

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

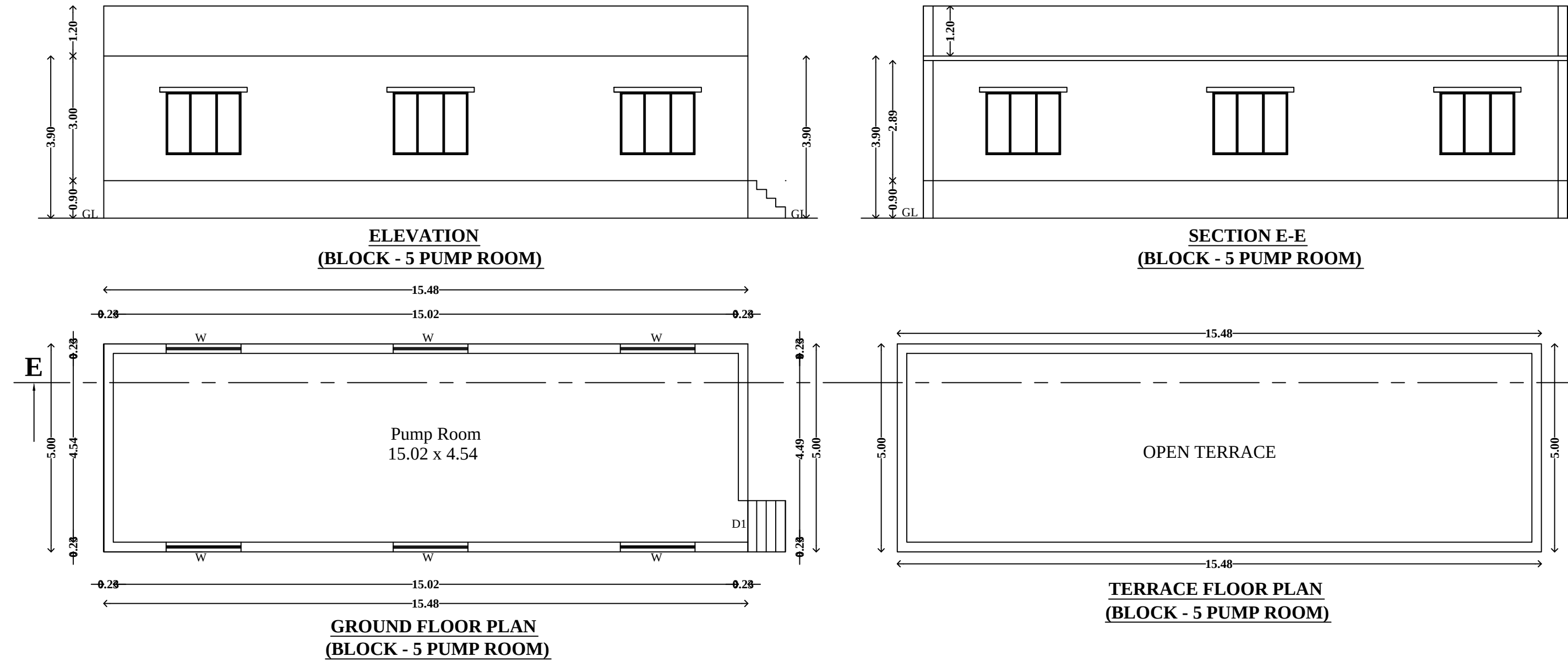
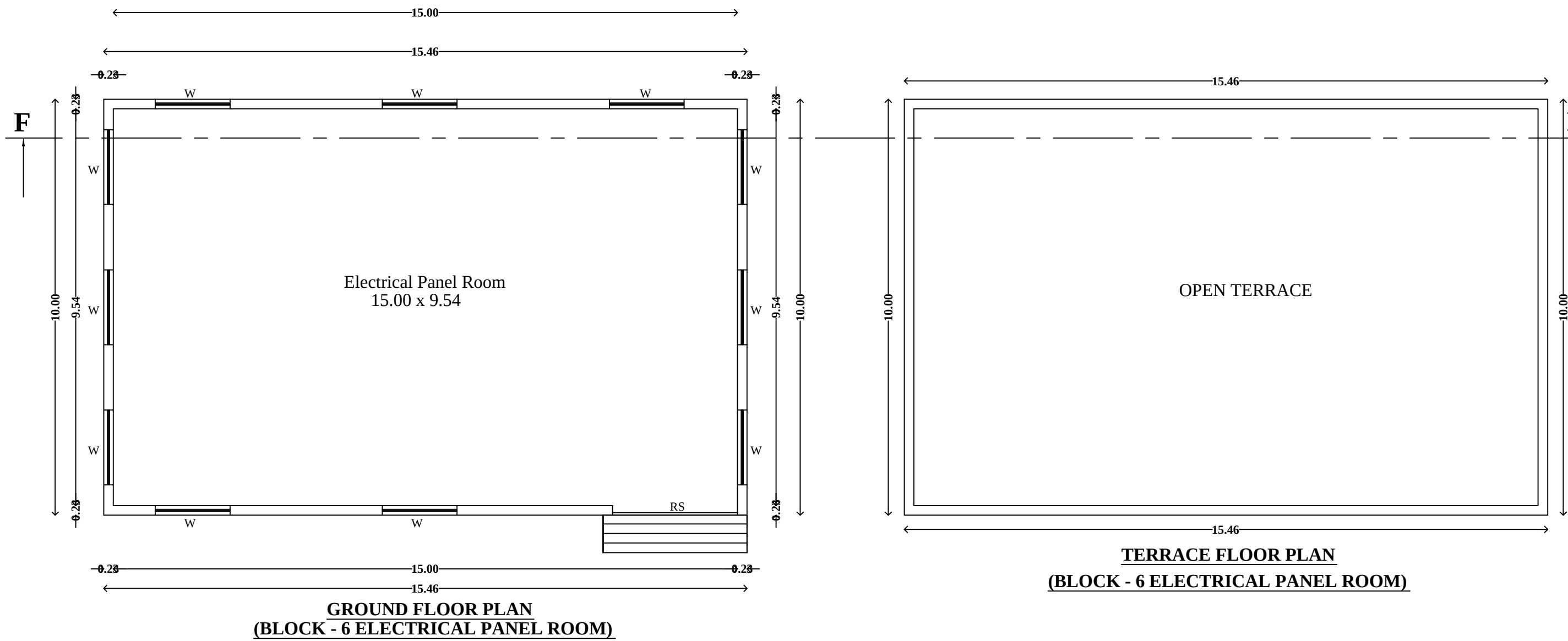
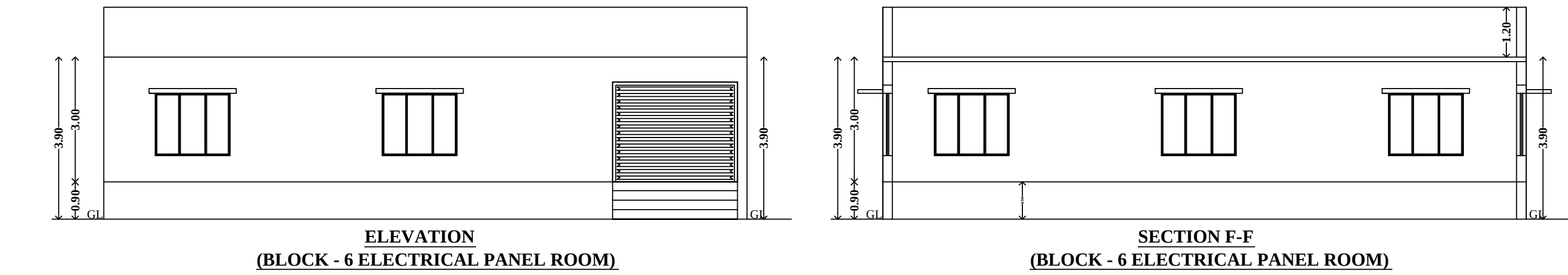
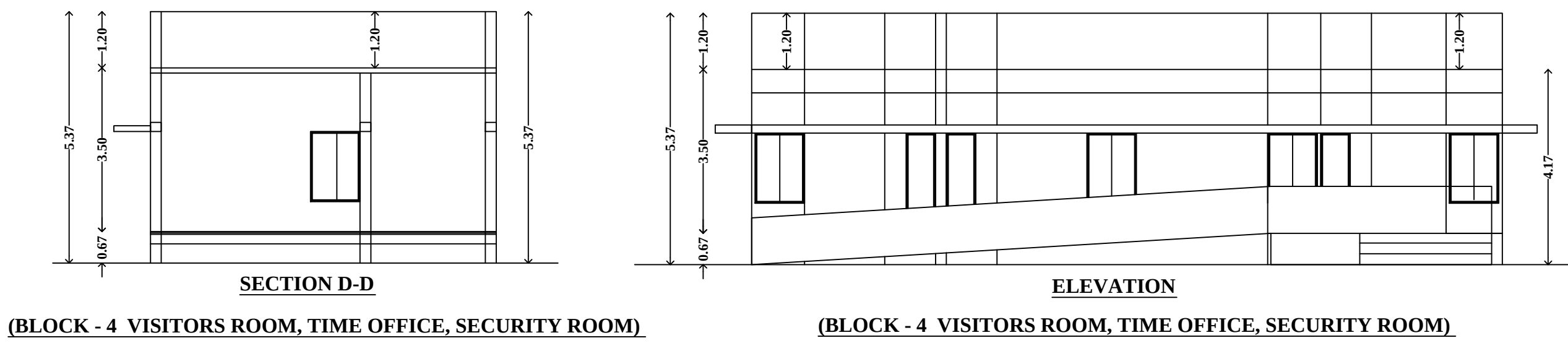
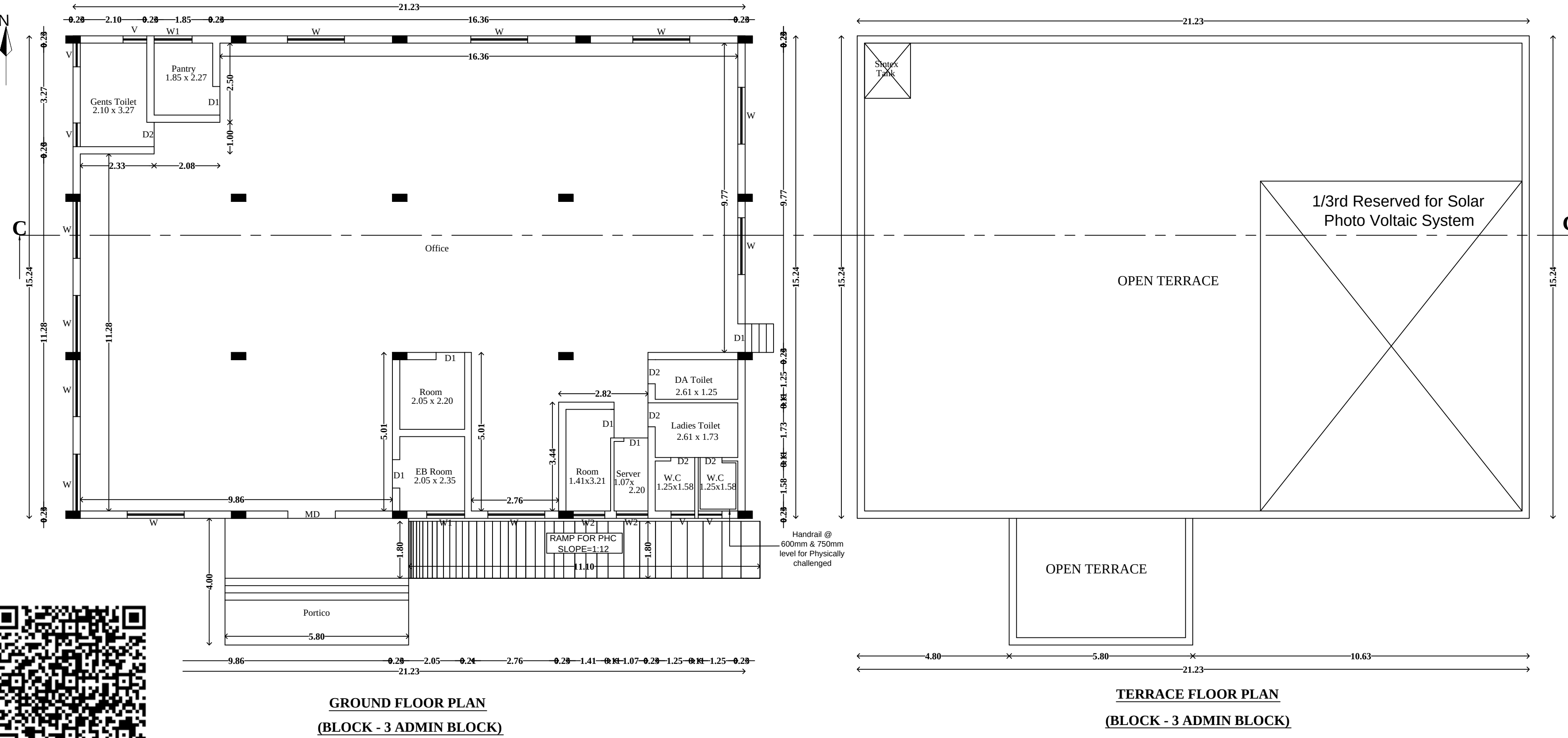
