

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

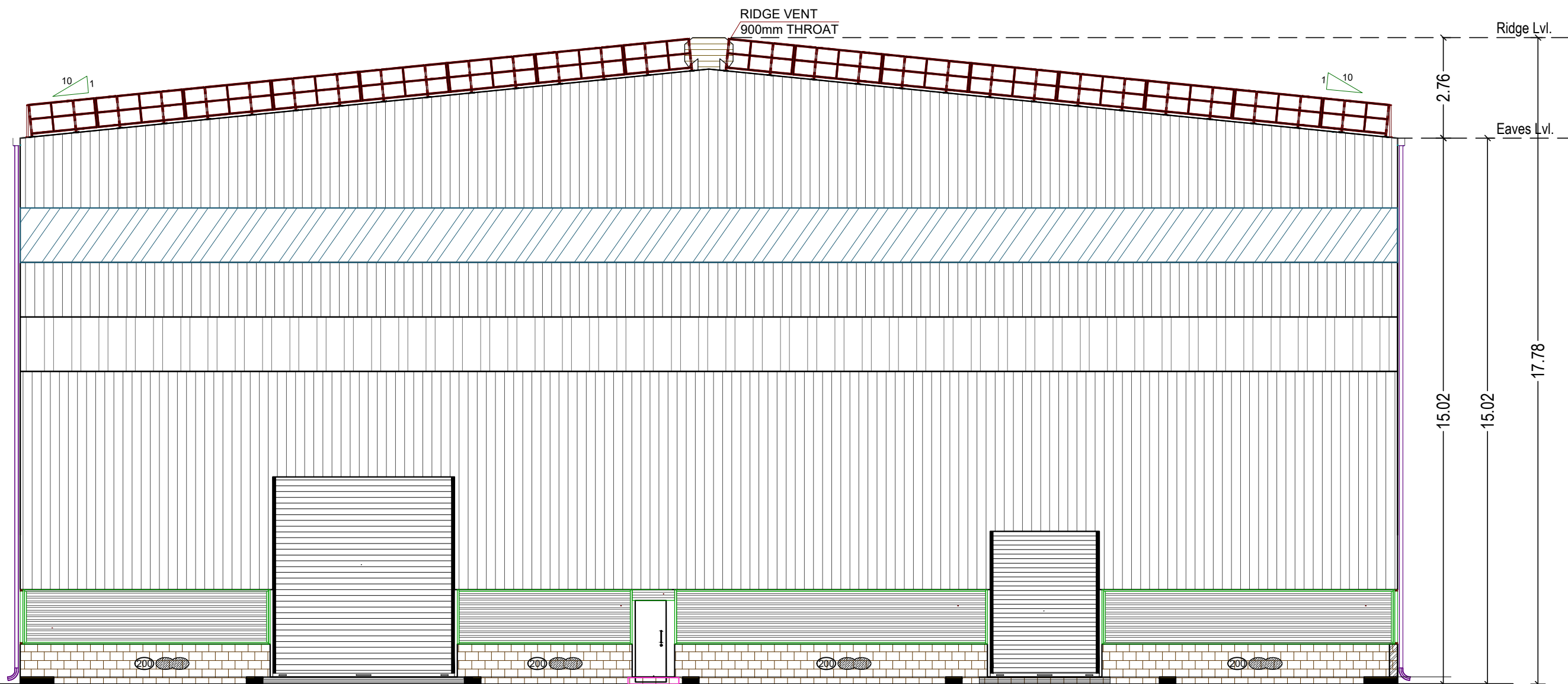
Building Plan

ISSUING AUTHORITY

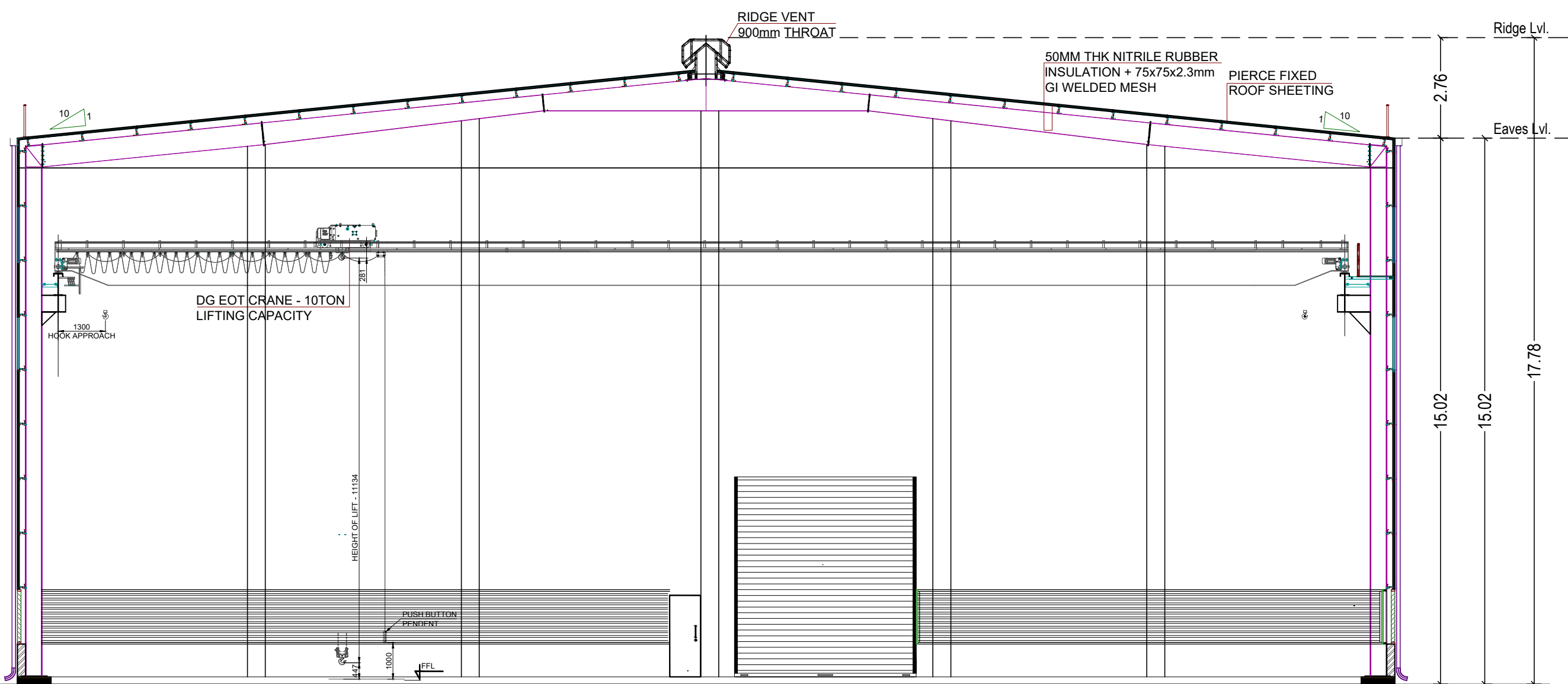
