

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 THE EXISTING AND
PROPOSED CONSTRUCTION OF INDUSTRIAL
BUILDING FOR M/s. KWANGSUNG BRAKE INDIA
PRIVATE LIMITED IN S.F.NO: 88/2A3, 88/2B3,
174, 175/1, 175/2A, 175/2B, 176/1,176/2A1 AT
SENGADU VILLAGE, SRIPERUMPUDUR TALUK,
KANCHEEPURAM DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and RCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel & Sunshade are in CC 1:11/2:3(M-25)

BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Steel (or) first class teak wood.

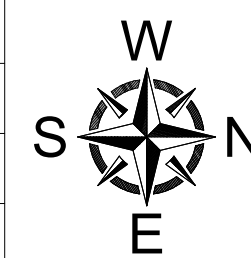
WEATHERING : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3/Inside & Outside walls are plastering with CM 1:4.

PAINTING : White washing with two coats over the one coat of primer for Ceiling/Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE		
RS	4.00 x 6.00	ROLLING SHUTTER
D	1.20 x 2.13	DOOR
D1	0.91 x 2.13	DOOR
D2	0.75 x 2.13	DOOR
FG	5.00 x 2.13	FIXED GLASS
W	2.40 x 1.50	WINDOW
W1	2.00 x 1.50	WINDOW
W2	1.80 x 1.50	WINDOW
V	1.00 x 0.61	VENTILATOR
V1	0.61 x 0.61	VENTILATOR

COLOUR INDEX :		REFERENCE :	
PROPOSED	☐	SCALE	: 1:100
BOUNDARY	☐	DATE	: 14 MAY 2026
ROAD	☐		
DRIVEWAY	☐		



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For KWANGSUNG BRAKE INDIA PVT. LTD.,
[Signature]
Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

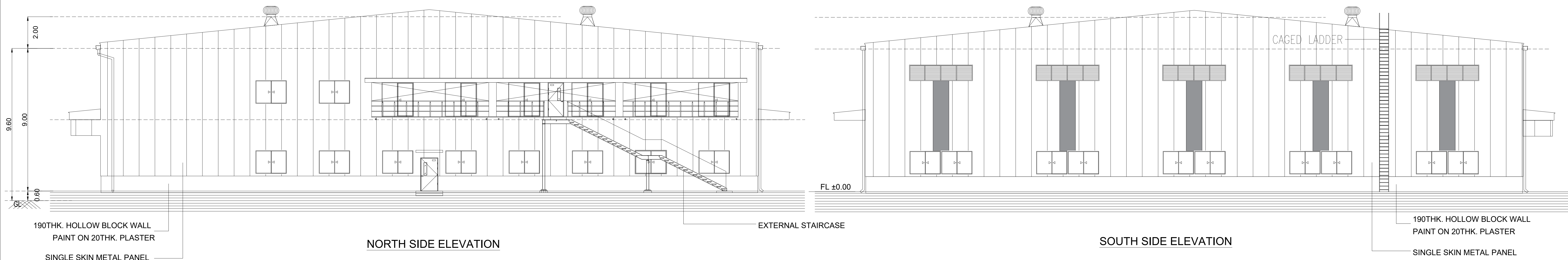
[Signature]
B. SENTHILKUMAR, M.E.(Structural)
Registered Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

REGISTERED STRUCTURAL ENGINEER :

[Signature]
B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

EXISTING MACHINERY DETAILS			
S.NO	EXISTING MACHINERY	NO	NO
1	MC-LEVELLING PRESS FOR SECTION	1	8.40
2	PRESS 20724	1	20.00
3	PRESS 20724	1	20.00
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PLAN SHOWING THE EXISTING AND PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s. KWANGSUNG BRAKE INDIA PRIVATE LIMITED IN S.F.NO: 88/2A3, 88/2B3, 174, 175/1, 175/2A, 175/2B, 176/1,176/2A1 AT SENGADU VILLAGE, SRIPERUMPUDUR TALUK, KANCHEEPURAM DISTRICT.



NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:1 1/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel & Sunshade are in CC 1:1 1/2:3(M-25)

BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Steel (or) first class teak wood.

WEATHERING COURSE : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water-proofing compound.

PLASTERING : Ceiling plastering with CM 1:3 Inside & Outside walls are plastering with CM 1:4.

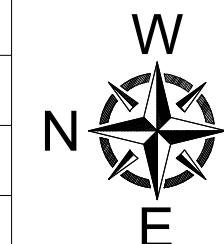
PAINTING : White washing with two coats over the one coat of primer for Ceiling, Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

HD	4.00 x 4.00	ROLLING SHUTTER
D	1.10 x 2.10	DOOR
DD	2.00 x 2.10	DOUBLE DOOR
SD	1.10 x 2.10	SLIDING DOOR
D1	0.76 x 2.10	DOOR
AW	4.00 x 1.50	ALUMINIUM WINDOW
AW1	2.00 x 1.50	ALUMINIUM WINDOW
PC1	1.00 x 3.30	POLY-CARBONITE SHEET
V	4.00 x 1.50	VENTILATOR
V1	1.20 x 1.50	VENTILATOR

COLOUR INDEX :

