

PP

APPROVAL RECORD

Planning Permission

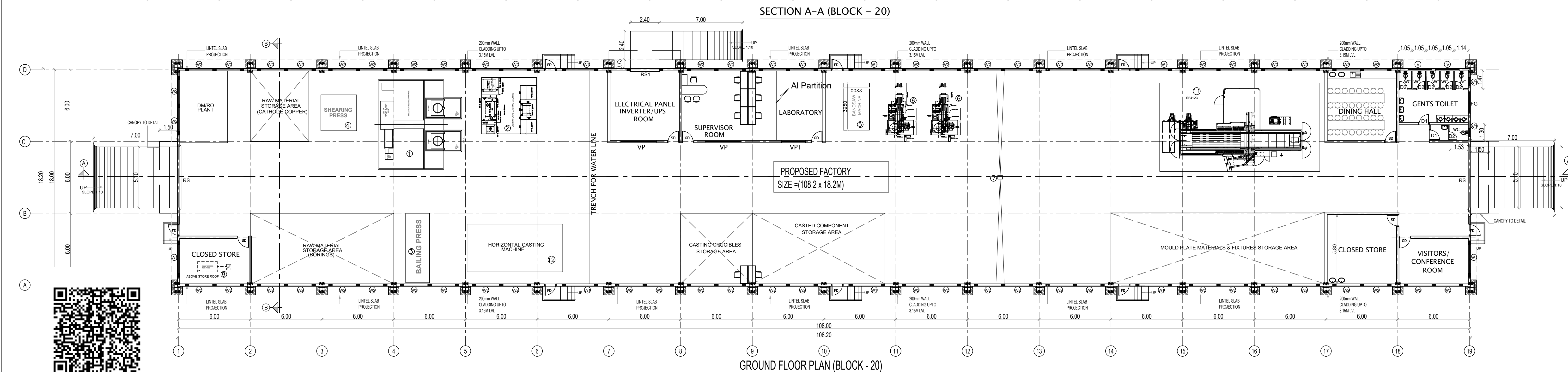
