

PP

APPROVAL RECORD

Planning Permission

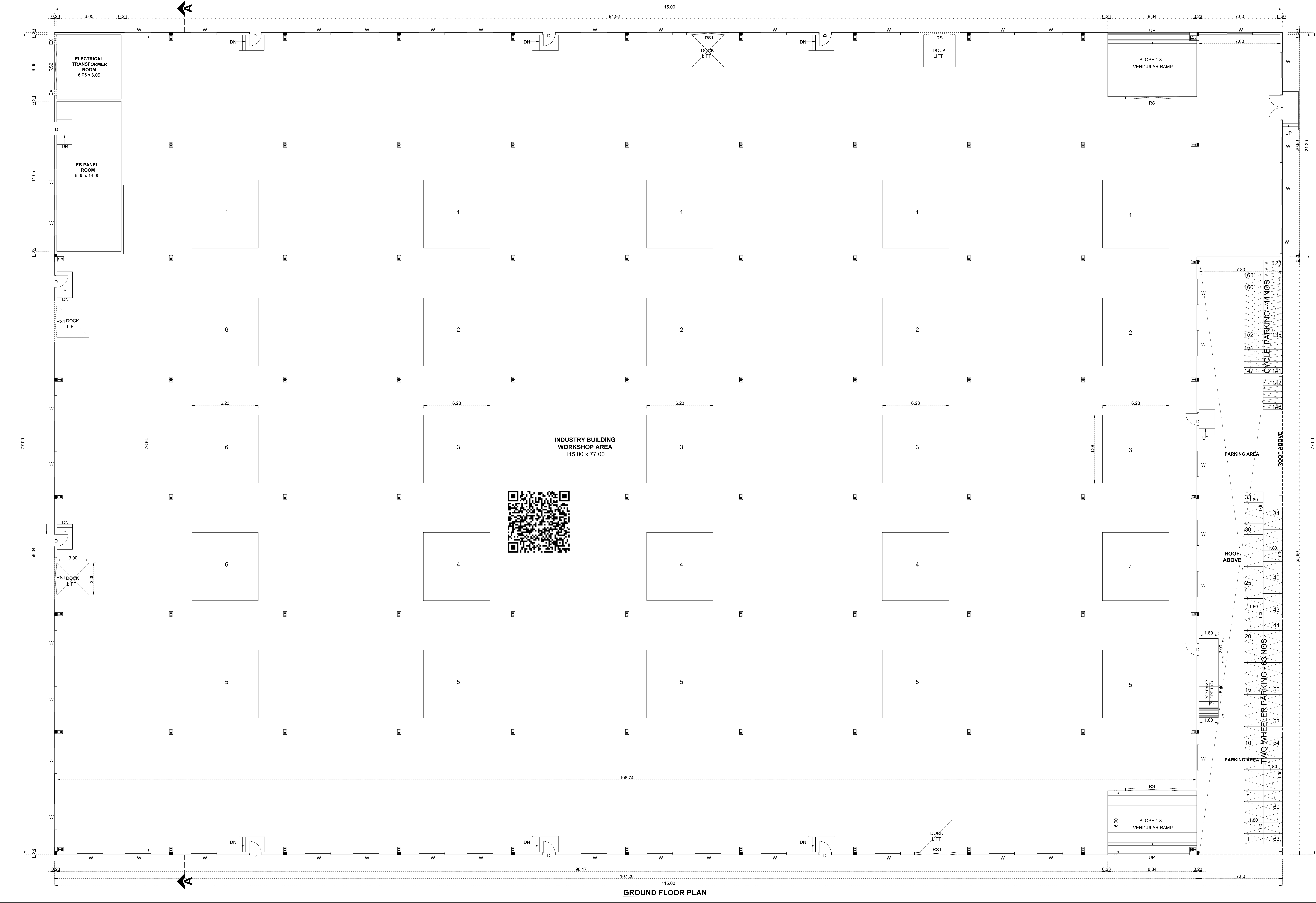
Ramanathapuram
Kancheepuram district, Tamil Nadu

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.



