

PP

APPROVAL RECORD

Planning Permission

Keevalur

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

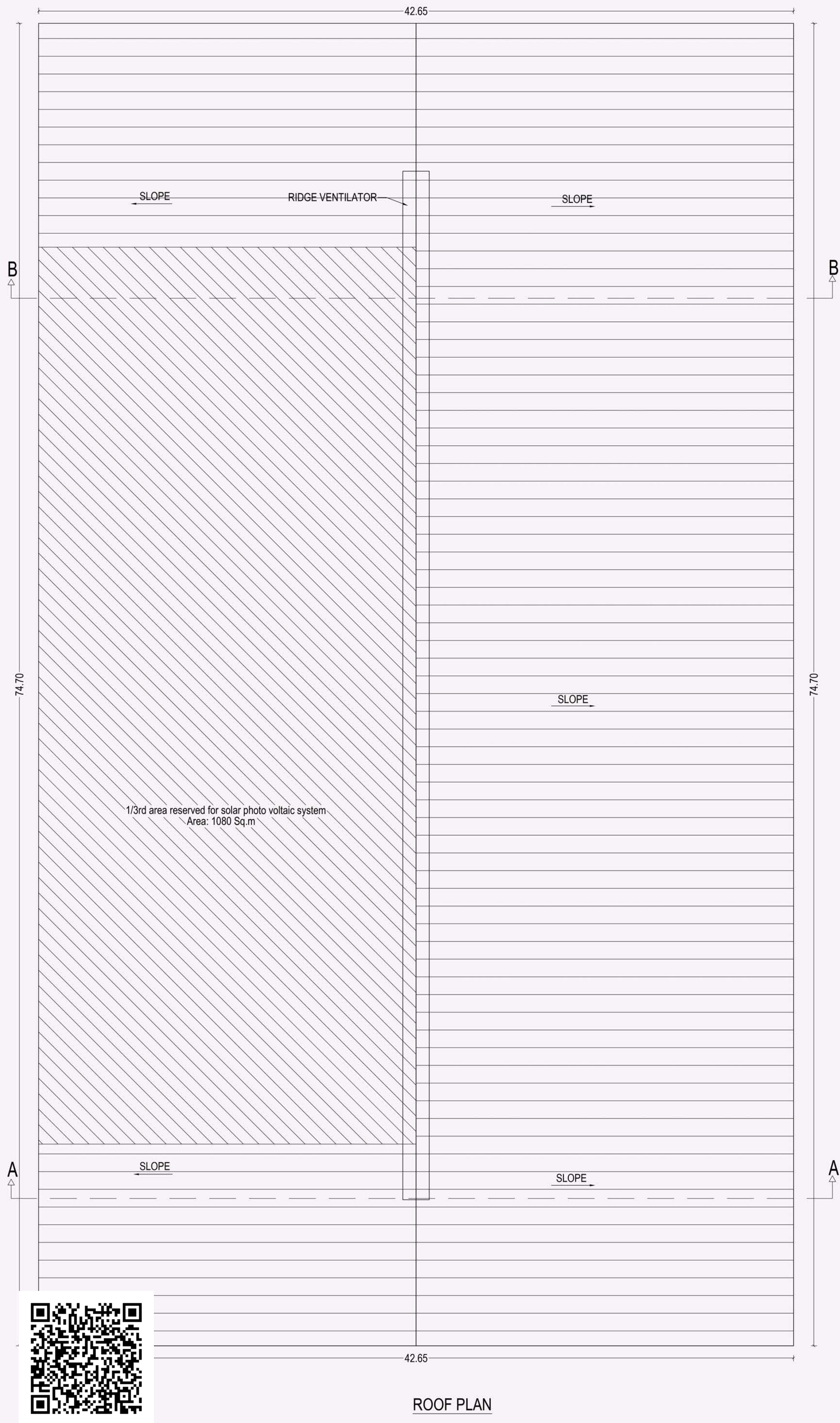
Rural Panchayat

PURPOSE

