PP APPROVAL RECORD

# Planning Permission

Chengalpattu 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,
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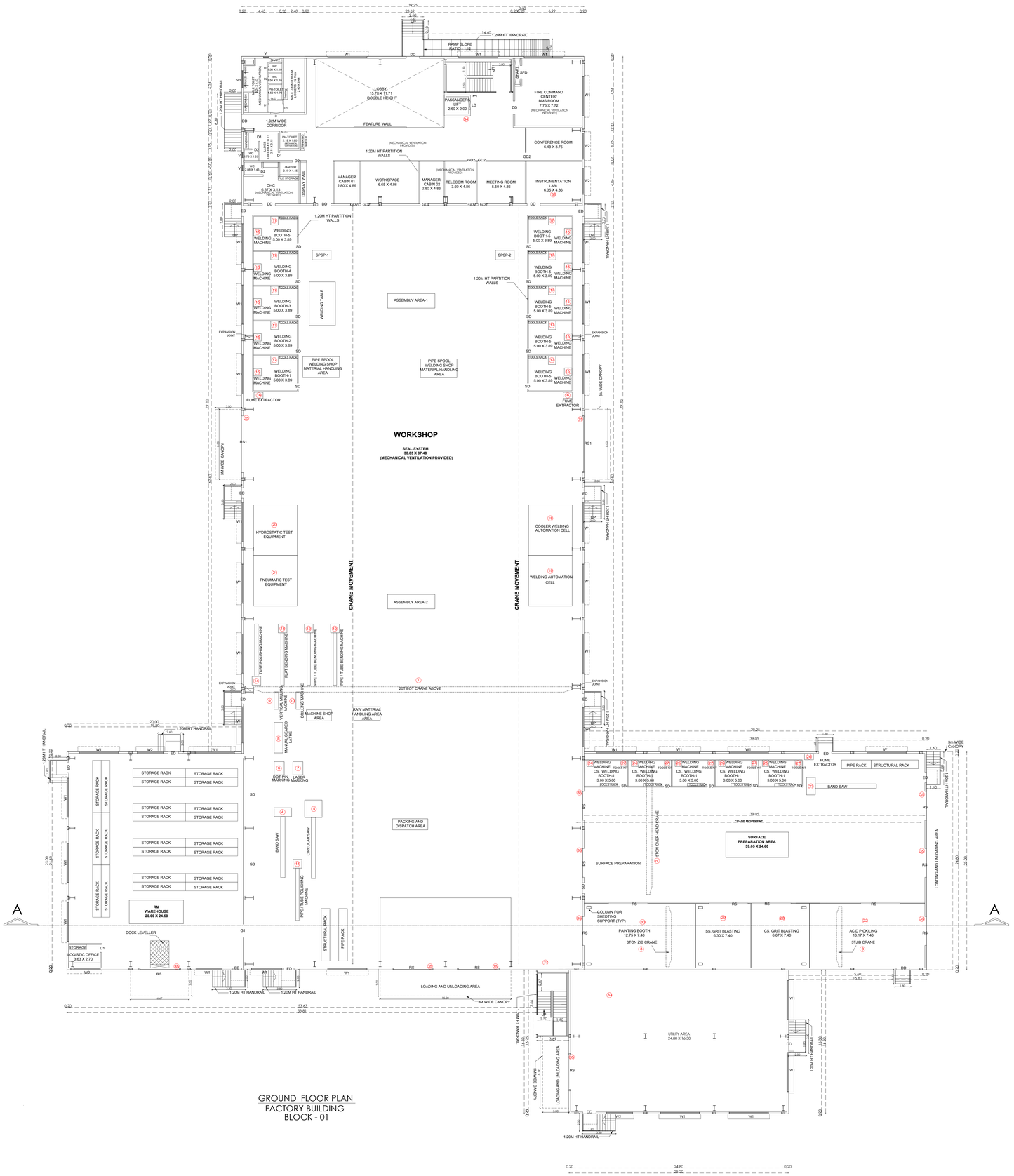
# BLOCK - 01
# FACTORY BUILDING




