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APPROVAL RECORD

Planning Permission

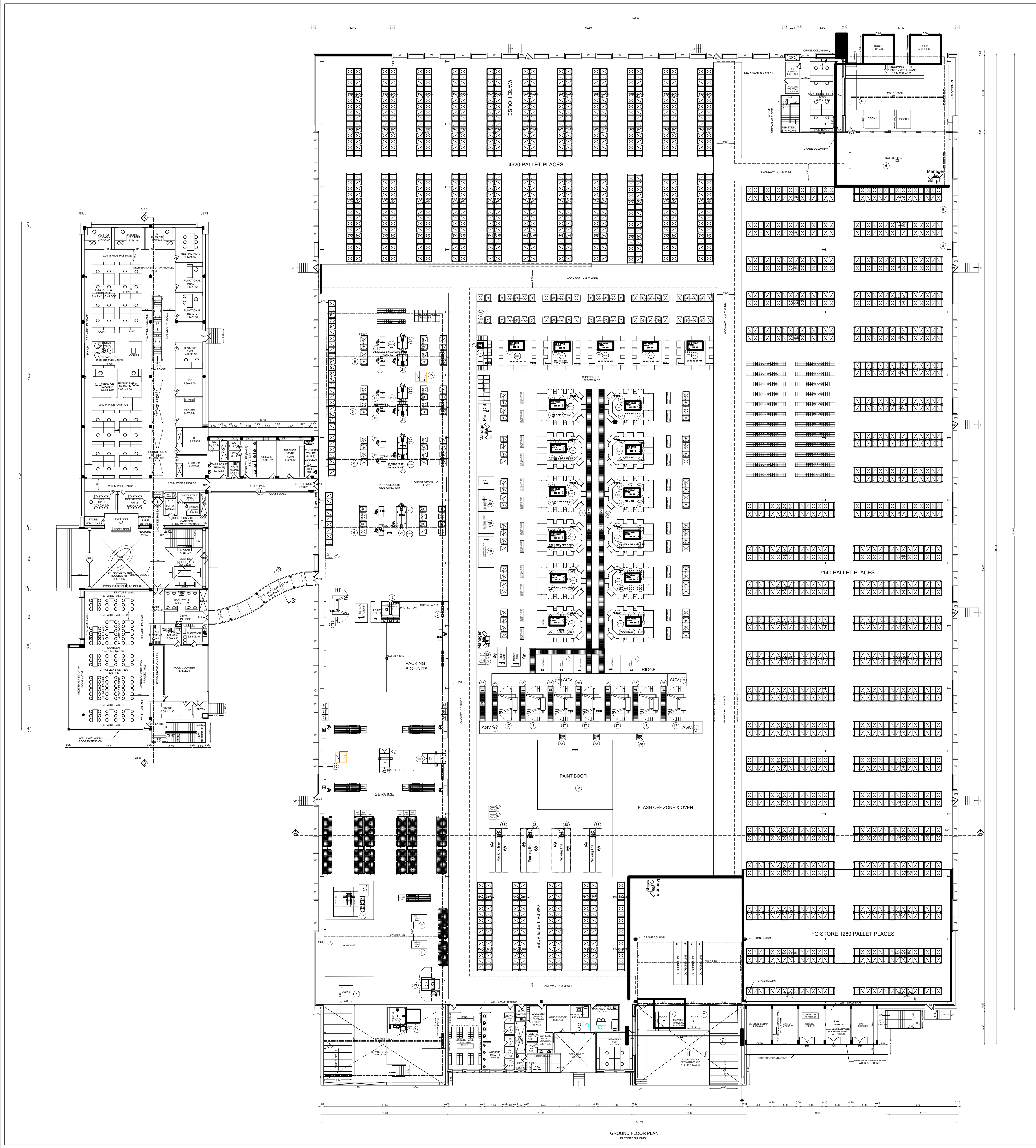
Ramanathapuram
Kancheepuram district, Tamil Nadu

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 PROPOSED INDUSTRIAL BUILDING
CONSTRUCTION OF MANUFACTURING UNIT
M/S SEVENWHEELS INDIA PVT. LTD. AT PLOT NO. 8, 9
AND 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20
SPRINT PHASE IV OF MAMBAKAM VILLAGE,
SRIPERUMBUDUR TALUK, KANCHI DISTRICT.

TITLE
FACTORY BUILDING - GROUND FLOOR PLAN

TNKB - GREEN CATEGORY
PROCEEDINGS NO. F-148/PR-G.U. DE/TNKB/SP/2024
DATED: 05/05/2024

LAYOUT PLAN AS APPROVED WHILE
APPROVED NO. 10/20/2024/FACTORY/INDUSTRY LAYOUT NO. 42302

SCALE: 1:1000 (PLAN) 1:100

LIST OF MACHINERY DETAILS

S.NO.	DESCRIPTION OF THE MACHINERY	UNIT	NO.	TOTAL HP
1	WATER PUMP	HP	1	10
2	WATER PUMP	HP	1	10
3	WATER PUMP	HP	1	10
4	WATER PUMP	HP	1	10
5	WATER PUMP	HP	1	10
6	WATER PUMP	HP	1	10
7	WATER PUMP	HP	1	10
8	WATER PUMP	HP	1	10
9	WATER PUMP	HP	1	10
10	WATER PUMP	HP	1	10
11	WATER PUMP	HP	1	10
12	WATER PUMP	HP	1	10
13	WATER PUMP	HP	1	10
14	WATER PUMP	HP	1	10
15	WATER PUMP	HP	1	10
16	WATER PUMP	HP	1	10
17	WATER PUMP	HP	1	10
18	WATER PUMP	HP	1	10
19	WATER PUMP	HP	1	10
20	WATER PUMP	HP	1	10
21	WATER PUMP	HP	1	10
22	WATER PUMP	HP	1	10
23	WATER PUMP	HP	1	10
24	WATER PUMP	HP	1	10
25	WATER PUMP	HP	1	10
26	WATER PUMP	HP	1	10
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29	WATER PUMP	HP	1	10
30	WATER PUMP	HP	1	10
31	WATER PUMP	HP	1	10
32	WATER PUMP	HP	1	10
33	WATER PUMP	HP	1	10
34	WATER PUMP	HP	1	10
35	WATER PUMP	HP	1	10
36	WATER PUMP	HP	1	10
37	WATER PUMP	HP	1	10
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39	WATER PUMP	HP	1	10
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41	WATER PUMP	HP	1	10
42	WATER PUMP	HP	1	10
43	WATER PUMP	HP	1	10
44	WATER PUMP	HP	1	10
45	WATER PUMP	HP	1	10
46	WATER PUMP	HP	1	10
47	WATER PUMP	HP	1	10
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94	WATER PUMP	HP	1	10
95	WATER PUMP	HP	1	10
96	WATER PUMP	HP	1	10
97	WATER PUMP	HP	1	10
98	WATER PUMP	HP	1	10
99	WATER PUMP	HP	1	10
100	WATER PUMP	HP	1	10