DTCP

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

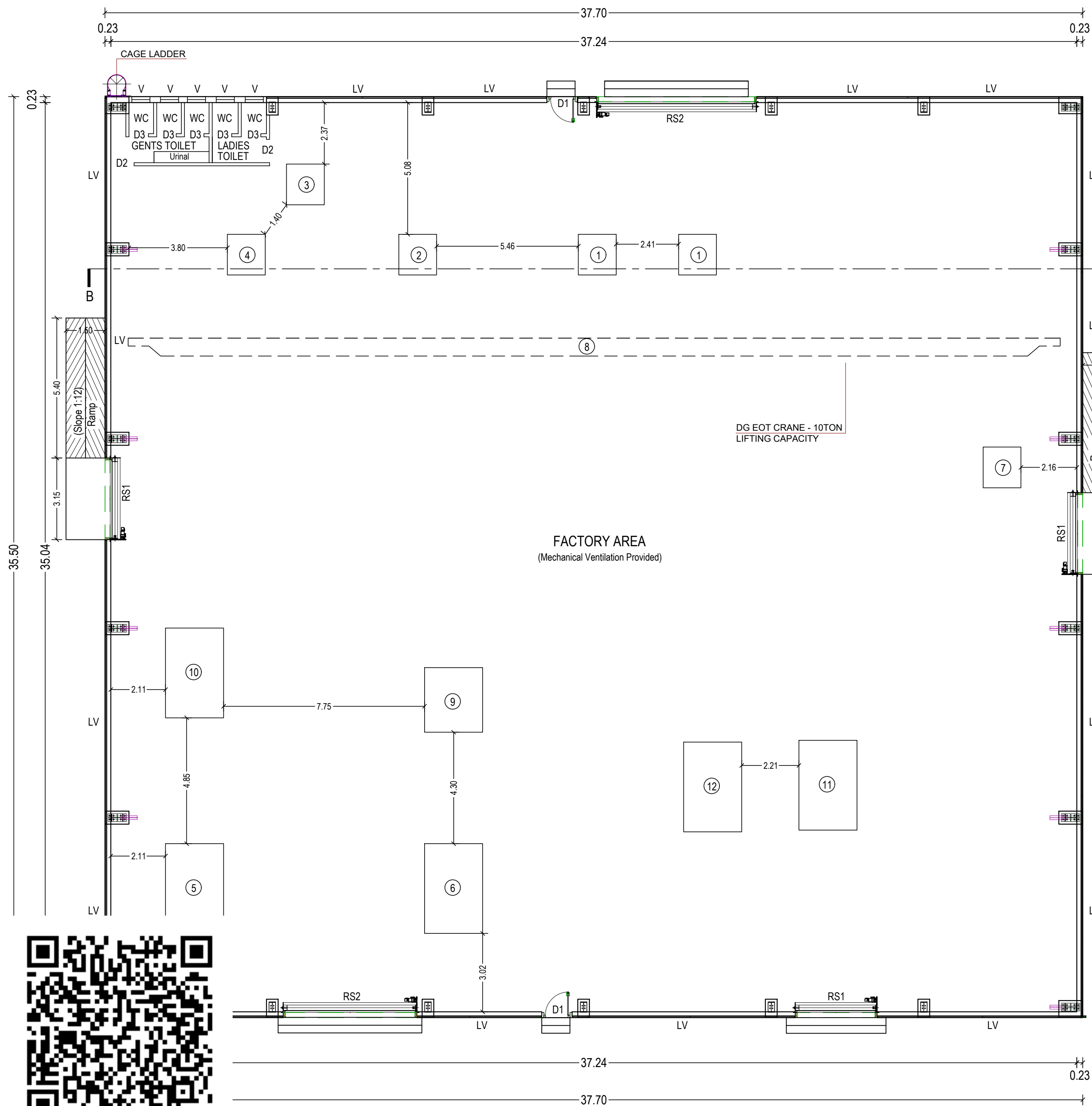
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



