

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.

PLAN SHOWING PROPOSED ADDITION CONSTRUCTION OF
FACTORY BUILDING AT PLOT No : A2 S.NO :-393A,397A
PT.398PT,399PT, 400PT,402PT,403PT, 404PT,405PT, 390A
PT.391A,395B,396 & 394 A OF SIPCOT ORAGADAM
GROWTH CENTRE, MATHUR VILLAGE, SRIPERUMBUDUR
TALUK ,KANCHEEPURAM DISTRICT.

DRAWING NAME / TITLE:
FACTORY BUILDING FLOOR PLAN

SCHEDULE OF JOINERY

Type	DESCRIPTION	SIZE
SS1	MOTORIZED STEEL SHUTTER	3.50 X 4.00
SS2	MOTORIZED STEEL SHUTTER	4.00 X 4.00
SS3	MOTORIZED STEEL SHUTTER	4.50 X 4.00
HS1	MOTORIZED HIGH SPEED SHUTTER	3.50 X 4.00
SD1	STEEL DOOR WITH VISION GLASS	1.00 X 2.10
SD1A	STEEL DOOR WITH FIXED GLASS	1.50 X 2.10
SD2	STEEL DOOR WITH VISION GLASS	1.80 X 2.10
SD3	STEEL DOOR WITH VISION GLASS	2.00 X 2.10
SD4	STEEL DOOR WITH VISION GLASS	2.00 X 2.70
SD5	STEEL DOOR WITH VISION GLASS	1.00 X 2.10
FW1	ALUMINIUM WINDOW +GLASS	3.60 X 1.20
FW2	ALUMINIUM WINDOW +GLASS	1.80 X 1.20
FW3	ALUMINIUM WINDOW +GLASS	1.20 X 1.20
AV1	ALUMINUM + GLASS VENTILATOR	1.20 X 0.60
FG1	FENCE GATE	1.80 X 1.80
FG2	FENCE GATE	2.00 X 2.00

AREA STATEMENT

S.NO	DESCRIPTION	FSI AREA(SQ.M)
1	FACTORY BUILDING	
	FACTORY UTILITY	4125.00
	CONOPY -1	256.80
	CONOPY -2	60.00
	CONOPY -3	27.90
	TOTAL	4469.70

LEGEND

PROPOSED MACHINE	
SITE BOUNDARY	
EXISTING ROAD	

Scale:1:100

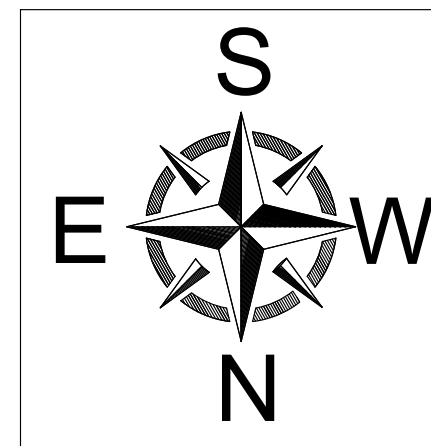
Scale : All dimension are in meter

OWNER / OCCUPIER

STRUCTURAL ENGINEER

ARCHITECT SIGNATURE

S A Constructions & Consultancy Pvt Ltd
NO:41, Winkley Street, VGN Victoria park,
Ambattur, Chennai-600053
(M)-91 9841613506 - 9382161397



