PP APPROVAL RECORD

Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

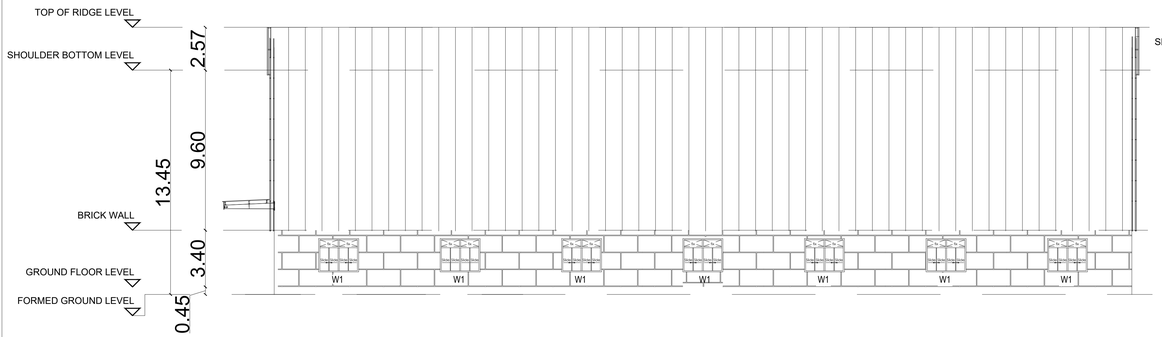
ISSUING AUTHORITY
DTCP

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

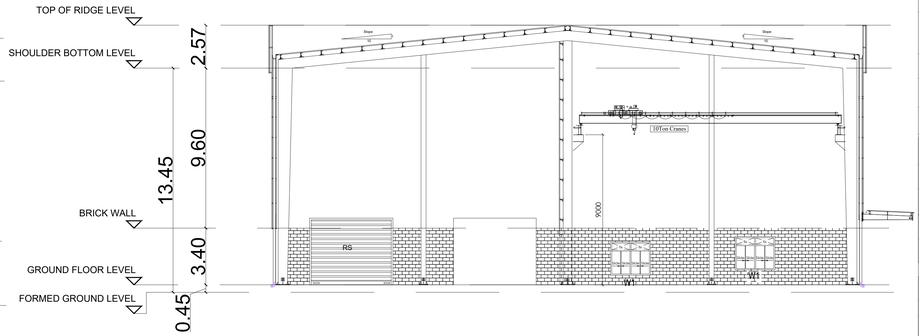
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

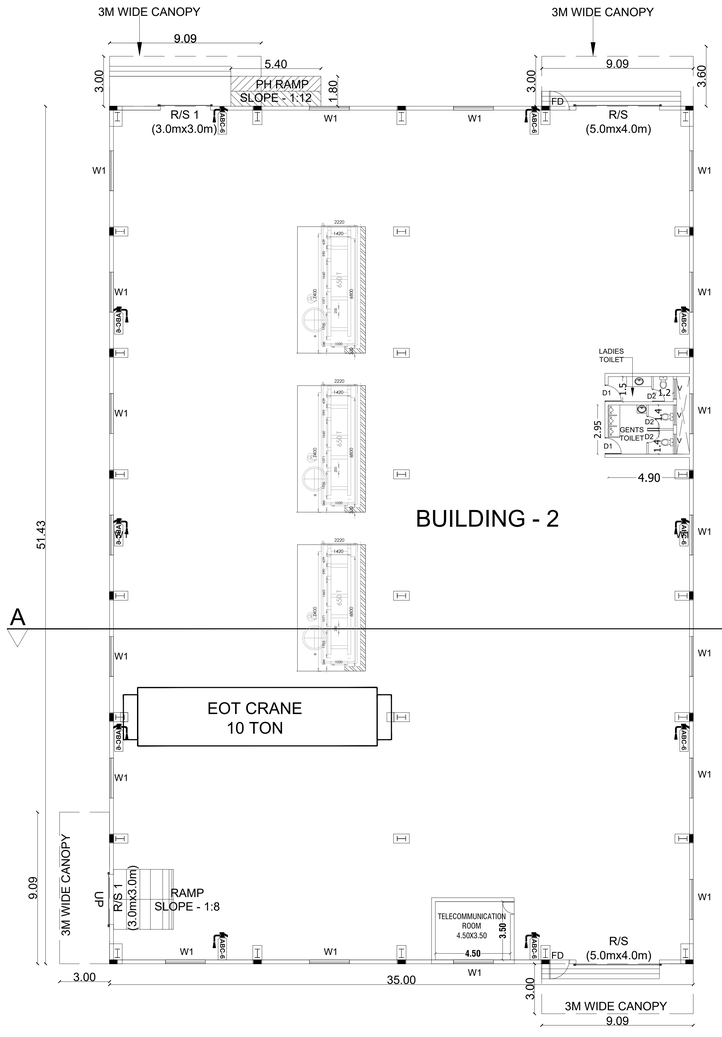
hello@verified.realestate
+91 9996 12 9996
verified.realestate



