

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 PROPOSED INDUSTRIAL BUILDING OF
DYROCON AIRTECH PVT LTD AT, PLOT NO: F1, S.F.NO:
727/PART, NORTH AVENUE ROAD, SIPCOT INDUSTRIAL
PARK, IRUNGATTUKOTTAI, KATRAMBAKKAM VILLAGE,
SRIPERUMBUDHUR TALUK, KANCHEEPURAM DISTRICT.

SIPCOT LAYOUT NO :

D.61/ந.உ.து.இ (கா.முந) எண்.104/2023

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA as Per Patta : 4050.00 Sq.m

SITE AREA as Per Document : 4050.00 Sq.m (1.00 Acre)

SCHEDULE OF JOINERY

S.NO	TYPE	DESCRIPTION	SIZE
01	D	DOOR	1.20 x 2.40
02	MD	MAIN DOOR	1.50 x 2.40
03	D1	DOOR	0.90 x 2.10
04	D2	DOOR	0.75 x 2.10
05	RS1	ROLLING SHUTTER	1.20 x 2.50
06	RS2	ROLLING SHUTTER	4.00 x 4.00
07	RS2	ROLLING SHUTTER	6.00 x 4.00
08	W/V	WINDOW/VENTILATOR	1.82 x 1.40
09	W1	WINDOW	1.82 x 1.20
10	V	VENTILATOR	0.60 x 0.90

PROPOSED MACHINERY DETAIL

S.NO	MACHINE NAME	QTY	EACH HP	TOTAL HP
01	PLASMA M/C	01	15.00	15.00
02	RADIAL DRILLING M/C	03	5.00	15.00
03	AIR COMPRESSOR	01	3.00	3.00
04	AIR COMPRESSOR	01	5.00	5.00
05	ROLLING M/C	01	7.50	7.50
06	PORTABLE GRINDING M/C	15	0.50	7.50
07	PORTABLE WELDING M/C (THREE PHASE)	10	10.72	107.20
08	PORTABLE CORE CUTTING M/C	03	10.00	30.00
09	PORTABLE HAND DRILLING M/C	03	1.00	3.00
10	PORTABLE WELDING M/C (SINGLE PHASE)	05	3.21	16.05
TOTAL HP			209.25	

ALL DIMENSIONS ARE IN 'METRIC'

No. OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	45	05	50

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

DRAWING TITLE :-

FLOOR PLAN, ROOF PLAN, SECTION & ELEVATION

COLOUR INDEX :

REFERENCE :

