

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

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 EXISTING & PROPOSED CONSTRUCTION OF FACTORY BUILDING IN "M/s.KUMAR INDUSTRIES" IN SF.No :136 Pt, PLOT No: G-51, SIPCOT INDUSTRIAL PARK, VALLAM VADAGAL, VADAGAL-A VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, SRIPERUMPUDUR PANCHAYAT UNION,

CATEGORY - RED
PROCEEDINGS No.T5/TNPCB/F.1812SPR/RM/SPR/W/2023
CONSENT ORDER No. 2305147126982, DATED. 23/06/2023
PROCEEDINGS No.T5/TNPCB/F.1812SPR/RM/SPR/A/2023
CONSENT ORDER No. 2305247126982, DATED. 23/06/2023

MFG. OF MS Sheet Metal Components with Pretreatment, Phosphating & Powder Coating.

VALLAM VADAGAL SIPCOT
LAYOUT APPROVED No : 126/2020

EXISTING APPROVED No & DATE
DTCP APPROVED No:50/2019
DTCP APPROVED DATE:15-07-2019

SCHEDULE OF JOINERY:-

TYPE	DETAIL	SIZE
RS	ROLLING SHUTTER	5.0x5.0
RS I	ROLLING SHUTTER I	4.0x4.0
E.E	EMERGE CNY EXIT	1.2x2.1
MD	Alu.DOOR	1.83x2.1
D	Alu.DOOR	1.0x2.1
D I	Alu.DOOR	0.75x2.1
W	WINDOW	1.83x1.20
V	VENTILATOR	0.60x0.45

PRO. MACHINERIES DETAILS

SL.NO:	DESCRIPTION	QTY	EACH H.P	TOTAL H.P
1.	SHEARING MACHINE	1	10	10
2.	HYDRAULIC PRESS	1	25	25
3.	SPOT WELDING MACHINE	1	25	25
TOTAL MACHINES - HP				60.00

EXG.NUMBER OF WORKERS = 20 Nos

PRO.NUMBER OF WORKERS = 10 Nos

COLOUR INDEX

BOUNDARY	☐
PROPOSED BUILDING	☐
EXISTING ROAD	☐
DRIVEWAY	☐
EXISTING BUILDING	☐

SCALE 1:100 ALL DIMENSIONS ARE IN METRES

For KUMAR INDUSTRIES

Authorised Signatory

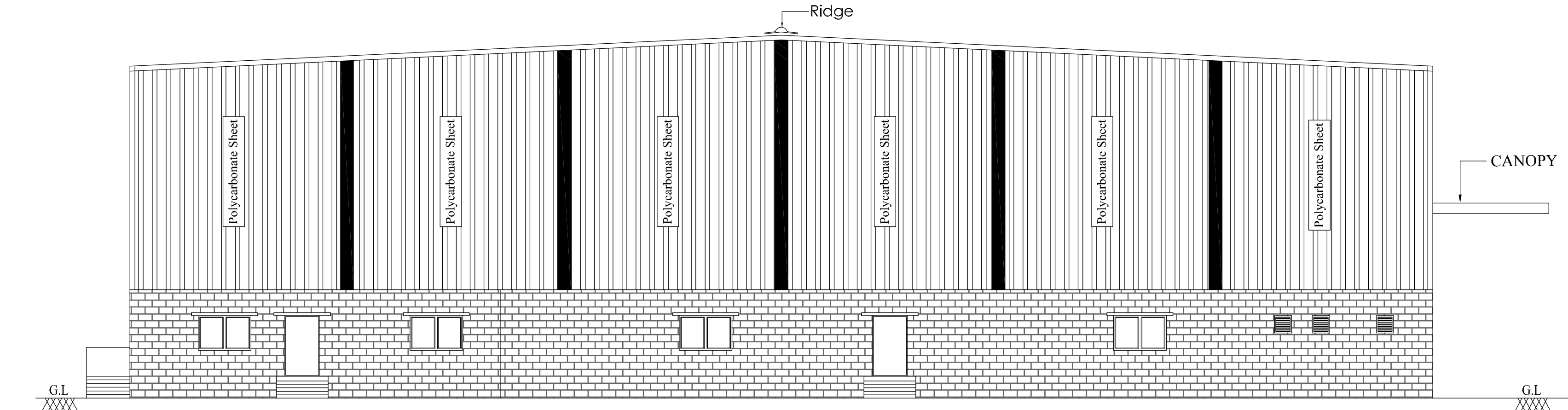
OWNERS SIGNATURE

Er. K.RATHINARAYAN, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
Chennai-600191, Mob : 9444100510