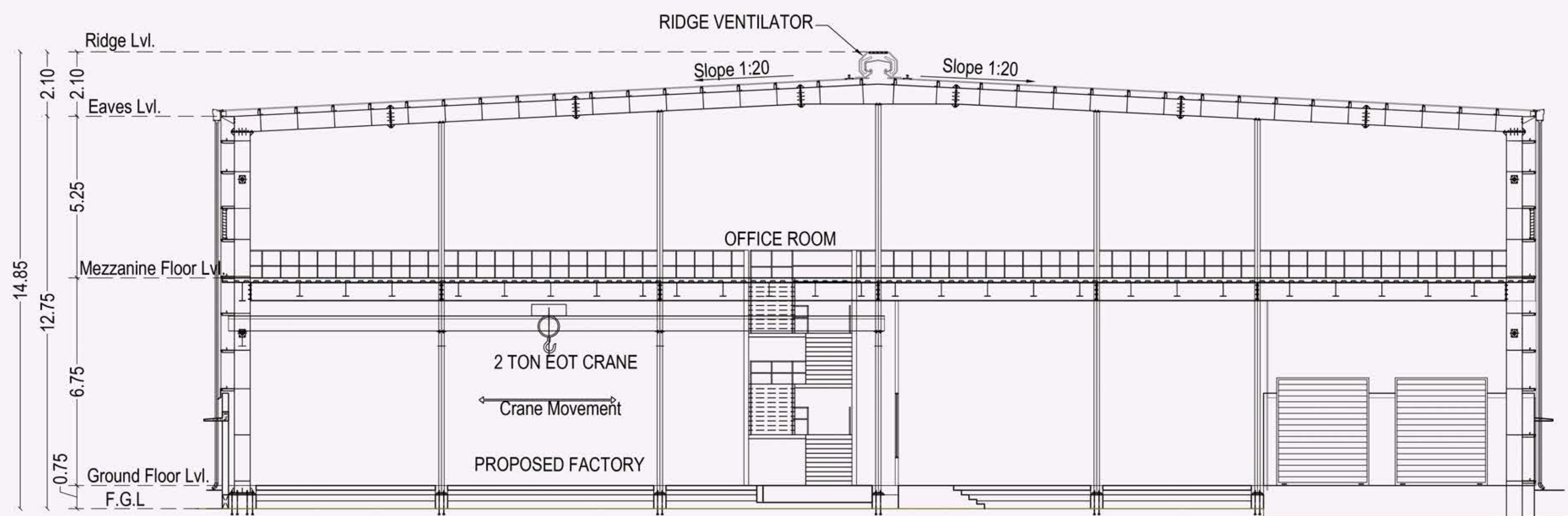
Industrial

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

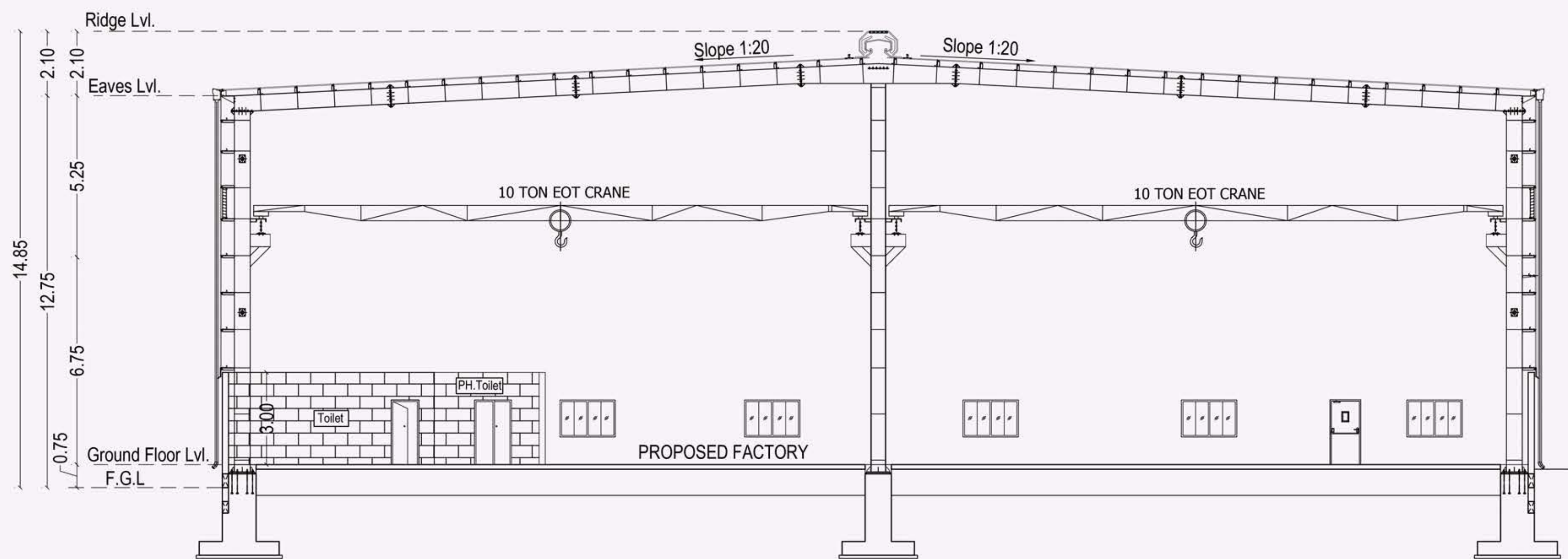
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