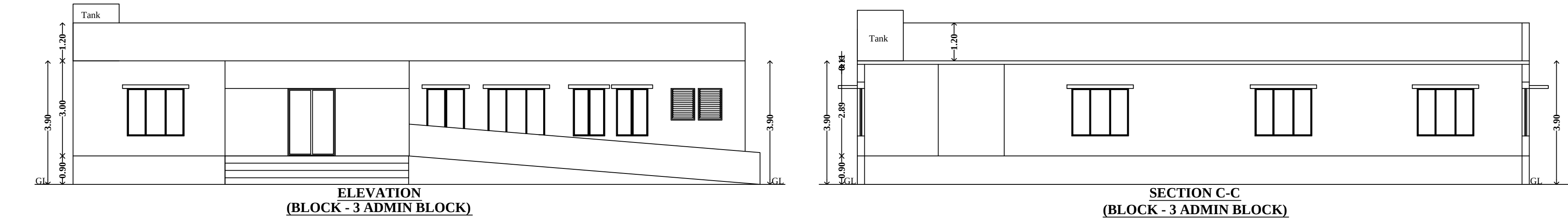
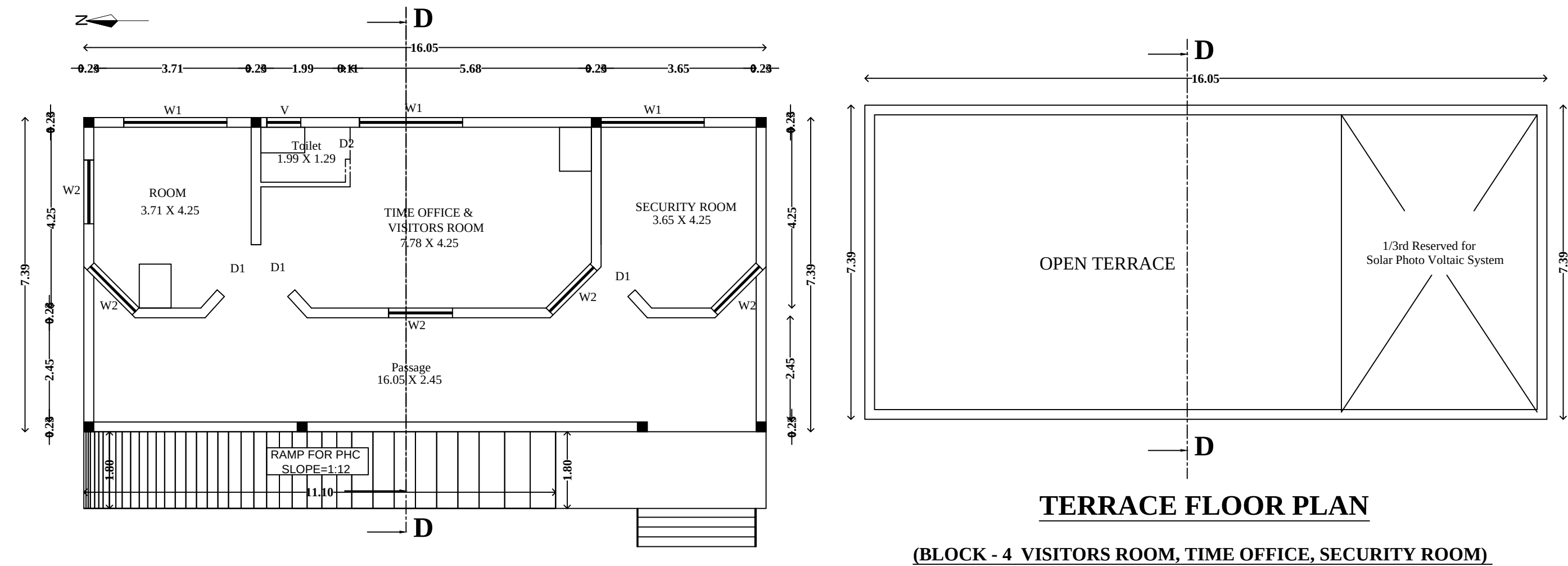
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE INDUSTRIAL BUILDING (ORANGE INDUSTRIES SL.NO:36,WIRE DRAWING COLD PROCESS AND BAILING STRAPS)

