

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

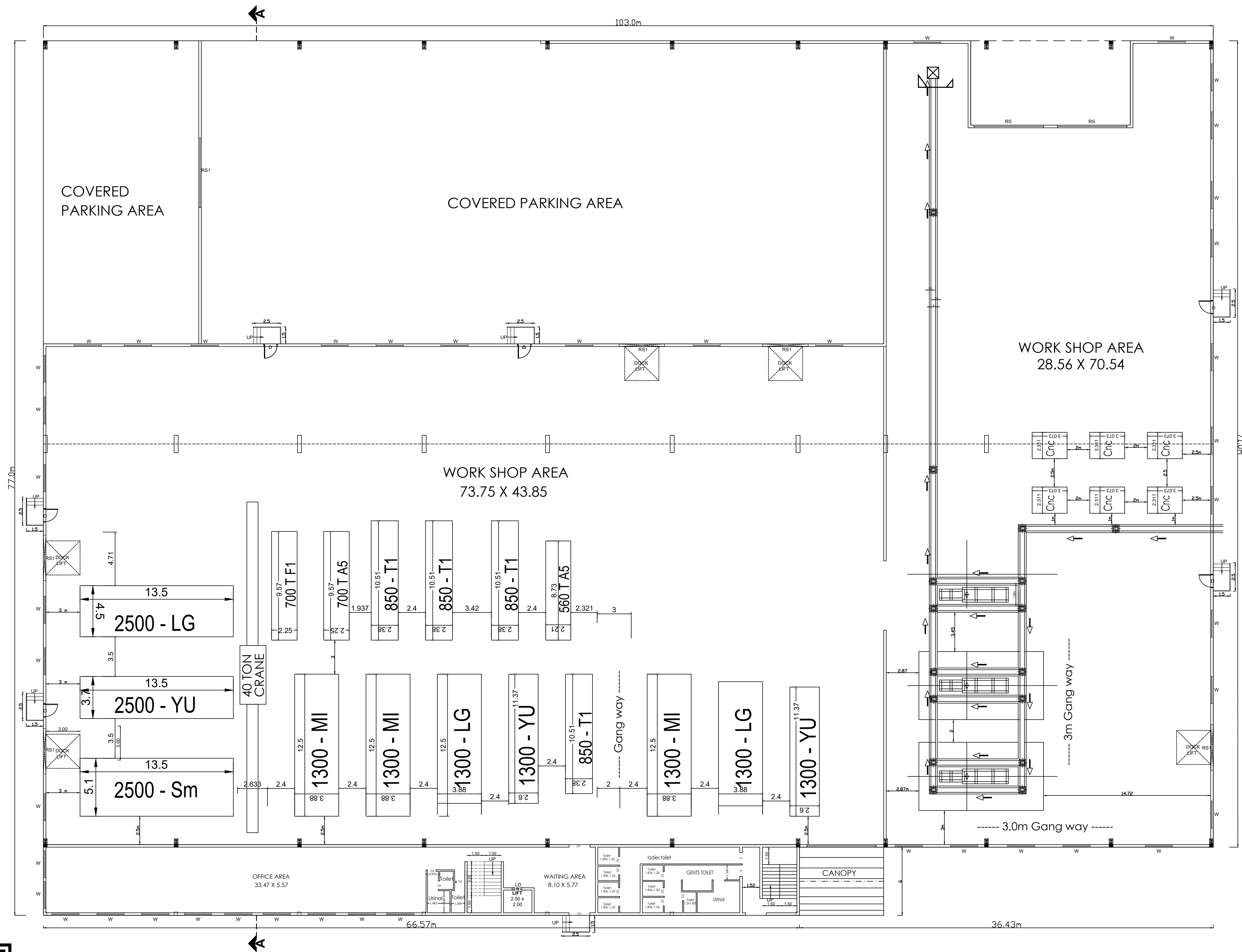
Building Plan

ISSUING AUTHORITY

Rural Panchayat

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.



