PP APPROVAL RECORD

Planning Permission

Survey 88

Koneripalli

Krishnagiri 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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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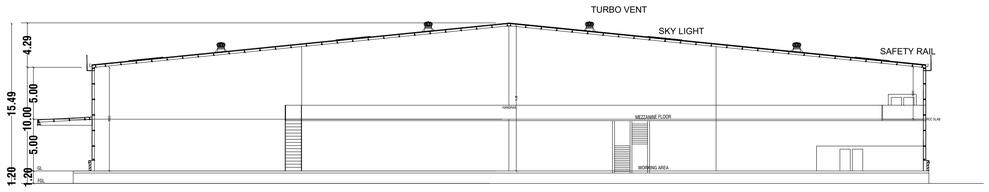
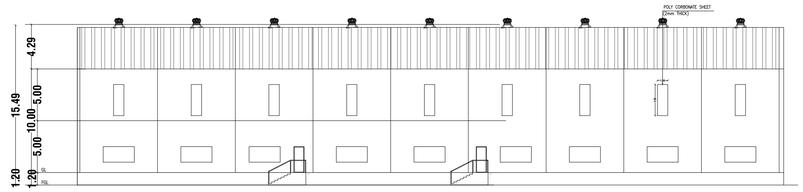
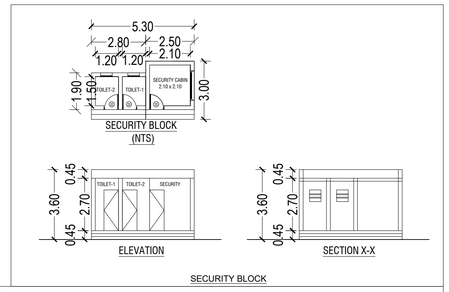
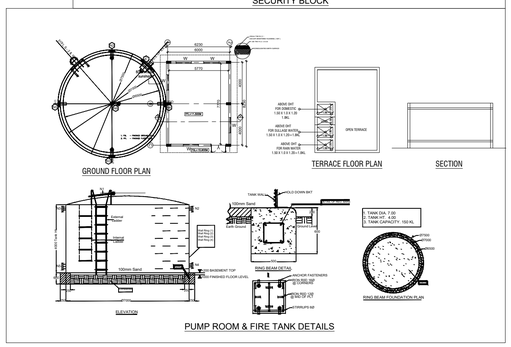


