

PP

APPROVAL RECORD

Planning Permission

Ranipet

Ranipet district, Tamil Nadu

APPROVAL TYPE

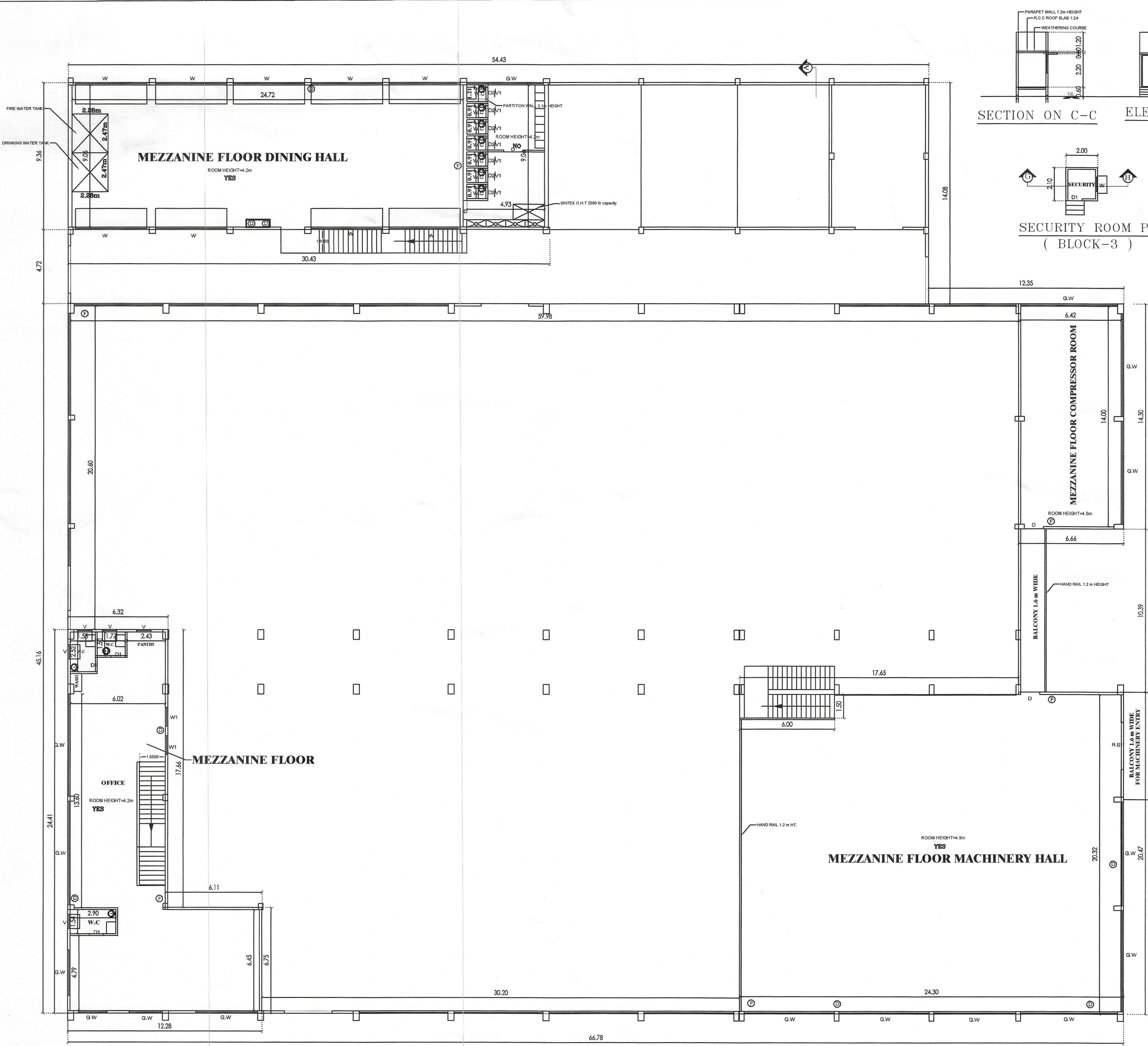
Building Plan

ISSUING AUTHORITY

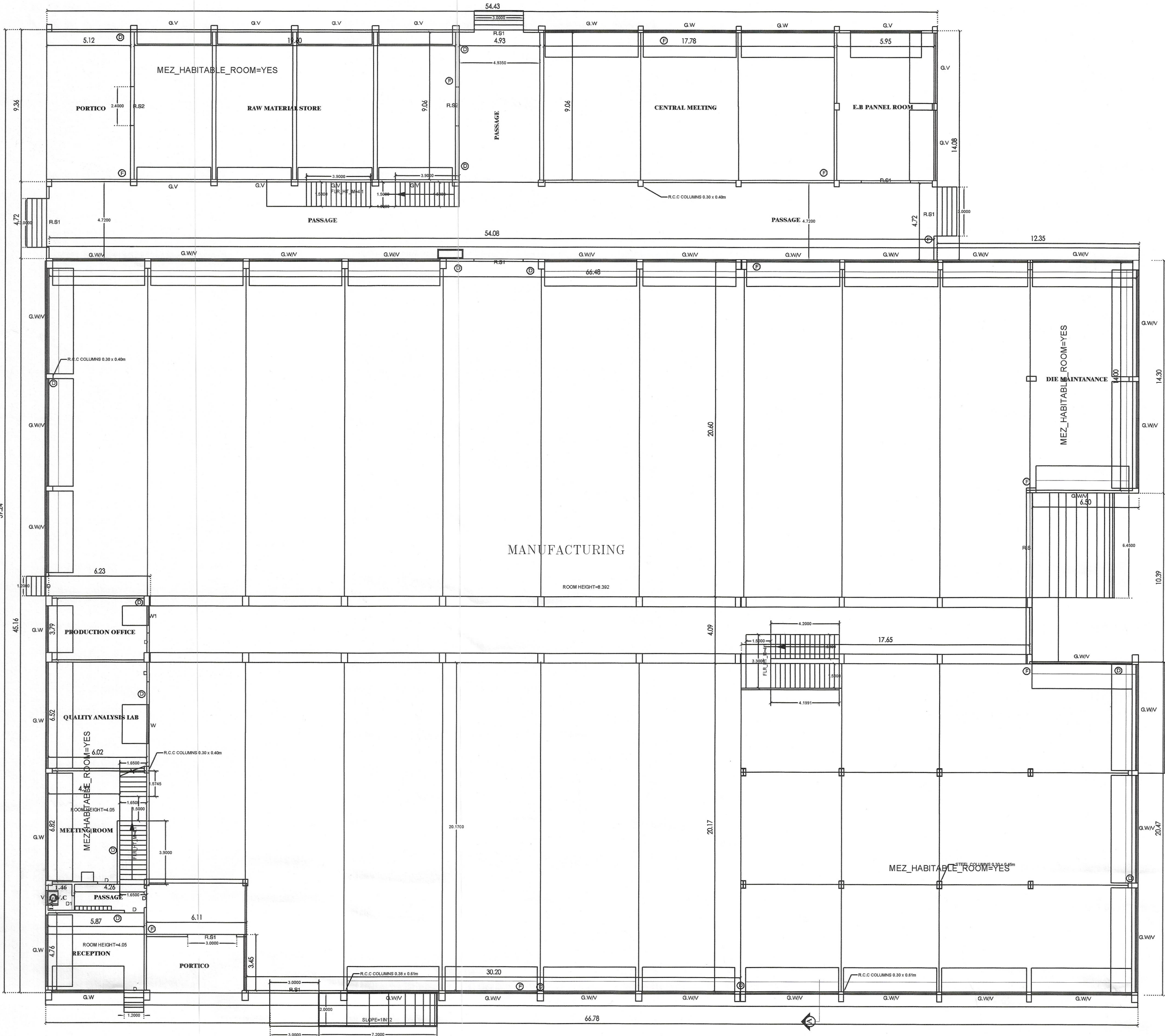
DTCP

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

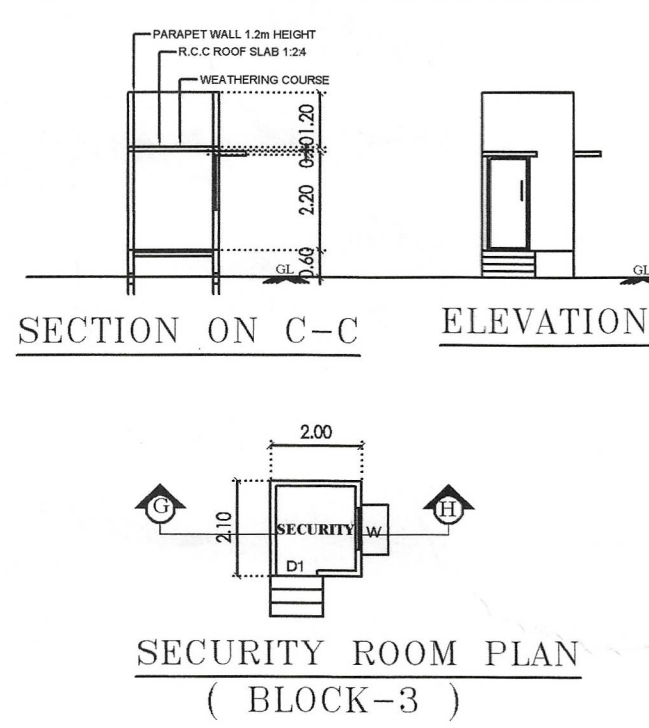
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN
(BLOCK-1)



SCALE 1:100

SHEET NO: 1/4

M/s. CHAMUNDI DIE CAST (P).LTD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MANUFACTURING BUILDING (G.I. SHEET & R.C.C ROOF) IN PLOT NO S-54, S.F.NOS: 29pt, 30/4pt, 30/5pt, 30/7pt, 30/8 pt& 30/9pt, AT SIPCOT INDUSTRIAL COMPLEX, PHASE -III, MUKUNDARAYAPURAM VILLAGE & PANCHAYATH, WALAJAH TALUK, RANIPET DISTRICT.