GROUND FLOOR PLAN

BLOCK -01 SHEET NO: 02 / 05

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING, IN
PLOT NO : E7, SF.NO: 274pt, 276pt; AT SIPCOT
INDUSTRIAL PARK, IRUNGATTUKOTTAI,
KEEVALUR VILLAGE, SRIPERUMBUDUR TALUK,
KANCHIPURAM DISTRICT.

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 : 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.

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	5.00 x 4.00	ROLLING SHUTTER
RS1	4.00 x 4.00	ROLLING SHUTTER
RS2	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

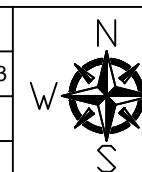
SCALE : 1:100

BOUNDARY

DATE : 06 SEP 2023

ROAD

DRIVEWAY



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

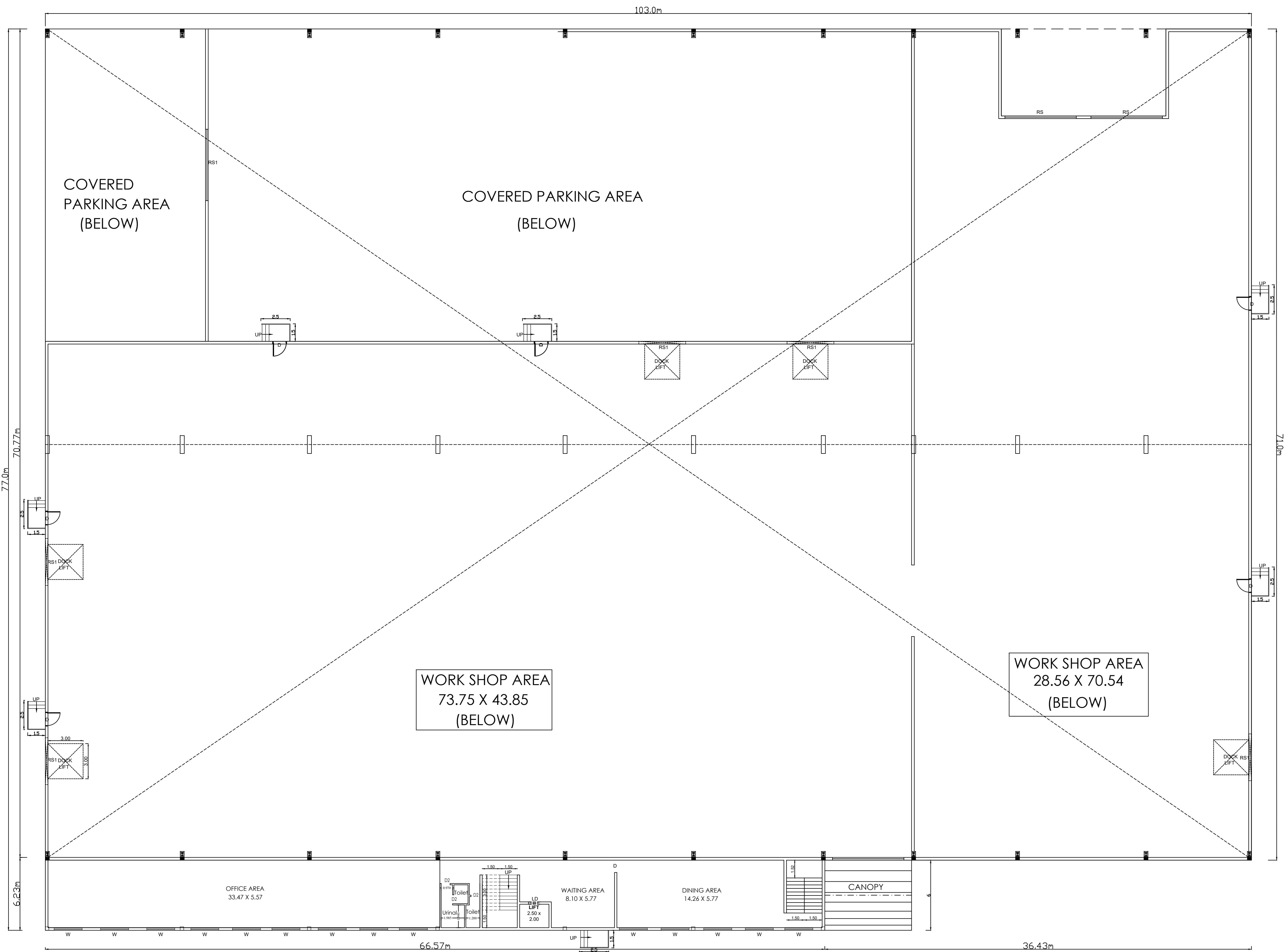
For VTK INDUSTRIES PVT.LTD.
Director

ARCHITECT / REGISTERED ENGINEER :

Er. R. GANDEEBAN,
B.E.M.B.A.M.Tech.M.E.A.I.V.C.Engg.L.L.B.,
D.TCP Grade-I, Registered Engineer,
TVRL / RE / Gr-I / 2020 / 11 / 004.

REGISTERED STRUCTURAL ENGINEER :

ER. M. ULAGANATHAN, M.E.,
34/83, THIRD FLOOR,
MANDAVELI STREET, CHENNAI - 28.
CELL: 98411 53366



MEZZANINE FLOOR PLAN

BLOCK -01

SHEET NO: 03 / 05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING, IN PLOT NO : E7, SF.NO: 274pt, 276pt; AT SIPCOT INDUSTRIAL PARK, IRUNGATTUKOTTAI, KEEVALUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT.

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 1:3inside & 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

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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 : 06 SEP 2023

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For VTK INDUSTRIES PVT.LTD.

K.V.

Director

ARCHITECT / REGISTERED ENGINEER :

ER. R. GANDEEBAN,

BE,M.B.A,M.Tech,M.I.E,A.I.V,C.Engg,I.L.B.

DTCP Grade -I,Registered Engineer.

TVRL / RE / Gr-I/ 2020 / 11 / 004.

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CELL: 98411 53366

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COLOUR INDEX :		REFERENCE :
PROPOSED	☐	SCALE : 1:100
BOUNDARY	☐	DATE : 06 SEP 2023
ROAD	☐	
DRIVEWAY	☐	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