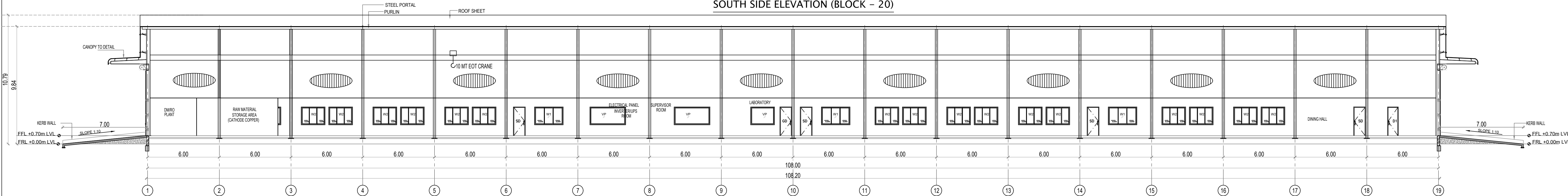
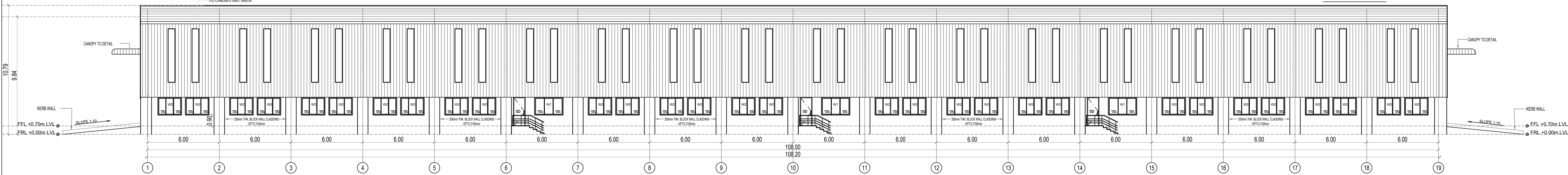
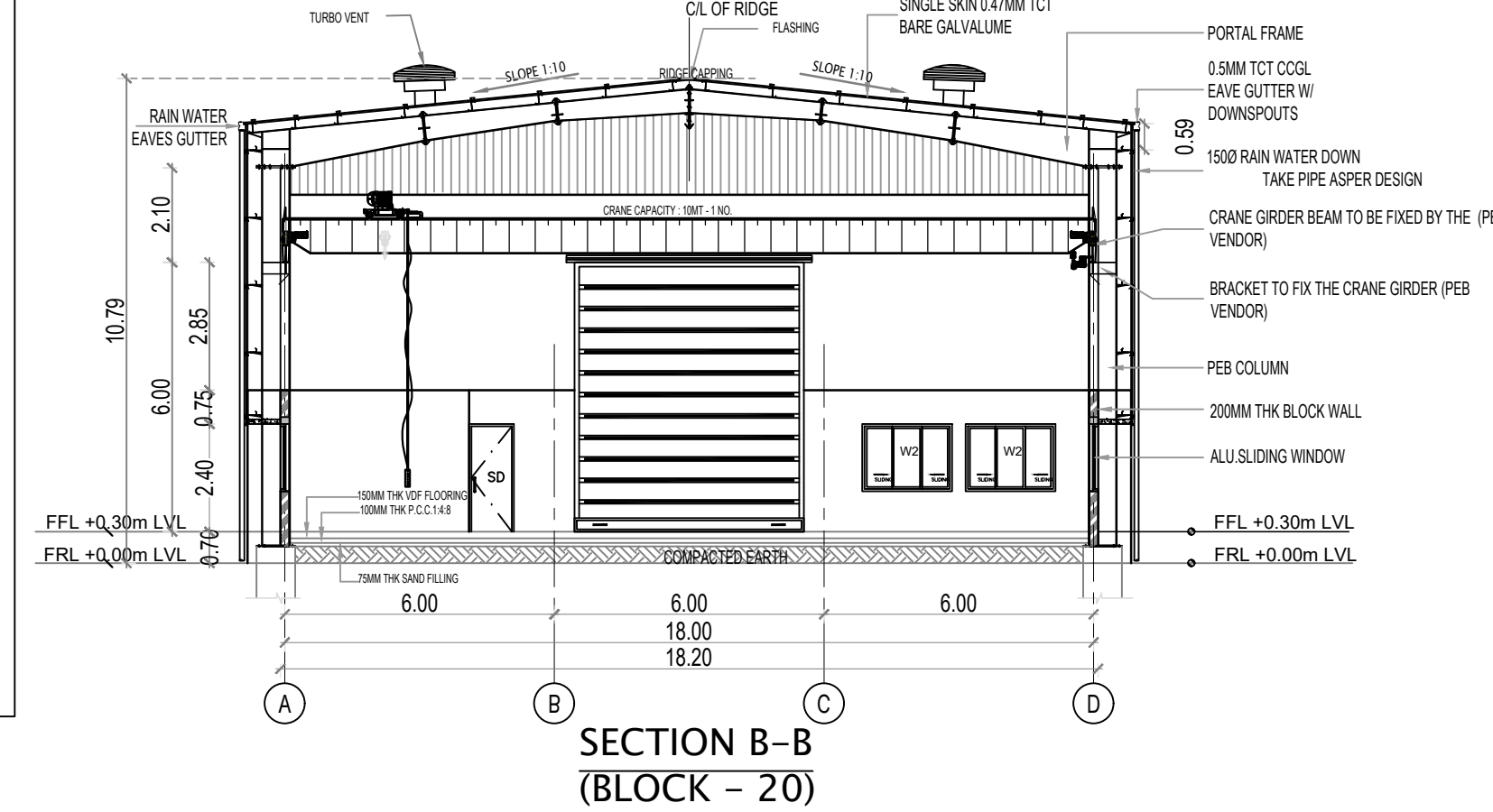