LIST OF JOINERY DETAILS

S.NO.	DESCRIPTION	SIZE
1	WATER PUMP	10.00x10.00
2	WATER PUMP	10.00x10.00
3	WATER PUMP	10.00x10.00
4	WATER PUMP	10.00x10.00
5	WATER PUMP	10.00x10.00
6	WATER PUMP	10.00x10.00
7	WATER PUMP	10.00x10.00
8	WATER PUMP	10.00x10.00
9	WATER PUMP	10.00x10.00
10	WATER PUMP	10.00x10.00
11	WATER PUMP	10.00x10.00
12	WATER PUMP	10.00x10.00
13	WATER PUMP	10.00x10.00
14	WATER PUMP	10.00x10.00
15	WATER PUMP	10.00x10.00
16	WATER PUMP	10.00x10.00
17	WATER PUMP	10.00x10.00
18	WATER PUMP	10.00x10.00
19	WATER PUMP	10.00x10.00
20	WATER PUMP	10.00x10.00
21	WATER PUMP	10.00x10.00
22	WATER PUMP	10.00x10.00
23	WATER PUMP	10.00x10.00
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41	WATER PUMP	10.00x10.00
42	WATER PUMP	10.00x10.00
43	WATER PUMP	10.00x10.00
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46	WATER PUMP	10.00x10.00
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57	WATER PUMP	10.00x10.00
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69	WATER PUMP	10.00x10.00
70	WATER PUMP	10.00x10.00
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72	WATER PUMP	10.00x10.00
73	WATER PUMP	10.00x10.00
74	WATER PUMP	10.00x10.00
75	WATER PUMP	10.00x10.00
76	WATER PUMP	10.00x10.00
77	WATER PUMP	10.00x10.00
78	WATER PUMP	10.00x10.00
79	WATER PUMP	10.00x10.00
80	WATER PUMP	10.00x10.00
81	WATER PUMP	10.00x10.00
82	WATER PUMP	10.00x10.00
83	WATER PUMP	10.00x10.00
84	WATER PUMP	10.00x10.00
85	WATER PUMP	10.00x10.00
86	WATER PUMP	10.00x10.00
87	WATER PUMP	10.00x10.00
88	WATER PUMP	10.00x10.00
89	WATER PUMP	10.00x10.00
90	WATER PUMP	10.00x10.00
91	WATER PUMP	10.00x10.00
92	WATER PUMP	10.00x10.00
93	WATER PUMP	10.00x10.00
94	WATER PUMP	10.00x10.00
95	WATER PUMP	10.00x10.00
96	WATER PUMP	10.00x10.00
97	WATER PUMP	10.00x10.00
98	WATER PUMP	10.00x10.00
99	WATER PUMP	10.00x10.00
100	WATER PUMP	10.00x10.00

COLOR REFERENCE

ROAD

PROPOSED BUILDING

SITE BOUNDARY

PROPOSED MACHINERY

SITE UNDER REPLY

OWNER / OCCUPYER

M/S SEVENWHEELS INDIA PVT. LTD.

STRUCTURAL ENGINEER G-1

BELOW
GROUND FLOOR
FACTORY AREA

MAZZANINE & FIRST FLOOR
FACTORY BUILDING

COLOUR REFERENCE

☐ ROAD	☐ PROPOSED BUILDING
☐ SITE BOUNDARY	☐ PROPOSED MACHINERY
☐ SITE UNDER REFF.	

APPLICANT:-

For SEW EURODRIVE AGA PVT. LTD.
Authorized Signatory

OWNER / OCCUPIER

STRUCTURAL ENGINEER Gr.1

[illegible]

REGISTERED ENGINEER G111

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING
CONSTRUCTION OF MANUFACTURING UNIT
M/S. SEWAGEURODRIVE INDIA PVT. LTD. AT PLOT NO. 8, 9
AND 5 F NO 1254, 1254, 1274, 1264 AND 2074
SPOT PHASE-IV OF MAMMAKAM VILLAGE,
SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

