

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

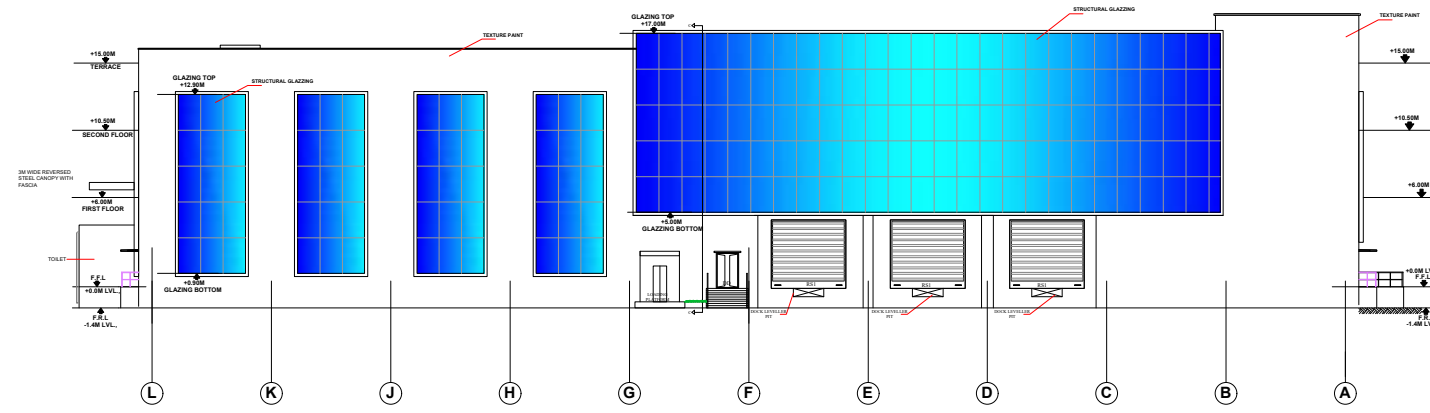
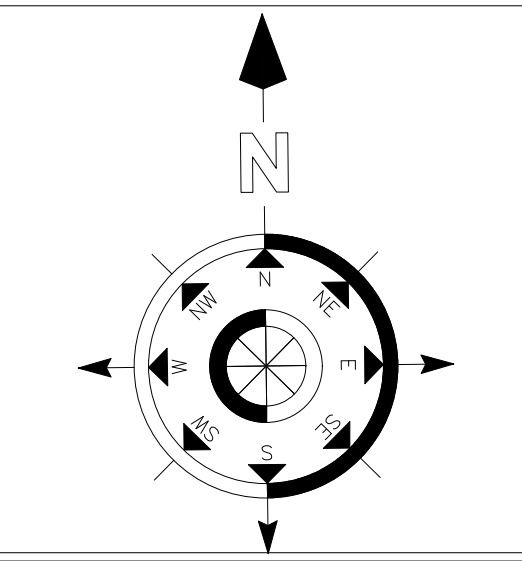
Building Plan

ISSUING AUTHORITY

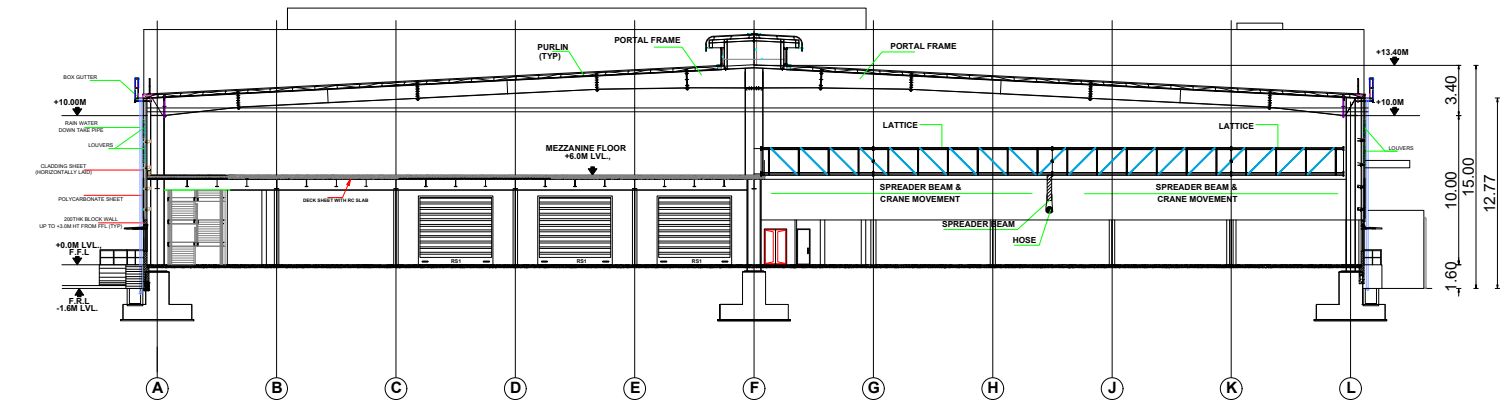
DTCP

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

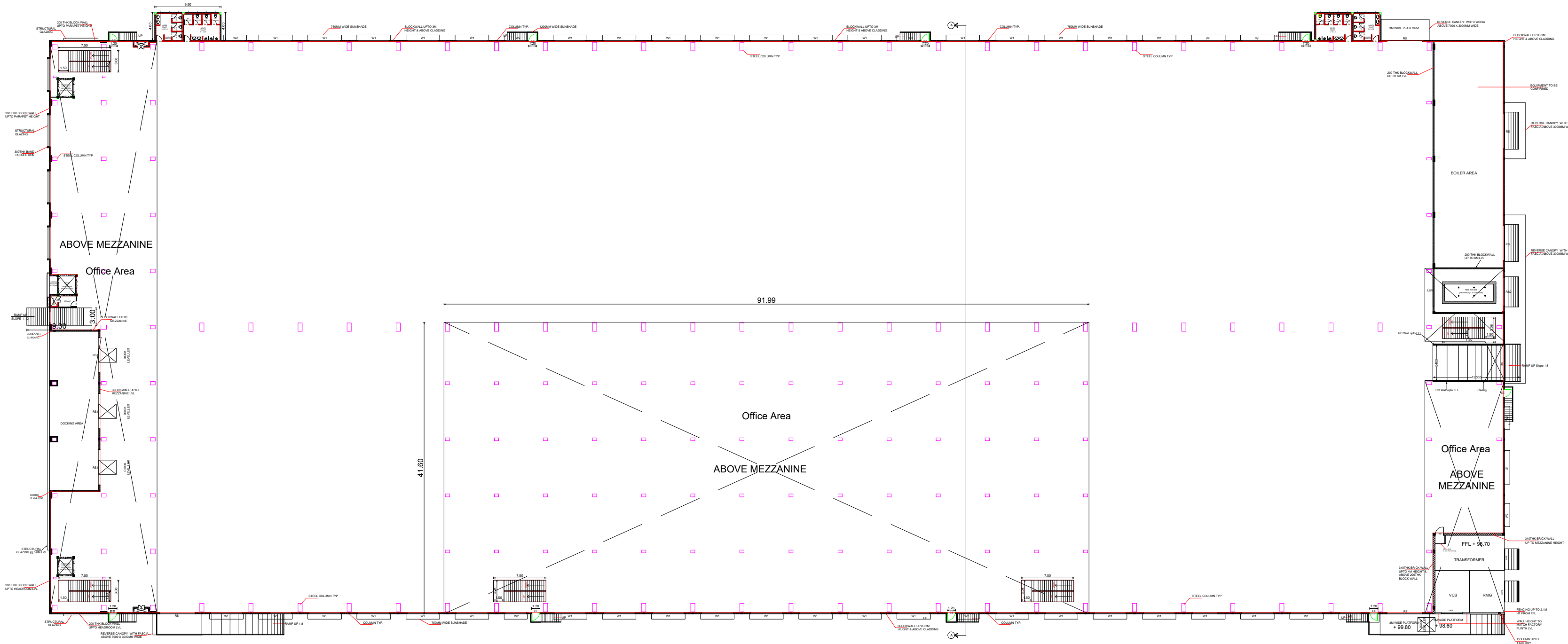
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



