

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

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 REVISED & ADDITION
CONSTRUCTION OF INDUSTRIAL BUILDING OF
M/S SAVERA KOTHARI INDIA PVT. LTD.,
SIPCOT INDUSTRIAL PARK-IRUNGATTUKOTTAI
AT PLOT NO:B61 & B62, R,S.No: 163Pt,164Pt OF
THANDALAM VILLAGE,SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT.

CATEGORY - GREEN
MFG. OF T-GUIDE RAILS

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND
PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK
AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-
SUPER STRUCTURE IN23 TH. ,11.5TH. COUNTRY BURNT
BRICK WALLS WITH CEMENT MORTOR 1:5

RCC MEMBERS
FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL,
SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH
RCC 1:1.5:3 USING 20MM NOMINAL SIZE
BROCKEN STONES.

PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL , CEILING WITH CEMENT PAINT
OVER & PRIMING COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING
OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES ,
32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS ,
PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM
OPENABLE SHUTTERS WITH 4 mm GLASS &
STANDARD FASTENINGS

	COLOUR INDEX	
	PROPOSED	
SCALE 1: 100	ALL DIMENSIONS ARE IN METRES	

SCHEDULE OF JOINERIES:

NO.	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	6.00 x 4.00
R.S-1	ROLLING SHUTTER	4.00 x 4.00
R.S-2	ROLLING SHUTTER	3.00 x 4.00
DD	DOUBLE DOOR	1.22 x 2.10
D	DOOR	1.00 x 2.10
D2	DOOR	0.75 x 2.10
W	WINDOW	2.00 x 1.20
W1	WINDOW	1.50 x 1.20
V	VENTILATOR	0.60 x 0.60

- NOTES :-
- ALL USEABLE AREAS WILL BE MECHANICALLY VENTILATED.
 - ALL TOILETS MECHANICALLY VENTILATED.



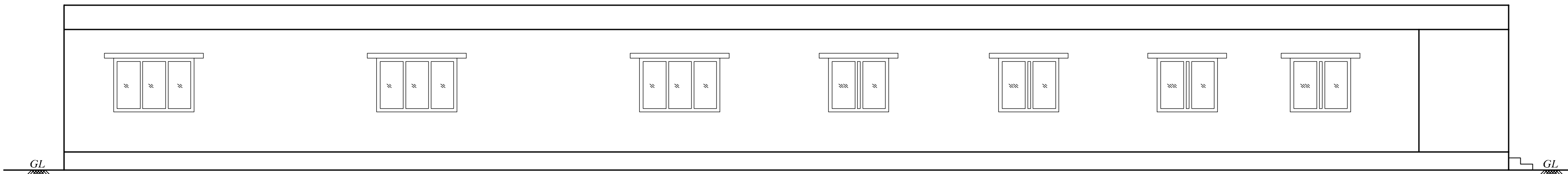
OWNERS SIGNATURE

Er. K.RATHINASAMY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
Chennai-600101. Mob : 9444100510

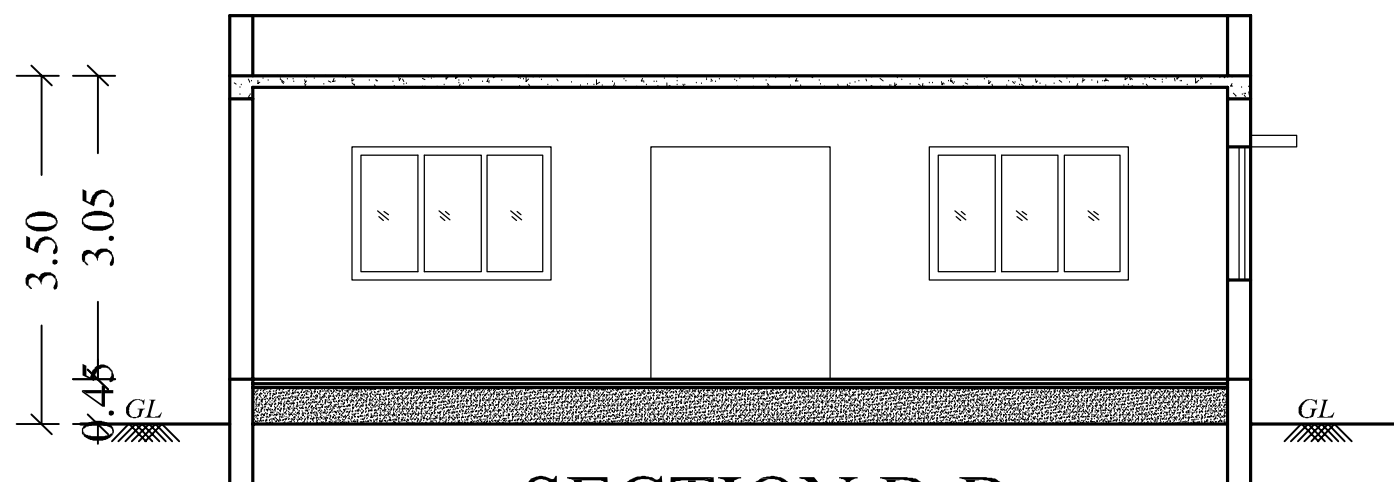
STRUCTURAL ENGINEER

V.P KRISHNAPRIYAN B.Arch.,
CA 2014/5850
Regular Architect Gr-I
DTCP Reg. No.CGLRGN/RA/GR-I/2018/06/006
CADA RA/G-4/19/04/140
222, Ashanti Majestic Towers, Jawaharal Nehru Road,
Koyambode, Chennai - 107. Mobile : 9586233842

