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.

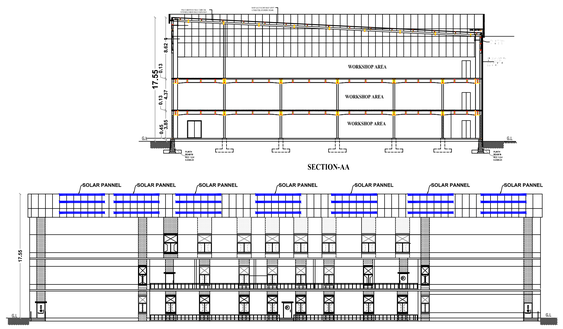
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OMR Thoraipakkam,
Chennai 600 097, India

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DETIAL PLAN SHOWING THE REVISED INDUSTRIAL BUILDING PLAN FOR "M/S AVIGNA PRIVATE LIMITED AND M/s AVIGNA DHEERA PRIVATE LIMITED"-ORANGE INDUSTRIES (LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING) IN SF.No: 956/1A1, 956/1B2, 956/3A1A, 956/3A2B, 957/1A1, 957/1B2, 957/2, 957/3Pt, 961/1, 961/2A1A, 961/2A2B, 961/2B, 961/2C, 962/1C2A1, 962/2A1B, 962/2A2, 962/2B, 962/3, 962/4, 968/1A2A1, 968/1A2B1, 968/1B2A1, 968/1B2B1, 968/2A2A1, 968/2A2B1, 968/2B2A1, 968/2B2B1, 968/3A2A1, 968/3A2B1, 968/3B2A1, 968/3B2B1, 970/1A1A, 970/1A2A, 970/1B, 970/2B, 970/3, 971/1A, 971/1B, 971/2A, 971/2B, 972/1A2A2A, 972/1A2A3A, 972/1A2B, 972/1A2C, 972/1B1A, 972/1B2A1, 972/1B1B, 972/1B2A2, 972/1B2B1, 972/1B2B2, 972/2A, 972/2B, 972/3A, 972/4A1, 972/4A2, 972/4A3, 973/1A, 973/1B, 974/1A2A, 974/1B1A1, 974/1B1B1, 974/1B2, 974/2A, 974/2B1, 974/2B2, 974/5, 993/1B3 & 993/2B AT KUNDHUMARANAPALLI VILLAGE & PANCHAYAT, KELAMANGALAM UNION COUNCIL, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

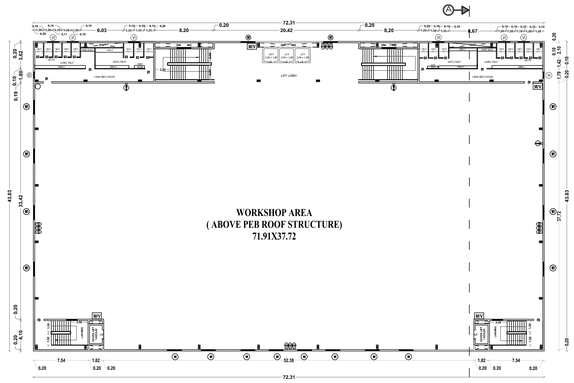
OFFICE USE

SHEET No.1/3

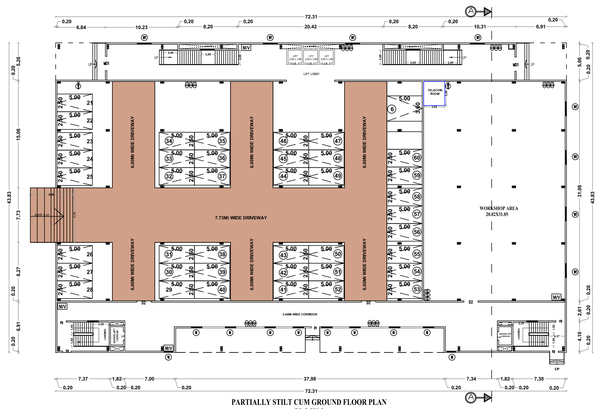


SECTION-AA

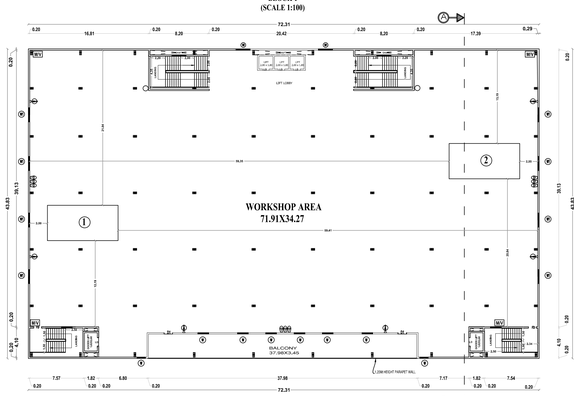
ELEVATION



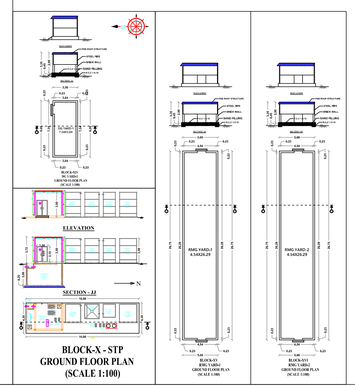
SECOND FLOOR PLAN
BLOCK-I
(SCALE 1:100)



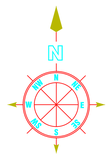
PARTIALLY STILT CUM GROUND FLOOR PLAN
BLOCK-I
(SCALE 1:100)



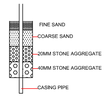
FIRST FLOOR PLAN
BLOCK-I
(SCALE 1:100)



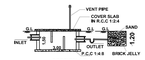




RAIN WATER HARVESTING SYSTEM PLAN
(NOT to SCALE)



