PP APPROVAL RECORD

Planning Permission

Survey 51

Kunnapattu

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

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+91 9996 12 9996

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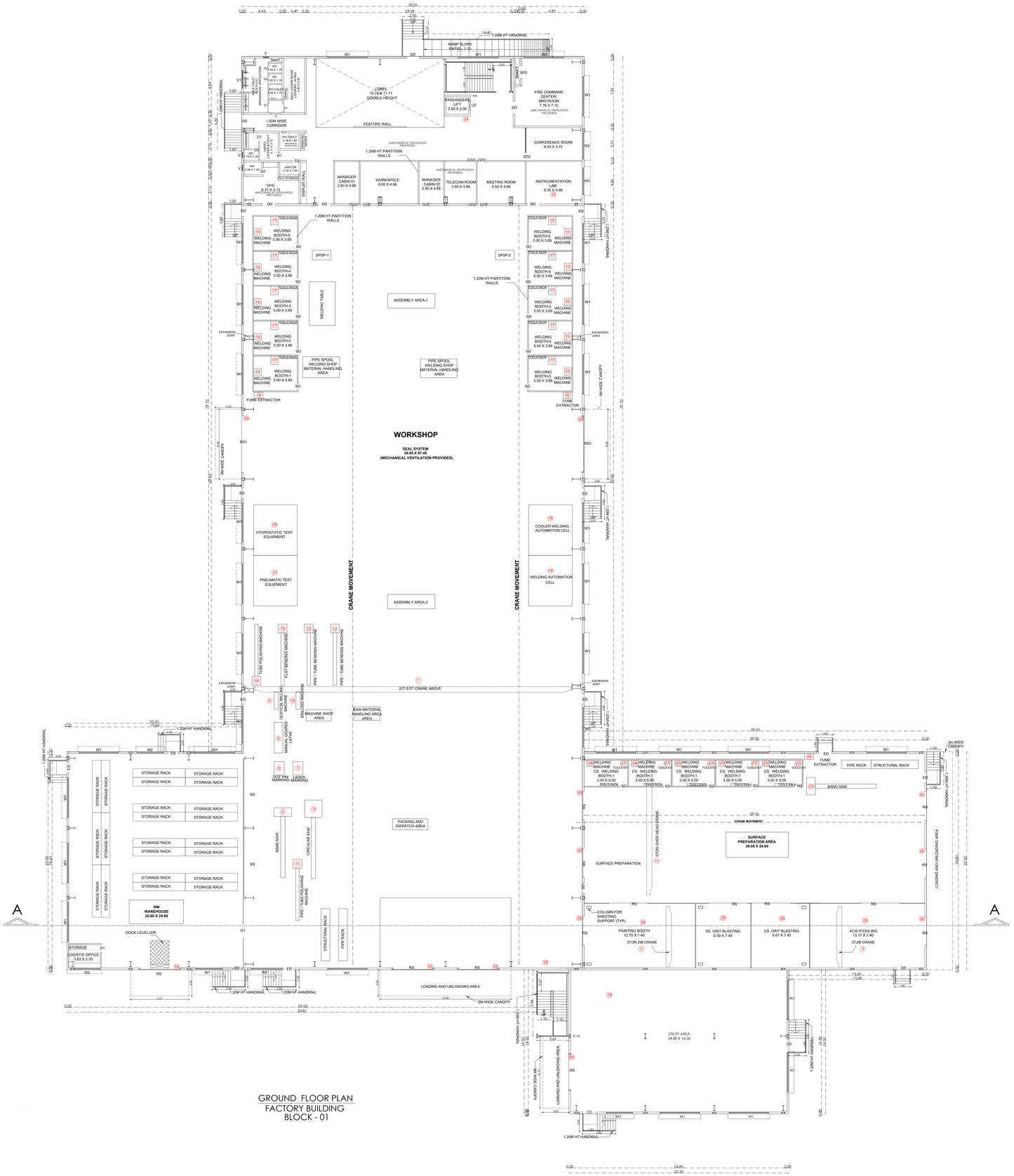
BLOCK - 01
FACTORY BUILDING



GROUND FLOOR PLAN
FACTORY BUILDING
BLOCK - 01

MACHINERY DETAILS

SNO	DESCRIPTION	QTY	HP	TOTAL HP
1	20T Overhead Crane Double gird with Travel motors	1	26.80	26.80
2	5T Overhead Crane – Hoist	1	10.70	10.70
3	3T Zip Crane - Hoist	2	6.70	13.40
4	Horizontal Band Saw – 300 mm (Round/Square)	1	10.00	10.00
5	Circular Saw – 100 mm (Round/Square)	1	10.00	10.00
6	Dot Pin Marking Machine (300 mm × 150 mm)	1	1.30	1.30
7	Laser Marking (300 mm × 150 mm)	1	1.30	1.30
8	Manual Geared Lathe (Dia 400 mm × 12" long)	1	6.70	6.70
9	Vertical Milling Machine (Table size 1700 × 400)	1	14.70	14.70
10	Manual Geared Radial Drilling Machine (Dia 50 mm, Arm length 2000 mm)	1	10.00	10.00
11	Pipe / Tube Polishing (Dia 80 mm)	1	6.70	6.70
12	Pipe/Tube Bending Machine – Hydraulic 1/2" to 2" dia, 7 mm thick	2	10.70	21.40
13	Flat Bending (Up to 50 mm × 10 mm thick)	1	10.00	10.00
14	Flat / Sq. Tube Polishing (Dia 150 mm)	1	10.00	10.00
15	TIG Welding Booth – 500A	10	40.20	402.00
16	Fume Extractors – Centralised for 10 units	2	26.80	53.60
17	Deburring, Cleaning, Brushes, Surface Cleaning Tools – Kit	10	6.70	67.00
18	Cooler Welding Automation Cell	1	67.00	67.00
19	Plan 52/53A Welding Automation Cel	1	67.00	67.00
20	Hydrostatic Test Equipment	1	26.80	26.80
21	Pneumatic Test Equipment	1	26.80	26.80
22	Pickling and Passivation Unit	1	67.00	67.00
23	Horizontal Band Saw – 300 mm (Round/Square)	1	10.00	10.00
24	TIG Welding Booth – 500A	2	40.20	80.40
25	SMAW Welding Booth	3	40.20	120.60
26	Fume Extractors – Centralised for 10 units	1	26.80	26.80
27	Deburring, Cleaning, Brushes, Surface Cleaning Tools – Kit	5	6.70	33.50
28	Sand Blasting – CS	1	33.50	33.50
29	Grit Blasting – SS	1	33.50	33.50
30	Paint Booth	1	33.50	33.50
31	In-house Calibration Lab with Test Equipments (Instrumentation lab)	1	6.70	6.70
32	Battery Charging Unit	1	80.40	80.40
33	Utility Loads	1	938.70	938.70
34	Passenger Lift	1	40.00	40.00
35	Rolling Shutter Motor	12	2.00	24.00
	TOTAL			2391.80

SHEDT-02/08

FLOOR PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3A PT, 44/3B, 44/3C, 44/4, 45/1C PT, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5 PT, 46/1 PT, 46/2, 46/3, 46/4, 46/5, 47/1 PT, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A, 48/1B, 48/1C PT, 48/2A, 48/2B PT, 48/3A, 48/3B PT, 48/3C PT, 48/3D, 48/3E1 PT, 48/3F PT & 51/12A PT, ONEHUB (CHENNAI) PVT LTD INDUSTRIAL COMPLEX ,KUNNAPATTU VILLAGE, THIRUPORUR TALUK, THIRUPORUR PANCHAYAT UNION , CHENGALPATTU DISTRICT, TAMIL NADU - 603105.

CLASSIFIED AS 'RED' CATEGORY , 02. AUTOMOBILE MANUFACTURING PLANTS (INTEGRATED FACILITIES) HAVING EITHER ONE OR COMBINATIONS OF POLLUTING ACTIVITIES NAMELY WASHING, METAL SURFACE FINISHING OPERATIONS, PICKING, PLATING, ELECTROPLATING, PHOSPHATING, PAINTING, HEAT TREATMENT ETC. HEAVY ENGINEDRING AND SHIP BUILDING ARE MERGED IN THIS CATEGORY.