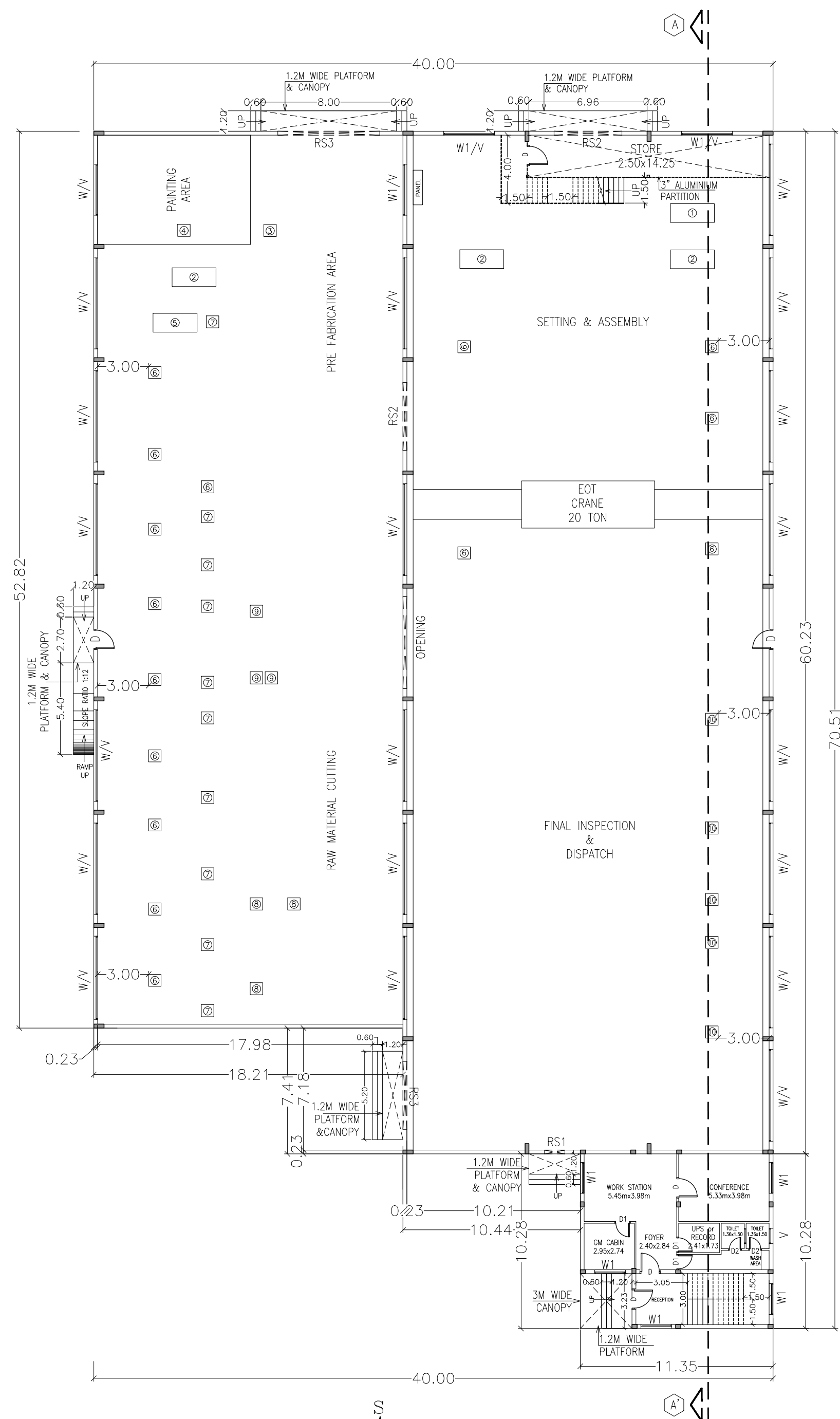
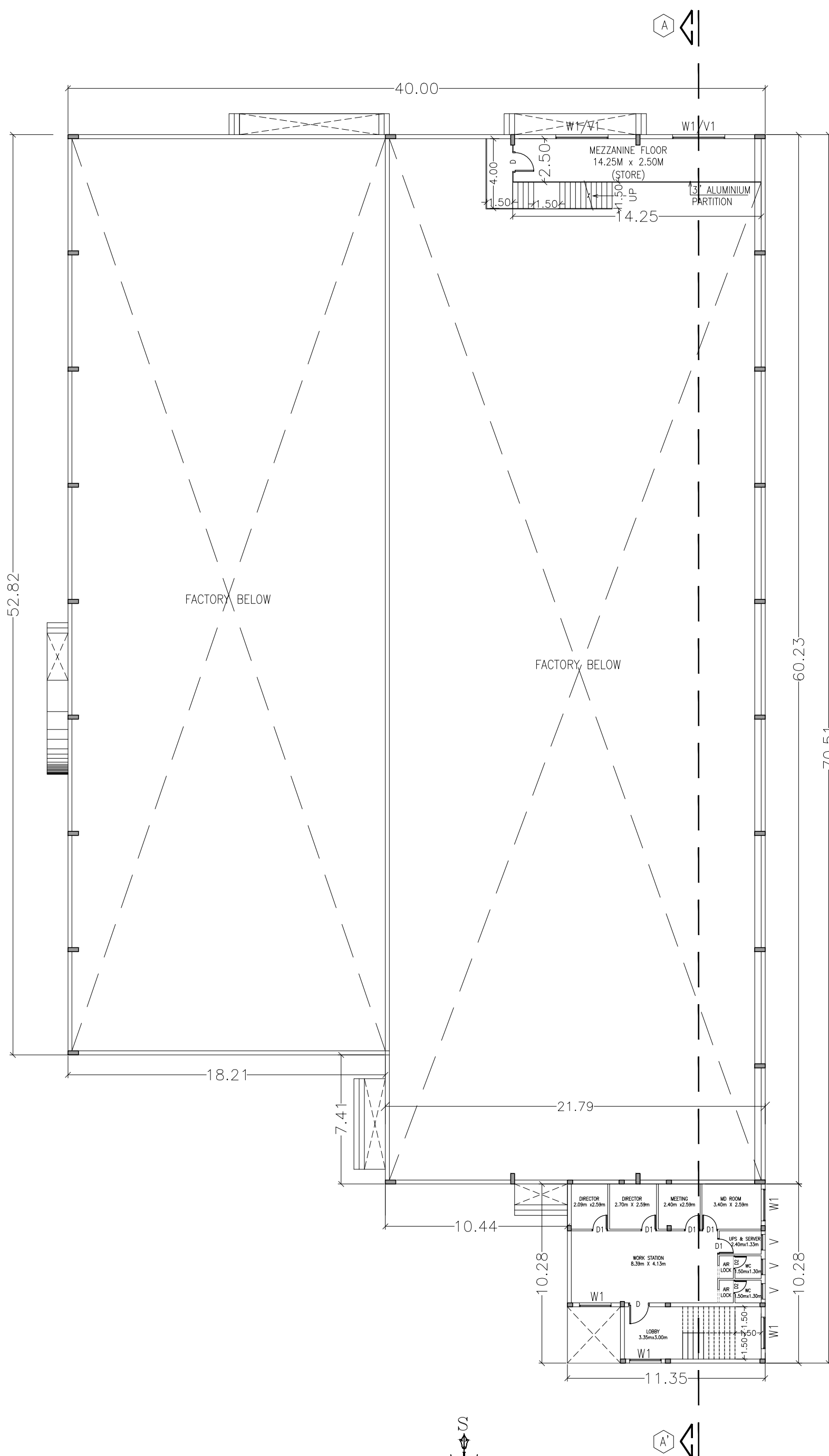