SCALE: ONE C.M=100 C.M OR 1" =8' 0"

BLOCK NO	BUILDING AREA DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL AREA	REMARKS
1	PROPOSED CONSTRUCTION AREA (GROUND FLOOR)	3714.43 SQ.M	---	3714.43 SQ.M	
2	PROPOSED CONSTRUCTION AREA (MEZZANINE FLOOR)	1074.95 SQ.M	---	1074.95 SQ.M	
3	SECURITY ROOM AREA (G.F)	---	428 SQ.M	428 SQ.M	

ONLINE APPLICATION : SWP/BPA/012680/2023

BP/AD- DTCP (RPT) : /2023

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	WIDTH	HEIGHT
RS	ROLLING SHUTTER	6450	3600
RS1	ROLLING SHUTTER	3000	3000
RS2	ROLLING SHUTTER	2400	3000
D	DOOR	1200	2400
D1	DOOR	900	2100
D2	DOOR	760	2100
W	WINDOWS	2400	1500
W1	WINDOWS	1200	1220
G.W	GLASS WINDOWS	6450	1500
G.V	GLASS VENTILATOR	6450	600
V	VENTILATOR	900	600
V1	VENTILATOR	900	600

SPECIFICATION

FOUNDATION : R.C.C. 1:2:4 M20 CONCRETE FOOTING LAID OVER SAND FILLING and P.C.C 1:4:8

SUPER STRUCTURE : STEEL COLUMNS , R.C.C COLUMNS WITH BRICK WALLS.

JOINERIES : JOINERIES ARE MADE BY STEEL WORK

FLOORINGS : C.C 1:2:4 FLOORING

ROOF : GALVALUME SHEET WITH STEEL TRUSS AS SPECIFIED

ROOF : R.C.C ROOF SLAB 1:2:4 AS SPECIFIED

FINISHES : INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH SUPER CEM

ALL DIMENSIONS ARE IN METER.

COLOUR INDEX

OWNERS BOUNDARY SHOWN AS

PROPOSED CONSTRUCTION SHOWN AS

EXISTING ROAD SHOWN AS

① - FIRE WATER TAP

② - DRINKING WATER TAP

For M/s. Chamundi Die Cast Pvt. Ltd.

For CHAMUNDI DIE CAST (P) LTD.