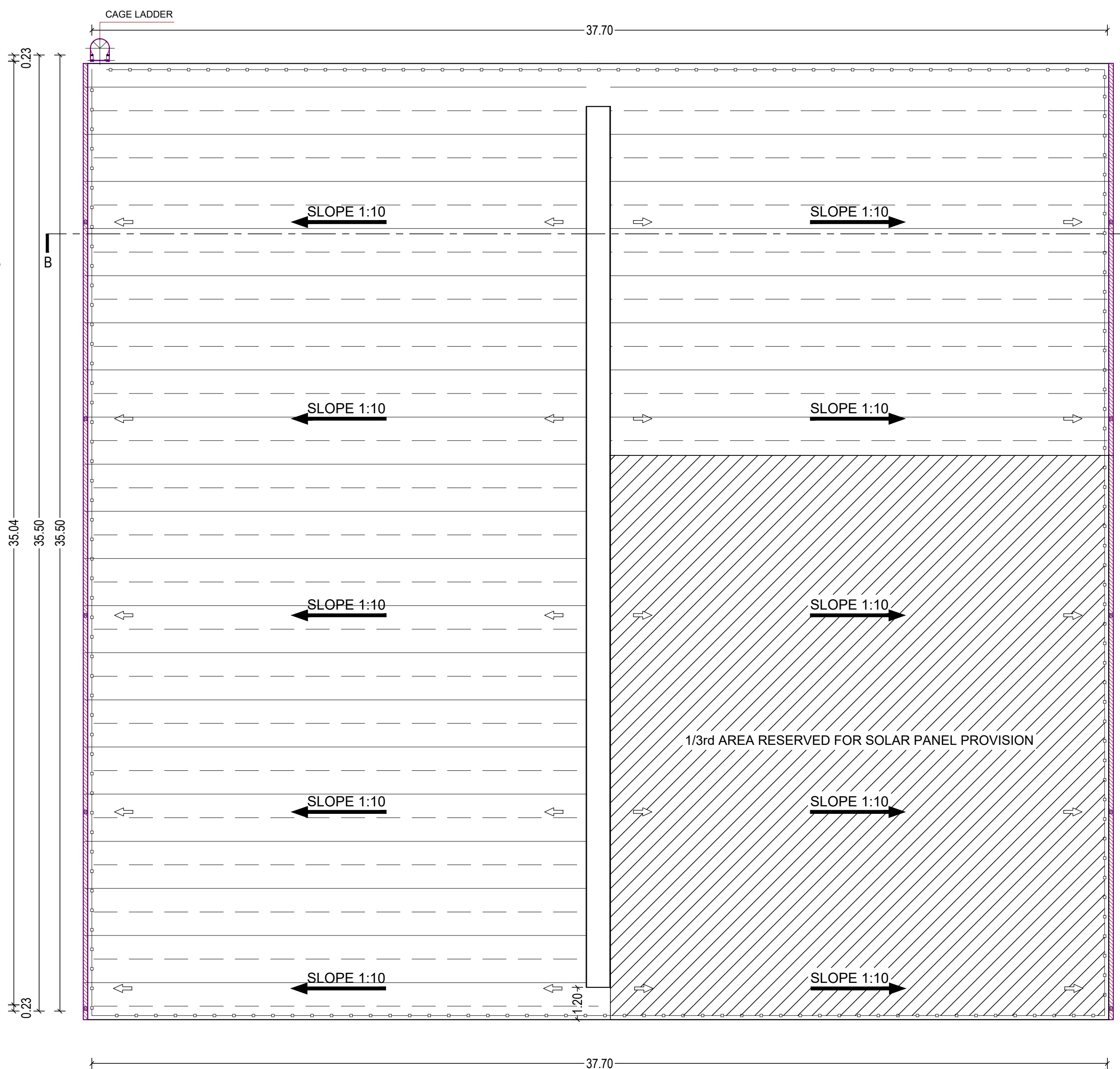
SOUTH SIDE ELEVATION
(BLOCK - 2)