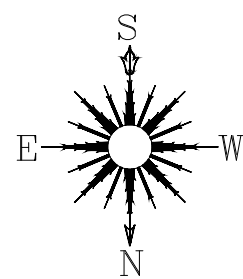
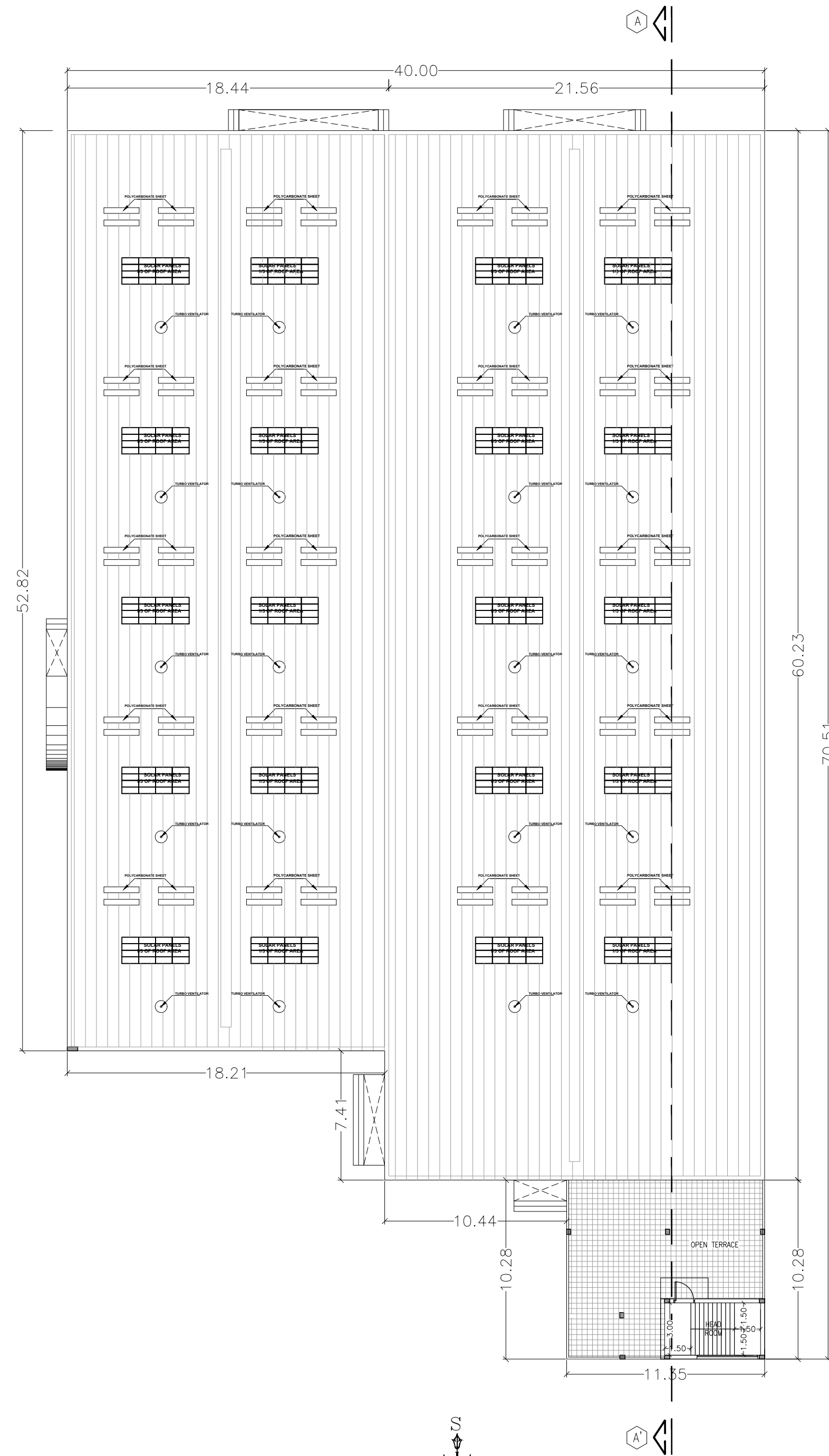
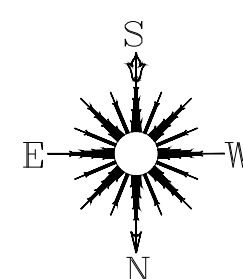
