

PP

APPROVAL RECORD

Planning Permission

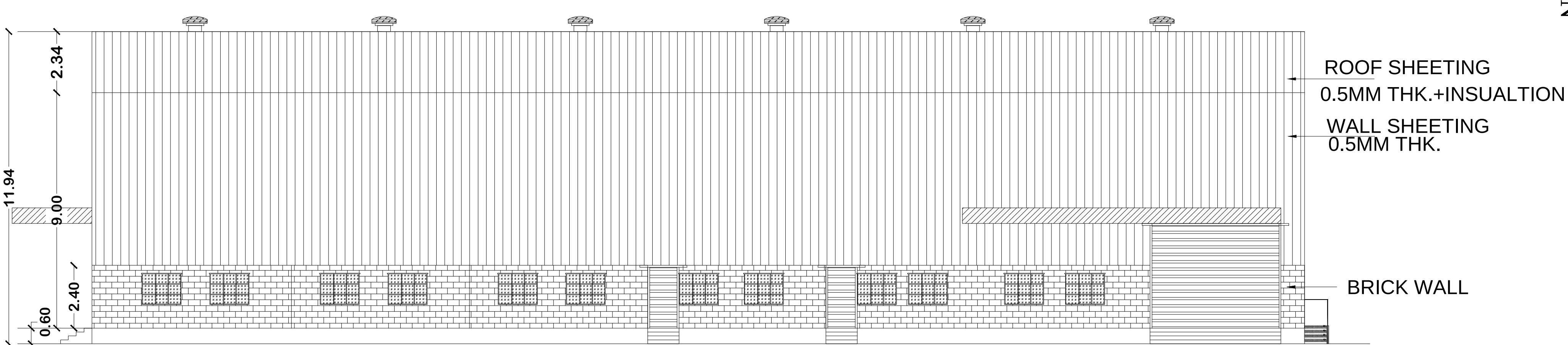
Ramanathapuram
Kancheepuram district, Tamil Nadu

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.



The site plan shows a rectangular plot with overall dimensions of 46.33m by 28.04m. The building footprint is 5.54m by 24.35m. The plot is divided into four quadrants by a horizontal line. The left side of the plot is marked with 'SLOPE' and arrows indicating a downward gradient. The right side is also marked with 'SLOPE' and arrows indicating an upward gradient. The building is located on the right side of the plot, with a 'TOILET' and 'STORAGE' area at the top right corner. The building has a central 'OFFICE AREA' and a staircase at the bottom right corner. The staircase is labeled 'DN' (down) and 'UP' (up) with dimensions of 2.10m, 1.50m, and 3.00m. The building is surrounded by a wall with a height of 1.50m. The plot is bounded by a road on the left and a road on the right. The road on the left is 27.78m wide, and the road on the right is 12.55m wide. The building is 6.00m wide. The plot is divided into four quadrants by a horizontal line. The left side of the plot is marked with 'SLOPE' and arrows indicating a downward gradient. The right side is also marked with 'SLOPE' and arrows indicating an upward gradient. The building is located on the right side of the plot, with a 'TOILET' and 'STORAGE' area at the top right corner. The building has a central 'OFFICE AREA' and a staircase at the bottom right corner. The staircase is labeled 'DN' (down) and 'UP' (up) with dimensions of 2.10m, 1.50m, and 3.00m. The building is surrounded by a wall with a height of 1.50m. The plot is bounded by a road on the left and a road on the right. The road on the left is 27.78m wide, and the road on the right is 12.55m wide. The building is 6.00m wide. The plot is divided into four quadrants by a horizontal line. The left side of the plot is marked with 'SLOPE' and arrows indicating a downward gradient. The right side is also marked with 'SLOPE' and arrows indicating an upward gradient. The building is located on the right side of the plot, with a 'TOILET' and 'STORAGE' area at the top right corner. The building has a central 'OFFICE AREA' and a staircase at the bottom right corner. The staircase is labeled 'DN' (down) and 'UP' (up) with dimensions of 2.10m, 1.50m, and 3.00m. The building is surrounded by a wall with a height of 1.50m. The plot is bounded by a road on the left and a road on the right. The road on the left is 27.78m wide, and the road on the right is 12.55m wide. The building is 6.00m wide.

DRAWING REF : S A C -1

PLAN SHOWING THE ADDITIONAL CONSTRUCTION
OF INDUSTRIAL BUILDING AT PLOT NO : G-55/2,
SIPCOT INDUSTRIAL PARK, VALLAM
VADAGAL VILLAGE, SRIPERUMBUDUR TALUK,
S.NO:138PT OF VADAGAL 'A', & 139 PT
OF VADAGAL 'B', OF KANCHEEPURAM DISTRICT,
PINCODE-603 002.