BLOCK-01

SHEET NO: 01 / 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING, IN PLOT NOS : K-30, K-31 & K-32, SF.NOS: 603 PART & 604 PART; AT SIPCOT INDUSTRIAL PARK-APPAREL PARK IRUNGATTUKOTTAI, AT KATTARAMBAKKAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

CATEGORY - ORANGE

MANUFACTURING OF "LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING"

SIPCOT LAYOUT APPROVED DETAILS

ALREADY APPROVED NUMBER

: 128/2006

REVISED APPROVED NUMBER

: 04/2009

REVISED APPROVED DATE

: 09.02.2009

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION

: RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK

: All Column, Beams, Roof Slab, Lintel & Sunshade are in CC 1:11/2:3(M-25)

BRICKWORK

: B.W in Basement & Superstructure are in CM 1:5.

JOINERY

: Joineries are made with Steel (or) first class teak wood.

WEATHERING COURSE

: 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING

: Ceiling plastering with CM 1:3 Inside & Outside walls are plastering with CM 1:4.

PAINING

: White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over one coat of primer for all Walls.

MACHINERY DETAILS

S.NO	NAME	NOS	HP
1.	LATHE	5Nos	25 HP
2.	DRILLING	4Nos	8 HP
3.	TURNING	4Nos	25 HP
4.	COMPRESSOR	4Nos	20 HP
5.	WELDING	3Nos	15HP
6.	PUMP	4Nos	8 HP
7.	OTHERS	10 HP	10 HP
TOTAL		111 HP	

JOINERY SCHEDULE

RS	5.00 x 4.00	ROLLING SHUTTER
RS1	4.00 x 4.00	ROLLING SHUTTER
RS2	3.00 x 4.00	ROLLING SHUTTER
D	1.20 x 2.40	DOOR
D1	1.00 x 2.40	DOOR
D2	0.75 x 2.40	DOOR
W	2.40 x 1.50	WINDOW
V	2.00 x 0.60	VENTILATOR
V1	0.70 x 0.60	VENTILATOR

COLOUR INDEX :

REFERENCE :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

SCALE : 1:100

DATE : 27 FEB 2024

N

W

E

S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Techindia Infoway Pvt. Ltd.

Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

D. KAMESHWARAN

DTCP REGN No: CGLRGN / RA / G-4/2019/05-013

COUNCIL OF ARCHITECT REGN No: CA/1954/16740

Flat No: 6/63, 1st Floor, Kista Complex, 4th Avenue, Ashok Nagar, Chennai - 600 033