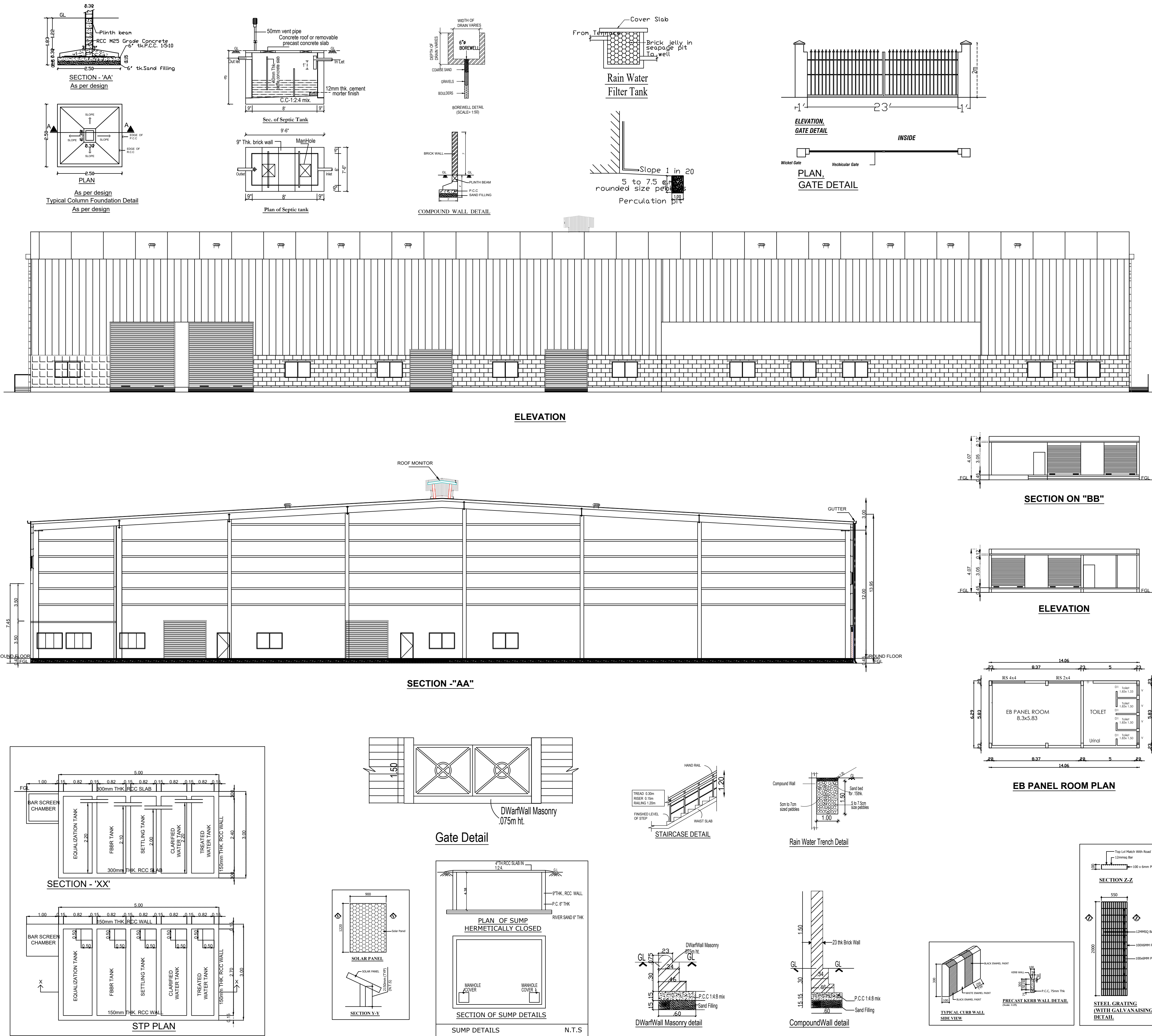
For VTK INDUSTRIES PVT.LTD.
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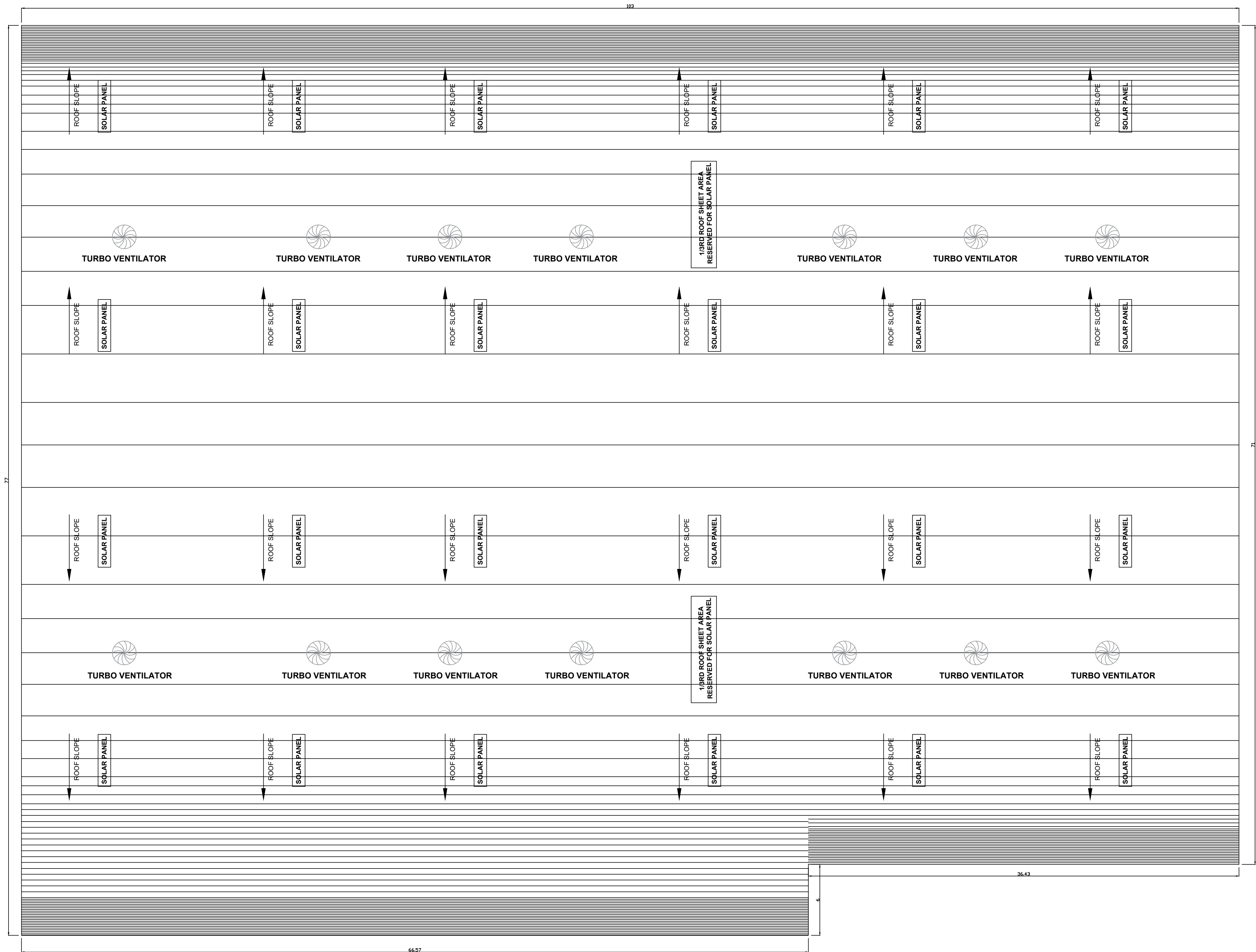
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ER. M. ULAGANATHAN, M.E.,
34/83, THIRD FLOOR,
MANDAVELI STEET, CHENNAI - 28.
CELL: 98411 58368