SECTION - BB
(BLOCK - 2)



GROUND FLOOR PLAN
(BLOCK - 2)



ROOF PLAN
(BLOCK - 2)

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/s. CRAGAR ENGINEERING AT PLOT NO. F-83, SIPCOT INDUSTRIAL PARK @ IRUNGATTUKOTTAI, SURVEY NO. 727 PART, KATTRAMBAKKAM 'B' VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	3000 X 4000
RS2	ROLLING SHUTTER	5000 X 5800
D1	DOOR	1200 X 2100
D2	DOOR	900 X 2100
D3	DOOR	750 X 2100
LV	LOUVER WINDOW	5500 X 1200
V	VENTILATOR	700 X 700
MECHANICAL VENTILATION PROVIDED		

LIST OF MACHINERY				
NO.	MACHINERY NAME	QTY	EACH HP	TOTAL HP
1	HMC	2	10.00	20.00
2	CNC 1	1	7.00	7.00
3	CNC 2	1	6.00	6.00
4	CNC 3	1	10.00	10.00
5	LATHE (SEMI AUTO)	1	10.00	10.00
6	MECHANICAL PRESS	1	3.00	3.00
7	AIR COMPRESSOR	1	5.00	5.00
8	EOT CRANE	1	5.00	5.00
9	HORIZONTAL BORING CENTRE	1	15.00	15.00
10	CNC 4	1	6.00	6.00
11	AUTO LATHE 1	1	5.00	5.00
12	AUTO LATHE 2	1	5.00	5.00
13	D.G - 125 KVA	STANDBY		
TOTAL HP				97.00

COLOUR INDEX :

PROPOSED

ARCHITECT :

Dhinesh Architect
CA / 20097 / 43947
10th, 2nd Street, Kotturambakkam Nagar,
Avadi, Chennai - 600054.
dhinesh.architect@gmail.com

STRUCTURAL ENGINEER :

E.S. MOSES ARANGANATHAN
B.E., M.E. (Struct.), P.E., F.A. (Struct.), P.V.,
DTCP Registered Structural Engineer - Grade I (RSE)
DTCP Reg. No. TYKAR/RS/Gr-I/522467/0008
Maduravayal, Chennai - 600005
Email id: mosesaranga@gmail.com