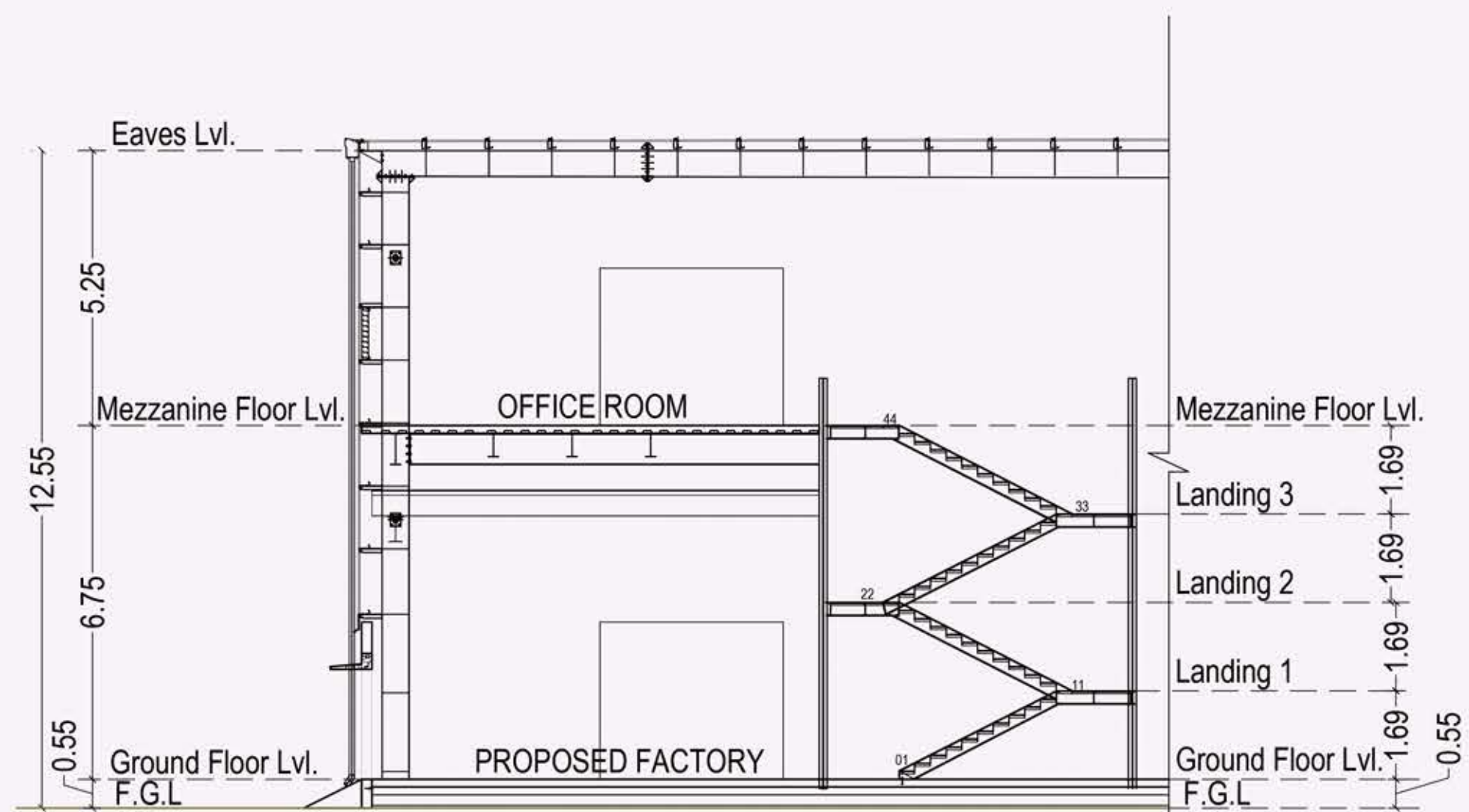
ROOF PLAN



SECTION- A A



SECTION- B B



SECTION- C C

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDING AT PLOT NO: G-310F DTCP APPROVED LAYOUT NO L.P/DDTCP(KA.MA) NO.104/2023 OF SIPCOT INDUTRIAL PARK , IRUNGATTUKOTTAI, SRIPERUMBUDUR , KANCHEEPURAM- 602105. COMPRISED IN S.NO: 275(PT), 276(PT), 283(PT), 284(PT) THANDALAM VILLAGE, SRIPERUMBUDUR TALUK, KEEVALUR PANCHAYAT, SRIPERUMBUDUR PANCHAYAT UNION LIMIT, KANCHEEPURAM DISTRICT.

INDUSTRIAL TYPE : GREEN
INDUSTRIAL CATEGORY : MACHINING OF ENGINEERING COMPONENTS (MANUFACTURE OF CUT SHAFTS AND AUTOMOBILE COMPONENTS)

FOR WATER:
CONSENT ORDER NO. 2501168843677 DATED: 07/08/2025.