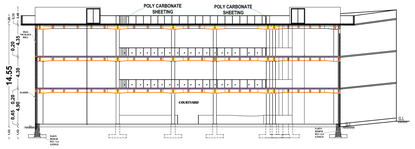
DETAILS OF RAIN WATER HARVESTING SYSTEM
(NOT to SCALE)



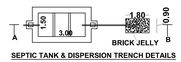
SECTION-AB



ELEVATION



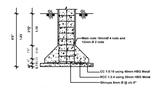
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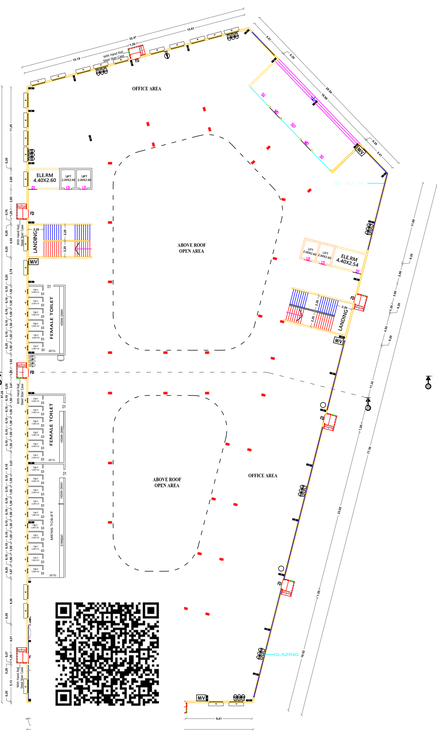
SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100



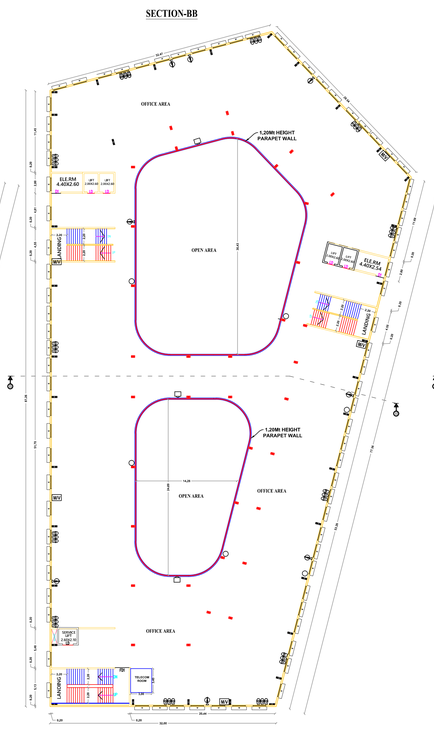
STAIRCASE DETAILS
SCALE- 1:20



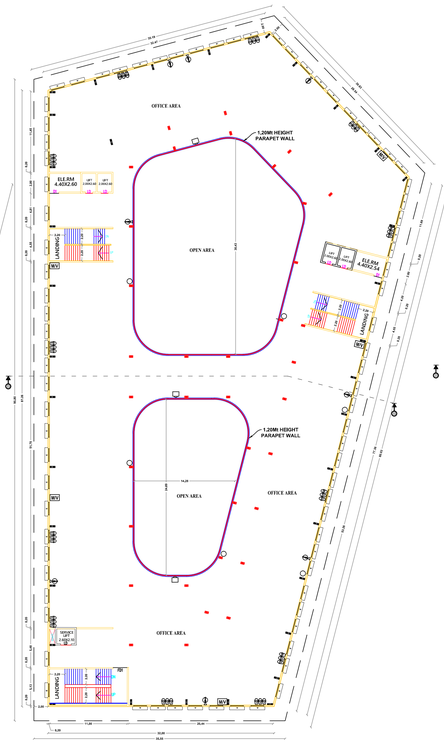
SECTION ON - " FF "



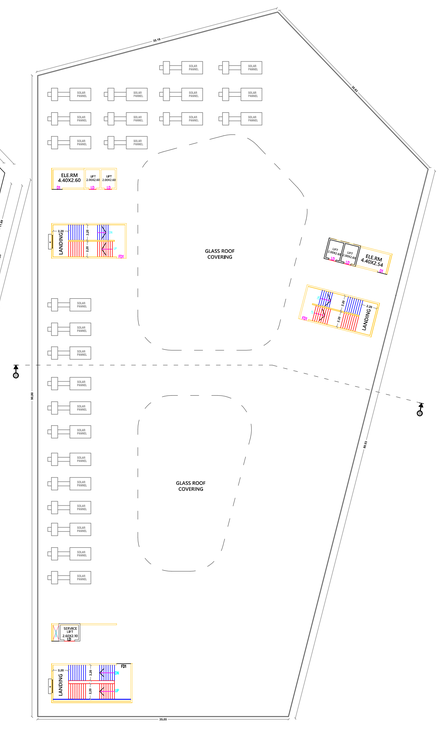
GROUND FLOOR PLAN
BLOCK-II
(SCALE 1:100)



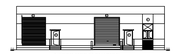
FIRST FLOOR PLAN
BLOCK-II
(SCALE 1:100)



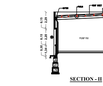
SECOND FLOOR PLAN
BLOCK-II
(SCALE 1:100)



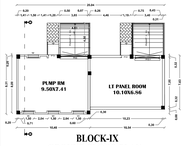
TERRACE FLOOR PLAN
BLOCK-II
(SCALE 1:100)



NORTH SIDE ELEVATION



SECTION - II



BLOCK-IX
GROUND FLOOR PLAN
(SCALE 1:100)

REGISTER ENGINEER

Er N. PRAVEEN KUMAR, ME..
CREATIVE CONSTRUCTION
Structural Engineer / Charted Engineer
Govt.HNTDA Reg.Engineer-II(11/2020)
Govt.HNTDA Reg.Construction Engineer-(25/2020)
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MAIL:creativeconstructionhosur@gmail.com