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

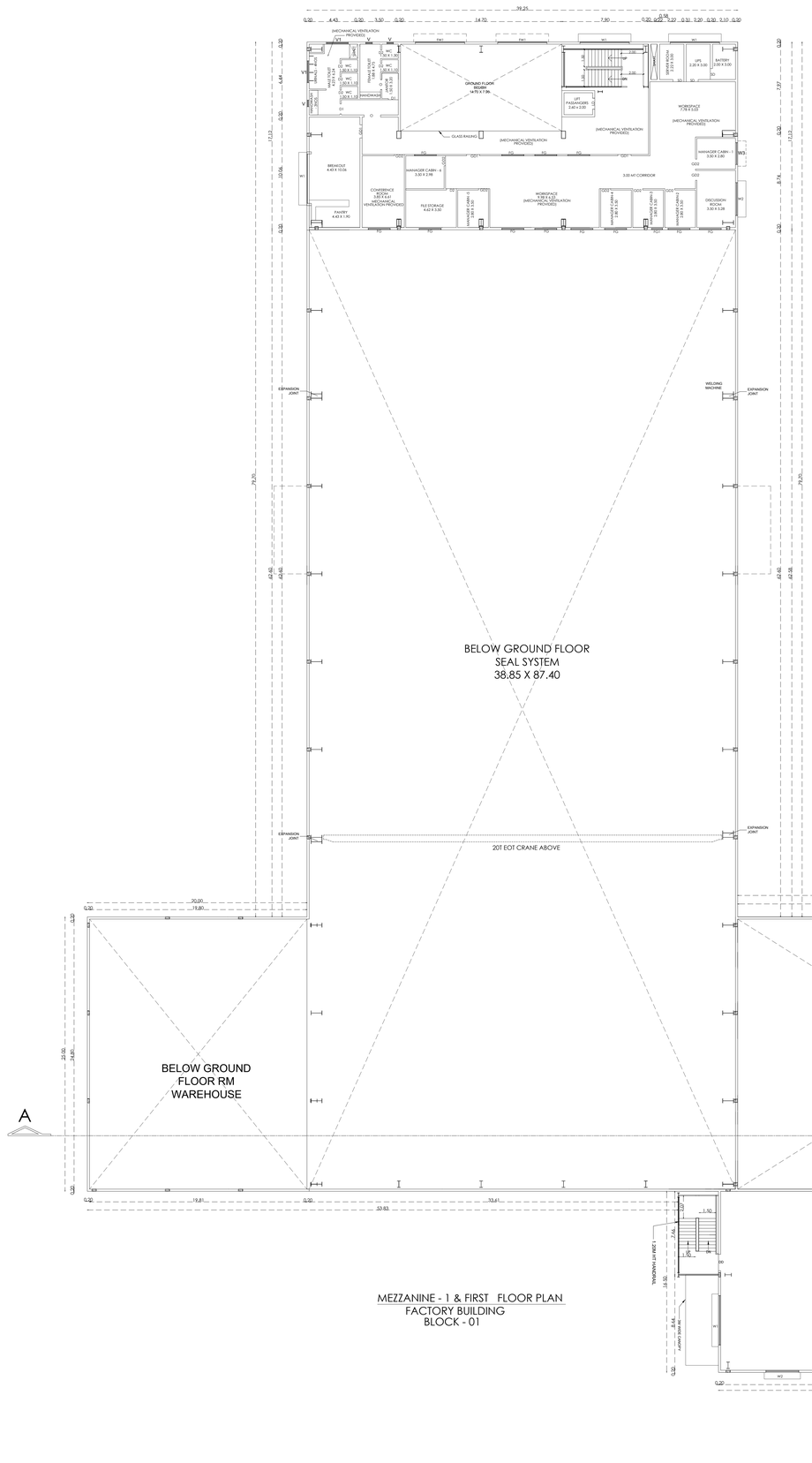
H.A. ESWARA, B.E.,F.I.E.,M.Am.Soc., F.I.V.,
Chartered Engineer & Registered Architect
F3780 77/3816
CMDA-RA/GR-I/19/05/279
DTCP-TVLR/RA/Gr-I/2019/08/004

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
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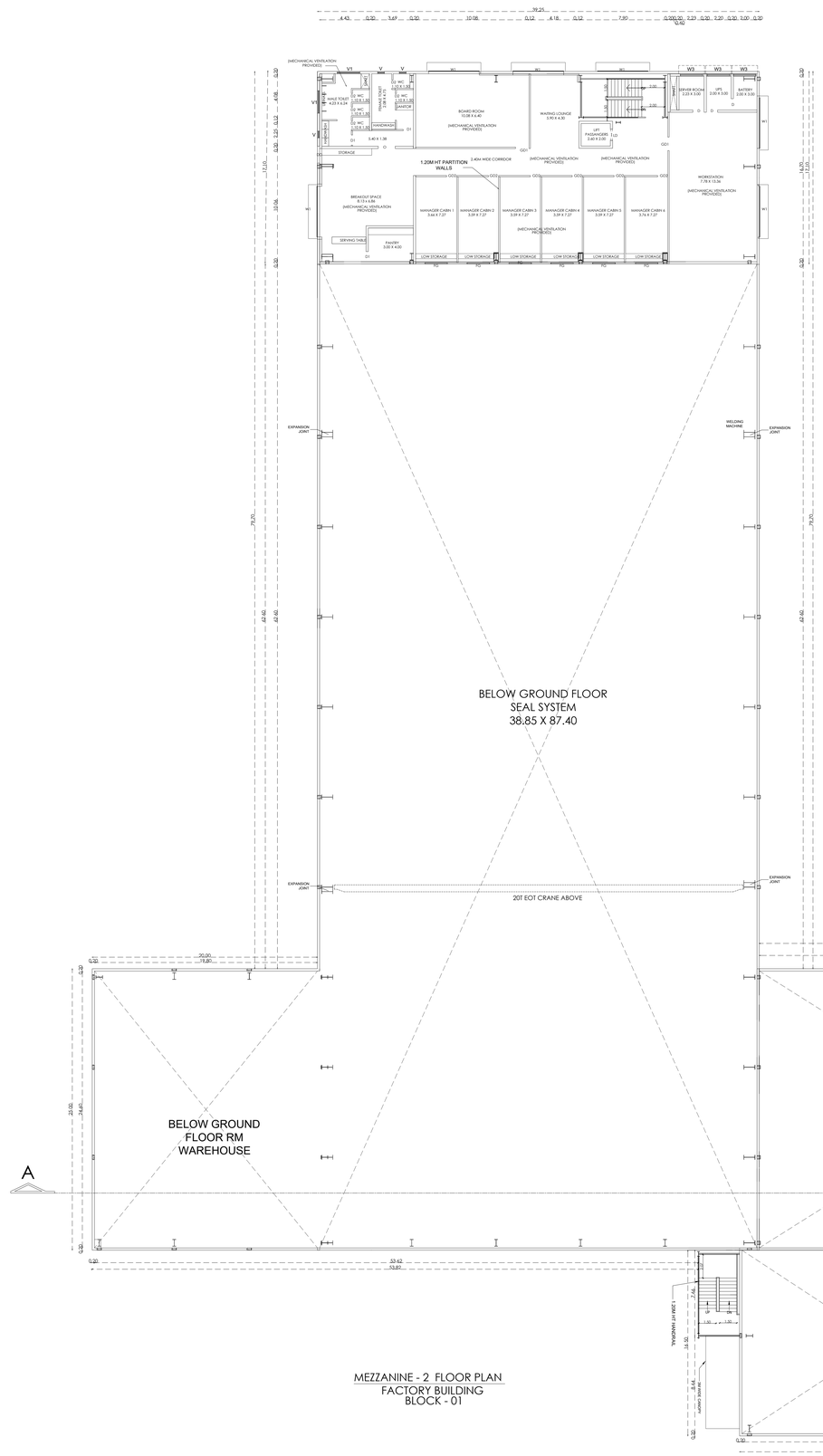
STRUCTURAL ENGINEER