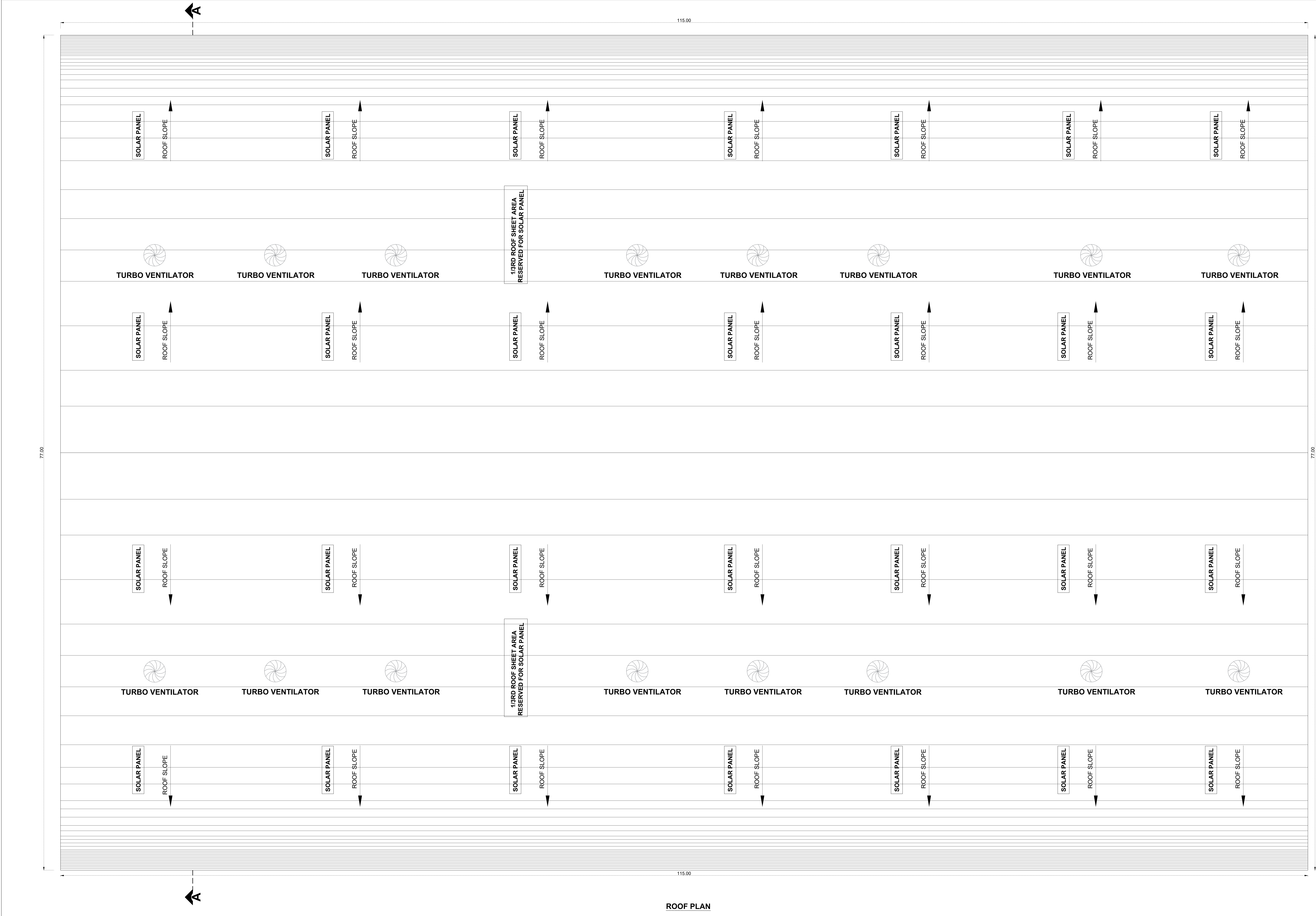
REGISTERED STRUCTURAL ENGINEER :

B. MALLIKA, ME. (PhD)

Registered Structural Engineer

RSE-1 / KKDTCP / 013 / 2022

84, Kaliammai Koil Street, Pasumpon Nagar, Madurai-625003.



ROOF PLAN

BLOCK -01

SHEET NO: 02 / 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING, IN PLOT NOS : K-30, K-31 & K-32, SF.NOS: 603 PART & 604 PART; AT SIPCOT INDUSTRIAL PARK-APPAREL PARK IRUNGATTUKOTTAI, AT KATTARAMBAKKAM VILLAGE, SRIPERUMBUDUR TALUK. KANCHEEPURAM DISTRICT.

CATEGORY - ORANGE

MANUFACTURING OF "LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING"

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel& Sunshade are in CC 1:11/2:3(M-25)

BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Steel (or) first class teak wood.

WEATHERING COURSE : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and slopes with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3inside & Outside walls are plastering with CM 1:4.

PAINTING : White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE		
RS	4.00 x 4.00	ROLLING SHUTTER
RS1	3.00 x 4.00	ROLLING SHUTTER
DD	2.00 x 2.40	DOOR
D1	1.20 x 2.40	DOOR
D2	0.75 x 2.40	DOOR
W	2.40 x 1.50	WINDOW
V	0.70 x 0.60	VENTILATOR

COLOUR INDEX :