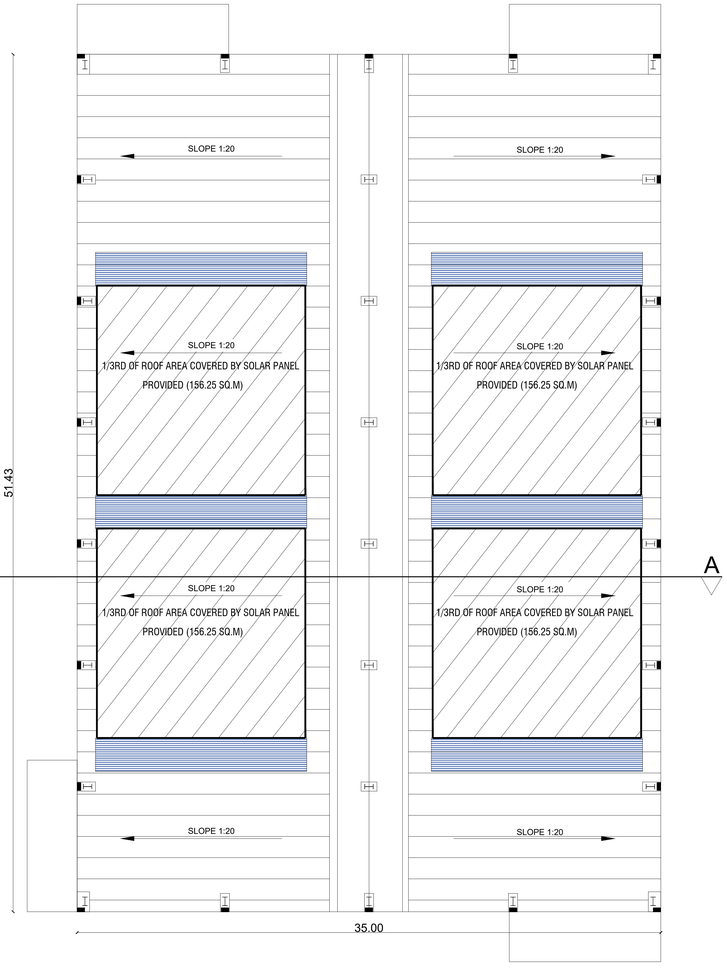
ELEVATION



SECTION A-A



GROUND FLOOR PLAN (FACTORY)



ROOF PLAN

SHEET NO: 03 /04

Plan Showing the Additional Industrial Building For M/s.SANDHAR TECHNOLOGIES LTD at Survey No.758B/2 & 754/1A2.
in Poonapalli Village, Hosur Taluk, Krishnagiri District.

Category of Industry : Orange
Manufacturing Details : Aluminium Die-Casting

MACHINERY (HP) : 779.13 HP

NOTES:
ALL DIMENSIONS & LEVELS ARE IN METER

TOTAL NO OF LABOURS : (PROPOSED)

GENTS	10 Nos
LADIES	05 Nos

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS	ROLLING SHUTTER	5.00	4.00
RS1	ROLLING SHUTTER	3.00	3.00
W	WINDOW	2.40	2.00

SANITARY DETAILS (PROPOSED)

	MALE - 10 Nos		FEMALE - 05 Nos	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	01	02	01	01
WASH BASIN	01	01	01	01
URINALS	01	03	-	-

Proposed Load HP

s.no	Description	connected load in KW	Qty	Total Load in KW	Total Load in HP
1	650 Ton	50	3	150	201.153
2	EOT crane	10	1	10	13.4102
3	compressor	95	1	95	127.3969
4	Holding furnace	36	6	216	289.66032
5	cooling Tower 150TR	50	1	50	67.051
6	ETP& STP	45	1	45	60.3459
7	Die coat system	10	1	10	13.4102
8	Bore well	5	1	5	6.7051
	Connected Load in KW (HP)			**581**	**779.13**

COLOUR INDEX :
PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :
SCALE : 1:100