REG.STRUCTURAL ENGINEER

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CREATIVE CONSTRUCTION
Structural Engineer / Charted Engineer
Govt.HNTDA Reg.Structural Engineer-I(14/2023)
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REGISTER GEO-TECHNICAL ENGINEER

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DIRECTOR
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NEW No: 98, *(OLD No: 109),*
VELACHERY ROAD,
GUINDY, CHENNAI-600 032.
PHONE No: 044-22351862
DTCP REG.No: GTE/19/06/003

DESCRIPTIONS

(FE) Fire Extinguisher	-	
(FA) Fire Alarm	-	
Ponds Rain Water Perculation	-	
SAND BUCKETS	-	F F F
MECHANICAL VENTILATION	-	M/V

JOINERY DETAILS

D	DOOR	1.50X2.10
D1	DOOR	1.20X2.10
D2	DOOR	2.00X2.10
D3	DOOR	0.95X2.10
FD	FIRE DOOR	1.30X2.10
FD1	FIRE DOOR	2.00X2.10
LD	LIFT DOOR	1.20X2.10
MD	MAIN DOOR	2.27X2.10
MD1	MAIN DOOR	2.00X2.10
RS	ROLLING SHUTTER	2.50X5.00
RS1	ROLLING SHUTTER	4.00X5.00
W	WINDOW	1.83X1.80
W1	WINDOW	1.20X1.80
V	VENTILATOR	0.95X0.61
V1	VENTILATOR	0.60X0.61

APPLICANT

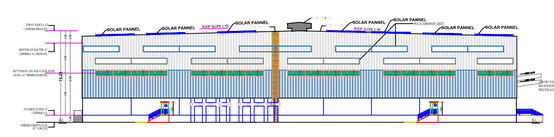
1.M/s.AVIGNA PVT LTD
Mr.SAKTHIVEL B

2.M/s.AVIGNA DHEERA PVT LTD
Mr.S.RAJASEKARAN

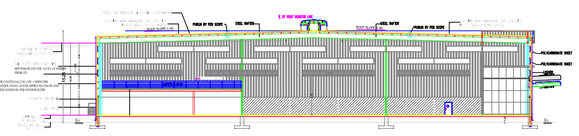
DETIAL PLAN SHOWING THE REVISED INDUSTRIAL BUILDING PLAN FOR "M/S AVIGNA PRIVATE LIMITED AND M/s AVIGNA DHEERA PRIVATE LIMITED"-ORANGE INDUSTRIES (LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING) IN SF.No: 956/1A1, 956/1B2, 956/3A1A, 956/3A2B, 957/1A1, 957/1B2, 957/2, 957/3Pt, 961/1, 961/2A1A, 961/2A2B, 961/2B, 961/2C, 962/1C2A1, 962/2A1B, 962/2A2, 962/2B, 962/3, 962/4, 968/1A2A1, 968/1A2B1, 968/1B2A1, 968/1B2B1, 968/2A2A1, 968/2A2B1, 968/2B2A1, 968/2B2B1, 968/3A2A1, 968/3A2B1, 968/3B2A1, 968/3B2B1, 970/1A1A, 970/1A2A, 970/1B, 970/2B, 970/3, 971/1A, 971/1B, 971/2A, 971/2B, 972/1A2A2A, 972/1A2A3A, 972/1A2B, 972/1A2C, 972/1B1A, 972/1B2A1, 972/1B1B, 972/1B2A2, 972/1B2B1, 972/1B2B2, 972/2A, 972/2B, 972/3A, 972/4A1, 972/4A2, 972/4A3, 973/1A, 973/1B, 974/1A2A, 974/1B1A1, 974/1B1B1, 974/1B2, 974/2A, 974/2B1, 974/2B2, 974/5, 993/1B3 & 993/2B AT KUNDHUMARANAPALLI VILLAGE & PANCHAYAT, KELAMANGALAM UNION COUNCIL, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