AT PLOT NO:L-9(1) SIPCOT INDUSTRIAL PARK COMPRISED IN S.NO:187 PART, 188 PART AND 195 PART OF MAMBAKKAM

VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.



SPECIFICATION
SAND FILLING FOR FOUNDATION AND BASEMENT
P.C.C 1:4:8 FOR FOUNDATION AND BASMENT
200mm BLOCK WORK WALLS IN C.M. 1:5
100mm BLOCK WORK WALLS IN C.M. 1:3
ALL R.C.C WORKS M 25 GRADE CONCRETE
CELING PLASTERING IN CEMENT MORTOR 1:3
WEATHERING COURSE USING BRICK JELLY & LIME CONCRETE IN 1:3 RATIO
CLAY TILES IN TERRACE FLOOR USING CM 1:4
WALLS & CELING WITH CEMENT PAINT
DOORS & WINDOWS WITH ENAMEL PAINT
CERAMIC FLOORING IN CM 1:3

JOINERY DETAILS		SCALE 1: 100
TYPE	DESCRIPTION	SIZE
		METRE
D	DOOR	1.50 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	2.44 X 5.25
V	VENTILATOR	0.76 X 0.61
R.S	ROLLING SHUTTER	6.10 x 3.50

COLOUR INDEX
PROPOSED
BOUNDARY
ROAD

For USMA MARTIN LIMITED

[Signature]

Authorised Signatory

OWNER

S. ATHIYAMAN, B.E, MIE, FV

Chartered Engineer and Govt Approved Valuer

Registered Engineer Gr-I with CMDA Reg. No. RE/G-1/19/05/165 Dt.15-5-19

and Greater Chennai corporation Reg. No. RE/11/22/019 Dt. 24-8-19

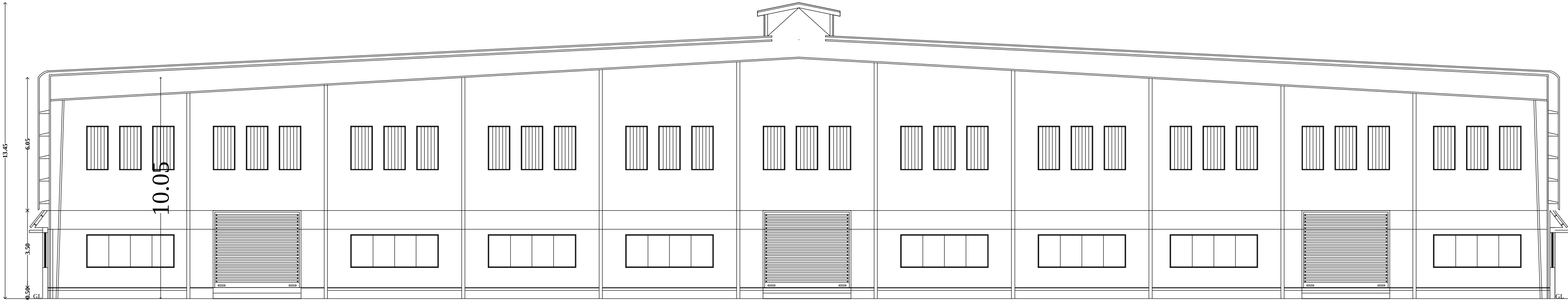
and DTCP Reg.No.CGLRGN/RE-Gr-I/2019/05/005 Dt. 17-05-19

New No. 5, Nathamuni street, T.Nagar, Chennai - 600017.