EXISTING APPROVAL NO : NA.KA.NO:5159/2019/CH3
DATED ON : 29.01.2020

SIPCOT REVISED APPROVAL NO:126/2020, DATED
ON:20.7.2020

SIPCOT OLD APPROVAL NO:478/2018

SPECIFICATIONS

Brick work : Super structure with main wall using cm 1:5 mortar

Lime Slurry : Ground improvement by Lime slurry injection for a depth of 1.20m below the bottom of excavation pits to be carried out .

Rcc work : Minimum grade of concrete m25 (1:1:2)

Flooring : Office room ceramics tiles flooring.

Plastering work : Plastering work in c.m. 1:4.

SCHEDULE OF JOINERY

COLOR INDEX :

Boundary	
----------	--

Road

Proposed building	
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NOTE:
ALL DIMENSION ARE IN
SCALE 1 : 100

CHECK BOX :

AS BUILT	FOR APPROVAL	INFORMATION ONLY	FOR CONSTRUCTION
☐	☒	☐	☐

AREA DETAILS

CLIENT: M/S. DELUX RUBBER INDUSTRIES

DRAWING TITLE

DRAWING TITLE

DRAWING TITLE	DETAIL PLAN,SECTION & ELEVATION
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FOR DELUX RUBBER INDUSTRIES
aberrant
 PROPRIETOR

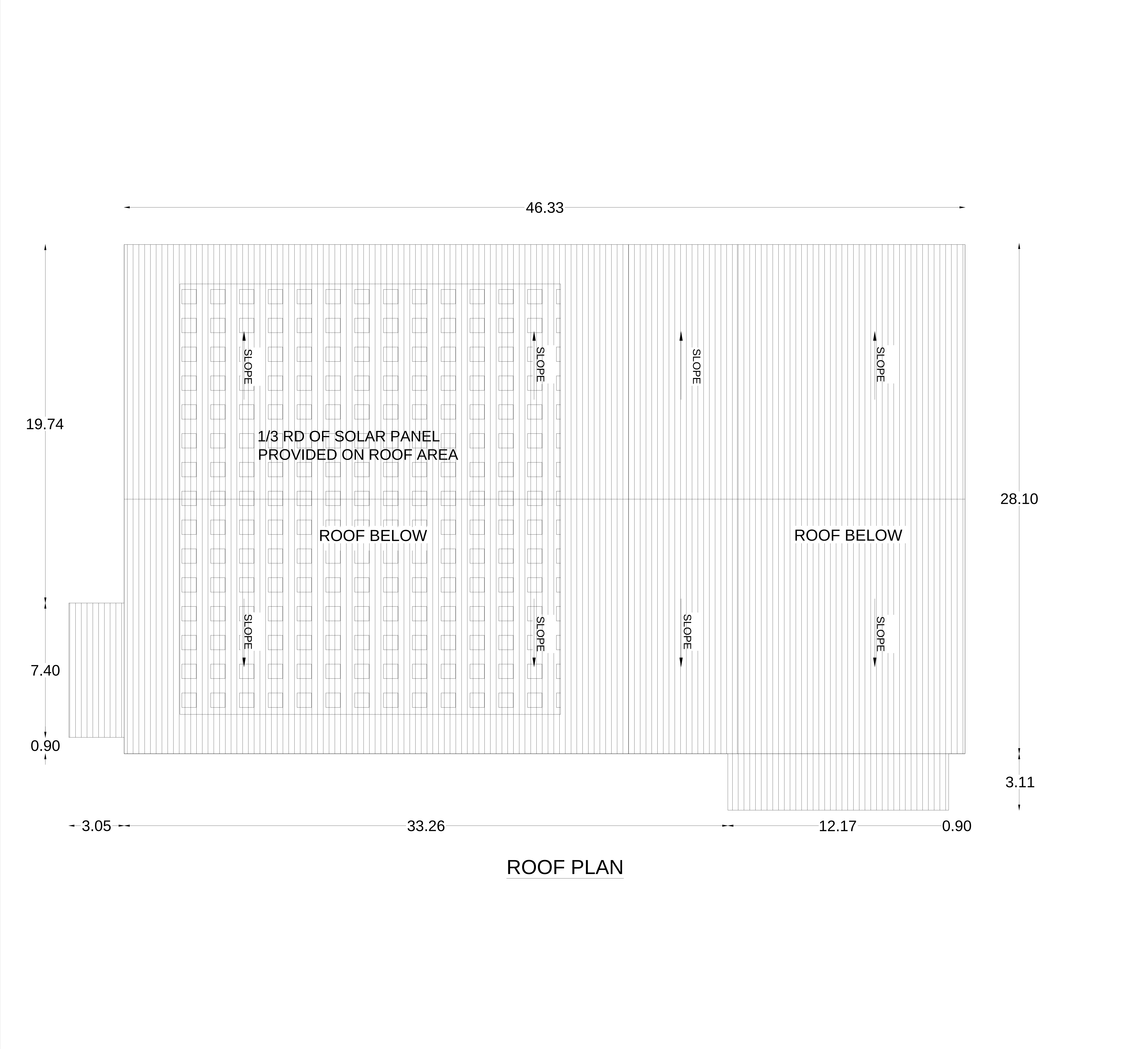
OCCUPIER SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE