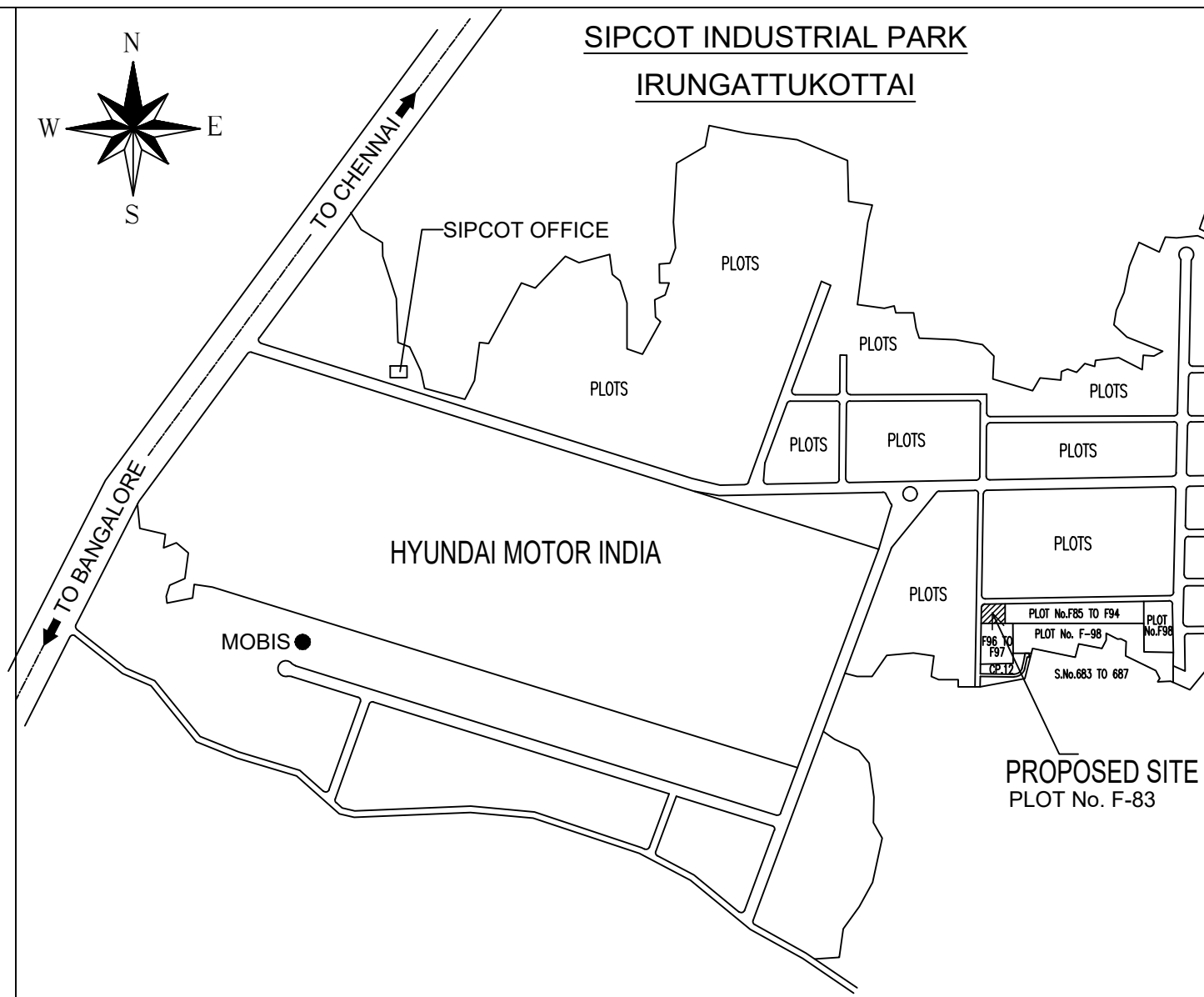
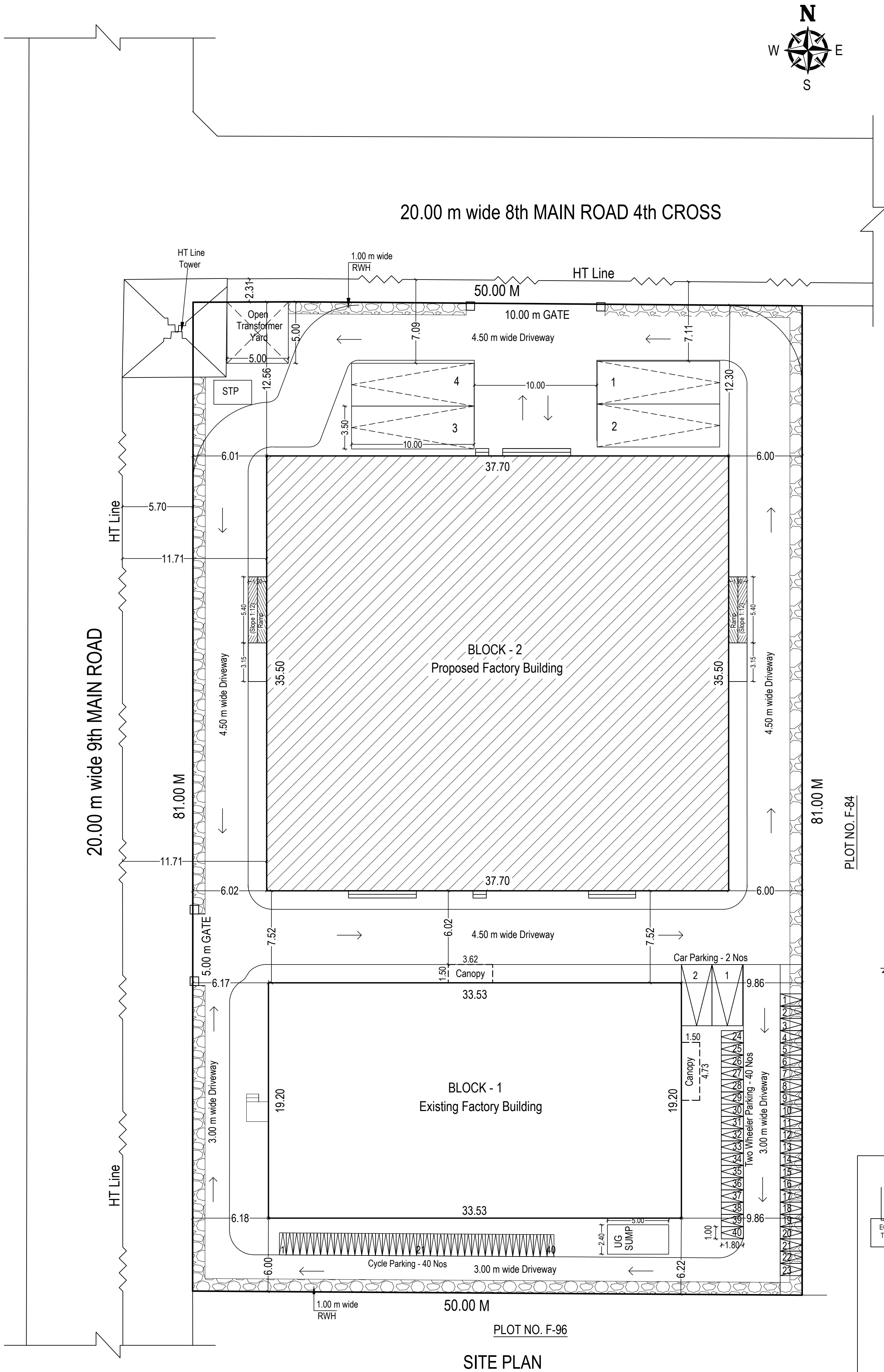
OWNER / LEASEHOLDER :