W
S N
E

TITLE:
BUILDING - 02 - FLOOR PLAN, ELEVATION & SECTIONS

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

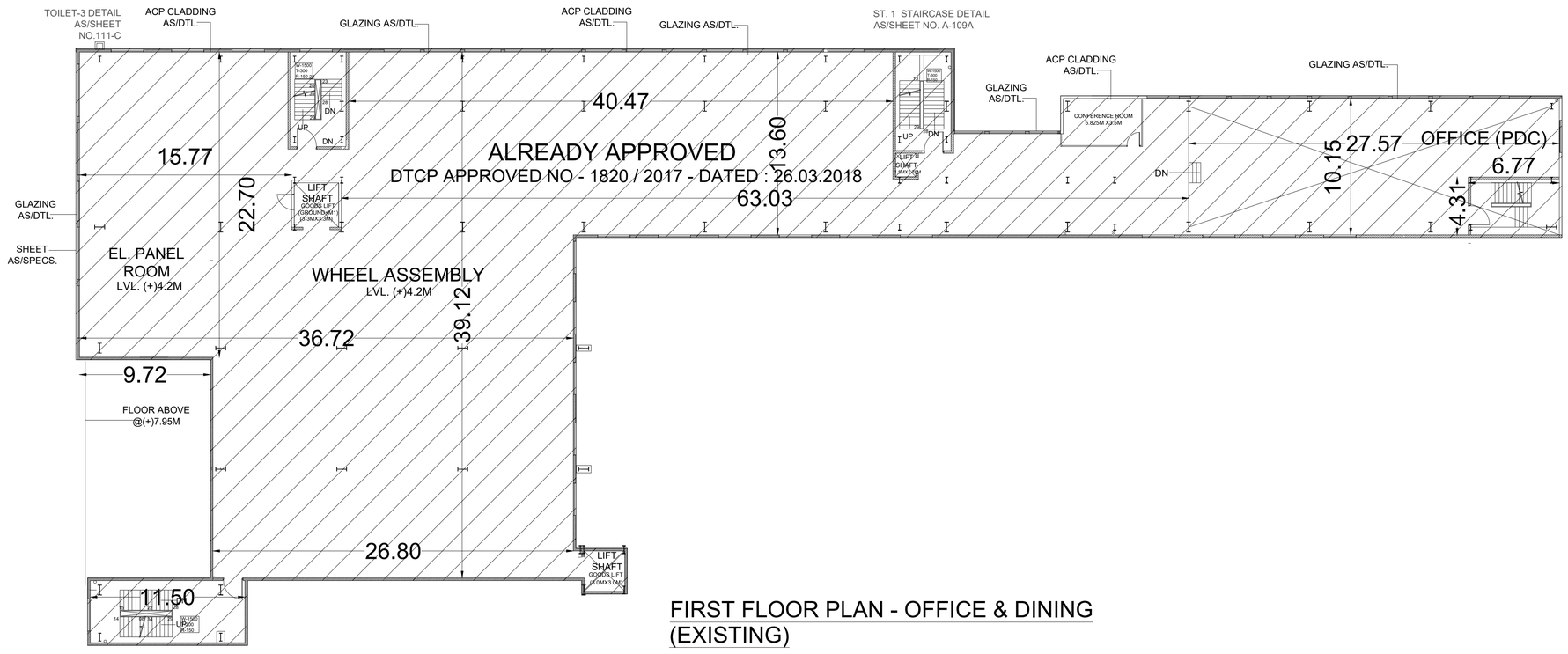
For Sandhar Technologies Limited
(T&M Unit - 1)
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

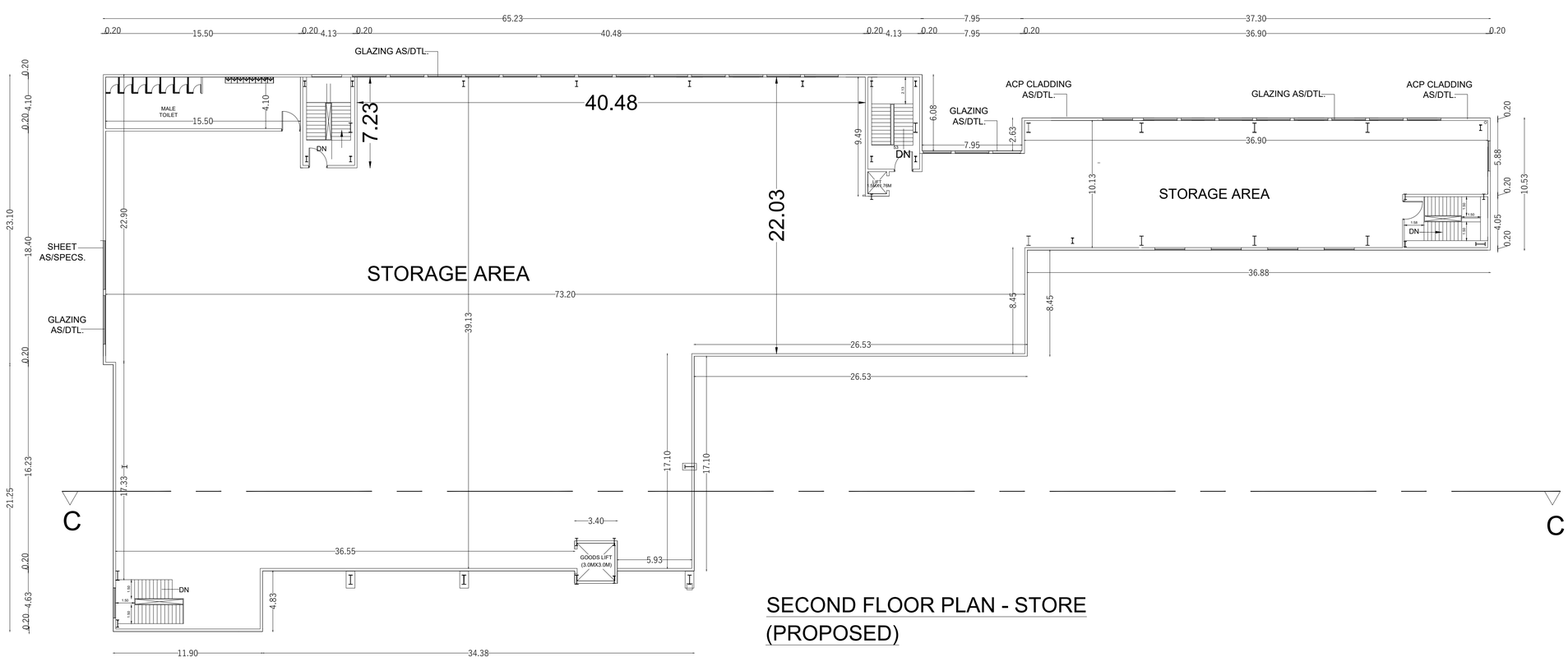
Karthikrajan. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