 S A Constructions & Consultancy Pvt Ltd
Plot No:41, Winkley Street,
VGN Victoria Park, Ambathur,
Chennai-600058.
(M)-91 9841613506 - 9382161397



DRAWING REF : S A C -1

PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO : G-55/2, SIPCOT INDUSTRIAL PARK, VALLAM VADAGAL VILLAGE, SRIPERUMBUDUR TALUK, S.NO:138PT OF VADAGAL 'A', & 139 PT OF VADAGAL 'B', OF KANCHEEPURAM DISTRICT, PINCODE-603 002.

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SPECIFICATIONS

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Rcc work : Minimum grade of concrete m25 (1:1:2)

Flooring : Office room ceramics tiles flooring.

Plastering work : Plastering work in c.m. 1:4.

CLIENT: M/S.DELUX RUBBER INDUSTRIES

DRAWING TITLE: ROOF PLAN

COLOR INDEX :

Boundry

Road

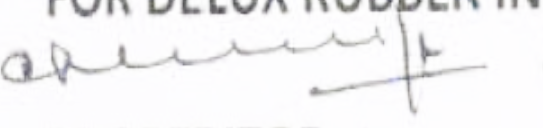
Proposed building

NOTE:

ALL DIMENSION ARE IN M

SCALE 1 : 100

FOR DELUX RUBBER INDUSTRIES



PROPERITOR

OCCUPIER SIGNATURE



Dr. P. NALLATHAMBI,
M.E, Ph.D (Structural Engg),
Engineer Grade - I (RE) - DTCP
Regn No. RE / GR-1/ 2019/08/ 0016
F-1/ Accadia, # 10, Bandhu Street,
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94440 20706 / nalla.sakthi@gmail.com

STRUCTURAL ENGINEER SIGNATURE



Dr. P. NALLATHAMBI,
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ARCHITECT SIGNATURE



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(M)-91 9841613506 - 9382161397

PLOT NO : G-55/1
136.46

PLOT NO : G-53/1
38.68

PLOT NO : G-56
145.51

DRAWING REF : S A C -1

PLAN SHOWING THE ADDITIONAL CONSTRUCTION
OF INDUSTRIAL BUILDING AT PLOT NO : G-55/2,
SIPCOT INDUSTRIAL PARK, VALLAM
VADAGAL VILLAGE, SRIPERUMBUDUR TALUK,
S.NO:138PT OF VADAGAL 'A', & 139 PT
OF VADAGAL 'B', OF KANCHEEPURAM DISTRICT,
PINCODE-603 002.

CLIENT: M/S. DELUX RUBBER INDUSTRIES

TYPE : GREEN INDUSTRY

MANUFACTURING OF OTHER RUBBER PRODUCTS

EXISTING APPROVAL NO : NA.KA.NO:5159/2019/CH3
DATED ON : 29.01.2020

SIPCOT REVISED APPROVAL NO:126/2020, DATED ON:20.7.2020

SIPCOT OLD APPROVAL NO:478/2018

NOTE:

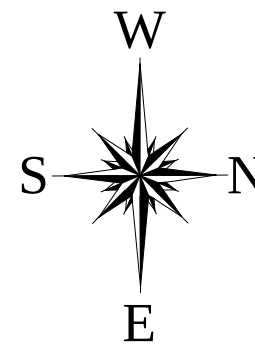
ALL DIMENSION ARE IN M
SCALE 1 : 100

COLOR INDEX :