OFFICE USE

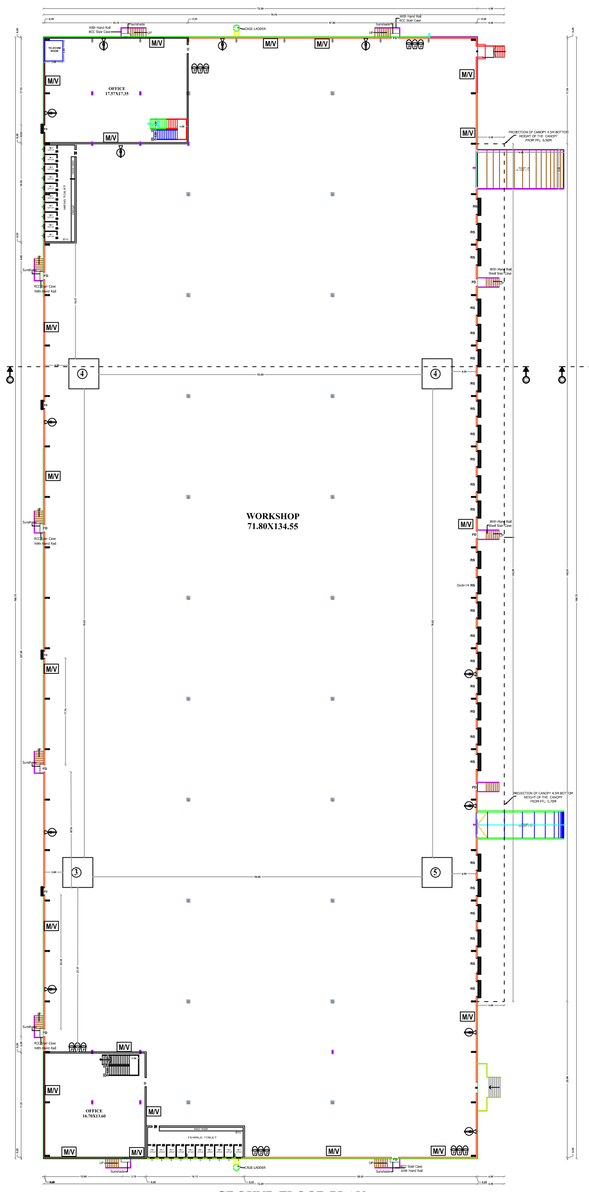
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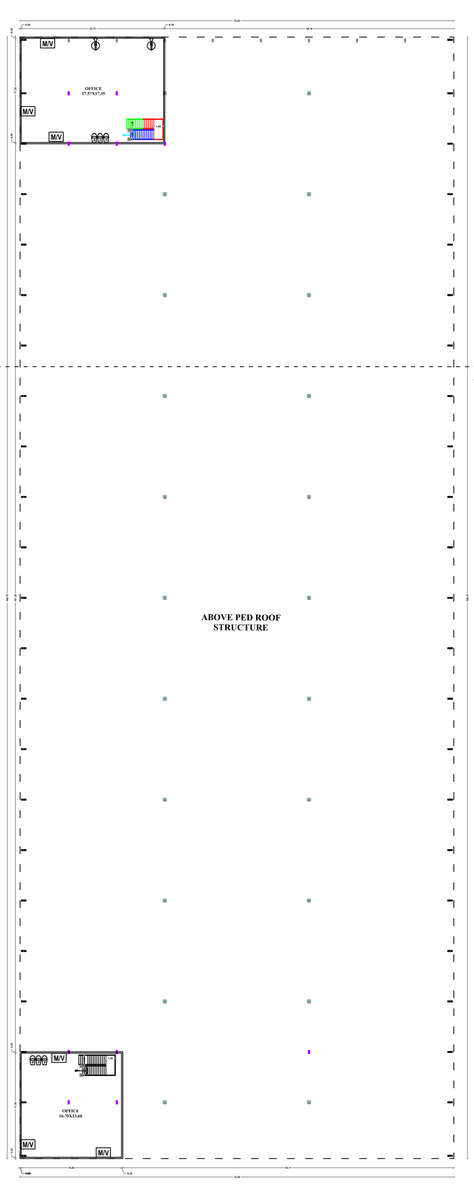
ELEVATION



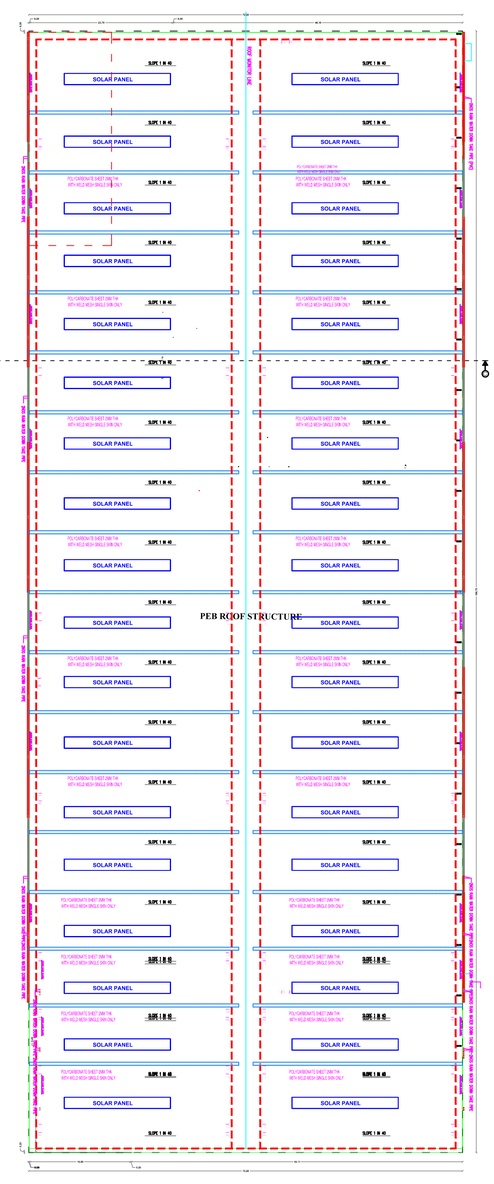
SECTION-CC



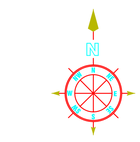
GROUND FLOOR PLAN
BLOCK- III
(SCALE 1:100)

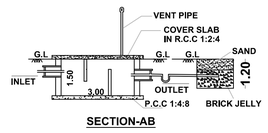


MEZZANINE FLOOR PLAN
BLOCK-III
(SCALE 1:100)

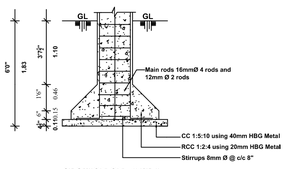


TERRACE FLOOR PLAN
BLOCK-III
(SCALE 1:100)

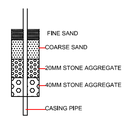




SECTION-AB



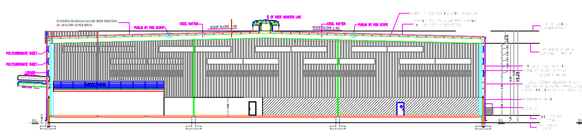
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DETAILS OF RAIN WATER HARVESTING SYSTEM
(NOT to SCALE)