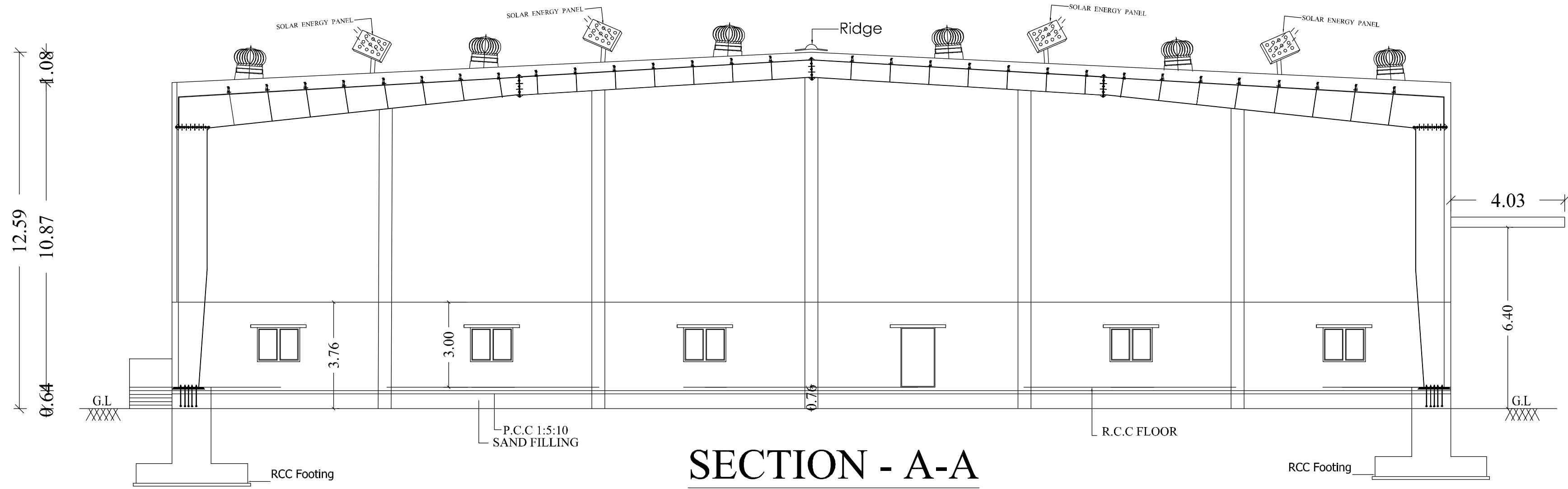
STRUCTURAL ENGINEER

V.P. KRISHNAPRIYAN B.Arch.,
CA/2014/65850
Register Architect Gr-I
DTCP Reg. No:CGLRGN/RA/GR-I/2019/06/006
CMDA RA/Gr-I/19/04/140
222, Arthan Majestic Towers, Jawaharlal Nehru Road,
Koyambedu, Chennai - 107. Mobile : 9556233942