Boundry

Road

Proposed building



AREA DETAILS

S.NO.	PLOT AREA DETAILS IN SQ.M		
	AS PER DOC.	1.33 Acres	5383.00 Sqm
	AS PER SITE	1.33 Acres	5383.00 Sqm

EXISTING BUILDING AREA DETAILS

S.NO.	DESCRIPTION	AREA (SQ.M)		TOTAL BUILT UP AREA
		FSI	NON FSI	
1	GROUND FLOOR INCLUDING CANOPY AREA	996.15	--	996.15
2	MEZZANINE FLOOR	196.98	--	196.98
	TOTAL AREA	1193.13	--	1193.13

PROPOSED BUILDING AREA

S.NO.	DESCRIPTION	AREA (SQ.M)		TOTAL BUILT UP AREA IN SQ.M
		FSI	NON.FSI	
1	FACTORY AREA - GF	1299.16	--	1299.16
	CANOPY AREA - GF	60.40	--	60.40
2	OFFICE AREA - FF	168.26	--	168.26
	TOTAL FLOOR AREA	1527.82		1527.82

TOTAL AREA = EXISTING + PROPOSED

TOTAL AREA =1193.13 + 1527.82 = 2720.95 SQ.M

PCC = $\frac{\text{TOTAL F.S.I-(MEZZANINE AREA)}}{\text{TOTAL PLOT AREA}} \times 100$

PCC = $\frac{2720.95 - 365.24}{5383.00} \times 100 = 43.76\%$

FSI = $\frac{\text{TOTAL PROPOSED AREA}}{\text{TOTAL PLOT AREA}} = \frac{2720.95}{5383.00} = 0.505$

EXISTING & PROPOSED PARKING DETAILS

S.NO	SLOT	REQUIRED	PROVIDED
1	LORRY PARKING	05 Nos	05 Nos
2	CAR PARKING	04 Nos	04 Nos
3	TWO WHEELER	55 Nos	55 Nos
4	CYCLE	55 Nos	55 Nos

MAN POWER DETAILS & SANITARY DETAILS

MAN POWER DETAILS:	SANITARY REQUIREMENTS:		
MALE = 15 Nos	DESCRIPTION	REQUIRED	PROVIDED
FEMALE = 05 Nos	MALE	01	03
TOTAL NO OF WORKERS = 20 Nos	FEMALE	01	02
	URINALS	01	04

