Verified RealEstate™

REFERENCE
SWP/BPA/972049/2026

ISSUED
19 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 274/2 and 1 more

Nallaganakothapalli, Shoolagiri taluk

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

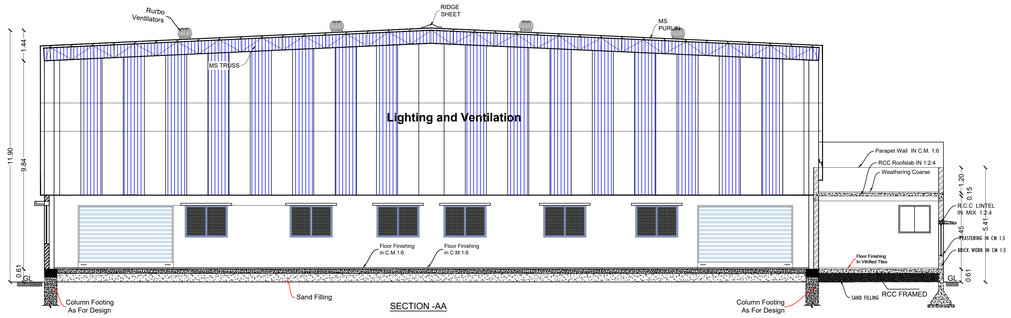
The approval as the planning authority issued it, reproduced in full behind this page.

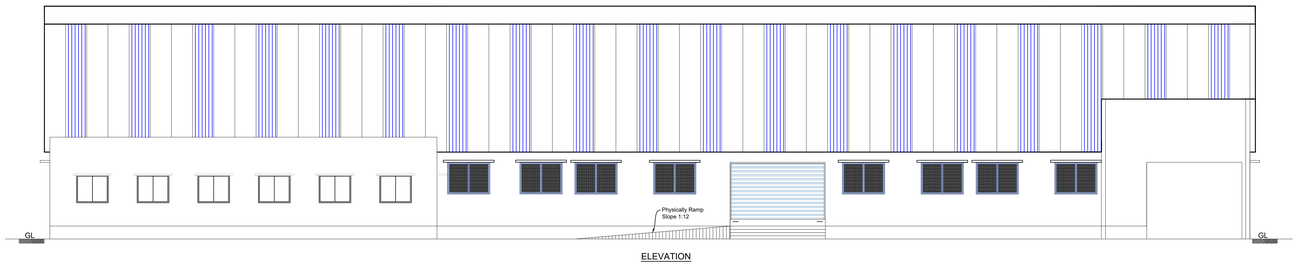
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