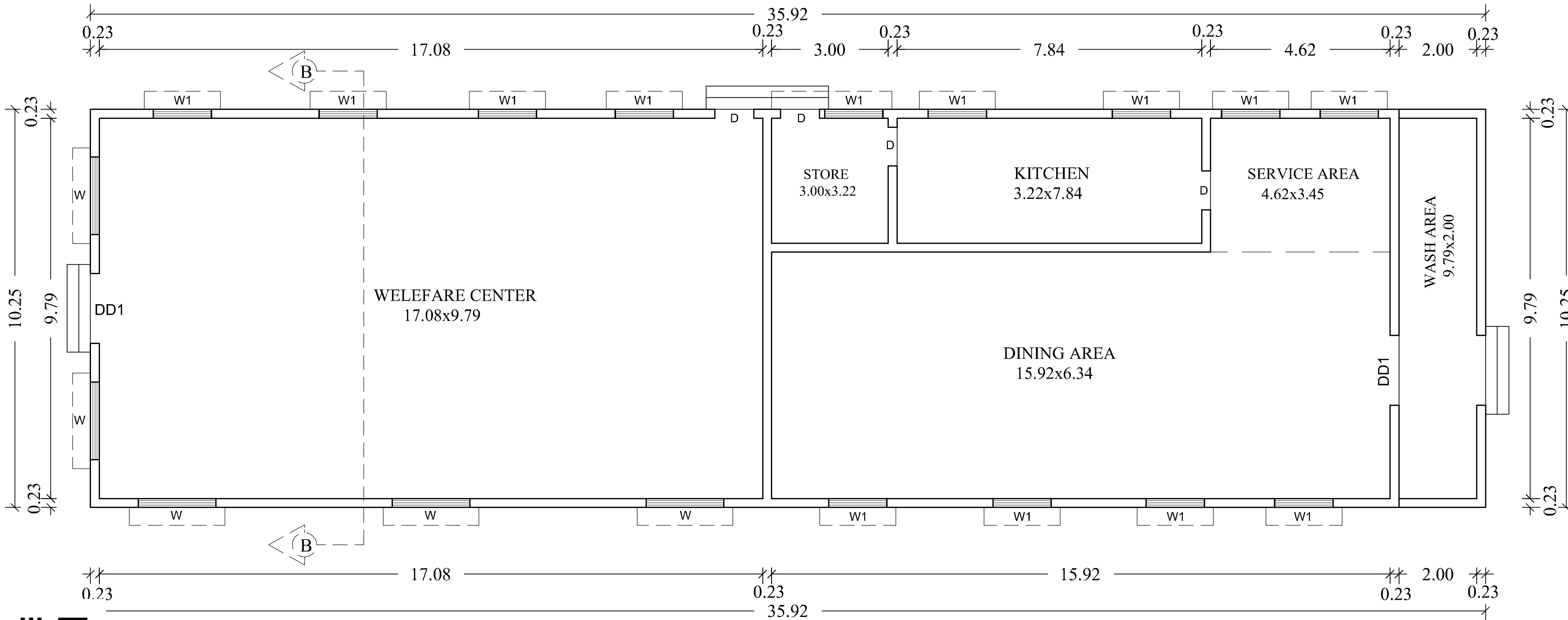
ARCHITECT/ENGINEER



ELEVATION

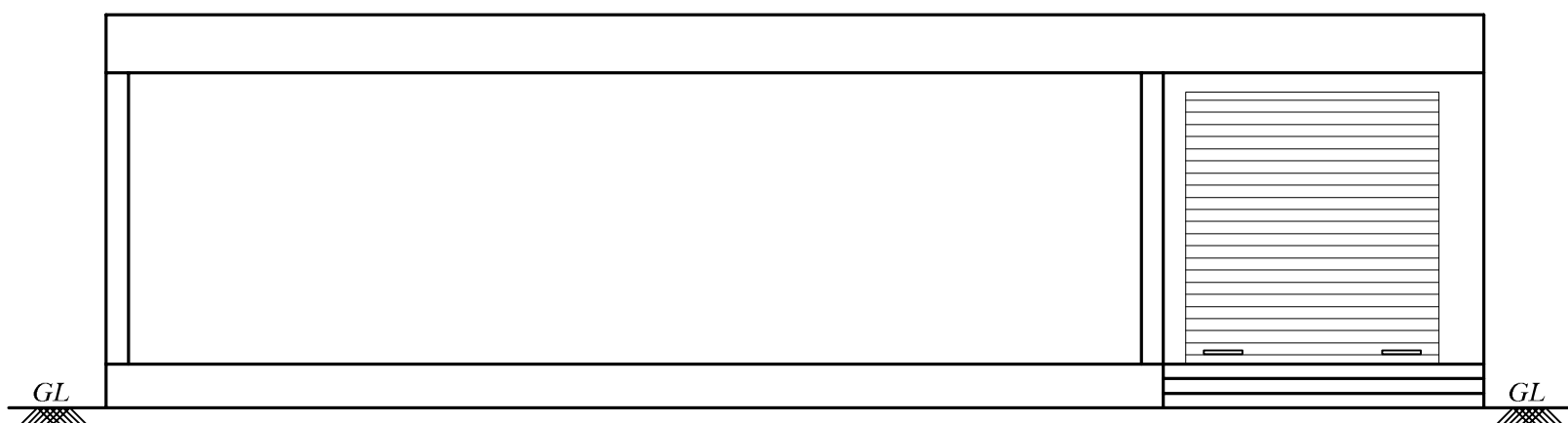


SECTION B-B

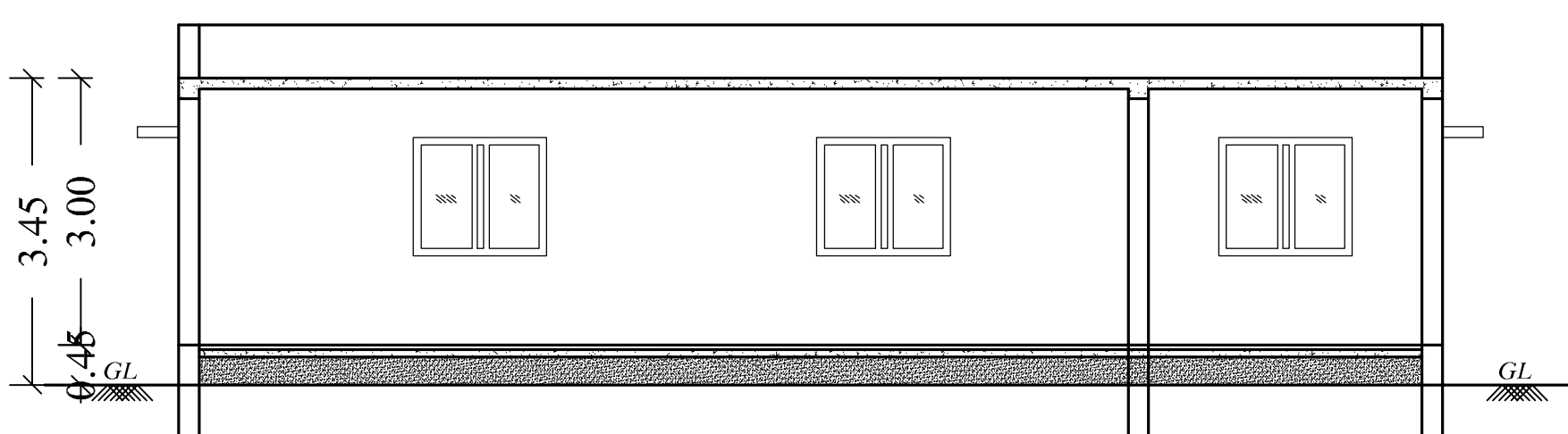


GROUND FLOOR PLAN

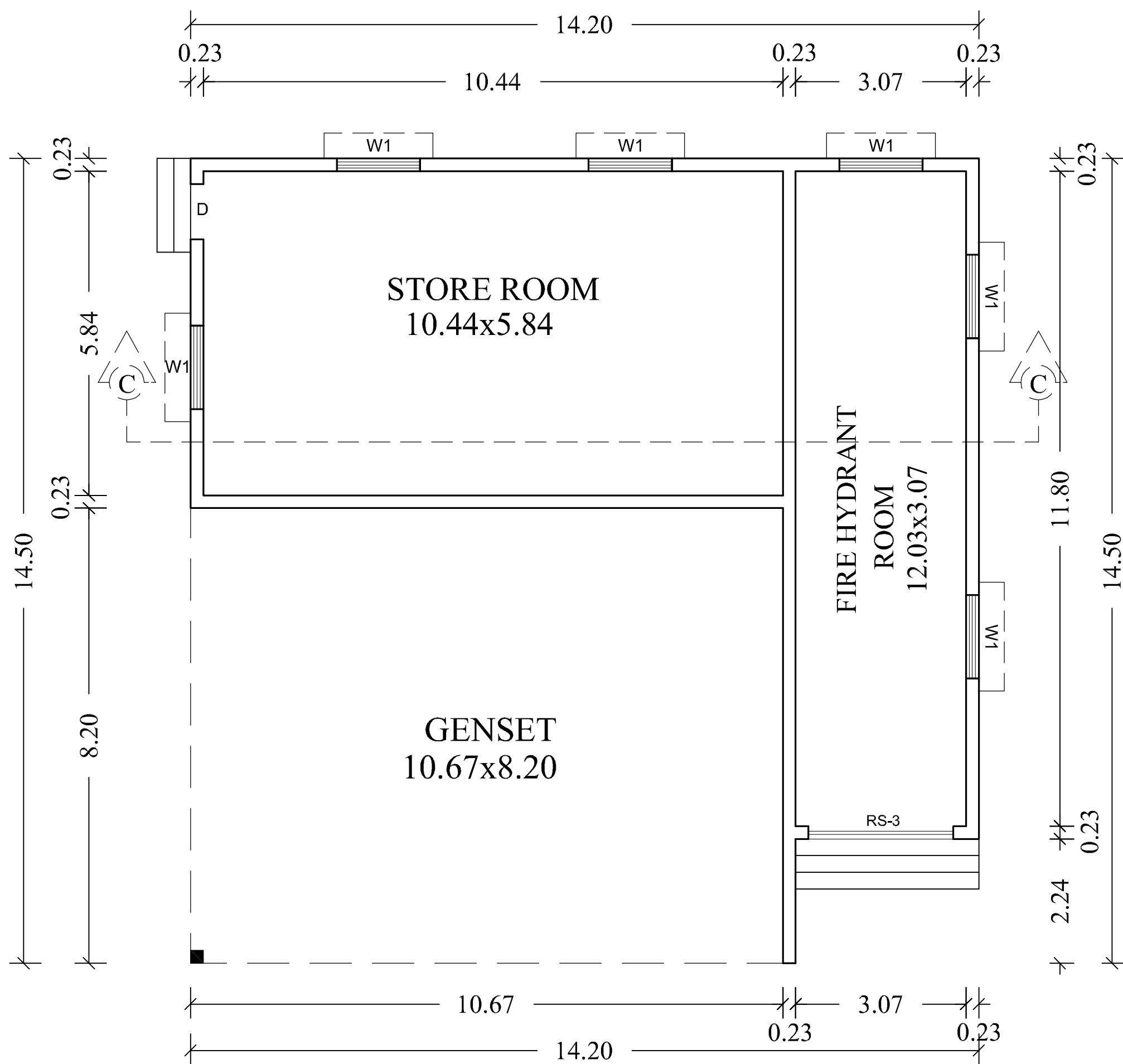
CANTEEN -3



ELEVATION



SECTION C-C



GROUND FLOOR PLAN

STORE -2

PLAN SHOWING THE REVISED & ADDITION
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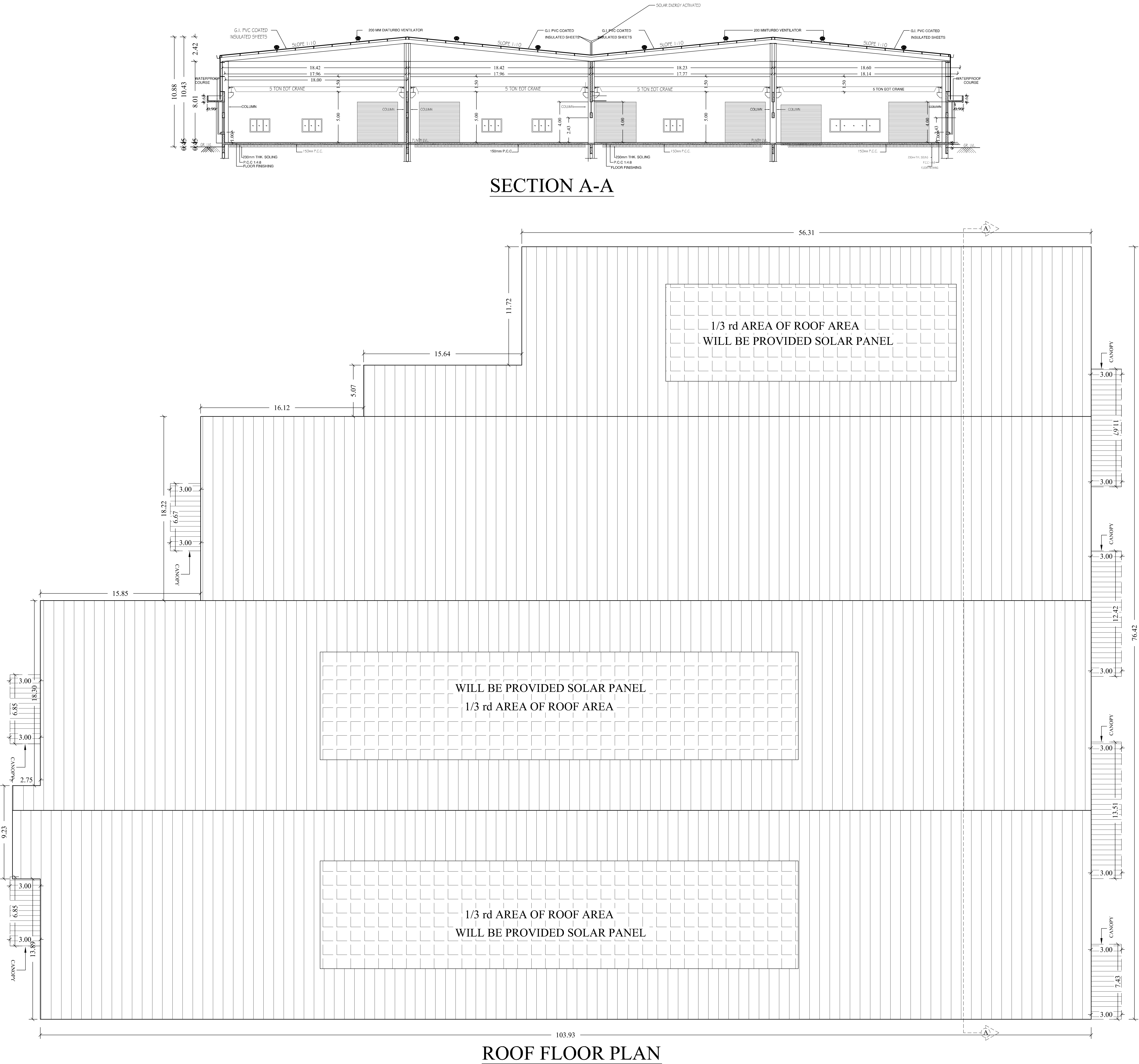
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NOTES :-
1. ALL USEABLE AREAS WILL BE MECHANICALLY VENTILATED.
2. ALL TOILETS MECHANICALLY VENTILATED.

EXISTING MACHINERY DETAILS				
Sl No	Name of the Machinery	Each H.P	Qty	Total HP
1	Planner Machine	81.6	03	245.00
2	Black Milling Machine	07	02	14.00
3	Key Milling Machine	06	01	06.00
4	Key Way Machine	06	01	06.00
5	Drilling Machine	06	03	06.00
6	Air Compressor	07.5	02	15.00
7	RM ST Machine	05	04	20.00
8	Auto ST Machine	01	01	01.00
9	Burr Bandel Machine	15	01	15.00
10	Mechanical Punching Machine	05	01	05.00
11	EOT Crane	08	02	16.00
12	Painting Machine	08	01	08.00
13	DRO Drilling Machine	03	01	03.00
14	Fire Pump Motor	40	01	40.00
TOTAL				400.00
PROPOSED MACHINERY DETAILS				
Sl No	Name of the Machinery	Each H.P	Qty	Total HP
1	Planner -BSKF(Z)2020/8	187.5	02	375.00
2	Planner -BSKF(Z)220/12	175.0	01	175.00