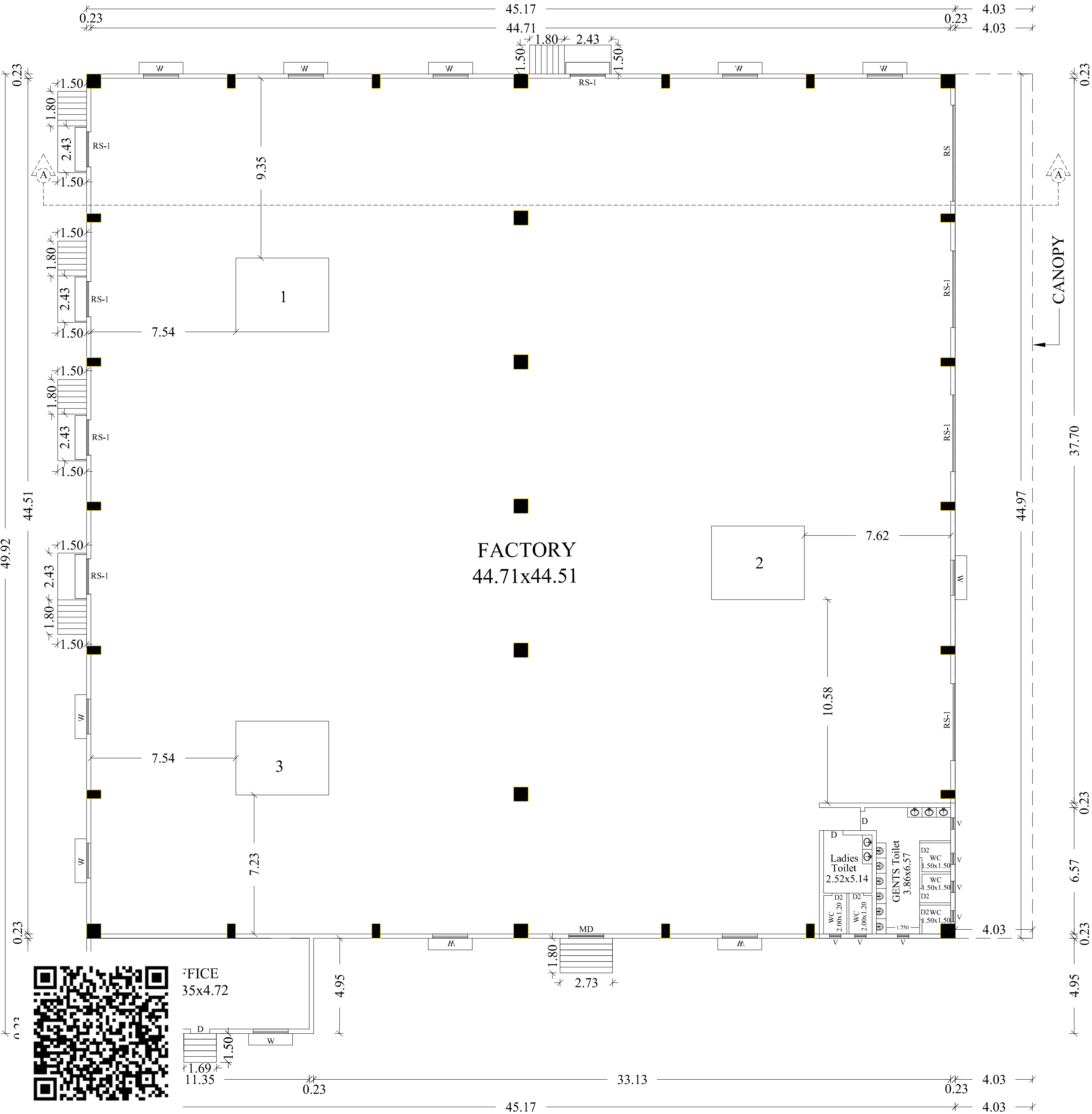
ENGINEER/ARCHITECT



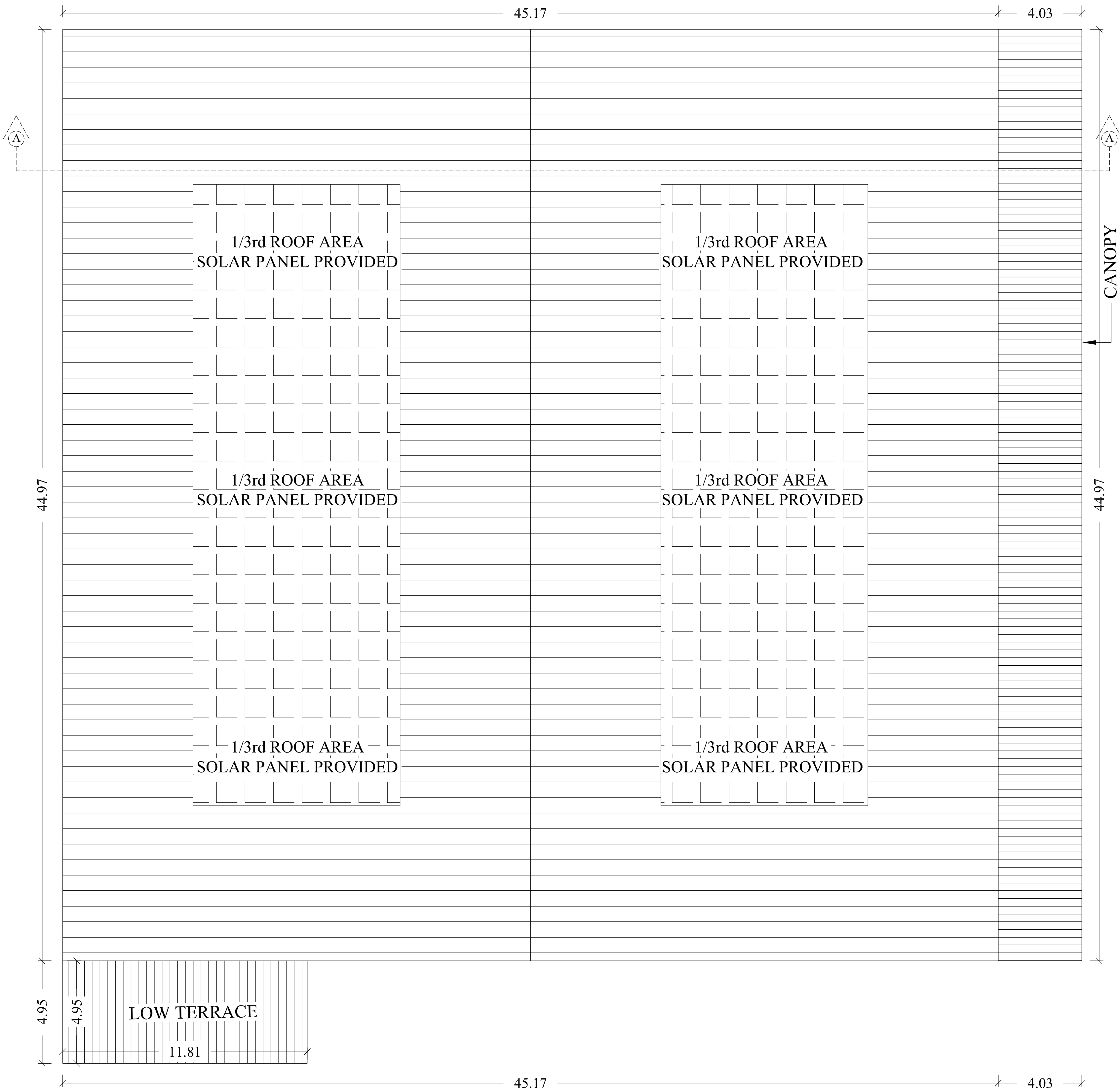
ELEVATION



SECTION - A-A



GROUND FLOOR PLAN



ROOF FLOOR PLAN

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF FACTORY BUILDING IN "M/s.KUMAR INDUSTRIES"
IN SF.No :136 Pt, PLOT No: G-51, SIPCOT INDUSTRIAL PARK, VALLAM VADAGAL, VADAGAL-A VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, SRIPERUMPUDUR PANCHAYAT UNION,

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DTCP APPROVED DATE:15-07-2019

AREA DETAIL:

TOTAL PLOT AREA AS PER DOCUMENT	12081.00
SUPERIMPOSED AREA	12062.16

EXISTING BUILDING AREA STATEMENT

	BLOCK NAME	F.S.I AREA IN Sq m	NON F.S.I AREA IN Sq m	TOTAL BUILTUP AREA Sq m
1	FACTORY BUILDING G.F	2715.34	-	2715.34
2	CANTEEN G.F	200.65	-	200.65
3	ELECTRICAL METER ROOM		35.98	35.98
4	GENERATOR ROOM		35.55	35.55
5	WATCHMEN ROOM		6.25	6.25