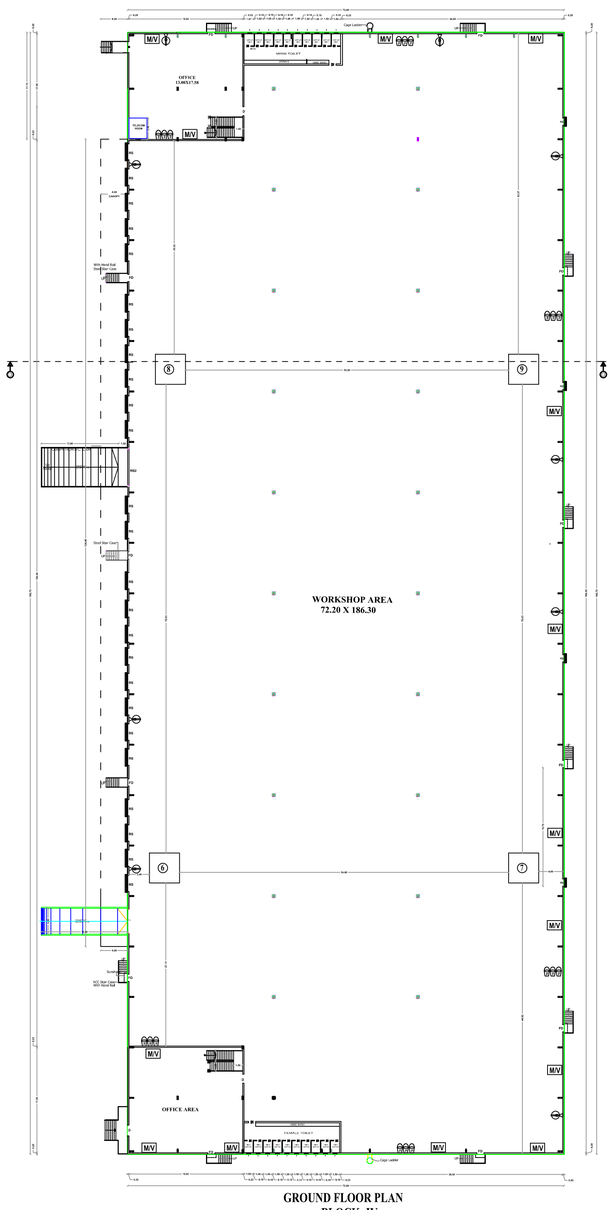
DESCRIPTIONS

(FE) Fire Extinguisher	-	
(FA) Fire Alarm	-	
Ponds Rain Water Perculation	-	
SAND BUCKETS	-	F F F
MECHANICAL VENTILATION	-	M/V

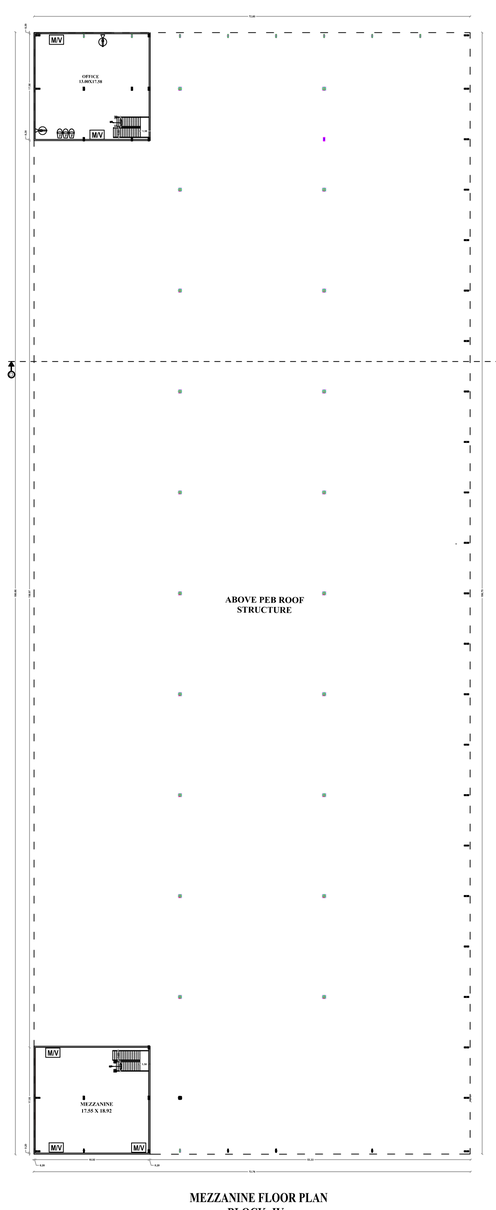


SECTION-DD

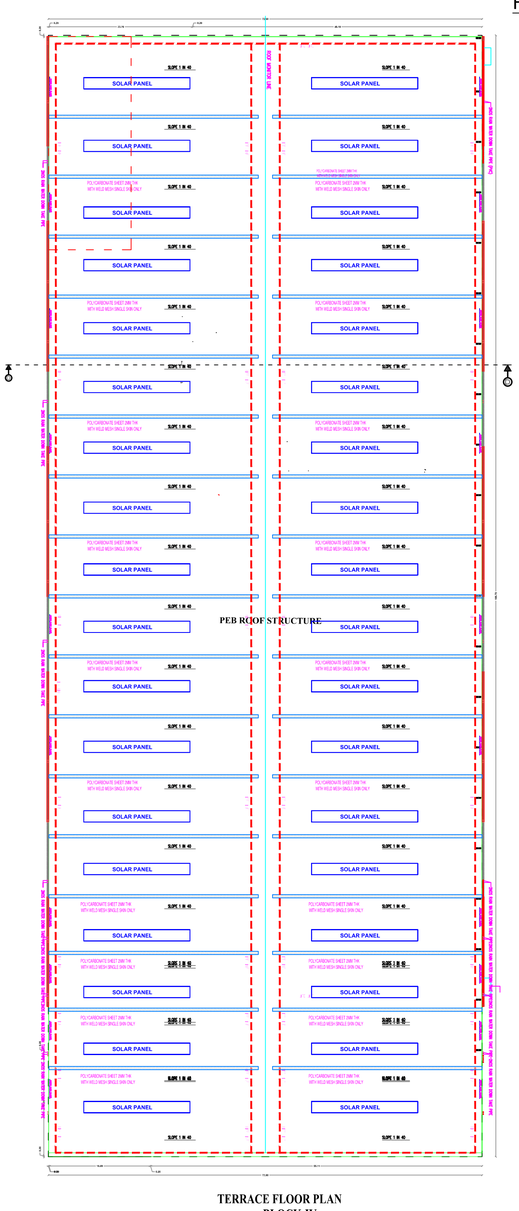
ELEVATION



GROUND FLOOR PLAN
BLOCK- IV
(SCALE 1:100)