For CRAGAR ENGINEERING
Partner

BLOCK 2 - PROPOSED FACTORY BUILDING
FLOOR PLANS, ELEVATION & SECTION

SCALE - 1:100

SHEET NO. 2/2



KEY PLAN

SCALE N.T.S.

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/s. CRAGAR ENGINEERING AT PLOT NO. F-83, SIPCOT INDUSTRIAL PARK @ IRUNGATTUKOTTAI, SURVEY NO. 727 PART, KATTRAMBAKKAM 'B' VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT

INDUSTRY CATEGORY : GREEN

MANUFACTURING OF : MACHINING OF ENGINEERING COMPONENTS
(As per TNPCB - Consent Order No.2405163339794, Dated:07.12.2024)

TOTAL NO. OF WORKERS : 40 (Existing - 20, Proposed - 20), Male - 30, Female - 10

HORSE POWER : 246 (Existing - 149, Proposed - 97)

NOTE :

1. EXISTING PLAN WAS APPROVED BY DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENGALPATTU
தெ.வ. / ந. ஊ. து. இ. (செ. ம) எண். 86 / 2008
ந. ஊ. து. இ. செ. ம. ந. க. எண். 5172/07 செ. ம. 7

2. REVISED SIPCOT LAYOUT WAS APPROVED BY ASSIST. DIRECTOR OF TOWN AND COUNTRY PLANNING, KANCHIPURAM, VIDE : 104 / 2023, DATED : 07.11.2023

AREA STATEMENT :-

PLOT EXTENT (as per lease deed) - 4046.86 Sq.m (1.00 Acres)				
EXISTING BUILDING DETAILS :				
S.NO.	BUILDING NAME	FSI AREA	NON FSI	TOTAL AREA
1	BLOCK - 1			
	Ground Floor	643.81	-	643.81
	First Floor	142.66	-	142.66
TOTAL		786.47	-	786.47
PROPOSED ADDITIONAL BUILDING DETAILS :				
S.NO.	BUILDING NAME	FSI AREA	NON FSI	TOTAL AREA
1	BLOCK - 2			
	Ground Floor	1338.35	-	1338.35
TOTAL		1338.35	-	1338.35
TOTAL FSI AREA : EXISTING AREA + PROPOSED AREA				
: 786.47 + 1338.35				
TOTAL FSI AREA : 2124.82 sq.m				
FSI : 0.53 < 1.50				

PARKING STATEMENT :-

S.No	VEHICLE TYPE	SIZE	REQUIRED	PROVIDED
1.	LORRY	3.50 x 10.00 m	4 Nos	4 Nos
2.	TWO WHEELER	1.00 x 1.80 m	40 Nos	40 Nos
3.	CYCLE	0.58 x 1.80 m	40 Nos	40 Nos
4.	CAR	2.50 x 5.00 m	2 Nos	2 Nos

SPECIFICATIONS

FOUNDATION : COLUMN FOOTING

BRICK WORK : C.M 1:5 FOR SUPER STRUCTURE

PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CEILING

CEMENT PAINT : C.M 1:5 FOR SUPER STRUCTURE

PLASTERING : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING

R.C.C. WORK : M25 GRADE

WOOD WORK : TEAK WOOD FRAMED

WEATHERING COARSE : BRICK JELLY LIME MORTAR OVER ROOF SLAB
ONE LAYER OF WEATHERING TILES

MECHANICAL VENTILATION PROVIDED

COLOUR INDEX :			
PROPOSED		EXISTING	
ROAD			
BOUNDARY			

ARCHITECT :	STRUCTURAL ENGINEER :
 Dhinesh Architect CA/2009/43967 10/1, 2nd Street, Kashiurba Nagar, Avalai, Chennai - 600 054. dhinesh.architect@gmail.com	 E.S. MOSES ARANGANATHAN B.E. / M.E (Struct.) P.E. / F.A (Struct.), P.V., D.TCP Registered Structural Engineer - Grade-I (RSE) D.TCP Reg.No. TYLVN/RS/SE/GH-1202407/006 Maduravoyal, Chennai - 600095 Email Id: mosesomug@gmail.com