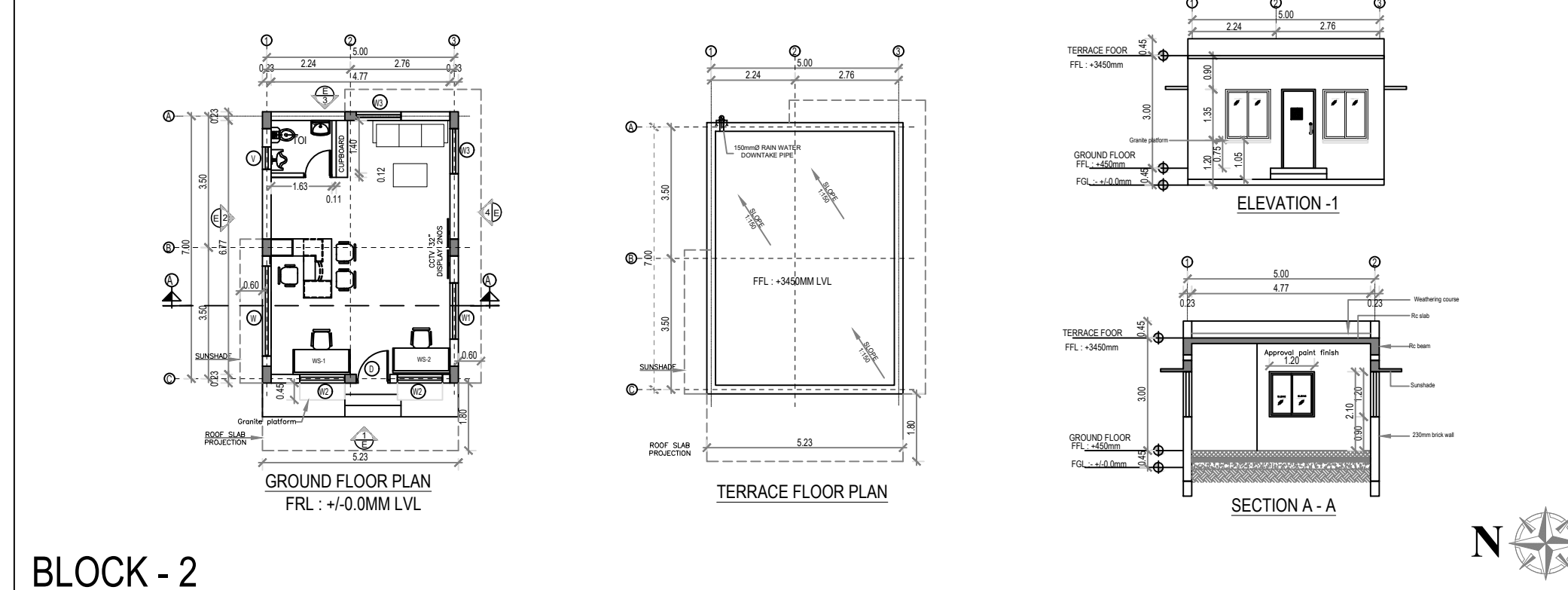
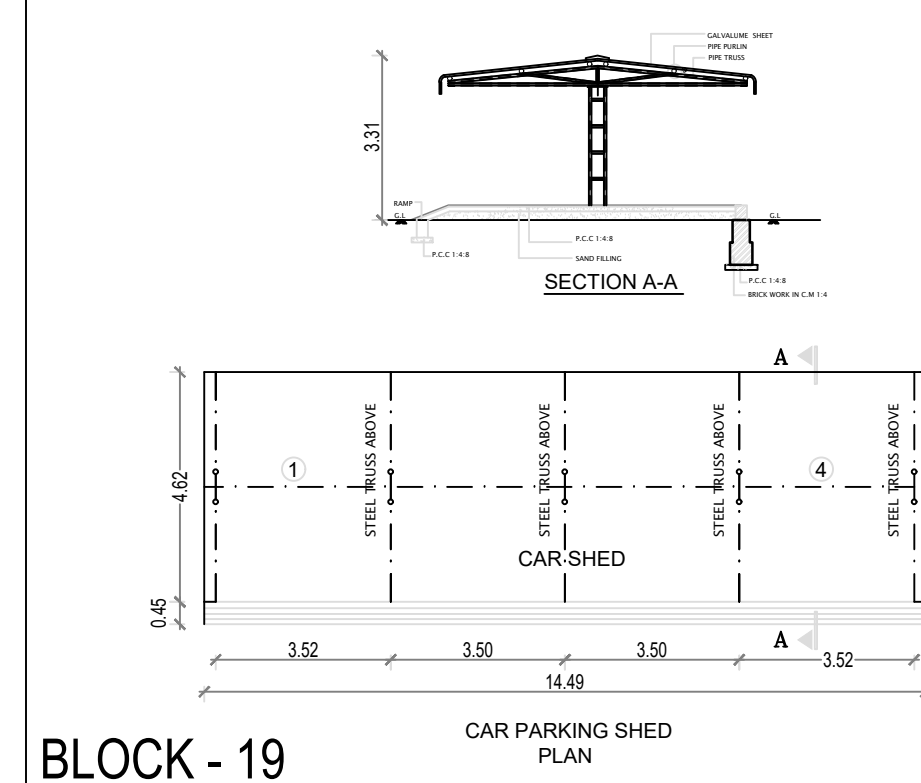