APPLICATION NO: SWP / BPA / 0763019 / 2026

* ALL DIMENSIONS ARE IN METERS | SCALE - 1 : 100

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.50 X 4.00
RS1	ROLLING SHUTTER	6.50 X 6.00
ED	EMERGENCY EXIT	1.20 X 2.40
DD	DOUBLE DOOR	1.50 X 2.40
GD1	GLASS DOUBLE DOOR	1.20 X 2.40
GD2	GLASS DOOR	0.90 X 2.40
SD	STEEL DOOR	1.00 X 2.40
SLD	SLIDING DOOR	0.90X 2.40
D1	TOILET FLUSH DOOR	0.90 X 2.40
D2	TOILET FLUSH DOOR	0.75 X 2.40
W1	WINDOW	4.50 X 1.50
W2	WINDOW	3.00 X 1.50
LD	LIFT DOOR	1.00 X 2.40
V	VENTILATION	0.60 X 0.60
V1	VENTILATION	2.00 X 0.60

Note:-
- MECHANICAL VENTILATION PROVIDED
- TURBO VENTILATORS ARE TO BE PROVIDED IN THE FACTORY BUILDING ROOF AT EVERY 6 MT INTERVALS

For FLOWSERVE SANMAR PVT. LTD.
Authorised Signatory

APPLICANT

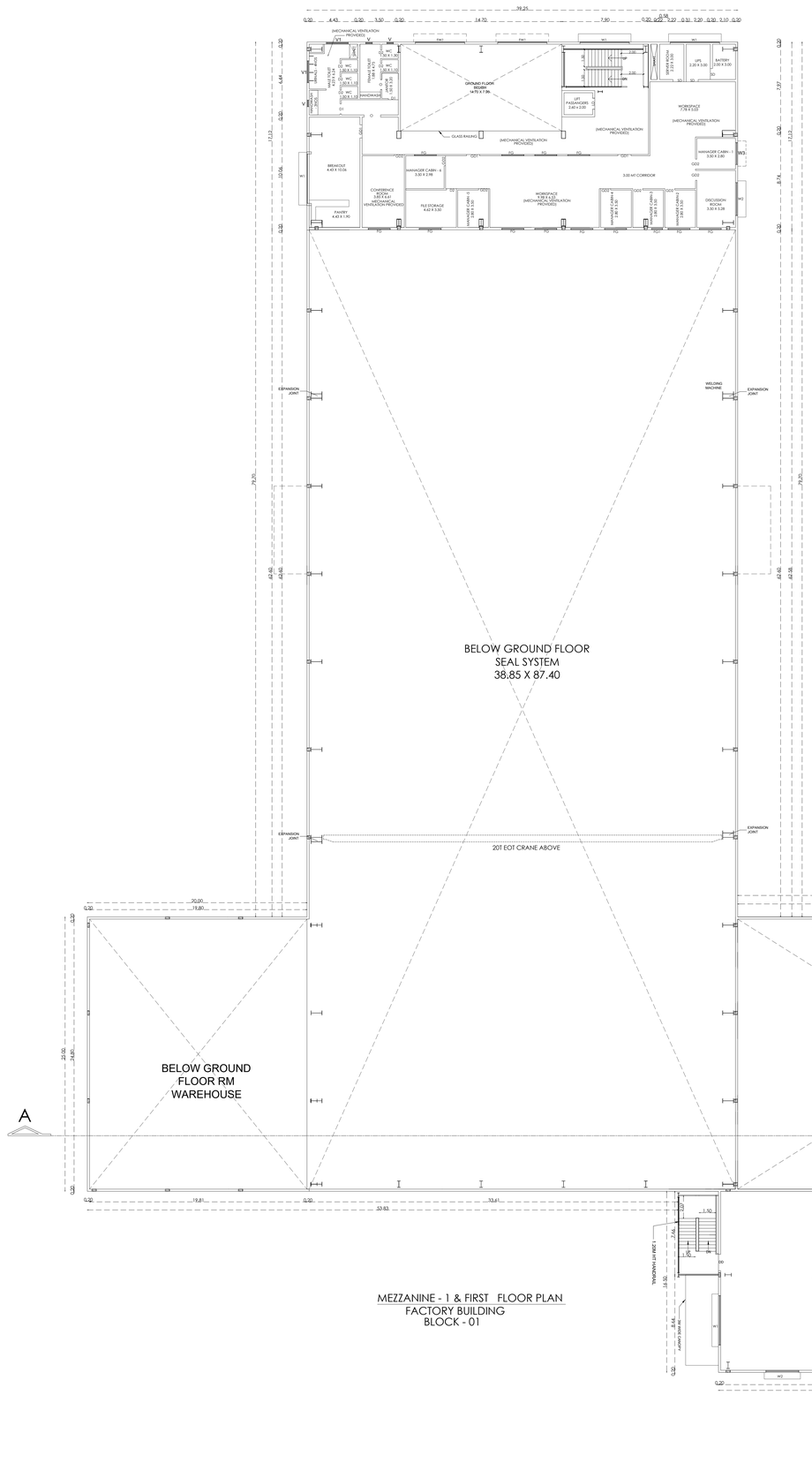
H.A. ESWARA, B.E.,F.I.E.,M.Am.Soc., F.I.V.,
Chartered Engineer & Registered Architect
F3780 77/3816
CMDA-RA/GR-I/19/05/279
DTCP-TVLR/RA/Gr-I/2019/08/004

REGISTERED ARCHITECT

H.E. SRINIVAS SHASTRY
B.E., M.Eng.Sc., M.ASCE, AIA, A.M.I.E.
Chartered Engineer AM093341-7
CMDA-SE/GR-I/19/06/151
DTCP-TVLR/RSB/Gr-I/2019/08/003

STRUCTURAL ENGINEDR

BLOCK - 01
FACTORY BUILDING



MEZZANINE - 1 & FIRST FLOOR PLAN
FACTORY BUILDING
BLOCK - 01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3A PT, 44/3B, 44/3C, 44/4, 45/1C PT, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5 PT, 46/1 PT, 46/2, 46/3, 46/4, 46/5, 47/1 PT, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A, 48/1B, 48/1C PT, 48/2A, 48/2B PT, 48/3A, 48/3B PT, 48/3C PT, 48/3D, 48/3E1 PT, 48/3F PT & 51/12A PT, ONEHUB (CHENNAI) PVT LTD INDUSTRIAL COMPLEX ,KUNNAPATTU VILLAGE, THIRUPORUR TALUK, THIRUPORUR PANCHAYAT UNION , CHENGALPATTU DISTRICT, TAMIL NADU - 603105.

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APPLICATION NO: SWP / BPA / 0763019 / 2026

* ALL DIMENSIONS ARE IN METERS	SCALE - 1 : 100

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
GD1	GLASS DOUBLE DOOR	1.20 X 2.40
GD2	GLASS DOOR	0.90 X 2.40
D1	TOILET FLUSH DOOR	0.90 X 2.40
D2	TOILET FLUSH DOOR	0.75 X 2.40
W1	WINDOW	4.50 X 1.50
FG	FIXED GLASS	2.00 X 1.50
FG1	FIXED GLASS	1.00 X 1.50
FW1	WINDOW	4.50 X 1.50
W2	WINDOW	3.00 X 1.50
W3	WINDOW	2.00 X 1.50
V	VENTILATION	0.60 X 0.60
V1	VENTILATION	2.00 X 0.60

Note:-
- MECHANICAL VENTILATION PROVIDED
- TURBO VENTILATORS ARE TO BE PROVIDED IN THE FACTORY BUILDING ROOF AT EVERY 6 MT INTERVALS