(M. YASIN KHAN) Managing Director

OWNER 'S' SIGNATURE

Er. J. MALATHY, M.E(GEOTECH), Govt. Registered Geo Tech Engineer, Reg. No : GTA/21/08/001 (DTCP) No. 6B, Phase - III, Vasantham Nagar, VALLABH, VELLORE - 632 002 Mobile : 87782 20955, 995

GEOTECH ENGINEER SIGNATURE

Er. K. YOKENTHAKUMAR, B.E.(Civil), Registered Structural Engineer Gr-II, DTCP Reg. No. RSE / Gr-II - 03 / 2020 No. 249/A6, 2nd Floor, 11th St., Phase-II, Sathuvachari, Vellore - 632 008, Mobile : 78457 89864 E-mail: yokenthakumar1@gmail.com

STRUCTURAL ENGINEER

Er. S. SURESH, D.C.E., S.R. PLANNERS Consulting Civil Engineer, Contractor DTCP REGISTERED ENGINEER RE/Gr.III/RD/APR-2022/004 No.19, 1st Floor, Lakshmi Complex, Navapur, Ranipet - 632 401, Ranipet Dist. Mail ID : sureshsanthi27@gmail.com

REGISTERED ENGINEER

M/s. CHAMUNDI DIE CAST (P).LTD

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF MANUFACTURING
BUILDING (G.I. SHEET & R.C.C ROOF)
IN PLOT NO S-54, S.F.NOS: 29pt, 30/4pt,
30/5pt, 30/7pt, 30/8pt & 30/9pt, AT SIPCOT
INDUSTRIAL COMPLEX, PHASE -III,
MUKUNDARAYAPURAM VILLAGE &
PANCHAYATH, WALAJAH TALUK,
RANIPET DISTRICT.
SCALE: ONE C.M=100 C.M OR 1" =8' 0"

BLOCK NO	BUILDING AREA DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL AREA	REMARKS
2	PROPOSED CONSTRUCTION AREA (GROUND FLOOR)	2872.97 SQ.M	---	2872.97 SQ.M	
	PROPOSED CONSTRUCTION AREA (MEZZANINE FLOOR)	989.57 SQ.M	---	989.57 SQ.M	

ONLINE APPLICATION : SWP/BPA/012880/2023

BP/AD- DTCP (RPT) : /2023

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	WIDTH	HEIGHT
RS	ROLLING SHUTTER	5000	3600
RS1	ROLLING SHUTTER	4000	3600
RS2	ROLLING SHUTTER	3000	3000
D	DOOR	1200	2440
D1	DOOR	760	2100
G.W	WINDOWS	6930	1500
W1	WINDOWS	1200	1500
V	VENTILATOR	6930	600

SPECIFICATION

FOUNDATION : R.C.C. 1:2:4 M20 CONCRETE FOOTING LAID OVER SAND FILLING and P.C.C 1:4:8
SUPER STRUCTURE : STEEL COLUMNS, R.C.C COLUMNS WITH BRICK WALLS.
JOINERIES : JOINERIES ARE MADE BY STEEL WORK
FLOORINGS : C.C 1:2:4 FLOORING
ROOF : GALVALUME SHEET WITH STEEL TRUSS AS SPECIFIED
ROOF : R.C.C ROOF SLAB 1:2:4 AS SPECIFIED
FINISHES : INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH SUPER CEM

ALL DIMENSIONS ARE IN METER.

COLOUR INDEX

OWNER'S BOUNDARY SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS
EXISTING ROAD SHOWN AS
① -- FIRE WATER TAP
② -- DRINKING WATER TAP

For M/s. Chamundi Die Cast Pvt. Ltd.

Farhan Khan
Joint Managing Director

For CHAMUNDI DIE CAST (P) LTD.

(M. YASIN KHAN)
Managing Director

OWNER 'S SIGNATURE

Er. J. MALATHY, M.E(GEOTECH).
Govt. Registered Geo Tech Engineer,
Reg. No : GTA/21/08/001 (DTCP)
No. 6B, Phase - III, Vasantham Nagar Extn.,
VALLALAR, VELLORE - 632 009
Mobile : 87782 20956, 95004 82683