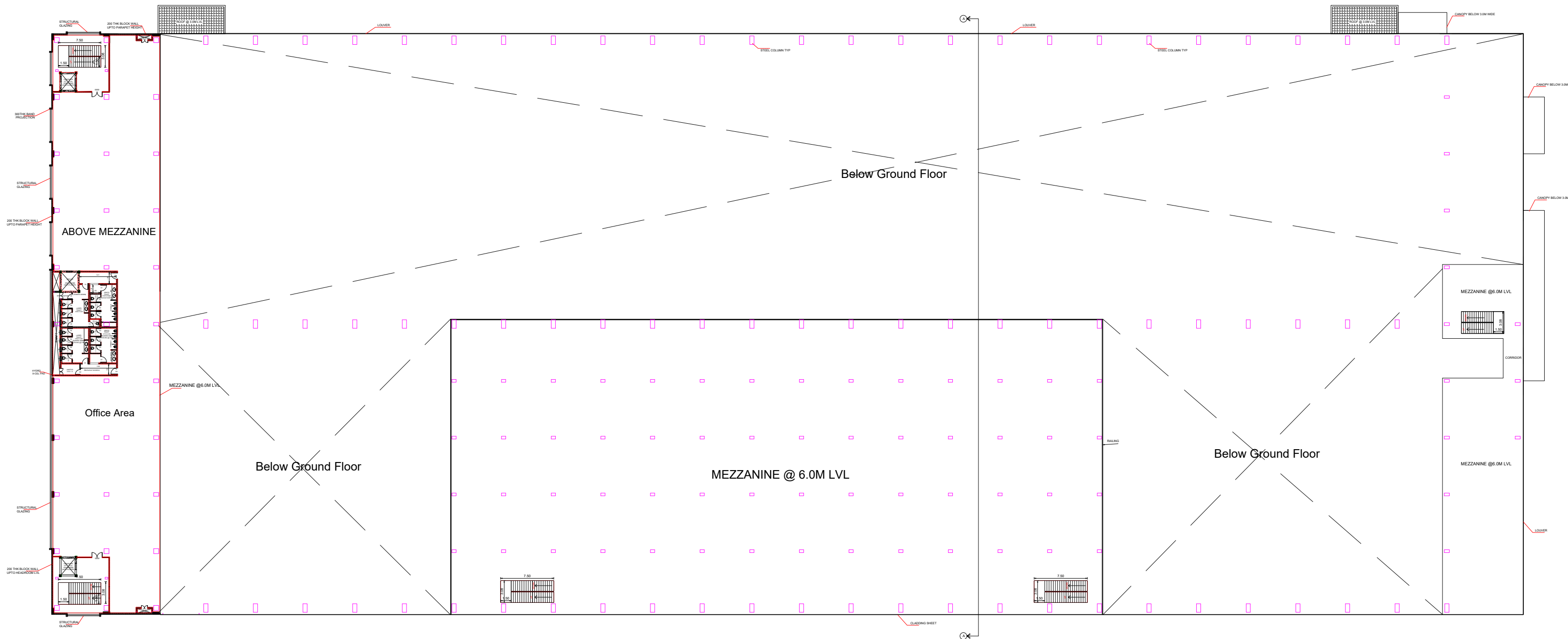
WEST SIDE ELEVATION



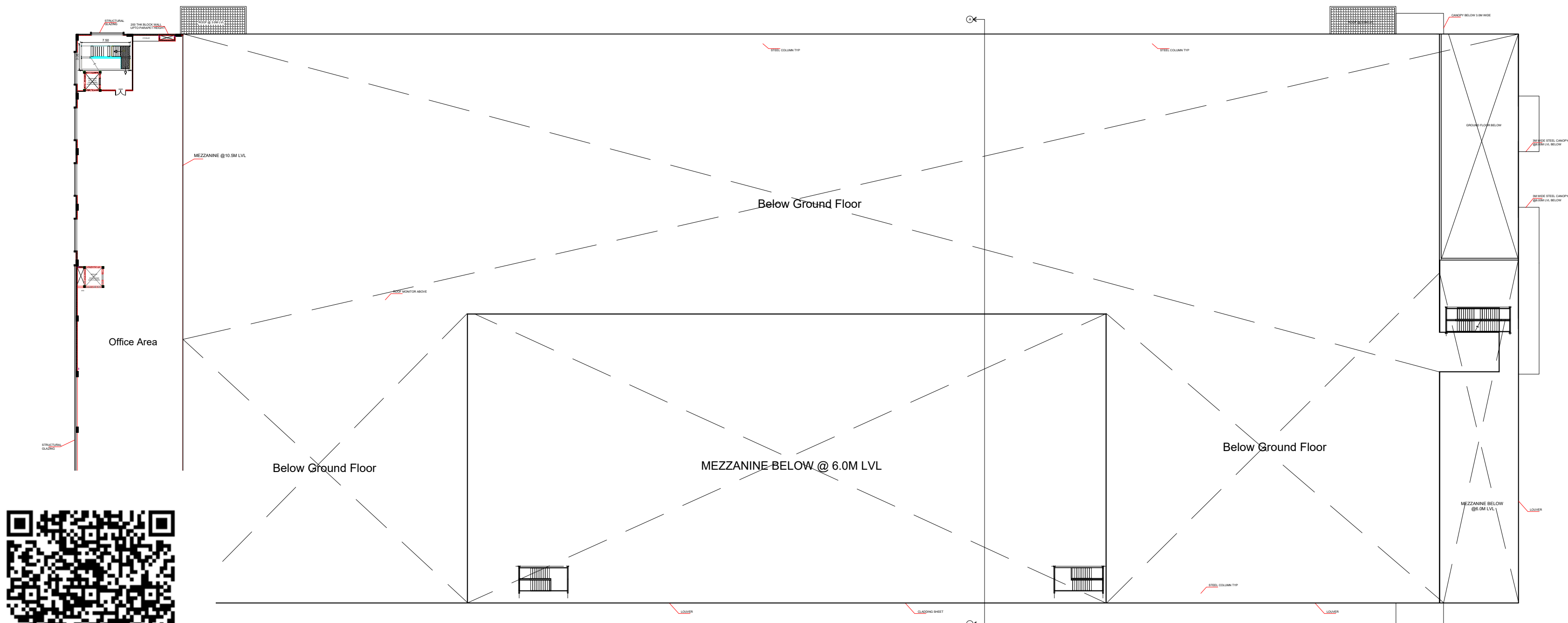
SECTION A-A



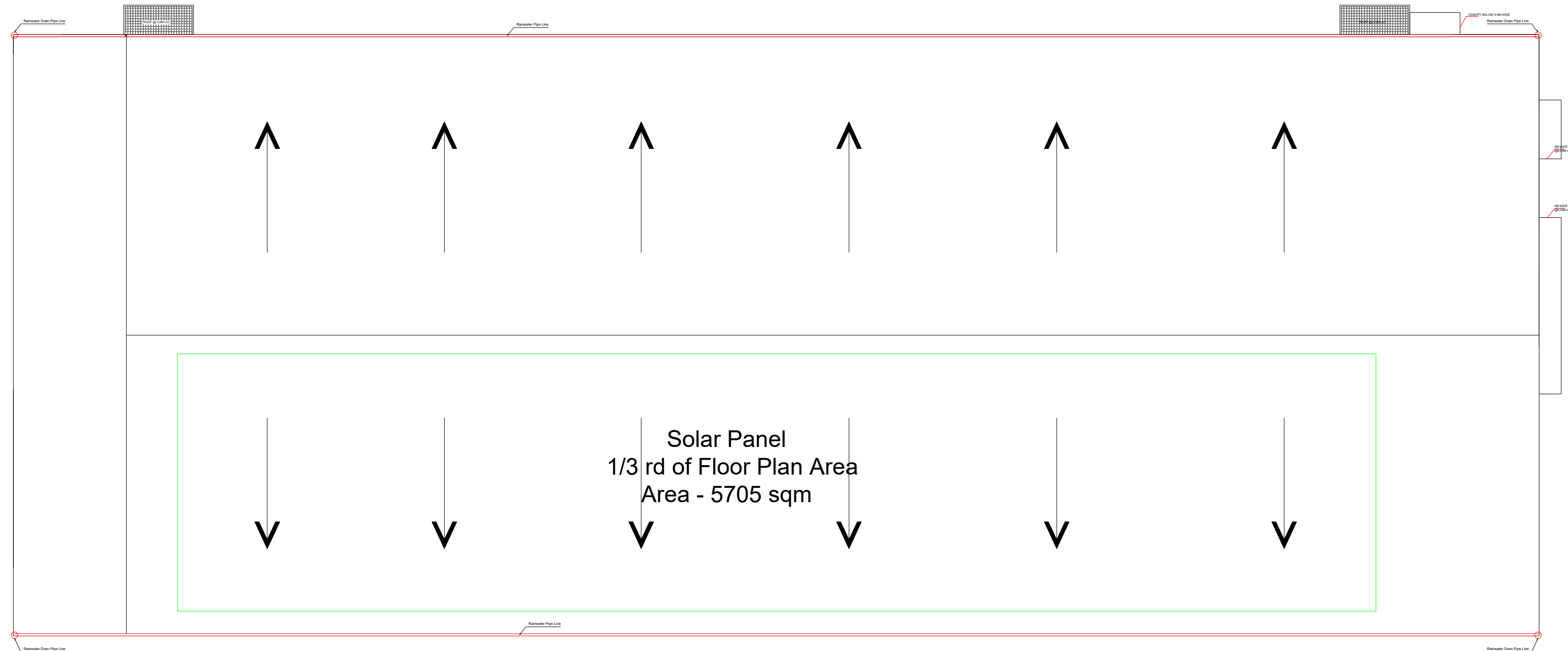
GROUND FLOORPLAN @ 0.0M LVL



MEZZANINE FLOORPLAN @ 6.0M LVL



MEZZANINE FLOORPLAN @ 10.5M LVL



TERRACE FLOOR PLAN

JOINERY DETAILS

S.No.	TYPE	DESCRIPTION	SIZE IN 'M'
1	RS	ROLLING SHUTTER	5.00 X 6.00
2	RS1	ROLLING SHUTTER	5.00 X 4.60
3	RS2	ROLLING SHUTTER	4.00 X 5.00
4	SSD	STEEL DOOR WITH VISION PANEL	1.50 X 2.40
5	SFD	SHAFT DOUBLE DOOR	0.90 X 1.80
6	W1	UPVC SLIDING WINDOW	4.50 X 1.50
7	W2	UPVC SLIDING WINDOW	3.00 X 1.50
8	D1	FLUSH DOOR	0.90 X 2.40
9	D2	FLUSH DOOR	0.75 X 2.40
10	D3	FLUSH DOOR	1.00 X 2.40
11	EE	EMERGENCY EXIT	1.20 X 2.40
12	GDD	GLASS DOUBLE DOOR	1.50 X 2.40
13	V	UPVC VENTILATOR	0.60 X 0.60

Plan showing the Existing and Proposed Polyhose India Pvt Ltd consisting of Factory Block 1 (Ground with 2 mezzanine floors), Factory Block 2 (G+1) located at Plot no. E-25, SIPCOT Industrial Park, Irungattukottai located at Survey nos. 271 (Pt.), 277 (Pt.), 278 (Pt.), 279 (Pt.) in Keevalur village, 727 (Pt.), 732 (Pt.) in Katrambakkam village, Sriperumbudur taluk, Kancheepuram District.

JOB NO :	SCALE : 1:400
DRG.NO :	SIZE : A0
DRN BY :	DATE : 20.06.2025

ALL DIMENSIONS ARE IN METERS

BLOCK NAME : FACTORY BLOCK - 1
TITLE : GROUND FLOOR , MEZZANINE FIRST FLOOR , MEZZANINE SECOND , TERRACE FLOOR PLAN , SECTION & ELEVATION