proposed expansion machinery and HP Details				
HUB3-4L				
SI NO	Machine Description	No of Machines	KW of Machine	HP of Machine
1	OUTER RING FEEDER	1	2.1	2.82
2	OUTER RING TRANSFER EQUIPMENT	1	8.1	10.85
3	OUTER RING DATUM DIAMETER GRINDING MACHINE	1	16.1	21.58
4	OUTER RING RACEWAY GRINDING MACHINE	1	15.2	20.38
5	OUTER RING RACEWAY SUPER FINISHING MACHINE	1	6.7	8.98
6	OUTER RING TRANSFER EQUIPMENT	1	1.9	2.55
7	OUTER RING RACEWAY SUPER FINISHING MACHINE	1	6.7	8.98
8	OUTER RING TRANSFER EQUIPMENT	1	1.4	1.88
9	SPINDLE FEEDER	1	2.1	2.82
10	SPINDLE TRANSFER EQUIPMENT	1	8.1	10.85
11	SPINDLE RACEWAY GRINDING MACHINE	1	16.1	21.58
12	SPINDLE RACEWAY SUPER FINISHING MACHINE	1	6.1	8.18
13	SPINDLE TRANSFER EQUIPMENT	1	1.4	1.88
Machines Total			92.00	123.32

Utility load - Building (1)				
SI #	Machines	No of Machines	KW	HP
1	Factory AC	1	47	63.00
2	Factory ventilation	1	50	67.02
3	Lighting	1	40	53.62
4	Receptacle	1	40	53.62
5	Chiller	1	324	434.32
6	Chiller pump	1	30	40.21
7	Fire pump	1	11	14.75
8	Compressor & dryer	1	315	422.25
9	Rolling shutters	1	40	53.62
10	Miscellaneous load	1	20	26.81
11	CFS	1	120	160.86
Machines Total			1037.00	1390.08
GRAND TOTAL = (MACHINE LOAD+ CONNECTING LOAD (Utility load - Building) Total KW			1146.48	1536.84
Total HP = 1390.08 + 146.76 =				1536.84 HP

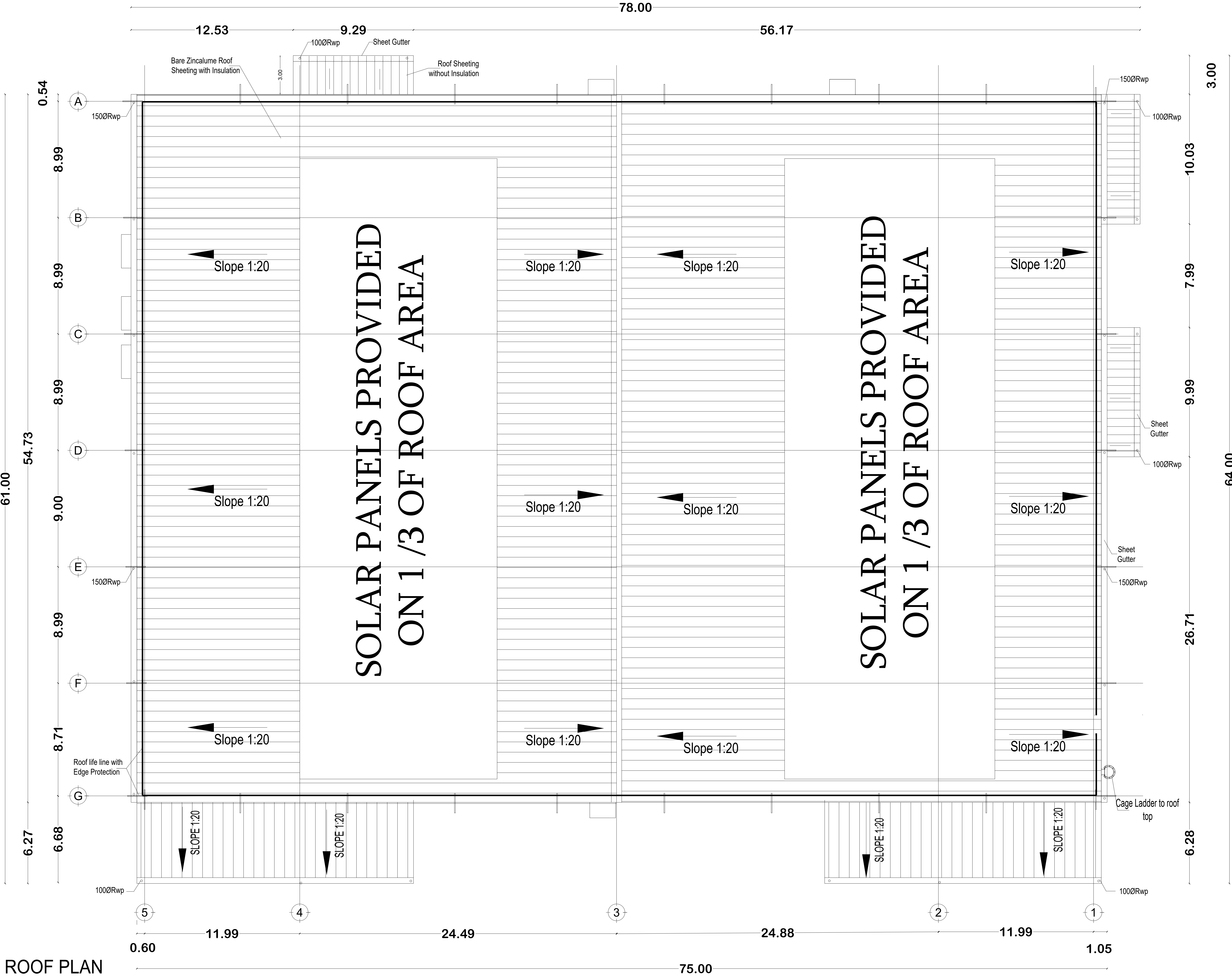
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NOTES:
MECHANICAL VENTILATION IS PROVIDED FOR ALL BUILDINGS