TITLE
FACTORY BUILDING - TERRACE & ROOF PLAN



TNPB - GREEN CATEGORY
PROCEEDINGS NO. 3480/WCL/DEE/TNPB/SPR/A/2024
DATED: 05.03.2024

LAYOUT PLAN WAS APPROVED WIDE
APPROVED NO. 69710/PKACHETUPAM INDUSTRY LAYOUT NO. 42/2024
SCALE: 1/100

JOINERY DETAILS		
TYPE	DESCRIPTION	QTY
RS	ROLLING SHUTTER	10/000.00
RS1	ROLLING SHUTTER	8/000.00
RS2	ROLLING SHUTTER	4/000.00
FD	DOUBLE DOOR	2/000.00
FD1	DOUBLE DOOR	1/000.00
FD2	DOUBLE DOOR	1/000.00
DD	DOUBLE DOOR	2/000.00
DD1	DOUBLE DOOR	1/000.00
DD2	DOUBLE DOOR	1/000.00
DS	DOUBLE DOOR	2/000.00
DS1	DOUBLE DOOR	1/000.00
DS2	DOUBLE DOOR	1/000.00
DS3	DOUBLE DOOR	1/000.00
DS4	DOUBLE DOOR	1/000.00
DS5	DOUBLE DOOR	1/000.00
DS6	DOUBLE DOOR	1/000.00
DS7	DOUBLE DOOR	1/000.00
DS8	DOUBLE DOOR	1/000.00
DS9	DOUBLE DOOR	1/000.00
DS10	DOUBLE DOOR	1/000.00
DS11	DOUBLE DOOR	1/000.00
DS12	DOUBLE DOOR	1/000.00
DS13	DOUBLE DOOR	1/000.00
DS14	DOUBLE DOOR	1/000.00
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DS19	DOUBLE DOOR	1/000.00
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DS21	DOUBLE DOOR	1/000.00
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DS35	DOUBLE DOOR	1/000.00
DS36	DOUBLE DOOR	1/000.00
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DS49	DOUBLE DOOR	1/000.00
DS50	DOUBLE DOOR	1/000.00
DS51	DOUBLE DOOR	1/000.00
DS52	DOUBLE DOOR	1/000.00
DS53	DOUBLE DOOR	1/000.00
DS54	DOUBLE DOOR	1/000.00
DS55	DOUBLE DOOR	1/000.00
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DS96	DOUBLE DOOR	1/000.00
DS97	DOUBLE DOOR	1/000.00
DS98	DOUBLE DOOR	1/000.00
DS99	DOUBLE DOOR	1/000.00
DS100	DOUBLE DOOR	1/000.00