For FLOWSERVE SANMAR PVT. LTD.
B. Viswanathan
Authorised Signatory

APPLICANT

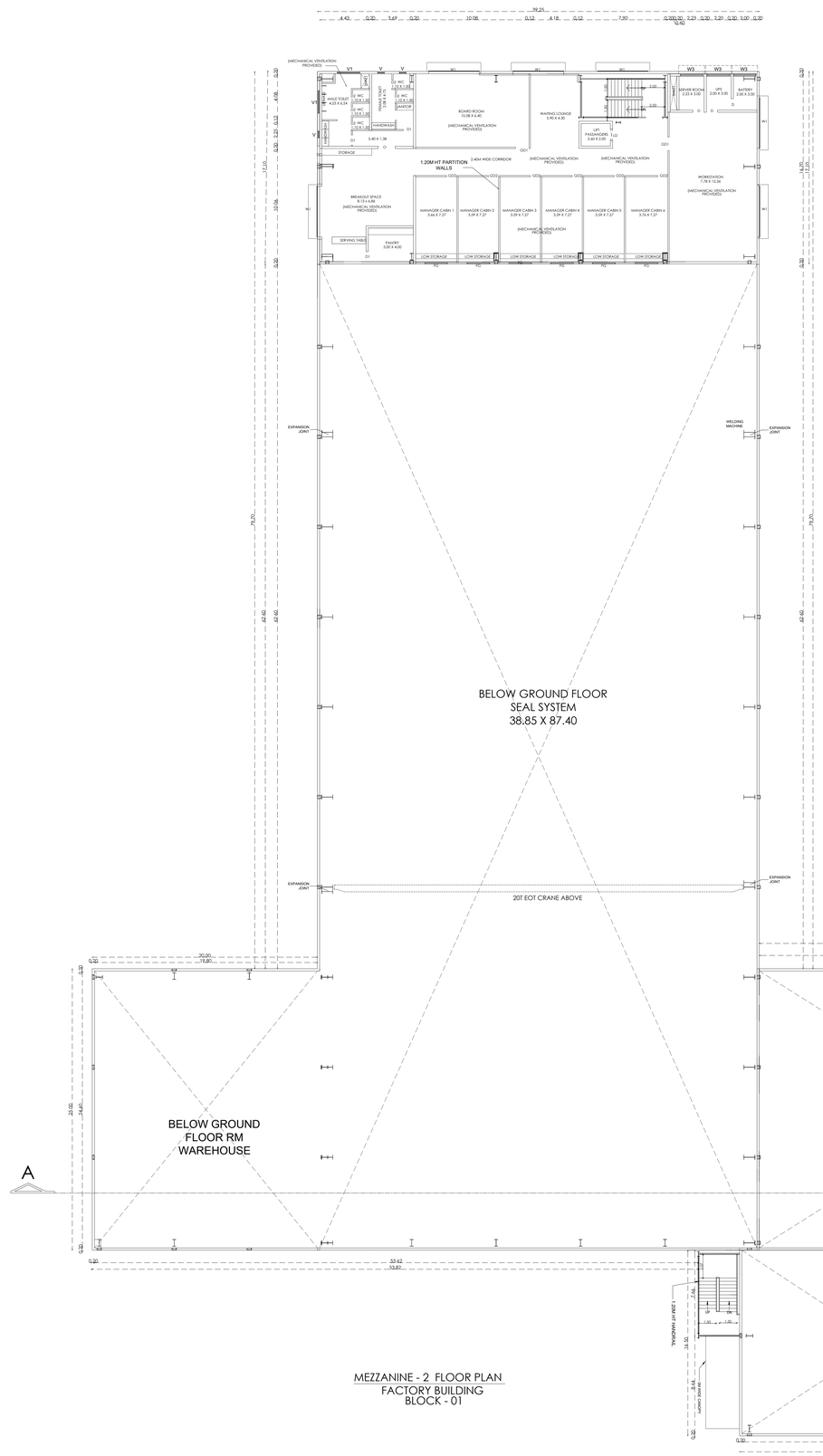
H.A. ESWARA, B.E. F.I.E.,M.Ins.Sc., F.I.V.,
Chartered Engineer & Registered Architect
F3780
CMDA-RA/GR-I/19/06/270
DTCP-TVLR/RA/Gr-I/2019/08/004

REGISTERED ARCHITECT

H.E. SRINIVAS SHASTRY
B.E., M.Eng.Sc., M.ASCE, MA, A.M.I.E.
Chartered Engineer AM093341-7
CMDA-SE/GR-I/19/06/151
DTCP-TVLR/RSS/Gr-I/2019/08/003

STRUCTURAL ENGINEER

BLOCK - 01
FACTORY BUILDING



MEZZANINE - 2 FLOOR PLAN
FACTORY BUILDING
BLOCK - 01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3A PT, 44/3B, 44/3C, 44/4, 45/1C PT, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5 PT, 46/1 PT, 46/2, 46/3, 46/4, 46/5, 47/1 PT, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A, 48/1B, 48/1C PT, 48/2A, 48/2B PT, 48/3A, 48/3B PT, 48/3C PT, 48/3D, 48/3E1 PT, 48/3F PT & 51/12A PT, ONEHUB (CHENNAI) PVT LTD INDUSTRIAL COMPLEX ,KUNNAPATTU VILLAGE, THIRUPORUR TALUK, THIRUPORUR PANCHAYAT UNION , CHENGALPATTU DISTRICT, TAMIL NADU - 603105.

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APPLICATION NO: SWP / BPA / 0763019 / 2026

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SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
GD1	GLASS DOUBLE DOOR	1.20 X 2.40
GD2	GLASS DOOR	0.90 X 2.40
D1	TOILET FLUSH DOOR	0.90 X 2.40
D2	TOILET FLUSH DOOR	0.75 X 2.40
W1	WINDOW	4.50 X 1.50
FG	FIXED GLASS	2.00 X 1.50
V	VENTILATION	0.60 X 0.60
V1	VENTILATION	2.00 X 0.60

Note:-
- MECHANICAL VENTILATION PROVIDED
- TURBO VENTILATORS ARE TO BE PROVIDED IN THE FACTORY BUILDING ROOF AT EVERY 6 MT INTERVALS

For FLOWSERVE SANMAR PVT. LTD.
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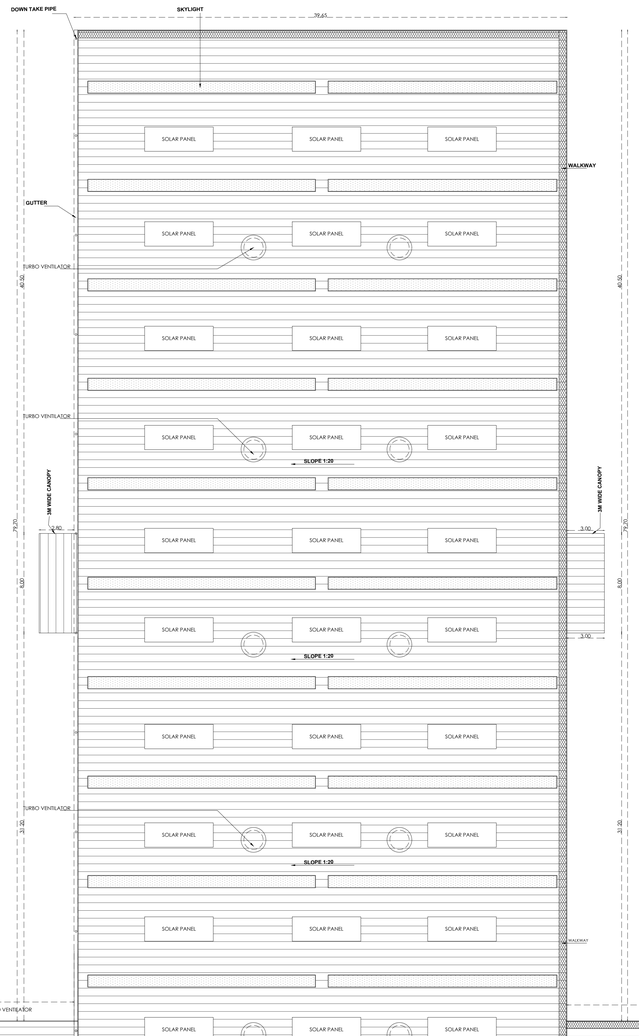
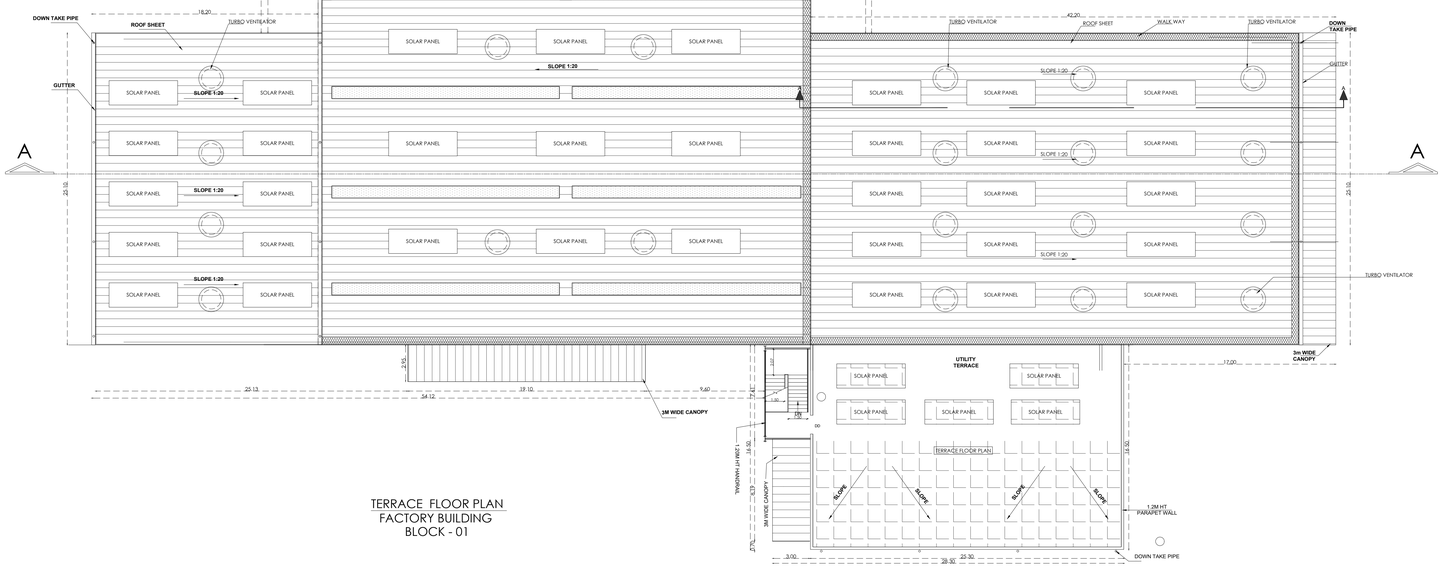
STRUCTURAL ENGINEER