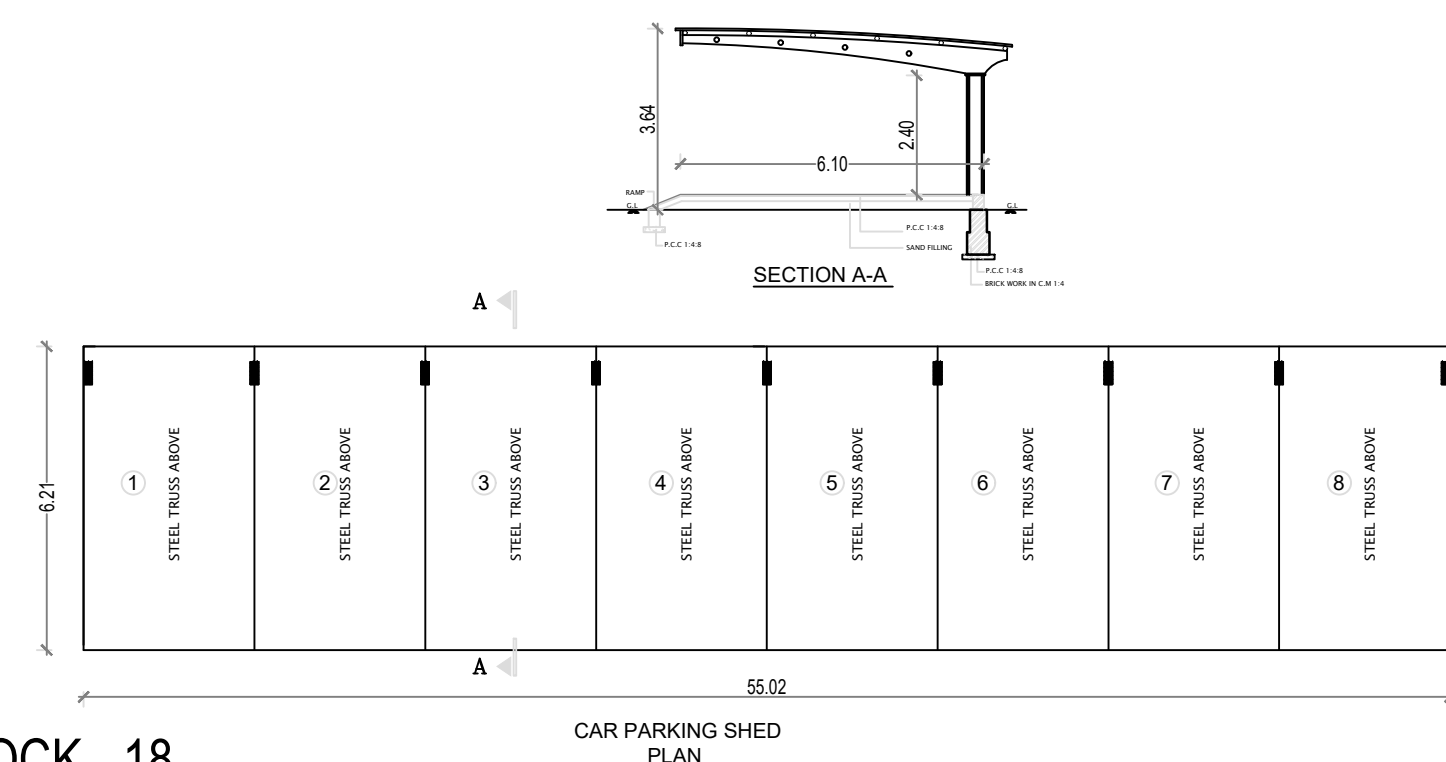
Ramanathapuram
Kancheepuram district, Tamil Nadu