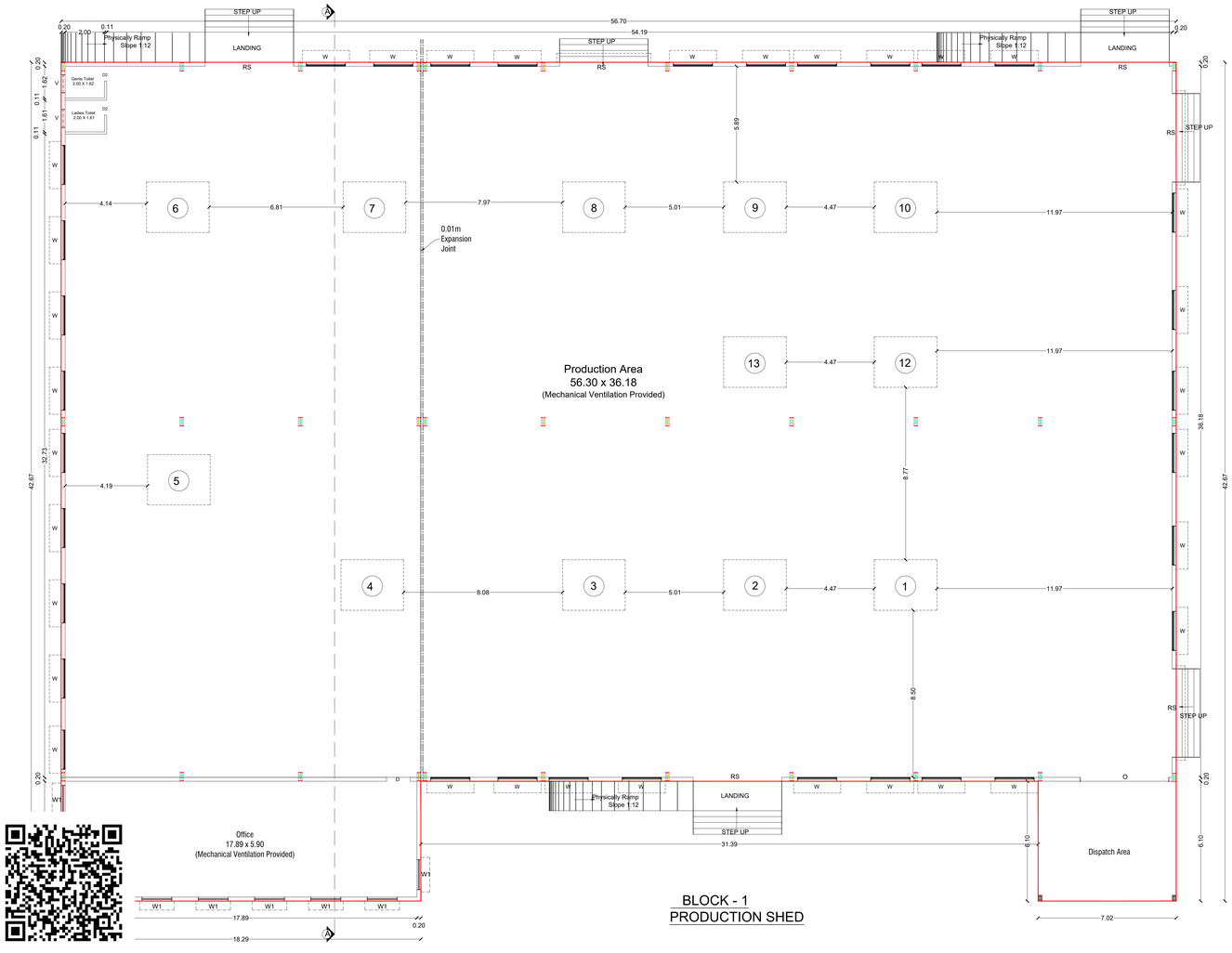
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

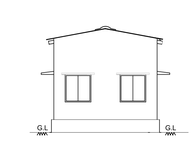




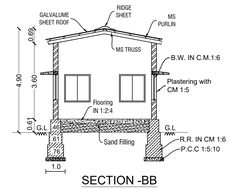
ELEVATION



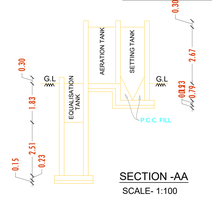
BLOCK - 1
PRODUCTION SHED



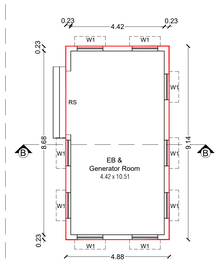
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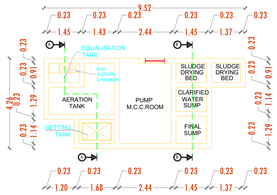
SECTION -BB



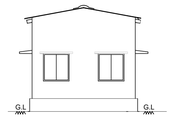
SECTION -AA
SCALE- 1:100



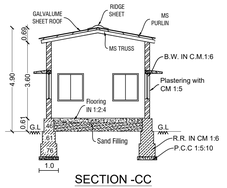
BLOCK-2-
EB & GENERATOR ROOM PLAN



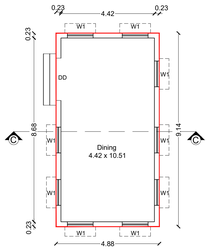
SEWAGE TREATMENT PLANT PLAN
HYDRAULIC FLOW DIAGRAM
SCALE- 1:100



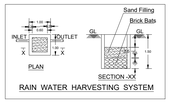
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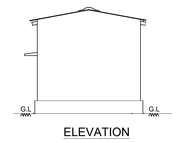
SECTION -CC



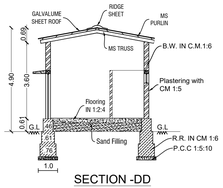
BLOCK-3
CANTEEN PLAN



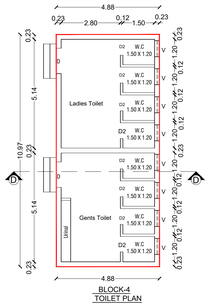
RAIN WATER HARVESTING SYSTEM



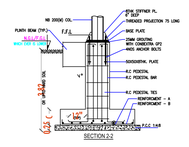
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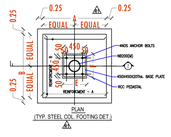


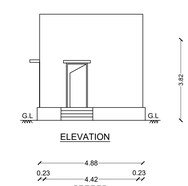
SECTION -DD



BLOCK-4
TOILET PLAN

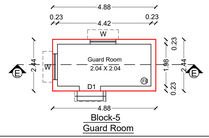






ELEVATION

SECTION -EE



Block-5
Guard Room

OFFICE USE:

TECHNICAL APPROVAL

ROC No:SWP/BPA/972049/2026, DATE:19.11.2026.