PROPOSED	SCALE	: 1:100
BOUNDARY	DATE	: 14 MAY 2026
ROAD		
DRIVEWAY		



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

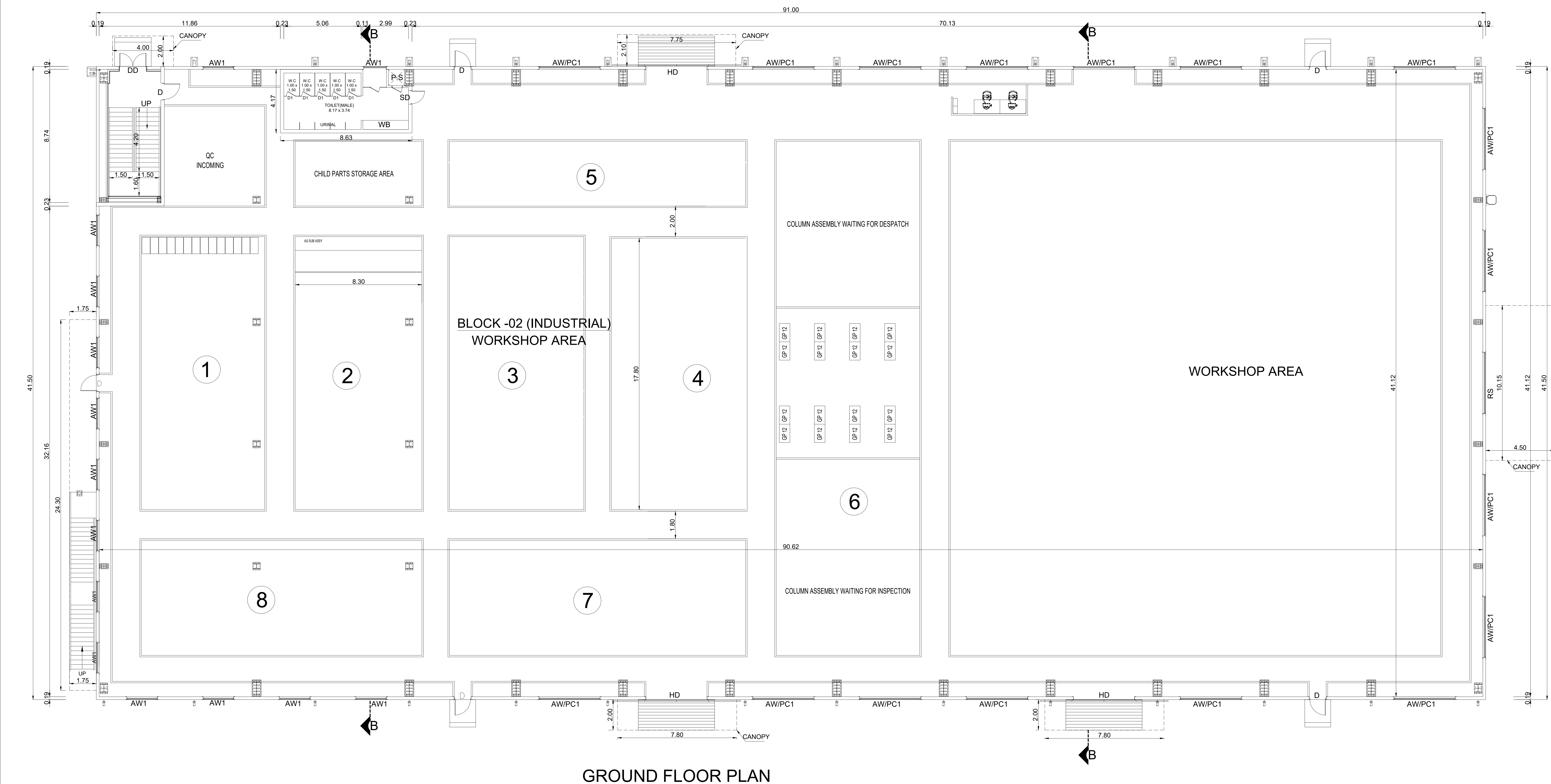
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