3	Back Milling Machine	66.0	02	132.00
4	CNC Milling Machine	66.0	02	132.00
5	CNC Drilling Machine	19.4	01	38.80
6	RM ST Machine	34.5	02	69.00
7	Final ST Machine	34.5	02	69.00
8	Spot Fachine Machie	4.6	01	04.60
9	Compressor	35.0	02	35.00
10	Eot Crane	52.5	03	52.50
11	Auto ST Machine	1.6	01	01.60
12	Oil Pump	1.0	01	01.00
13	Etp Plant	3.0	01	03.00
14	Oil Pump	1.0	01	01.00
15	Burr Bandel Machine	20.0	01	20.00
16	Transport Car	8.0	01	08.00
17	Twissting Control Tabue	12.5	02	25.00
18	Band Saw Cutting Machine	2.0	02	04.00
19	Tool Grinding Machine	1.0	01	02.00
20	Air Grinding Machine	0.5	01	00.50
TOTAL				1149.00

ARCHITECT/ENGINEER



ROOF FLOOR PLAN

SECTION A-A

PLAN SHOWING THE REVISED & ADDITION
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For Saver Kothari India Private Limited

OWNERS SIGNATURE

Dr. K.RATHIN KANNAN, M.E, M.L.E, P.V.

Structural Engineer Gr-I

DTCF Reg.No : CGLRGN/SE/GR-1/2019/06/011

Registered Engineer Gr-I

DTCF Reg. No : CGLRGN/RG/GR-1/2019/06/005

Res : No.W-391/A1 New No.14, Anna Nagar West,

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STRUCTURAL ENGINEER

V.P. KRISHNAPRIYAN B.Arch.,

CA2014/65850

Regular Architect Gr-I

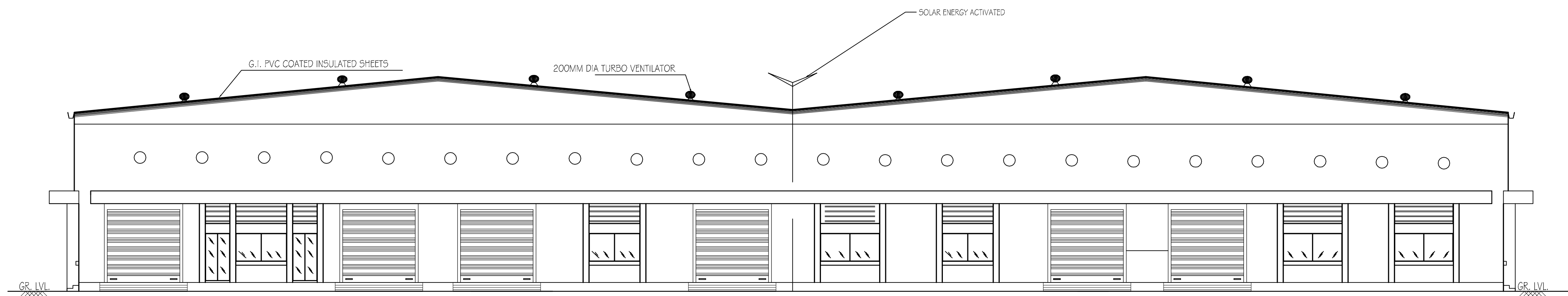
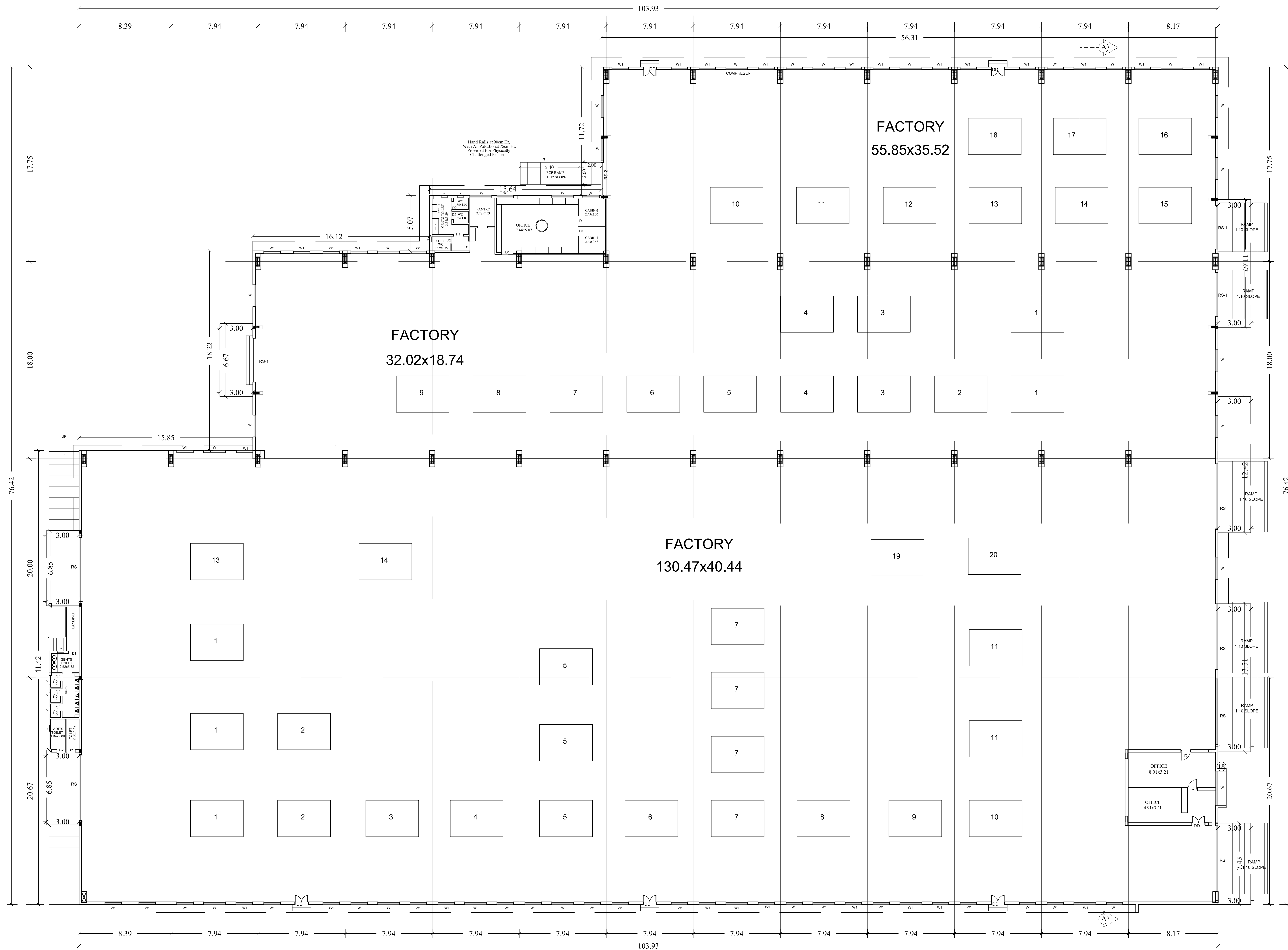
DTCF Reg. No: CGLRGN/RA/GR-1/2018/06/006