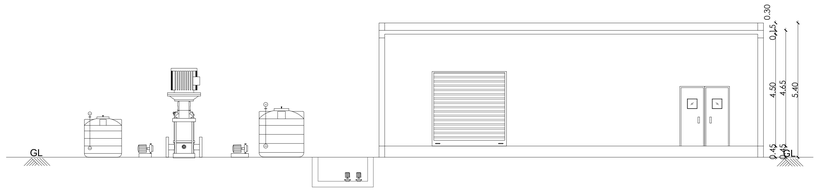
BLOCK - 01
FACTORY BUILDING



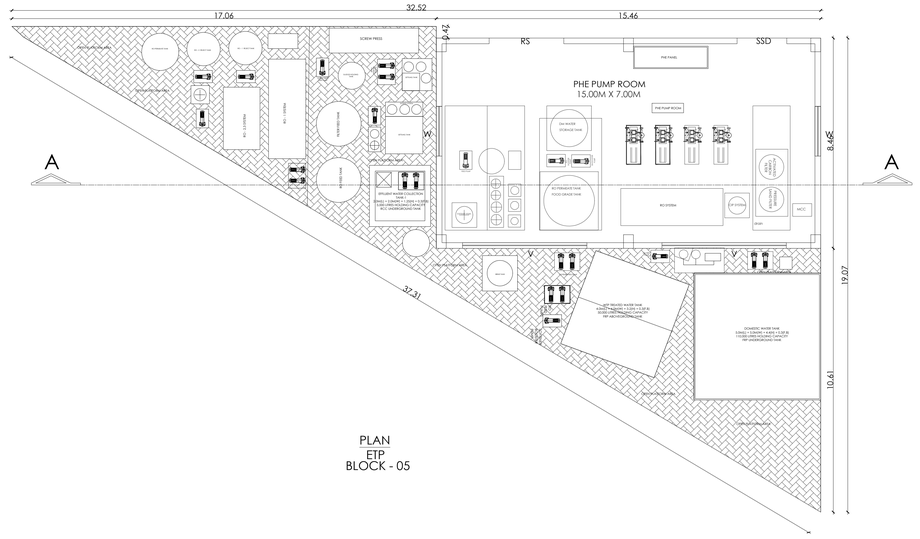


TERRACE FLOOR PLAN
FACTORY BUILDING
BLOCK - 01

BLOCK - 05
ETP



SECTIONAL ELEVATION
ETP
BLOCK - 05



PLAN
ETP
BLOCK - 05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3A PT, 44/3B, 44/3C, 44/4, 45/1C PT, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5 PT, 46/1 PT, 46/2, 46/3, 46/4, 46/5, 47/1 PT, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A, 48/1B, 48/1C PT, 48/2A, 48/2B PT, 48/3A, 48/3B PT, 48/3C PT, 48/3D, 48/3E1 PT, 48/3F PT & 51/12A PT, ONEHUB (CHENNAI) PVT LTD INDUSTRIAL COMPLEX ,KUNNAPATTU VILLAGE, THIRUPORUR TALUK, THIRUPORUR PANCHAYAT UNION , CHENGALPATTU DISTRICT, TAMIL NADU - 603105.

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APPLICATION NO: SWP / BPA / 0763019 / 2026

* ALL DIMENSIONS ARE IN METERS | SCALE - 1 : 100

SCHEDULE OF JOINERY

NAME	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	6.00 X 6.00
SSD	STAINLESS STEEL DOOR	4.00 X 4.80
W3	WINDOW	4.00 X 1.50
V	VENTILATOR	10.00 X 0.90

Note:-
- MECHANICAL VENTILATION PROVIDED
- TURBO VENTILATORS ARE TO BE PROVIDED IN THE FACTORY BUILDING ROOF AT EVERY 6 MT INTERVALS

For FLOWSERVE SANMAR PVT. LTD.
B.Viswanathan
Authorised Signatory

APPLICANT

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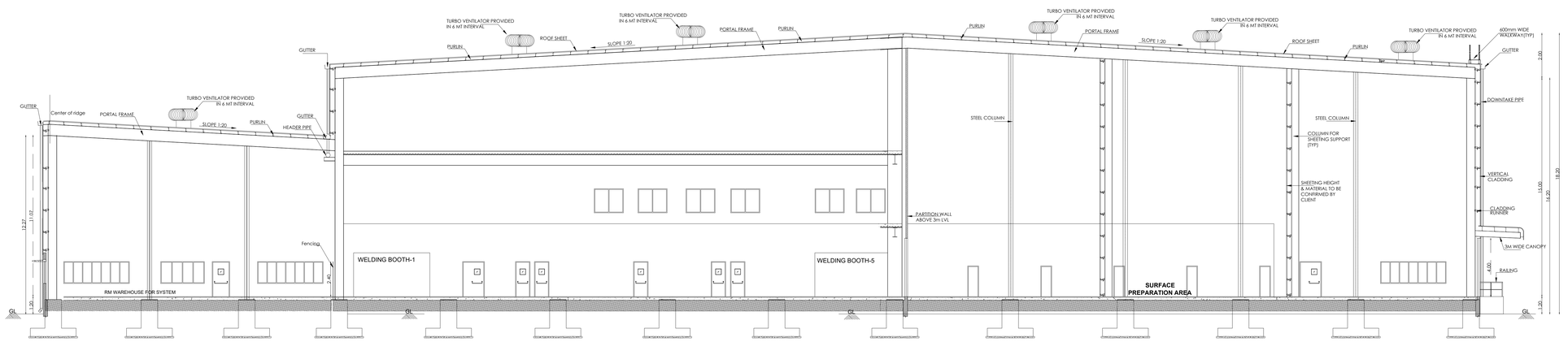
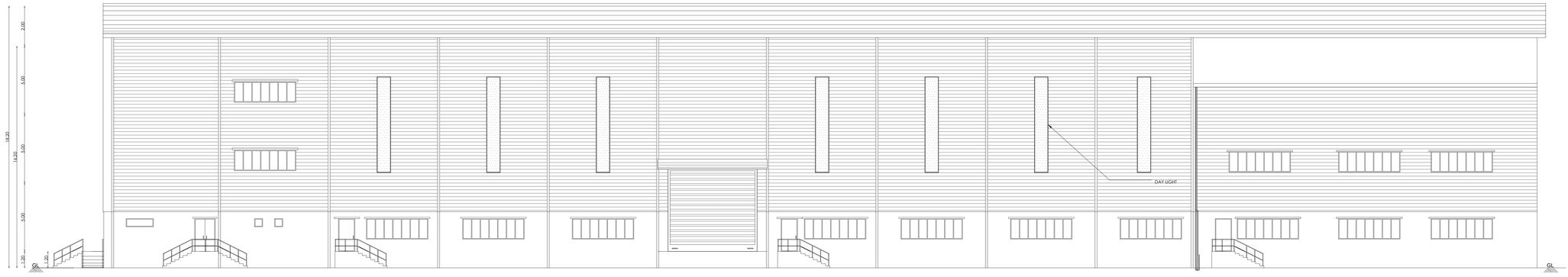
STRUCTURAL ENGINEER

BLOCK - 01
FACTORY BUILDING



SECTION -AA'
FACTORY BUILDING
BLOCK - 01



WEST SIDE ELEVATION
FACTORY BUILDING
BLOCK - 01

SHEET-06/08

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3A PT, 44/3B, 44/3C, 44/4, 45/1C PT, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5 PT, 46/1 PT, 46/2, 46/3, 46/4, 46/5, 47/1 PT, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A, 48/1B, 48/1C PT, 48/2A, 48/2B PT, 48/3A, 48/3B PT, 48/3C PT, 48/3D, 48/3E1 PT, 48/3F PT & 51/12A PT, ONEHUB (CHENNAI) PVT LTD INDUSTRIAL COMPLEX ,KUNNAPATTU VILLAGE, THIRUPORUR TALUK, THIRUPORUR PANCHAYAT UNION , CHENGALPATTU DISTRICT, TAMIL NADU - 603105.