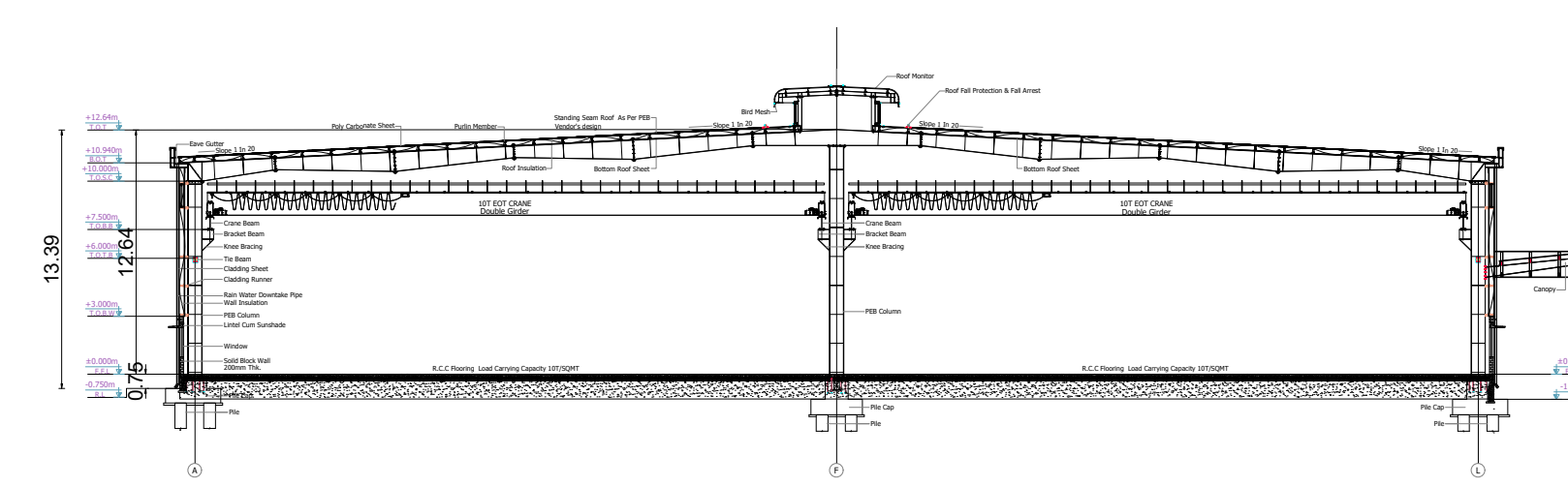
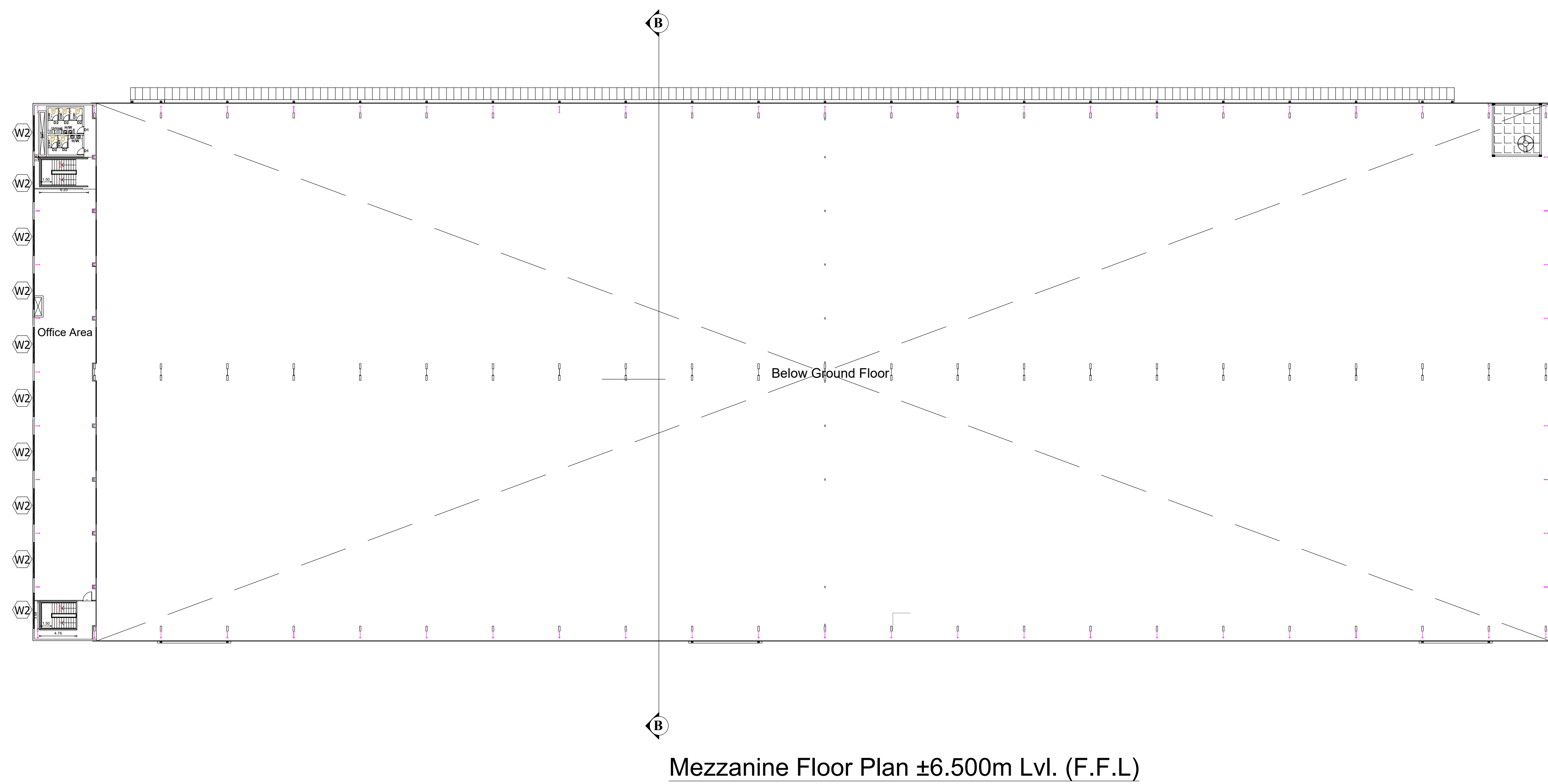
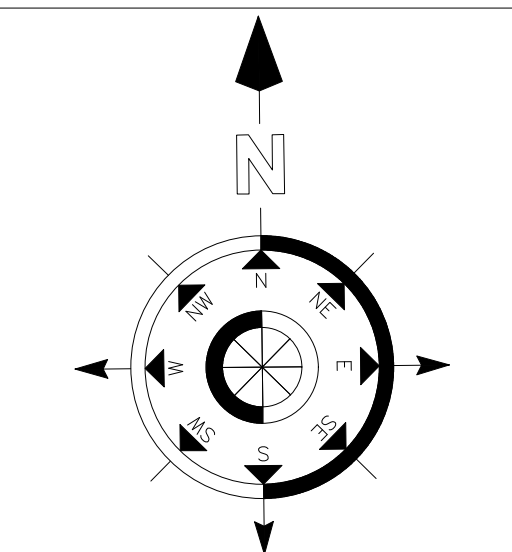
APPLICANT SIGNATURE

H.A. ESWARA, B.E. F.I.E., M.Am., Soc., F.I.V.,
Chartered Engineer & Registered Architect
F3780 77/3816
CMDA-RA/GR-1/19/06/270
DTCP-TVLR/RA/Gr-1/2019/08/004

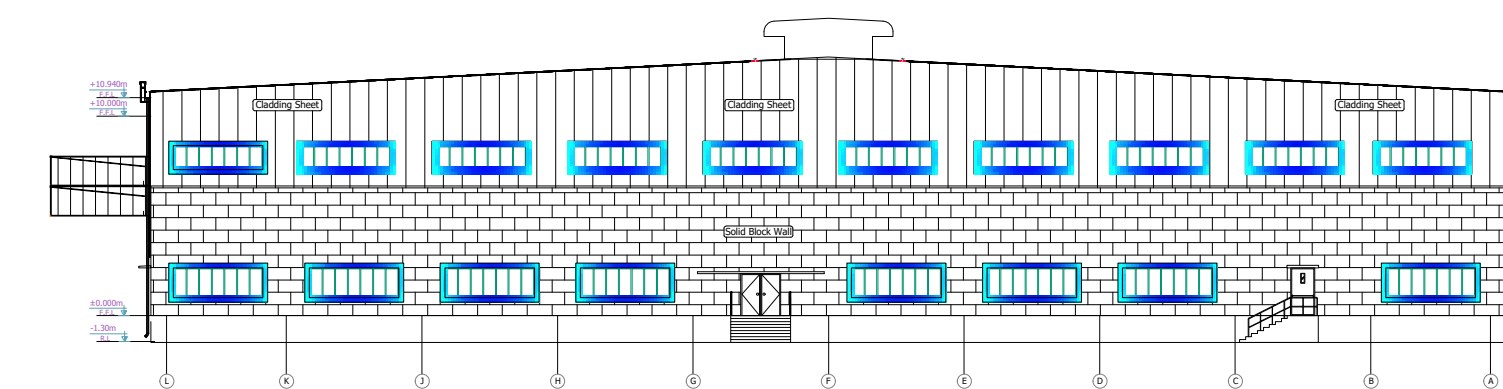
ARCHITECT / REGISTERED ENGINEER SIGNATURE

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M.ASCE, AIA, A.M.I.E.
Chartered Engineer AM093341-7
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DTCP-TVLR/RSE/Gr-1/2019/08/003