GROUND FLOOR PLAN



ROOF PLAN



SHEET No : 04/04

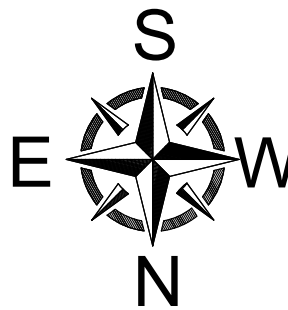
PLAN SHOWING PROPOSED ADDITION CONSTRUCTION OF FACTORY BUILDING AT PLOT No : A2 S.NO :-393A, 397A PT,398PT,399PT, 400PT,402PT,403PT, 404PT, 405PT, 390A PT,391A,395B,396 & 394 A OF SIPCOT ORAGADAM GROWTH CENTRE, MATHUR VILLAGE, SRIPERUMBUDUR TALUK ,KANCHEEPURAM DISTRICT.

DRAWING NAME / TITLE:

FACTORY BUILDING ROOF PLAN

LEGEND

PROPOSED
ROAD
BOUNDARY



Scale:1:100
Scale : All dimension are in meter

P.L.

OWNER / OCCUPIER

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. CTC- COLRGV/SE/GR - 1201905003
No. 20, 4th Cross Street, Anna Nagar, Changanallur,
Chennai-600054
Email: s.constructions@gmail.com Mob: 9443101912

STRUCTURAL ENGINEER

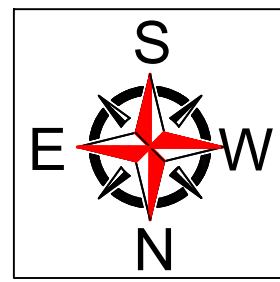
Dhinesh. T. Architect
CA/2009/43967
Reg No: TVLR/RA/GR-1/2015/05/001
No.10/2, II Street, Kankarai Nagar,
Avaldi, Chennai 600 054.
dhinesh.architect@gmail.com
+91 73730 83000 | +91 69003 66666

ARCHITECT SIGNATURE



S A Constructions & Consultancy Pvt Ltd
NO:41, Winkley Street, VGN Victoria park,
Ambattur. Chennai-600053
(M)-91 9841613506 - 9382161397