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.



PLAN SHOWING THE REVISED AND ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S. MIPALLOY, UNIT- III, AT SURVEY NO:263(Part), 264(Part), 265(Part), PLOT NO: C-14 & C-15, SIPCOT INDUSTRIAL PARK, IRUNGATTUKOTTAI, SRIPURUMBUDUR TALUK, KANCHEEPURAM DISTRICT - 602117

SUB TITLE :

IRUNGATTUKOTTAI SIPCOT DTCP LAYOUT No:104/2023

CATEGORY ZONE ORANGE

MANUFACTURING DETAILS COPPER PRODUCTS

EXISTING APPROVAL NO:

NO: 107/2008 DATED 30.05.2008

NO: 3337/2021 DATED 02.03.2022

AREA STATEMENT (Sq.m)

TOTAL SITE AREA : 23812.50 Sq.m

(A) EXISTING APPROVED BUILDING AREA

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA	NON FSI AREA	TOTAL AREA
1.	BLOCK - 1 CCMPD FACTORY	GROUND FLOOR	1720.71	0.00	1720.71
2.	BLOCK - 2 SECURITY ROOM	GROUND FLOOR	9.70	0.00	9.70
3.	BLOCK - 3 OFFICE BUILDING	GROUND FLOOR	497.60	0.00	497.60
4.	BLOCK - 4 SECURITY QUARTERS	FIRST FLOOR	474.10	0.00	474.10
5.	BLOCK - 5 ECD AND CCMPD - 2 FACTORY	GROUND FLOOR	108.65	0.00	108.65
6.	BLOCK - 6 CHD FACTORY	FIRST FLOOR	78.85	0.00	78.85
7.	BLOCK - 7 FORGING FACTORY (REMOVED)	GROUND FLOOR	2632.79	0.00	2632.79
8.	BLOCK - 8 2 KL CAPACITY OIL STORAGE & LOCKER ROOM	GROUND FLOOR	1630.80	0.00	1630.80
9.	BLOCK - 9 SCRAP STORAGE	GROUND FLOOR	187.20	0.00	187.20
10.	BLOCK - 10 ECD PUMP ROOM	GROUND FLOOR	125.66	0.00	125.66
11.	BLOCK - 11 HYDROGEN & NITROGEN CYLINDER STORAGE & LOCKER ROOM	GROUND FLOOR	45.53	0.00	45.53
12.	BLOCK - 12 HYDRANT PUMP ROOM	GROUND FLOOR	49.40	0.00	49.40
13.	BLOCK - 13 CHD WORKERS LOCKER ROOM	GROUND FLOOR	13.72	0.00	13.72
14.	BLOCK - 14 7.5 KVA - D.G SHED (Generator Room)	GROUND FLOOR	35.41	0.00	35.41
15.	BLOCK - 15 160 KVA - D.G SHED (Generator Room)	GROUND FLOOR	54.83	0.00	54.83
16.	BLOCK - 16 380 KVA D.G SHED (Generator Room)	GROUND FLOOR	24.00	0.00	24.00
17.	BLOCK - 17 MAIN MV PANEL ROOM (Electrical Meter Room)	GROUND FLOOR	12.00	0.00	12.00
18.	BLOCK - 18 CAR PARKING SHED	GROUND FLOOR	87.23	0.00	87.23
19.	BLOCK - 19 CAR PARKING SHED	GROUND FLOOR	68.03	0.00	68.03
20.	BLOCK - 20 PROPOSED FACTORY	GROUND FLOOR	1089.72	0.00	1089.72
21.	BLOCK - 21 EXISTING CANOPY AREA	FIRST FLOOR	18.80	0.00	18.80
22.	BLOCK - 22 EXISTING - CANOPY AREA	FIRST FLOOR	60.15	0.00	60.15
23.	BLOCK - 23 FIRE TANK (Above Ground)	GROUND FLOOR	2521.87	0.00	2521.87
TOTAL APPROVED BUILDING AREA			8097.72	0.00	8097.72
TOTAL APPROVED BUILDING AREA - BLOCK - 7 BUILDING REMOVED AREA = (8097.72 - 125.66)			7972.06	0.00	7972.06