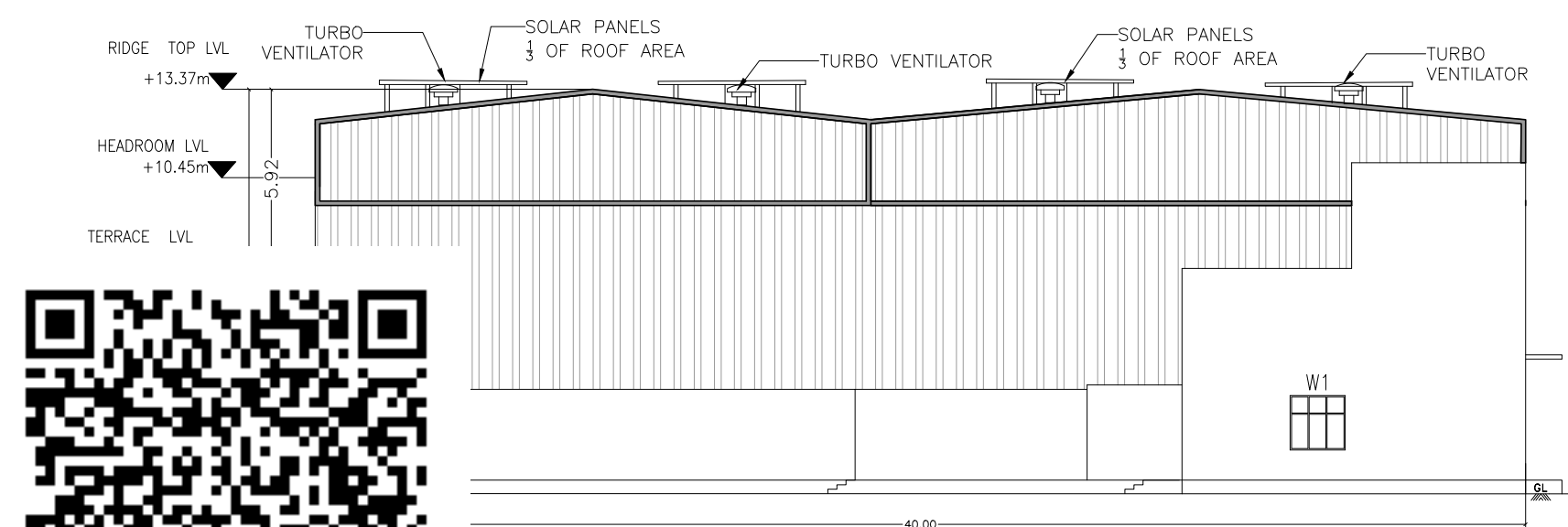
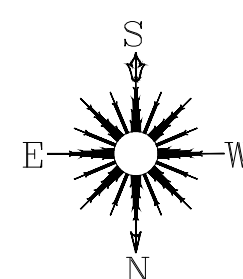