PLOT NO:A3

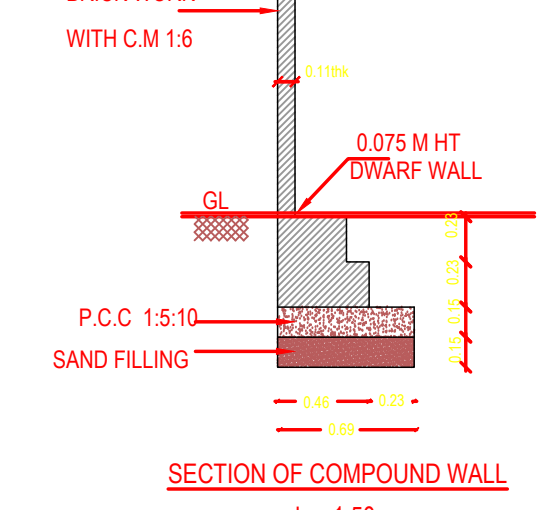
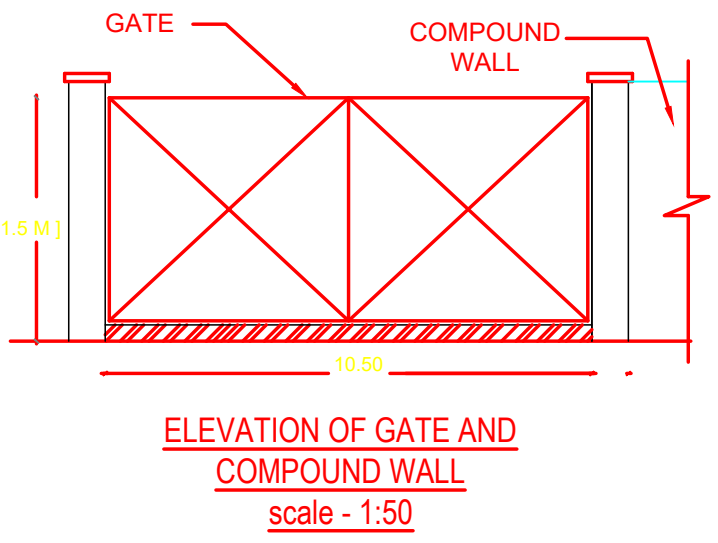