CMDA RA/G-1/19/04/140

222, Ardhant Majestic Towers, Jawaharlal Nehru Road,

Koyambedu, Chennai - 107. Mobile : 9566233942

ARCHITECT/ENGINEER

**ELEVATION****GROUND FLOOR PLAN**

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CONSTRUCTION OF INDUSTRIAL BUILDING OF
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CATEGORY - GREEN
MFG. OF T-GUIDE RAILS
PROCEEDINGS NO.F.0984SPR/GL/DEETNPCB/SPR/W/2024
CONSENT ORDER NO. 2407159894494, DATED: 16/09/2024
PROCEEDINGS NO.F.0984SPR/GL/DEE/TNPCB/SPR/A/2024
CONSENT ORDER NO. 2407259894494, DATED: 16/09/2024

SIPCOT INDUSTRIAL PARK- IRUNGATTUKOTTAI
LAYOUT APPROVED No : 104/2023

EXISTING APPROVED No & DATE
DTCP APPROVED No: 5223/2011
DTCP APPROVED DATE: 09/17/2012

EXISTING APPROVED No & DATE
LOCAL BODY APPROVED No: 0064/2011
DTCP APPROVED DATE: 31/01/2013

AREA DETAIL:	Acres	Sq.m
TOTAL PLOT AREA AS PER DOCUMENT	3.36	13597.44

EXISTING + PROPOSED BUILDING AREA STATEMENT

SL.NO	BUILDING NAME	EXISTING APPROVED AREA IN Sq m	PROPOSED ADDITIONAL BUILDING AREA IN Sq m	TOTAL AREA IN Sq m
1.	FACTORY BLOCK -1	6271.54	-	7154.53
2.	STORE BLOCK -2	135.90	-	191.96
3.	CANTEEN BLOCK -3	273.44	-	368.33
4.	MEDICAL FACILITY -4	23.75	-	23.75
5.	WORKERS TOILET-5	70.12	-	70.12
6.	SECURITY AND PANEL -6	22.09	-	22.09
7.	GENSET	-	-	68.69
8.	TRANSFORMER YARD	-	-	94.98
TOTAL		6796.84	1033.94	7930.78

TOTAL FSI AREA - TOTAL EXG.FSI AREA + PRO.FSI AREA
TOTAL FSI AREA - 6796.84 + 1033.94 = 7830.78 sq.m

FLOOR SPACE INDEX	7830.78 13597.44	0.57 < 2.00
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PARKING CALCULATION

SLOT	CALCULATION	REQUIRED	PROVIDED
LORRY	WORKSHOP AREA / 750 7830.78/750 = 11	11 Nos	12 Nos
CAR	OFFICE AREA / 150 450/150 = 03	03 Nos	04 Nos
TWO WHEELER	WORKSHOP AREA / 75 7830.78/75 = 105	105 Nos	125 Nos
CYCLE	WORKSHOP AREA / 75 7830.78/75 = 105	105 Nos	120 Nos

SANITATION REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
WC	MALE & FEMALE	MALE & FEMALE
URINAL	6	11
WASH BASIN	6	7
DRINKER WATER FOUNTAINS	1	8

