

PP

APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE

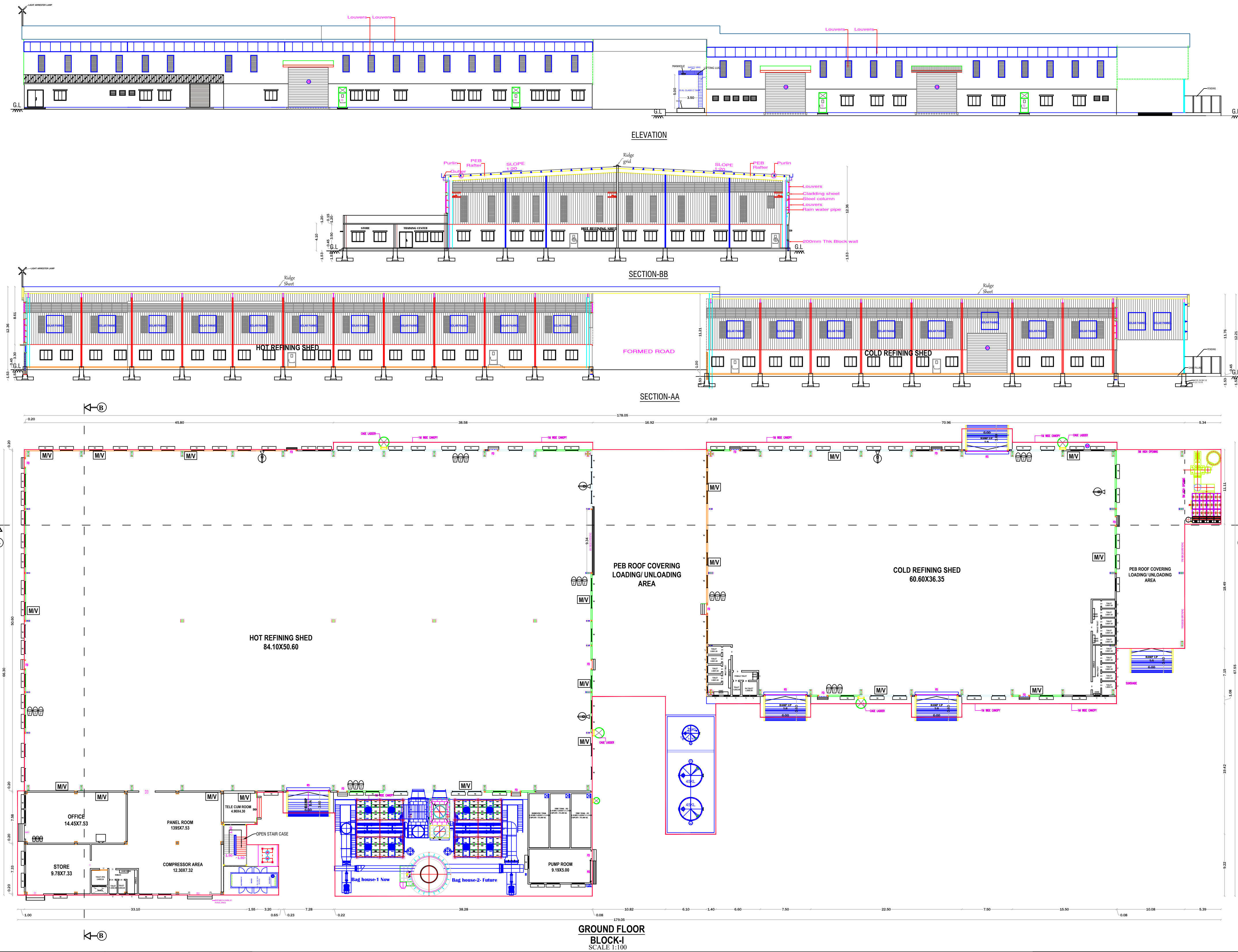
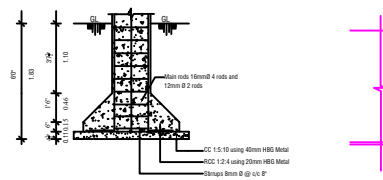
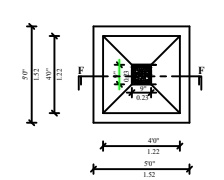
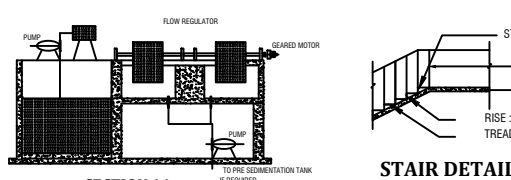