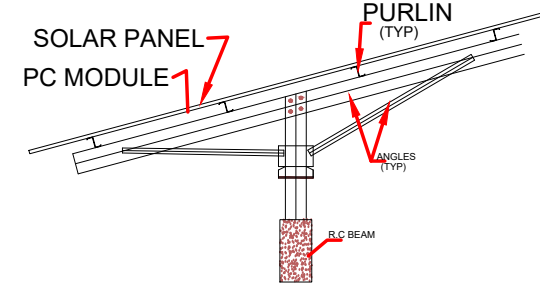
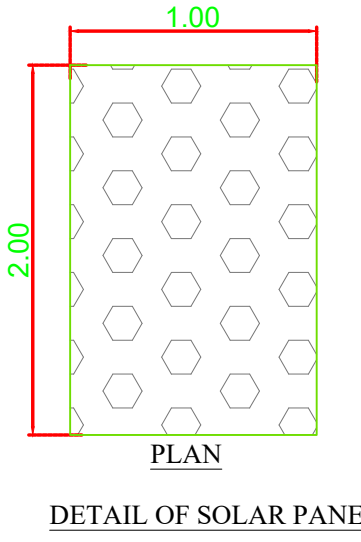
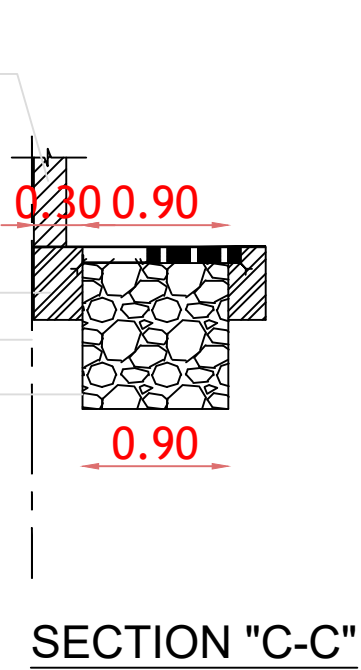