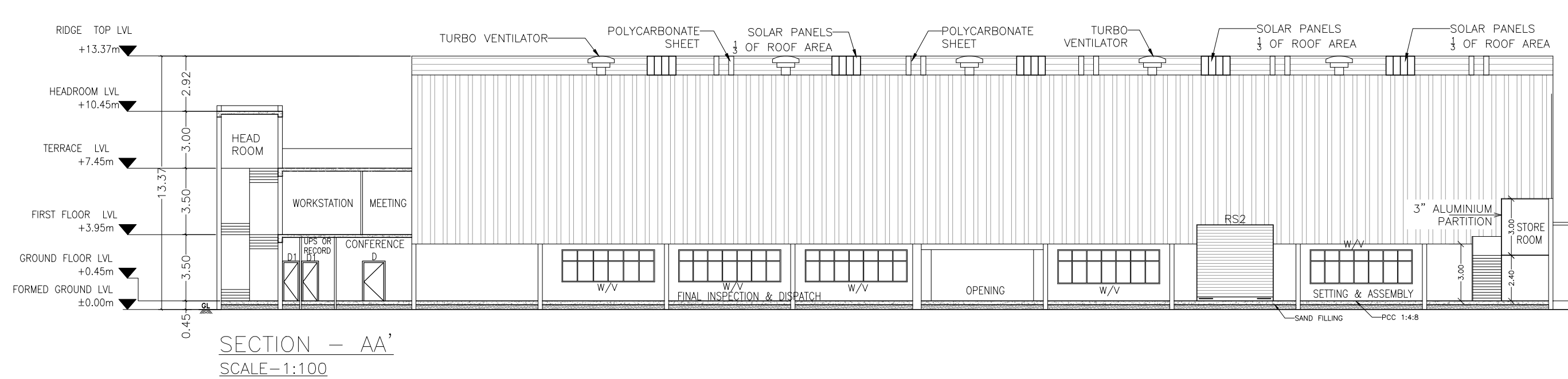
PROPOSED BUILDING ☐
SITE BOUNDARY ☐
APPROACH ROAD ☐
PROPOSED DRIVEWAY ☐