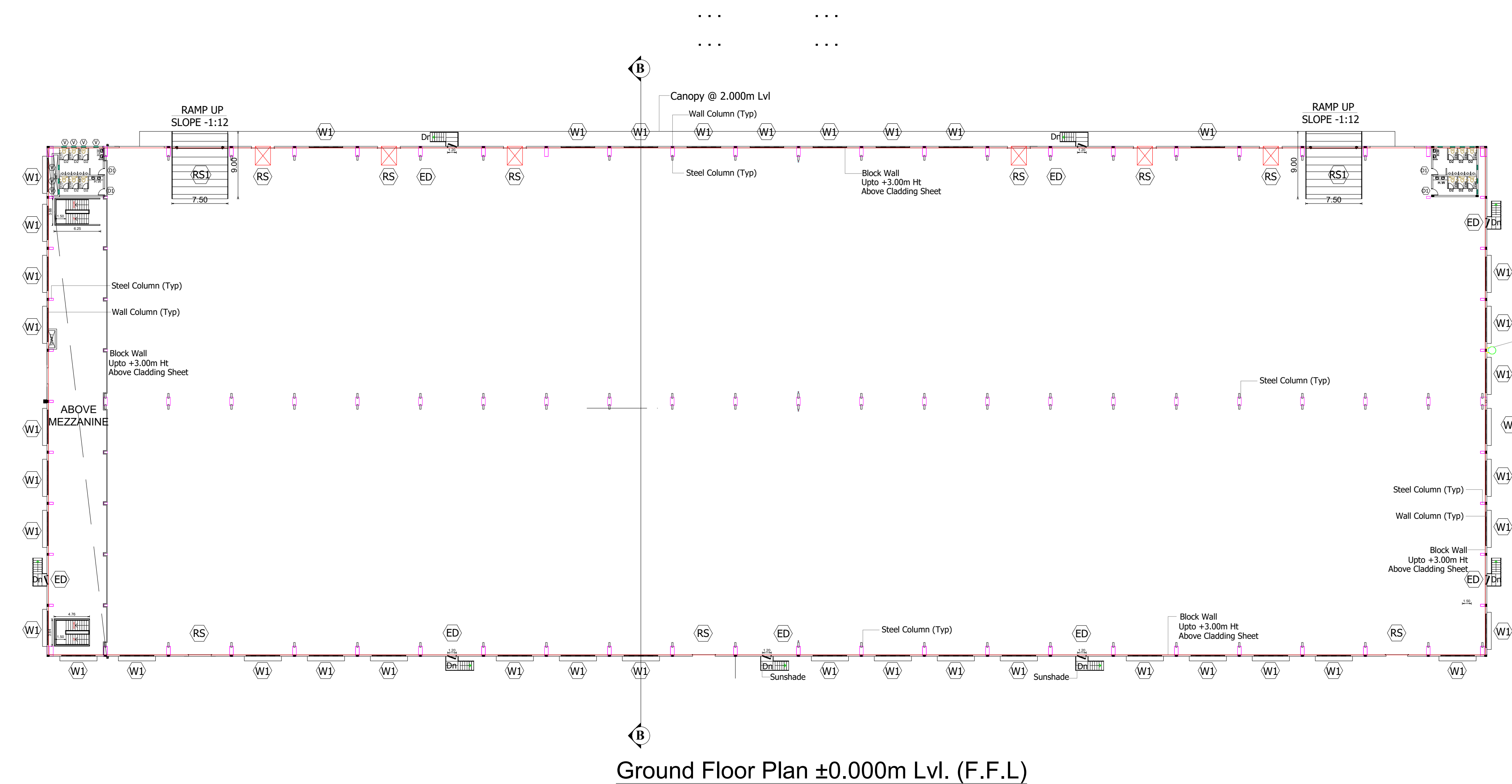
REGISTERED STRUCTURAL ENGINEER SIGNATURE



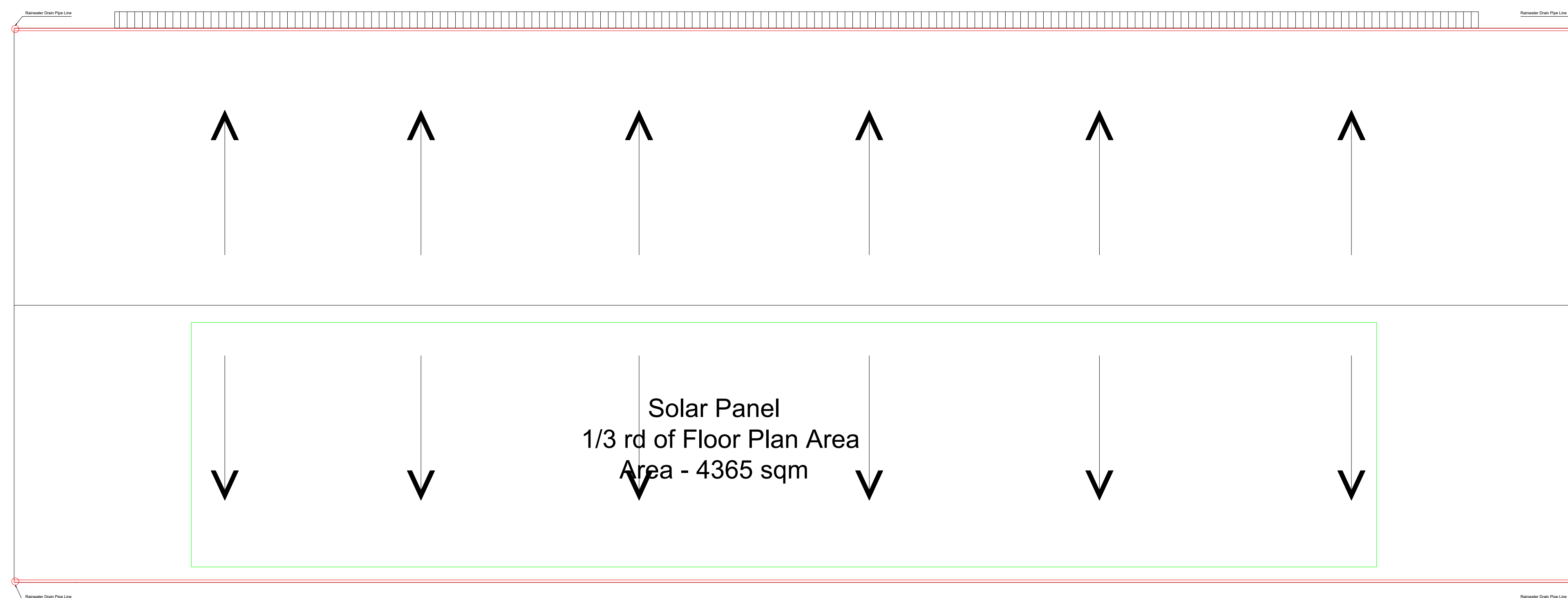
Section B-B



West Side Elevation



Ground Floor Plan ±0.000m Lvl. (F.F.L)



TERRACE FLOOR PLAN

JOINERY DETAILS

S.No.	TYPE	DESCRIPTION	SIZE IN 'M'
1	RS	ROLLING SHUTTER	3.00 X 3.50
2	RS1	ROLLING SHUTTER	6.00 X 6.00
3	ED	EMERGENCY DOOR	1.20 X 2.40
4	DD	DOUBLE DOOR	2.00 X 2.10
5	W1	UPVC SLIDING WINDOW	4.50 X 1.20
6	W2	UPVC SLIDING WINDOW	4.50 X 1.20
7	D1	FLUSH DOOR	0.90 X 2.40
8	D2	FLUSH DOOR	0.75 X 2.40
9	V	UPVC VENTILATOR	0.60 X 0.60

Plan showing the Existing and Proposed Polyhose India Pvt Ltd consisting of Factory Block 1 (Ground with 2 mezzanine floors), Factory Block 2 (G+1) located at Plot no. E-25, SIPCOT Industrial Park, Irungattukottai located at Survey nos. 271 (Pt.), 277 (Pt.), 278 (Pt.), 279 (Pt.) in Keevalur village, 727 (Pt.), 732 (Pt.) in Katrambakkam village, Sriperumbudur taluk, Kancheepuram District.