FOR DELUX RUBBER INDUSTRIES
PROPERITOR

OCCUPIER SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE



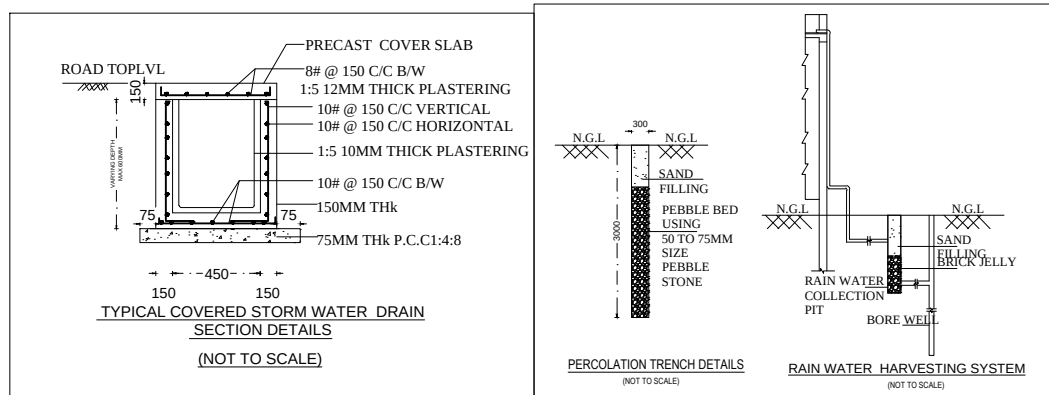
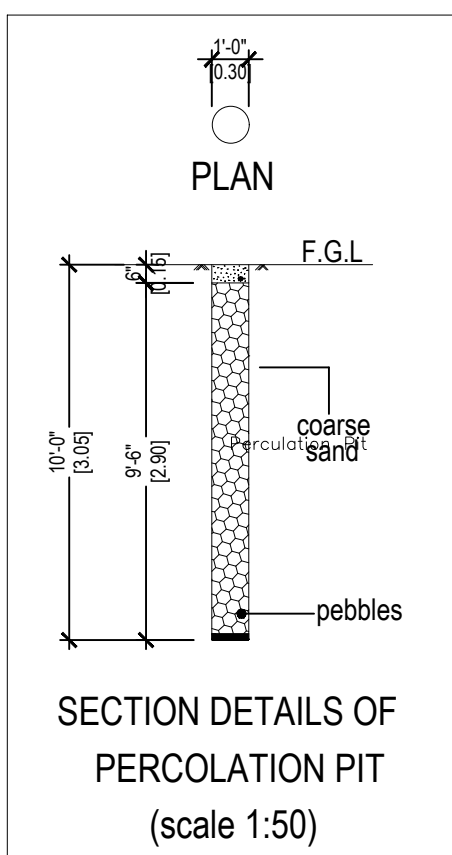
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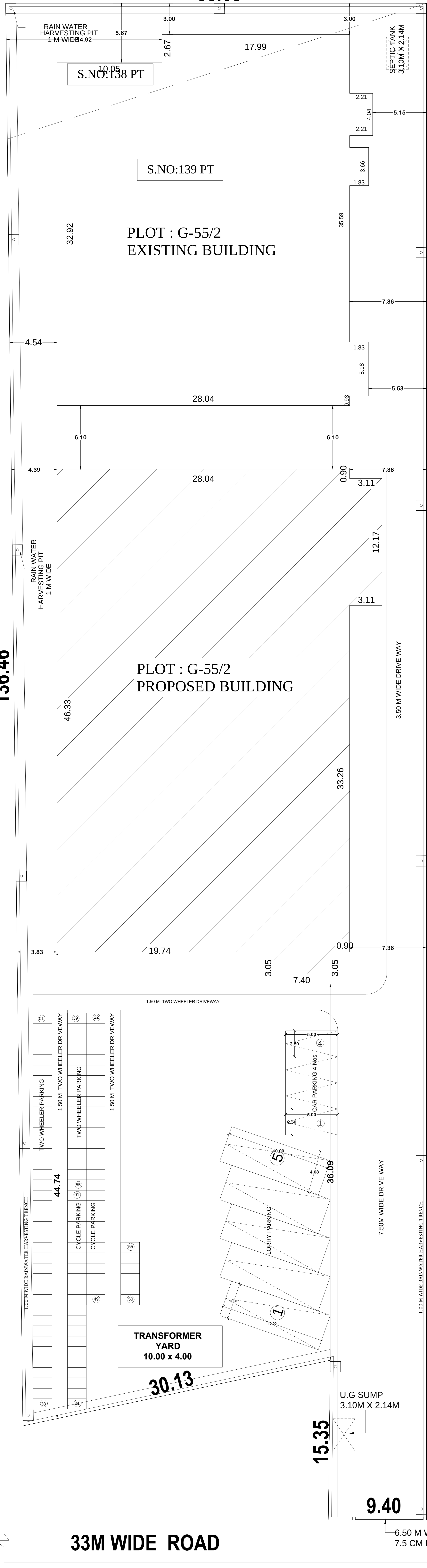