OWNER / OCCUPYER

REGISTERED ENGINEER G-1

STRUCTURAL ENGINEER G-1

REGISTERED ENGINEER G-1

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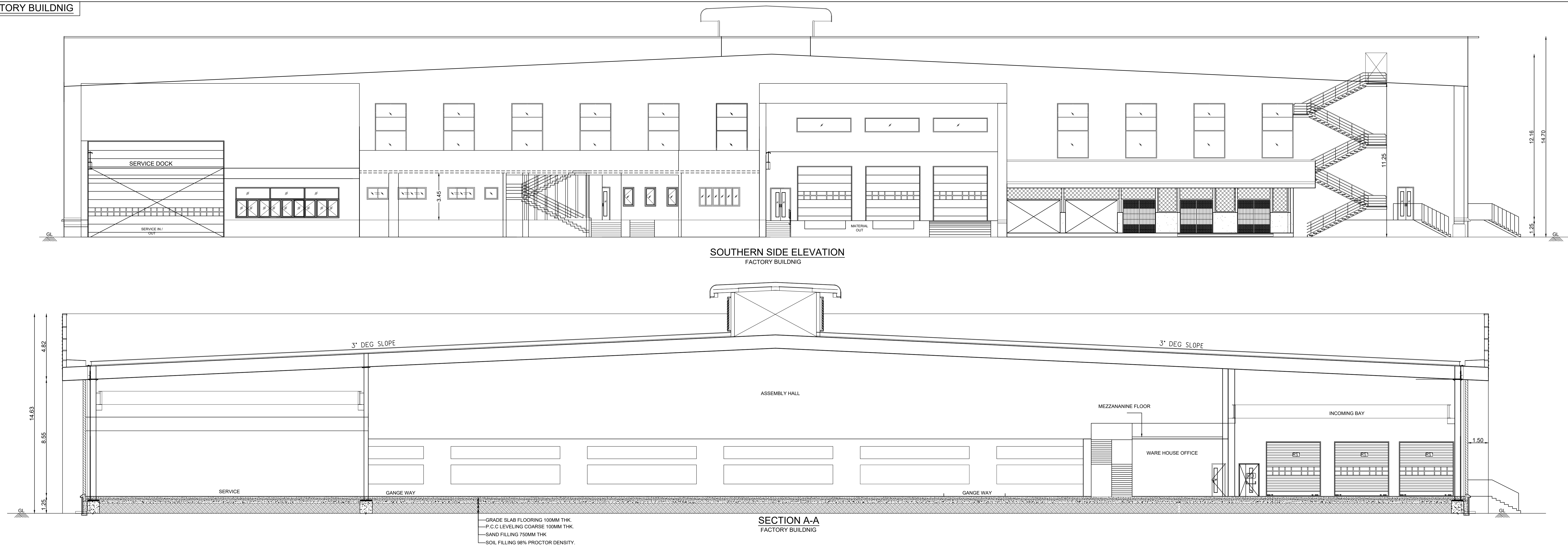
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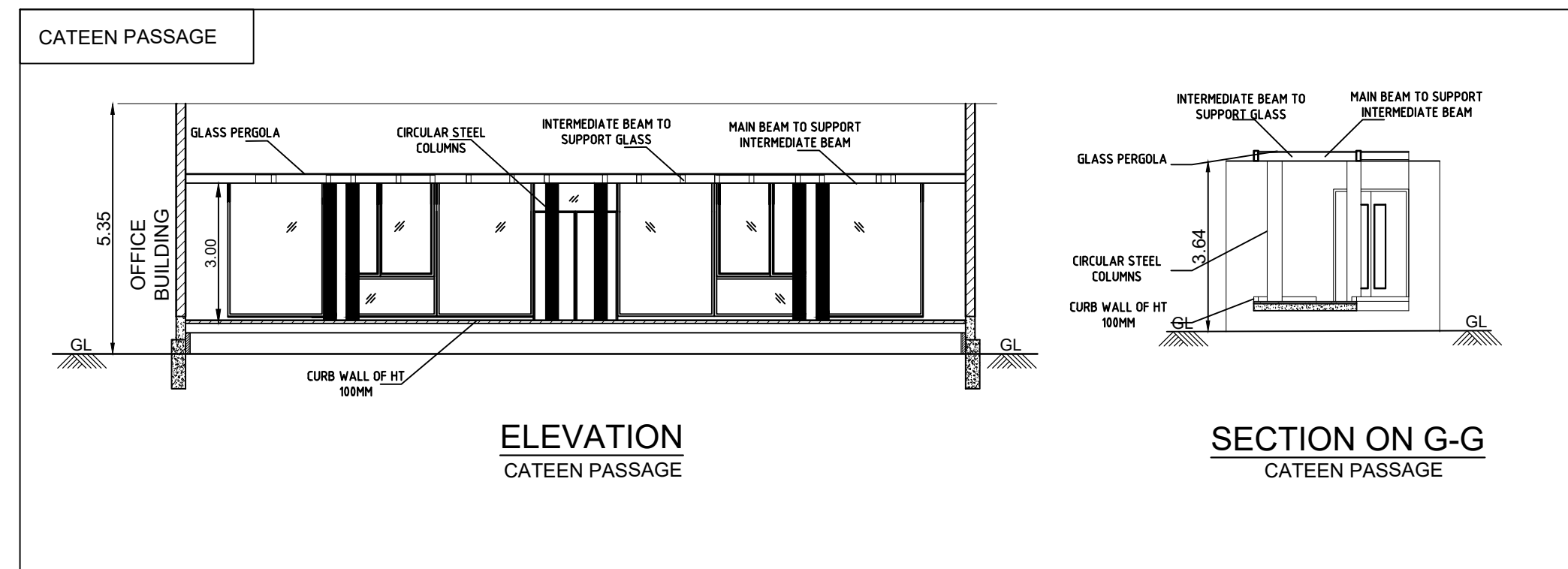
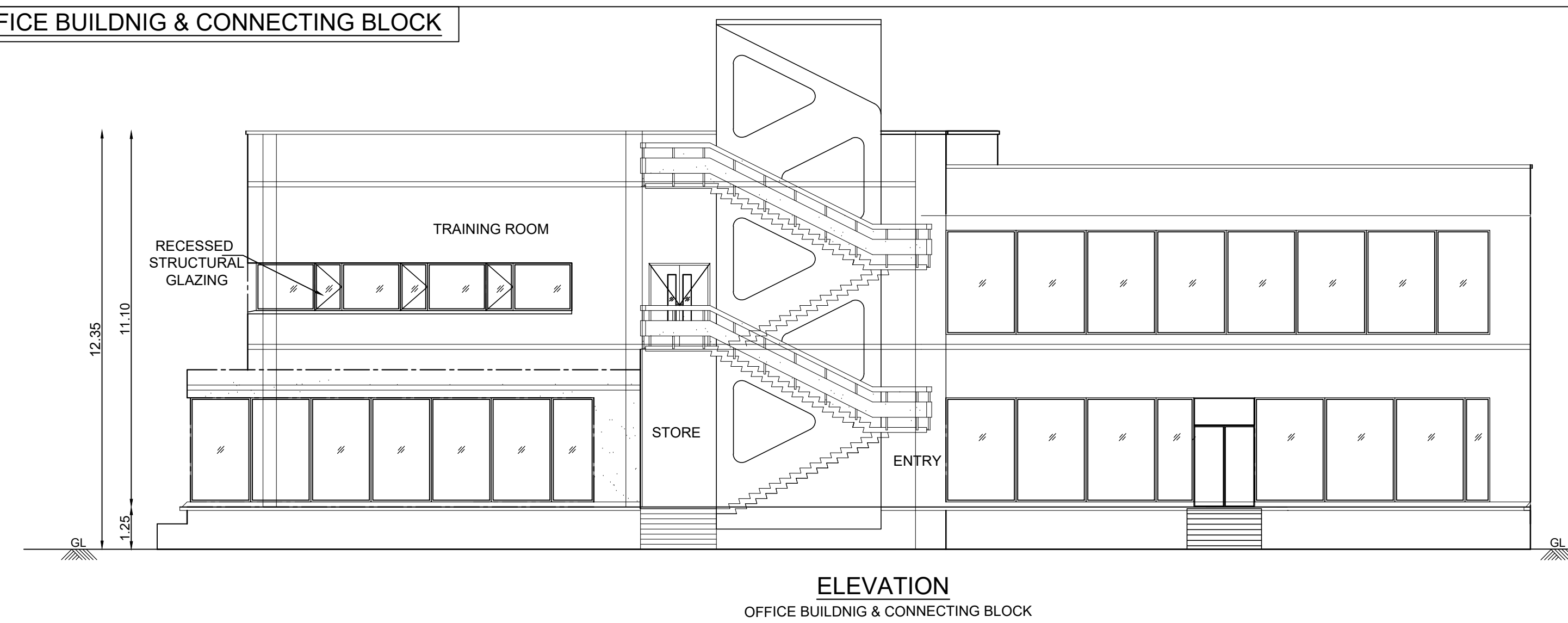
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OFFICE BUILDING & CONNECTING BLOCK



PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING
CONSTRUCTION OF MANUFACTURING UNIT
M/S.SEW-EURODRIVE INDIA PVT LTD. AT PLOT NO.8, 9
AND S.F NO.125pt, 126pt, 127pt, 206pt AND 207pt
SIPCOT-PHASE-IV OF MAMBAKKAM VILLAGE,
SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

TITLE:
FACTORY BUILDING SECTION ON A-A, ELEVATION
OFFICE BUILDING & CONNECTING BLOCK - SECTION
ON B-B & ELEVATION.