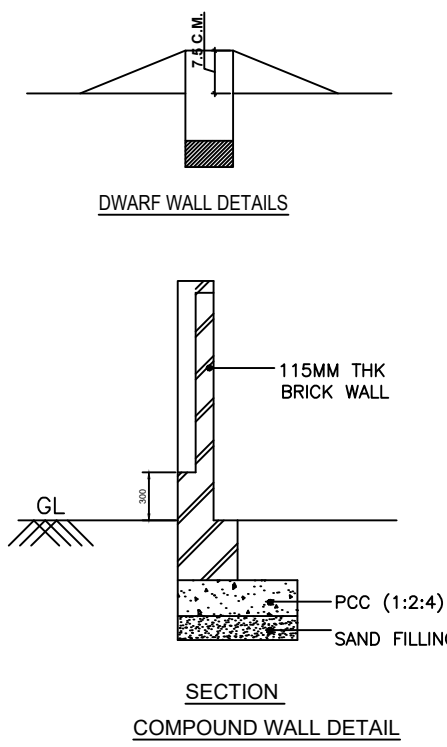
OWNER / LEASEHOLDER :

For CRAGAR ENGINEERING
Partner

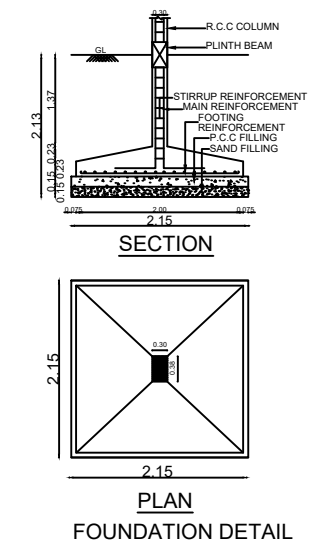
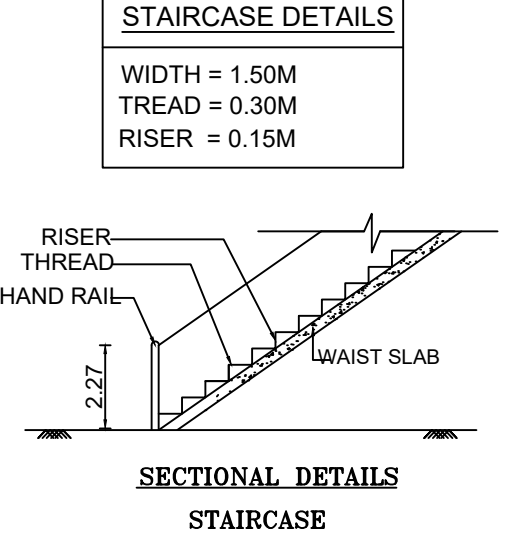
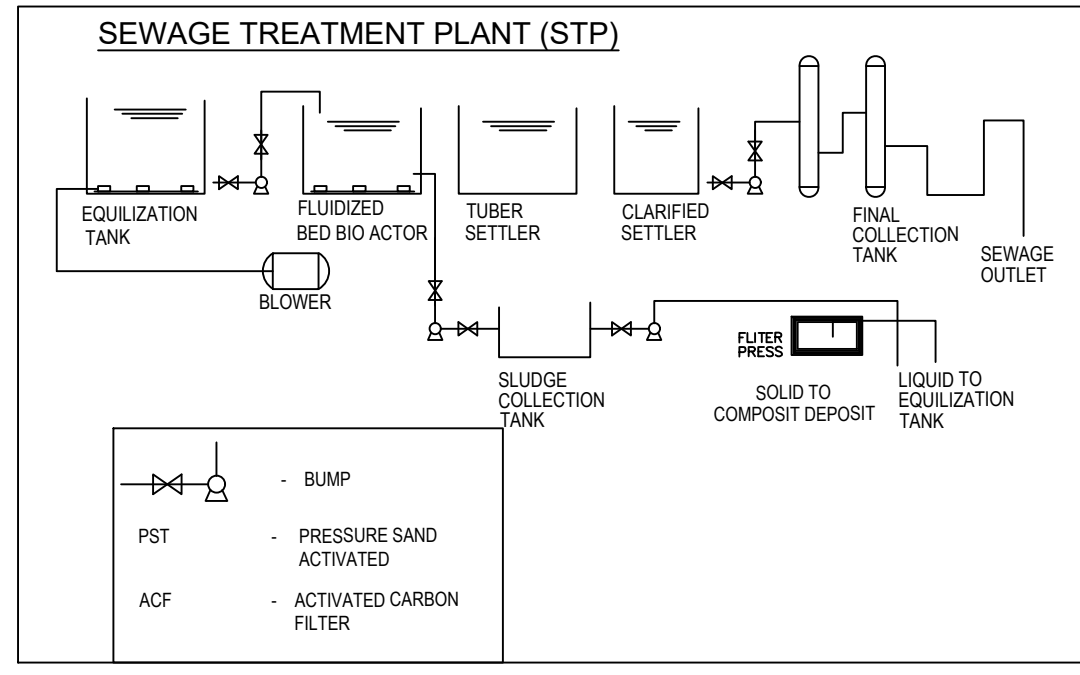
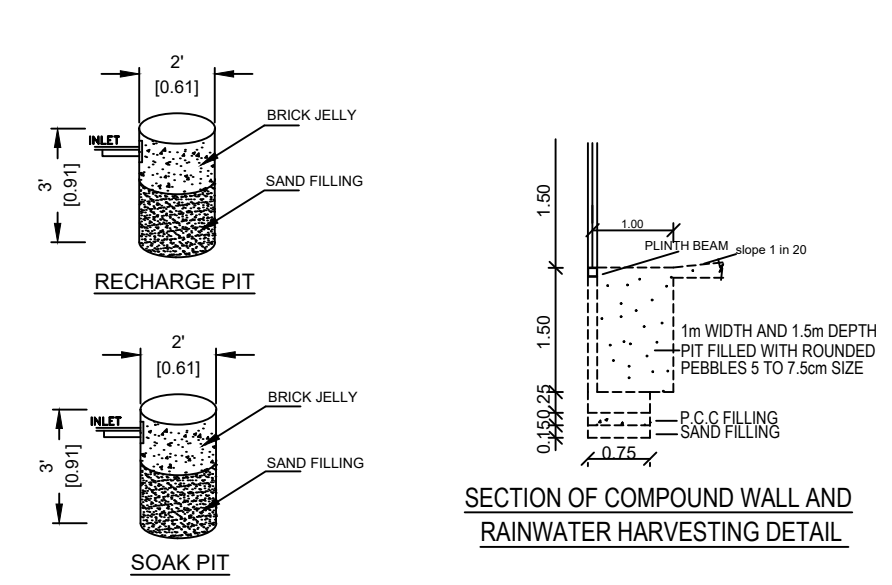
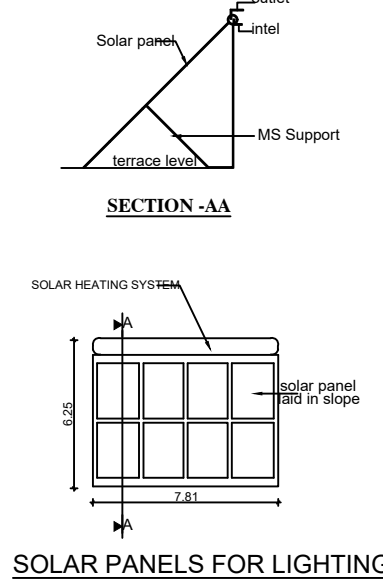
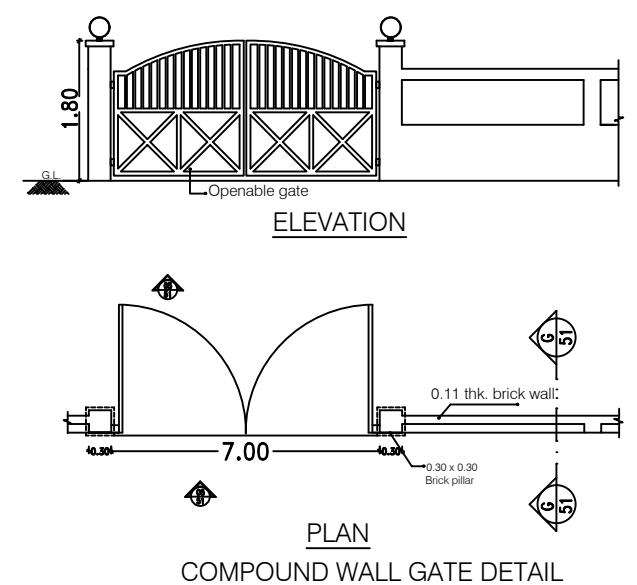
SITE PLAN

SCALE - 1:200

SHEET NO. 1/2



NO. OF WORKERS : Male - 30, Female - 10				
SANITATION CALCULATION				
	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
W.C	2	1	3	2
ABLUTION TAPS	2	1	3	2
URINALS	2	-	4	-
WASHING TAPS	2		2	
DRINKING WATER FOUNTAIN	1		2	



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.