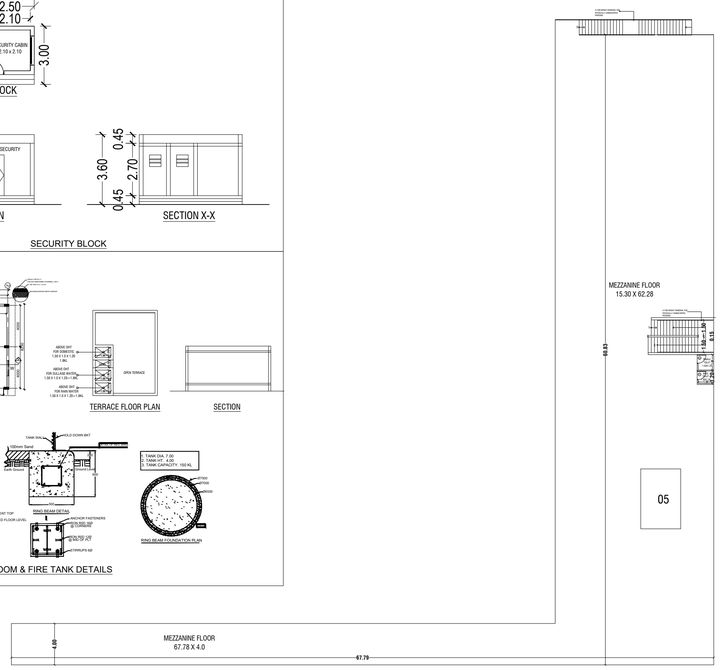
SECTION - AA



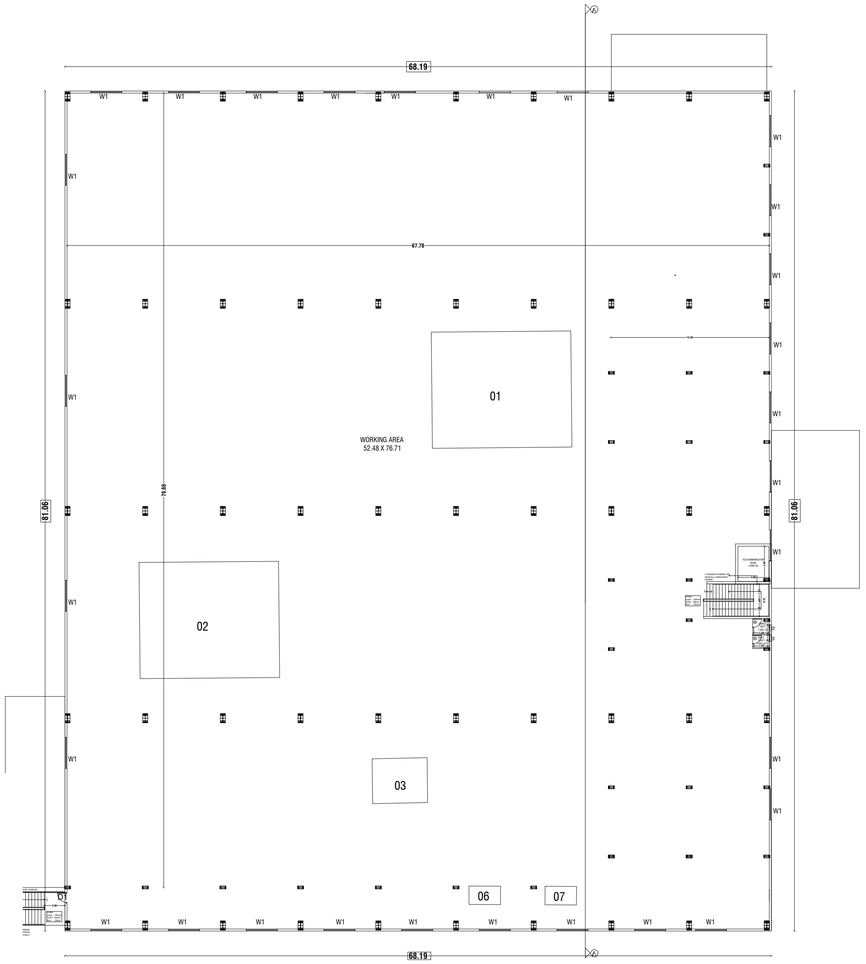
SOUTH SIDE ELEVATION



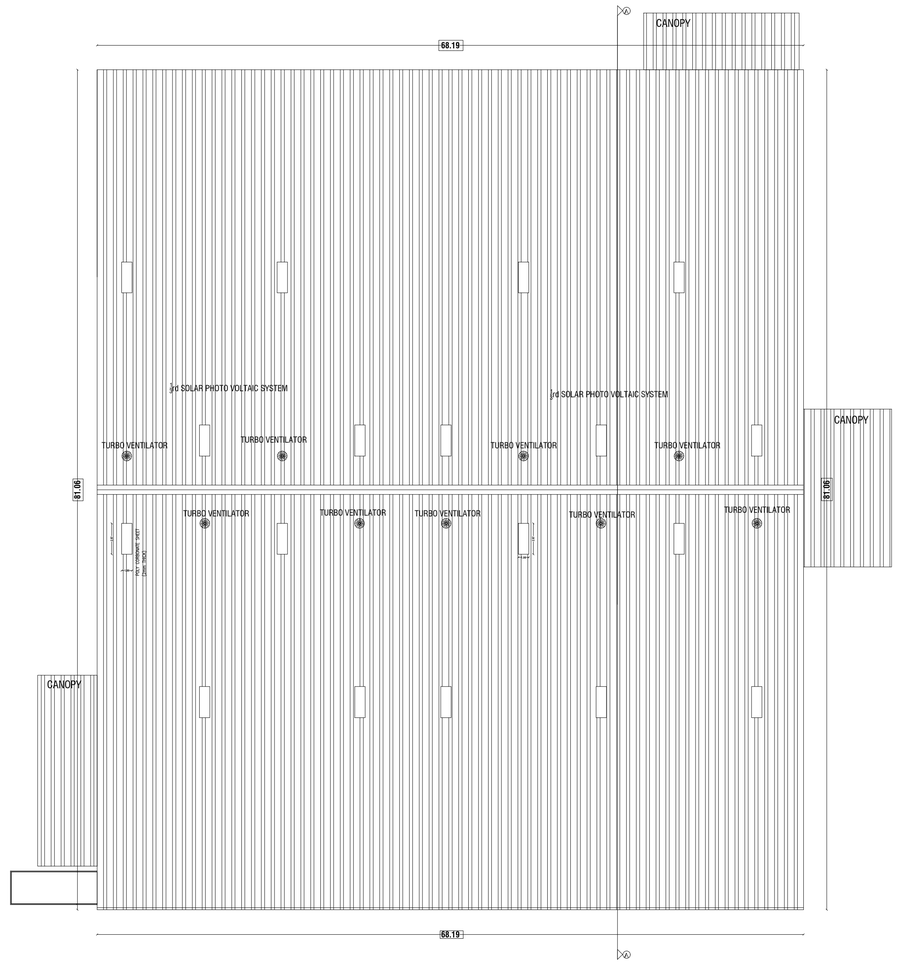




MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

North
W E
S

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL SHEDS FOR "M/S . AUTOTECH SIRMAX INDIA PVT LTD" AT PLOT NO. 88,IN SF.NO: 246/1 PT, 246/2 PT, 246/3 PT, 246/4 PT, 249 PT, 252/1 PT "SIPCOT INDUSTRIAL PARK AT SHOOLAGIRI VILLAGE, NALLAKANAKOTHAPALLI TALUK, KRISHNAGIRI DISTRICT.

Category of Industry : ORANGE Category
Manufacturing Details : Polimer Components
Sipcot Layout No : 119 / 2023

Sr No	Equipment	Qty	HP
1	Mega-58-1	1	1005
2	Mega-58-2	1	1005
3	Utility Load	1	367
4	Fire Pump Load	1	134
5	Lab & Lighting	1	134
6	Compressor 1	1	35
7	Compressor 2	1	35
		Total	2715

NOTES:-
1.ALL DIMENSIONS & LEVELS ARE IN "M"