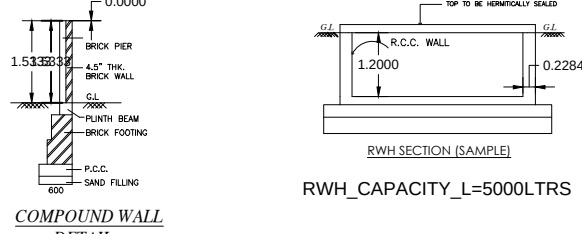
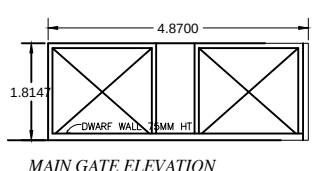
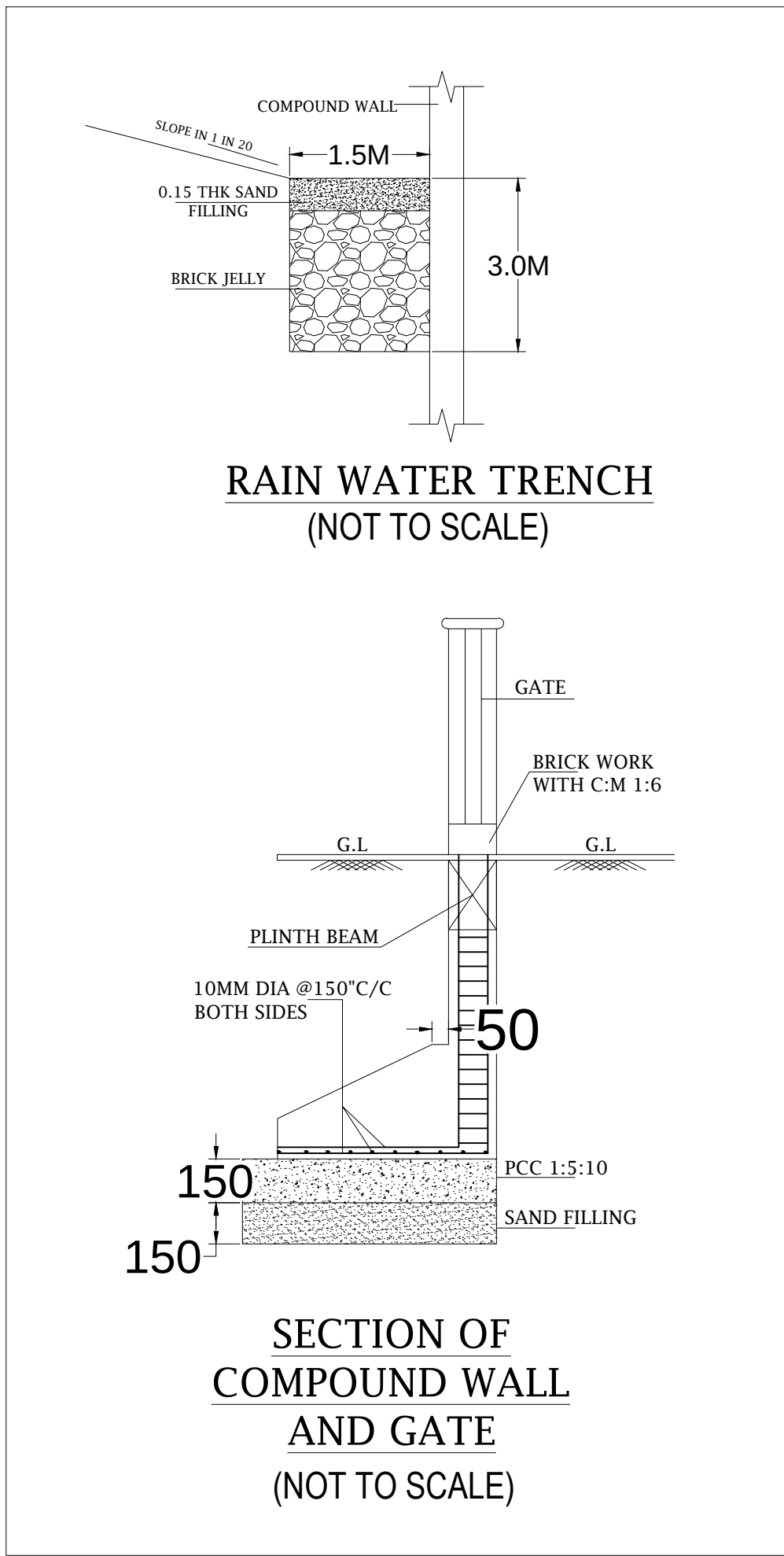
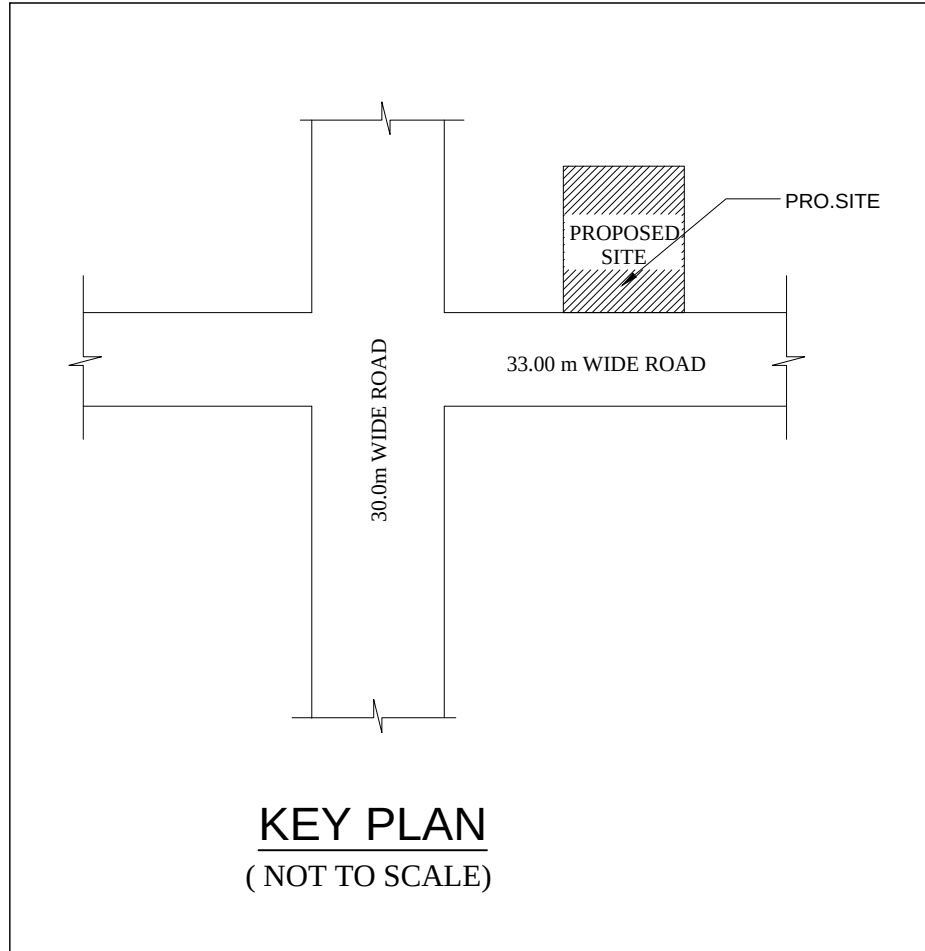
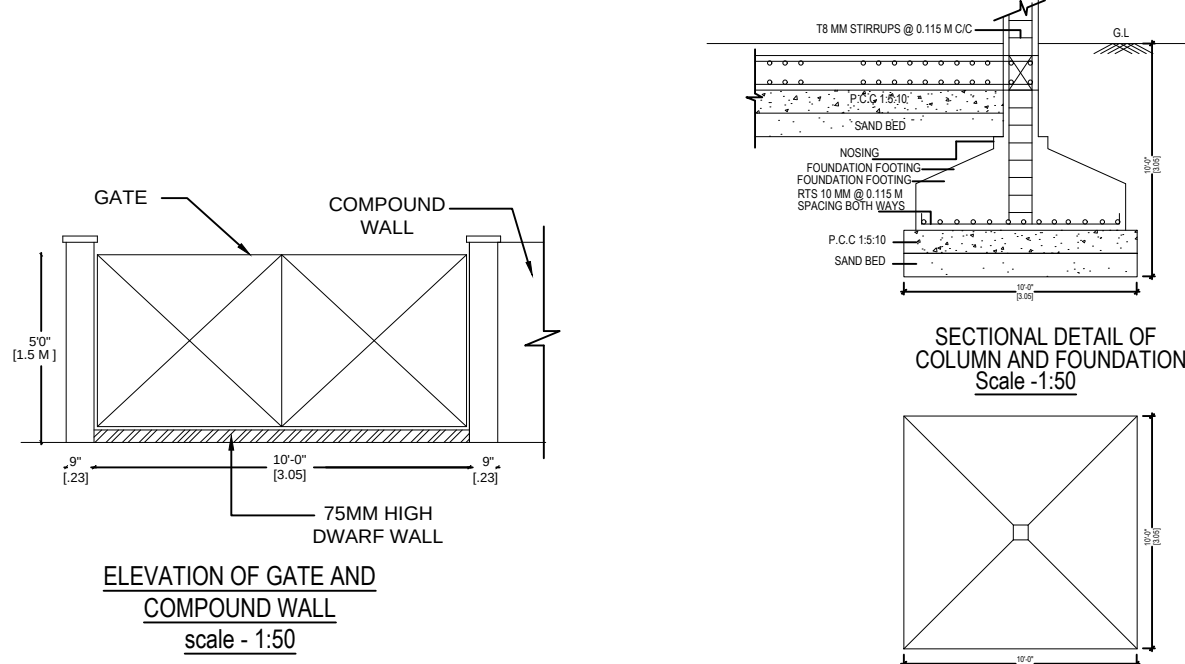
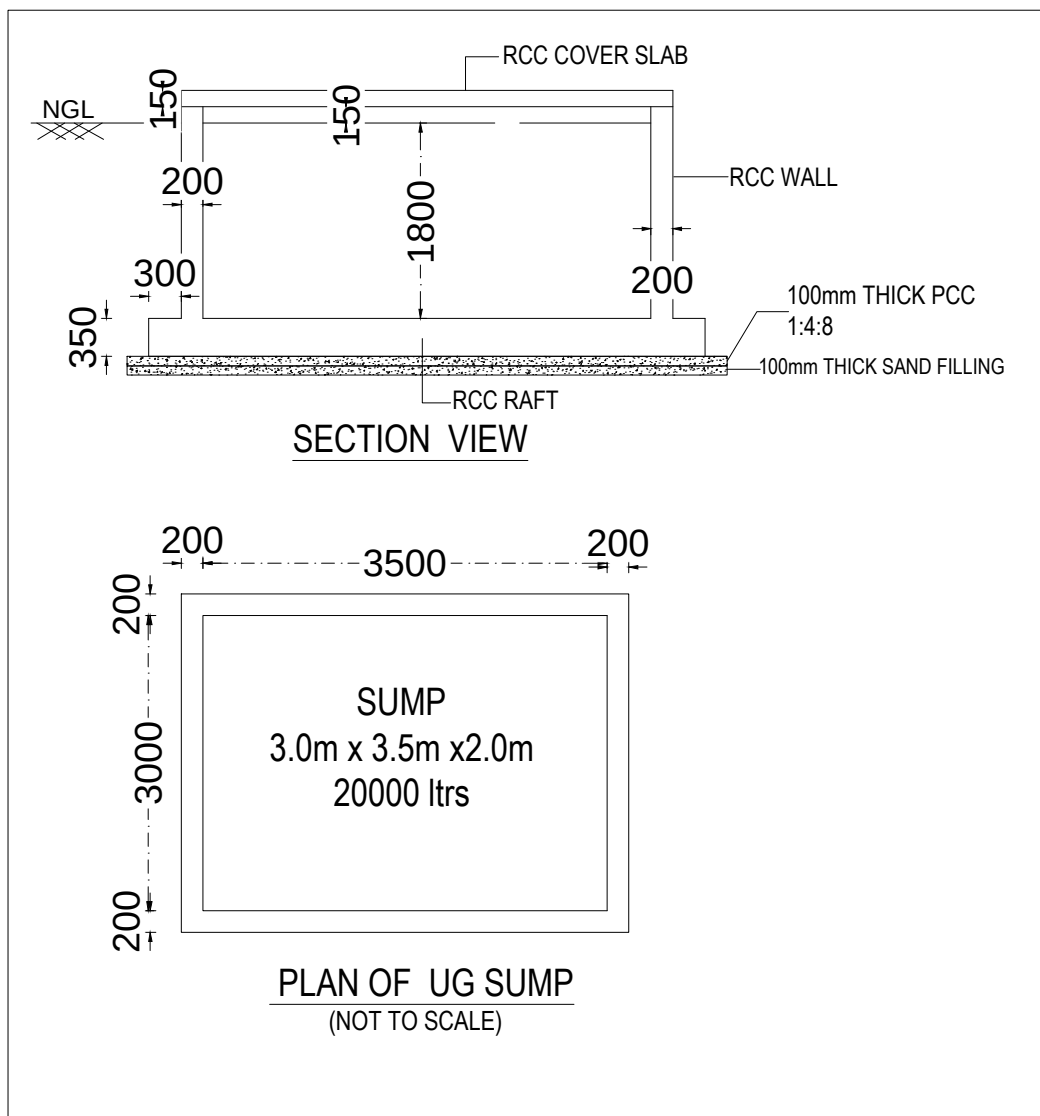
Chennai-600058.

(M)-91 9841613506 - 9382161397



S.NO	MACHINERY DETAIL	QTY	EACH HP	TOTAL HP
1	OPEN RUBBER MIXING MILL	2 NO	40.00	80.00
2	KNEADER MACHINE	1 NO	50.00	50.00
3	PREFORMER MACHINE	1 NO	15.00	15.00
4	COMPRESSOR	2 NO	30.00	60.00
5	CHILLER UNIT	1 NO	10.00	10.00
	TOTAL HP			335.00

S.NO	MACHINERY DETAIL	QTY	EACH HP	TOTAL HP
1	OPEN RUBBER MIXING MILL	2 NO	40.00	80.00
2	KNEADER MACHINE	1 NO	50.00	50.00
3	PREFORMER MACHINE	1 NO	15.00	15.00
4	COMPRESSOR	2 NO	30.00	60.00
5	CHILLER UNIT	1 NO	10.00	10.00
	TOTAL HP			315.00



SITE PLAN (1:100)

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.