BLOCK - 01
FACTORY BUILDING




MEZZANINE - 2 FLOOR PLAN
FACTORY BUILDING
BLOCK - 01

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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:-
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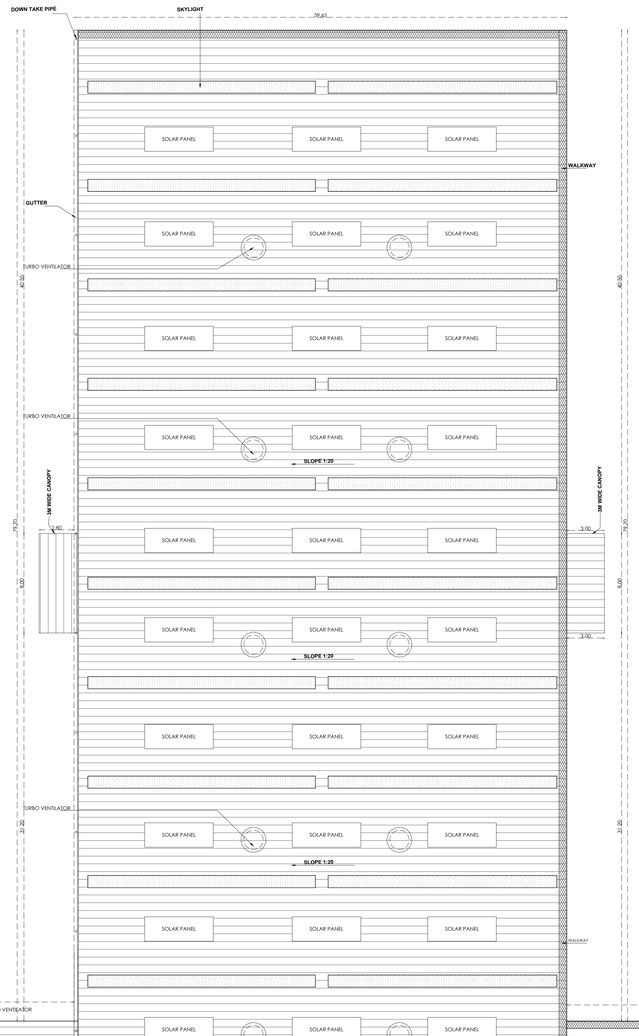
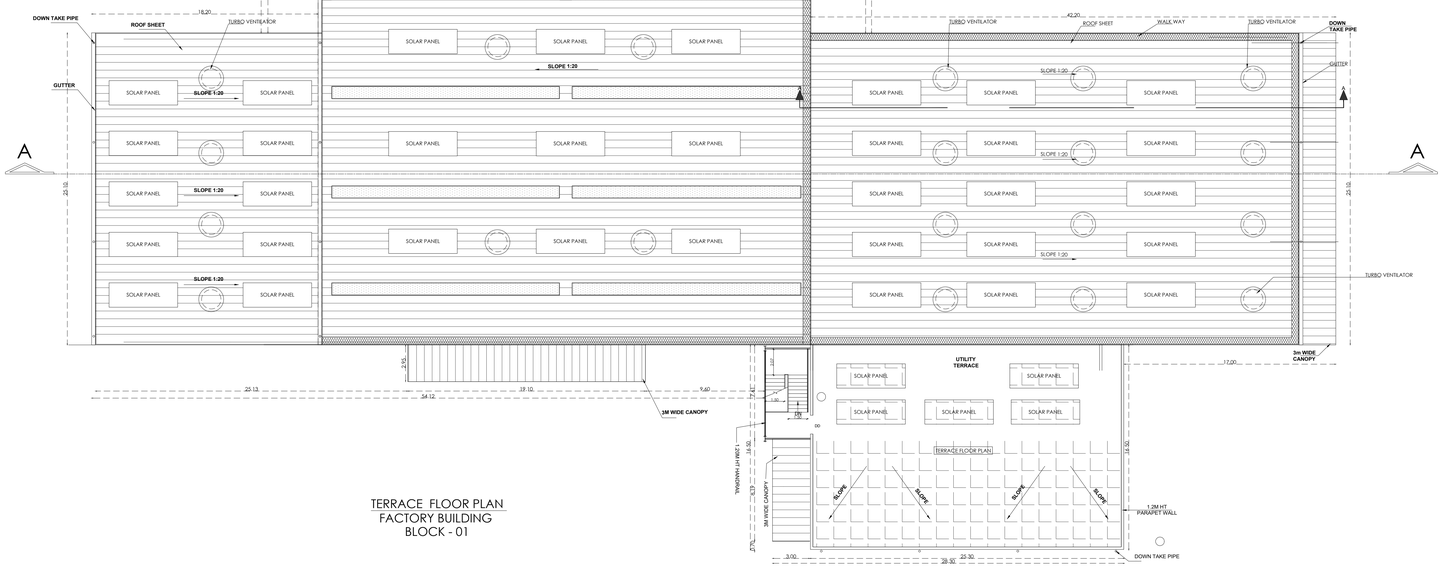
STRUCTURAL ENGINEER