(B) EXISTING REVISED BUILDING AREA

2.	BLOCK - 2 SECURITY ROOM + SLAB PROJECTION	GROUND FLOOR	47.22	0.00	47.22
TOTAL REVISED EXISTING AREA (47.22 - 9.70)			37.52	0.00	37.52

(C) PROPOSED AREA DETAIL

18.	CAR PARKING SHED	GROUND FLOOR	341.67	0.00	341.67
19.	CAR PARKING SHED	GROUND FLOOR	66.94	0.00	66.94
20.	BLOCK - FACTORY + CANOPY	GROUND FLOOR	1996.24	0.00	1996.24
21.	EXISTING - CANOPY AREA	FIRST FLOOR	38.07	0.00	38.07
22.	EXISTING - CANOPY AREA	FIRST FLOOR	18.80	0.00	18.80
23.	FIRE TANK (Above Ground)	GROUND FLOOR	60.15	0.00	60.15
TOTAL PROPOSED AREA			2521.87	0.00	2521.87

TOTAL F.S.I AREA : (A + B + C) = 10,531.45 SQ.M

F.S.I ACHIEVED = $\frac{10,531.45}{23812.50} = 0.44 < 1.5$ PLOT COVERAGE : $\frac{9800.96}{23812.50} = 41.15\%$

TOTAL NO. OF WORKERS = 245 Nos TOAL HP = 3455 HP

TOTAL PROPOSED APPROVAL AREA STATEMENT

EXISTING APPROVED AREA(AFTER REMOVED BLOCK - 7)(SQ.M)	EXISTING REVISED AREA(SQ.M)	TOTAL AREA BW (SQ.M)
(A)	(B)	(A) + (B)
7972.06	37.52	8,009.58
PROPOSED APPROVAL AREA(SQ.M)	TOTAL PROPOSED APPROVAL AREA (SQ.M)	
(C)	(A) + (B) + (C)	
2521.87	7972.06 + 37.52 + 2521.87 = 10,531.45	