TNPB - GREEN CATEGORY
PROCEEDINGS NO.F.3440SPR/GL/DEE/TNPB/SPR/A/2024
DATED: 05/03/2024

LAYOUT PLAN WAS APPROVED WIDE:
APPROVED No:SWP/DTCP/KANCHEEPURAM/INDUSTRY LAYOUT NO- 42/2024

SCALE: FLOOR PLAN 1: 100

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	10.00X4.00
RS1	ROLLING SHUTTER	8.00X4.00
RS2	ROLLING SHUTTER	4.00X4.00
FD	DOUBLE DOOR	2.00X2.10
FD1	FIRE DOOR	1.50X2.10
FD2	FIRE DOOR	1.20X2.10
FD3	FIRE DOOR	1.80X2.10
DD	DOUBLE DOOR	2.40X2.10
DD1	DOUBLE DOOR	1.80X2.10
D	DOOR	1.50X2.10
D1	SINGLE DOOR	1.00X2.10
D2	SINGLE DOOR	0.90X2.10
D3	SINGLE DOOR	0.80X2.10
PH	PH DOOR	1.00X2.10
GW	WINDOW	8.50X1.20
GW1	WINDOW	6.00X1.20
GW2	WINDOW	3.50X1.20
W	WINDOW	2.30X1.20
W1	WINDOW	2.00X1.20
W2	WINDOW	1.60X1.20
W3	WINDOW	3.00X1.50
W4	WINDOW	1.50X1.50
W5	WINDOW	0.88X1.50
V	VENTILATOR	1.00X0.70
V1	VENTILATOR	0.80X0.70
V2	VENTILATOR	0.50X0.70
V1(STP)	VENTILATOR WITH LOUVRES	4.30X0.90
RS1 (STP)	ROLLING SHUTTER	2.00X2.50

COLOUR REFERENCE

	ROAD		PROPOSED BUILDING
	SITE BOUNDARY		PROPOSED MACHINERY
	SITE UNDER REF.		