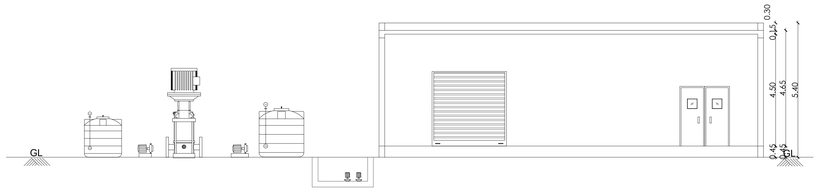
## BLOCK - 01
## FACTORY BUILDING



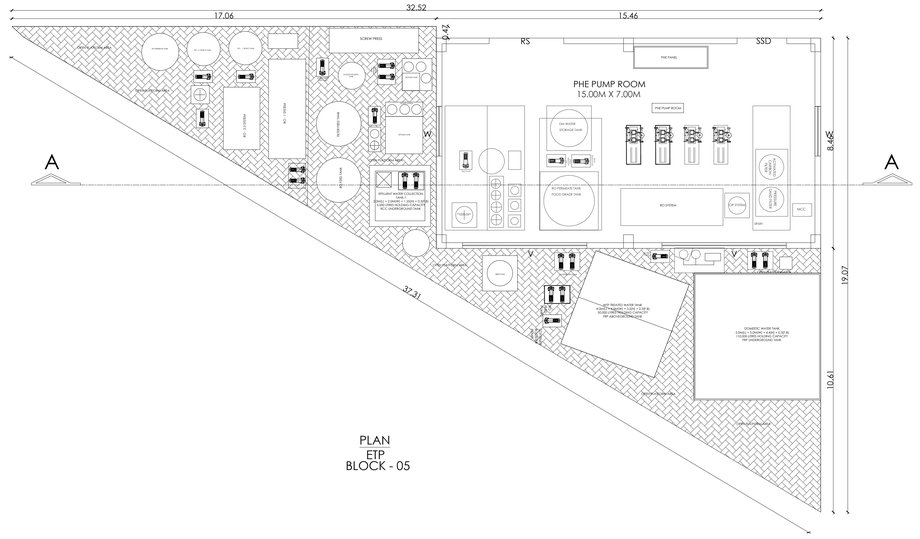




TERRACE FLOOR PLAN
FACTORY BUILDING
BLOCK - 01

## BLOCK - 05
## ETP




SECTIONAL ELEVATION
ETP
BLOCK - 05




PLAN
ETP
BLOCK - 05

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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
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APPLICANT

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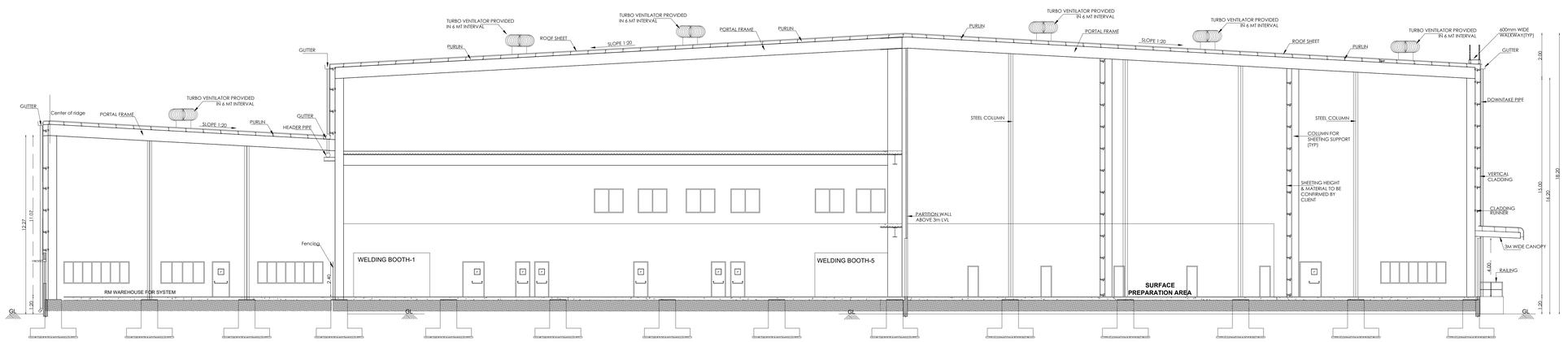
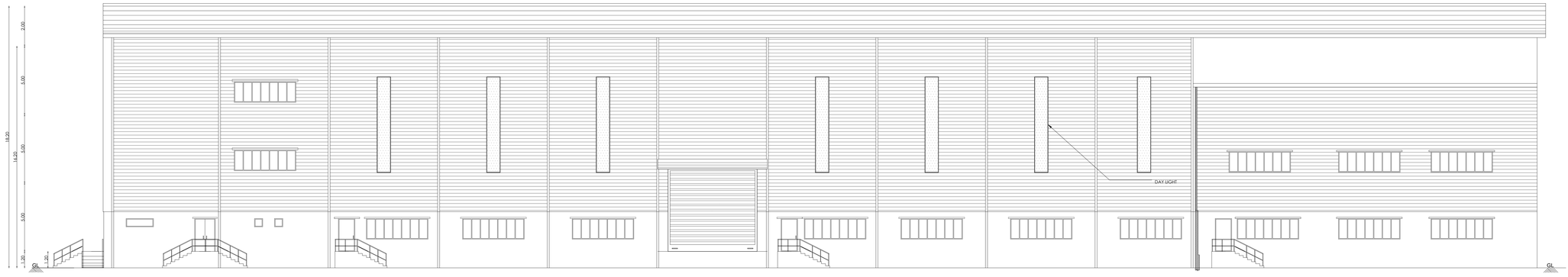
STRUCTURAL ENGINEER

# BLOCK - 01
# FACTORY BUILDING




SECTION -AA'
FACTORY BUILDING
BLOCK - 01




WEST SIDE ELEVATION
FACTORY BUILDING
BLOCK - 01

SHEET-06/08

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For FLOWSERVE SANMAR PVT. LTD.
Authorised Signatory