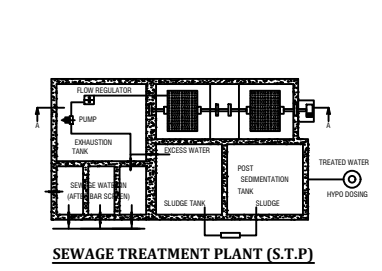
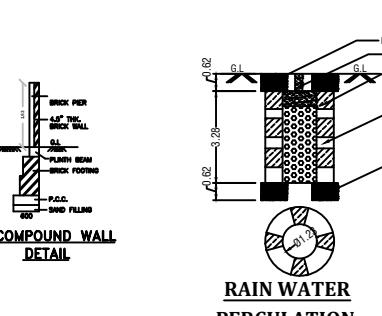
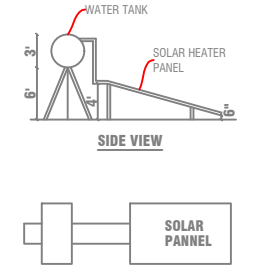
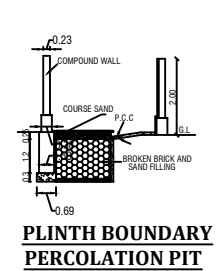
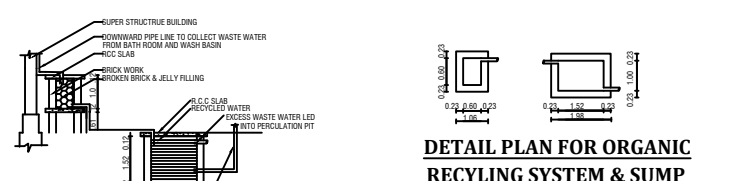
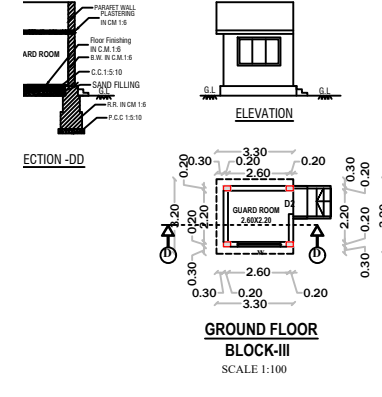
Building Plan