APPLICANT:-

By SEW EURODRIVE INDIA PVT. LTD.
Authorized Signatory

OWNER / OCCUPIER

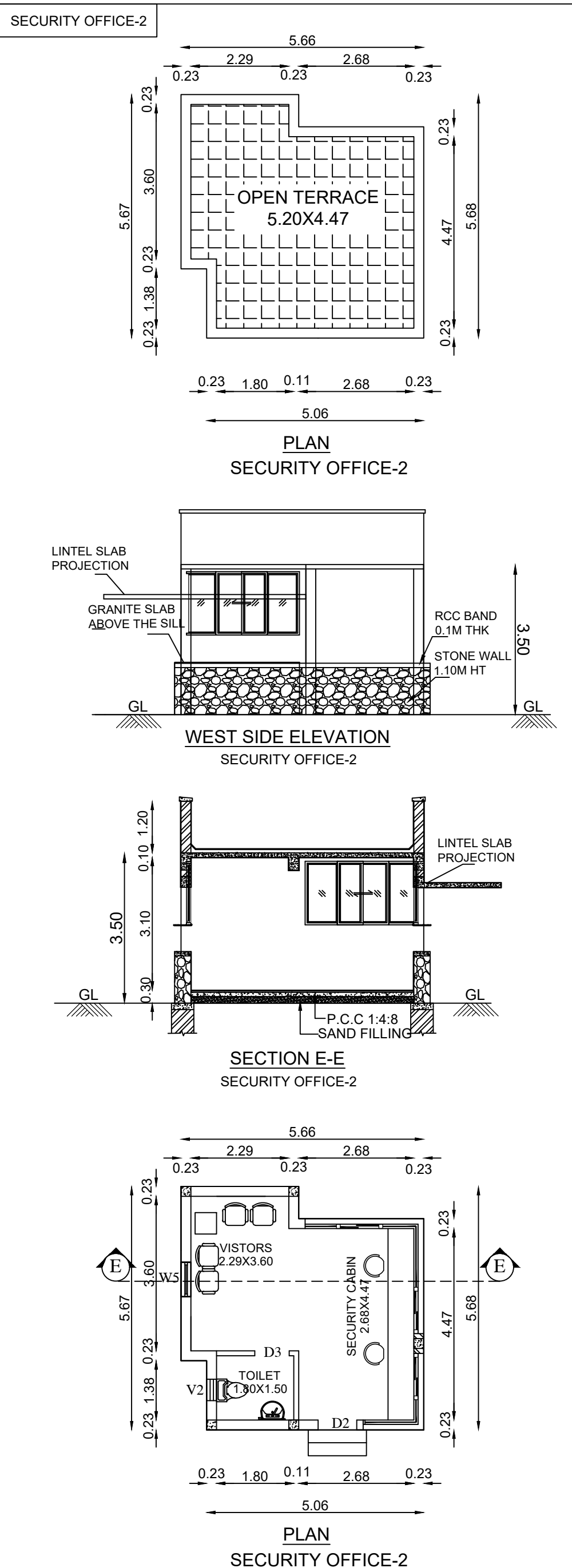
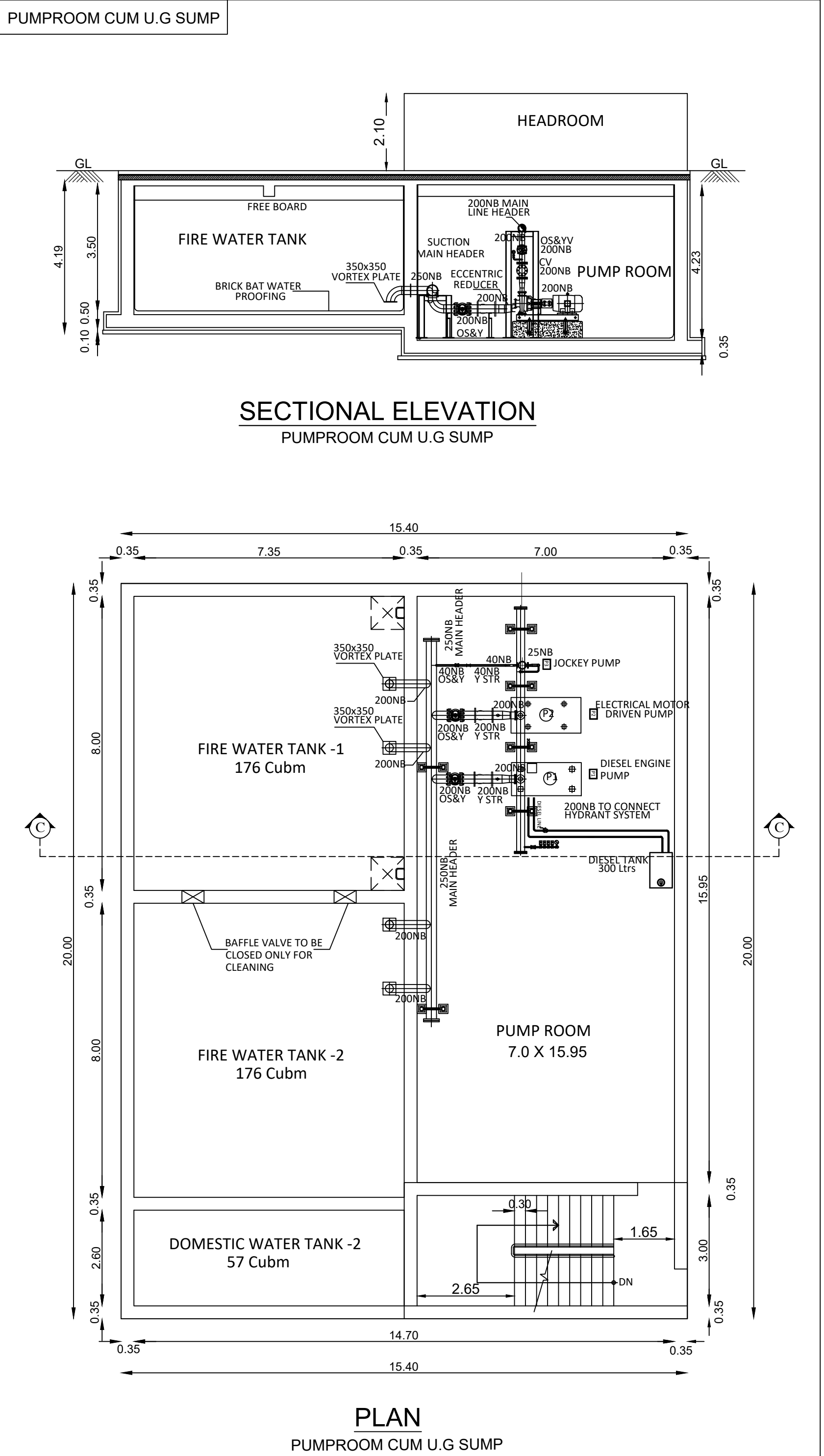
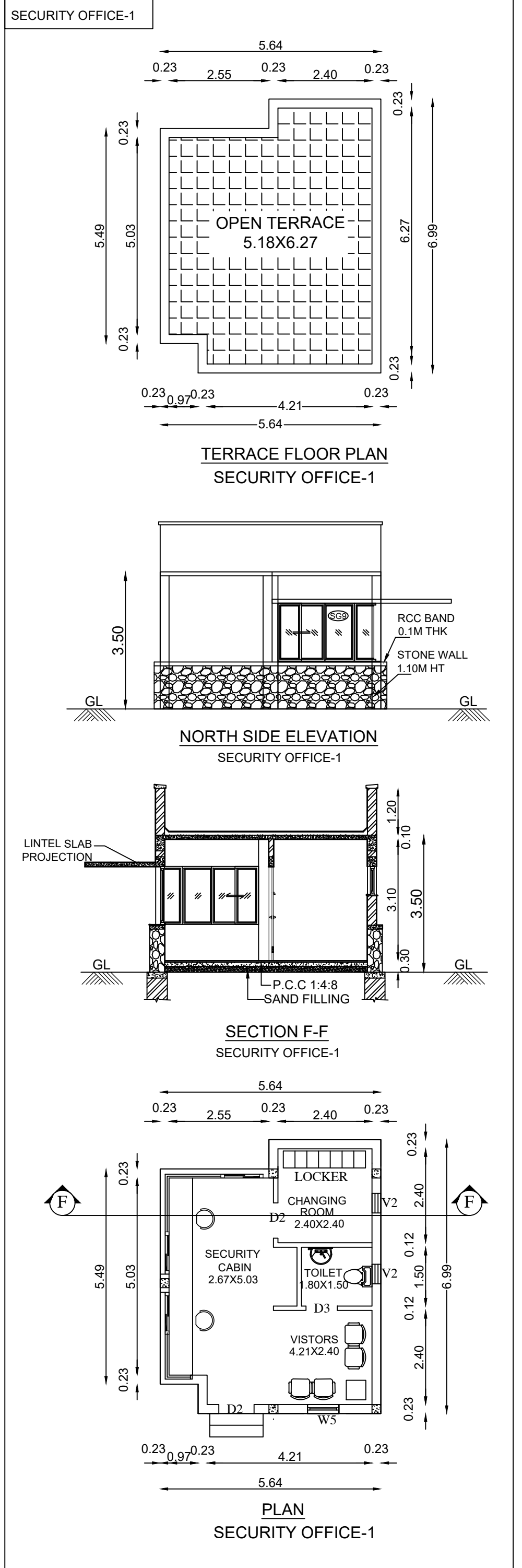
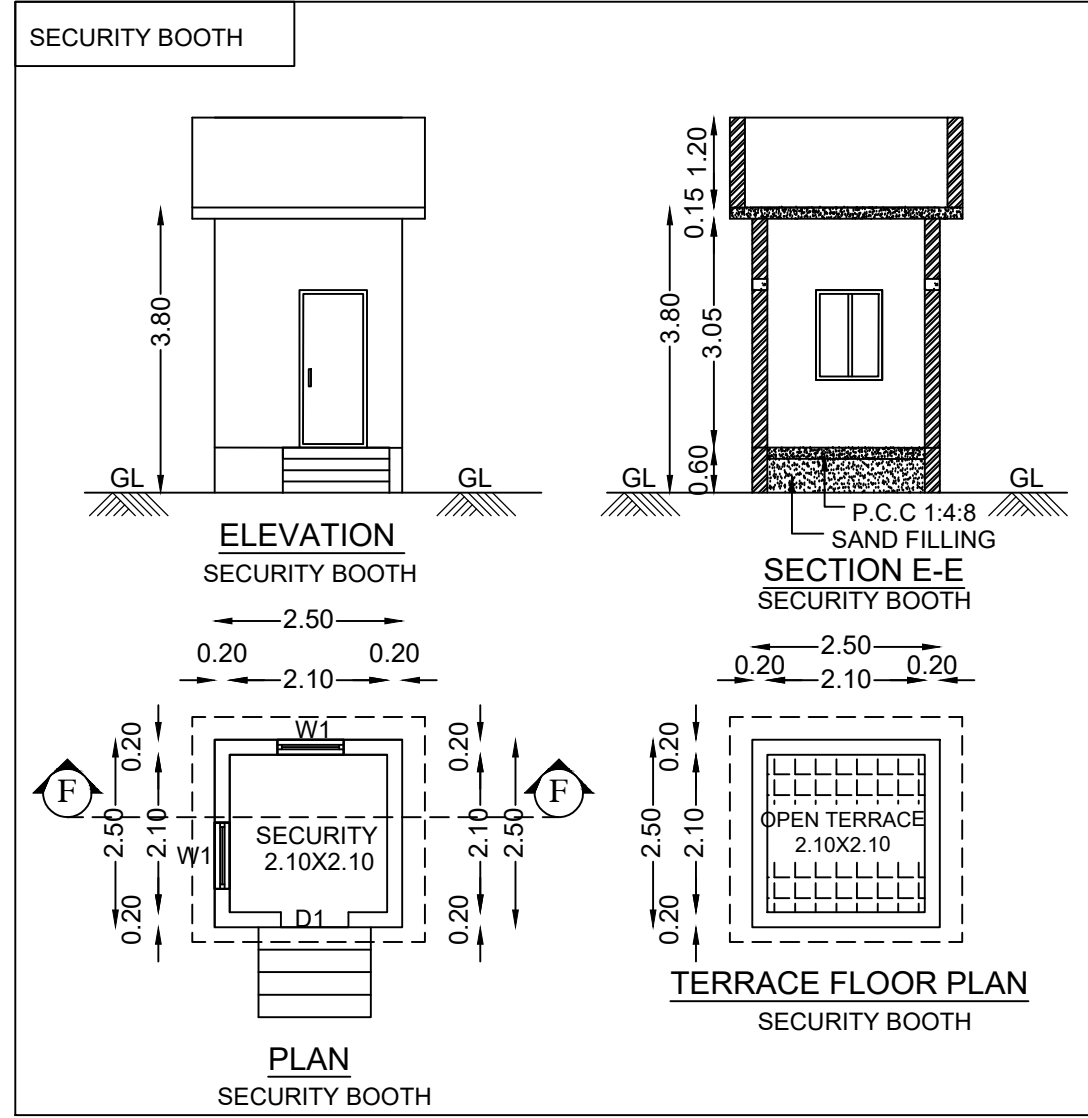
STRUCTURAL ENGINEER G-1