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For FLOWSERVE SANMAR PVT. LTD.
Authorised Signatory

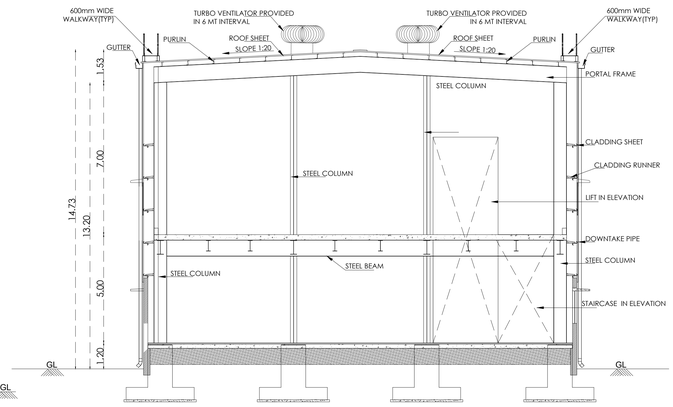
APPLICANT

H.A. ESWARA, B.E. F.I.E.M.Ae.,Sc., F.I.V.,
Chartered Engineer & Registered Architect
FIE/CE/1/1/1

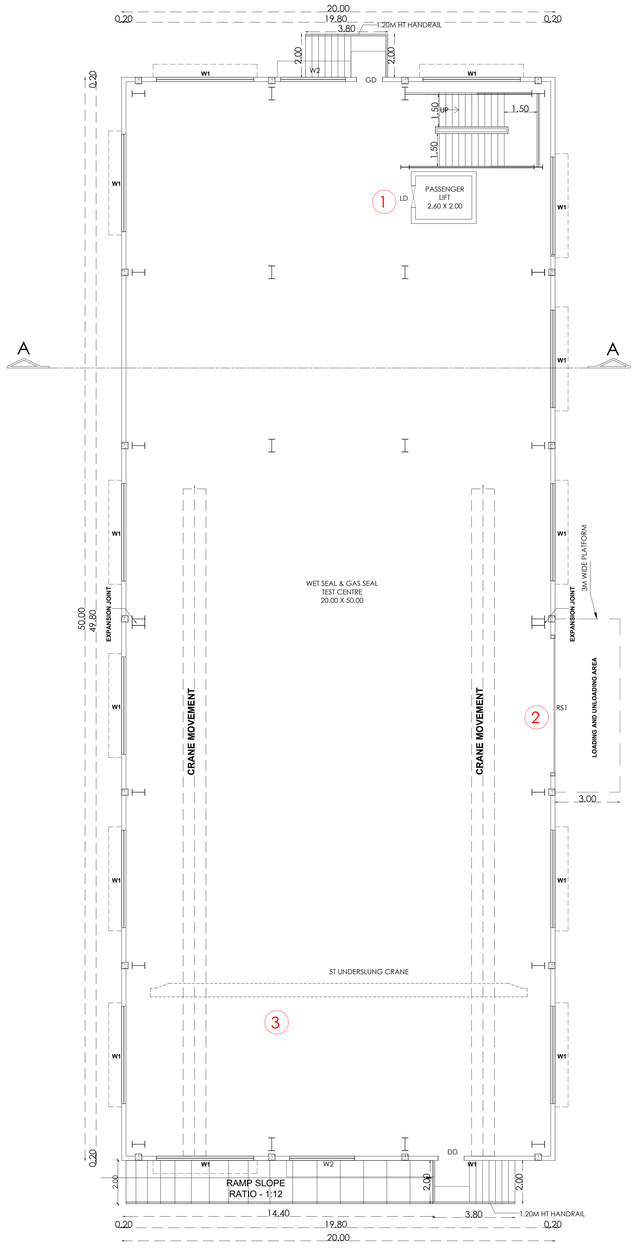
BLOCK - 02
WET SEAL & GAS SEAL TEST CENTRE



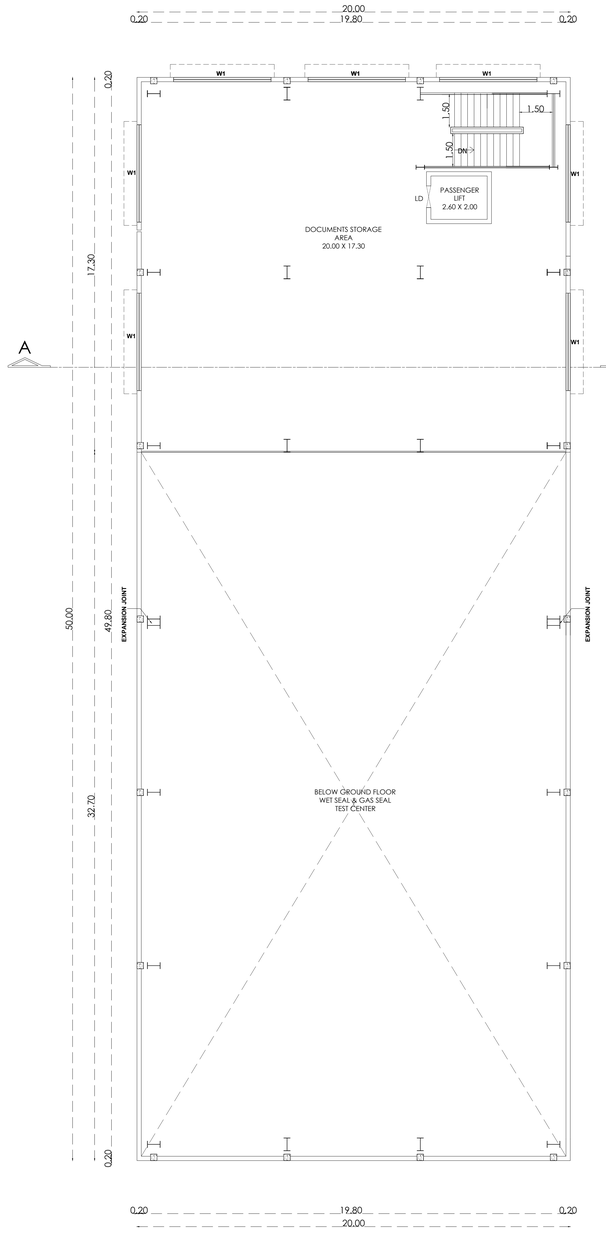
EAST SIDE ELEVATION
WET SEAL & GAS SEAL TEST CENTRE
BLOCK - 02



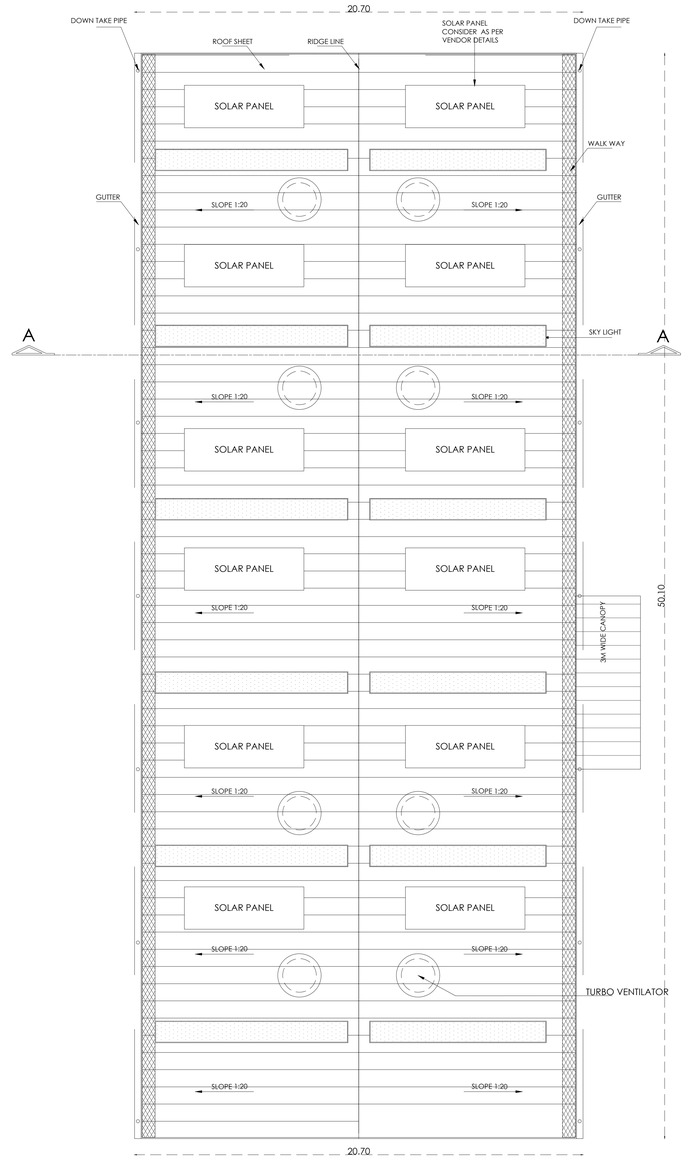
SECTION - AA'
WET SEAL & GAS SEAL TEST CENTRE
BLOCK - 02



GROUND FLOOR PLAN
WET SEAL & GAS SEAL TEST CENTRE
BLOCK - 02



MEZZANINE - FLOOR PLAN
WET SEAL & GAS SEAL TEST CENTRE
BLOCK - 02



TERRACE PLAN
WET SEAL & GAS SEAL TEST CENTRE
BLOCK - 02

FLOOR PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3A PT, 44/3B, 44/3C, 44/4, 45/1C PT, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5 PT, 46/1 PT, 46/2, 46/3, 46/4, 46/5, 47/1 PT, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A, 48/1B, 48/1C PT, 48/2A, 48/2B PT, 48/3A, 48/3B PT, 48/3C PT, 48/3D, 48/3E1 PT, 48/3F PT & 51/12A PT, ONEHUB (CHENNAI) PVT LTD INDUSTRIAL COMPLEX ,KUNNAPATTU VILLAGE, THIRUPORUR TALUK, THIRUPORUR PANCHAYAT UNION , CHENGALPATTU DISTRICT, TAMIL NADU - 603105.