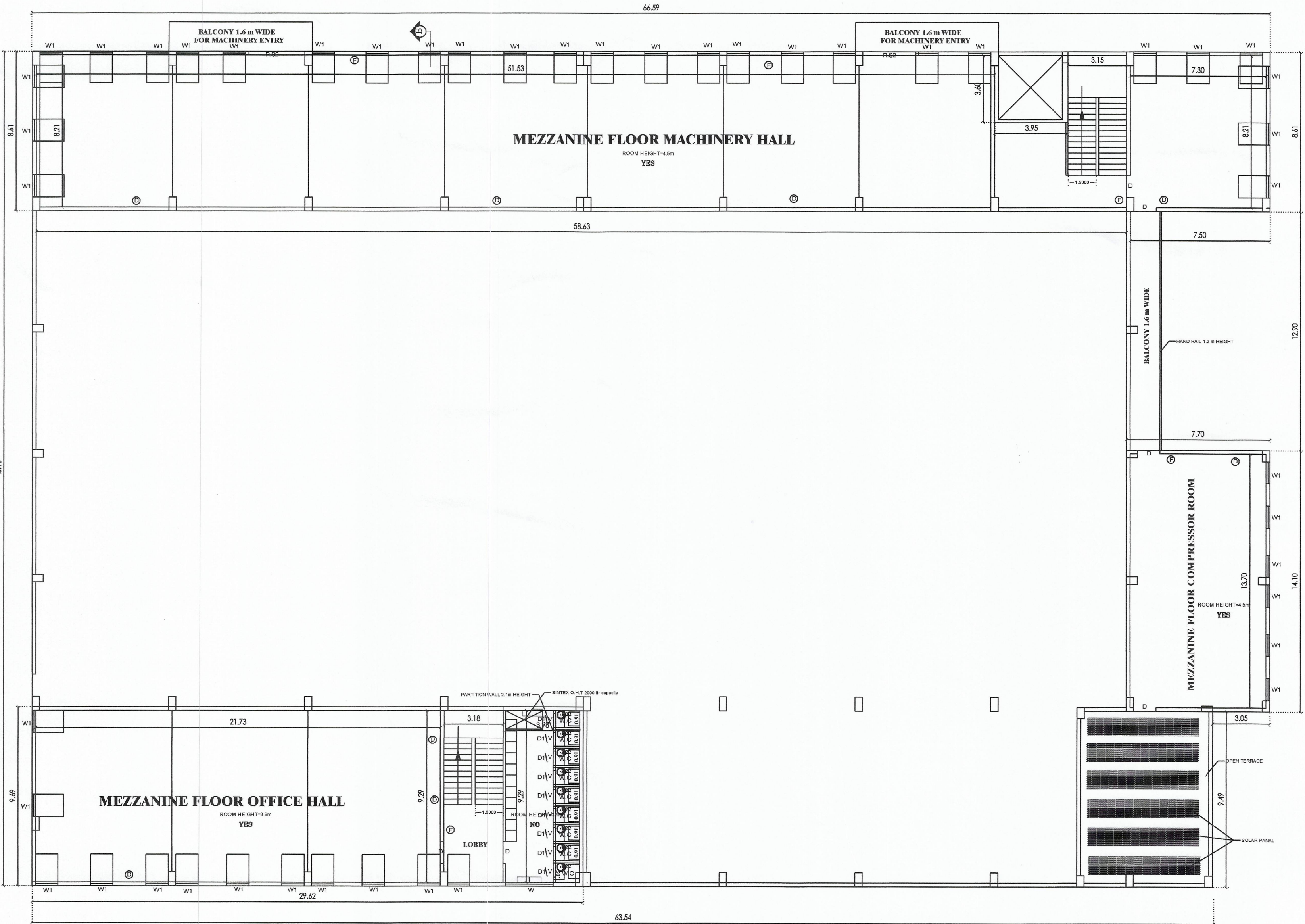
GEOTECH ENGINEER SIGNATURE

Er. K. YOKENIRAIKUMAR, R.E (CIVIL),
Registered Structural Engineer Gr-II,
DTCP Reg. No. RSE / Gr.II - 03 / 2020
No. 249/A6, 2nd Floor, 11th St, Phase-II,
Sathuvachari, Vellore - 632 009.
Mobile : 78457 89864
E-mail: yokenirairaikumar1@gmail.com