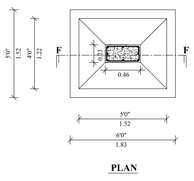


MEZZANINE FLOOR PLAN
BLOCK- IV
(SCALE 1:100)

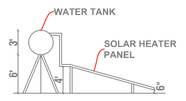


TERRACE FLOOR PLAN
BLOCK-IV
(SCALE 1:100)

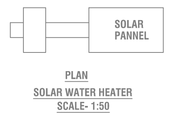
RAIN WATER HARVESTING SYSTEM PLAN
(NOT to SCALE)



PLAN



SIDE VIEW



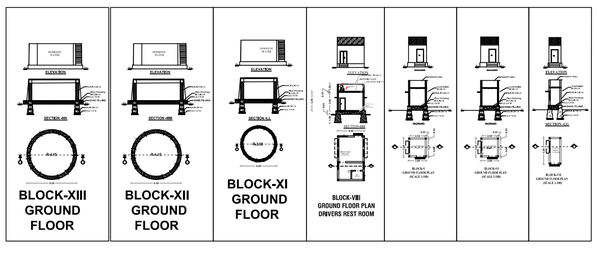
PLAN
SOLAR WATER HEATER
SCALE- 1:50

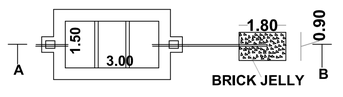
JOINERY DETAILS

D	DOOR	1.50X2.10
D1	DOOR	1.20X2.10
D2	DOOR	2.00X2.10
D3	DOOR	0.95X2.10
FD	FIRE DOOR	1.30X2.10
FD1	FIRE DOOR	2.00X2.10
LD	LIFT DOOR	1.20X2.10
MD	MAIN DOOR	2.27X2.10
MD1	MAIN DOOR	2.00X2.10
RS	ROLLING SHUTTER	2.50X5.00
RS1	ROLLING SHUTTER	4.00X5.00
W	WINDOW	1.83X1.80
W1	WINDOW	1.20X1.80
V	VENTILATOR	0.95X0.61
V1	VENTILATOR	0.60X0.61

POWER DETAILS

S.No.	MACHINERIES NAME	H.P.	Nos	TOTAL H.P
1	GRAVITY DIE CASTING MACHINE	320.00	1	320.00
2	CORE SHOOTING MACHINE	100.00	1	100.00
3	SHOT BLASTING MACHINE	220.00	1	220.00
4	FURNACE	200.00	2	400.0
5	FBO FROM SINTO-JAPAN	200.00	1	200.00
6	SAND PLANT AND ACCESSORIES	100.00	1	100.00
7	VMC MACHINE VF-2	60.00	1	60.00
8	VMC MACHINE VF-4	350.00	1	350.00
9	COMPRESSOR	250.00	1	250.00
TOTAL HP				2000.00
TOTAL NUMBER OF WORKERS				1000
MALE				500
FEMALE				500





SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100



STAIRCASE DETAILS
SCALE- 1:20

REGISTER GEO-TECHNICAL ENGINEER

Dr A. VERGHESE CHUMMAR, ME,.
DIRECTOR
F.S. ENGINEER PVT. LTD.
NEW No: 98, *(OLD No: 109),*
VELACHERY ROAD,
GUINDY, CHENNAI-600 032.
PHONE No: 044-22351862
DTCP REG.No: GTE/19/06/003

REGISTER ENGINEER

Er N. PRAVEEN KUMAR, ME,.
CREATIVE CONSTRUCTION
Structural Engineer / Charted Engineer
Govt.HNTDA Reg.Engineer-II(11/2020)
Govt.HNTDA Reg.Construction Engineer-(25/2020)
MOBILE:7502330468, 6380345365
MAIL:creativeconstructionhosur@gmail.com

REG.STRUCTURAL ENGINEER

Er N. PRAVEEN KUMAR, ME,.
CREATIVE CONSTRUCTION
Structural Engineer / Charted Engineer
Govt.HNTDA Reg.Structural Engineer-I(14/2023)
MOBILE:7502330468, 6380345365
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APPLICANT