REGISTERED STRUCTURAL ENGINEER :

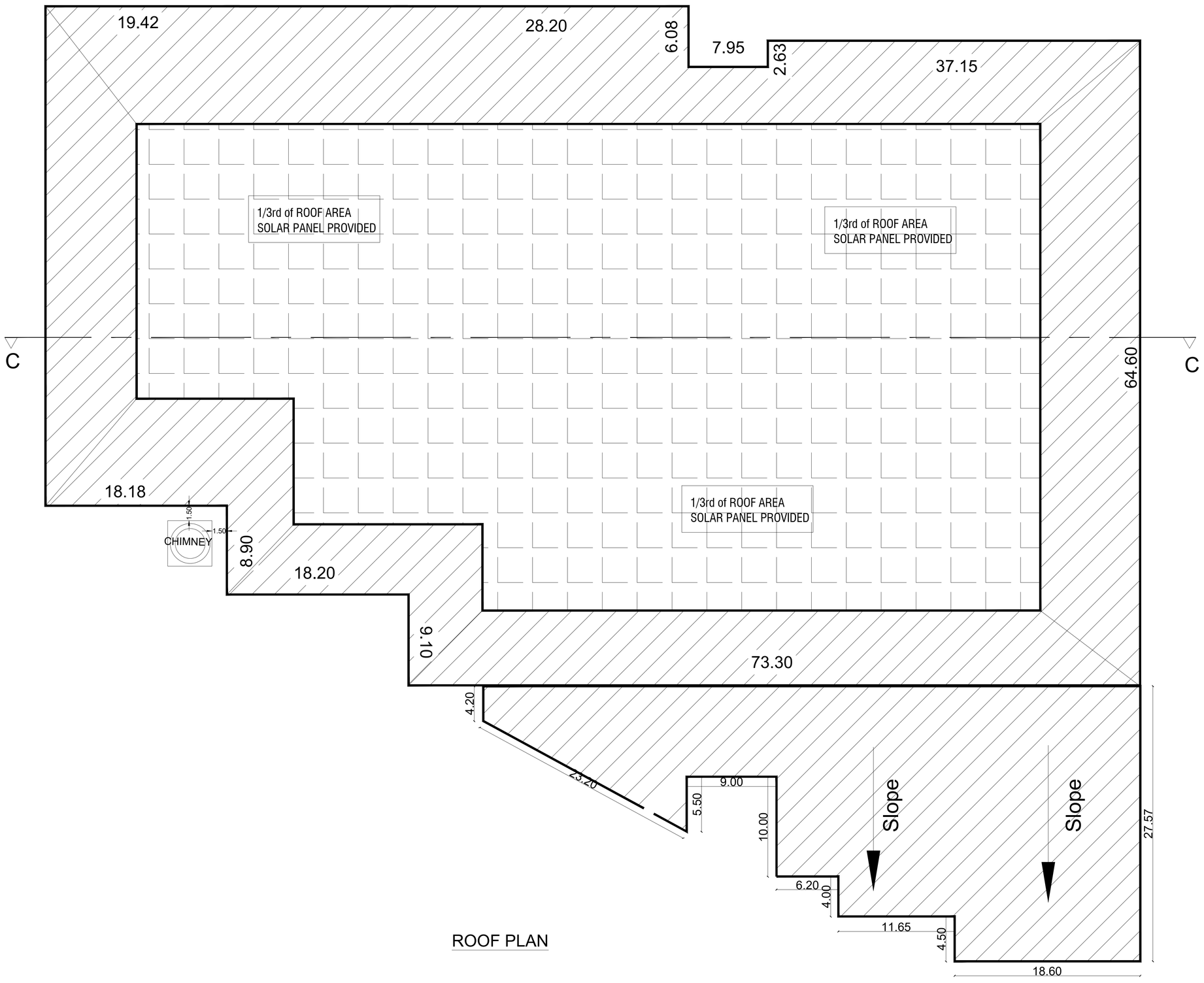
S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/OR1/2022/11346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE/01902023
T.no6, Second Floor, M.E. High Road, Mudichoodu, Chennai-600 068.
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com



FIRST FLOOR PLAN - OFFICE & DINING (EXISTING)



SECOND FLOOR PLAN - STORE (PROPOSED)



ROOF PLAN

BLOCK - 01	SHEET NO: 02 /04

Plan Showing the Additional Industrial Building For M/s.SANDHAR TECHNOLOGIES LTD at Survey No.758B/2 & 754/1A2. in Poonapalli Village, Hosur Taluk, Krishnagiri District.