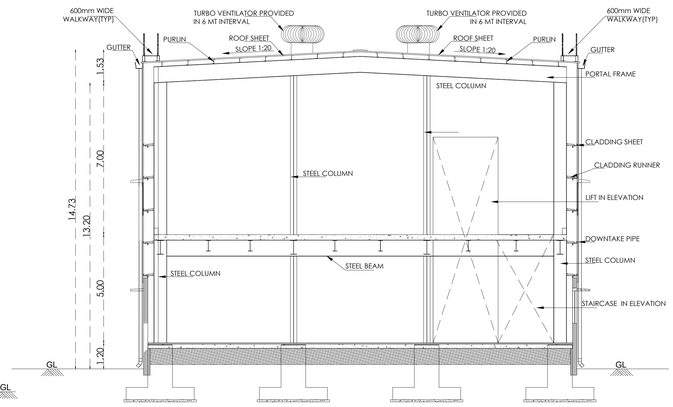
APPLICANT

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

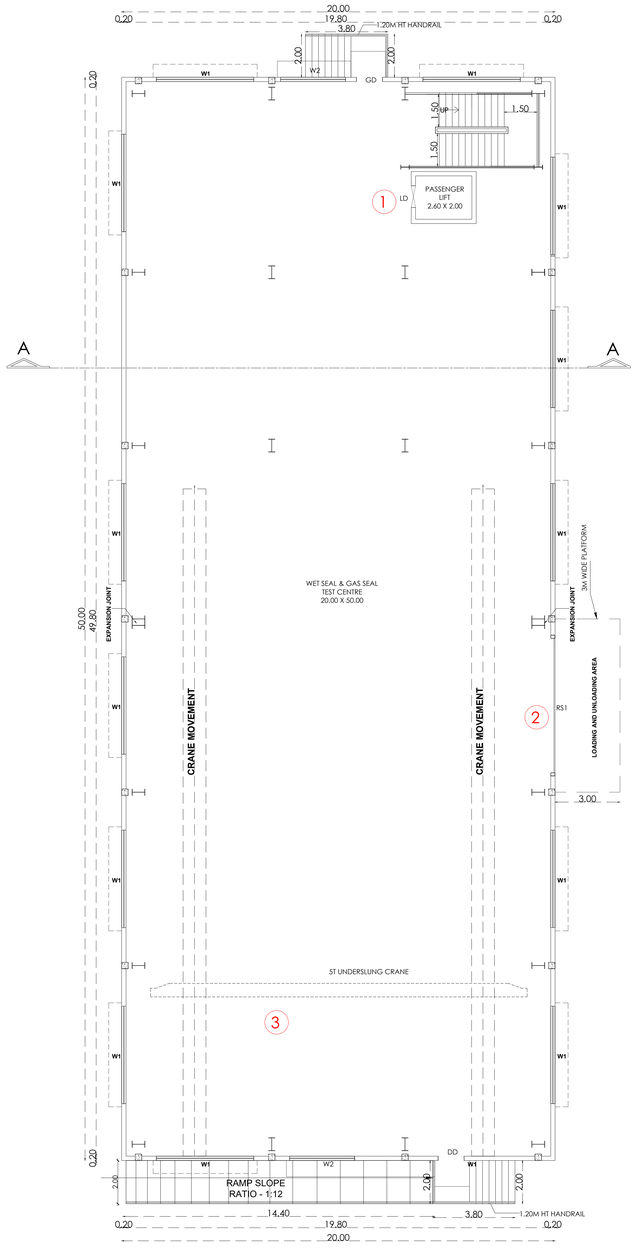
# BLOCK - 02
# WET SEAL & GAS SEAL TEST CENTRE



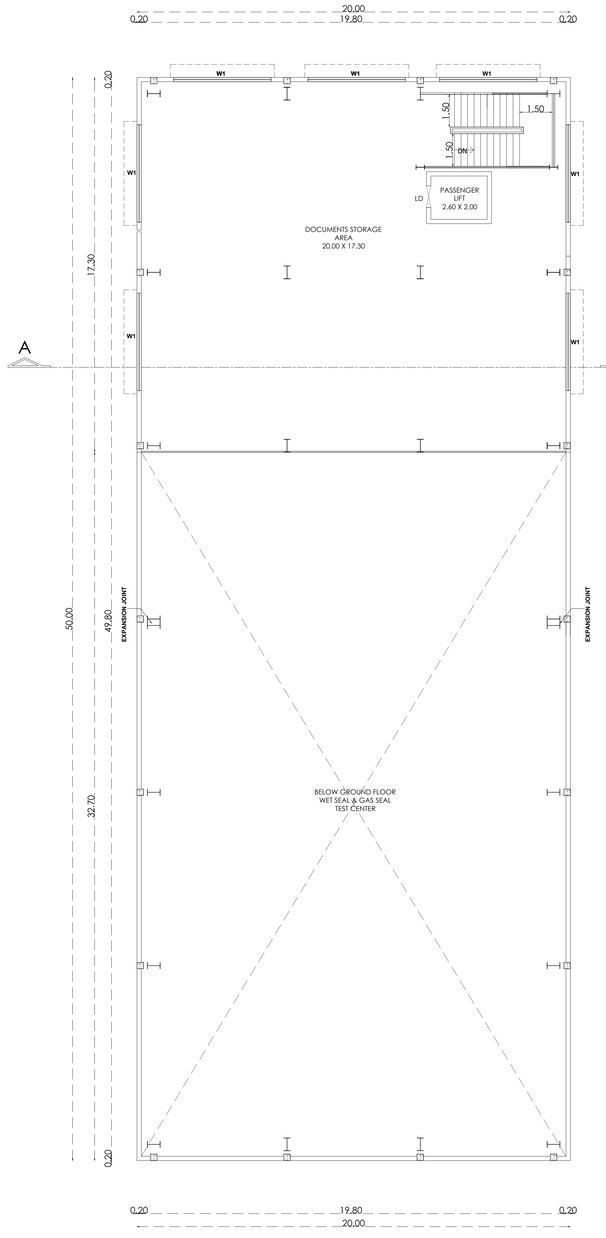

EAST SIDE ELEVATION
WET SEAL & GAS SEAL TEST CENTRE
BLOCK - 02



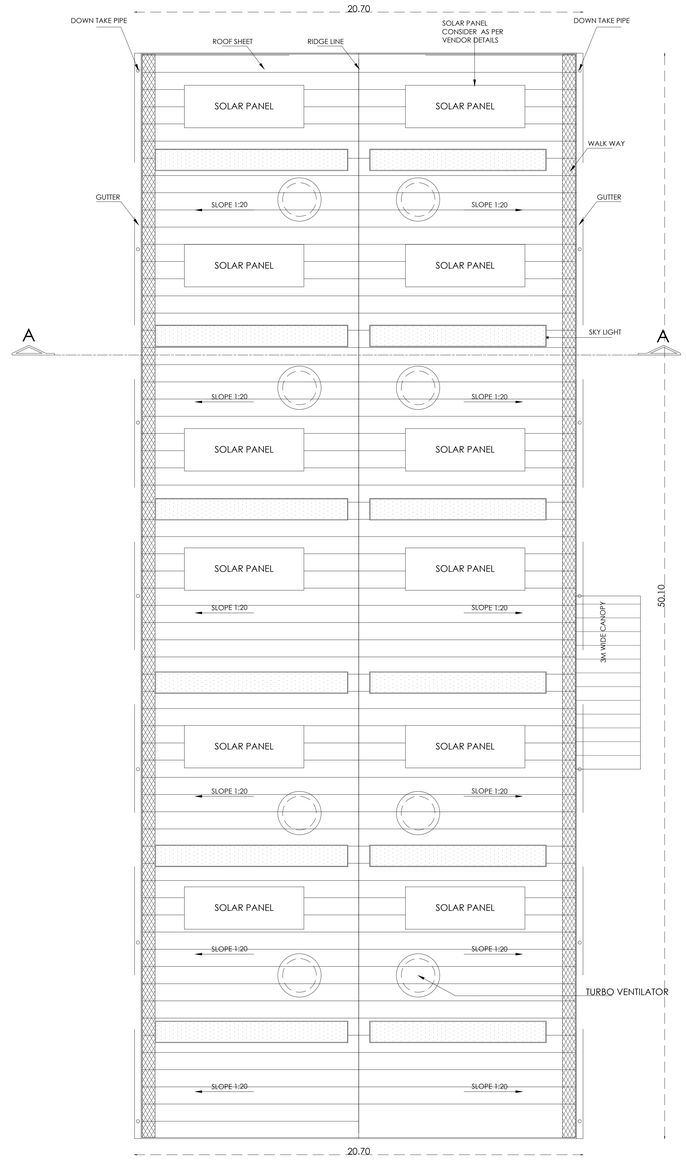

SECTION - AA'
WET SEAL & GAS SEAL TEST CENTRE
BLOCK - 02