REGISTERED ENGINEER G-1

NORTH



LAYOUT PLAN WAS APPROVED WIDE:
APPROVED No:SWP/DTCP/KANCHEEPURAM/ INDUSTRY LAYOUT NO: 42/2024



	ROAD		PROPOSED BUILDING
	SITE BOUNDARY		PROPOSED MACHINERY
	SITE UNDER REFF.		

For SEW EURODRIVE INDIA PVT. LTD.

 Authorised Signatory

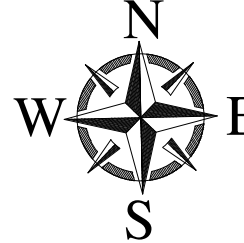
D-07-17

D. SHANMUGASUNDARAM
B.E. CIVIL, M.TECH STRUCTS, M.A., C.ENG. ®
Registered Structural Engineer, S.R.
CELRANGESE-108/109 of 1910-45, dt 12-10-19,
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Nagar Extension, Sembakham, Chennai - 600 073.
dsd218@gmail.com • 91929050521

R. SATHISHKUMAR, B.Ech, JCIW, U.Ced.
Licensed Surveyor & Registered Engineer Grade - I (RT)
Reg.No. CG125/VE/Gr-1/2021/00704
No.2, Southur Nappa, Kichalapattinam Pail,
Maduranthangam Taluk, Chengalpattu Dist. - 605 381
Cell: 9444 11 2218 email: sathishkumar.eco@yahoo.com

REGISTERED ENGINEER Gr-1

SITE PLAN



TNPCB - GREEN CATEGORY
PROCEEDINGS NO.F.3440SPR/GL/DEE/TNPCB/SPR/A/2024
DATED: 05/03/2024

SIPCOT LAYOUT PLAN WAS APPROVED WIDE:
APPROVED No:SWP/DTCP/KANCHEEPURAM/ INDUSTRY LAYOUT NO:42/20

SCALE: SITE PLAN 1:400

AREA STATEMENT (Sq.m)

TOTAL PLOT EXTENT - 49,654.92 SQ.M (OR) 12.27 Acres

S.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)	BUILDING HEIGHT (m)
1	FACTORY BUILDING	GROUND FLOOR (Work shop)	16,62.00	--		
		GROUND FLOOR (Office Area)	1,360.60	--		
		GROUND FLOOR (Canteen)	503.60	--	20,513.50	14.70
		GROUND FLOOR (Corridor)	39.90	--		
		MAZZANINE FLOOR (Office Area)	115.00	--		
		FIRST FLOOR (Office Area)	1,865.40	--		
2	PANEL ROOM & OIL ROOM	GROUND FLOOR	428.80	--	428.80	6.65
3	SECURITY OFFICE -1	GROUND FLOOR	36.60	--	36.60	3.50
4	SECURITY OFFICE -2	GROUND FLOOR	29.00	--	29.00	3.50
5	METER ROOM	GROUND FLOOR	32.60	--	32.60	3.40
6	STP	GROUND FLOOR	--	57.00	57.00	3.85
7	PUMP ROOM CUM U/G SUMP	UNDERGROUND	--	308.00	308.00	--
8	SECURITY BOOTH	GROUND FLOOR	--	6.25	6.25	3.80
		TOTAL AREA in Sq.m	21040.50	371.25	21,411.75	