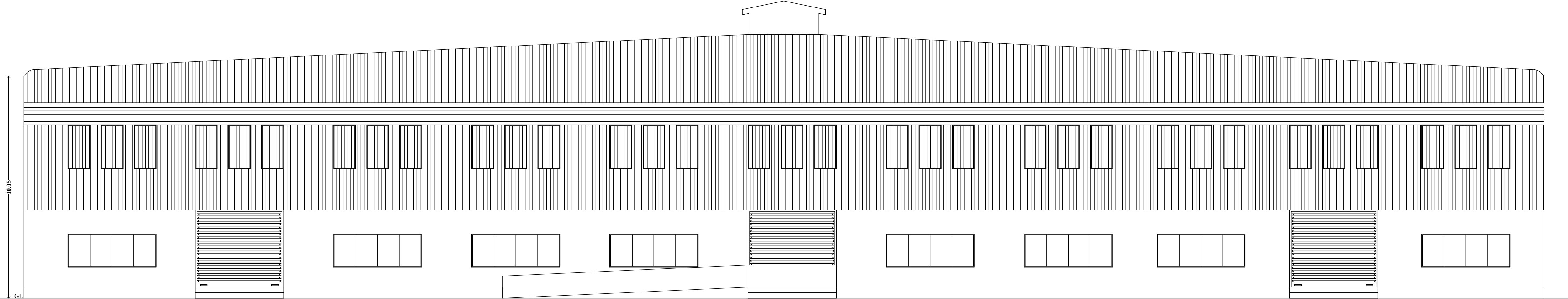
Ph:9940611121 / 28156824

Email:athiyamanassociates@yahoo.com

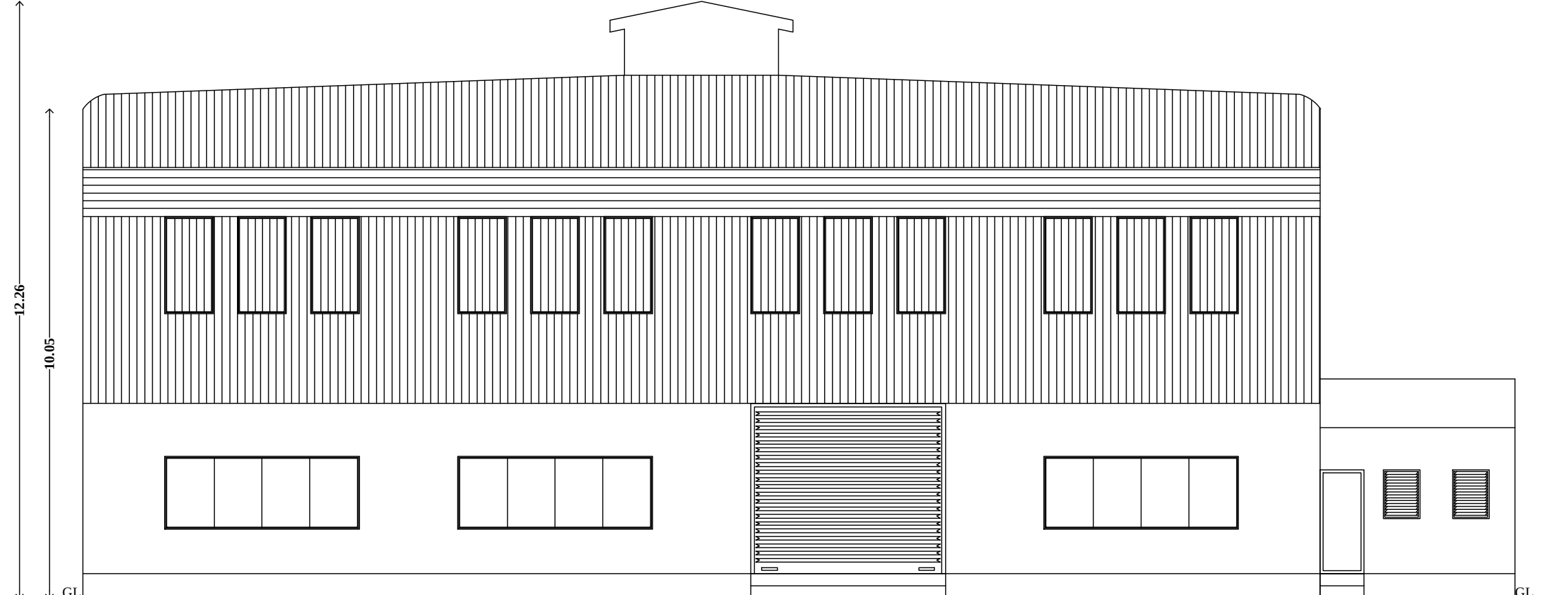
REGISTERED ENGINEER