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

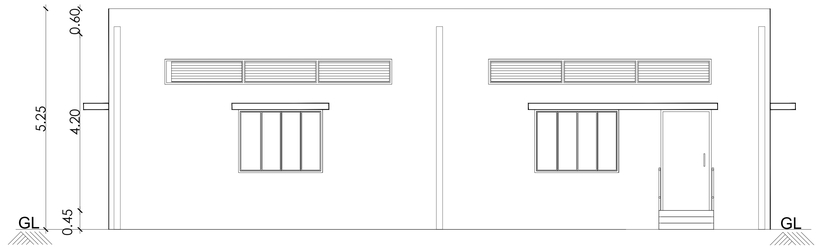
H.A. ESWARA, B.E. F.I.E.M.Aus.,Ber., F.I.V.,
Chartered Engineer & Registered Architect
P3780 77/1816
CMDA-RA/GR-I/19/05/270
DTCP-TVLR/RA/Gr-I/2019/08/004

REGISTERED ARCHITECT

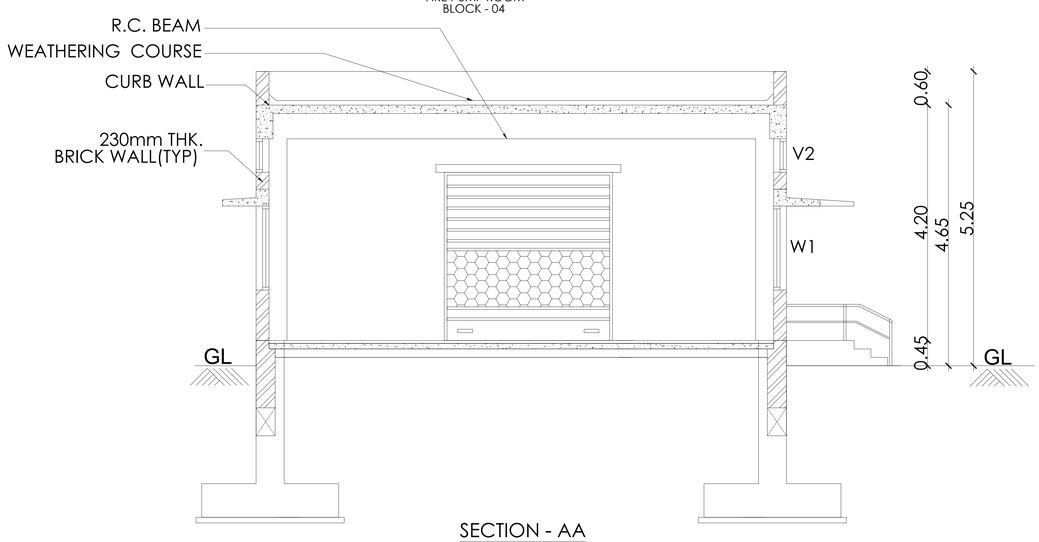
H.E. SRINIVAS SHASTRY
B.E., M.Engg.Sc., M.ASCE, MA, A.M.I.E.
Chartered Engineer AM093341-7
CMDA-SE/GR-I/19/06/151
DTCP-TVLR/RSE/Gr-I/2019/08/003