ISSUING AUTHORITY

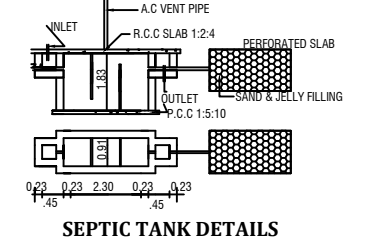
DTCP

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.

GROUND FLOOR
BLOCK 1
SCALE 1:100

GATE ELEVATION



SANITATION REQUIREMENTS (FACTORIES BUILDING)

S.No.	SANITARY UNIT	REQUIRED IN Nos.	PROVIDED IN Nos.
1	WATER CLOSET (MALE-35)	3	4
1	WATER CLOSET (FEMALE-15)	2	5
3	URINALS	2	4
4	WASHING TAPS	2	10
5	DRINKING WATER	1	3

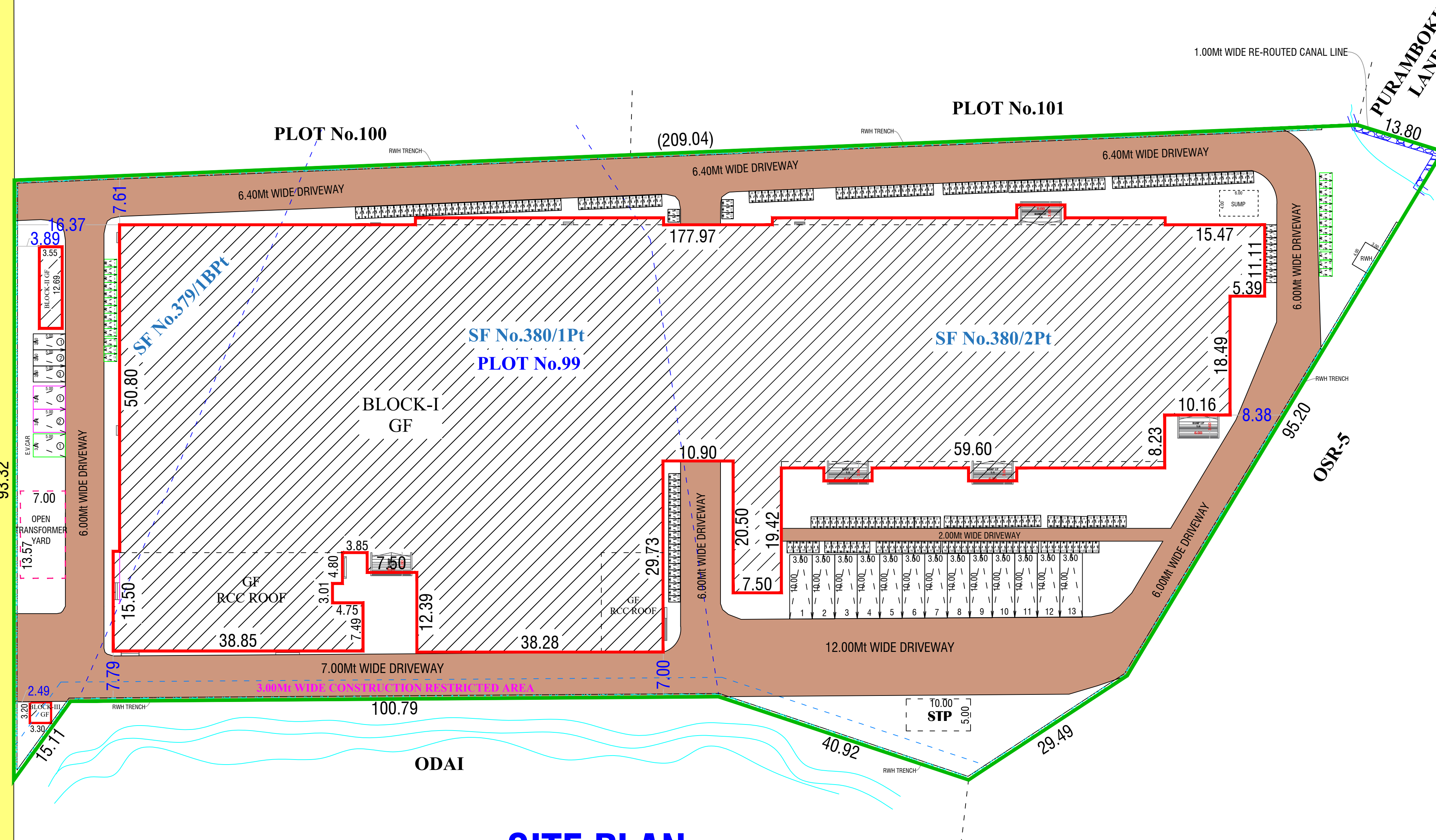
PLANNING PERMISSION

ROC No: SWP/BPA/0836871/2026, DATED : 03.05.2026
BUILDING PLAN NUMBER AS B.P.D.T.C.P (K.D) No: 90 / 2026
PLANNING PERMISSION ISSUED.

DETIAL PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING, RED CATEGORY- (FERROUS AND NON FERROUS METAL EXTRACTION INVOLVING DIFFERENT FURNACES (MELTING, REFINING, ETC.) WITH SECONDARY PRODUCTION MORE THAN 1 MT/hr (or) LEAD EXTRACTION IRRESPECTIVE OF CAPACITY (or) EXTRACTION USING INDUCTION FURNACE CLUBBED WITH AOD FURNACE.), IN PLOT No.99 SF.No: 379/1BPt, 380/1Pt & 380/2Pt OF MARUDHANDAPALLI VILLAGE AND PANCHAYAT, SIPCOT'S INDUSTRIAL PARK AT SHOOLAGIRI, SHOOLAGIRI PANCHAYAT UNION & TALUK, KRISHNAGIRI DISTRICT. DTCP LAYOUT APPROVAL No.143/2025 (DATED.20.08.2025).