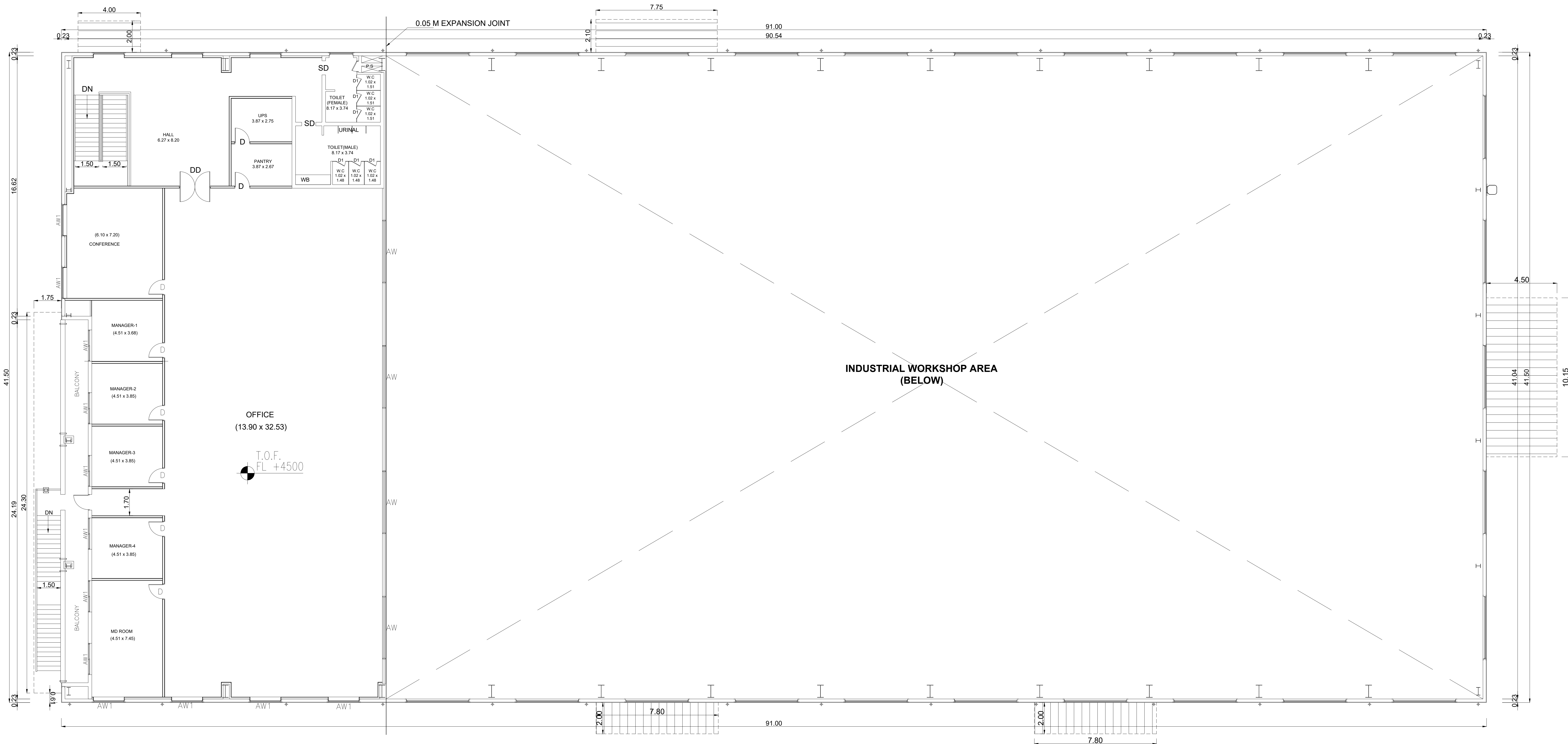
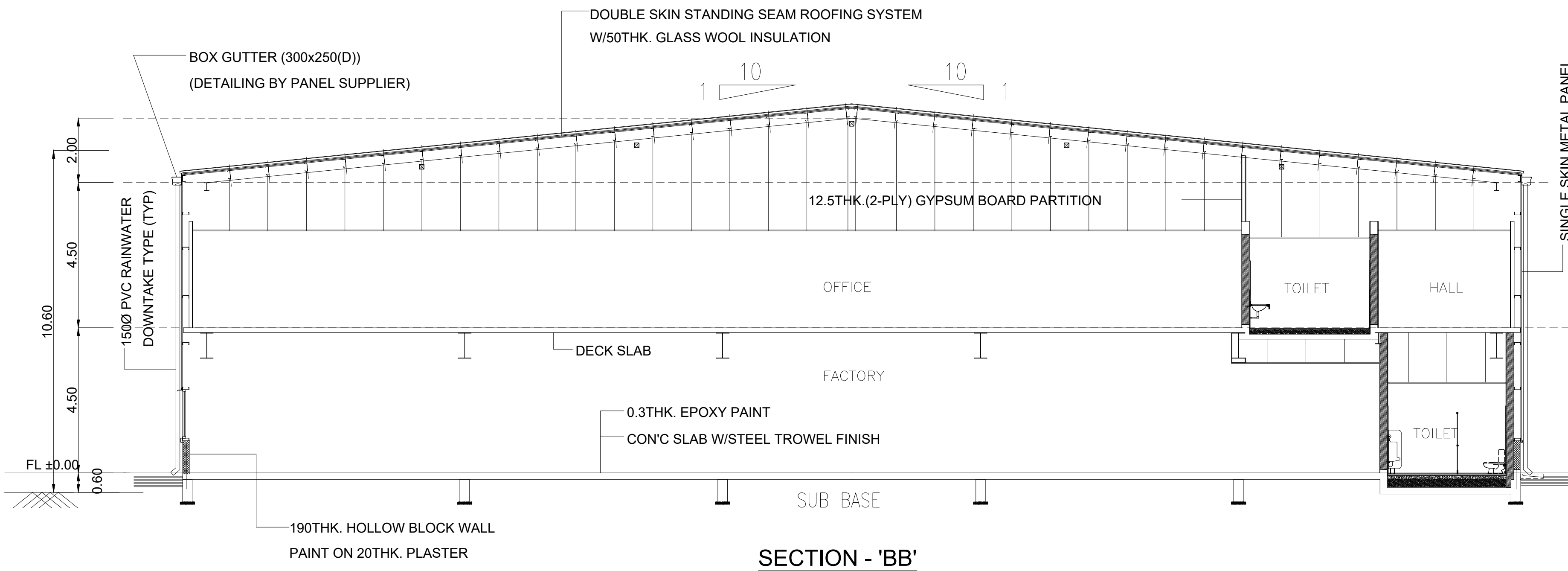
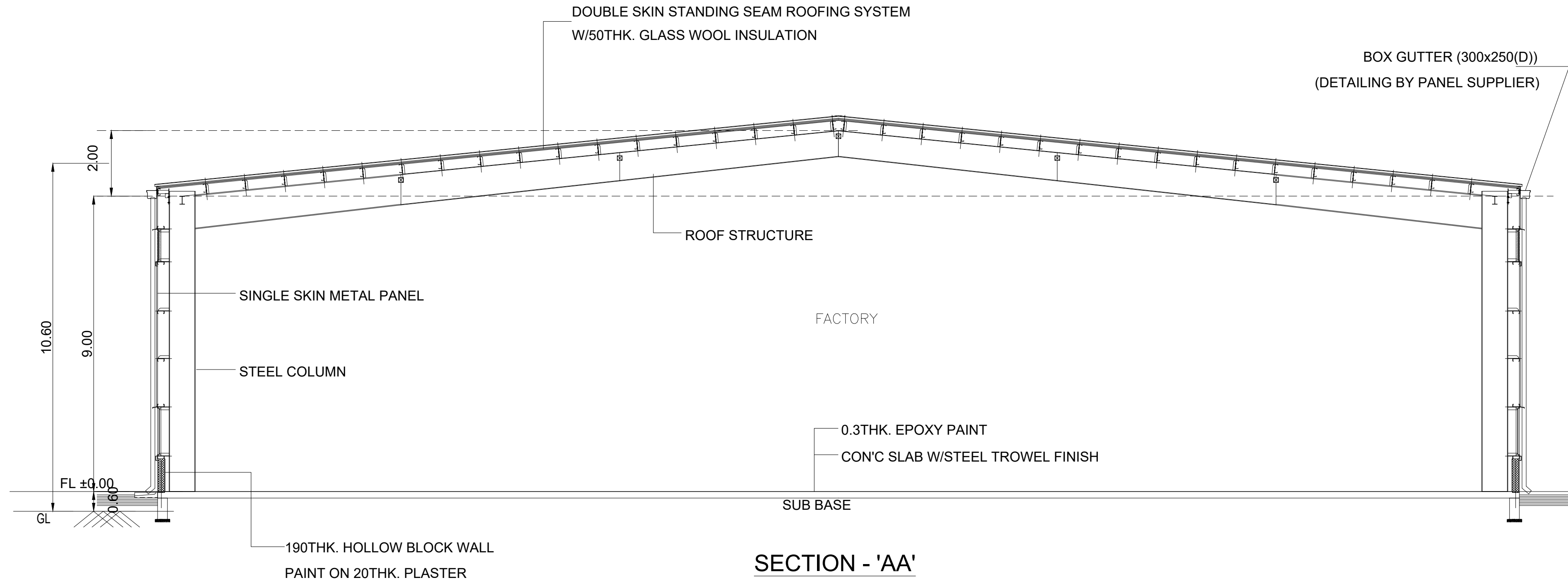
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