PROCEEDINGS NO.F.3810SPR/GS/DEE/TNPGB/SPR/W/2025, DT: 07/08/2025
FOR AIR:
CONSENT ORDER NO. 2501268843677 DATED: 07/08/2025.
PROCEEDINGS NO.F.3810SPR/GS/DEE/TNPGB/SPR/A/2025, DT: 07/08/2025

SCHEDULE OF JOINERY:

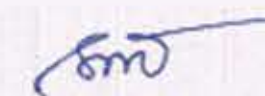
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 X 2.10
RS1	ROLLING SHUTTER	6.00 X 6.00
RS2	ROLLING SHUTTER	3.50 X 4.00
RS3	ROLLING SHUTTER	3.00 X 3.50
EX	EMERGENCY EXIT	1.20 X 2.10
D	DOOR	1.20 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.76 X 2.10
W	WINDOW	1.80 X 1.20
V	VENTILATOR	0.60X 0.60

MECHANICAL VENTILATION PROVIDED

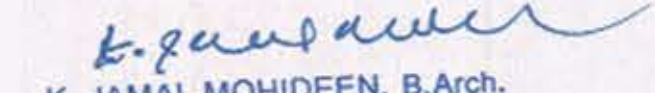
COLOUR INDEX :
 PROPOSED



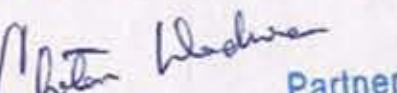
STRUCTURAL ENGINEER :