AREA DETAILS			
TOTAL AREA OF THE SITE		IN SQMT	
PLR/FMB AREA		18409.30	
DOCUMENT AREA		18409.30	
SUPER IMPOSED PLOT AREA		17135.36	
PARTICULARS	FSI (sqmt)	NON FSI(sqmt)	TOTAL (sqmt)
AREA OF THE BLDG -GF (BLOCK-I)	9088.12	-	9088.12
AREA OF THE BLDG -GF (BLOCK-II) (TOILET)	45.05	-	45.05
AREA OF THE BLDG -GF (BLOCK-III) (GUARD ROOM)	10.56	-	10.56
TOTAL AREA	9143.73	-	9143.73
PLOT COVERAGE - (P.C.) %		49.67	
FLOOR SPACE INDEX - (FSI)		0.4967	
HEIGHT OF THE BUILDING - 12.41 M		COLOR INDEX	
(FE) Fire Extinguisher	-	⊕	SITE BOUNDARY
(FA) Fire Alarm	-	□	PROPOSED BLDG.
Ponds	-	○	EXISTING ROAD
Rain Water Perculation	-	○	DRIVEWAY
MECHANICAL VENTILATION	-	M/Y	
SCHEDULE OF JOINERIES			
REF. ID	DESCRIPTIONS	SIZES	
RS	ROLLING SHUTTER	6.00 X 6.00	
RS1	ROLLING SHUTTER	3.00 X 3.50	
DD	DOOR	3.00 X 2.40	
D	DOOR	1.20 X 2.40	
D1	DOOR	0.76 X 2.10	
D2	DOOR	1.00 X 2.10	
D3	DOOR	2.40 X 2.10	
MD	MAIN DOOR	2.00 X 2.10	
FD	FIRE EXIT DOOR	1.20 X 2.10	
W	WINDOW	1.83 X 1.50	
V	VENTILATOR	0.91 X 0.61	
LOUVERS	FIXED VENTILATOR	1.00 X 2.52	
PARKING AS PER SWP SYSTEM			
TYPE OF PARKING		REQUIRED	PROVIDED
LORRYS=(WORKSHOP AREA/750) =9088.12/750=12.11		13	13
CARS=(OFFICE AREA/150)=320/150=2.13		03	03
PHY.CH.CAR		01	01
TWOWHEELERS=(WORKSHOP AREA/75)=9088.12/75=121.17		122	122
PHY.CH.TWOWHEELER		13	13
E.V. TWOWHEELER		13	13
CYCLES=(WORKSHOP AREA/75)=9088.12/75=121.17		122	122
APPLICANT		REG.STRUCTURAL ENGINEER	REGISTER ENGINEER
M/s.CMR TOYOTSU ALUMINIUM INDIA PVT.LTD.		E.R.MADHUKUMAR, M.E. (STRUCTURAL), NVM CONSTRUCTION & DESIGN Consulting Structural & CIVIL Engineer / Chartered Engineer Govt.KDTPC Reg. Structural Engineer-1(13/2025) # 3/225-2, Bharathiyar Nagar, Avayappalli road, Near Silk Farm, JKSUR-635109. Phone : 9788725153, 9649214359. Mail : madhukumar.civil@gmail.com	E.R.D.MURUGANBE (CIVIL), AIT CONSTRUCTION & DESIGN Consulting Structural & CIVIL Engineer Govt.KDTPC Reg. Engineer-II(6/2025) # 3/225-2, Bharathiyar Nagar, Avayappalli road, Near Silk Farm, JKSUR-635109. MOBILE: 6369725253, 9524227039. MAIL: aitcoconstructionbhar@gmail.com

30.00Mt WIDE SIPCOT ROAD



SITE PLAN

SCALE - 1:100

Er.D.MURUGANBE (Civil),.
AIT CONSTRUCTION & DESIGN
 Consulting Structural & CIVIL Engineer
 Govt.KDTCPC Reg.Engineer-II(62/2025)
 Govt.KDTCPC Reg. Construction Engineer-(50/2025)
 MOBILE: 6369725253, 9524227039
 MAIL: aitconstructionhsur@gmail.com

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](#)



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

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

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

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



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.