REFERENCE :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

SCALE : 1:100

DATE : 27 FEB 2024

N

W

E

S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

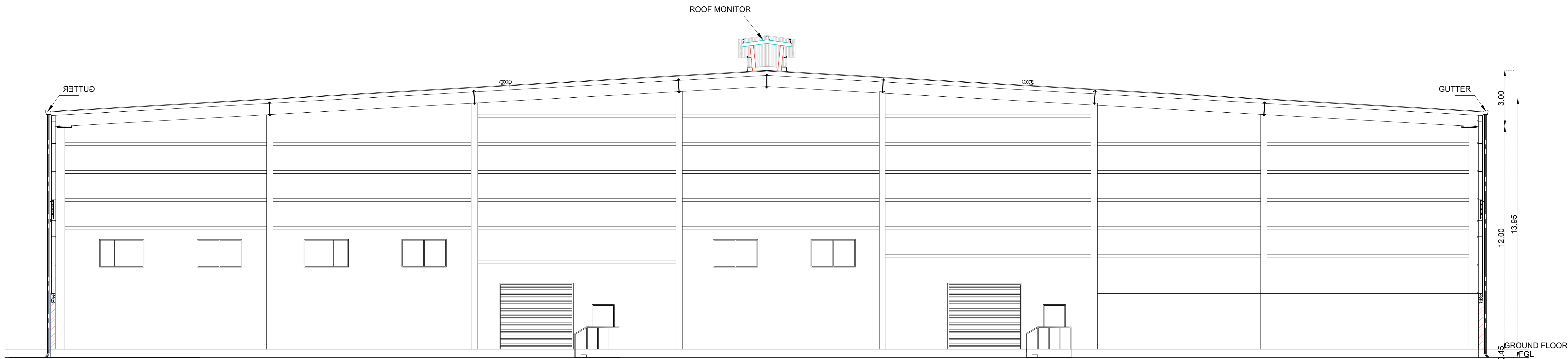
APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

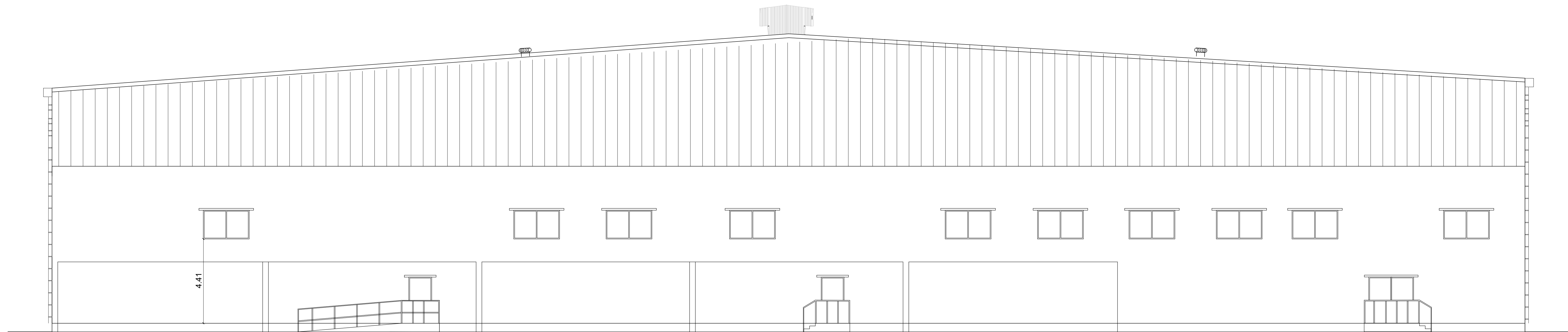
D. KAMESTHARAN, CIVIL ENGINEER, FIV, AWE, DTCP REGD. No. CU/HR/ RA / 04/2015/05/013, COUNCIL OF ARCHITECT REGD. No. CA/1554/16748, Plot No.6/63, 1st Floor, Kila Complex, 4th Avenue, Astor Nagar, Chennai - 600 013.

REGISTERED STRUCTURAL ENGINEER :

B. MALLIKA., ME. (PhD), Registered Structural Engineer, RSE-I /KKDTCP / 013 / 2022, 84, Kalamman Koil Street, Pasumpon Nagar, Madurai-625003.



SECTION -"AA"



FRONT ELEVATION

BLOCK -01

SHEET NO: 03 / 04

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING, IN
PLOT NOS : K-30, K-31 & K-32, SF.NOS: 603
PART & 604 PART; AT SIPCOT INDUSTRIAL
PARK-APPAREL PARK IRUNGATTUKOTTAI, AT
KATTARAMBAKKAM VILLAGE,
SRIPERUMBUDUR TALUK. KANCHEEPURAM
DISTRICT.