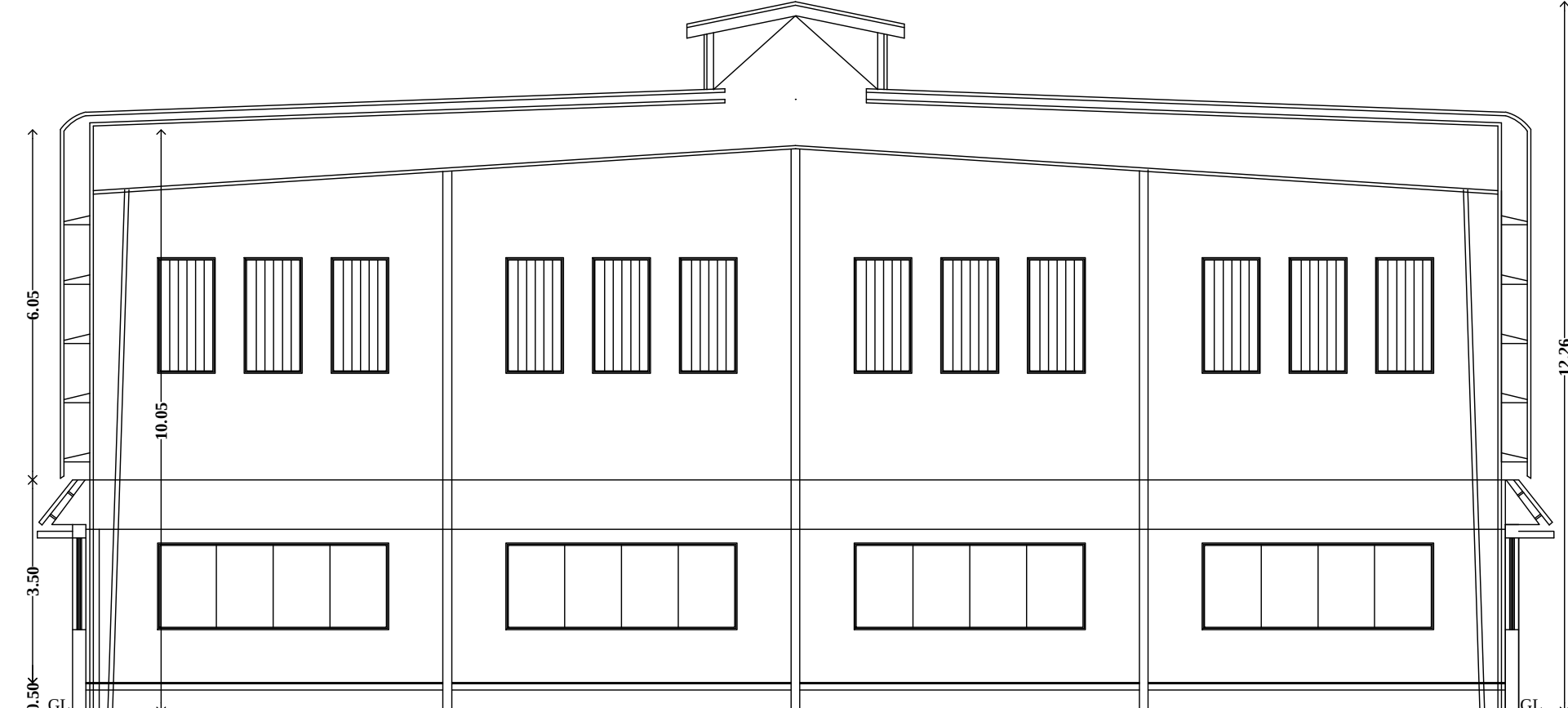
SECTION A-A
(BLOCK - 1 MAIN SHED /RAW MATERIAL YARD)



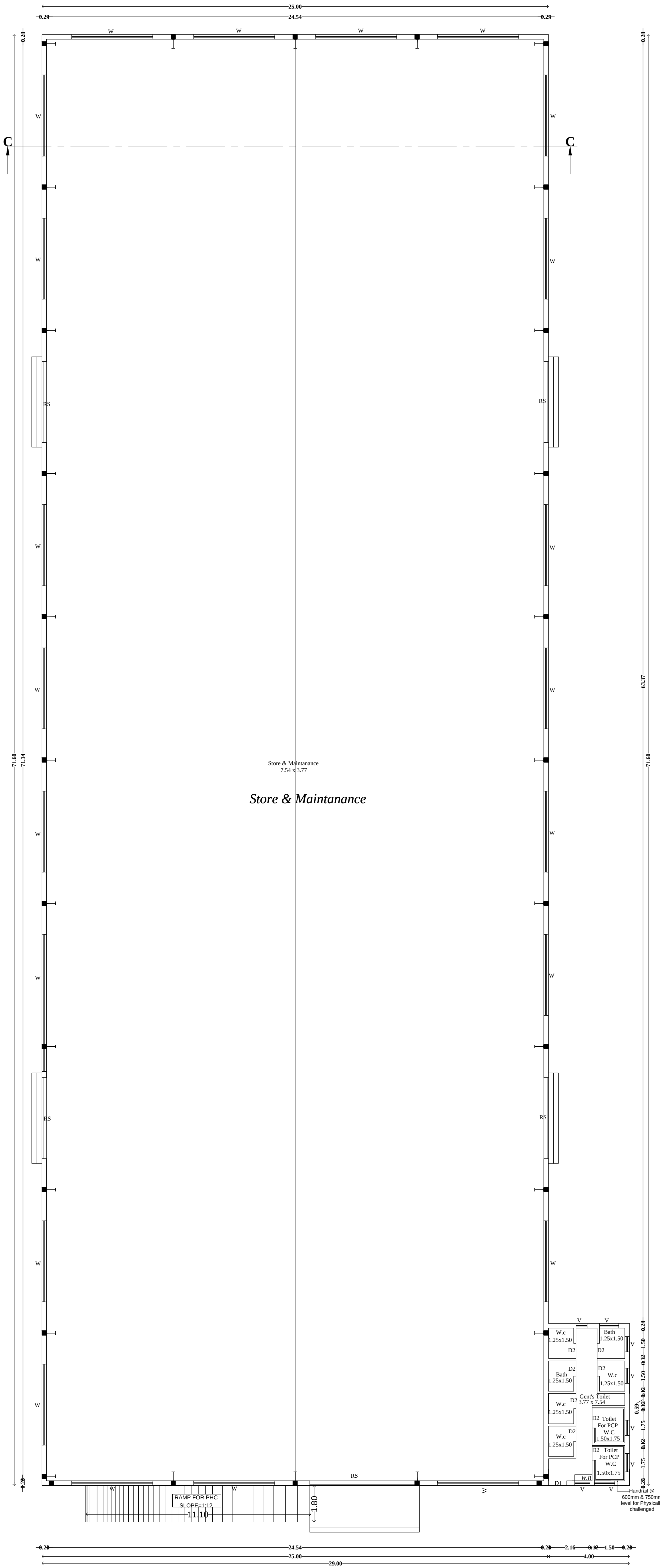
ELEVATION
(BLOCK - 1 MAIN SHED /RAW MATERIAL YARD)