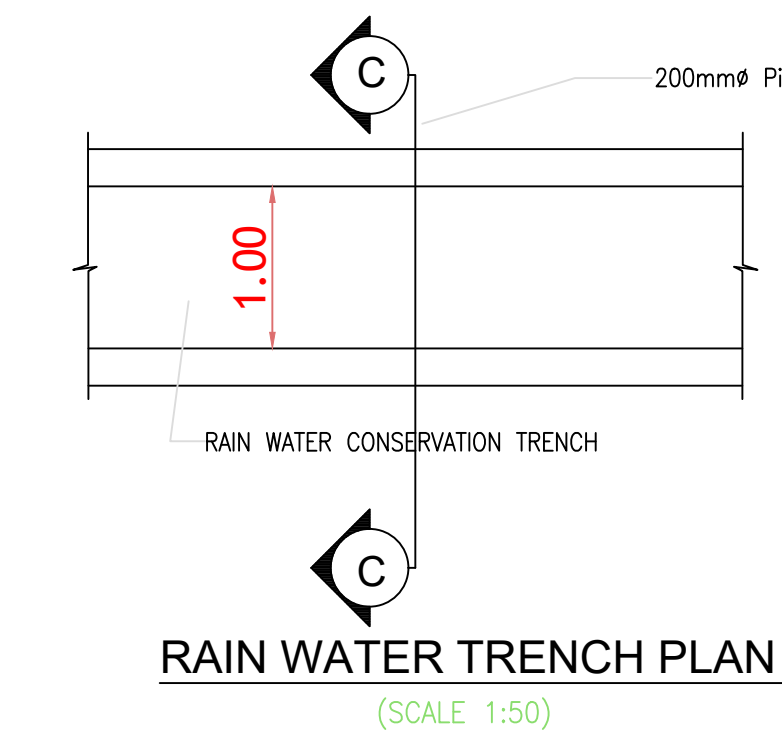
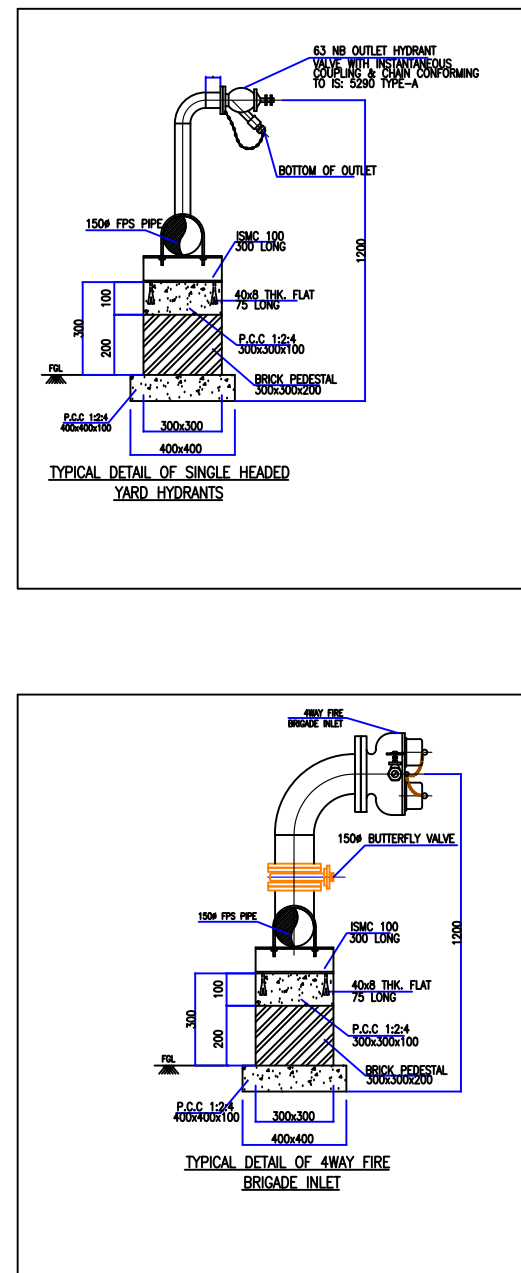
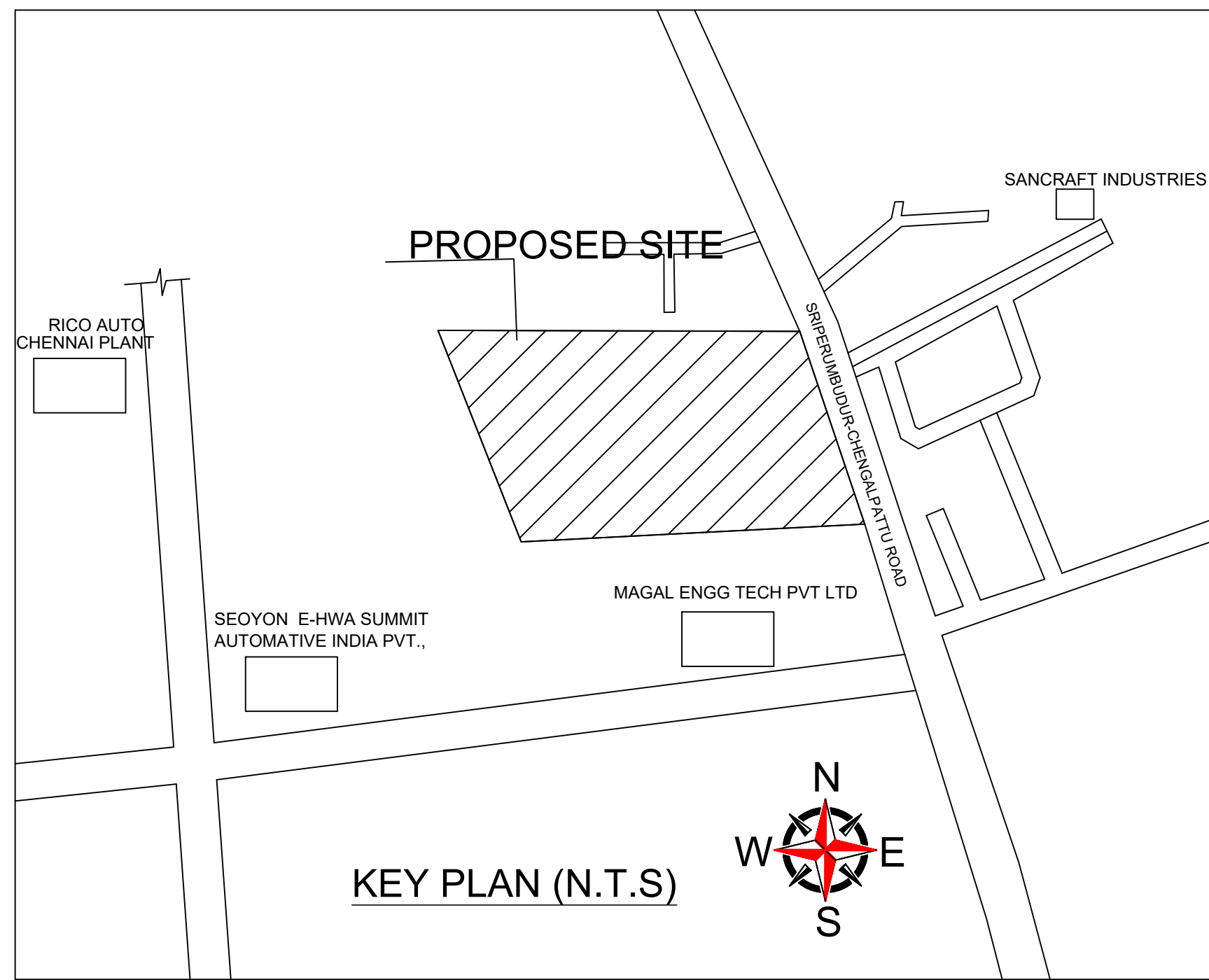