Category of Industry : Orange

Manufacturing Details : Aluminium Die-Casting

Machinery (HP) : 1945.18 HP

NOTES:
ALL DIMENSIONS & LEVELS ARE IN METER

SCHEDULE OF OPENINGS

Type	Size	Sill lvl	Lin.lvl	Remarks
D1	1200 X 2850	-	2850	
D2	1500 X 2850	-	2850	
D3	2400 X 2850	-	2850	
D4	1000 X 2100	-	2100	
D6	1500 X 2100	-	2100	
D7	2400 X 2100	-	2100	
W1	2400 X1950	900	2850	
V1	2400 X 750	2100	2850	
V2	1200 X 750	2100	2850	
GL1	8700 X 12700	300	13000	

COLOUR INDEX :
PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :
SCALE : 1:100

W S N E

TITLE:
BUILDING - 01 - SECOND FLOOR PLAN & ROOF PLAN

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

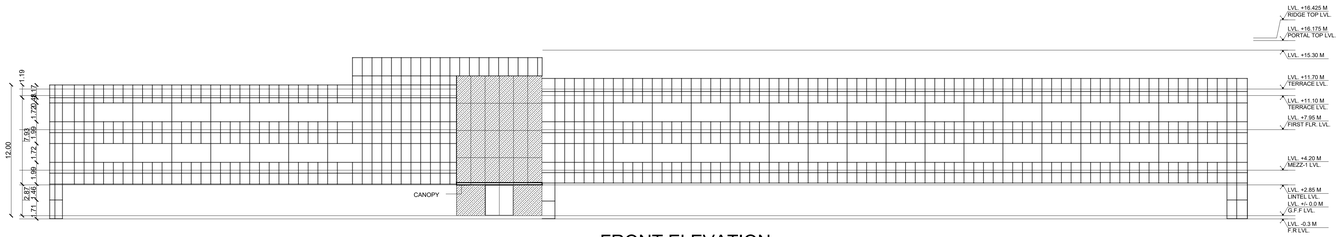
For Sandhar Technologies Limited
ITAN Unit - 1
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

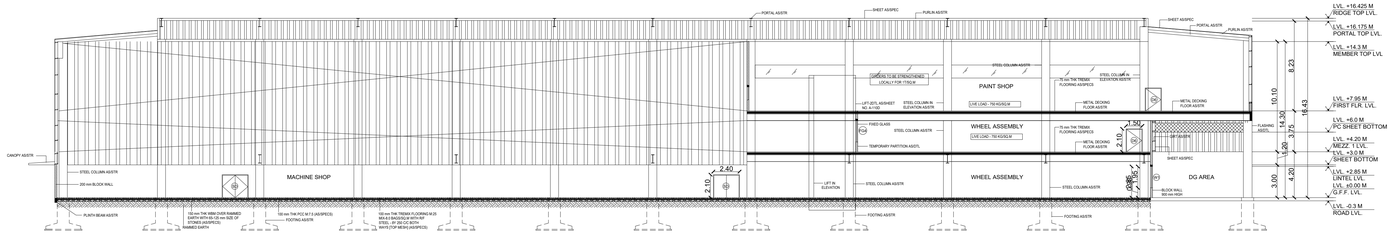
Karthikrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

REGISTERED STRUCTURAL ENGINEER :

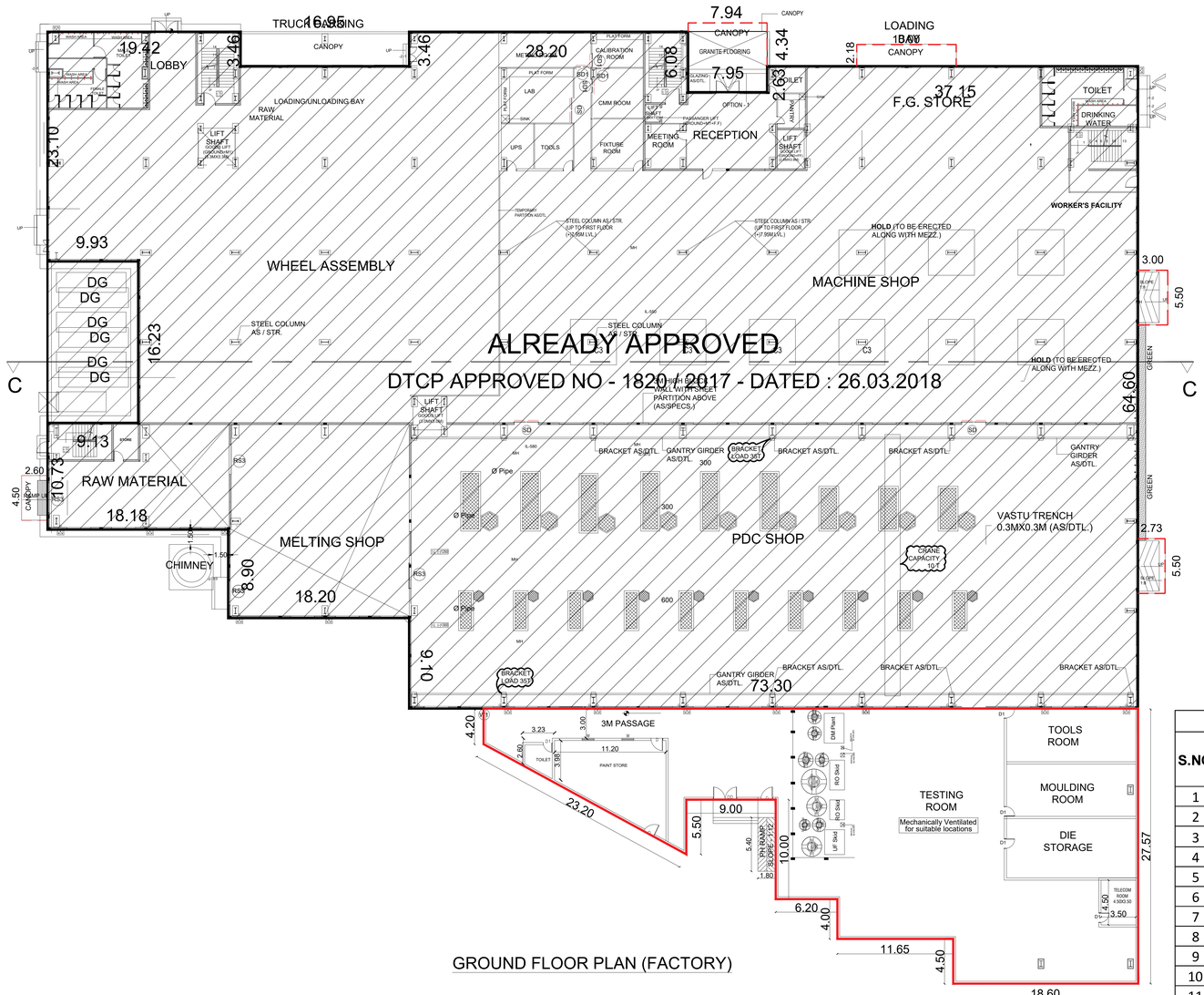
S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
No.68, Second Floor, M.R. High Road, Moolakadai, Chennai-600 060.
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com