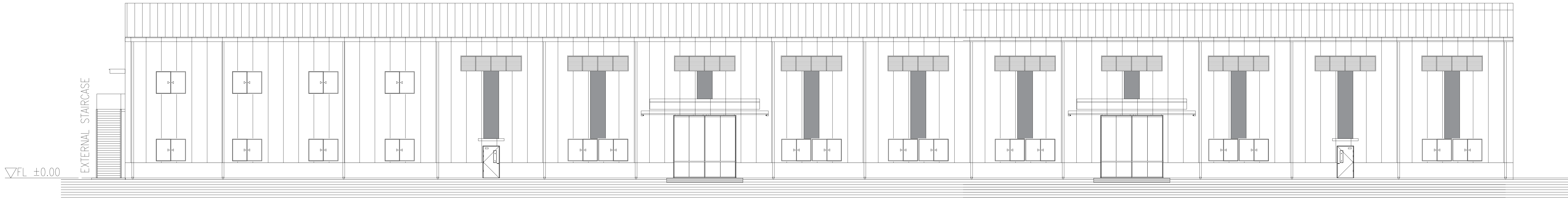
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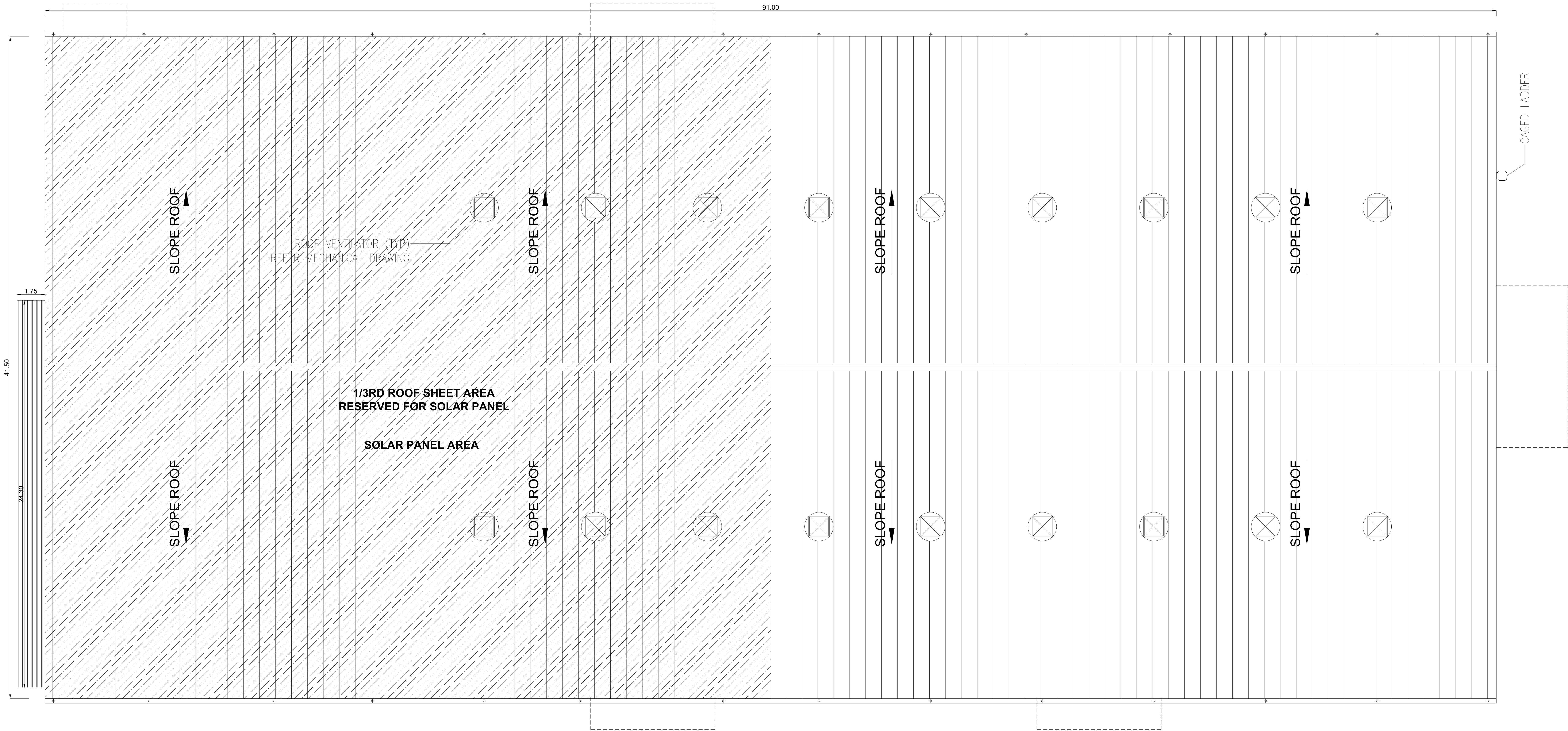
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WEST SIDE ELEVATION