STRUCTURAL ENGINEER

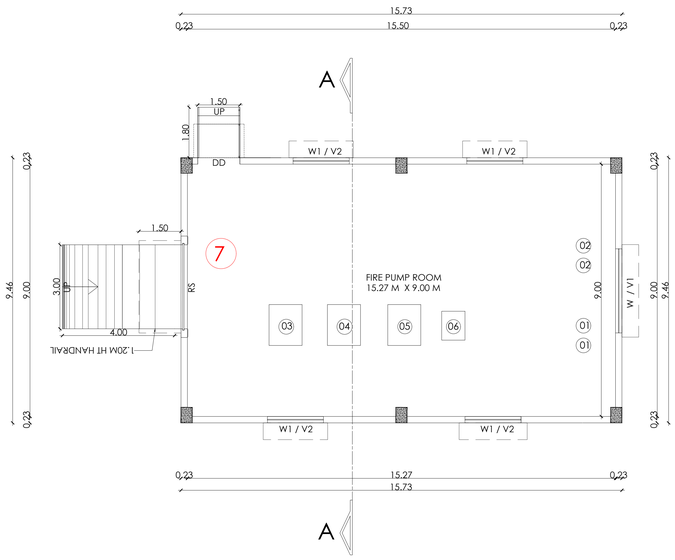
## BLOCK - 04
## FIRE PUMP ROOM




ELEVATION
FIRE PUMP ROOM
BLOCK - 04

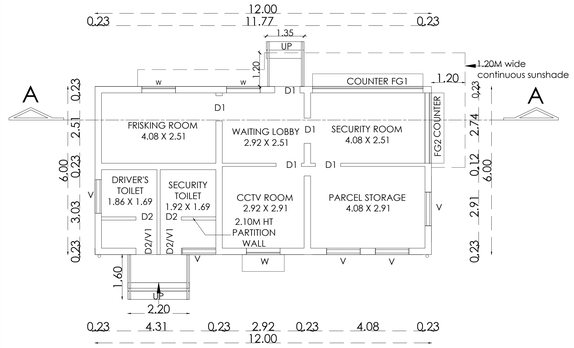



SECTION - AA
FIRE PUMP ROOM
BLOCK - 04

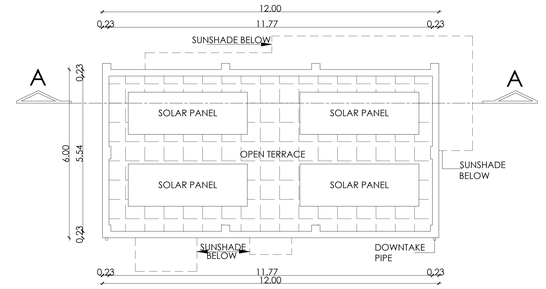



GROUND FLOOR PLAN
FIRE PUMP ROOM
BLOCK - 04

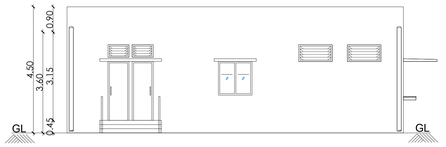
## BLOCK - 03
## SECURITY CUM WAITING & FRISKING ROOM



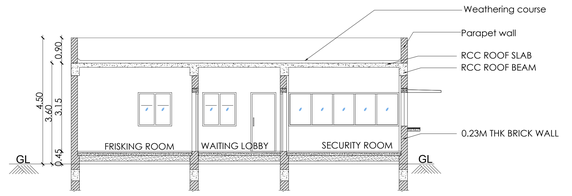

FLOOR PLAN
SECURITY CUM WAITING & FRISKING ROOM
BLOCK - 03




ROOF PLAN
SECURITY CUM WAITING & FRISKING ROOM
BLOCK - 03

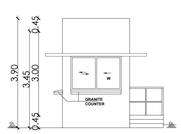



NORTH SIDE ELEVATION
SECURITY CUM WAITING & FRISKING ROOM
BLOCK - 03

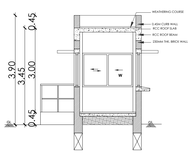



SECTION -AA'
SECURITY CUM WAITING & FRISKING ROOM
BLOCK - 03

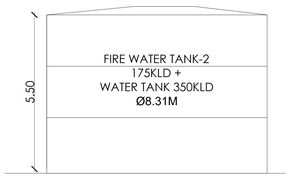
## BLOCK - 06, 07, 08
## GUARD ROOM




NORTH SIDE ELEVATION



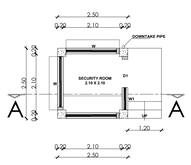

SECTION -AA'