HP DETAILS	EXG.	PRO.	TOTAL
	400.00	1149.00	1549.00

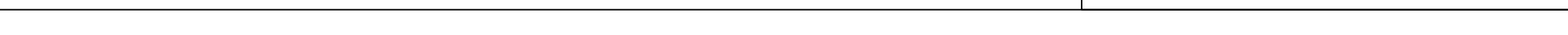
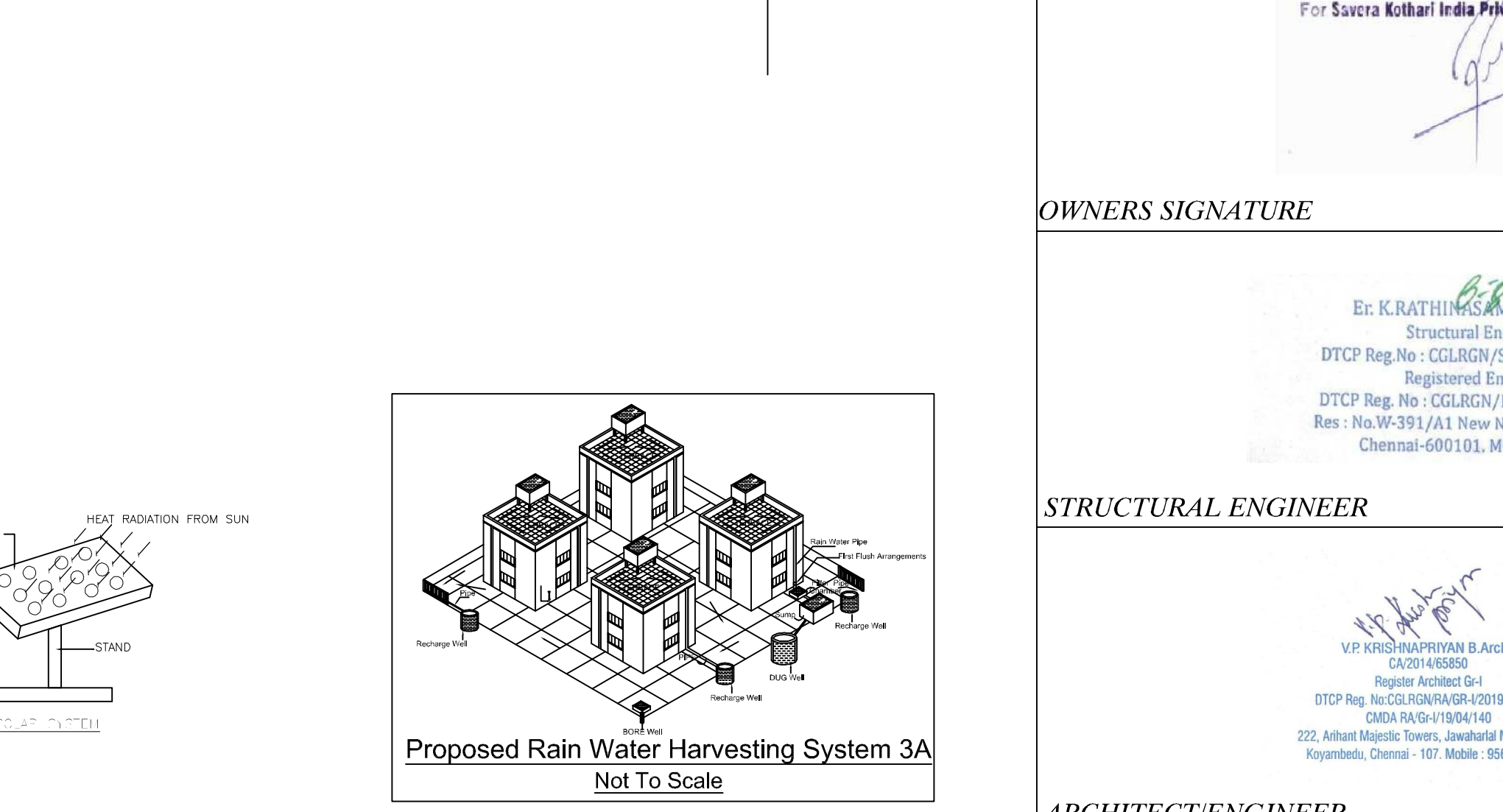
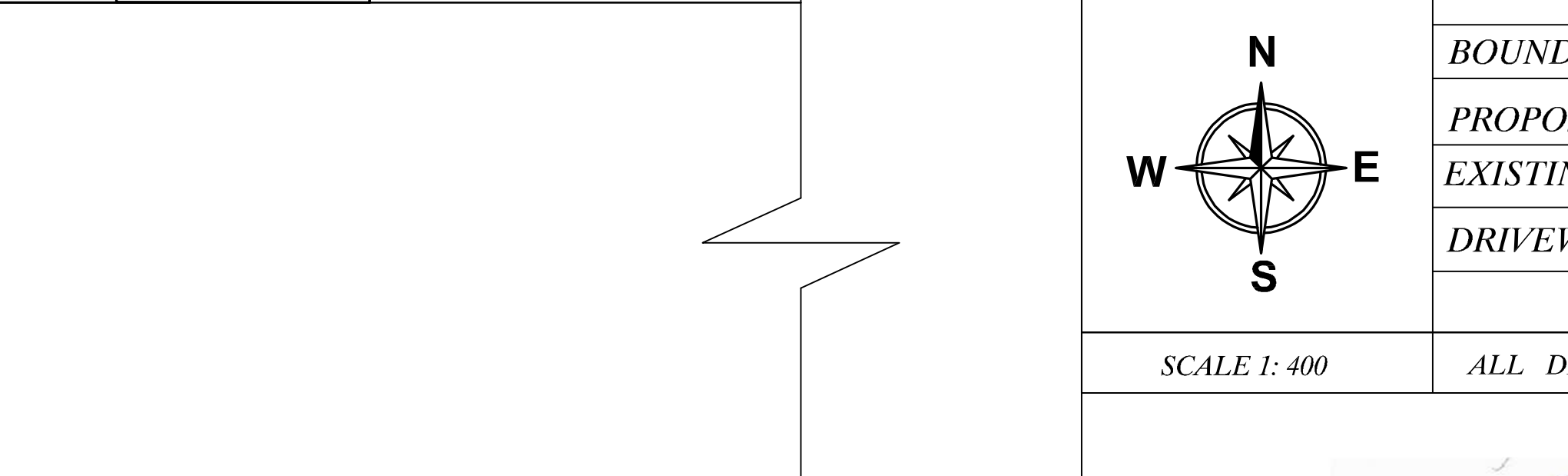
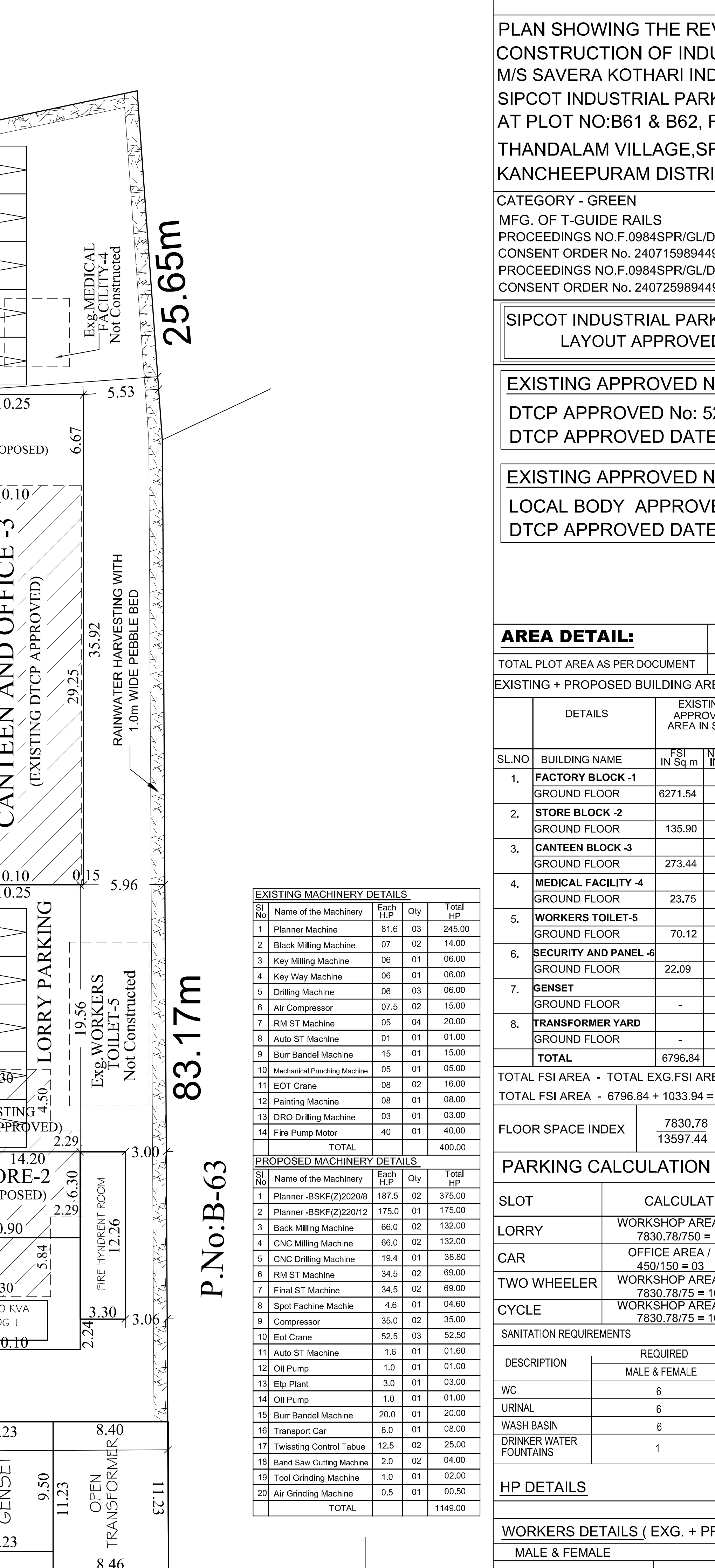