325.85

SITE PLAN

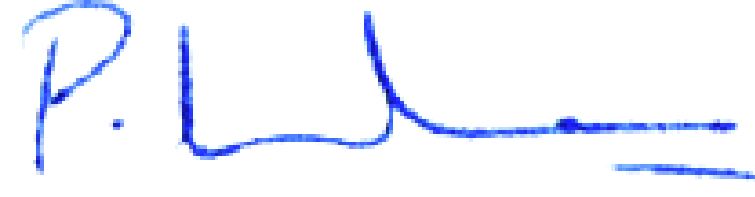
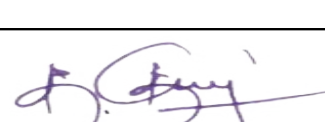
SCALE - 1:100

NOTES:
MECHANICAL VENTILATION IS PROVIDED FOR ALL BUILDINGS



EXISTING MAN POWER DETAILS:-	
MALE	= 490 NO'S
FEMALE	= 60 NO'S
TOTAL NO.OF WORKERS	= 550 NO'S
PROPOSED MAN POWER DETAILS:-	
MALE	= 40 NO'S
FEMALE	= 10 NO'S
TOTAL NO.OF WORKERS	= 50 NOS
LEGEND	
	PROPOSED EXISTING ROAD
	INTERNAL ROAD
	BOUNDARY
	GREEN BELT

HP DETAILS				
Existing HP =		9997.55 Hp		
Proposed HP =		1536.84 Hp		
Total =		11534.39 Hp		
Scale:1:100				
Scale : All dimension are in meter				
SANITATION REQUIREMENTS :				
S.NO	DESCRIPTION	REQUIRED	PROVIDED	
1	WATER CLOSET AND ABLUTION TAPS	MALE FEMALE	MALE	FEMALE
		17 04	17	08
2	URINALS	17 0	17	0
3	WASHING TAPS WITH DRAINING ARRANGEMENT	24	24	
4	DRINKING WATER FOUNTAINS	06	06	
5	PH TOILETS	02	02	
PARKING REQUIREMENT				
S.NO	SLOTS NAME / SIZE		REQUIRED	PROVIDED
1	TRUCK / LORRY (3.50M X 10.00M)	WORKSHOP AREA 750	14222.34 19 NOS	34 NOS
2	CAR (2.50M X 5.00M)	OFFICE AREA 150	1438.30 150	10 NOS
3	TWO WHEELER (1.00M X 1.80)	WORKSHOP AREA 75	14222.34 75	225 NOS
4	CYCLE (0.56M X 1.80M)	WORKSHOP AREA 75	14222.34 75	190 NOS
				225 NOS