BLOCK -01

SHEET NO: 04 / 05

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING, IN
PLOT NO : E7, SF.NO: 274pt, 276pt; AT SIPCOT
INDUSTRIAL PARK, IRUNGATTUKOTTAI,
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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	☐	SCALE	: 1:100
BOUNDARY	☐	DATE	: 06 SEP 2023
ROAD	☐		
DRIVEWAY	☐		

W N E S

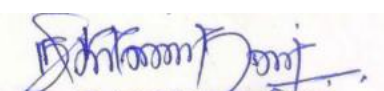
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For VTK INDUSTRIES PVT.LTD.

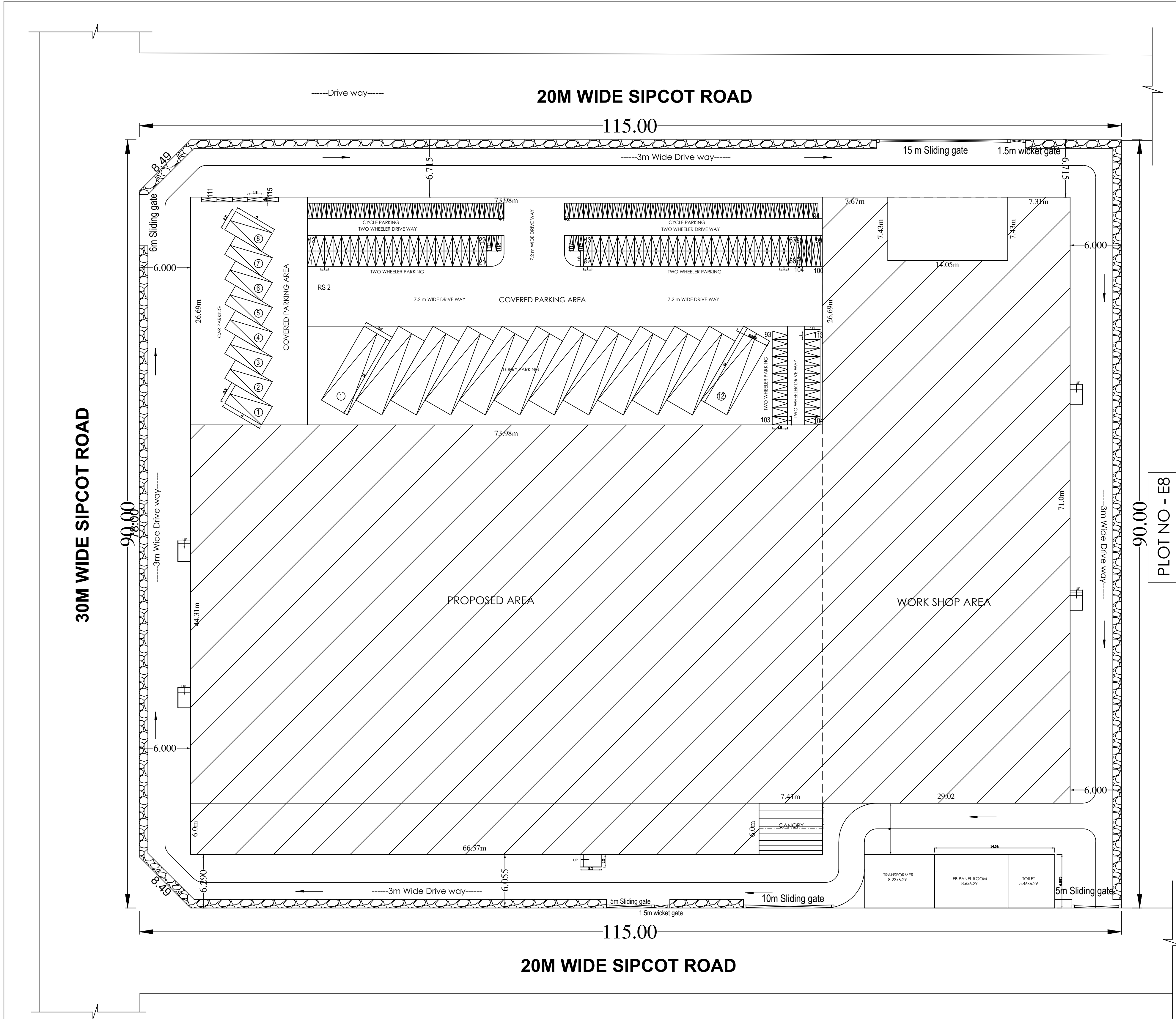
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CELL: 98411 59366

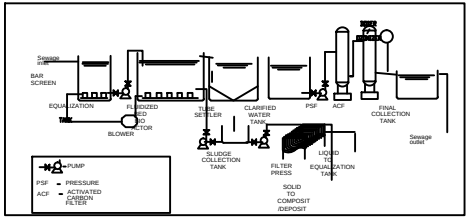


BLOCK -01 SHEET NO: 01 / 05

SIPCOT APPROVED LAYOUT NO		ID.01/15.001.001 (SIT.101) எண்.104/2023 (REVISION OF 15.001.001.001 (SIT.101) எண்.92/2023)		
MANUFACTURING DETAILS		MANUFACTURING OF (S.NO.11) PLASTIC INDUSTRIES LIKE INJECTION MOULDING CLASSIFIED AS "ORANGE", AS PER TNCBR - 2019		
S.NO	MACHINE NO	MACHINE NAME	MAKER	NO.OF MACHINE
HP DETAILS				
1	DC-01	High pressure die casting machine	Yizumi	1
2	Furnace-01	Furnace	DZ-United	1