TOTAL BUILTUP AREA		3175.71	77.78	3253.49

EXISTING AREA CALCULATION & PARKING DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	2915.99 12062.16 X 100	75%	24.13%
FLOOR SPACE INDEX	3175.71 12062.16	1.5	0.26
PARKING AREA	7 LORRY 6 CARS 25 TWO WHEELERS		

PROPOSED BUILDING AREA STATEMENT

SL. No	BUILDING NAME	F.S.I IN Sq m	NON F.S.I IN Sq m	TOTAL AREA IN Sq m
1.	STORAGE BLOCK-3			
	GROUND FLOOR(FACTORY)	2212.52	-	2212.52
	GROUND FLOOR(OFFICE)	58.46	-	58.46
2.	ETP BLOCK-4			
		-	267.52	267.52
TOTAL		2270.98	267.52	2538.50

PROPOSED AREA CALCULATION & PARKING DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	2538.50 12062.16 X 100	75%	21.04%
FLOOR SPACE INDEX	2270.98 12062.16	1.5	0.18
TOTAL BUILDING AREA STATEMENT (EXG. + PRO.)			
DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	5454.49 12062.16 X 100	75%	45.21%
FLOOR SPACE INDEX	5446.69 12062.16	1.5	0.45

PARKING DETAILS (EXG. + PRO.)