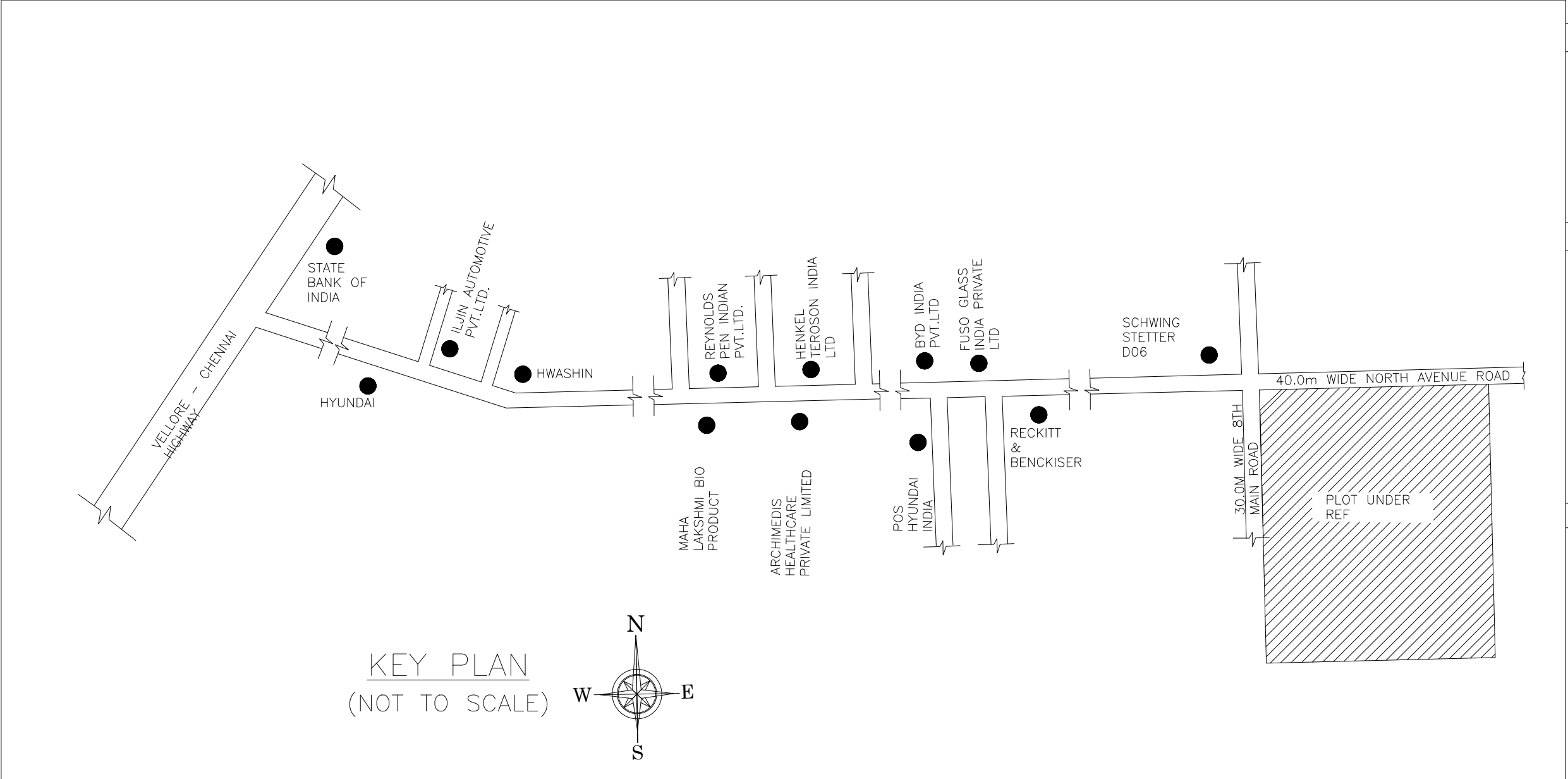
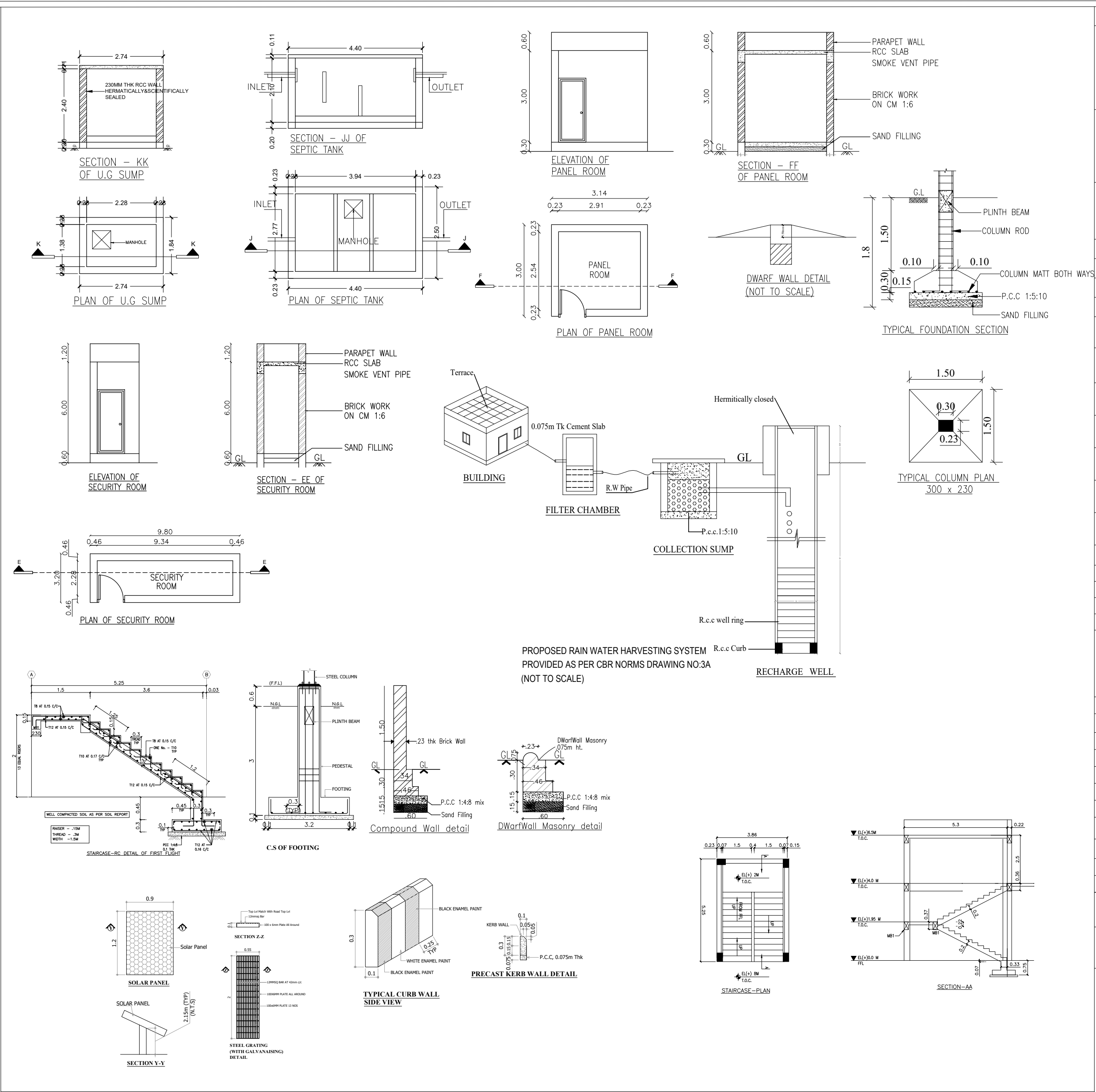