3	Dcm-01	Die Coolant Mixer	JSHA	1
4	Vmc-01	VMC-01	Hass	1
5	Robot-01	Robot	Fanuc	1
6	Tp-01	Trimming Press	Trillion Tree Engineering	1
7	Gm-01	Grinding Machine	Bosch	1
8	C-01	Crane	Amsak	1
9	MTC-01	Mould Temperature Controller (Oil)	Shibaura	1
10	Ch-01	Chiller	Gem	1
11	Comp-01	Compressor	Komter	1
12	AD-01	Air Dryer	Komter	1
13	AD-02	Air Dryer	Komter	1
14	DL-01	Dock lift	Lift tech	1
15	DL-02	Dock lift	Lift tech	1
HP DETAILS				
S.NO	MACHINE NO	MACHINE NAME	MAKER	NO.OF MACHINE
1	IMM-01	Injection Moulding Machine	LG	1
2	IMM-07	Injection Moulding Machine	Mitsubi	1
3	Bin-01	Hot Air Dryer-400 Lit	Wittmann	1
4	Bin-02	Hot Air Dryer-400 Lit	Wittmann	1
5	Bin-03	Hot Air Dryer-400 Lit	Wittmann	1
6	Blw-01	Blower	Wittmann	1
7	SPM-01	Sensor punch Machine SU2		1
8	SPM-02	Sensor punch Machine HCl		1
9	Comp-01	Compressor	Mark	1
10	Chiller-01	Chiller-15000	GEM	1
11	DL-03	Dock lift	lift tech	1
12	DL-04	Dock lift	lift tech	1
13	DL-05	Dock lift	lift tech	1
14	DL-06	Dock lift	Lift tech	1
Total				1254.7 HP
1	DG-01	Generator	powerlica	1
Total				900 HP