SLOT	EXISTING	PROPOSED	TOTAL
LORRY	07 Nos	05 Nos	12 Nos
CAR	06 Nos	02 Nos	08 Nos
TWO WHEELER	25 Nos	50 Nos	75 Nos
CYLCE	-	46 Nos	50 Nos

COLOUR INDEX

	BOUNDARY
	☐
	PROPOSED BUILDING
	☐
	EXISTING ROAD
	☐
	DRIVEWAY
	☐
	EXISTING BUILDING
	☐

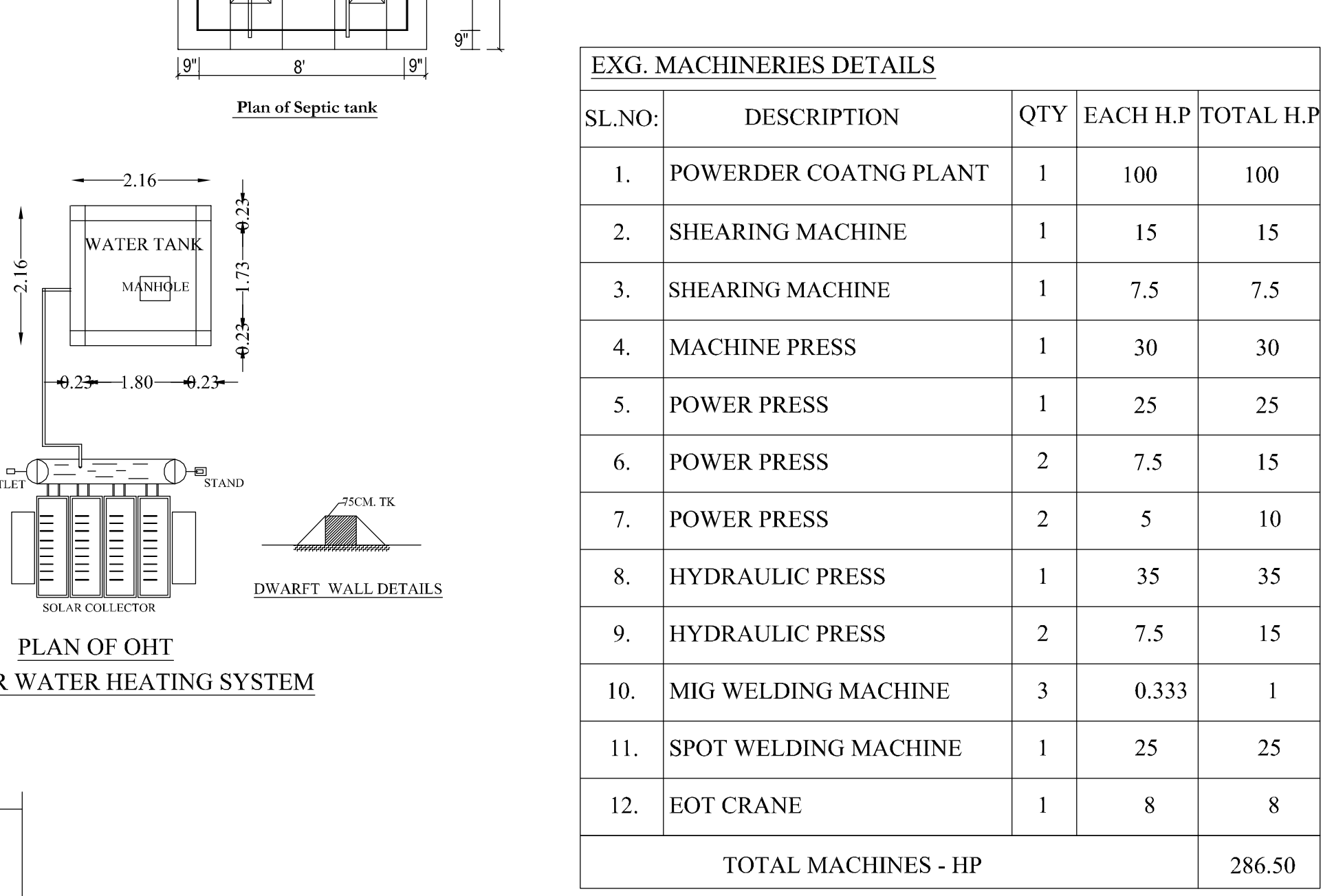
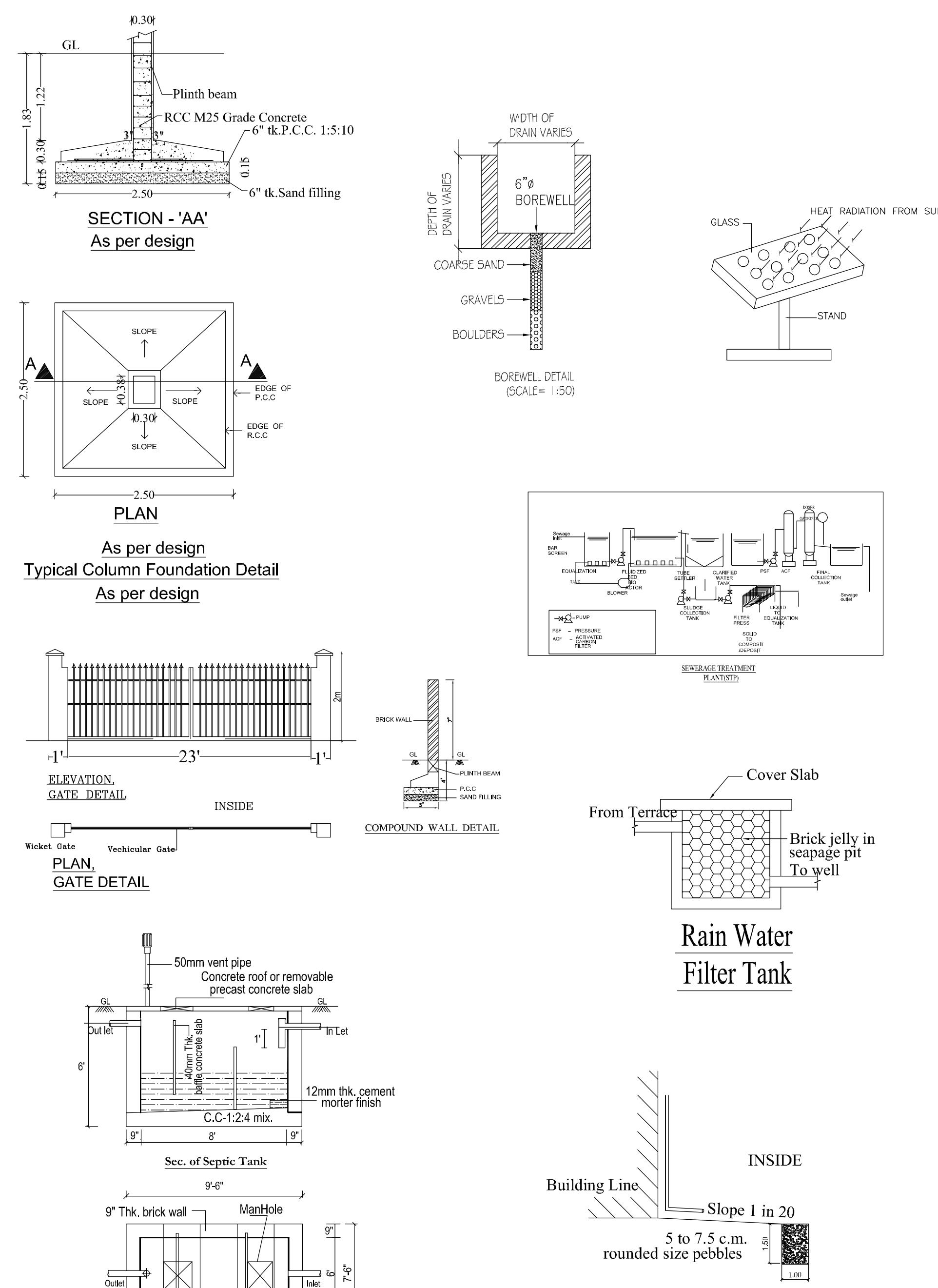
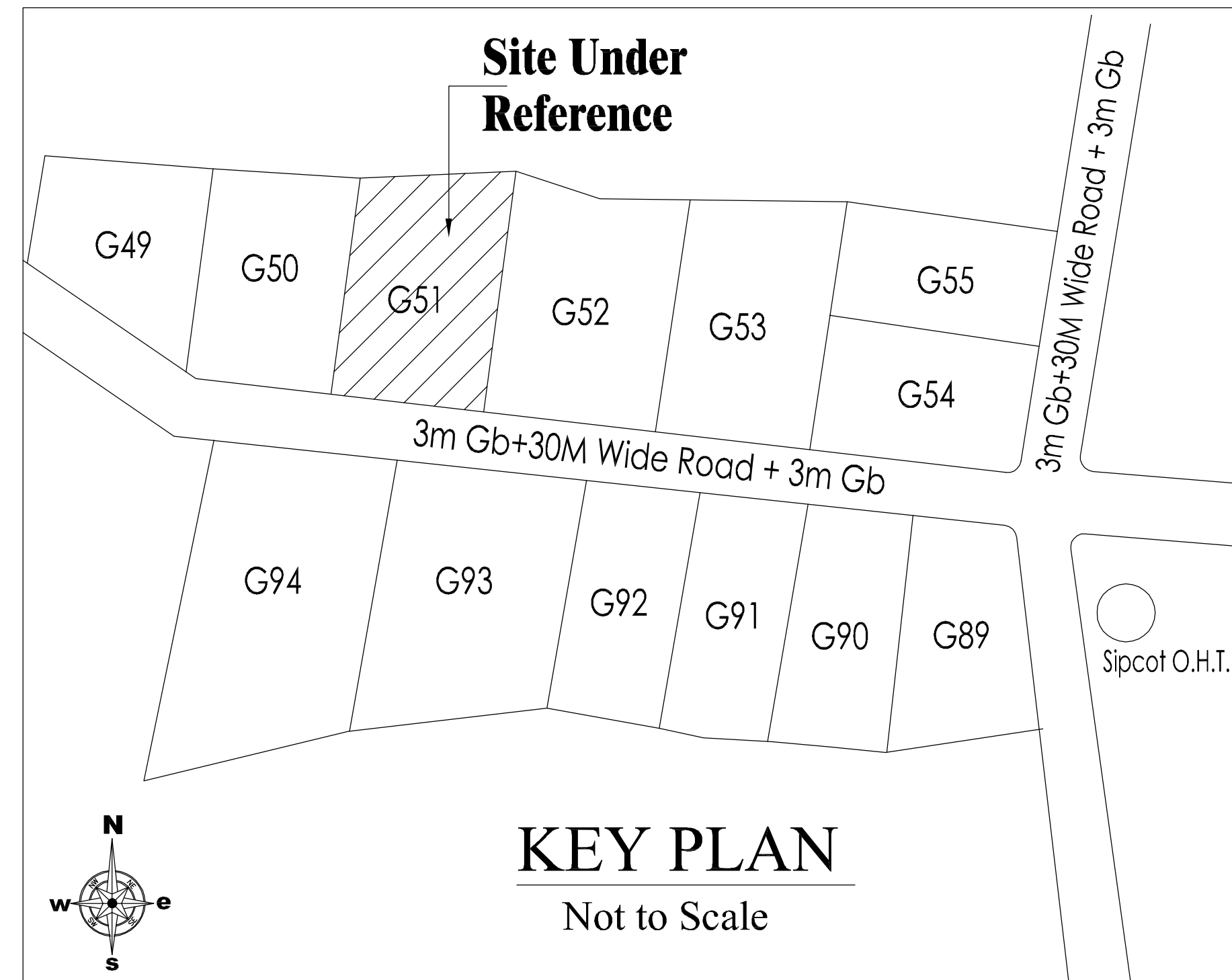
SCALE 1:200