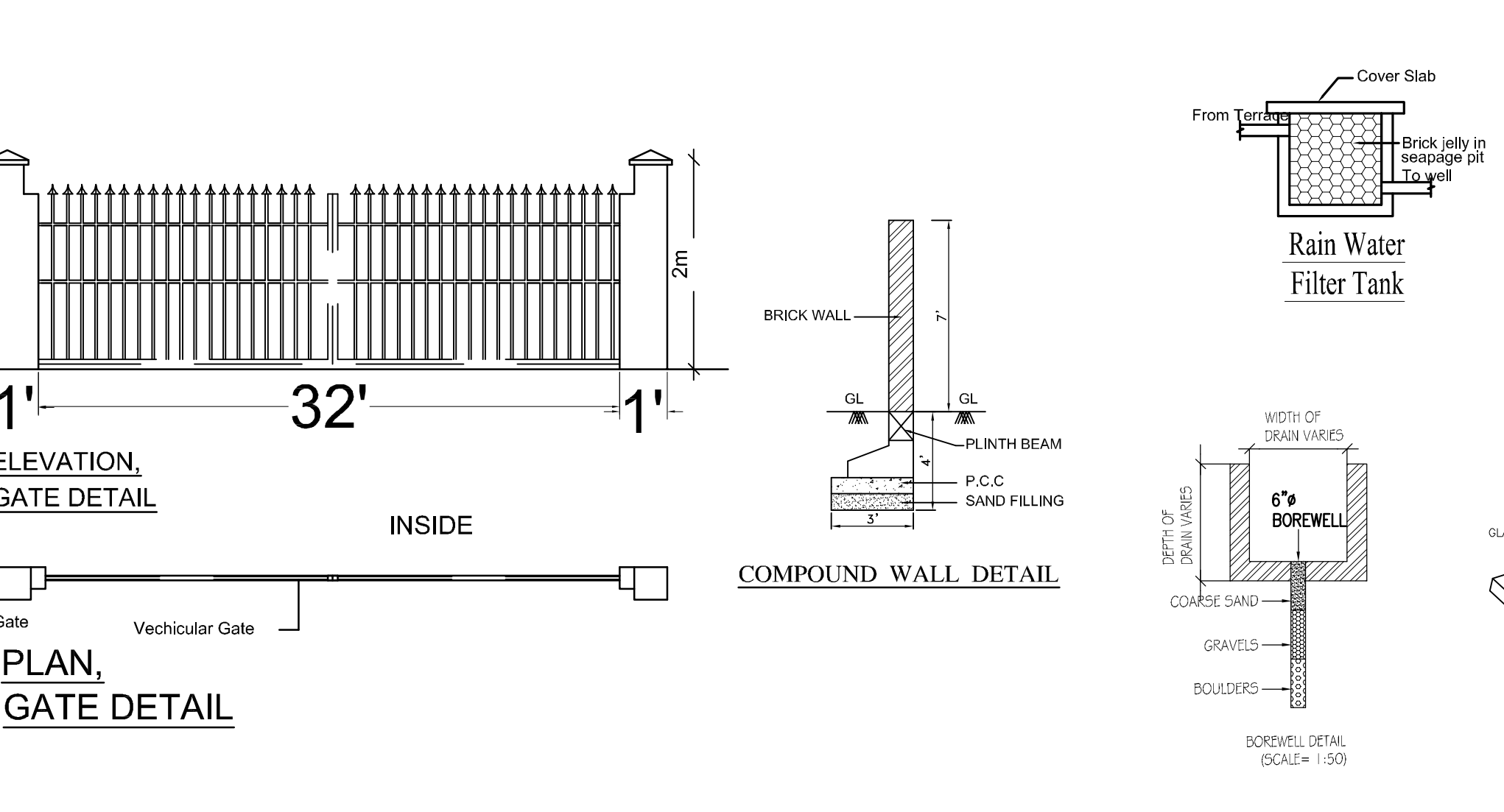
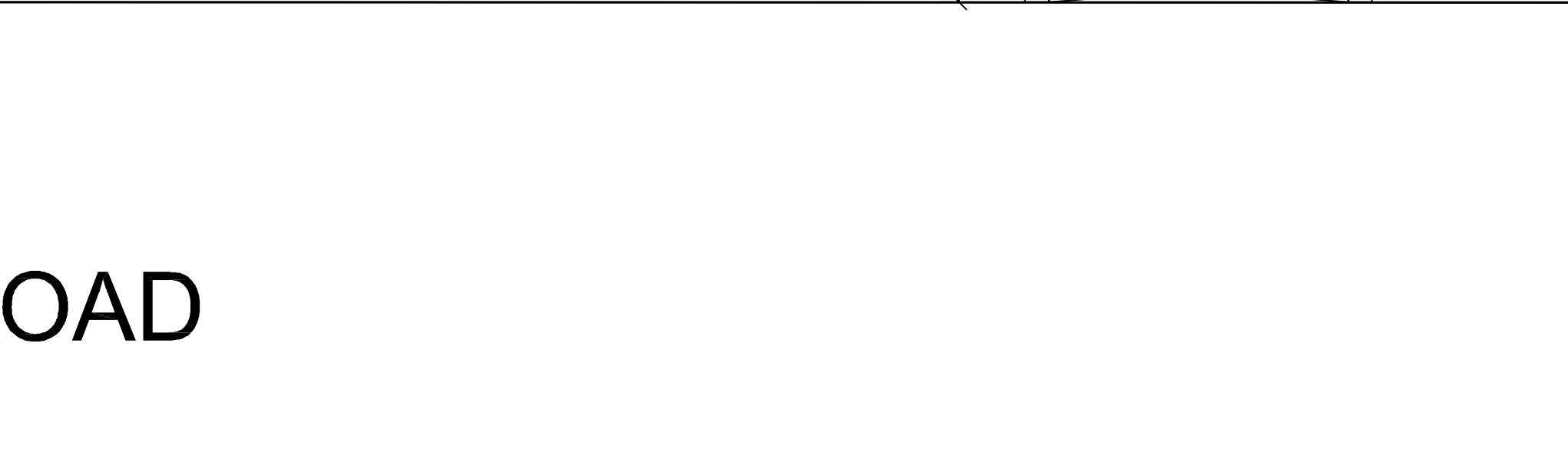
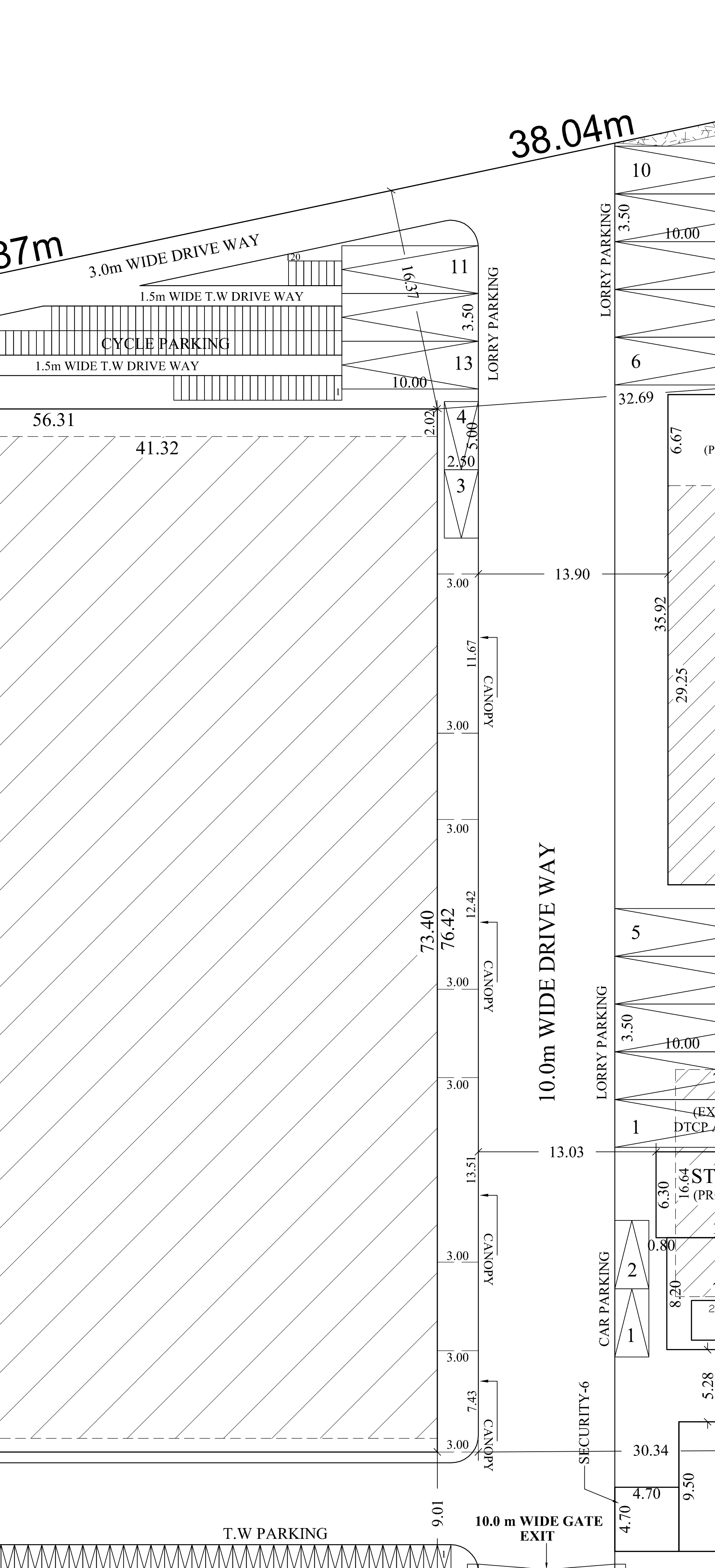
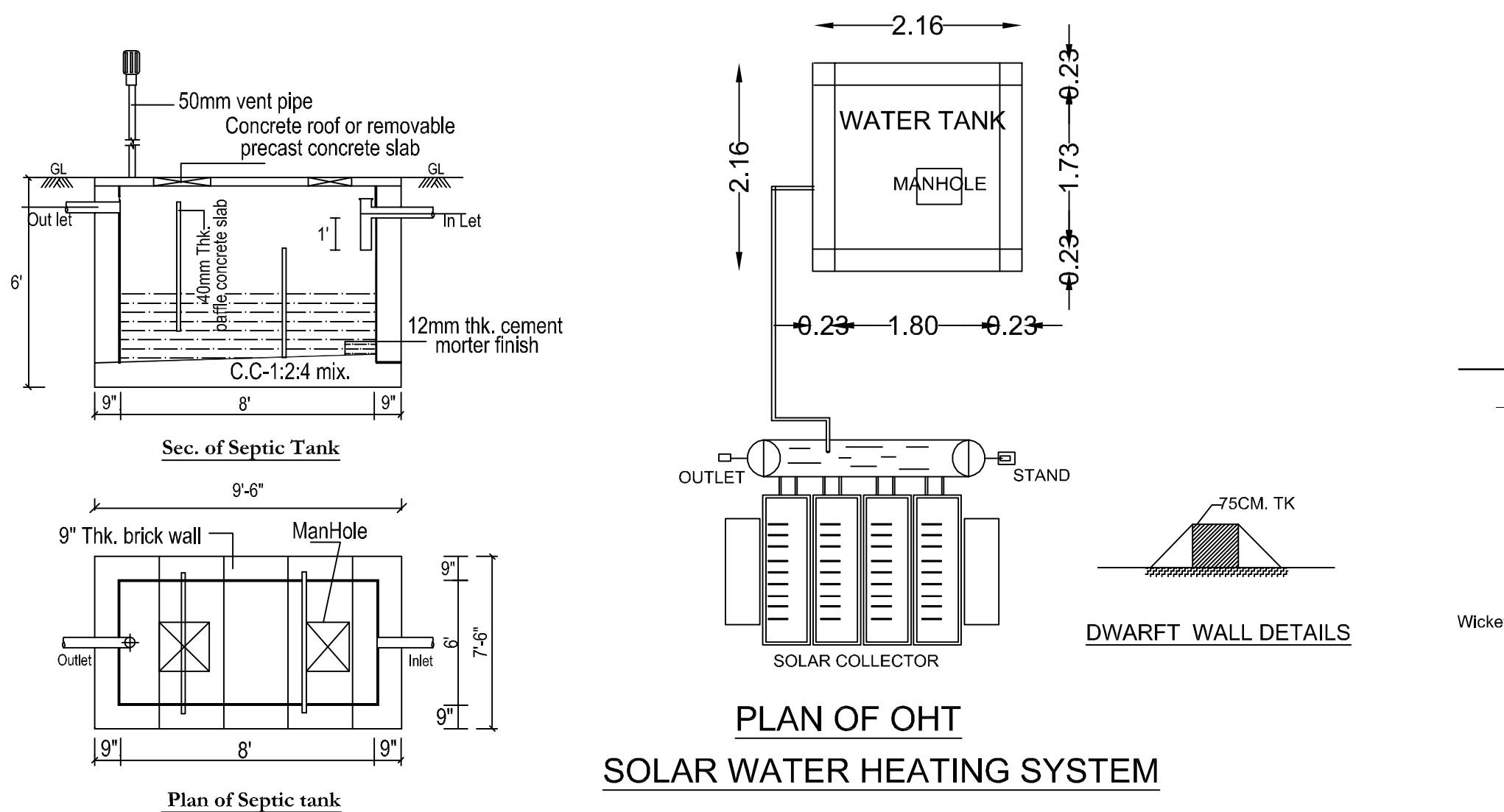
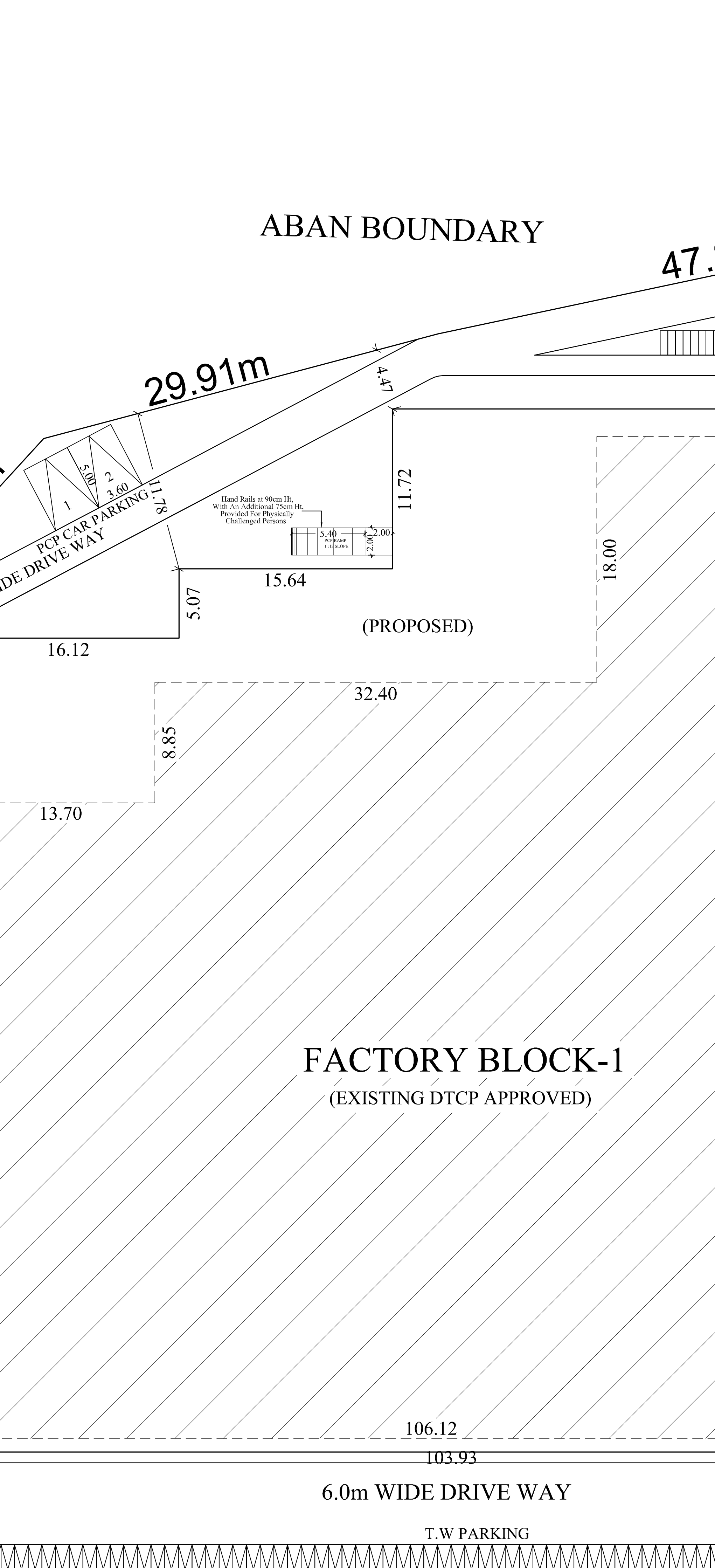