CATEGORY - ORANGE
MANUFACTURING OF "LIGHT ENGINEERING
INDUSTRY EXCLUDING FABRICATION &
FORGING"

NOTE : ALL DIMENSIONS AREA IN METER

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WEATHERING : 9" x 9" Pressed Tiles laid over the Brick Jelly with
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JOINERY SCHEDULE

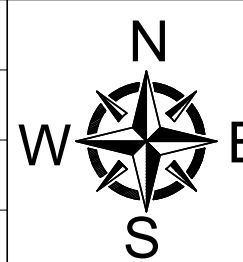
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RS1	3.00 x 4.00	ROLLING SHUTTER
DD	2.00 x 2.40	DOOR
D1	1.20 x 2.40	DOOR
D2	0.75 x 2.40	DOOR
W	2.40 x 1.50	WINDOW
V	0.70 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED ☐
BOUNDARY ☐
ROAD ☐
DRIVEWAY ☐

REFERENCE :

SCALE : 1:100
DATE : 27 FEB 2024



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For TechIndia Infoway Pvt. Ltd.
Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

D. KAMESHWARAN, M.E., F.I.A., F.V., A.M.I.E.
DTCP REGN No: CGLRGN/RA/G-4/2019/05/013
COUNCIL OF ARCHITECT REGN No: CA/1994/16748
Flat No.6/63 1st Floor, Kala Complex, 4th Avenue,
Ashok Nagar, Chennai - 600 093

REGISTERED STRUCTURAL ENGINEER :

B. Mallika
B. MALLIKA., ME., (PhD)
Registered Structural Engineer
RSE-I / KKDTCP / 013 / 2022
84, Kaliyaman Koil Street,
Pasumpon Nagar, Madurai-625003.

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING, IN PLOT NOS : K-30, K-31 & K-32, SF.NOS: 603 PART & 604 PART; AT SIPCOT INDUSTRIAL PARK-APPAREL PARK IRUNGATTUKOTTAI, AT KATTARAMBAKKAM VILLAGE, SRIPERUMBUDUR TALUK. KANCHEEPURAM DISTRICT.

CATEGORY - ORANGE
MANUFACTURING OF "LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING"

SIPCOT LAYOUT APPROVED DETAILS

ALREADY APPROVED LAYOUT NUMBER	: 92/2020
REVISED APPROVED LAYOUT NUMBER	: 104/2023

AREA STATEMENT DETAILS

PLOT EXTENT AS PER DOCUMENT	: 12140.57 SQ.M / 3.00 ACRE
PLOT EXTENT AS PER SITE	: 12126.00 SQ.M / 2.996 ACRE
SUPER IMPOSED AREA	: 12126.00 SQ.M / 2.996 ACRE

BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	BLOCK - 1 (INDUSTRY BUILDING)			
	GROUND FLOOR	8855.00	-	8855.00

TOTAL FSI AREA = 8855.00 SQ.M
FLOOR SPACE INDEX = $\frac{8855.00}{12126.00} = 0.74$

PARKING AREA DETAILS :

FACTORY AREA : 8099.92 SQ.M
1 LORRY PARKING SPACE FOR EVERY 500.00 SQ.M
1 TWO WHEELER & CYCLE SPACE FOR EVERY 50.00 SQ.M

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	17 NOS	17 NOS
TWO WHEELER PARKING	162 NOS	162 NOS
CYCLE PARKING	162 NOS	162 NOS

PARKING SLOT SIZE :

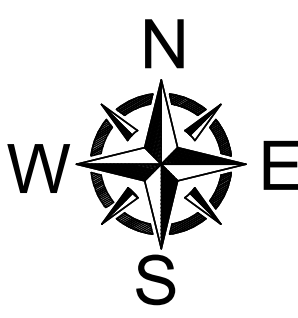
17 LORRY WITH DIMENSION 3.50 x 10.0M
162 BIKE WITH DIMENSION 1.00 x 1.80M
162 CYCLE PARKING WITH DIMENSION 0.56 x 1.80M

HORSE POWER DETAILS : 111.00 HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	25 NOS	25 NOS	50 NOS