JOB NO :	SCALE : 1:300
DRG.NO :	SIZE : A0
DRN BY :	DATE : 20.06.2025

ALL DIMENSIONS ARE IN METERS

BLOCK NAME : FACTORY BLOCK - 2

TITLE : GROUND FLOOR ,
MEZZANINE FIRST FLOOR ,
MEZZANINE SECOND , TERRACE
FLOOR PLAN , SECTION &
ELEVATION

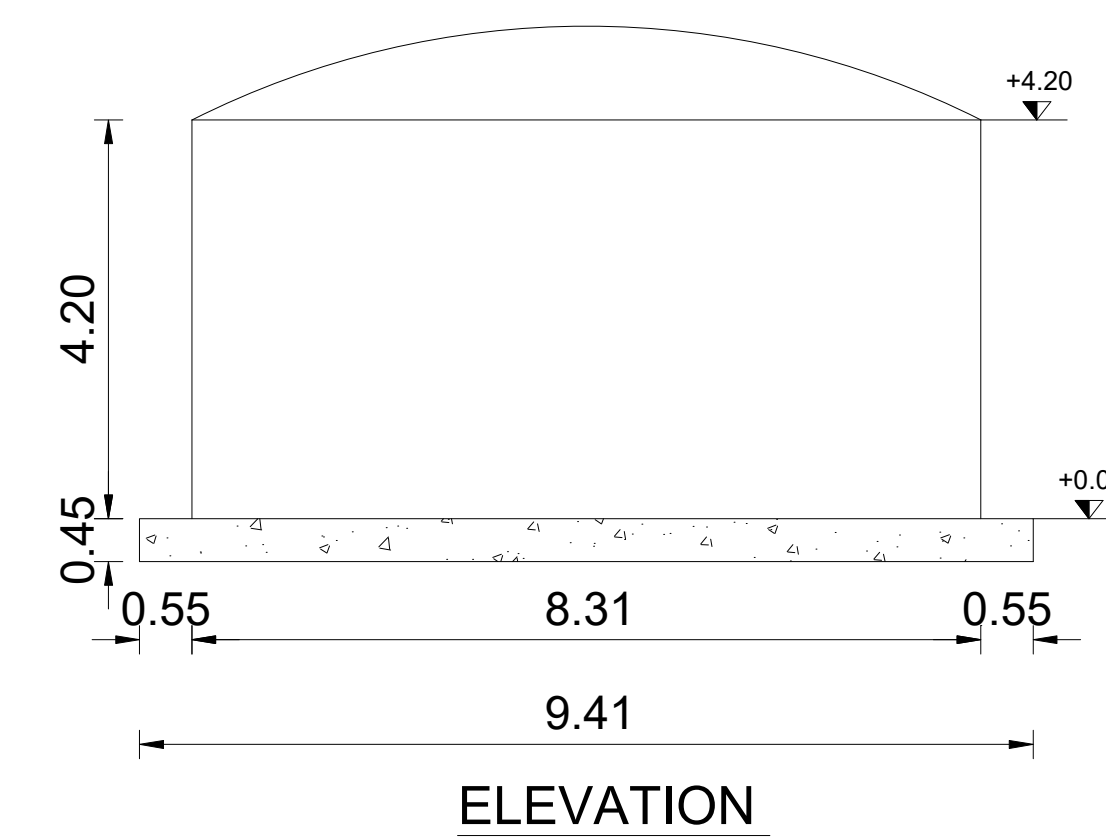
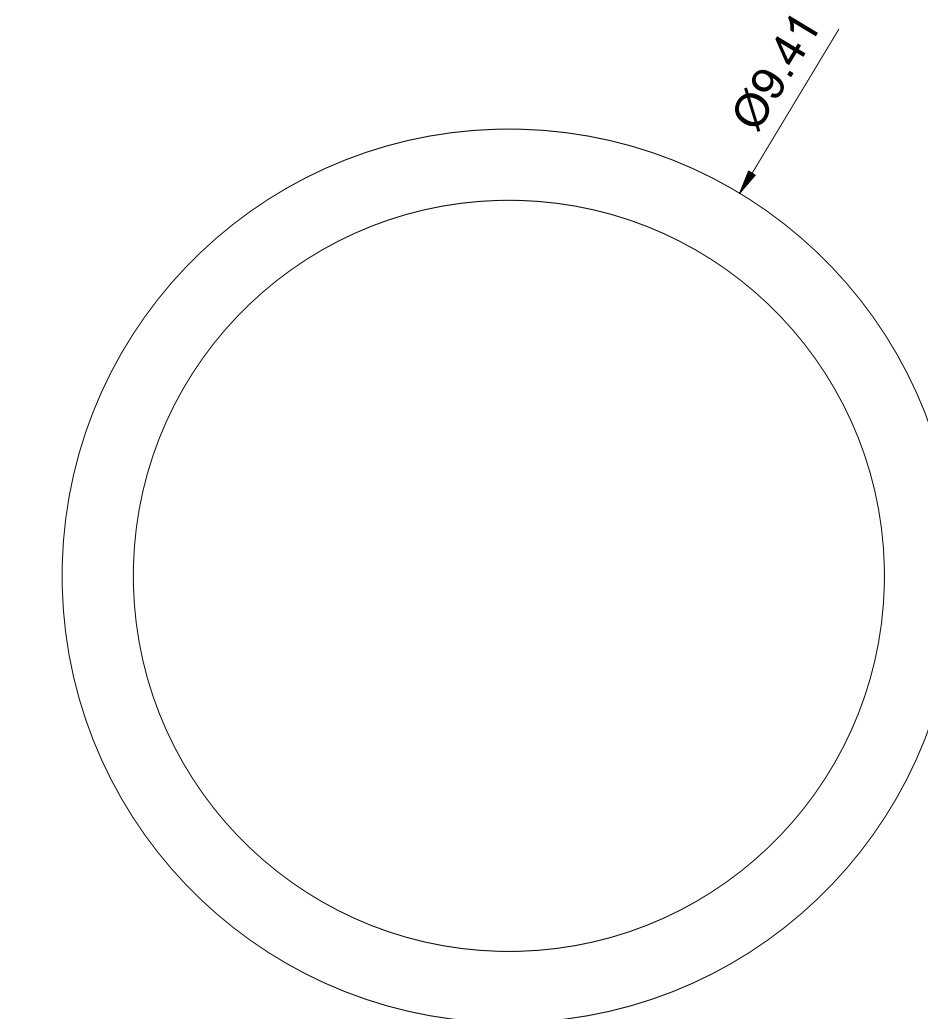
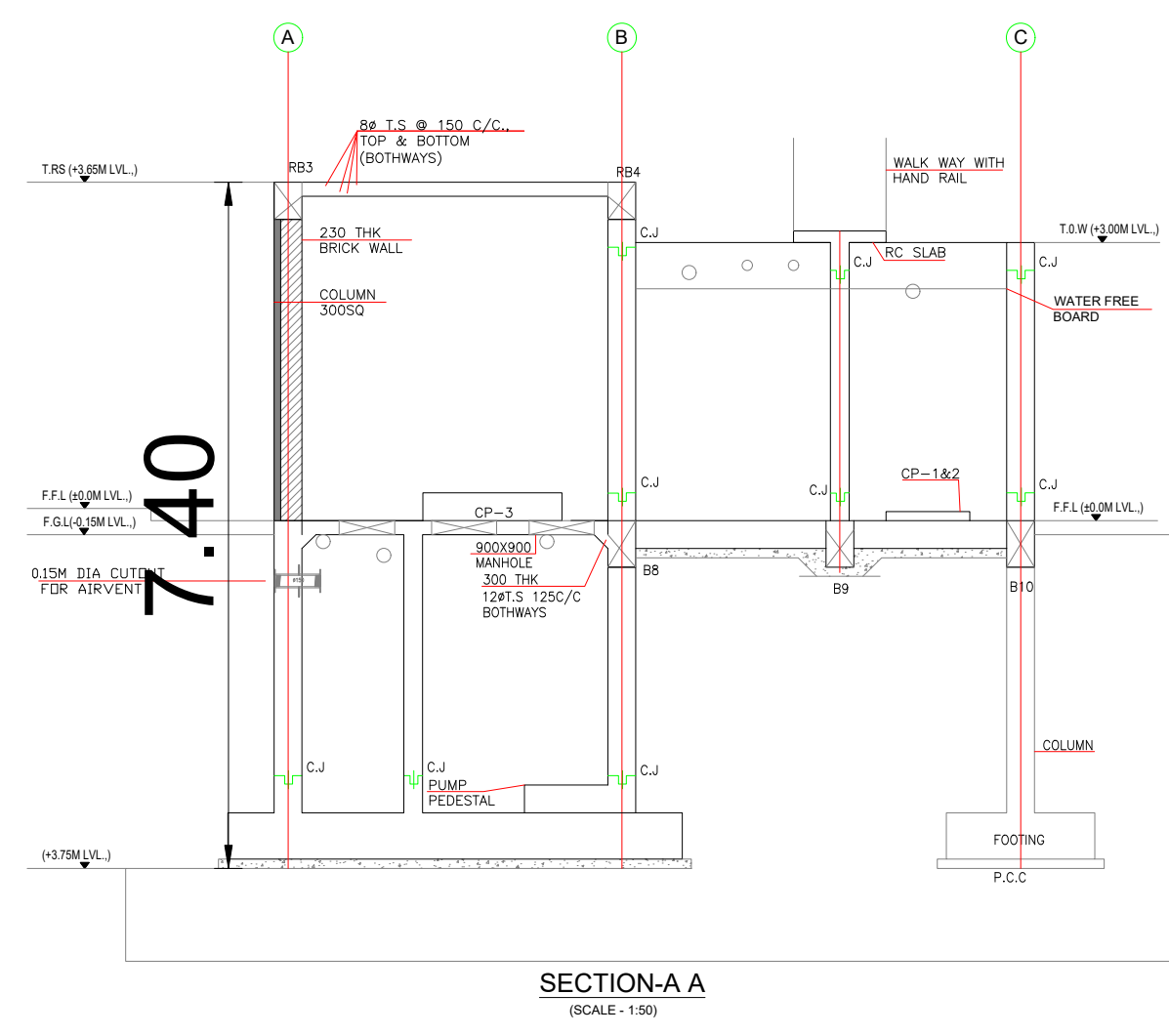
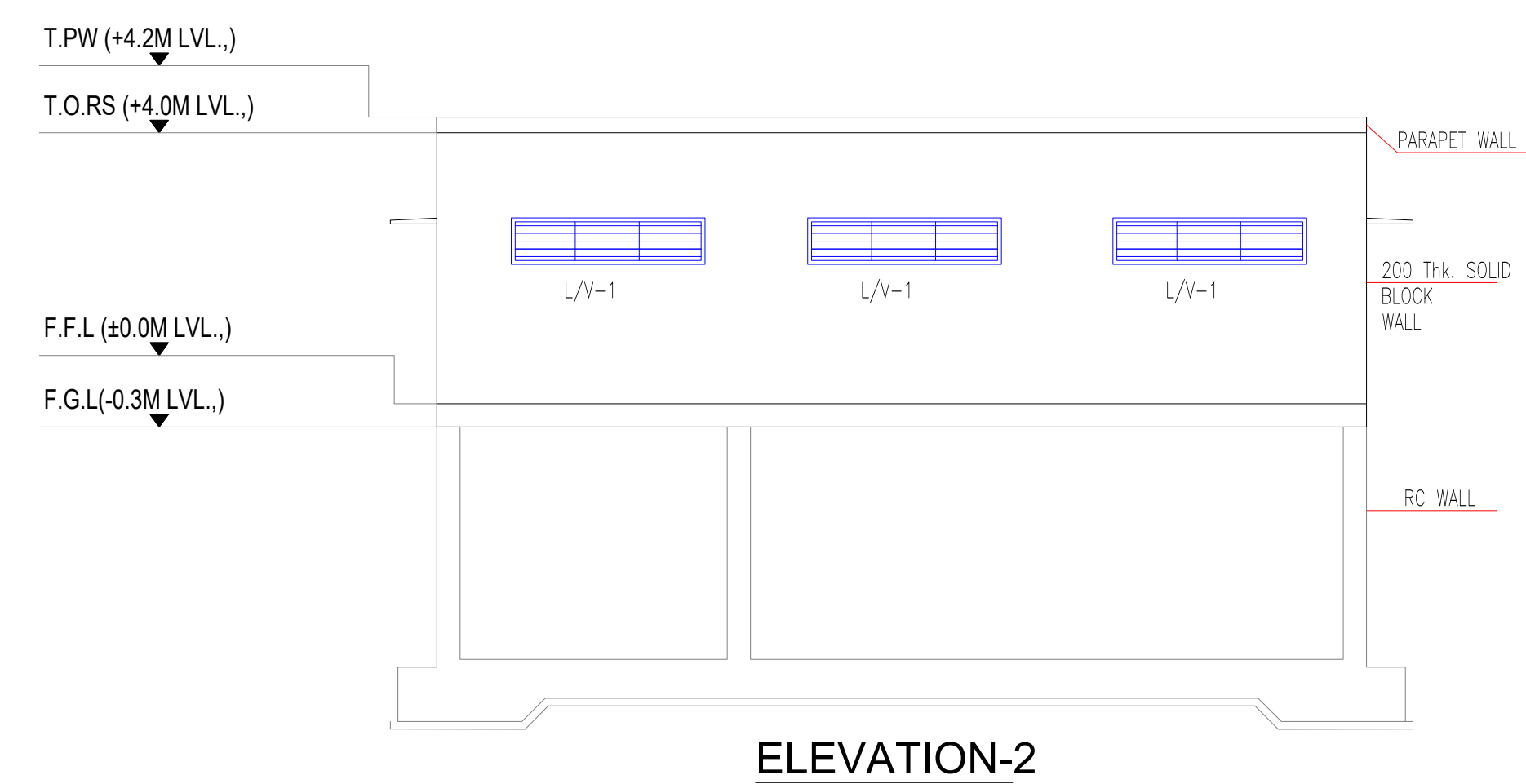
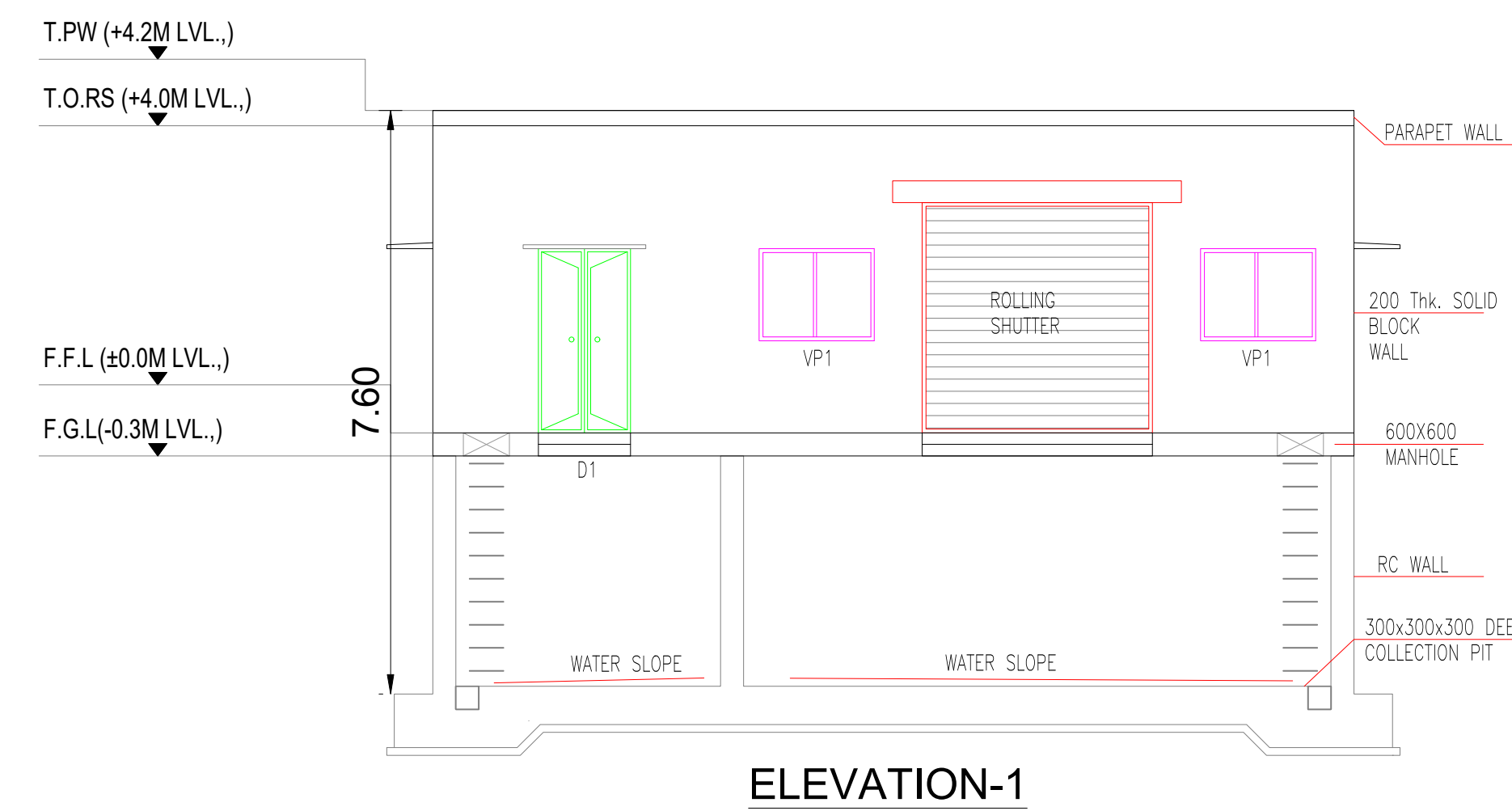
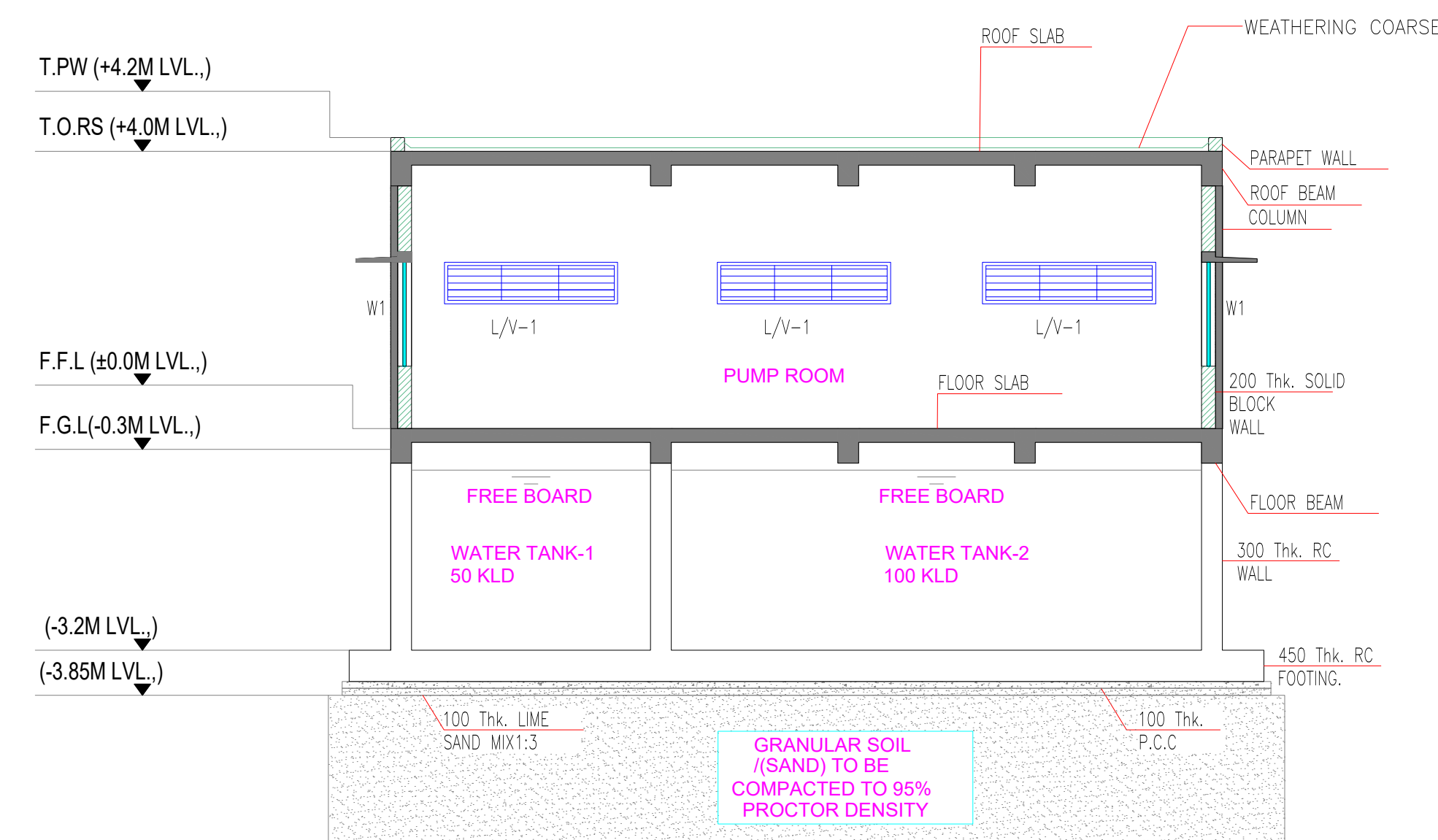