BUILDING PLAN NUMBERED AS B.P/D.D.T.C.P (K.D)No:168/2026.

TECHNICAL APPROVAL ISSUED

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR "M/s. ALGRAIN PRODUCTS PVT LTD" (ORANGE CATEGORY MISCELLANEOUS) IN PLOT NO:33, S.F.No:274/2(pt), 275/2(pt) OF SIPCOT INDUSTRIAL PARK, NALLAGANAKOTHAPALLI VILLAGE, KONERIPALLI PANCHAYAT, SHOOLAGIRI PANCHAYAT UNION & TALUK , KRISHNAGIRI DISTRICT.

SCALE 1:100

Note:

Technical Approval DTCP Krishnagiri online Application number ROC No: C671M4HP/2025, Technical Approved No:L.P/D.D.T.C.P.(K.D) (SWP) No:143/2025,Dated.20.08.2025 (Revises the Dated L.P/D.D.T.C.P.(K.D) No:119/2023).

Sanitation Requirements for Factories (No. Of Workers - 50Nos)

Sl. No	Sanitary Unit	Required Male	Provided Male	Required Female	Provided Female
1	Water Close	3 for 36-65 Persons	6	1 for 1-12 Persons	6
2	Ablution Taps	one in each W.C	6	one in each W.C	6
3	Urinals	2 for 21-45 Persons	12	-	
4	Washing Taps with draining arrangement	one for every 25persons or part thereof	4	one for every 25persons or part thereof	4
5	Drinking water Fountains	one for every 100 persons with a minimum of one on each floor	4	one for every 100 persons with a minimum of one on each floor	4
7	Emergency shower and eye wash fountain	1 per every shop floor per 500 persons	1	1 per every shop floor per 500 persons	1

SCHEDULE OF JOINERIES

RS	Rolling Shutter	4.50 X 5.00
DD	Double Door	2.00 X 2.10
D1	Door	1.00 X 2.10
D2	Door	0.75 X 2.10
W	Window	2.00 X 2.00
V	Ventilation	0.91 X 1.20

Power Details

S.No.	Machineries Name	H.P.	Nos.	TOTAL H.P.
1	Roll Crusher	10.00	1	10.00
2	Magnetic Separator	10.00	1	10.00
3	Grader	15.00	1	15.00
4	ESU Unit	2.00	1	2.00
5	Sizing Unit	2.00	1	2.00
6	Maker Unit	2.00	1	2.00
7	Drying Unit	20.00	1	20.00
8	Humidifier	5.00	1	5.00
9	Flexing Machine	4.00	1	4.00
10	Slitting Machine	5.00	1	5.00
11	Shrink Tunnel	3.00	1	3.00
12	Band Sealer	2.00	1	2.00
Total Power In H.P.				80.00

All Dimensions Are in Meter

Area Details

Particulars	Built up Area in sq.m	Non- FSI Area in Sq.m	FSI Area in Sq.m
Block - 1 - (Ground Floor) Production Shed	2228.14	-	2228.14
Block-2- (Ground Floor) Transformer, Panel & DG Set Plan	44.59	-	44.59
Block-3- (Ground Floor) Canteen Plan	44.59	-	44.59
Block-4- (Ground Floor) - Toilet Plan-	53.51	-	53.51
Block-5- (Ground Floor)- Guard Room	11.89	-	11.89
Total Construction Area	2382.72	-	2382.72

Applicant

For ALGRAIN PRODUCTS PVT. LTD.
K.SATHYANATHAN
Managing Director

Structural Engineer

Er.M.VADIVEL, BSc-C, ME.(Struct), MIE,(I), A.M.ISE, M.I.E.
TN. Govt. Registered Professional of STP 13.1.2/2016.
DMV CONSTRUCTION
197/7,Annamalai Street,Dharmapuri-636705.
Cell : 91231 91282, 94431 91282.
E.Mail : dmvconstruction.in@gmail.com