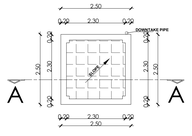

ELEVATION
FIRE TANK DETAILS
BLOCK - 04




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

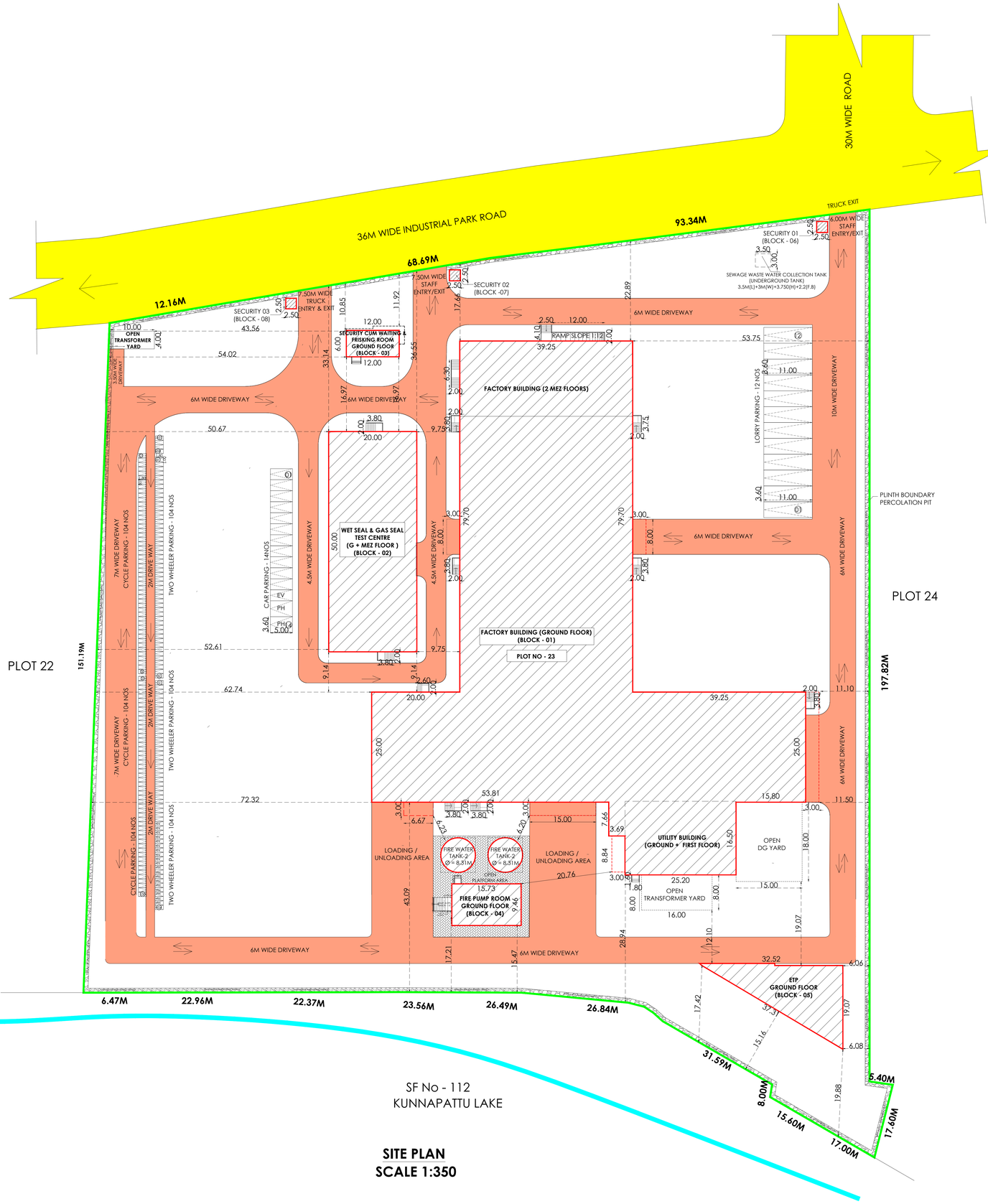
APPLICANT

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

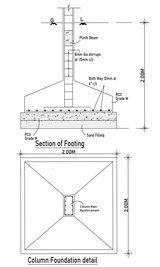
| DESCRIPTION | MALE | | FEMALE | | TOTAL | |
|---|---|---|---|---|---|---|
| | REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| WC | 06 | 08 | 05 | 07 | 11 | 15 |
| ABLUTION TAPS | 06 | 08 | 05 | 07 | 11 | 15 |
| URINALS | 06 | 08 | - | - | 06 | 08 |
| WASH BASIN | 06 | 06 | 04 |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

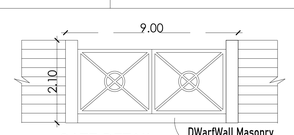
MACHINERY DETAILS

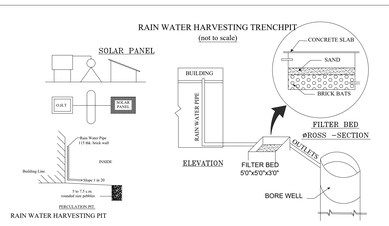
| S.NO. | DESCRIPTION | TOTAL H.P |
|---|---|---|
| 1 | SHEET -1/8 | 6.00 |
| 2 | SHEET - 2/8 | 2391.80 |
| 3 | SHEET - 3/8 | - |
| 4 | SHEET - 4/8 | - |
| 5 | SHEET - 5/8 | - |
| 6 | SHEET - 6/8 | - |
| 7 | SHEET - 7/8 | 52.70 |
| 8 | SHEET - 8/8 | 291.50 |
| | TOTAL | 2742.00 |

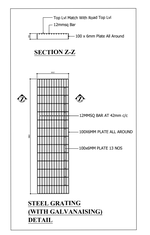
MACHINERY DETAILS

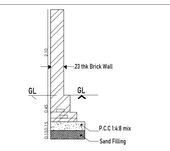
| SNO | DESCRIPTION | QTY | HP | TOTAL HP |
|---|---|---|---|---|
| 1 | ETP WATER DRAIN PUMP | 2 | 3.00 | 6.00 |
| 2 | DG SET - 2250KVA(STANDBY) | 1 | - | - |
| | TOTAL | 3 | 3.00 | 6.00 |

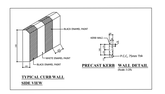


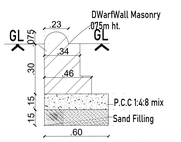



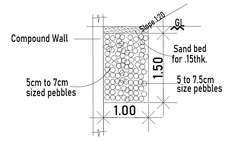



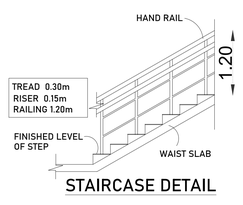



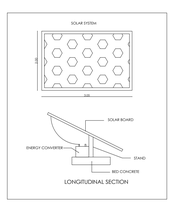




**SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. FLOWSERVE SANMAR PRIVATE LIMITED AT PLOT NO: 23, APPROVED LAYOUT : LP/DTCP NO.76/2021, SF NO 41/6 PT, 41/7B PT, 41/8 PT, 42/2B1C PT, 42/2B1D, 42/2B2, 42/3, 42/4, 42/5, 43/2A PT, 43/2B, 43/ 2C, 43/3A, 43/3B, 43/3C, 44/3A PT, 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

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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.