		SHEET NO - 01/04		
SITE PLAN SHOWING PROPOSED ADDITION CONSTRUCTION OF FACTORY BUILDING AT PLOT NO : A2 S.NO :-393A, 397A PT, 398PT 399PT, 400PT,402PT, 403PT, 404PT,405PT, 90APT ,391A, 395B,396 & 394 A OF SIPCOT ORAGADAM GROWTH CENTRE, MATHUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.				
CLIENT NAME: NSK BEARINGS INDIA PVT LTD.				
CATEGORY : ORANGE CATEGORY				
MANUFACTURING DETAILS: MANUFACTURING OF BALL BEARINGS FOR AUTOMOTIVE AND INDUSTRIAL APPLICATION.				
DRAWING TITLE: SITE PLAN				
SIPCOT LAYOUT APPROVED NO :148/2025 EXISTING APPROVAL NO - D.D.T.C.P (KPM) No.67/2025				
20% LANDSCAPE AREA = 15248.98 sqm				
AREA STATEMENT DETAILS				
PLOT AREA AS PER DOCUMENT = 80937.10 SQM (OR) 20 ACRES AS PER SIPCOT AMENDMENT = 76247.82 SQM (OR)18.84 ACRES PLOT AREA AS PER SITE = 76247.82 SQM (OR)18.84 ACRES				
EXISTING APPROVAL BUILDING :				
S.NO	DESCRIPTION	TOTAL FSI (SQ.M)	NON-FSI (SQ.M)	BUILD UP AREA (SQ.M)
1	SECURITY BLOCK-1, TOILET & MOBILE LOCKER	85.80	---	85.80
2	SECURITY BLOCK-2	29.11	---	29.11
3	KV YARD	89.08	---	89.08
4	TWO WHEELER PARKING	49.82	---	49.82
5	CAR PARKING	72.00	---	72.00
6	DG YARD - 2	300.65	---	300.65
7	MEDICAL ROOM	126.00	---	126.00
8	PUMP ROOM , LT&HT ROOM ,DG YARD	635.60	---	635.60
9	SERVICE & OIL STORE	180.00	---	180.00
10	MACHINE RECONDITION ROOM , ETP & STP	393.42	---	393.42
	CANOPY	26.00	---	26.00
11	SCRAP YARD	404.60	---	404.60
	CANOPY	95.20	---	95.20
12	WELDING ROOM	120.00	---	120.00
	FACTORY BUILDING	6272.98	---	6272.98
13(A)	PORTICO AND CANOPY	420.11	---	420.11
	OFFICE	1430.30	---	1430.30
13(B)	WARE HOUSE & CANTEEN	3479.66	---	3479.66
	CANOPY	464.04	---	464.40
13(C)	PALLET BIN STORAGE AREA - 1	364.00	---	364.00
13(D)	PALLET BIN STORAGE AREA - 2	360.00	---	360.00
14	VISITORS CAR PARKING SHED	150.00	---	150.00
15	CAR PARKING SHED	62.50	---	62.50
16	CHIMNEY-1	3.34	---	3.34
17	SINTEX TANK	11.25	---	11.25
18	CHIMNEY-2	3.45	---	3.45
19	DG EXTERNAL RADIATOR	4.50	---	4.50
20	OPEN TRANSFORMER YARD	---	42.35	42.35
21	OPEN DIESEL YARD	---	53.99	53.99
22	STP COLLECTION AREA	---	305.44	305.44
TOTAL		15633.41	401.78	16035.19
PROPOSED APPROVAL BUILDING :				
23	FACTORY BUILDING			
	GROUND FLOOR PLAN	4469.70	---	4469.70
TOTAL		4469.70	---	4469.70
TOTAL FSI AREA = 15633.41 + 4469.70 = 20103.11 SQ.M				
FSI = $\frac{\text{TOTAL FSI AREA}}{\text{SITE AREA}} = \frac{20103.11}{76242.78} = 0.264$				
PLOT COVERAGE = $\frac{\text{PLINTH AREA}}{\text{SITE AREA}} = \frac{20103.11}{76242.78} = 26.36\%$				
				
OWNER / OCCUPIER				
				
Er. S.SUDHAYAKUMAR, B.E.,M.Tech (Struct) Reg. Structural Eng. DTCP - CGURGN/SEGR - 1201905003 No.20, 4th Cross Street, Anna Nagar, Chengalpattu, E-Mail: anp.constructions05@gmail.com Mob: 9443101912				
STRUCTURAL ENGINEER				
				
Dhinesh. T. Architect CA/2009/43967 Reg No: TVLR/RA/GR-1/2019/05/001 No.10/11, 11 Street, Kasturibaai Nagar, Avadi, Chennai 600 054. dhinesh.architect@gmail.com +91 73730 83060 +91 69003 66666				
ARCHITECT SIGNATURE				
				
S A CONSTRUCTIONS & CONSULTANCY PVT LTD NO-41, Winkley Street, VGN Victoria park, Ambattur. Chennai-600053				

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.