CLASSIFIED AS 'RED' CATEGORY . 02. AUTOMOBILE MANUFACTURING PLANTS (INTEGRATED FACILITIES) HAVING EITHER ONE OR COMBINATIONS OF POLLUTING ACTIVITIES NAMELY WASHING, METAL SURFACE FINISHING OPERATIONS, PICKING, PLATING, ELECTROPLATING, PHOSPHATING, PAINTING, HEAT TREATMENT ETC., HEAVY ENGINEERING AND SHIP BUILDING ARE MERGED IN THIS CATEGORY.

APPLICATION NO: SWP / BPA / 0763019 / 2026

* ALL DIMENSIONS ARE IN METERS | SCALE - 1 : 100

SCHEDULE OF JOINERY - BLOCK 02

NAME	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	6.50 X 6.00
EE	EMERGENCY EXIT	1.20 X 2.40
GD	GLASS DOOR	1.20 X 1.50
GD1	GLASS DOOR	1.00 X 1.50
GD2	GLASS DOOR	0.90 X 1.50
DD	DOUBLE DOOR	1.50 X 2.40
W1	WINDOW	4.50 X 1.50
W2	WINDOW	3.00 X 1.50

MACHINERY DETAILS - BLOCK 4 PUMP ROOM

S.NO.	DESCRIPTION	QTY	H.P	TOTAL H.P
1	PASSENGER LIFT	1	40.00	40.00
2	ROLLING SHUTTER	1	2.00	2.00
3	5T Overhead Crane – Hoist	1	10.70	10.70
		TOTAL		52.70

Note:-
- MECHANICAL VENTILATION PROVIDED
- TURBO VENTILATORS ARE TO BE PROVIDED IN THE FACTORY BUILDING ROOF AT EVERY 6 MT INTERVALS

For FLOWSERVE SANMAR PVT. LTD.
B. Vaithiyanathan
Authorised Signatory

APPLICANT

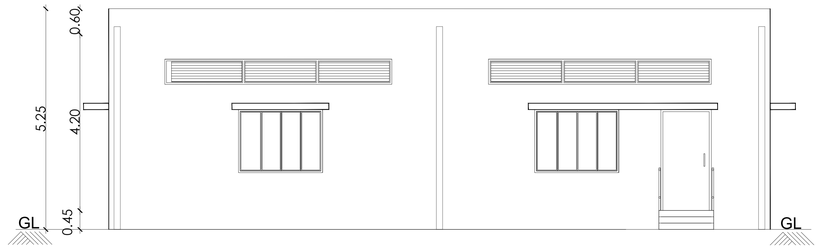
H.A. ESWARA, B.E. F.I.E.M.Aus.,Ber., F.I.V.,
Chartered Engineer & Registered Architect
P3780 77/1816
CMDA-RA/GR-I/19/05/270
DTCP-TVLR/RA/Gr-I/2019/08/004

REGISTERED ARCHITECT

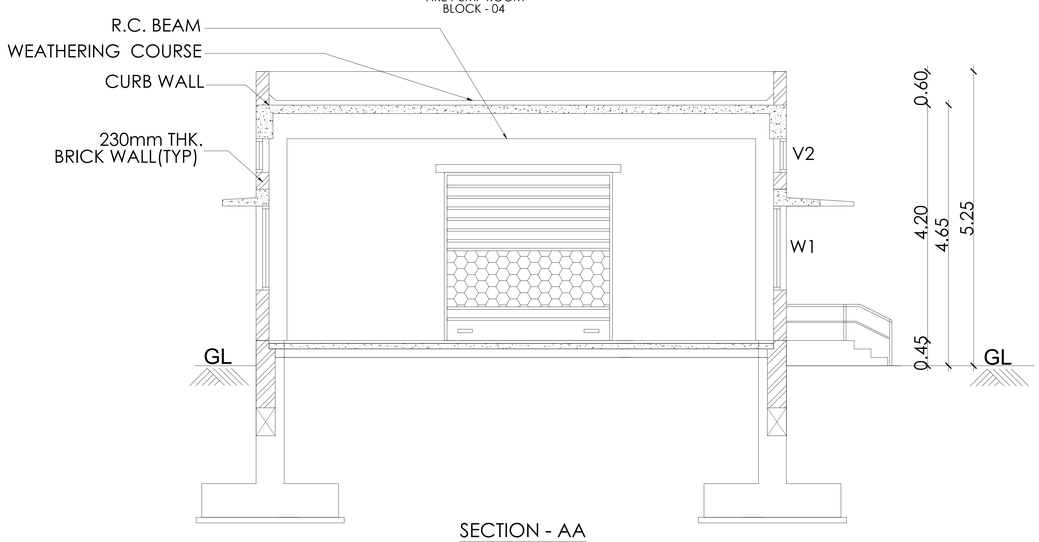
H.E. SRINIVAS SHASTRY
B.E., M.Engg.Sc., M.ASCE, MA, A.M.I.E.
Chartered Engineer AM093341-7
CMDA-SE/GR-I/19/06/151
DTCP-TVLR/RSE/Gr-I/2019/08/003