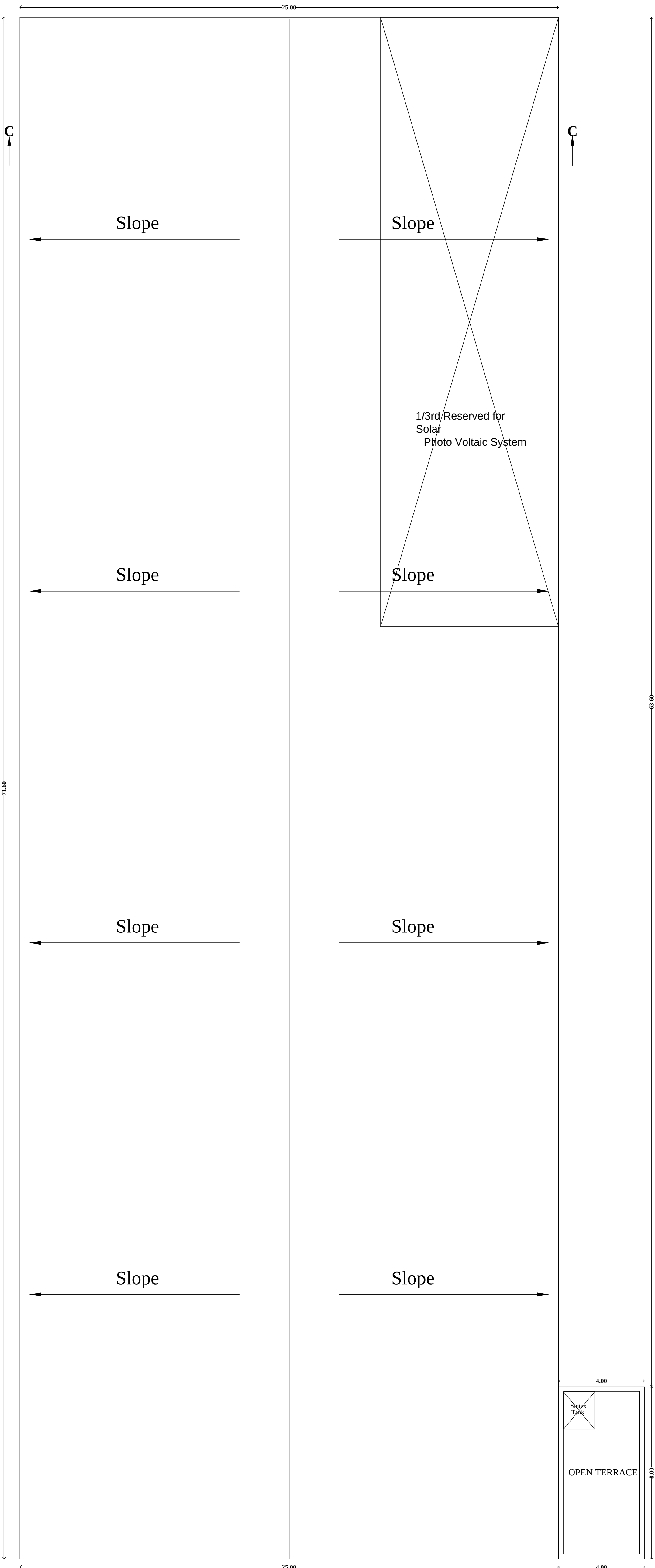
ELEVATION
(BLOCK - 2 STORE, MAINTENCE, QA - LAB, UTILITIES)



SECTION B-B
(BLOCK - 2 STORE, MAINTENCE, QA - LAB, UTILITIES)



GROUND FLOOR
(BLOCK - 2 STORE, MAINTENCE, QA - LAB, UTILITIES)



TERRACE FLOOR PLAN
(BLOCK - 2 STORE, MAINTENCE, QA - LAB UTILITIES)

PLAN SHOWING THE INDUSTRIAL BUILDING
(ORANGE INDUSTRIES SL.NO:36,WIRE DRAWING
COLD PROCESS AND BAILING STRAPS)
AT PLOT NO-L-9(I) SIPCOT INDUSTRIAL
PARK COMPRISED IN S.NO:187 PART,
188 PART AND 195 PART OF MAMBAKKAM
VILLAGE, SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT.

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CEILING PLASTERING IN CEMENT MORTOR 1:3
WEATHERING COURSE USING BRICK JELLY &
LIME CONCRETE IN 1:3 RATIO
CLAY TILES IN TERRACE FLOOR USING CM 1:4
WALLS & CELING WITH CEMENT PAINT
DOORS & WINDOWS WITH ENAMEL PAINT

CERAMIC FLOORING IN CM 1:3

JOINERY DETAILS

SCALE 1: 100

TYPE	DESCRIPTION	SIZE METER
D	DOOR	1.50 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	2.44 X 5.25
V	VENTILATOR	0.76 X 0.61
R.S	ROLLING SHUTTER	6.10 x 3.50

COLOUR INDEX

PROPOSED ROAD

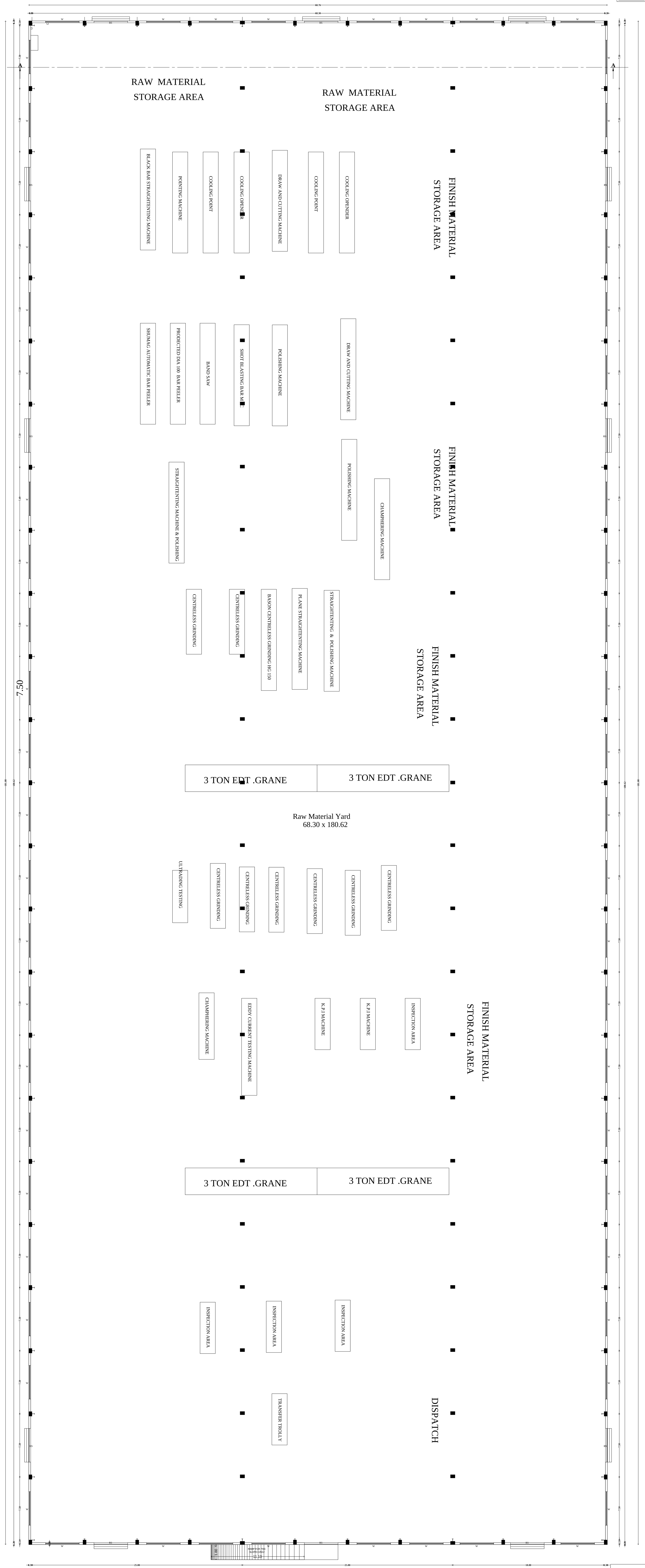
BOUNDARY

For USMA MARTIN LIMITED
Authorized Signatory

OWNER

S. ATHIYAMAN, B.E, MIE, FIV
Chartered Engineer and Sanctioned Valuer
Registered Engineer G-1 with CMAA Reg. No. RE/G-1/195/195 Dt.15.5.19
and Orinor Chennai Corporation Reg. No. RE/1/122/19 Dt. 24.5.19
and DTCP Reg.No.CC/BONARE/G-4/2019/195 Dt. 17.05.19
New No. 5, Nathamun Street, 1 Nagar, Chennai - 600017.
Ph:9940611121 / 28156824
Email:athiyamansassociates@yahoo.com

REGISTERED ENGINEER



PLAN SHOWING THE INDUSTRIAL BUILDING
(ORANGE INDUSTRIES S.NO:36,WIRE DRAWING
COLD PROCESS AND BAILING STRAPS)
AT PLOT NO:1-9(1) SIPCOT INDUSTRIAL
PARK COMPRISED IN S.NO:187 PART,
188 PART AND 195 PART OF MAMBAKKAM
VILLAGE, SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT.