1.M/s.AVIGNA PVT LTD

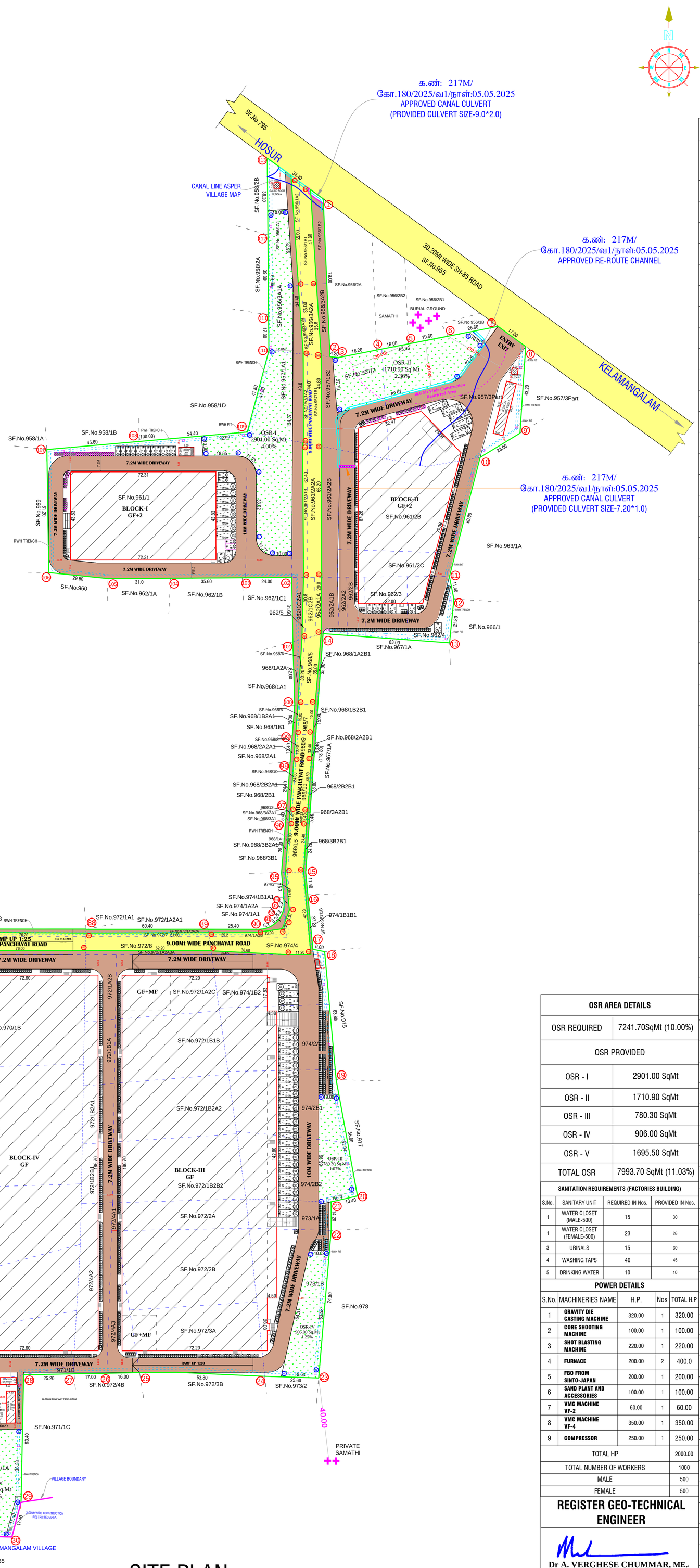
Mr.SAKTHIVEL B

2.M/s.AVIGNA DHEERA PVT LTD

Mr.S.RAJASEKARAN

SITE PLAN SHOWING THE REVISED INDUSTRIAL BUILDING PLAN FOR "M/S AVIGNA PRIVATE LIMITED AND M/s AVIGNA DHEERA PRIVATE LIMITED"-ORANGE INDUSTRIES (LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING) IN SF.No: 956/1A1, 956/1B2, 956/3A1A, 956/3A2B, 957/1A1, 957/1B2, 957/2, 957/3Pt, 961/1, 961/2A1A, 961/2A2B, 961/2B, 961/2C, 962/1C2A1, 962/2A1B, 962/2A2, 962/2B, 962/3, 962/4, 968/1A2A1, 968/1A2B1, 968/1B2A1, 968/1B2B1, 968/2A2A1, 968/2A2B1, 968/2B2A1, 968/2B2B1, 968/3A2A1, 968/3A2B1, 968/3B2A1, 968/3B2B1, 970/1A1A, 970/1A2A, 970/1B, 970/2B, 970/3, 971/1A, 971/1B, 971/2A, 971/2B, 972/1A2A2A, 972/1A2A3A, 972/1A2B, 972/1A2C, 972/1B1A, 972/1B2A1, 972/1B1B, 972/1B2A2, 972/1B2B1, 972/1B2B2, 972/2A, 972/2B, 972/3A, 972/4A1, 972/4A2, 972/4A3, 973/1A, 973/1B, 974/1A2A, 974/1B1A1, 974/1B1B1, 974/1B2, 974/2A, 974/2B1, 974/2B2, 974/5, 993/1B3 & 993/2B AT KUNDHUMARANAPALLI VILLAGE & PANCHAYAT, KELAMANGALAM UNION COUNCIL, DENKANIKOTTAI TALUK, KRISHNAGIRI DISTRICT.

OFFICE USE



SITE PLAN
(SCALE 1:100)

AREA DETAILS

S.No.	SF.No.	PATTA AREA (Sq.Mt)
1	956/1A1	809.00
2	956/1B2	243.00
3	956/3A1A	567.00
4	956/3A2B	162.00
5	957/1A1	972.00
6	957/1B2	324.00
7	957/ 2	1215.00
8	957/3Part	4089.00
9	961/ 1	6650.00
10	961/2A1A	1822.00
11	961/2A2B	566.00
12	961/2B	2915
13	961/2C	729.00
14	962/1C2A1	179.00
15	962/2A1B	348
16	962/2A2	122.00
17	962/2B	250.00
18	962/ 3	650.00
19	962/ 4	750.00
20	968/1A2A1	59.00
21	968/1A2B1	40.00
22	968/1B2A1	30.00
23	968/1B2B1	20.00
24	968/2A2A1	21.00
25	968/2A2B1	20.00
26	968/2B2A1	34.00
27	968/2B2B1	40.00
28	968/3A2A1	8.00
29	968/3A2B1	21.00
30	968/3B2A1	70.00
31	968/3B2B1	40.00
32	970/1A1A	313.00
33	970/1A2A	202.00
34	970/1B	4818.00
35	970/2B	5385.00
36	970/ 3	3600.00
37	971/1A	2951.00
38	971/1B	61.00
39	971/2A	2500.00
40	971/2B	2150.00
41	972/1A2A2A	68.00
42	972/1A2A3A	121.00
43	972/1A2B	405.00
44	972/1A2C	1620.00
45	972/1B1A	405.00
46	972/1B1B	1757.00
47	972/1B2A1	405.00
48	972/1B2A2	1740.00
49	972/1B2B1	405.00
50	972/1B2B2	1838.00
51	972/2A	972.00
52	972/2B	2428.00
53	972/3A	2252.00
54	972/4A1	40.00
55	972/4A2	1409.00
56	972/4A3	722.00
57	973/1A	648.00
58	973/1B	2409.00
59	974/1A2A	131.00
60	974/1B1A1	17.00
61	974/1B1B1	45.00
62	974/1B2	1418.00
63	974/2A	1782.00
64	974/2B1	1780.00
65	974/2B2	1738.00
66	974/ 5	37.00
67	993/1B3	40.00
68	993/2B	40.00
TOTAL AREA		72417.00