COLOUR INDEX :	REFERENCE :
PROPOSED ☐	SCALE : 1:200
BOUNDARY ☐	DATE : 27 FEB 2024
ROAD ☐	
DRIVEWAY ☐	



APPLICANT :

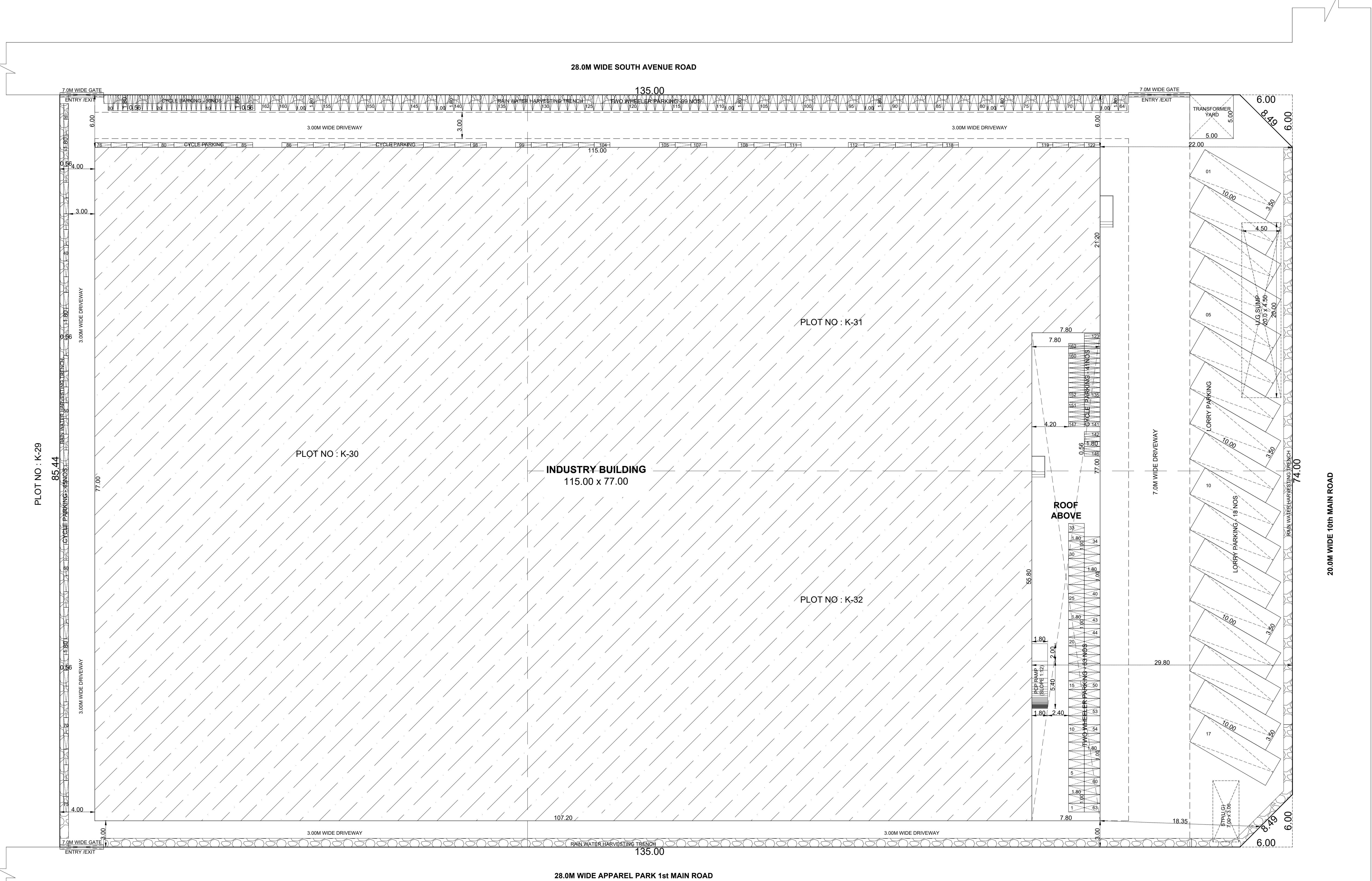
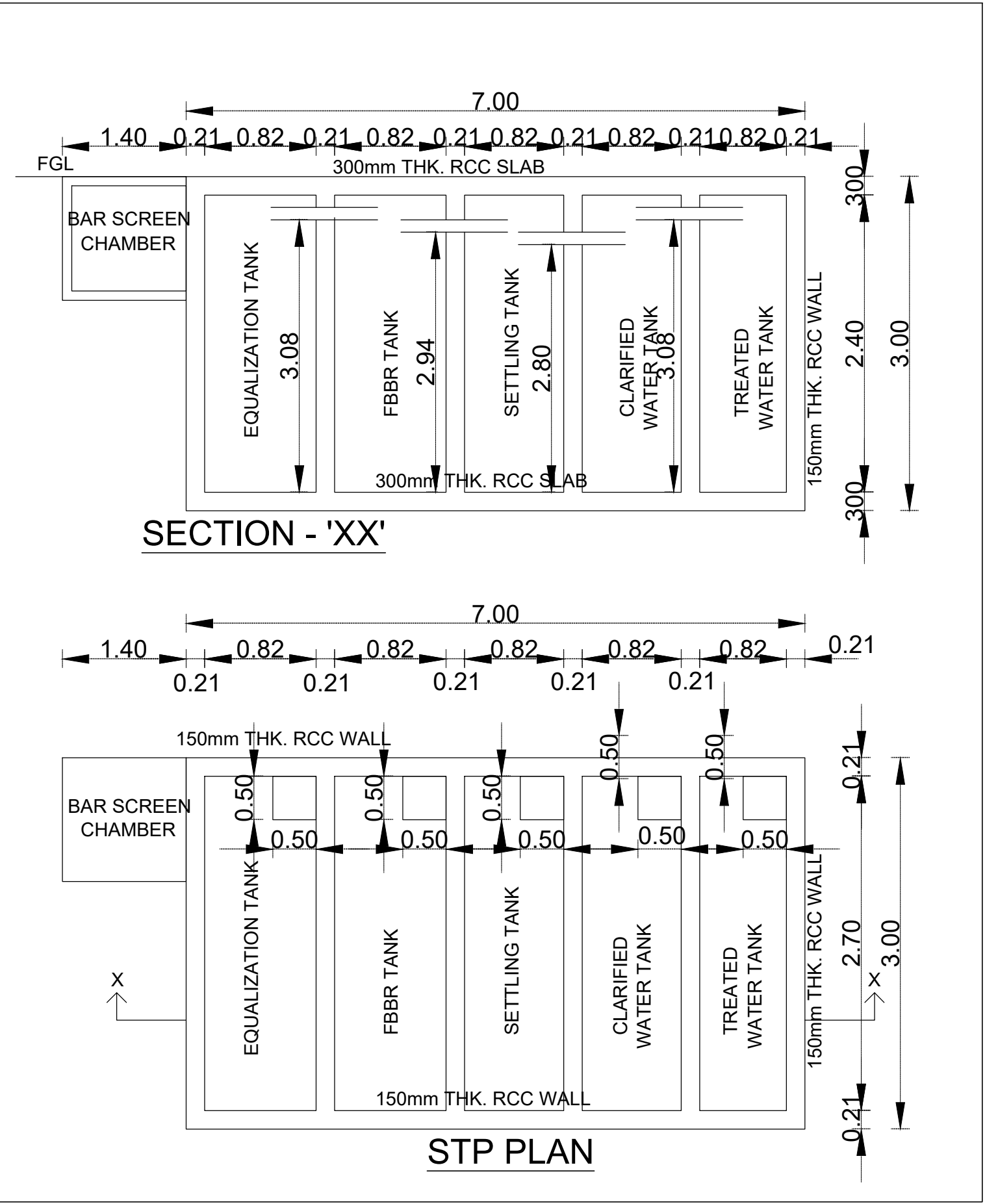
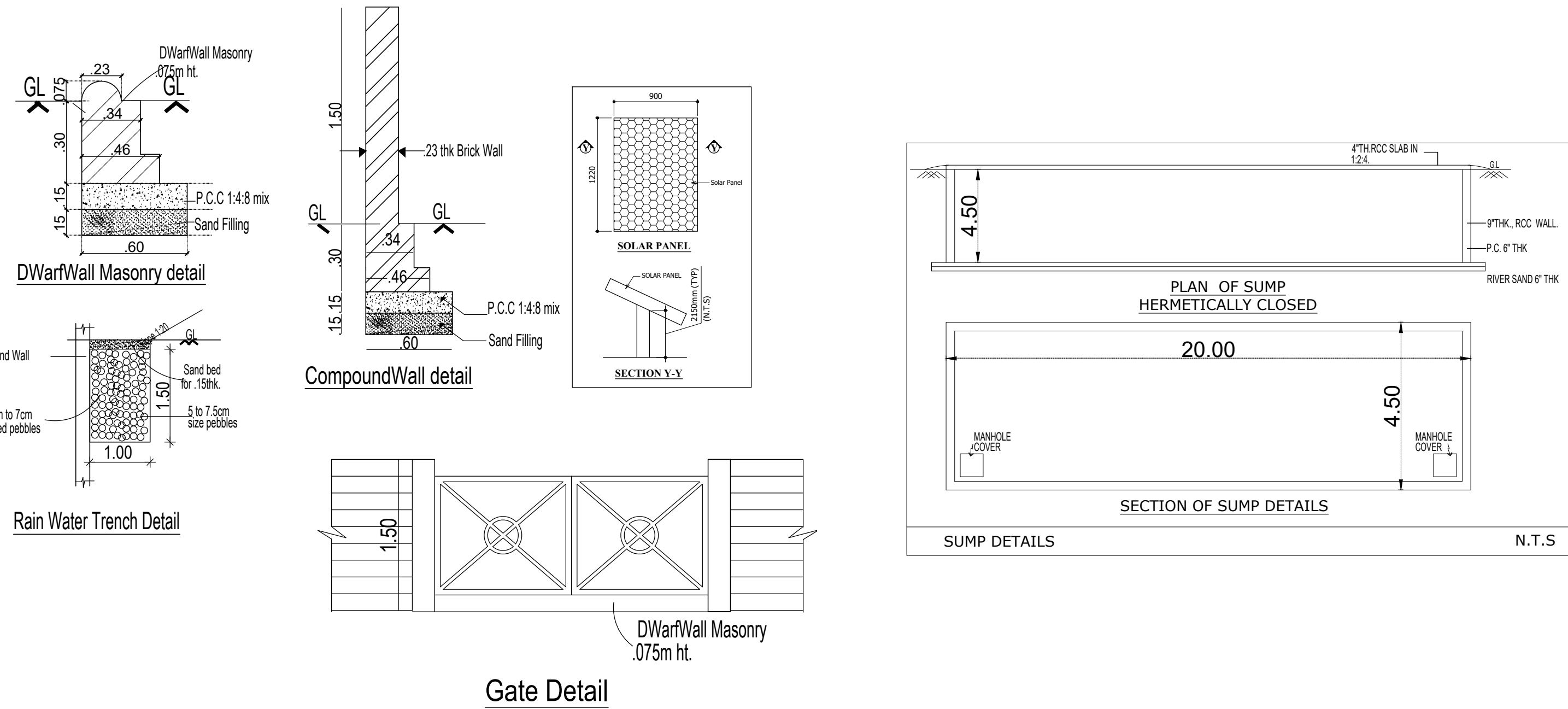
For TechIndia Infoway Pvt. Ltd.
[Signature]
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

[Signature]
D. KAMESWARANARAYANAN, M.Arch, FIV, AMIE
OTCP REGN No: CGLRGN/RA/G-4/2019/06/013
COUNCIL OF ARCHITECT REGN No: CA/1994/16748
Flat No.6/63 1st Floor, Kala Complex, 4th Avenue,
Ashok Nagar, Chennai - 600 083

REGISTERED STRUCTURAL ENGINEER :

[Signature]
B. MALLIKA, ME, (PhD)
Registered Structural Engineer
RSE-I / KKDTCP / 013 / 2022
84, Kaliyammann Koil Street,
Pasumpon Nagar, Madurai-625003.



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

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



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.