OWNERS SIGNATURE

For KUMAR INDUSTRIES
Authorised Signatory

STRUCTURAL ENGINEER

ENGINEER/ARCHITECT



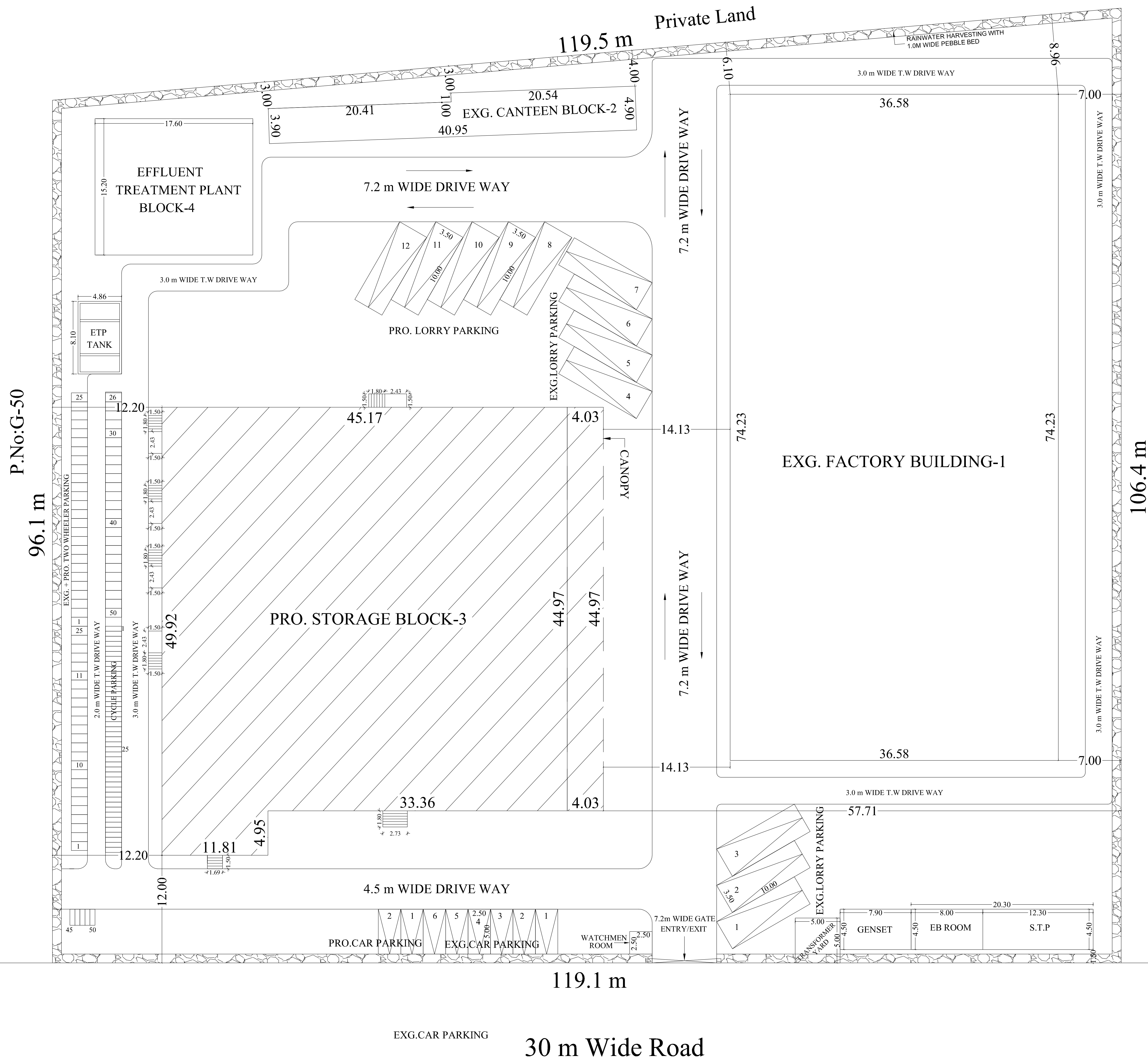
EXG. MACHINERIES DETAILS

SL.NO:	DESCRIPTION	QTY	EACH H.P	TOTAL H.P
1.	POWERDER COATING PLANT	1	100	100
2.	SHEARING MACHINE	1	15	15
3.	SHEARING MACHINE	1	7.5	7.5
4.	MACHINE PRESS	1	30	30
5.	POWER PRESS	1	25	25
6.	POWER PRESS	2	7.5	15
7.	POWER PRESS	2	5	10
8.	HYDRAULIC PRESS	1	35	35
9.	HYDRAULIC PRESS	2	7.5	15
10.	MIG WELDING MACHINE	3	0.333	1
11.	SPOT WELDING MACHINE	1	25	25
12.	EOT CRANE	1	8	8
TOTAL MACHINES - HP				286.50

PRO. MACHINERIES DETAILS

SL.NO:	DESCRIPTION	QTY	EACH H.P	TOTAL H.P
1.	SHEARING MACHINE	1	10	10
2.	HYDRAULIC PRESS	1	25	25
3.	SPOT WELDING MACHINE	1	25	25
TOTAL MACHINES - HP				60.00
EXG.NUMBER OF WORKERS = 20 Nos				
PRO.NUMBER OF WORKERS = 10 Nos				

Pro.STAFF DETAILS				
NO OF WORKERS - MALE		:	07	Nos
NO OF WORKERS - FEMALE		:	03	Nos
Pro. Building SANITATION REQUIREMENTS				
DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	1	1
URINAL	1	-	1	-
WASH BASIN	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1



SITE PLAN

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.