ROOF PLAN

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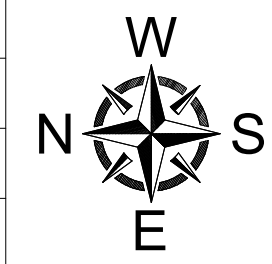
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APPLICANT :

For KWANGSUNG BRAKE INDIA PVT. LTD.,

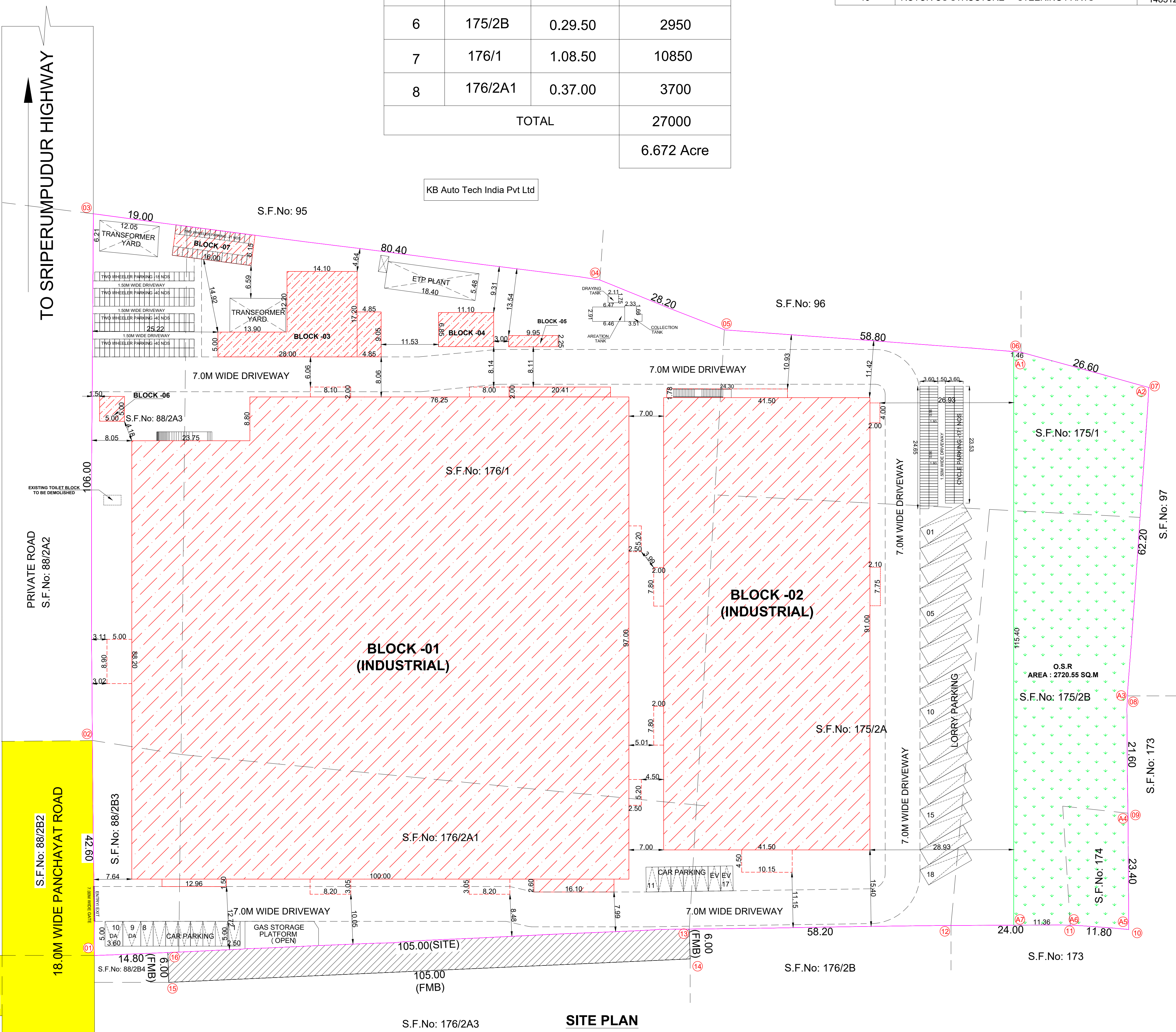
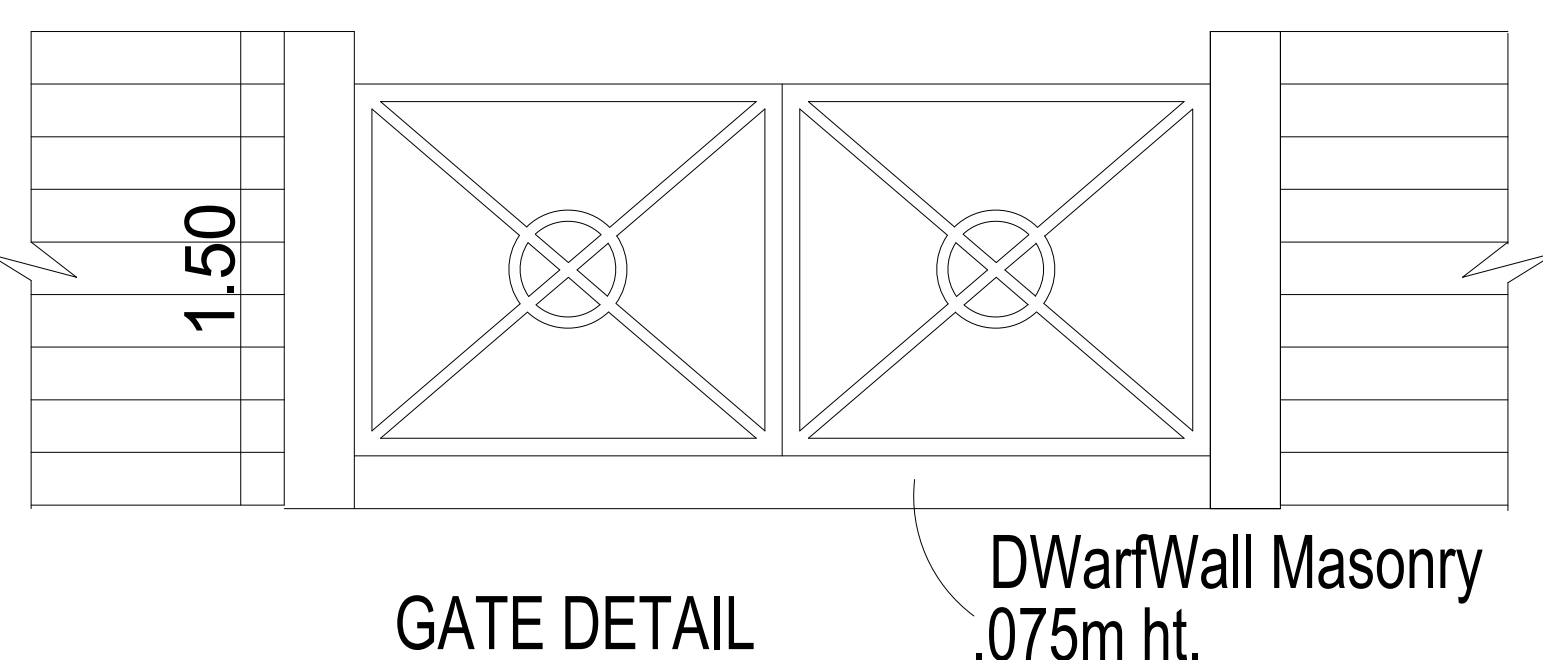
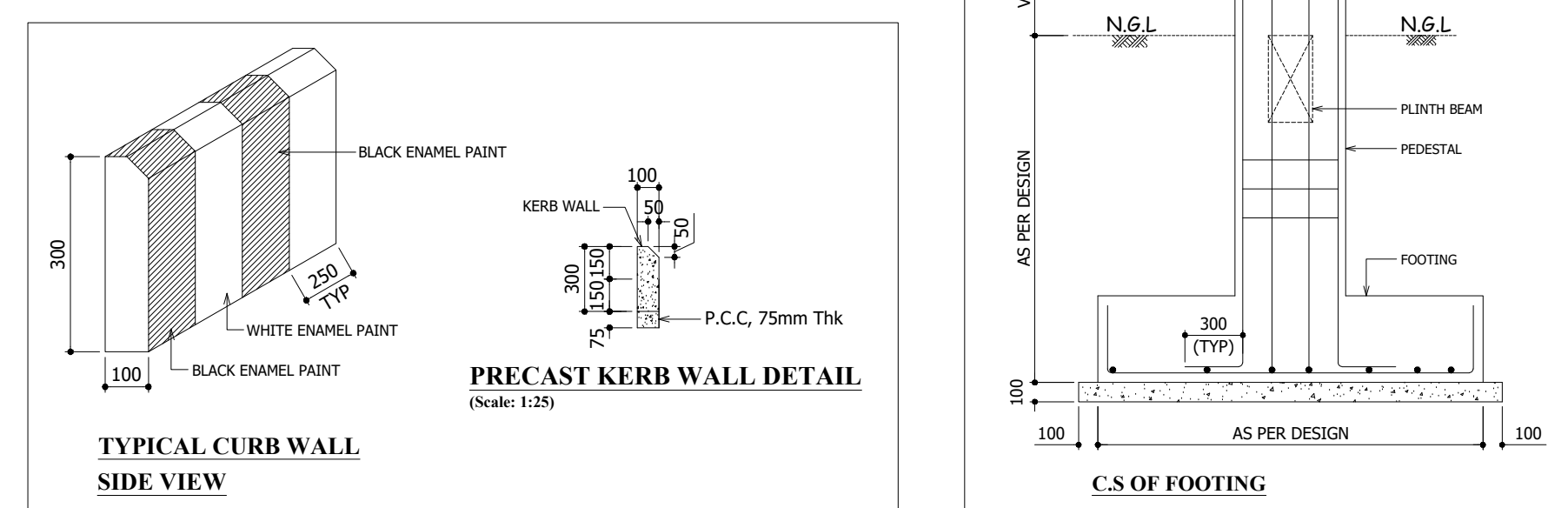
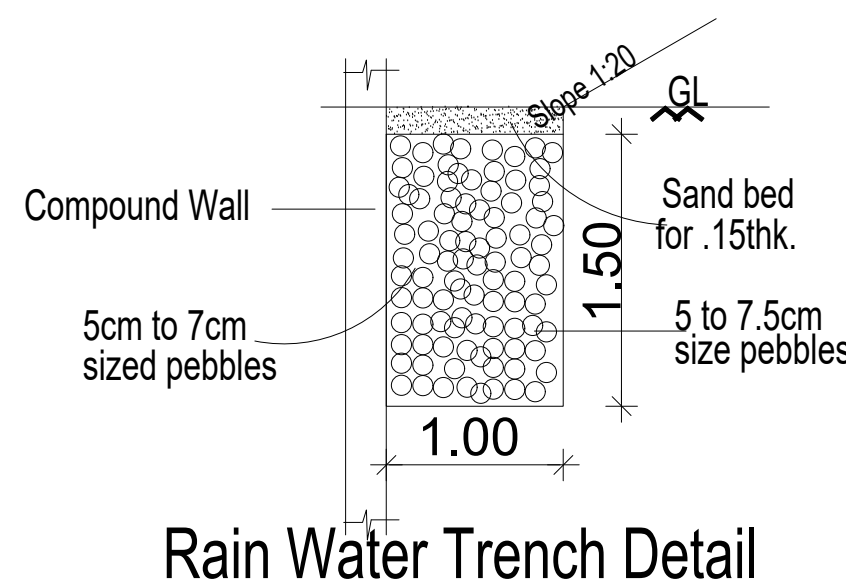
Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