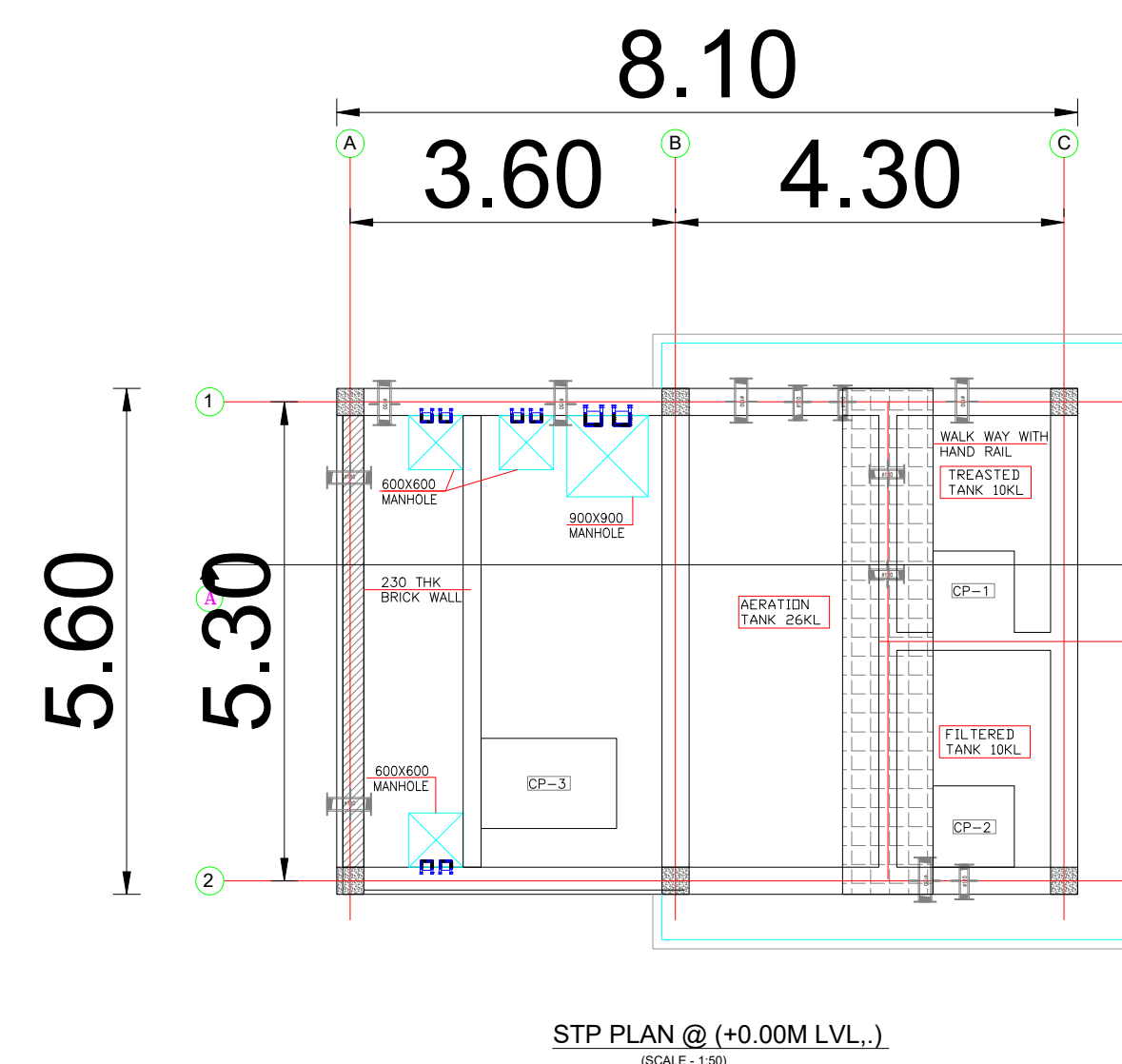
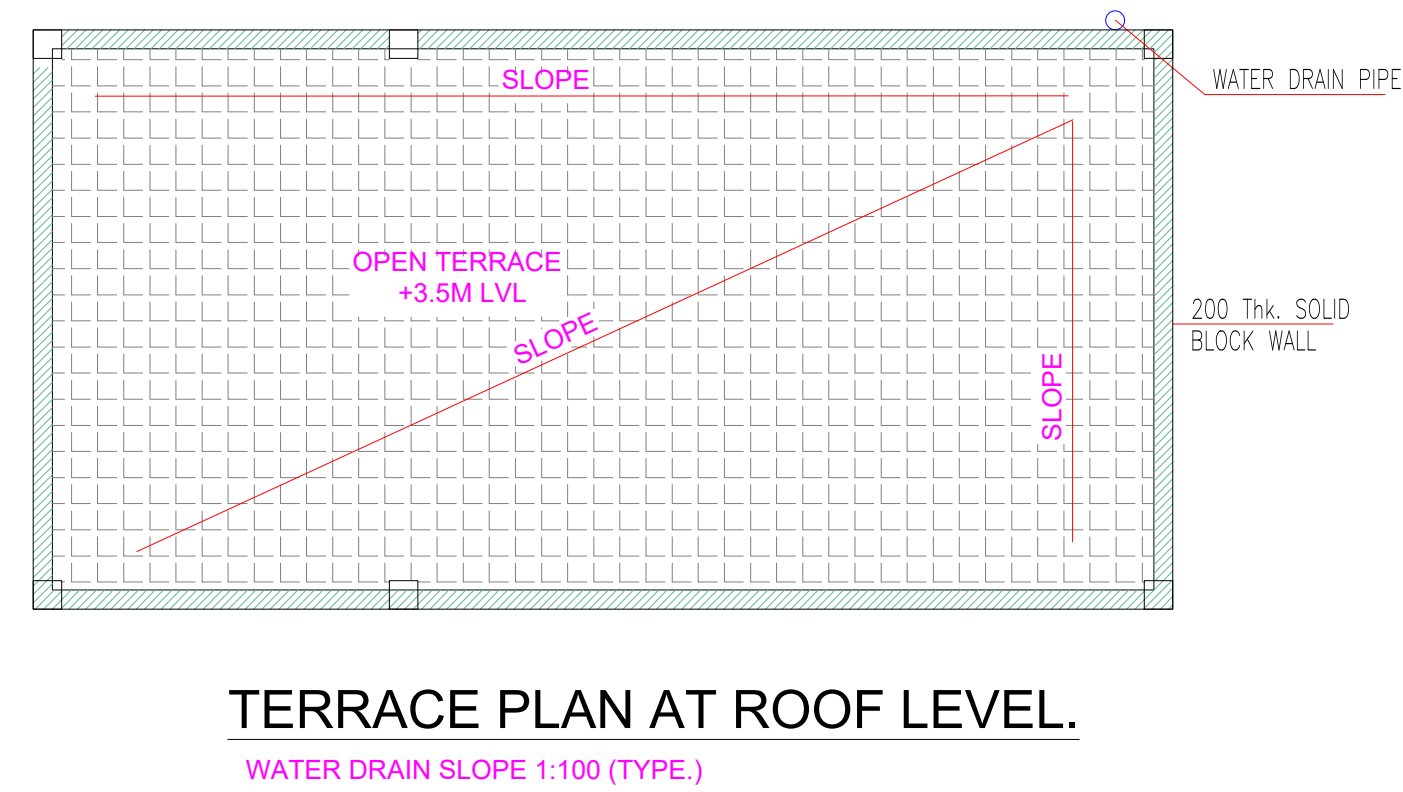
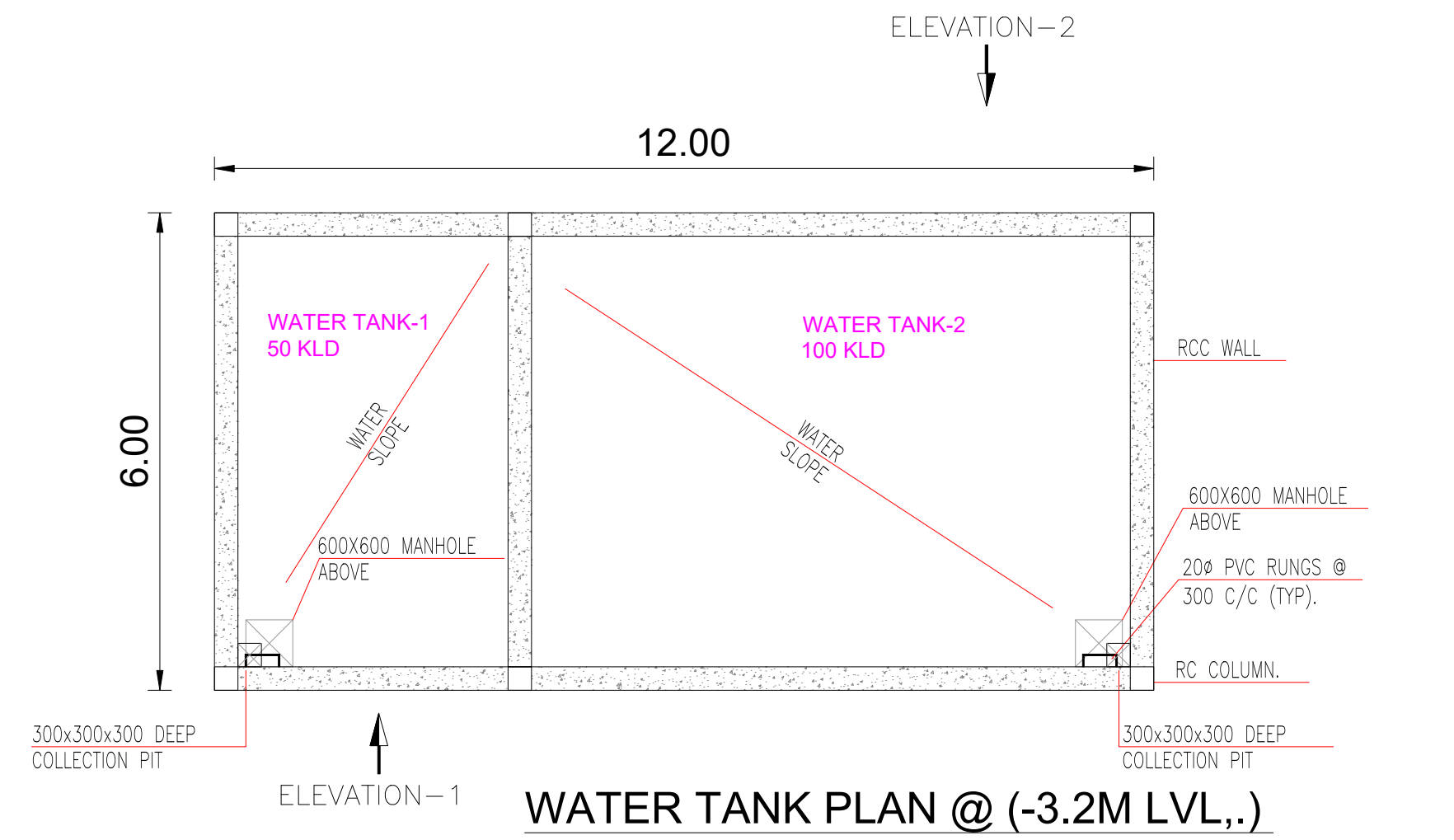
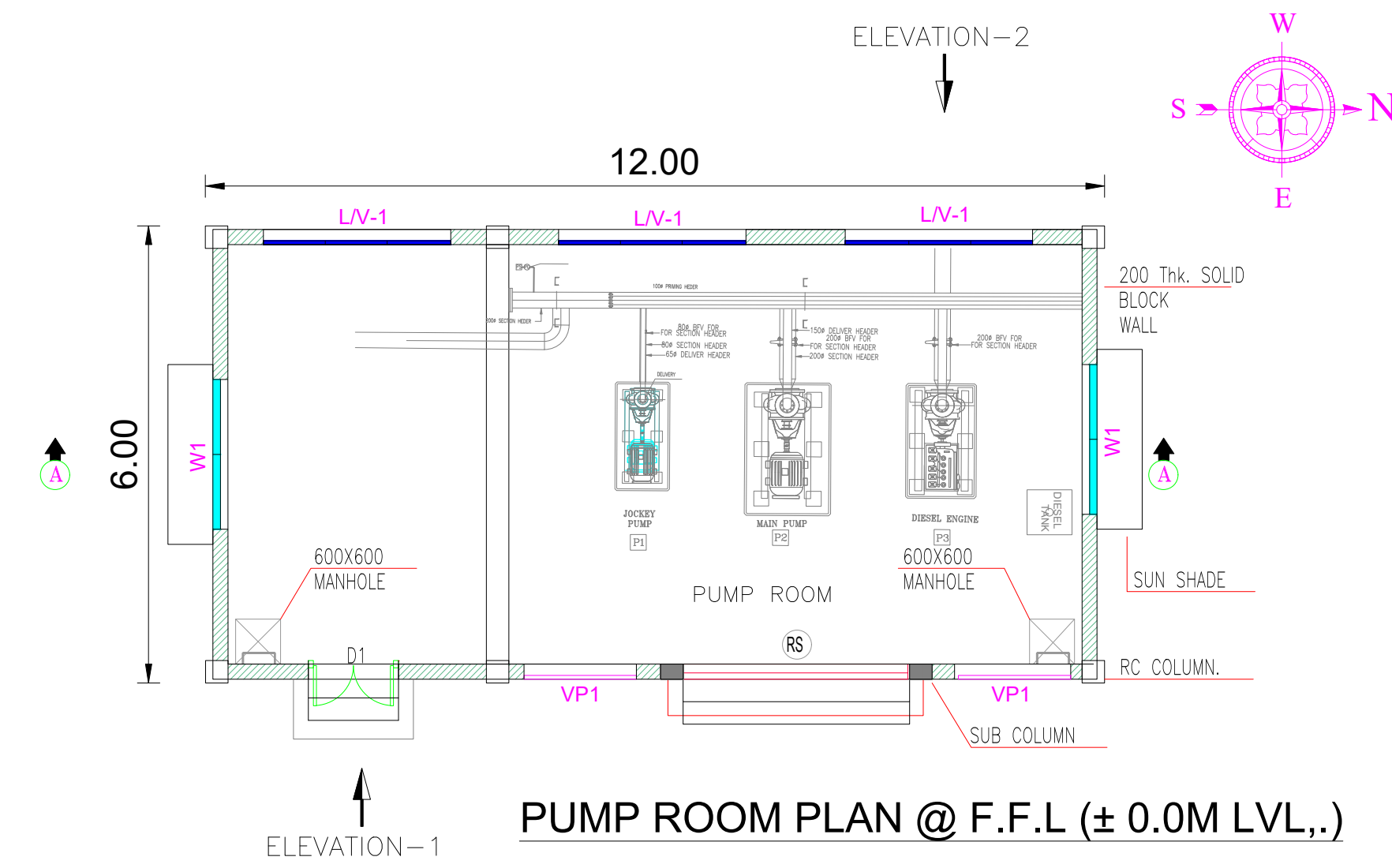
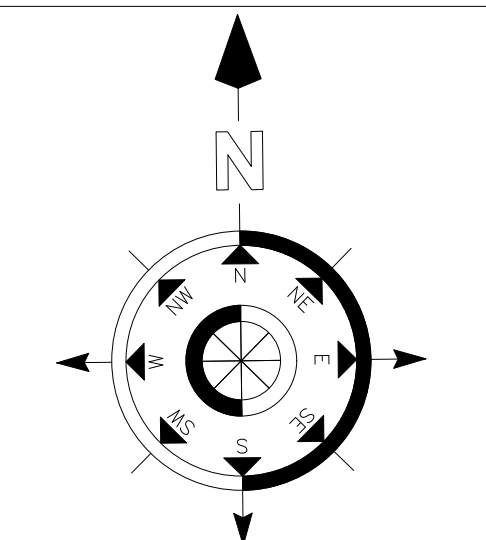
APPLICANT SIGNATURE