Registered Engineer

R. Keerthana
Er. R. KEERTHANA, M.E.,(Structural)
Registered Engineer, RE-CHE-1-31/25 (KDTCP)
Registered Structural Engineer, RE-CHE-K-21/20 (KDTCP)
80/6, ASR Complex, Tatak Office Road, Hosur
Cell: 9894926701,9384154984

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR "M/s. ALGRAIN PRODUCTS PVT LTD" (ORANGE CATEGORY MISCELLANEOUS) IN PLOT NO:33, S.F.No:274/2(pt), 275/2(pt) OF SIPCOT INDUSTRIAL PARK, NALLAGANAKOTHAPALLI VILLAGE, KONERIPALLI PANCHAYAT, SHOOLAGIRI PANCHAYAT UNION & TALUK , KRISHNAGIRI DISTRICT.

SCALE 1:200

Note:

Technical Approval DTCP Krishnagiri online Application number ROC No: C671M4HP/2025,
Technical Approved No:L.P/D.D.T.C.P.(K.D) (SWP)NO:143/2025, Dated.20.08.2025
(Revises the Dated L.P/D.D.T.C.P.(K.D) No:119/2023).

OFFICE USE:

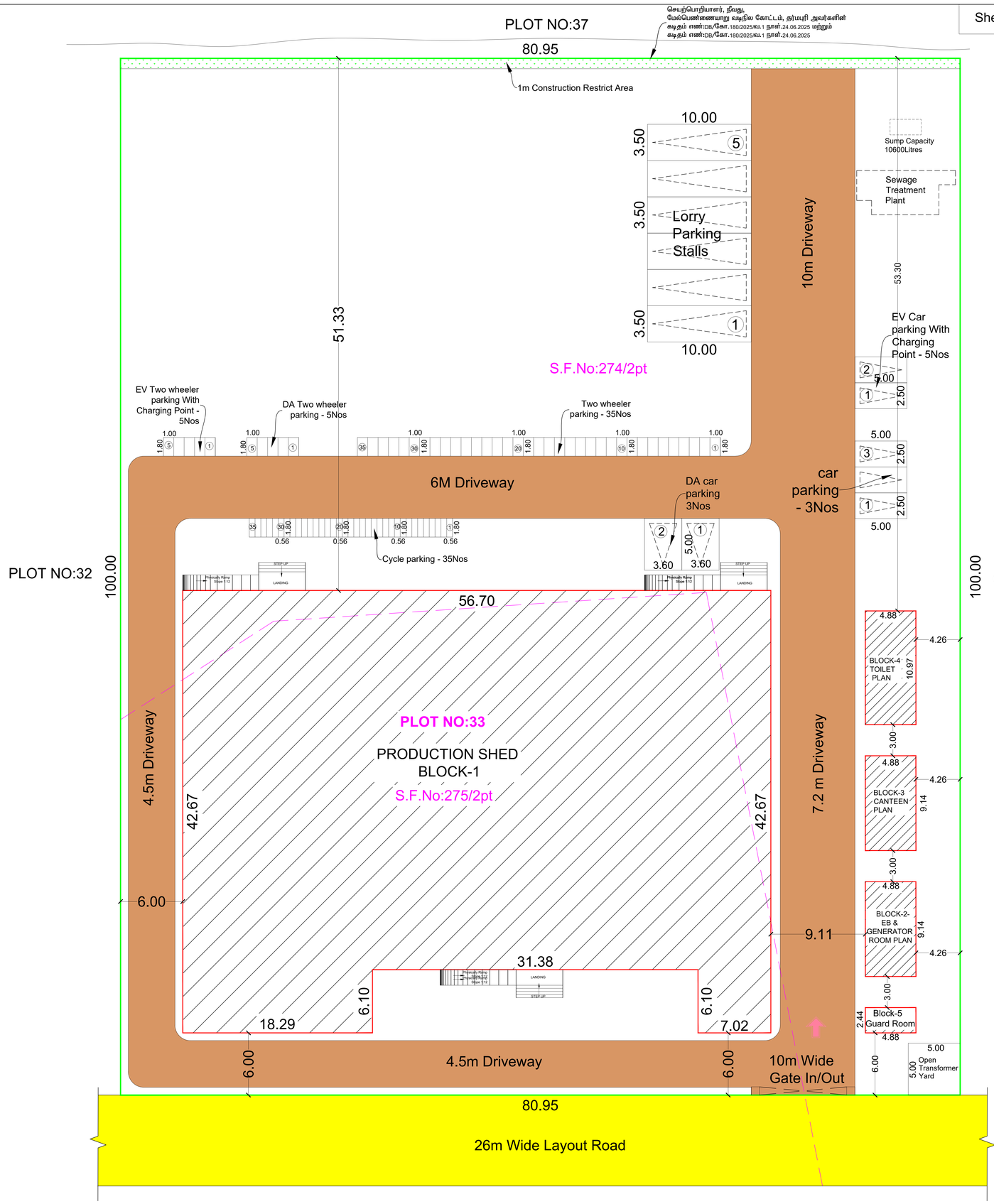
TECHNICAL APPROVAL

ROC No:SWP/BPA/972049/2026, DATE:19.11.2026.

BUILDING PLAN NUMBERED AS

B.P/D.D.T.C.P (K.D)No:168/2026

TECHNICAL APPROVAL ISSUED



COLOR INDEX	
Site Boundry	
Proposed Building	
Existing Road	
Driveway	

All Dimensions Are in Meter	
Particulars	Area in Sq.m
Document Area	8095.00
Patta Area	8095.00
Super Imposed Plot Area	8095.00

Area Details

Particulars	Built up Area in sq.m	Non- FSI Area in Sq.m	FSI Area in Sq.m
Block - 1 - (Ground Floor) Production Shed	2228.14	-	2228.14
Block-2- (Ground Floor) Transformer, Panel & DG Set Plan	44.59	-	44.59
Block-3- (Ground Floor) Canteen Plan	44.59	-	44.59
Block-4- (Ground Floor) - Toilet Plan-	53.51	-	53.51
Block-5- (Ground Floor)- Guard Room	11.89	-	11.89
Total Construction Area	2382.72	-	2382.72
Floor Space Index (FSI)	0.294	-	-
Plot Coverage (PC)	29.40%	-	-

Parking Requirements

Description	Stall Size	Required	Provided