F.S.I CALCULATION:-

$$\text{F.S.I} : \frac{\text{TOTAL FSI AREA}}{\text{TOTAL PLOT AREA}} = \frac{21040.50}{49,469.45} = 0.425$$

PARKING REQUIREMENT CALCULATION:-

TOTAL WORKSHOP AREA = 16,629.00Sqm

TOTAL OFFICE AREA = 3341.00Sqm

LORRY FOR EVERY 500 SQMT OF WORKSHOP AREA
= 16,629.00/500 = 34 NOS)
TWO WHEELER/CYCLE FOR EVERY 50 SQMT OF WORKSHOP AREA
= 16,629.00/50 = 333 NOS)
CAR FOR EVERY 100 SQMT OFFICE AREA
= 3341/100 = 34 NOS)

PARKING	REQUIRED	PROVIDED
LORRY PARKING	34 Nos	35 Nos
CAR PARKING	34 Nos	35 Nos
TWO WHEELER PARKING	333 Nos	340 Nos
CYCLE PARKING	333 Nos	340 Nos
P.HCAR PARKING	4 Nos	4 Nos
PH.TWO WHEELER PARKING	5 Nos	10 Nos

TOTAL H.P:1984.00

NO OF WORKERS : 200 NO'S (Male-170 & Female-30)

COLOUR REFERENCE

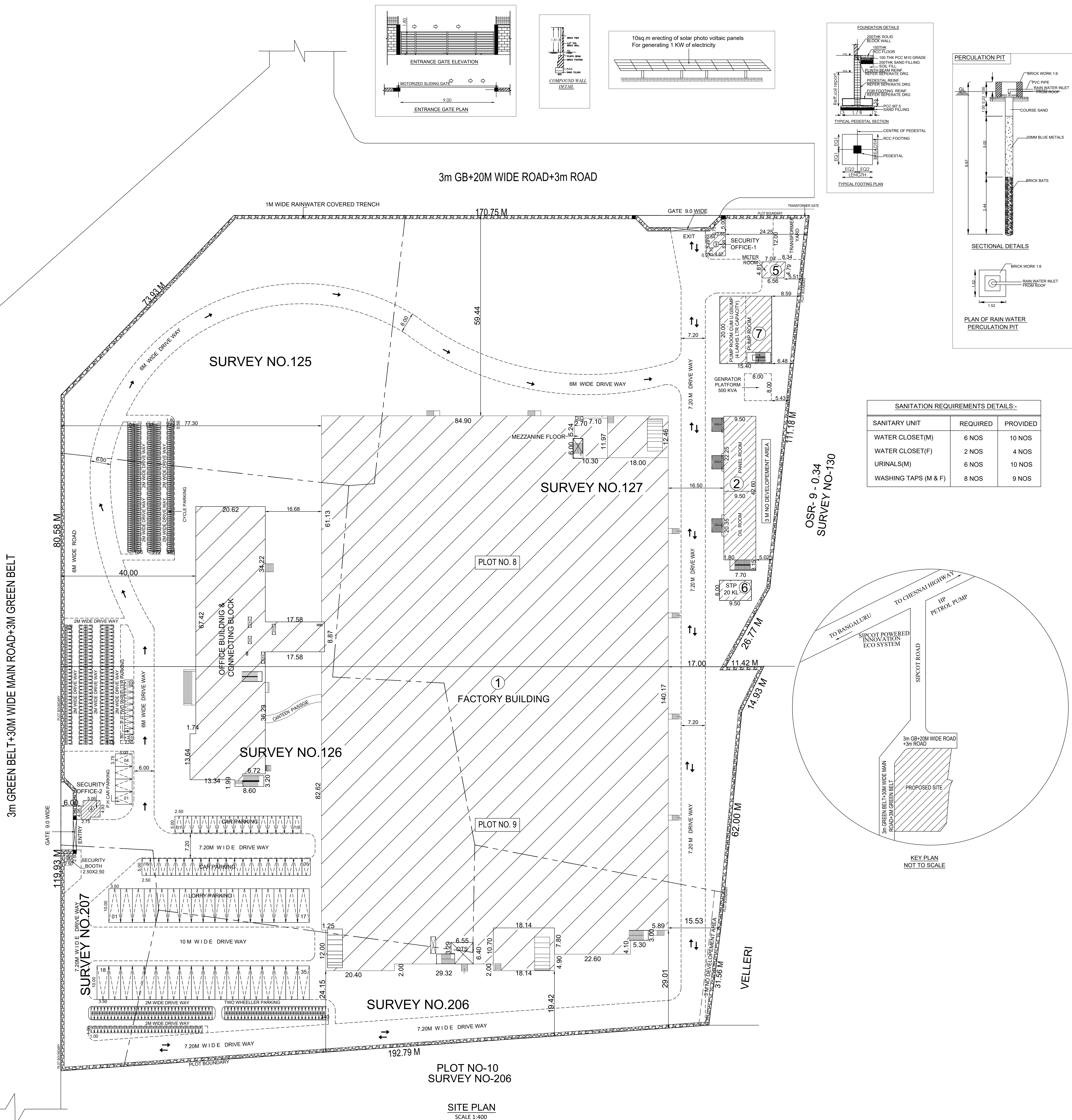
	ROAD		PROPOSED BUILDING
	SITE BOUNDARY		PROPOSED MACHINERY
	SITE UNDER REFF.		

APPLICANT :-

OWNER / OCCUPIER

STRUCTURAL ENGINEER Gr-1

REGISTERED ENGINEER Gr-1



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.