STRUCTURAL ENGINEER

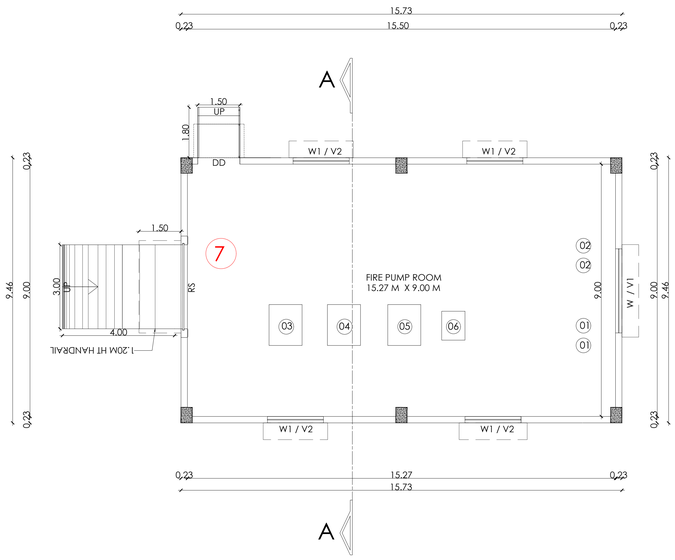
BLOCK - 04
FIRE PUMP ROOM



ELEVATION
FIRE PUMP ROOM
BLOCK - 04

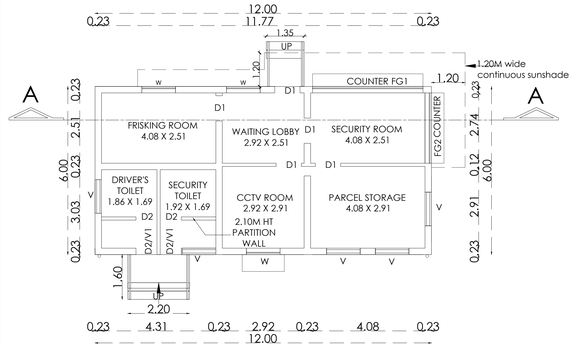


SECTION - AA
FIRE PUMP ROOM
BLOCK - 04

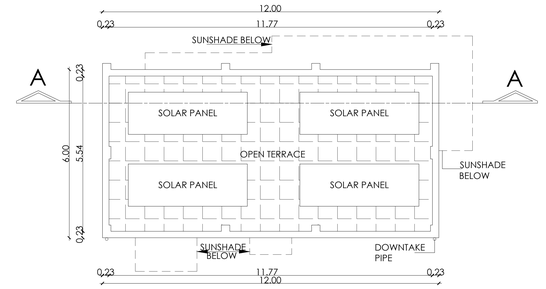


GROUND FLOOR PLAN
FIRE PUMP ROOM
BLOCK - 04

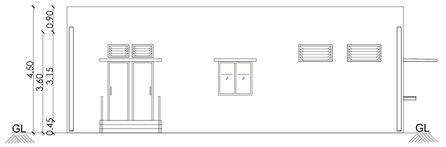
BLOCK - 03
SECURITY CUM WAITING & FRISKING ROOM



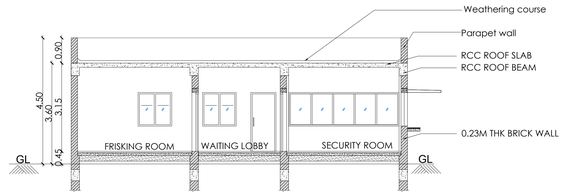
FLOOR PLAN
SECURITY CUM WAITING & FRISKING ROOM
BLOCK - 03



ROOF PLAN
SECURITY CUM WAITING & FRISKING ROOM
BLOCK - 03

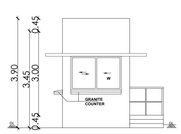


NORTH SIDE ELEVATION
SECURITY CUM WAITING & FRISKING ROOM
BLOCK - 03

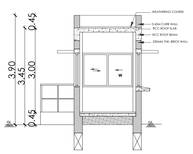


SECTION -AA'
SECURITY CUM WAITING & FRISKING ROOM
BLOCK - 03

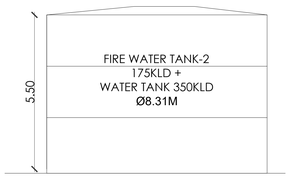
BLOCK - 06, 07, 08
GUARD ROOM



NORTH SIDE ELEVATION



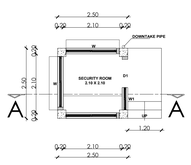
SECTION -AA'



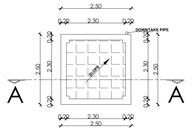
ELEVATION
FIRE TANK DETAILS
BLOCK - 04



SECTION
FIRE TANK DETAILS
BLOCK - 04



FLOOR PLAN
GUARD ROOM



ROOF PLAN



PLAN
FIRE TANK 1& 2 DETAILS
BLOCK - 04

FLOOR PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A , 43/3B, 43/3C, 44/3A PT, 44/3B, 44/3C, 44/4, 45/1C PT, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5 PT, 46/1 PT, 46/2, 46/3, 46/4, 46/5, 47/1 PT, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A, 48/1B, 48/1C PT, 48/2A, 48/2B PT, 48/3A, 48/3B PT, 48/3C PT, 48/3D, 48/3E1 PT, 48/3F PT & 51/12A PT, ONEHUB (CHENNAI) PVT LTD INDUSTRIAL COMPLEX ,KUNNAPATTU VILLAGE, THIRUPORUR TALUK, THIRUPORUR PANCHAYAT UNION , CHENGALPATTU DISTRICT, TAMIL NADU - 603105.

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APPLICATION NO: SWP / BPA / 0763019 / 2026

* ALL DIMENSIONS ARE IN METERS	SCALE - 1 : 100

JOINERY DETAILS - (BLOCK 03)

TAG	DESCRIPTION	SIZE IN mm
D1	FLUSH DOOR	0.90 X 2.10
D2	FLUSH DOOR	0.75 X 2.10
W	UPVC - SLIDING WINDOW	1.20 X 1.20
FG1	UPVC - VENTILATOR	3.94 X 1.20
FG2	UPVC - VENTILATOR	2.51 X 1.20
V	UPVC - VENTILATOR	1.20 X 0.60
V1	UPVC - VENTILATOR	0.75 X 0.45

JOINERY DETAILS (BLOCK -06,07,08)

TAG	DESCRIPTION	SIZE IN mm
D1	FLUSH DOOR	900 x 2100
W	UPVC - SLIDING WINDOW	1800 x 2100
W1	UPVC - SLIDING WINDOW	800 x 1200

JOINERY DETAILS - BLOCK 04

TAG	SCHEDULE OF JOINERY	SIZE IN m
RS	ROLLING SHUTTER	3.00 X 3.60
SD	STEEL DOOR	1.20 X 2.40
DD	DOUBLE DOOR	1.50 X 2.40
W	AL.WINDOW	3.00 X 1.50
W1	AL.WINDOW	2.00 X 1.50
W2	AL.WINDOW	1.00 X 1.50
V1	VENTILATOR	7.00 X 0.6
V2	VENTILATOR	5.30 X 0.6

MACHINERY DETAILS - BLOCK 4 PUMP ROOM

S.NO.	DESCRIPTION	QTY	H.P	TOTAL H.P
1	HYDROPNEUMATICS PUMP	2	15.00	30.00
2	JOCKY ELECTRICAL PUMP	2	50.00	100.00
3	JOCKEY PUMP	1	15.00	15.00
4	MAIN PUMP	1	75.00	75.00
5	DIESEL PUMP	1	68.00	68.00
6	WATER DRAIN PUMP	1	1.50	1.50
7	ROLLING SHUTTER	1	2.00	2.00
		TOTAL		291.50

For FLOWSERVE SANMAR PVT. LTD.
B.Vishwanathan
Authorised Signatory

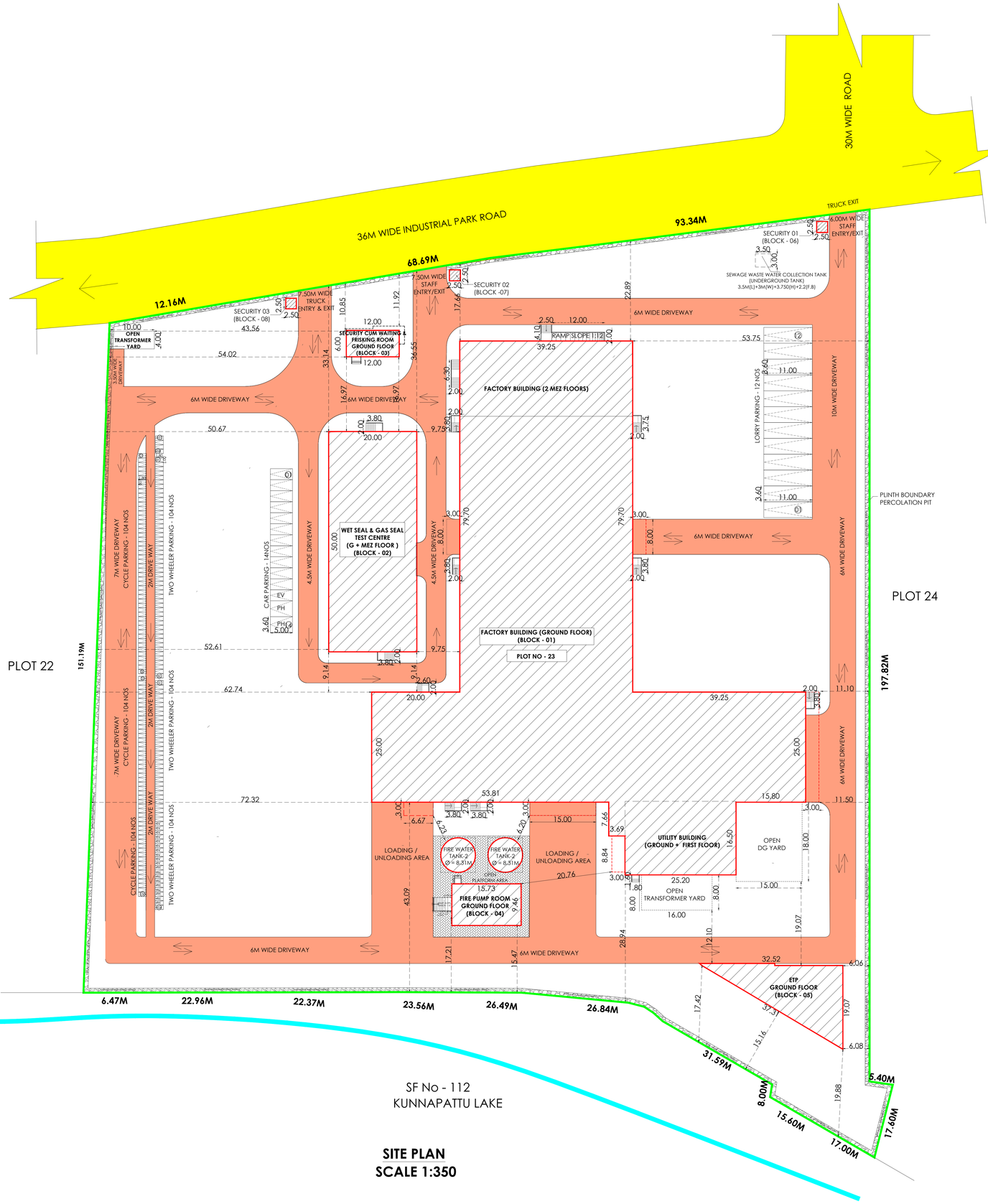
APPLICANT

H.A. ESWARA, B.E. F.I.E.M.Ass. Soc. F.I.V.,
Chartered Engineer & Registered Valuer
F2785
CMDA-RA/OR-I/19/06/27
DTCP-TVLR/RA/Gr-1/2019/08/004

REGISTERED ARCHITECT

H.E. SRINIVAS SHASTRY
B.E., M.Eng.Sc., M.ASCE, MA.A.M.I.E.
Chartered Engineer AM093341-7
CMDA-SE/OR-I/19/06/151
DTCP-TVLR/RSE/Gr-I/2019/08/003

STRUCTURAL ENGINEER



SITE PLAN
SCALE 1:350

As per TNCDBR 2019 Regulations
In Annexure – IV, in PART-I, —
(a) Manufacturing industries, service industries, biotechnology industries

1 car space for every 150 sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75 sq.m of workshop floor area or part thereof and 1 lorry space for every 750 sq.m of workshop floor area or part thereof.