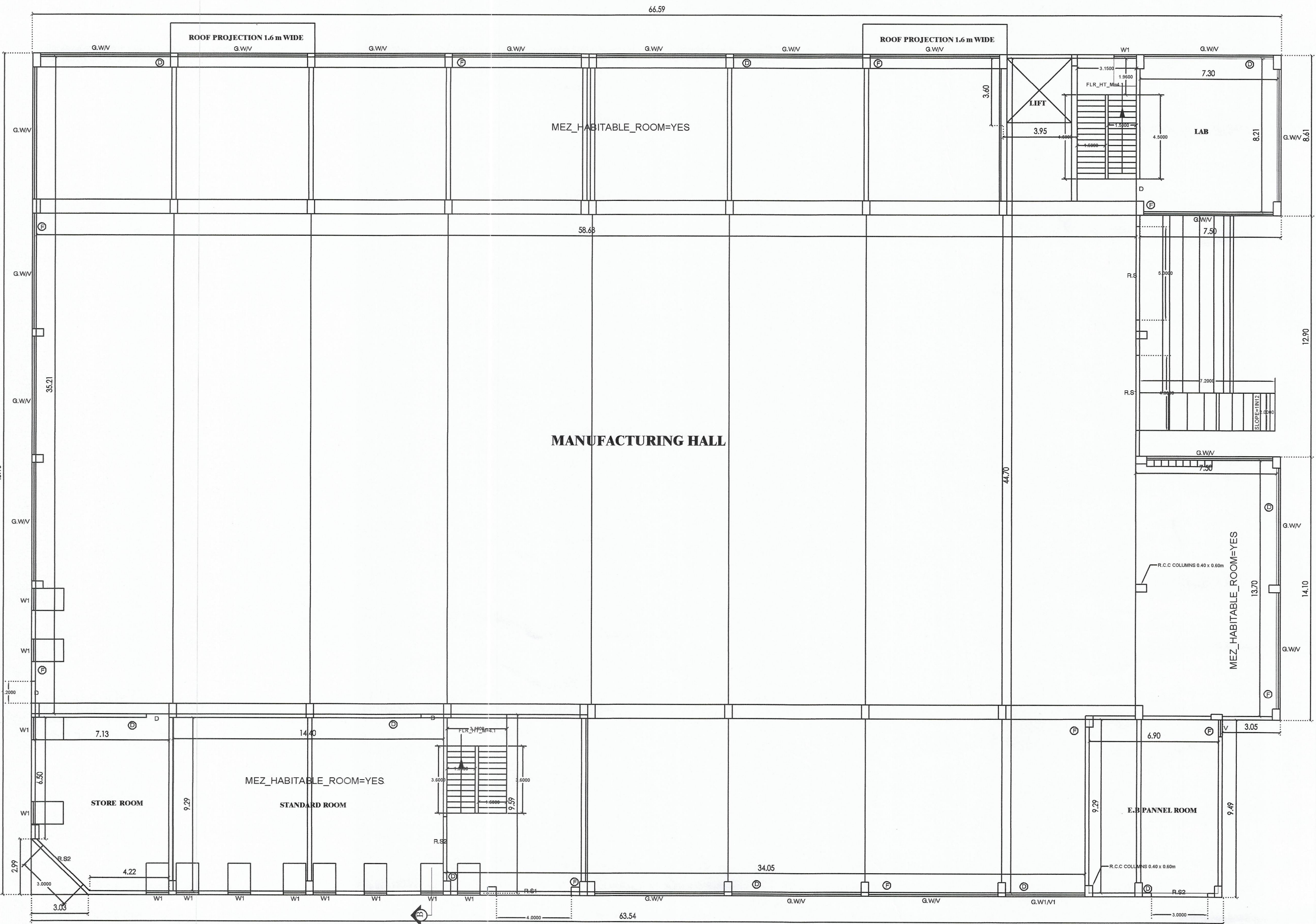
STRUCTURAL ENGINEER

Cell : 94432 38889
Er. S.SURESH, D.C.E.,
S.R. PLANNERS
Consulting Civil Engineer, Contractor
DTCP REGISTERED ENGINEER
RE/Gr.II/RD/APR-2022/004
No.19, 1st Floor, Lakshmi Complex,
Navalur, Ranipet - 632 401, Ranipet Dist.
Mail ID : sureshsanthi27@gmail.com

REGISTERED ENGINEER



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN
(BLOCK-2)

**PLAN SHOWING THE PROPOSED
COSTRUCTION OF MANUFACTURING
BUILDING (G.I. SHEET & R.C.C ROOF)
IN PLOT NO S-54, S.F.NOS: 29pt, 30/4pt,
30/5pt, 30/7pt, 30/8pt & 30/9pt, AT SIPCOT
INDUSTRIAL COMPLEX, PHASE -III,
MUKUNDARAYAPURAM VILLAGE &
PANCHAYATH, WALAJAH TALUK,
RANIPET DISTRICT.
SCALE: ONE C.M=100 C.M OR 1" =8' 0"**

ONLINE APPLICATION : SWP/BPA/012880/2023

BP/AD- DTCP (RPT) : /2023

SPECIFICATION

FOUNDATION : R.C.C. 1:2:4 M20 CONCRETE FOOTING LAID OVER SAND
FILLING and P.C.C 1:4:8

SUPER STRUCTURE : STEEL COLUMNS, R.C.C COLUMNS WITH BRICK WALLS.