B. SENTHILKUMAR, M.E.(Structural)
Registered Engineer
Coimbatore LPA/SE/GR-1/012/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

REGISTERED STRUCTURAL ENGINEER :

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-1/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255



SITE AREA DETAILS			
S.NO	SURVEY NO	AREA	
		Hect.ares	Sq.m
1	88/2A3	0.18.00	1800
2	88/2B3	0.04.00	400
3	174	0.03.00	300
4	175/1	0.27.00	2700
5	175/2A	0.43.00	4300
6	175/2B	0.29.50	2950
7	176/1	1.08.50	10850
8	176/2A1	0.37.00	3700
TOTAL			27000
			6.672 Acre

CATEGORY OF INDUSTRY - ORANGE			
MANUFACTURING PRODUCT DETAILS			
S.NO	DESCRIPTION	QUANTITY	UNIT
01	DIAPHRAGM PLATE - BREAK PARTS	110500	NOS / MONTH
02	BACK PLATE ASSEMBLY	208000	NOS / MONTH
03	REAR SHELL ASSEMBLY - BREAK PARTS	104000	NOS / MONTH
04	FRONT SHELL ASSEMBLY - BREAK PARTS	156000	NOS / MONTH
05	SUSPENSION (BASE) ASSEMBLY - PARTS	357500	NOS / MONTH
06	STEERING (COLUMN) ASSEMBLY - PARTS	195000	NOS / MONTH
07	RETAINING RING - STEERING PARTS	83444	NOS / MONTH
08	IS STRUCTURE - STEERING PARTS	52000	NOS / MONTH
09	ROTOR IS STRUCTURE - STEERING PARTS	83444	NOS / MONTH
10	COVER 65(EPS MOTOR COVER) - STEERING PARTS	35343	NOS / MONTH
11	COVER 85(EPS MOTOR COVER) - STEERING PARTS	12230	NOS / MONTH
12	METAL RING - STEERING PARTS	81120	NOS / MONTH
13	ROTOR OS STRUCTURE - STEERING PARTS	148512	NOS / MONTH

SITE PLAN

SHEET NO: 06 / 06

SITE PLAN SHOWING THE EXISTING AND PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/s. KWANGSUNG
BRAKE INDIA PRIVATE LIMITED IN S.F. NO: 88/2A3, 88/2B3, 174,
175/1, 175/2A, 175/2B, 176/1, 176/2A1 AT SENGADU VILLAGE,
SRIPERUMPUDUR TALUK, KANCHEEPUARAM DISTRICT.

AS PER TNPCB CONSENT ORDER NO: 2508266045966 / DATED : 23/04/2025

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 27000.00 SQ.M

SITE AREA AS PER PATTA : 27000.00 SQ.M

SUPER IMPOSED SITE AREA : 27000.00 SQ.M

PROPOSED BUILDING AREA DETAILS:

S.NO	DESCRIPTION	FSI (SQ.M)	NON FSI (SQ.M)	BUILD UP AREA (SQ.M)
1	BLOCK -01 (INDUSTRIAL)			
	GROUND FLOOR (INDUSTRIAL)	9746.01	-	9746.01
	MEZZANINE FLOOR (OFFICE)	1634.37	-	1634.37
	HEAD ROOM	-	84.26	84.26
	SUB TOTAL	11360.38	84.26	11444.64
2	BLOCK -02 (INDUSTRIAL)			
	GROUND FLOOR	3919.97	-	3919.97
	FIRST FLOOR	861.34	-	861.34
	SUB TOTAL	4781.31	-	4781.31
3	BLOCK -03 (COMPRESSOR ROOM)			
	GROUND FLOOR	355.91	-	355.91
4	BLOCK -04 (MAINTENANCE)			
	GROUND FLOOR	76.10	-	76.10
5	BLOCK -05(PUMP ROOM)			
	GROUND FLOOR	22.46	-	22.46
6	BLOCK -06(SECURITY CABIN)			
	GROUND FLOOR	25.00	-	25.00
7	BLOCK -07(TWO WHEELER SHED)			
	GROUND FLOOR	98.38	-	98.38
TOTAL		16739.54	84.26	16823.80

PARKING DETAILS :
INDUSTRIAL WORKSHOP AREA : 12753.28 SQ.M
1 LORRY PARKING SPACE FOR EVERY 750.00 SQ.M
1 TWO WHEELER & CYCLE SPACE FOR EVERY 75.00 SQ.M
OFFICE AREA : 2495.71 SQ.M
1 CAR PARKING SPACE FOR EVERY 150.00 SQ.M

PARKING DIMENSIONS :
18 LORRY SLOT DIMENSION 3.60 x 10.00M
15 CAR SLOT DIMENSION 2.50 x 5.00M
02 DA CAR SLOT DIMENSION 3.60 x 5.00M
171 TWO WHEELER PARKING SLOT DIMENSION 1.00 x 1.80M
171 CYCLE PARKING SLOT DIMENSION 0.56 x 1.80M

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	18 NOS	18 NOS
CAR PARKING	13 + 02DA+ 02EV = 17 NOS	13 + 02DA+ 02EV = 17 NOS
TWO WHEELER PARKING	135 + 18DA+18EV= 171NOS	135 + 18DA+18EV= 171NOS
CYCLE PARKING	171 NOS	171 NOS

HORSE POWER DETAILS : 2337.41 HP			
NO OF WORKERS DETAIL :			
DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	100	50	150

O.S.R DETAIL :		
O.S.R REQUIRED	=	2700.00 SQ.M
O.S.R PROVIDED	=	2720.55 SQ.M
COLOUR INDEX :	REFERENCE :	
PROPOSED	SCALE	: 1:400
BOUNDARY	DATE	: 14 MAY 2026
ROAD		
DRIVEWAY		
		

APPLICANT :