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REGISTERED STRUCTURAL
ENGINEER SIGNATURE



JOINERY DETAILS

S.No.	TYPE	DESCRIPTION	SIZE IN 'M'
1	RS	ROLLING SHUTTER	3.00 X 3.50
2	RS1	ROLLING SHUTTER	6.00 X 6.00
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4	DD	DOUBLE DOOR	2.00 X 2.10
5	W1	UPVC SLIDING WINDOW	4.50 X 1.20
6	W2	UPVC SLIDING WINDOW	4.50 X 1.20
7	D1	FLUSH DOOR	0.90 X 2.40
8	D2	FLUSH DOOR	0.75 X 2.40
9	V	UPVC VENTILATOR	0.60 X 0.60

Plan showing the Existing and Proposed Polyhose India Pvt Ltd consisting of Factory Block 1 (Ground with 2 mezzanine floors), Factory Block 2 (G+1) located at Plot no. E-25, SIPCOT Industrial Park, Irungattukottai located at Survey nos. 271 (Pt.), 277 (Pt.), 278 (Pt.), 279 (Pt.) in Keevalur village, 727 (Pt.), 732 (Pt.) in Katrambakkam village, Sriperumbudur taluk, Kancheepuram District.

JOB NO :	SCALE : 1:300
DRG.NO :	SIZE : A0
DRN BY :	DATE : 20.06.2025

ALL DIMENSIONS ARE IN METERS

BLOCK NAME : STP & UG SUMP DETAILS
TITLE : PUMP ROOM PLAN, WATER TANK PLAN, SECTION & ELEVATION / STP PLAN & SECTION

APPLICANT SIGNATURE

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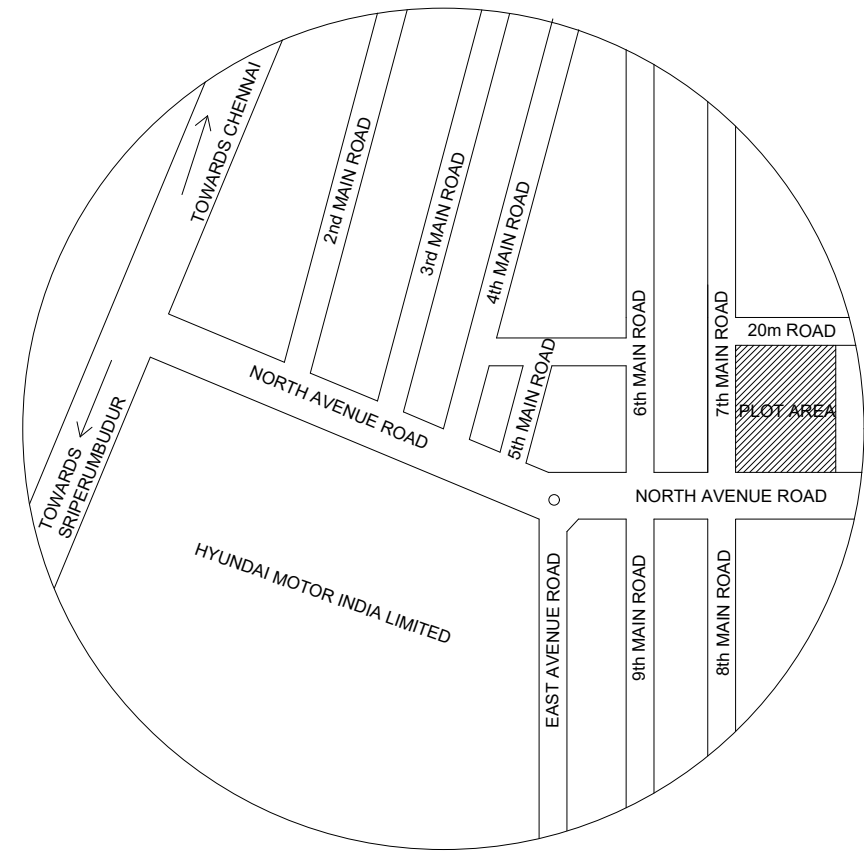
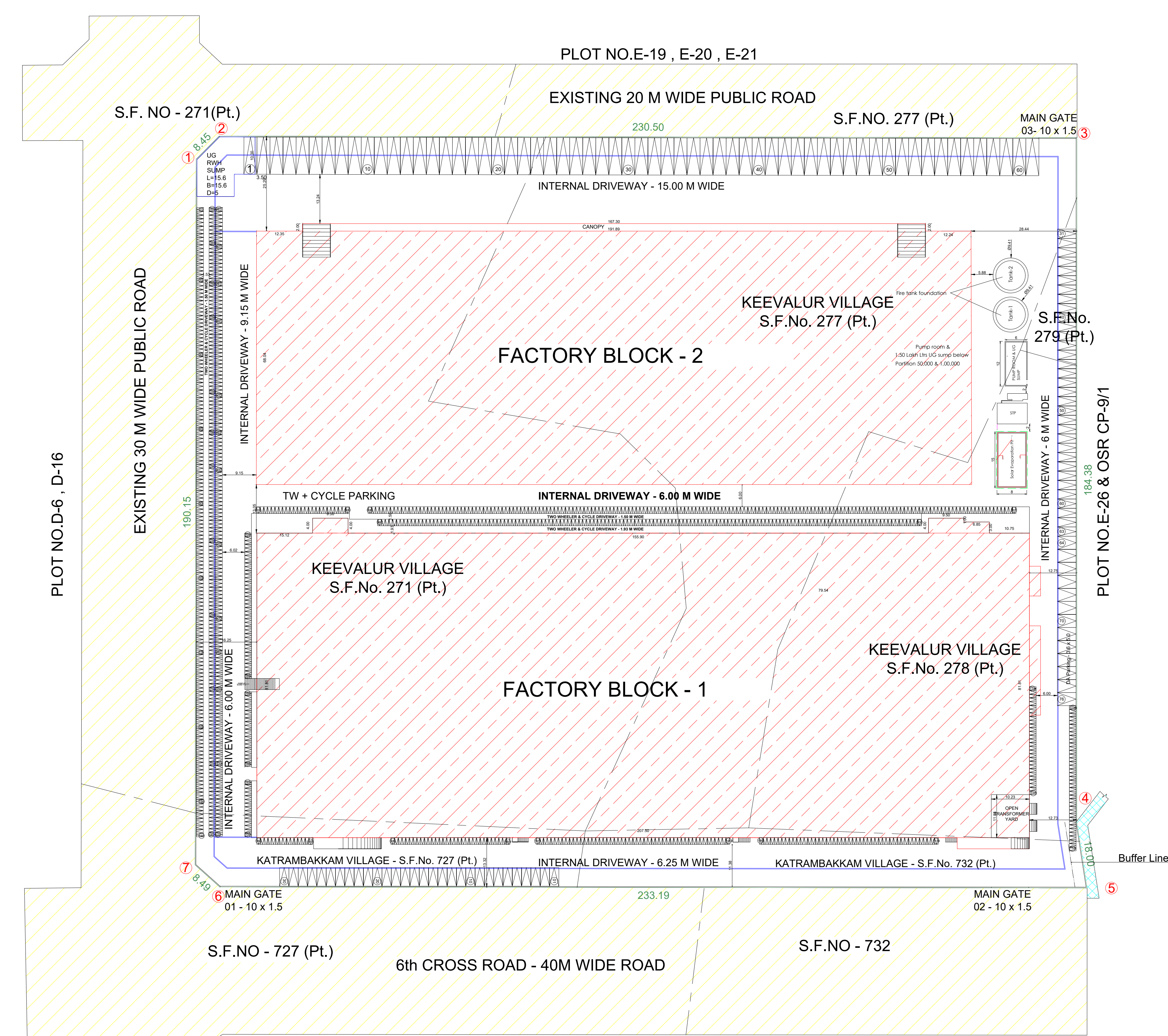
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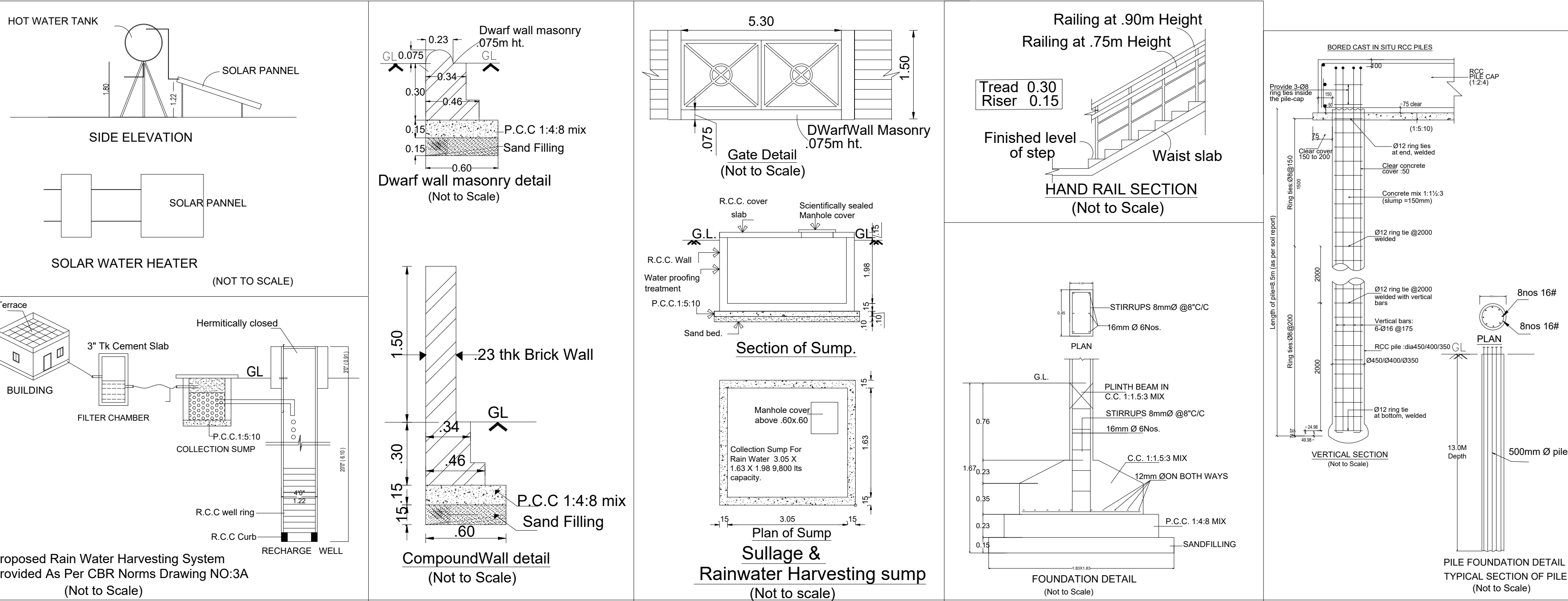
Master plan showing the Existing and Proposed Polyhose India Pvt Ltd consisting of Factory Block 1 (Ground with 2 mezzanine floors), Factory Block 2 (G+1) located at Plot no. E-25, SIPCOT Industrial Park, Irungattukottai located at Survey nos. 271 (Pt.), 277 (Pt.), 278 (Pt.), 279 (Pt.) in Keevalur village, 727 (Pt.), 732 (Pt.) in Katrambakkam village, Sriperumbudur taluk, Kancheepuram District.

REVIISED SIPCOT INDUSTRIAL PARK IRRUNGATTUKOTTAI APPROVED LAYOUT NO - LP/DD.DTCP(KD) NO - 104/2023 DATED - 07/11/23



KEY PLAN NTS

SITE PLAN



Industry Manufacturing Details					
S. No.	Block Name	Occupant / Tenant	Raw Material	Product Details	TNPCB Category
1	Factory Block -1	Polyhose India Pvt Ltd	Rubber compound, Textile Fabric, Wire, PP Fabric, PVC Coated Fabric	Rubber - Industrial Hose, Composite Hose	Orange
2	Factory Block - 2	Polyhose India Pvt Ltd	Rubber compound, Textile Fabric, Wire, PP Fabric, PVC Coated Fabric	Rubber - Industrial Hose, Composite Hose	Orange

Sanitation Requirements			
S.No.	Sanitary Unit	Required	Provided
1	Water Closet	23	23
2	Ablution Taps	23	23
3	Urinals	23	23
4	Washing taps with draining arrangement	34	34
5	Drinking water fountain	9	9
6	Baths preferably showers	NA	NA
S.NO	SANITARY UNITS	Required	Provided
1	Water Closet	20	20
2	Ablution Taps	20	20

HP Details			
S. No.	Block Name	KW	HP
1	Factory Block -1	3004.500000	4006
2	Factory Block - 2	3004.500000	4006

NO OF EMPLOYEES MALE/FEMALE WISE			
S. No.	Block Name	MALE	FEMALE
1	Factory Block -1	1920	480
2	Factory Block - 2	1096	274

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REGISTERED STRUCTURAL ENGINEER SIGNATURE

SHEET NO - 04/04

LAND AREA STATEMENT :

Land Area as per Lease Deed : 47,793.37 Sq.m

Plot area : 47,793.37 Sq.m

BUILT-UP AREA STATEMENT

Phase - I Existing Building Area

B. No.	Block Name	Floor Name	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Built-up area in Sq.m
1	Factory Block 1	Ground floor	17129.92	-	17129.92
		Sub Total	17129.92	-	17129.92

Phase - II Proposed Building Area

2	Factory Block 1	MEZZANINE FLOOR - 1	5601.47	-	5601.47
		MEZZANINE FLOOR - 2	1255.47	-	1255.47
		Terrace floor	-	-	-
		Sub-total	6856.94	-	6856.94
3	Factory Block 2	Ground floor	13,402.38	-	13,402.38
		Terrace floor	547.4	-	547.4
		Sub-total	13,949.78	-	13,949.78
4	Utilites	STP	45.92	-	45.92
		Pump Room	72.00	-	72.00
		Fire Collection Tank	139.09	-	139.09
		Sub Total	21,063.73	-	21,063.73
Total Built-up Area in Sq.m			38,193.65	-	38,193.65

FLOOR SPACE INDEX (F.S.I.):

F.S.I = $\frac{38193.65}{47793.37} < 2.0 = 0.80 < 2.0$

PARKING DETAILS:

Work Shop Area : 30284.28 Sq.m

Office Area : 7404.34 Sq.m

Details	Required	Provided
Lorry Parking	41	61
Car Parking Included DA Parking 8 nos	50	76
Two Wheeler Parking	404	589
Cycle Parking	404	589

SITE PLAN

JOB NO : PH - 01 SCALE : 1:550

DRG.NO : ID - 01 SIZE : A0

DRN BY : Kamalanathan.K DATE : 20-06-2025

ALL DIMENSIONS ARE IN METERS

GREEN BELT -----

PROPOSED CONS. -----

INTERNAL DRIVEWAY -----

BUFFER LINE WATER CHANNEL -----

APPLICANT SIGNATURE

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ARCHITECT / REGISTERED ENGINEER SIGNATURE

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.