COLOUR REFERENCE

EXISTING BUILDING	BOUNDARY
PROPOSED BUILDING	DRIVEWAY
ROAD APPROACH	

SCALE: SITE PLAN 1:400

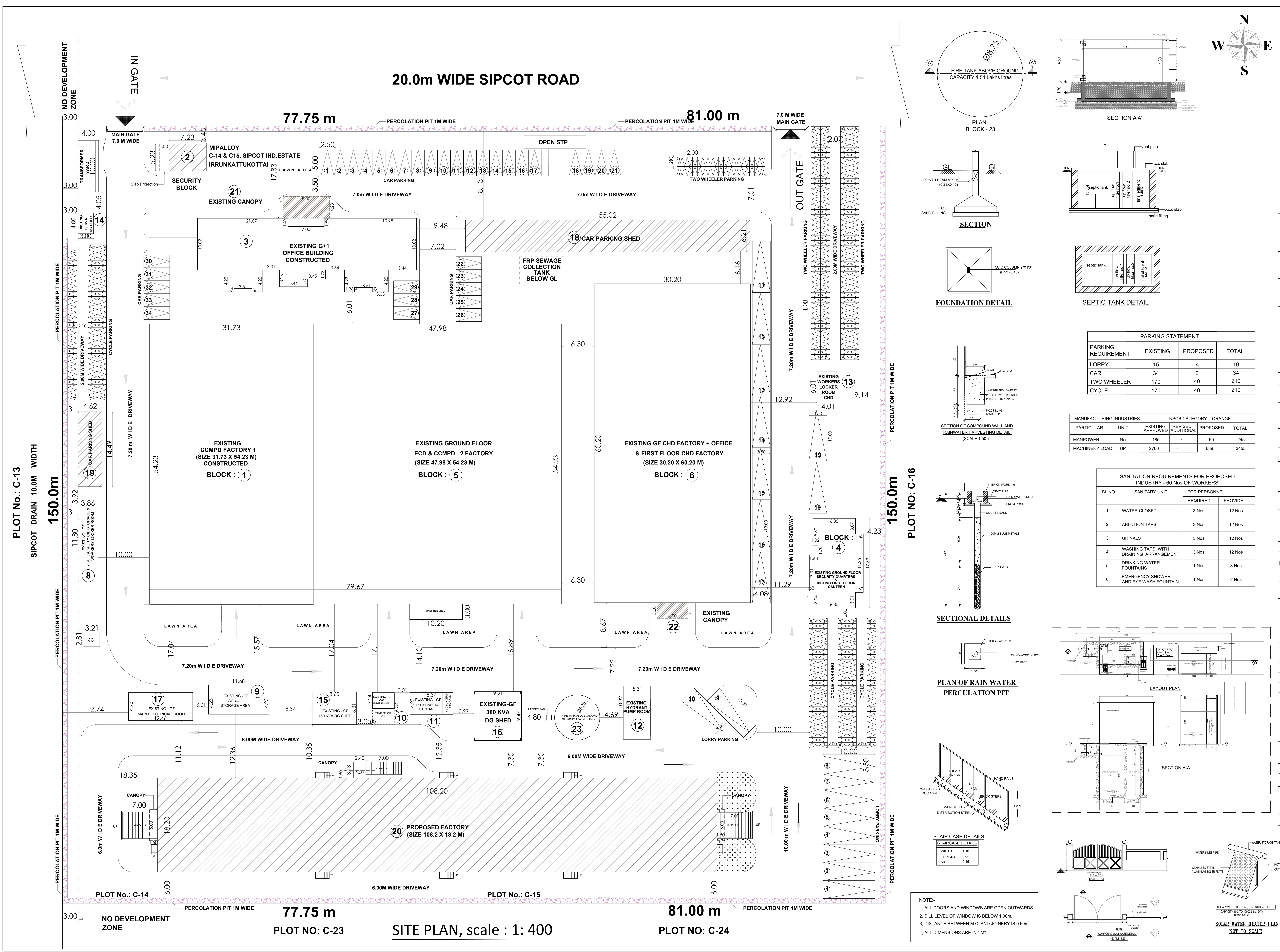
J. TAMIL SELVAM, S.E.
 Registered Engineer Grade - I (S)
 27/72 Raju, T. Nagar, Chennai - 600 008
 Mobile: 9840123456 Email: jtselvam@gmail.com

ARCHITECT / LICENSED SURVEYOR

R. KOTTEESWARAN
 S.E., (Plan), M.E. (Structural)
 Structural Engineer, Grade - I (S)
 No. 122, Perambalur, Chennai - 600 101

OWNER / OCCUPIER

STRUCTURAL ENGINEER



NOTE:-
 1. ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
 2. SILL LEVEL OF WINDOW IS BELOW 1.00m.
 3. DISTANCE BETWEEN M.C. AND JOINERY IS 0.60m.
 4. ALL DIMENSIONS ARE IN "M"

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.