For KWANGSUNG BRAKE INDIA PVT. LTD.,



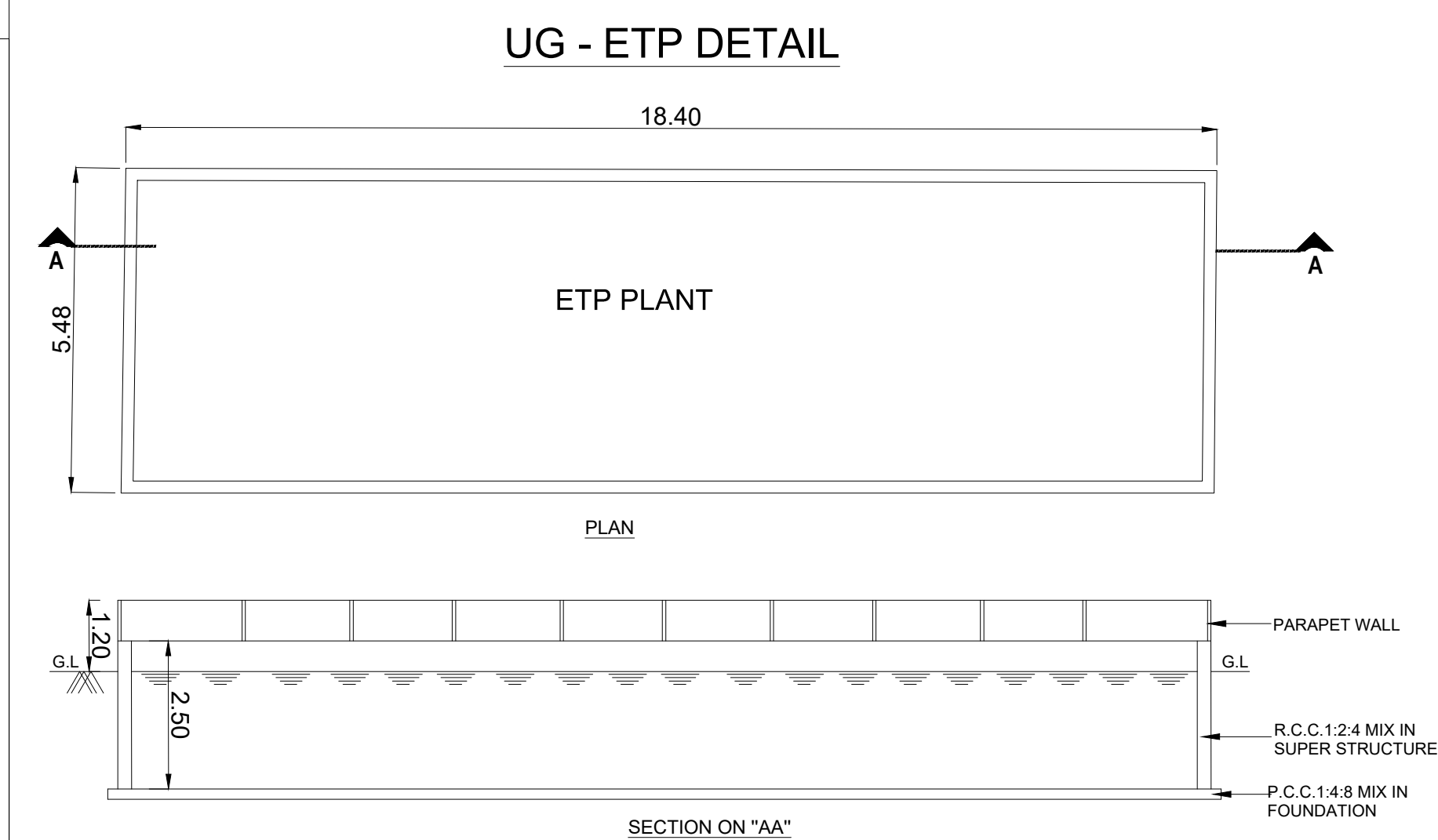
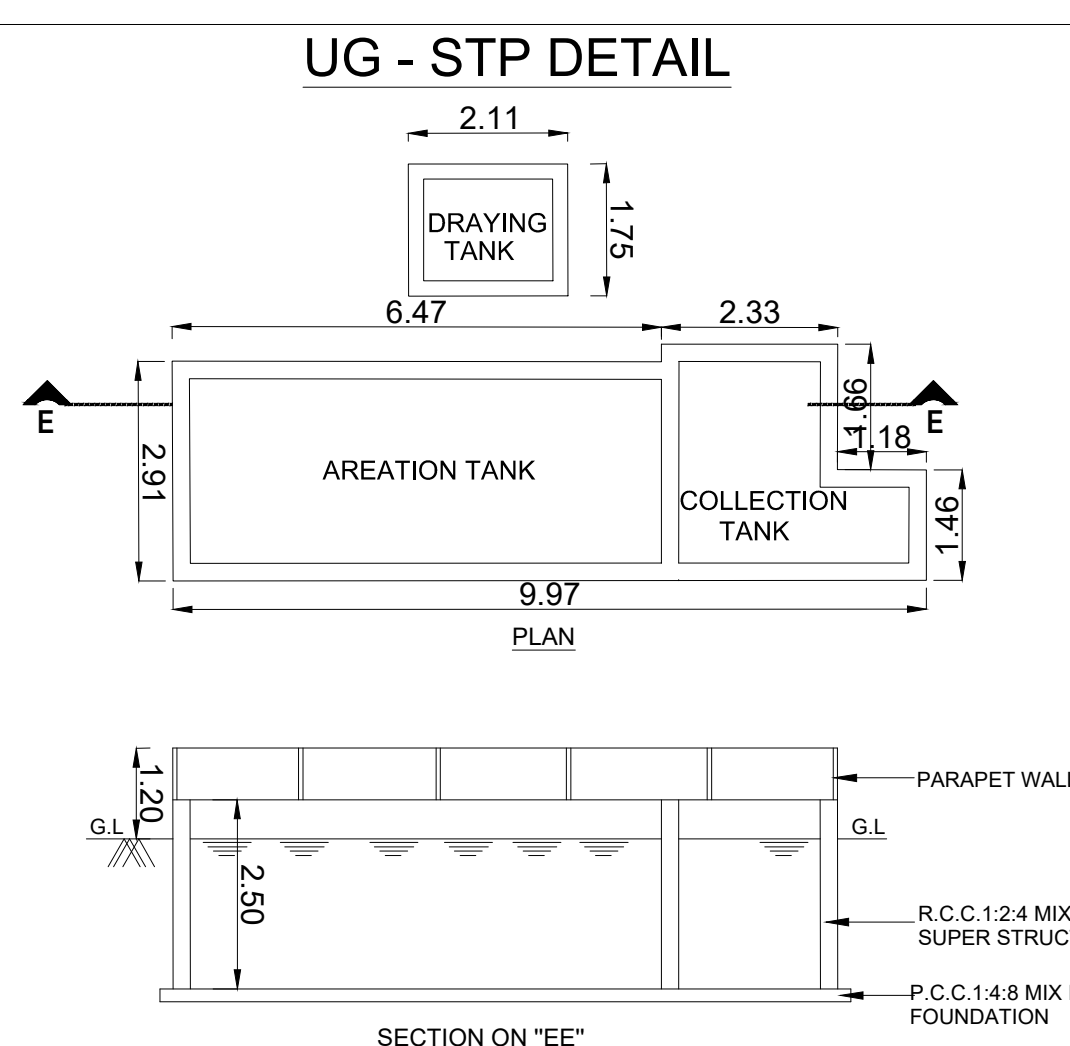
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G.N. Mills Post, Coimbatore-641029
Cell: 98685 52255



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.