Machinery (HP)	2715 HP
Total No Of Labours	
Gents	50 Nos
Ladies	20 Nos

COLOUR INDEX:-
PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVEWAY

ARCHITECT :-

Karrthickrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

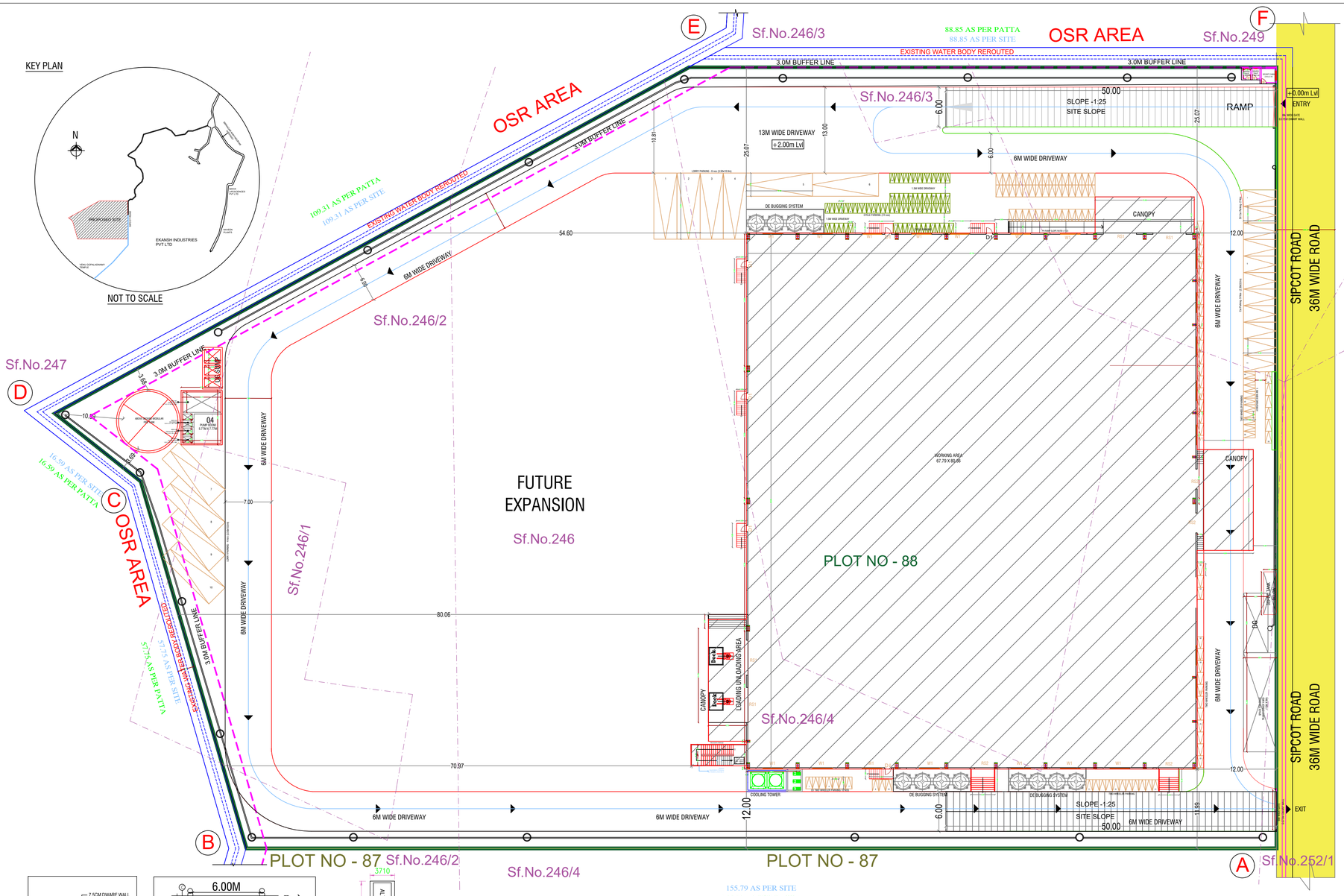
STRUCTURAL ENGINEER :-

S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

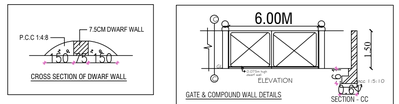
OWNER:

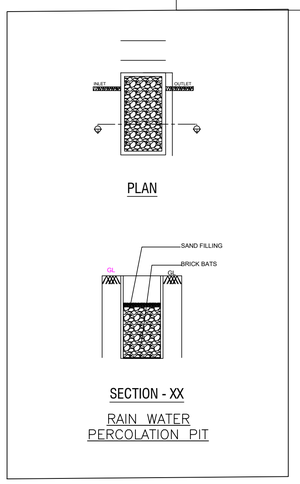
TITLE:
FLOOR PLAN,ELEVATION & SECTIONS

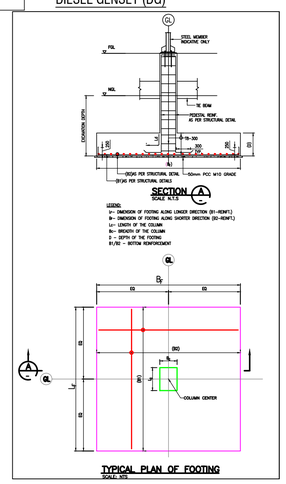
SCALE = 1:100 | SHEET NO: 01/02

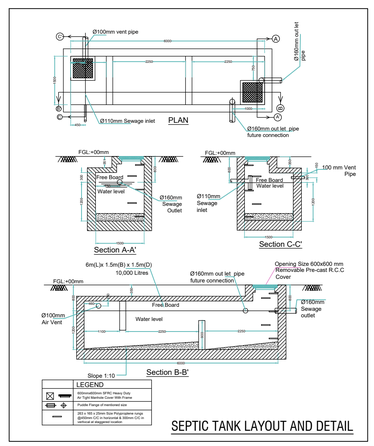


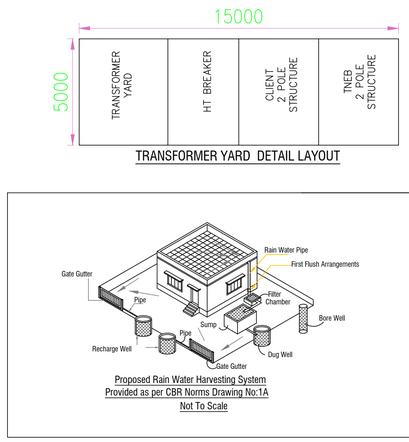
SITE CUM GROUND FLOOR PLAN

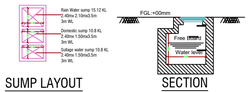












North

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL SHEDS FOR "M/S . AUTOTECH SIRMAX INDIA PVT LTD" AT PLOT NO. 88,IN SF.NO: 246/1 PT, 246/2 PT, 246/3 PT, 246/4 PT, 249 PT, 252/1 PT "SIPCOT INDUSTRIAL PARK AT NALLAKANAKOTHAPALLI VILLAGE, KONERIPALLI PANCHAYAT SHOOLAGIRI TALUK / PANCHAYAT UNION , KRISHNAGIRI DISTRICT.

Category of Industry : ORANGE Category
Manufacturing Details : Polimer Components
Sipcot Layout No : 119 / 2023

FLOOR NAME	Net FSI Area SQ.M	Non-FSI Area SQ.M	Total Buildup Area SQ.M
GROUND FLOOR AREA	5872.05	-------	5872.05
MEZZANINE FLOOR	1170.78	-------	1170.78
SECURITY	12.00	-------	12.00
PUMP ROOM	51.27	-------	51.27
MODULAR FIRE TANK	72.27	-------	72.27
TOTAL AREA	7178.37	-------	7178.37

Plot Extent (As per Document)	18089.45 Sq.m (4.47 Acres)
Plot Extent (As per Site)	18089.45 Sq.m (4.47 Acres)
FSI Achieved - 7178.37/ 18089.45	0.396

Sr No	Equipment	Qty	HP
1	Mega-58-1	1	1005
2	Mega-58-2	1	1005
3	Utility Load	1	367
4	Fire Pump Load	1	134
5	Lab & Lighting	1	134
6	Compressor 1	1	35
7	Compressor 2	1	35
	Total		**2715**

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking=Workshop area / 750 Sqm 7042.83 / 750 sqm = 9.39	10 Nos	10 Nos
Two Wheeler Parking=Workshop /75 Sqm 7042.83 / 75 sqm = 93.90 (Including EV parking)	94 Nos	94 Nos
Cycle Parking = Workshop area / 75 Sqm 7042.83 / 75 sqm = 93.90	94 Nos	94 Nos
Car Parking = Office area / 150 Sqm 1234.05 / 150 sqm = 8.22 (Including EV parking)	9 Nos	11 Nos (Including PCP Parking)

NOTES:-
1.ALL DIMENSIONS & LEVELS ARE IN "M"

Machinery (HP)	2715 HP
Total No Of Labours	
Gents	50 Nos
Ladies	20 Nos

COLOUR INDEX:-
PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVEWAY

ARCHITECT :-

Karrthikvaajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

STRUCTURAL ENGINEER :-

S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE/01/902023
No.68, Second Floor, M.R. High Road, Mookalosai, Chennai-600 060.
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

OWNER:

SITE PLAN

SCALE = 1:400 | SHEET NO: 02/02

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.