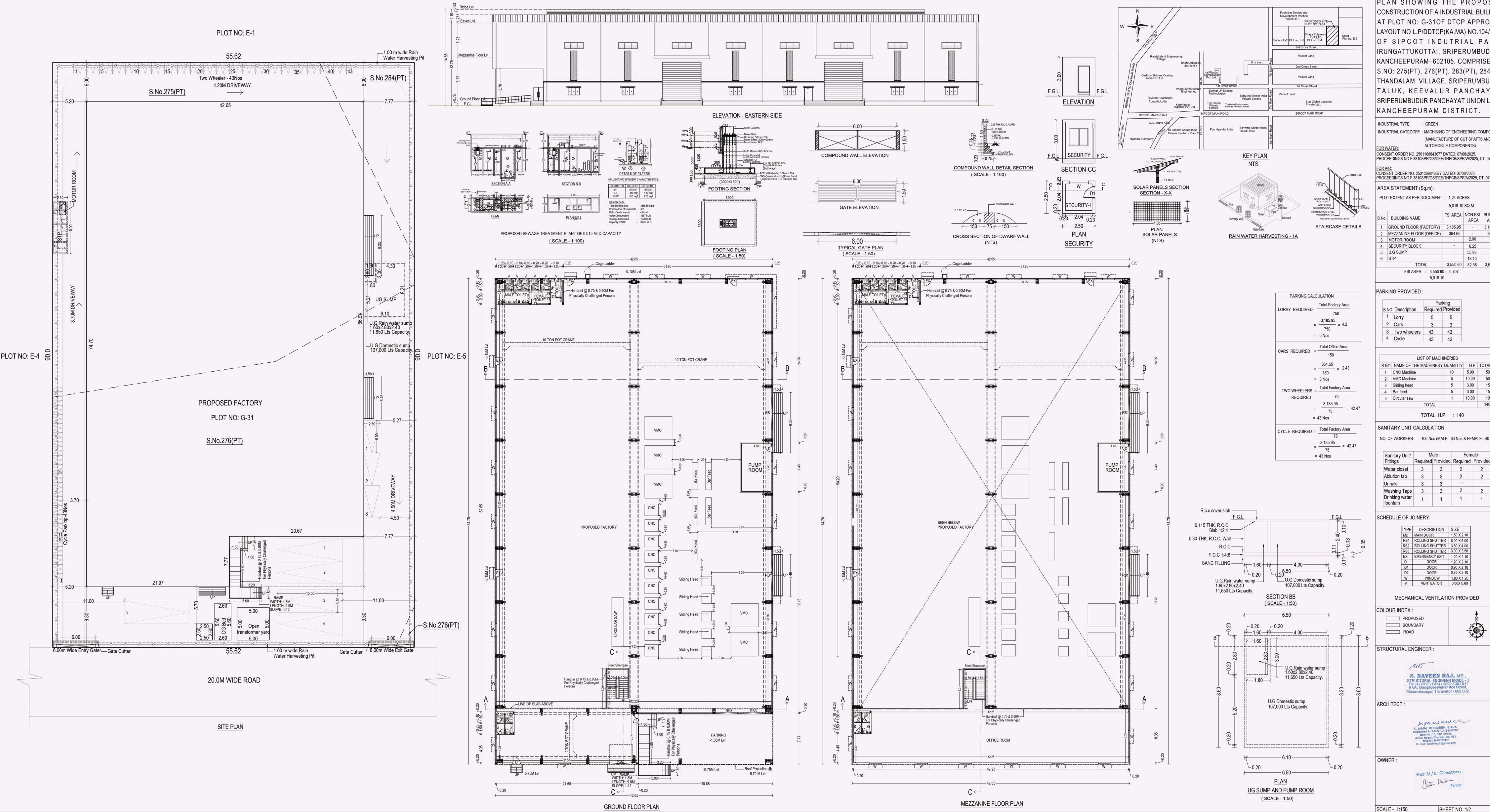

S. NAVEEN RAJ, ME.,
STRUCTURAL ENGINEER GRADE - I
TVLR / RSE / GR-I / 2022 / 09 / 011
8A, Gangadeswarar Koll Street,
Manavalanagar, Thiruvallur - 602 002.