PARKING AS PER SWP SYSTEM

PARKING DETAILS	REQUIRED	PROVIDED
LORRY = (WORKSHOP AREA/750) = 7094.08/750 = 9.45	10 Nos.	12 Nos.
CARS = (OFFICE AREA / 150) = 1758.93/150 = 11.72	12 Nos.	14 Nos
PHY.CH.CAR	01 Nos	02 Nos
E.V.CAR	01 Nos	02 Nos
TWO WHEELERS = (WORKSHOP AREA / 75) = 7094.08 / 75 = 94.58	95 Nos.	105 Nos
PHY.CH.TWO WHEELER	05 Nos.	10 Nos.
E.V.TWO WHEELER	05 Nos.	10 Nos.
CYCLES = (WORKSHOP AREA/75) = 7094.08 / 75) = 22495.34 / 75 = 94.58	95 Nos.	105 Nos

TERRACE FLOOR AREA : 24401.60
SOLAR PANEL PROVIDED 1/3 AREA OF TERRACE FLOOR AREA : 8133.86

NOTE: (MECHANICAL VENTILATION PROVIDED) FOR ALL BLOCKS

SANITATION REQUIREMENTS
Annexure – X [See rule 54 (2) (b)] Table: 11
Sanitation Requirements for Factories
TOTAL NO OF EMPLOYEES : 200 MALE : 150 FEMALE : 50

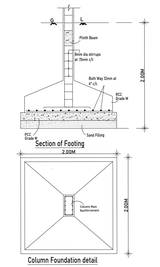
DESCRIPTION	MALE		FEMALE		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	06	08	05	07	11	15
ABLUTION TAPS	06	08	05	07	11	15
URINALS	06	08	-	-	06	08
WASH BASIN	06	06	04	05	10	11
DRINKING WATER	02	02	01	01	03	03
PH WC	-	-	-	-	02	02

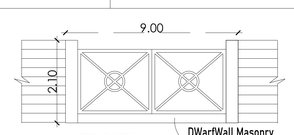
MACHINERY DETAILS

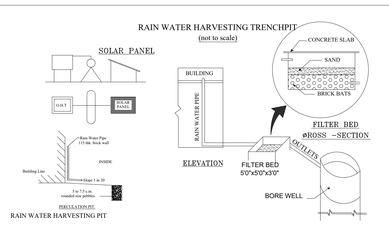
S.NO.	DESCRIPTION	TOTAL H.P
1	SHEET -1/8	6.00
2	SHEET - 2/8	2391.80
3	SHEET - 3/8	-
4	SHEET - 4/8	-
5	SHEET - 5/8	-
6	SHEET - 6/8	-
7	SHEET - 7/8	52.70
8	SHEET - 8/8	291.50
	TOTAL	2742.00

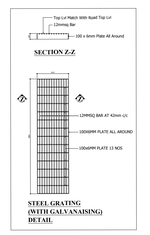
MACHINERY DETAILS

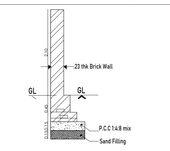
SNO	DESCRIPTION	QTY	HP	TOTAL HP
1	ETP WATER DRAIN PUMP	2	3.00	6.00
2	DG SET - 2250KVA(STANDBY)	1	-	-
	TOTAL	3	3.00	6.00

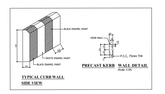


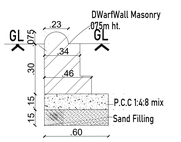


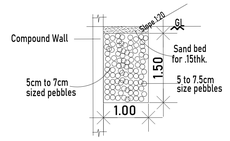


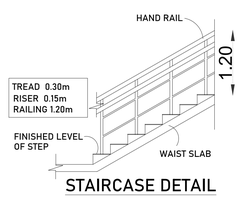


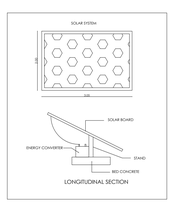












SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A, 43/3B, 43/3C, 44/3A PT, 44/3B, 44/3C, 44/4, 45/1C PT, 45/1D, 45/2A, 45/2B, 45/3, 45/4, 45/5 PT, 46/1 PT, 46/2, 46/3, 46/4, 46/5, 47/1 PT, 47/2A, 47/2B, 47/2C, 47/2D, 47/2E, 47/2F, 48/1A, 48/1B, 48/1C PT, 48/2A, 48/2B PT, 48/3A, 48/3B PT, 48/3C PT, 48/3D, 48/3E1 PT, 48/3F PT & 51/12A PT, ONEHUB (CHENNAI) PVT LTD INDUSTRIAL COMPLEX ,KUNNAPATTU VILLAGE, THIRUPORUR TALUK, THIRUPORUR PANCHAYAT UNION , CHENGALPATTU DISTRICT, TAMIL NADU - 603105.

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APPLICATION NO: SWP / BPA / 0763019 / 2026

AREA DETAILS

PARTICULARS	
AREA AS PER DOCUMENT	30387.83 SQMT / 7.508 ACRES
SUPERIMPOSED SITE AREA	30163.21SQMT

* ALL DIMENSIONS ARE IN METERS — SCALE - 1 : 350

AREA DETAILS	FSI AREA IN SQM	NON FSI AREA IN SQM	TOTAL BUILT UP AREA IN SQM
01 **BLOCK 1 -FACTORY BUILDING**			
GROUND FLOOR	6007.28	-	6007.28
MEZZANINE FLOOR - 1	1087.76	-	1087.76
MEZZANINE FLOOR - 2	671.17	-	671.17
SUB TOTAL	7766.21	-	7766.21
02 **BLOCK 2 - WET SEAL & GAS SEAL TEST CENTRE**			
GROUND FLOOR	1000.00	-	1000.00
MEZ - FLOOR	346.00	-	346.00
SUB TOTAL	1346.00	-	1346.00
03 **BLOCK 03 - SECURITY CUM WAITING & FRISKING ROOM**			
GROUND FLOOR	86.80	-	86.80
04 **BLOCK 04 - FIRE PUMP ROOM**			
GROUND FLOOR	148.80	-	148.80
FIRE WATER TANKS	124.00	-	124.00
SUB TOTAL	272.80	-	272.80
05 **BLOCK 05 - ETP**			
GROUND FLOOR	204.50	-	204.50
06 **BLOCK 06 - SECURITY ROOM - 1**	-	6.25	6.25
07 **BLOCK 07- SECURITY ROOM - 2**	-	6.25	6.25
08 **BLOCK 08 - SECURITY ROOM - 3**	-	6.25	6.25
TOTAL AREA	9676.31	18.75	9695.06

FSI CALCULATION :- FSI - 9676.31 / 30163.21 = 0.320

PLOT COVERAGE = 24.69 %

COLOUR INDEX

SITE BOUNDRY
PROPOSED BUILDING
DRIVEWAY
EXISTING ROAD
CONSTRUCTION PROHIBITED ZONE FOR WATERBODY

Approved layout number:
L.P/D.T.C.P No : 76/2021
(THIS REVISES L.P/D.T.C.P No : 17/2013)

For FLOWSERVE SANMAR PVT. LTD.
B. Vijayasundaram
Authorised Signatory

APPLICANT

H.A. ESWARA, B.E. F.I.E.M.Am.Soc., F.I.V.,
Chartered Engineer & Registered Architect
F3780 77/3816
CMDA-RA/GR-I/19/06/270
DTCP-TVLR/RA/Gr-I/2019/08/004

REGISTERED ARCHITECT

H.E. SRINIVAS SHASTRY
B.E., M.Eng.Sc., M.ASCE, MA, A.M.I.E.
Chartered Engineer AM093341-7
CMDA - SE/GR-I/19/06/151
DTCP-TVLR/RSE/Gr-I/2019/08/003

STRUCTURAL ENGINEER

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.