Lorry Parking (1 lorry space for every 750sq.m of workshop area or part thereof) = $\frac{2382.72}{750}$ = 3.17nos	3.5 x 10.0	4 Nos	5 Nos
Car Parking (1 car space for every 150sq.m of office area or part thereof) = $\frac{115.14}{150}$ = 0.77nos	2.5 x 5.0	1 Nos	3 Nos
DA Car Parking (10%of the total car parking) = $\frac{115.14}{150}$ = 0.77nos X 10% = 0.076Nos	3.6 x 5.0	1 Nos	2 Nos
EV Car Parking (10%of the total car parking) = $\frac{115.14}{150}$ = 0.77nos X 10% = 0.076Nos	3.6 x 5.0	1 Nos	2 Nos
Two Wheeler Parking (1 two wheeler space for every 75sq.m of workshop area or part thereof) = $\frac{2382.72}{75}$ = 31.76nos	1.0 x 1.8	32 Nos	35 Nos
DA Two Wheeler Parking (10% of the total two wheeler space) = $\frac{2382.72}{75}$ = 31.76nos X 10% =3.17nos	1.0 x 1.8	4 Nos	5 Nos
EV Two Wheeler Parking (10% of the total two wheeler space) = $\frac{2382.72}{75}$ = 31.76nos X 10% =3.17nos	1.0 x 1.8	4 Nos	5 Nos
Cycle Parking (1 cycle space for every 75sq.m of workshop area or part thereof) = $\frac{2382.72}{75}$ = 31.76nos	0.56 x 1.8	32 Nos	35 Nos

Applicant

For ALGRAIN PRODUCTS PVT. LTD.
K.SATHYANATHAN
Managing Director

Structural Engineer

Er.M.VADIVEL, BEmet, AMIE (Engl), MIE (I), CE, MIE, MIV,
TN. Govt. Registered Professional of DTCP. E1543/2020,
DMV CONSTRUCTION,
19/17,Annamalai Street, Dharmapuri-636701,
Cell : 91221 01282, 94431 01282,
E.Mail : dmvconstruction.dpi@gmail.com

Registered Engineer

Er. R. KEERTHANA, M.E., (Structural)
Registered Engineer, RE-CH-4-31/25 (KDTCP)
Registered Structural Engineer, SE-CH-M-22/20 (KDTCP)
50/4, ASR Complex, Taluk Office Road, Hosur
Cell: 9894926701,9894154984

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

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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.