FRONT ELEVATION



SECTION C-C



GROUND FLOOR PLAN (FACTORY)

BLOCK - 01	SHEET NO: 01 /04

Plan Showing the Additional Industrial Building For M/s.SANDHAR TECHNOLOGIES LTD at Survey No.758B/2 & 754/1A2. in Poonapalli Village, Hosur Taluk, Krishnagiri District.

Category of Industry : Orange

Manufacturing Details : Aluminium Die-Casting

Machinery (HP) :	1945.18 HP

NOTES:
ALL DIMENSIONS & LEVELS ARE IN METER

Total No Of Labours:

Gents	40
Ladies	10

SCHEDULE OF OPENINGS

Type	Size	Sill lvl	Lin.lvl	Remarks
D1	1200 X 2850	-	2850	
D2	1500 X 2850	-	2850	
D3	2400 X 2850	-	2850	
D4	1000 X 2100	-	2100	
D6	1500 X 2100	-	2100	
D7	2400 X 2100	-	2100	
W1	2400 X1950	900	2850	
V1	2400 X 750	2100	2850	
V2	1200 X 750	2100	2850	
RS1	3000 X 3000	-	3000	
RS2	4500 X 4500	-	4500	
RS3	2500 X 3000	-	3000	
RS4	3500 X 4500	-	4500	
GL1	8700 X 12700	300	13000	

SANITARY DETAILS (EXISTING)

	MALE - 30 Nos		FEMALE - 10 Nos	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	02	03	01	02
WASH BASIN	01	01	01	02
URINALS	02	03	-	-

COLOUR INDEX :

PROPOSED	
BOUNDARY	
ROAD	
DRIVEWAY	

REFERENCE :

SCALE : 1:100

W S N E

TITLE:

BUILDING - 01 - FLOOR PLAN, ELEVATION & SECTIONS

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Sandhar Technologies Limited
(T.M.) Unit - I
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

