanur Village

S.F.No:	Ext. Area in Hec.	Ext. Area in Acres
473/1	0.17.50	0.43
473/2A	0.33.50	0.83
473/2B	0.33.50	0.82
500	0.41.50	1.025
501/1	0.21.50	0.53
502/1	0.31.00	0.765
502/2	0.14.00	0.34
504/1	0.30.00	0.74
504/2	0.46.00	1.13
505	0.32.50	0.80
Total (B)	**3.01.00**	**7.41**
Total (A+B)	**31.55.00**	**77.93**

Office Use:

SITE APPROVAL
ROC NO. SWP/BPA/763831/2026, DATED 02/02/2026.
THE SITE BOUNDARY IS EARMARKED AS 1 TO 75 AND NUMBERED AS L.P/D.T.C.P (K.D) No: 32/2026
DATED 11/02/2026.
SITE APPROVAL ISSUED

PLANNING PERMISSION
ROC NO. SWP/BPA/763831/2026, DATED 02/02/2026.
BUILDING PLANNING PERMISSION NUMBERED AS B.P/D.T.C.P (K.D)No: 14/2026 , DATED 11/02/2026.
PLANNING PERMISSION ISSUED

Land Area Details

Particulars	Area in Sq.mt.
Site Area as per Document (77.93 Ac.)	315368.90
Site Area as per Revenue Records	315500.00
Super Imposed Site Area	315488.61

Build up Area Details

Description	Total BUA	Non FSI Area	FSI Area
Block-1 : Office Block	135.06	-	135.06
Block-2 : Garage	46.78	-	46.78
Block-3 : Power House	228.36	-	228.36
Block-4 : Security Room	10.23	-	10.23
Block-5 : Worker Change Cum Locker Room Type:A GF.	100.04	-	100.04
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Block-7 : Worker Change Cum Locker Room Type:B GF.	88.65	-	88.65
Block-8 : Dispatch Room	13.50	-	13.50
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Block-16 : Drying Shed-1	445.05	-	445.05
Block-17 : Drying Shed-2	445.05	-	445.05
Block-18 : Drying Shed-3	445.05	-	445.05
Block-19 : Machinery Shed	445.05	-	445.05
Block-20 : Worker Change Cum Locker Room Type:E GF.	135.39	-	135.39
Block-21 : Worker Change Cum Locker Room Type:E GF.	135.39	-	135.39
Block-22 : Steel Yard	158.13	-	158.13
Block-23 : Worker Change Cum Locker Room Type:E GF.	135.39	-	135.39
Total Area	**3637.81**		**3637.81**
Floor Space Index - (F.S.I)		3637.81 / 315368.90 =	0.0115

Machinery Details

S.No.	Machinery Name	H.P.	Nos.	Total
A	CRUSHER / BUNKER	700	1	700.00
B	RMC UNIT	70	2	140.00
C	SILO	10	6	60.00
D	BLOWER	40	2	80.00
E	BLOWER	40	2	80.00
F	BITUMEN UNIT	50	1	50.00
G	Solid Blocks Unit	50	1	50.00
-	CONVEYERS	5	10	50.00
-	LIGHTENING LOAD	20	1	20.00
	TOTAL H.P.			**1230.00**

Standby D.G. - 250 Kva

Nos of Workers - 45 Nos (Male)

Color Index

Site Boundry	
Buildings	
Existing Road	

Sanitary Arrangement

No. of Workers - 45 Nos. (Male:45)

MALE	Required	Provided
Water Closet with Ablution Tap	3	15
Urinal	2	5
Drinking Water Fountains	1	5
Washing Taps	1	5
Emergency Shower / Eye wash	1	5

Parking Requirements

Description	Stall Size	Required	Provided
Lorry Parking	3.50 x 10.0	Work Shop Area: 2330.78 / 100 = **3.10 Nos.**	**10 Nos.**
Open Car Parking	2.50 x 5.00	Office Area: 1307.05 / 100 = **8.71Nos.**	**10 Nos.**
Open Two Wheeler	1.00 x 1.80	Work Shop Area: 2330.78 / 75 = **31.07 Nos.**	**60 Nos.**
Cycle Parking	1.00 x 1.80	Work Shop Area: 2330.78 / 75 = **31.07 Nos.**	**60 Nos.**

OPEN SPACE RESERVATION (OSR)

OSR - 1	**12746.71 m²**
OSR - 2	**19516.60 m²**
TOTAL OSR AREA	**32263.31m² / 32211.37 / 315500.00 = 10.22%**

1th/3 SOLAR PANEL AREA = 1213.00 m²

Applicant

For AVS TECH BUILDING SOLUTIONS
Authorised Signatory

Engineer

Er. J. PARVESH,B.Tech.,M.E(Structural),MIE.,C.Eng.(I),F.I.V
Chartered Civil Engineer/Collectorate Panel Engineer Krishnagiri Dt/ Structural Consultant/CMDA,KDTCP & HCMC Approved Engineer And Approved Valuer

PROFESSION	SE (GR-1)	RE(GR-1)	RD	CE	QA
CATEGORY					
REGISTER NO/ORDER	KDTCP (32/2019)	KDTCP (22/2524)	KDTCP (01/2019)	KDTCP (03/2019)	KNTDA (01/2019)
VALID	09.04.2026	22.03.2026	09.04.2026	09.04.2026	09.04.2026

INNOVATIVE STRUCTURAL CONSULTANTS
Plot No:(SBG-1)10, Mullai Nagar, Rayakottai Road,HOSUR-635 109.
Mobile:+91 9790000760:+919655223333
Email:iscind2019@gmail.com

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.