SANITARY REQUIRED DETAILS					
SANITARY UNITS	MALE		FEMALE		
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
WATER CLOSET	03 NOS	06 NOS	03 NOS	06 NOS	
URINALS	04 NOS	05 NOS	04 NOS	05 NOS	
WASH BASIN	03 NOS	06 NOS	03 NOS	06 NOS	

NO OF WORKERS DETAILS			
DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	50 NOS	40 NOS	90 NOS



SITE PLAN

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING, IN PLOT NO : E7, SF.NO: 274pt, 276pt; AT SIPCOT INDUSTRIAL PARK, IRUNGATTUKOTTAI, KANCHEEPURAM DISTRICT.

AREA STATEMENT DETAILS	
SITE AREA AS PER DOCUMENT	: 10319.48 SQ.M / 2.55 ACRE
SITE AREA AS PER	: 10319.48 SQ.M / 2.55 ACRE
SUPER IMPOSED AREA	: 10314.00 SQ.M

BUILDING AREA DETAILS :				
S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	INDUSTRY BUILDING			
	GROUND FLOOR	5738.24	-	5738.24
	MEZZANINE FLOOR	414.73	-	414.73
	EB PANEL ROOM	88.36	-	88.36
	COVERED CAR PARKING AREA	1974.17	-	1974.17
SUB TOTAL		8215.50	-	8215.50

TOTAL FSI AREA	=	8215.50 SQ.M
FLOOR SPACE INDEX	=	0.79

PARKING DETAILS :		
DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	12 NOS	12 NOS
CAR PARKING	6+(PCP2)=8 NOS	6+2PCP=8 NOS
TWO WHEELER PARKING	113 NOS	113 NOS
CYCLE PARKING	113 NOS	113 NOS

PARKING DETAILS :	
FACTORY AREA :	5738.24 SQ.M
1 LORRY PARKING SPACE FOR EVERY 500.00 SQ.M	
1 TWO WHEELER & CYCLE SPACE FOR EVERY 50.00 SQ.M	
OFFICE AREA :	386.20 SQ.M
1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M	

COLOUR INDEX :		REFERENCE :	
PROPOSED		SCALE	: 1:200
BOUNDARY			
ROAD			
DRIVEWAY			

For VTK INDUSTRIES PVT.LTD.

Director

APPLICANT / OWNER.

Er. R. GANDEEBAN,
B.E.,M.B.A.,M.Tech.,M.E.,A.I.V.C.,Engg.,LL.B.,
DTCP Grade-I,Registered Engineer.
TVRL / RE / Gr-I / 2020 / 11 / 004.

ARCHITECT / REGISTERED ENGINEER :

ER. M. ULAGANATHAN, M.E.,
34/83, THIRD FLOOR,
MANDAVELU STREET, CHENNAI - 28.
CELL: 98411 58366

REGISTERED STRUCTURAL ENGINEER :

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.