COLOR INDEX

SITE BOUNDARY	
PROPOSED BLDG.	
VILLAGE BOUNDARY	
OSR AREA-11.02%	
DRIVEWAY	
EXISTING ROAD	

PARKING AS PER SWP SYSTEM

TYPE OF PARKING	REQUIRED	PROVIDED
LORRYS=(WORKSHOP AREA/750)=46950.98/750=62.60	63	63
CARS=(OFFICE AREA/100)=2819.70/150=18.79	19	60
PHY.CH.CAR	2	6
TWOWHEELERS=(WORKSHOP AREA/50)=46950.98/75=626.01	627	630
PHY.CH.TWOWHEELER	63	65
CYCLES=(WORKSHOP AREA/50)=46950.98/75=626.01	627	630

AREA DETAILS

TOTAL AREA OF THE SITE	IN SQMT
PLR/FMB AREA	72417.00
DOCUMENT AREA	72417.00
SUPER IMPOSED PLOT AREA	72417.00

PARTICULARS (AREA OF THE PRO. BLDG)		FSI (sqmt)	NON FSI(sqmt)	TOTAL (sqmt)
BLOCK-I (WORKSHOP)	GF	3169.24	-	3169.24
	FF	3169.24	-	3169.24
	SF	3169.24	-	3169.24
BLOCK-II (OFFICE)	GF	3835.59	-	3835.59
	FF	2886.22	-	2886.22
	SF	4365.63	-	4365.63
	HEAD ROOM	-	344.37	344.37
BLOCK-III (WORKSHOP)	GF	14129.41	-	14129.41
	MF	731.12	-	731.12
BLOCK-IV (WORKSHOP)	GF	14162.10	-	14162.10
	MF	695.35	-	695.35
BLOCK-V GUARD ROOM	GF	9.60	-	9.60
BLOCK-VI GUARD ROOM	GF	9.60	-	9.60
BLOCK-VII GUARD ROOM	GF	9.00	-	9.00
BLOCK-VIII DRIVERS REST ROOM	GF	33.75	-	33.75
BLOCK-IX PUMP & LT PANEL ROOM	GF	166.88	-	166.88
BLOCK-X STP	GF	68.80	-	68.80
BLOCK-XI WATER TANK	GF	28.77	-	28.77
BLOCK-XII FIRE WATER TANK-1	GF	54.11	-	54.11
BLOCK-XIII FIRE WATER TANK-2	GF	54.11	-	54.11
BLOCK-XIV DG-YARD-1	GF	28.00	-	28.00
BLOCK-XV RMG-YARD-1	GF	133.52	-	133.52
BLOCK-XVI RMG-YARD-2	GF	133.52	-	133.52
TOTAL AREA		51042.80	344.37	51387.17

PLOT COVERAGE (PC) = TOTAL GROUND FLOOR AREA / SITE AREA * 100
= 36026.00/72417.00*100=49.74%

FOOR SPACE INDEX (FSI) = TOTAL FSI AREA / SITE AREA
= 51042.80/72417.00 = 0.704

OSR AREA DETAILS

OSR REQUIRED	7241.70SqMt (10.00%)
OSR PROVIDED	
OSR - I	2901.00 SqMt
OSR - II	1710.90 SqMt
OSR - III	780.30 SqMt
OSR - IV	906.00 SqMt
OSR - V	1695.50 SqMt
TOTAL OSR	7993.70 SqMt (11.03%)

SANITATION REQUIREMENTS (FACTORIES BUILDING)

S.No.	SANITARY UNIT	REQUIRED IN Nos.	PROVIDED IN Nos.
1	WATER CLOSET (MALE-500)	15	30
1	WATER CLOSET (FEMALE-500)	23	26
3	URINALS	15	30
4	WASHING TAPS	40	45
5	DRINKING WATER	10	10

POWER DETAILS

S.No.	MACHINERIES NAME	H.P.	Nos	TOTAL H.P
1	GRAVITY DIE CASTING MACHINE	320.00	1	320.00
2	CORE SHOOTING MACHINE	100.00	1	100.00
3	SHOT BLASTING MACHINE	220.00	1	220.00
4	FURNACE	200.00	2	400.0
5	FBO FROM SINTO-JAPAN	200.00	1	200.00
6	SAND PLANT AND ACCESSORIES	100.00	1	100.00
7	VMC MACHINE VF-2	60.00	1	60.00
8	VMC MACHINE VF-4	350.00	1	350.00
9	COMPRESSOR	250.00	1	250.00
TOTAL HP				2000.00
TOTAL NUMBER OF WORKERS				1000
MALE				500
FEMALE				500

REGISTER GEO-TECHNICAL ENGINEER

Dr A. VERGHESE CHUMMAR, ME,.
DIRECTOR
F.S. ENGINEER PVT. LTD.
NEW No: 98, *(OLD No: 109)*,
VELACHERY ROAD,
GUINDY, CHENNAI-600 032.
PHONE No: 044-22351862
DTCP REG.No: GTE/19/06/003

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Mr.S.RAJASEKARAN

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
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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.