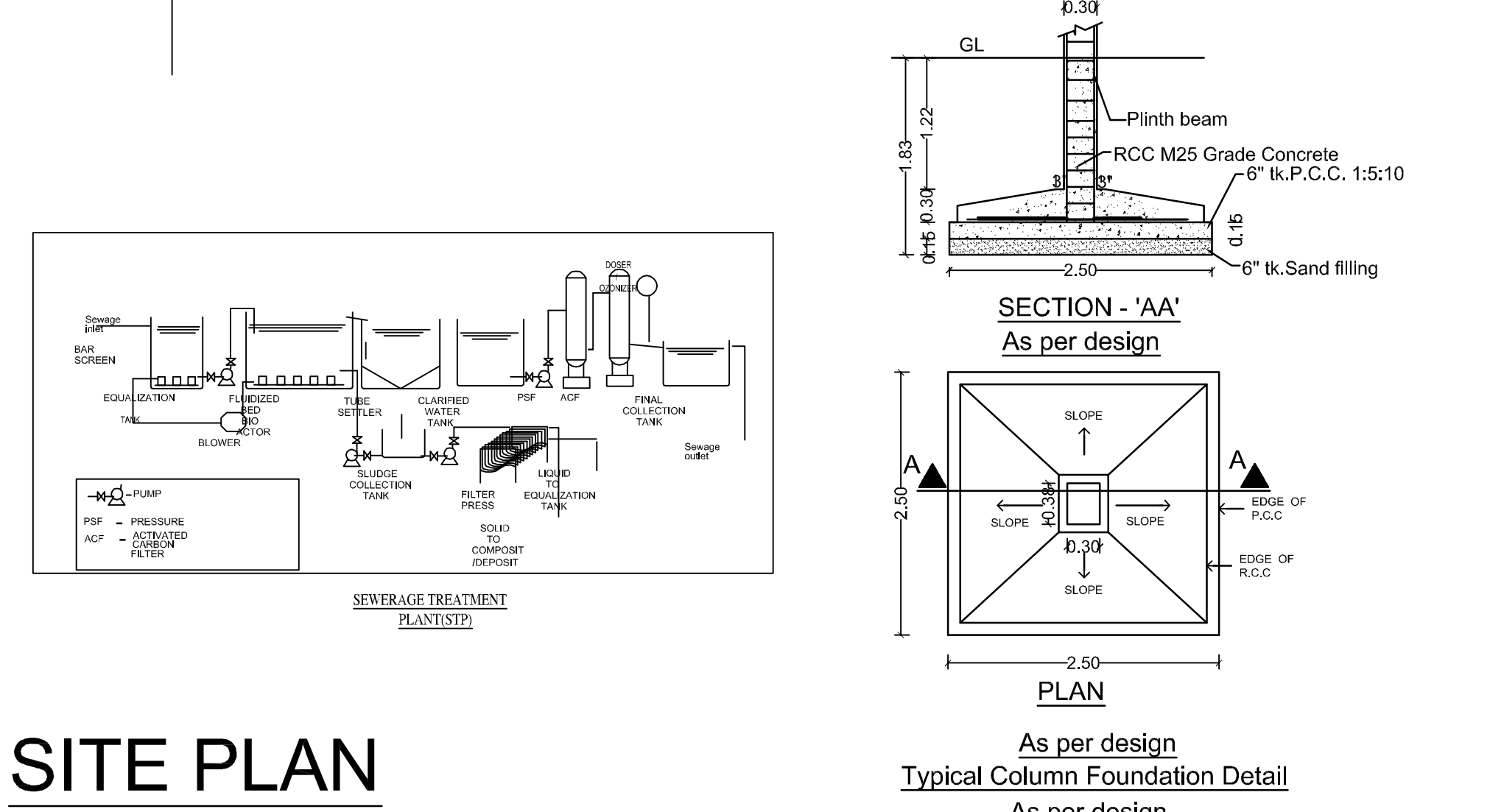
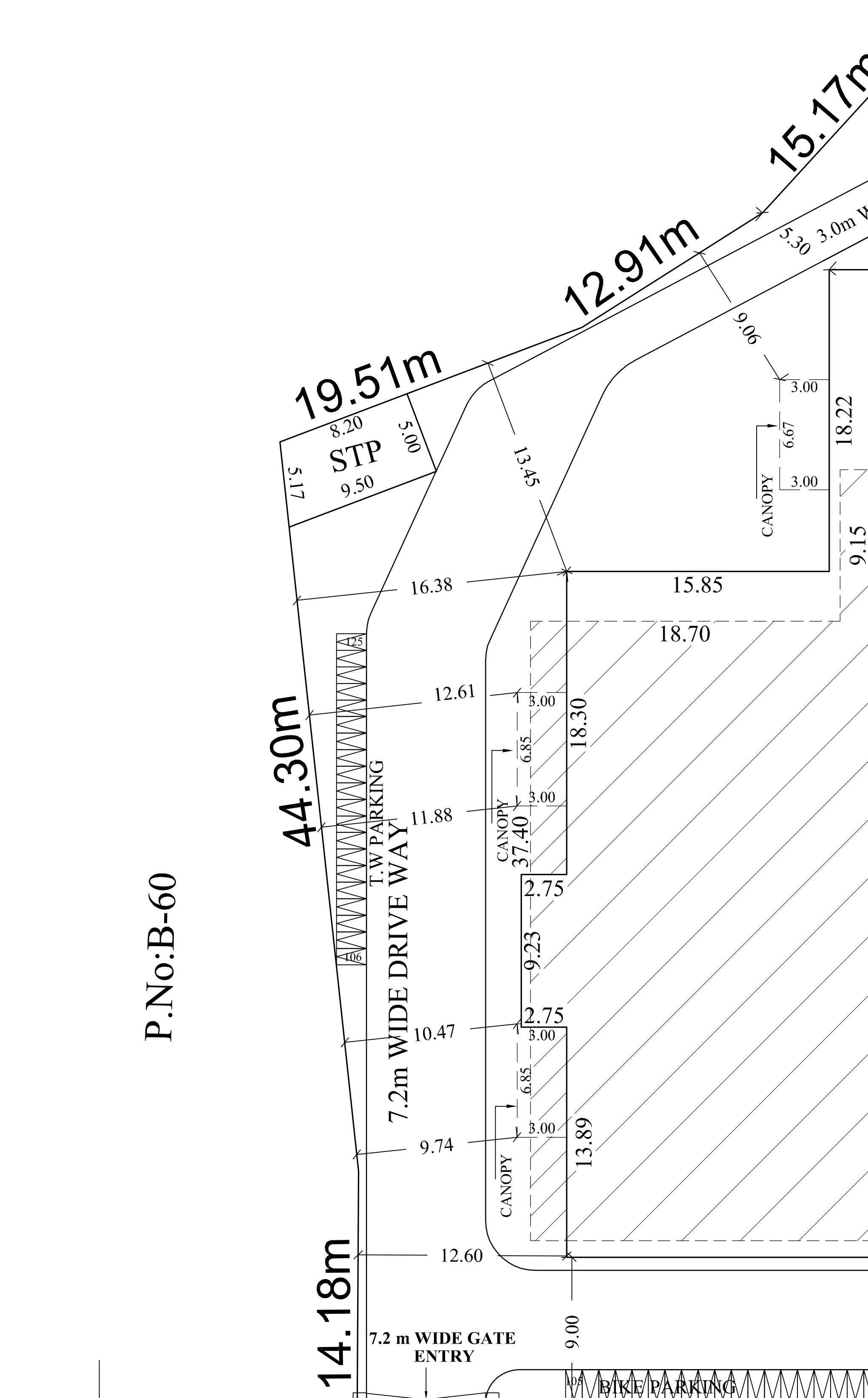
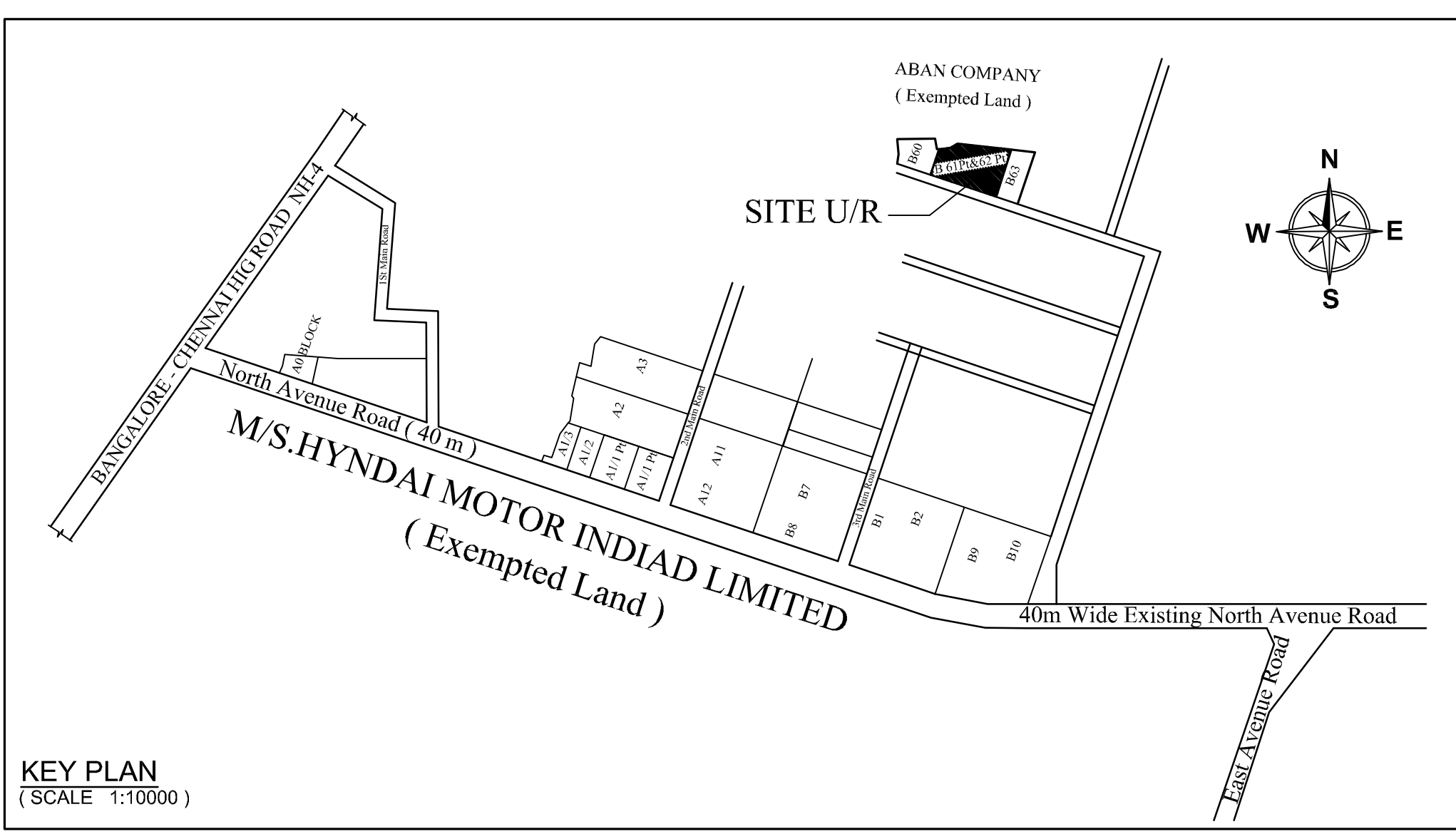
WORKERS DETAILS (EXG. + PRO.)	
MALE & FEMALE	190 Nos

COLOUR INDEX	
BOUNDARY	
PROPOSED	
EXISTING ROAD	
DRIVEWAY	
SCALE 1: 400	ALL DIMENISONS ARE IN METRES

OWNERS SIGNATURE

STRUCTURAL ENGINEER

ARCHITECT/ENGINEER



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.