GROUND FLOOR PLAN
(BLOCK - 1 WORK SHOP)

SPECIFICATION		JOINERY DETAILS	SCALE 1: 100	CLOUR INDEX
SAND FILLING FOR FOUNDATION AND BASEMENT PC/C 1:4:4 FOR FOUNDATION AND BASEMENT 200mm BLOCK WORK WALLS IN CM 1:3 100mm BLOCK WORK WALLS IN CM 1:3 ALL R.C.C. WORK WITH GRADE 40 CONCRETE CEILING PLASTERING IN CEMENT MORTAR 1:3 WEATHERING COURSE USING BRICK JOLLY & EMBE CONCRETE IN 1:3 RATIO CLAY TILES IN TERRACE FLOOR USING CM 1:4 WALLS & CEILING WITH CEMENT PAINT DOORS & WINDOWS WITH ENAMEL PAINT CEILING & FLOORING IN CM 1:3		TYPE	SIZE	PROPOSED
D1	DOOR	1.50 X 2.13	BOUNDARY	
D2	DOOR	0.76 X 2.13	ROAD	
W	WINDOW	2.44 X 2.52		
V	VENTILATOR	0.76 X 0.61		
R.S	ROLLING SHUTTER	6.10 X 3.50		

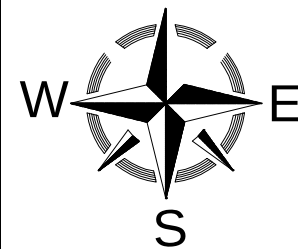
For USMA MARTIN LIMITED

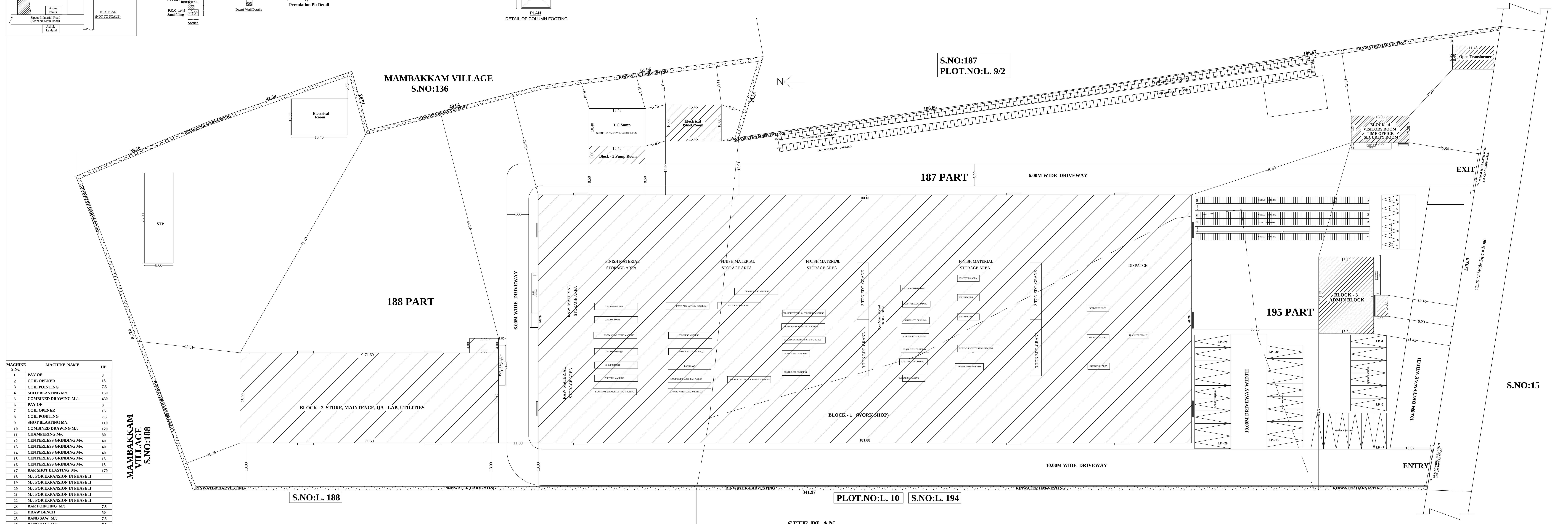
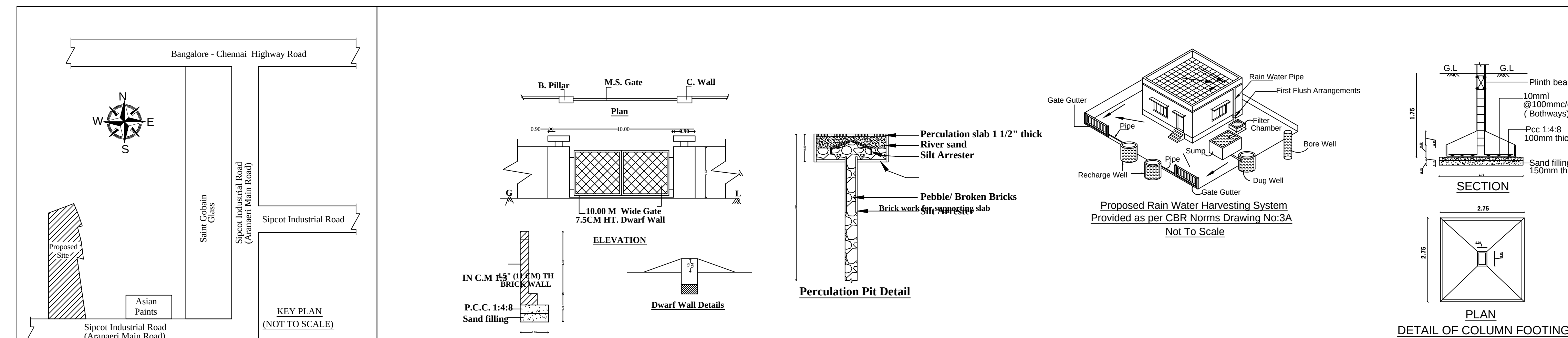
[Signature]