ARCHITECT :


K. JAMAL MOHIDEEN, B.Arch.
Registered Architect - CA/63/07688
New No : 15, 54th Street,
Ashok Nagar, Chennai - 600 083.
Mobile : 9840098425
E-mail : gjarchitects@gmail.com

OWNER :

For M/s. Creators
 Partner



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BUILDING AT PLOT NO: G-31OF DTCP APPROVED LAYOUT NO L.P/DDTCP(KA.MA) NO.104/2023 OF SIPCOT INDUTRIAL PARK, IRUNGATTUKOTTAI, SRIPERUMBUDUR, KANCHEEPURAM- 602105. COMPRISED IN S.NO: 275(PT), 276(PT), 283(PT), 284(PT) THANDALAM VILLAGE, SRIPERUMBUDUR TALUK, KEEVALUR PANCHAYAT, SRIPERUMBUDUR PANCHAYAT UNION LIMIT, KANCHEEPURAM DISTRICT.

INDUSTRIAL TYPE : GREEN
INDUSTRIAL CATEGORY : MACHINING OF ENGINEERING COMPONENTS (MANUFACTURE OF CUT SHAFTS AND AUTOMOBILE COMPONENTS)

FOR WATER: CONSENT ORDER NO. 250168843677 DATED: 07/08/2025. PROCEEDINGS NO.F.3810SPR/GS/DEE/7N/PCB/SPRW/2025, DT. 07/08/2025

FOR AIR: CONSENT ORDER NO. 2501268843677 DATED: 07/08/2025. PROCEEDINGS NO.F.3810SPR/GS/DEE/7N/PCB/SPRW/2025, DT. 07/08/2025

AREA STATEMENT (Sq.m):

PLOT EXTENT AS PER DOCUMENT - 1.24 ACRES
= 5,018.10 SQ.M

S.No.	BUILDING NAME	FSI AREA	NON FSI AREA	BUILT UP AREA
1.	GROUND FLOOR (FACTORY)	3,185.95	-	3,185.95
2.	MEZZANINE FLOOR (OFFICE)	364.65	-	364.65
3.	MOTOR ROOM	-	2.00	2.00
4.	SECURITY BLOCK	-	6.25	6.25
5.	U.G SUMP	-	55.93	55.93
6.	STP	-	18.40	18.40
TOTAL		3,550.60	82.58	3,633.18
FSI AREA =		3,550.60 = 0.707	5,018.10	

PARKING PROVIDED:

S.No	Description	Parking Required	Provided
1	Lorry	5	5
2	Cars	3	3
3	Two wheelers	43	43
4	Cycle	43	43

LIST OF MACHINERIES

S.No	NAME OF THE MACHINERY	QUANTITY	H.P	TOTAL H.P
1	CNC Machine	10	5.00	50.00
2	VMC Machine	5	10.00	50.00
3	Sliding head	5	3.00	15.00
4	Bar feed	5	3.00	15.00
5	Circular saw	1	10.00	10.00
TOTAL				140.00

TOTAL H.P : 140

SANITARY UNIT CALCULATION:
NO. OF WORKERS : 100 NOS (MALE: 60 NOS & FEMALE: 40 NOS)

Sanitary Unit/ Fittings	Male Required	Male Provided	Female Required	Female Provided
Water closet	3	3	2	2
Abution tap	3	3	2	2
Urinals	3	3	-	-
Washing Taps	3	3	2	2
Drinking water fountain	1	1	1	1

SCHEDULE OF JOINERY:

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 X 2.10
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RS2	ROLLING SHUTTER	3.50 X 4.00
RS3	ROLLING SHUTTER	3.00 X 3.50
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D2	DOOR	0.76 X 2.10
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V	VENTILATOR	0.60 X 0.60

MECHANICAL VENTILATION PROVIDED

COLOUR INDEX :	
PROPOSED	
BOUNDARY	
ROAD	

STRUCTURAL ENGINEER:

S. NAVEEN RAJ, ME.,
STRUCTURAL ENGINEER GRADE - I
T.Y.A.R. (P.E.E. - 3841/2002) 159/011
6A, Gangadesswarar Kall Street,
Mannar Nagar, Thiruvallur - 602 002.

ARCHITECT:

K. JAMAL MOHAMMED, B.Arch,
REGISTERED ARCHITECT - C.A.83/0788
15, 16th Street,
Arul Nagar, Chennai - 600 053.
Mobile: 9445045453
E-mail: ganeshtech@gmail.com

OWNER:

For M/s. Creators
Partner

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.