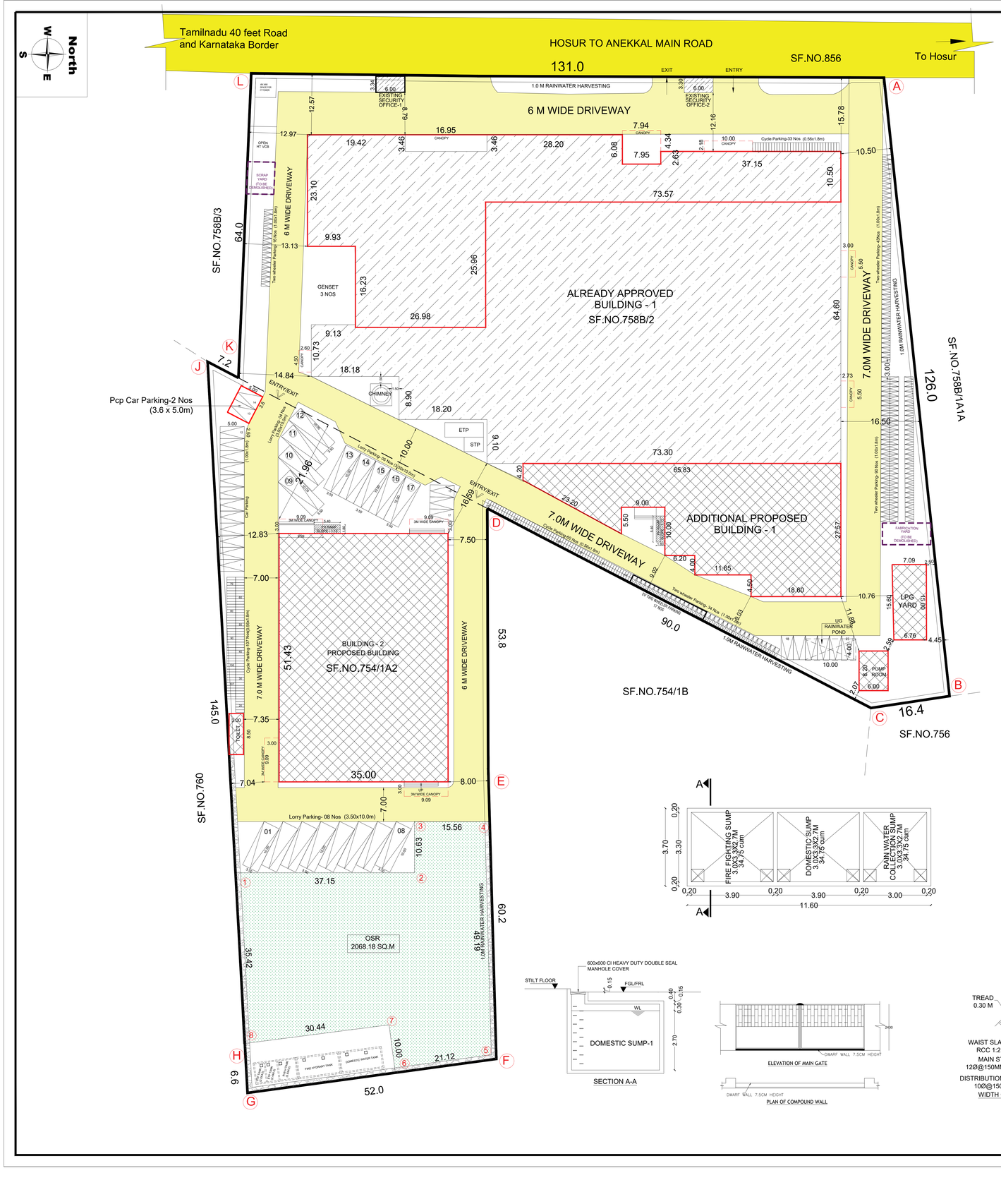
Karthick Kaliah. K.A.V
Registered Architect
Regn.No. CA / 2020 / 128931
Contact no : 8807733578

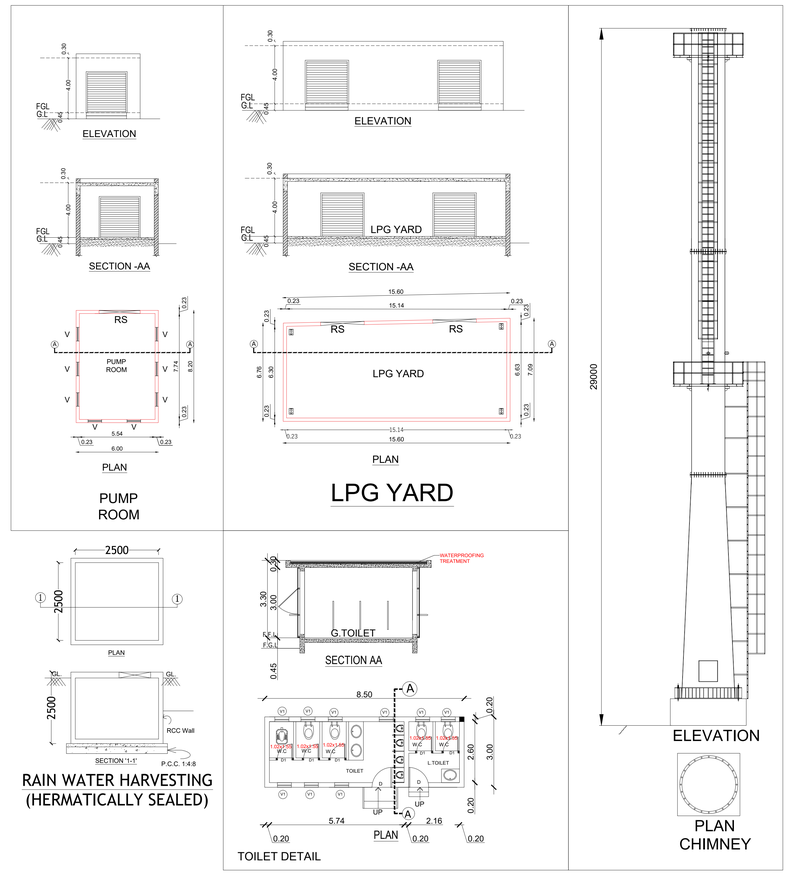
REGISTERED STRUCTURAL ENGINEER :

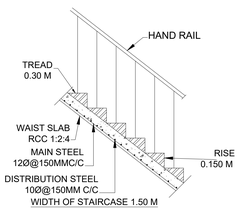
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Tx&B, Second Floor, M.R. High Road, Mandaveli, Chennai-600 028.
Ph: +91 98407 43263, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

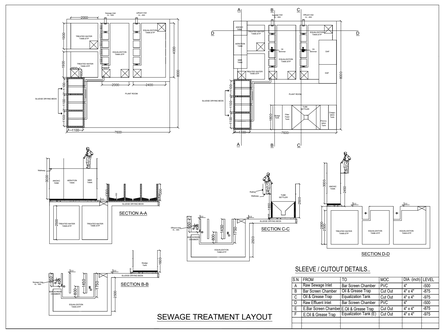
Machinery List with HP Details - EXISTING