Authorized Signatory

S. ATHIYAMAN, B.E., MIE, FIV
 Distressed Engineer and Good Impressed Master
 Licensed Engineer in Civil with CMLA Reg. No. RE/11/2015/00121555
 and Senior Chemicals Corporation Reg. No. RST/02/2016/2134/8
 and CTEEP Reg. No. COL/CH/RE/CA/12/19/19/0008/2134/8
 New No. 5, Nathaniel's street, T Nagar, Chennai - 600017
 Ph:9440611121 / 28156824
 E-Mail:athiyamanassociates@yahoo.com

REGISTERED ENGINEER





SITE PLAN

S.No.	MACHINE NAME	HP
1	PAY OF	3
2	COIL OPENER	15
3	COIL POINTING	7.5
4	SHOT BLASTING M/c	150
5	COMBINED DRAWING M/c	430
6	PAY OF	3
7	COIL OPENER	15
8	COIL POINTING	7.5
9	SHOT BLASTING M/c	110
10	COMBINED DRAWING M/c	120
11	CHAMFERING M/c	80
12	CENTERLESS GRINDING M/c	40
13	CENTERLESS GRINDING M/c	40
14	CENTERLESS GRINDING M/c	40
15	CENTERLESS GRINDING M/c	15
16	CENTERLESS GRINDING M/c	15
17	BAR SHOT BLASTING M/c	170
18	M/c FOR EXPANSION IN PHASE II	
19	M/c FOR EXPANSION IN PHASE II	
20	M/c FOR EXPANSION IN PHASE II	
21	M/c FOR EXPANSION IN PHASE II	
22	M/c FOR EXPANSION IN PHASE II	
23	BAR POINTING M/c	7.5
24	DRAW BENCH	50
25	BAND SAW M/c	7.5
26	BAND SAW M/c	7.5
27	STRAIGHTENING & POLISHING M/c	85
28	TWO PLANE STRAIGHTENING M/c	85
29	CENTERLESS GRINDING M/c	15
30	CENTERLESS GRINDING M/c	15
31	CENTERLESS GRINDING M/c	50
32	DEBILT POLISHER	50
33	BLACK BAR STRAIGHTENING M/c	110
34	M/c FOR EXPANSION IN PHASE II	
35	PEELING M/c	135
36	STRAIGHTENING & POLISHING M/c	85
37	CENTERLESS GRINDING M/c	50
38	CENTERLESS GRINDING M/c	50
39	CENTERLESS GRINDING M/c	50
40	CHAMFERING M/c	80
TOTAL		2173.50

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JOINERY DETAILS		SCALE 1: 200
TYPE	DESCRIPTION	SIZE
		METRE
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W	WINDOW	2.44 X 5.25
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R.S	ROLLING SHUTTER	6.10 x 3.50

<u>COLOR INDEX</u>	
PROPOSED	ROAD
BOUNDARY	
REF:- LAYOUT APPROVED VIDE NO: L.P/DTP. NO:439/ 2018, BY COMMISSIONER OF DTPC	
PLOT EXTENT	40913.38 SQ.M.

AREA STATEMENT			
	FSI AREA SQ.M.	NON FSI AREA SQ.M.	TOTAL BUILD UP AREA SQ.M.
BLOCK 1 - ED			
GROUND FLOOR	12451.06	—	12451.06
BLOCK 2 - STORE, MAINTENANCE, QA - LAB AND UTILITIES (GL SHEET			
GROUND FLOOR	1822.00	—	1822.00
BLOCK 3 - R/C RCP-ADMIN BLOCK			
GROUND FLOOR	323.55	—	323.55
PORTICO	23.20	—	23.20
BLOCK 4 - R/C RCP - VISITORS ROOM, TIME OFFICE & SECURITY ROOM)			
GROUND FLOOR	118.61	—	118.61
BLOCK 5 - PUMP ROOM			
GROUND FLOOR	77.40	—	77.40
BLOCK 6 - ELECTRICAL PANEL ROOM			
GROUND FLOOR	154.60	—	154.60
TOTAL	14970.42	—	14970.42
TOTAL FSI AREA = 14970.42 sq.m.			
FSI CALCULATION:			
TOTAL FSI AREA / PLOT AREA = 14970.42 sq.m. / 40913.38 sq.m. = 0.365			
HORSE POWER = 2173.50 HP			

CAR PARKING REQUIRED -	5 NOS
CAR PARKING PROVIDED -	6 NOS
TWO WHEELER REQUIRED-	298 NOS
TWO WHEELER PROVIDED -	300 NOS
LORRY PARKING REQUIRED -	29 NOS
LORRY PARKING PROVIDED -	29 NOS
CYCLE PARKING REQUIRED -	282 NOS
CYCLE PARKING PROVIDED -	320 NOS

For USMA MARTIN LIMITED



Authorized Signatory

OWNER


S. ATHIYAMAN, B.E., MIE, FIV
Chartered Engineer and Civil Registered Member
Licensed Engineer (Civil) 1202-Reg. No. F-6/G-1/1935/161/2/154/19
and Senior Chartered Engineer Reg. No. 1217/219/2/2/24/19
and P/20/Reg. No. C/2/G/AN/6/G-1/2135/161/2/1748/19
New No. 3, Nanthamun street, 1 Nagar, Chennai - 600017.
Ph- 59455511121 / 2551562424
E-Mail: athiyamanassociates@yahoo.com

SANITATION REQUIREMENTS			
SANITARY UNIT-FITTING	75 NOS MALE	25 NOS FEMALE	TOTAL
WATER CLOSET -	4- NOS	1- NOS	5- NOS
ABLUTION TAPS	4- NOS	1- NOS	5- NOS
URINAL	4- NOS		4- NOS
WATER TAPS WITH DRAINING WATER	3- NOS	1- NOS	4- NOS
WATER TAPS WITH DRAINING ARRANGEMENT	1- NOS	1- NOS	2- NOS
DRAINING WATER FOUNDATION	1- NOS	1- NOS	2- NOS
BATHS PREFERABLY SHOWERS	1- NOS	1- NOS	2- NOS

[illegible]

M/C No.	M/C SIZE			WEIGHT OF M/C	NO OF M/C
	LENGTH	WIDTH	DEPTH OF FOUNDATION		
1	11.4M	3.16M	0.5M	10T	1
2	11.4M	3.16M	0.5M	10T	1
3	11.4M	3.16M	0.5M	10T	1
4	11.4M	3.16M	0.5M	10T	1
5	11.4M	3.16M	0.5M	10T	1
6	11.4M	3.16M	0.5M	12T	1
7	11.4M	2.0M	0.5M	10T	1
8	11.4M	3.16M	0.5M	12T	1
9	13.0M	3.56M	0.75M	25T	1
10	20.0M	6.0M	0.75M	18T	1
11	16.54M	2.14M	0.75M	15T	1
12	39.0M	4.0M	0.75M	40T	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

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

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

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.