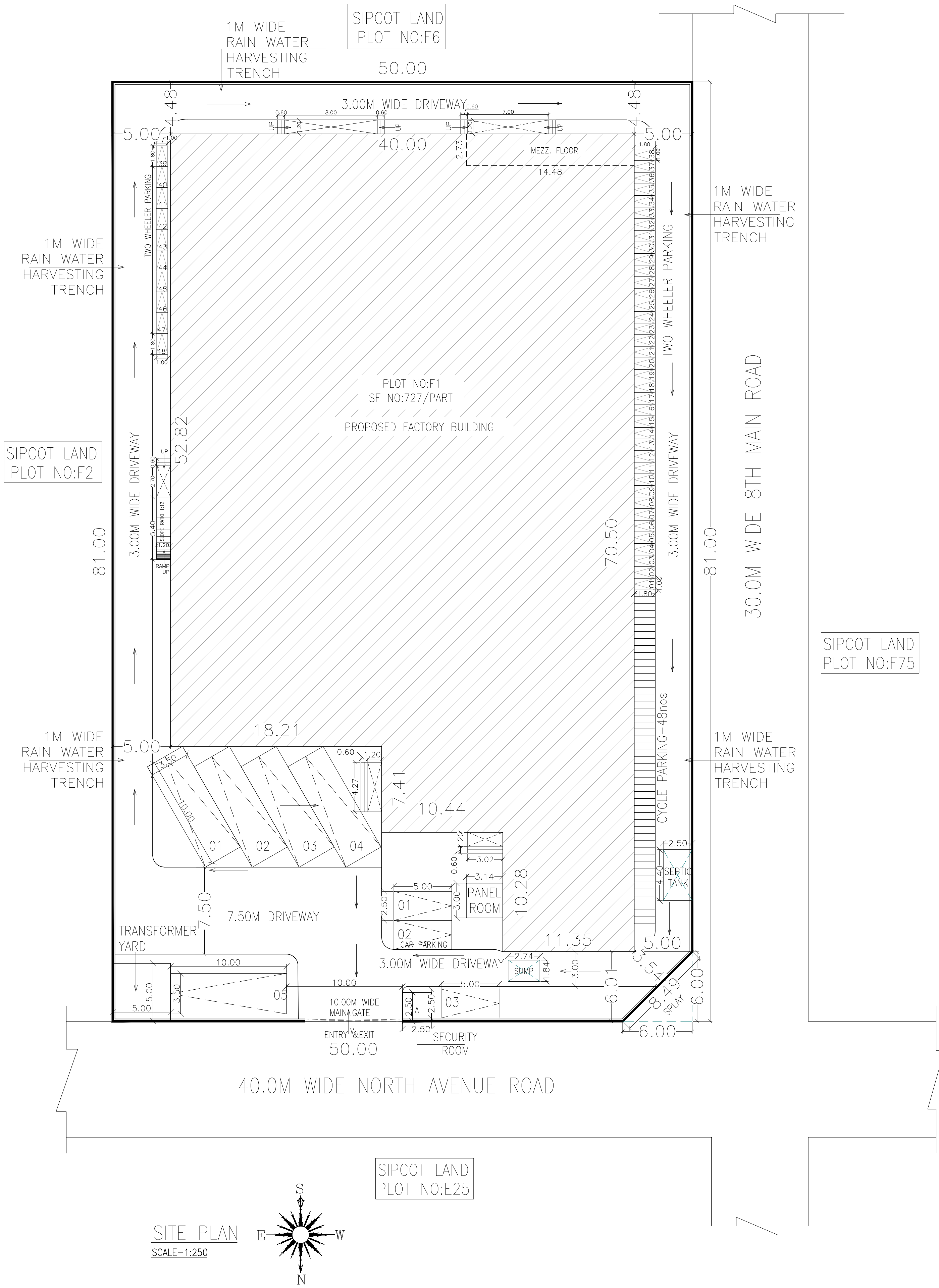
SCALE -1:100