S.NO	EQUIPMENTS	LOAD IN HP	NO OF MACHINES (QTY)	POWER IN HP
1	800 TON	60.30	1	60.30
2	650 TON	49.58	2	99.16
3	500 TON	49.58	4	198.32
4	350 TON	29.48	15	442.20
5	HOLDING FURNACE (500 Kg)	32.16	6	192.96
6	HOLDING FURNACE (300 Kg)	24.12	7	168.84
7	EOT CRIN	26.80	2	53.60
8	1 TON MELTING	13.40	1	13.40
9	COMPRESSOR	73.70	2	147.40
10	PAINT SHOP PLANT	502	1	502.00
11	LIGHTING LOAD	67	1	67.00
	Total load HP			**1945.18**









PHASE -1 (ALREADY APPROVED)

DTCP APPROVED NO - 1820 / 2017 - DATED : 26.03.2018

S.NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL AREA (In Sq.m)
1.	Building - 1 (Ground Floor- Factory)	6623.08	-	6623.08
2.	Building - 1 (First Floor-Office&Dining)	2233.61	-	2233.61
3.	Security Office - 1	18.00	-	18.00
4.	Security Office - 2	18.00	-	18.00
	Grand Total	8892.69	-	8,892.69
Plot Extent (Patta)		13637.00 Sq.m (3.37 Acres)		
FSI Achieved- 8,892.69/88362.00		0.180		

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking	15 Nos	24 Nos

Site Plan Showing the Revised Existing Plan & Additional Construction Industrial Building For M/s.SANDHAR TECHNOLOGIES LTDat Survey No.758B/2 & 754/1A2. in Poonapalli Village, Hosur Taluk, Krishnagiri District.

Category of Industry : Orange Category

Manufacturing Details : Annexure - VII
S.No. 97 - Miscellaneous (Orange)

Plot Extent (Existing) : 13637.00 Sq.m (3.37 Acres)
Plot Extent (Proposed) : 7004.00 Sq.m (1.73 Acres)
Total Plot Extent : 20641.00 Sq.m (5.10 Acres)

PROPOSED AREA STATEMENT

S.NO	DESCRIPTION		Additional FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL BUILT UP AREA (In Sq.m)
1	BUILDING-1	Ground Floor-Canopy	128.59	-	128.59
		Ground Floor-Factory	1165.61	-	1165.61
		Second Floor-Store	2841.67	-	2841.67
2	BUILDING-2	Ground Floor-Factory	1800.07	-	1800.07
		Ground Floor-Canopy	109.05	-	109.05
3	BUILDING-3	Pump Room	49.20	-	49.20
4	BUILDING-4	LPG Yard	108.00	-	108.00
5	BUILDING-5	Toilet	25.50	-	25.50
		Grand Total	**6,227.69**	-	**6,227.69**

Already Approved FSI Area (Phase -1)	8856.69
Proposed FSI Area (Phase - 2)	**6227.69**
FSI Achieved-(15084.38/20641.00= 0.789)	**15084.38 (0.730)**
OSR Provided - 2071.84 Sq.m	10.00 %

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking =Workshop area / 750 = 12,430.43 / 750 = 16.57	17 Nos	17 Nos
Two Wheeler Parking =Workshop area / 75 = 12,430.43 / 75 = 165.7	166 Nos	166 Nos (Including EV parking)
Cycle Parking =Workshop area / 75 = 12,430.43 / 75 = 165.7	166 Sq.m	166 Sq.m
Car Parking =Office area / 150 =2233.61 / 150 = 14.89	15 Nos	15 Nos (Including PCP parking)

NOTES:-

1.ALL DIMENSIONS & LEVELS ARE IN "M"

Air Compressors	EXISTING	1945.18 HP
	PROPOSED	779.13 HP

Total No Of Labours	EXISTING	PROPOSED
Gents	30 Nos	10 Nos
Ladies	10 Nos	05 Nos

SANITARY DETAILS

	MALE		FEMALE	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	02	02	01	03
WASH BASIN	01	01	01	03
URINALS	02	03	-	-

COLOUR INDEX:-

- PROPOSED BUILDING
- ALREADY APPROVED
- EXISTING ROAD
- SITE BOUNDARY
- OSR
- DRIVEWA

OWNER:

For Sandhar Technologies Limited
Authorised Signatory

ARCHITECT :-

Karthikeyan K.A.V
Registered Architect
Regn.No CA / 2020 / 126931
Contact no : 8807739778

REGISTERED STRUCTURAL ENGINEER :-

S. VIJAYAN, M.E.,
C/MDA Registered Structural Consultant
CMDA - SE/GR1/2022/11346
Corporation of Chennai Registered Structural Engineer
GRADE-1 IRON No: RSE/01/902023
1'sAdi, Second Floor, M.R. High Road, Mandaveli, Chennai-600 028.
Ph: +91 98407 43282, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering91@gmail.com

SITE PLAN

SCALE = 1:400 | SHEET NO: 04 / 04

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

Verified RealEstate
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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.