APPLICANT :

REGISTERED STRUCTURAL ENGINEER :

REGISTERED ARCHITECT :

GROUND FLOOR PLAN
SCALE-1:100FIRST FLOOR PLAN
SCALE-1:100TERRACE FLOOR & ROOF PLAN
SCALE-1:100ELEVATION
00SECTION - AA'
SCALE-1:100



SHEET NO : 01 / 02			
PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING OF DYROCON AIRTECH PVT LTD AT, PLOT NO:F1, S.F.NO: 727/PART,NORTH AVENUE ROAD, SIPCOT INDUSTRIAL PARK, IRUNGATTUKOTTAI,KATRAMBAKKAM VILLAGE, SRIPERUMBUDHUR TALUK,KANCHEEPURAM DISTRICT.			
AS PER POLLUTION CONTROL BOARD			
INDUSTRIAL CATEGORY : GREEN			
TNPCB CONSENT ORDER NO : 2205244783957 (Air)			
CONSENT ORDER NO : 2205144783957 (Water)			
SIPCOT LAYOUT NO : 10.61/15.247.51.9 (5TH LIFT) 61007.104/2023			
NOTE : ALL DIMENSIONS AREA IN METRE			
AREA STATEMENT DETAILS			
SITE AREA as Per Patta : 4050.00 Sq.m			
SITE AREA as Per Document : 4050.00 Sq.m (1.00 Acre)			
BUILDING AREA DETAILS :			
AREA STATEMENT			
SL.NO	DESCRIPTION	FSI (in Sq.mt)	NON-FSI (in Sq.mt)
01	GROUND FLOOR (FACTORY AREA)	2274.26	-
02	MEZZANINE FLOOR (FACTORY AREA)	35.63	-
03	GROUND FLOOR (OFFICE AREA)	109.48	-
04	FIRST FLOOR (OFFICE AREA)	119.29	-
05	HEAD ROOM AREA	-	20.62
06	SECURITY ROOM	-	6.25
07	PANEL ROOM	-	9.42
TOTAL		2538.66	36.29
PLOT COVERAGE			59.75%
F S I (FLOOR SPACE INDEX) = 2538.66 / 4050.00 = 0.62			
ALL DIMENSIONS ARE IN 'METRIC'			
PARKING DETAILS :			
DESCRIPTION	REQUIRED	PROVIDED	
LORRY PARKING	05 NOS	05 NOS	
CAR PARKING	03 NOS	03NOS	
TWO WHEELER PARKING	46 NOS	48 NOS	
CYCLE PARKING	46 NOS	48 NOS	
PROPOSED MACHINERY HP - 209.25 HP			
No. OF WORKERS DETAIL :			
DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	45	05	50
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING			
DRAWING TITLE :- SITE PLAN			
COLOUR INDEX :			
REFERENCE :			
PROPOSED BUILDING			
SITE BOUNDARY			
APPROACH ROAD			
PROPOSED DRIVEWAY			
APPLICANT :			
REGISTERED STRUCTURAL ENGINEER :			
REGISTERED ARCHITECT :			
SHEET NO : 01 / 02			

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.