JOINERIES JOINERIES ARE MADE BY STEEL WORK

FLOORINGS : C.C 1:2:4 FLOORING

ROOF : GALVALUME SHEET WITH STEEL TRUSS AS SPECIFIED

ROOF : R.C.C ROOF SLAB 1:2:4 AS SPECIFIED

FINISHES : INTERIORS PAINTED WITH PLASTIC EMULSION
AND EXTERIORS FINISHED WITH SUPER CEM

ALL DIMENSIONS ARE IN METER.

COLOUR INDEX

OWNER'S BOUNDARY SHOWN AS ☐

PROPOSED CONSTRUCTION SHOWN AS ☐

EXISTING ROAD SHOWN AS ☐

For CHAMUNDI DIE CAST (P) LTD. For M/s. Chamundi Die Cast Pvt. Ltd.
(M. YASIN KHAN) Farhan Khan
Managing Director Joint Managing Director

OWNER 'S SIGNATURE

Er. J. MALATHY, M.E.(GEOTECH),
Govt. Registered Geo Tech Engineer,
Reg. No : GTA/21/06/001 (DTCP),
No. 88, Phase - III, Vasantham Nagar Extn.,
VALLALAR, VELLORE - 632 009
Mobile: 87782 20956, 95004 82603

GEOTECH ENGINEER SIGNATURE

Er. K. YOKENTHIRAKUMAR, B.E.(CIVIL),
Registered Structural Engineer Gr-II,
DTCP Reg. No. RSE / Gr.II - 03 / 2020
No. 249/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 009,
Mobile : 78457 89864
E-mail: yokenthirakumark1@gmail.com

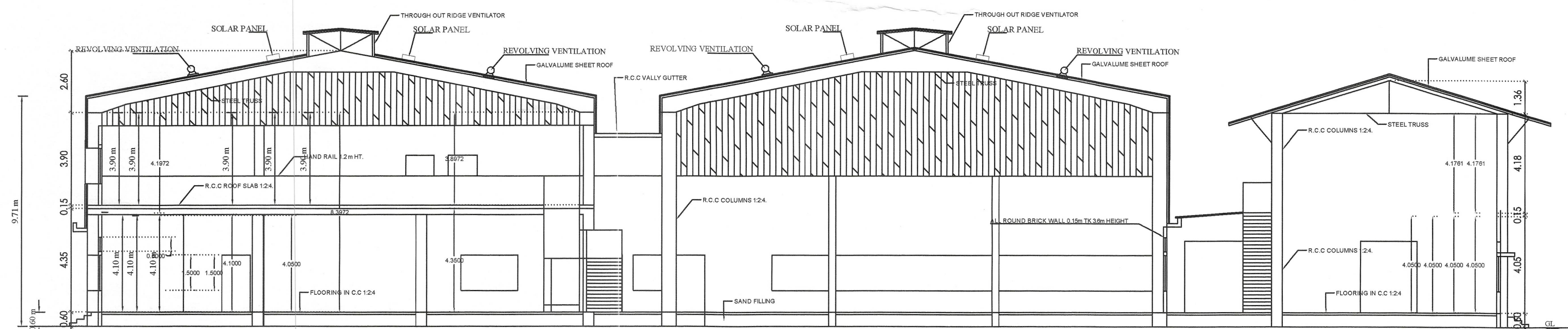
STRUCTURAL ENGINEER

Er. S. SURESH, D.C.E.,
S.R. PLANNERS
Consulting Civil Engineer, Contractor
DTCP REGISTERED ENGINEER
RE/Gr.III/RD/APR-2022/004
No.19, 1st Floor, Lakshmi Complex,
Navalpur, Ranipet - 632 401, Ranipet Dist.
Mail ID : sureshsanthi27@gmail.com

REGISTERED ENGINEER



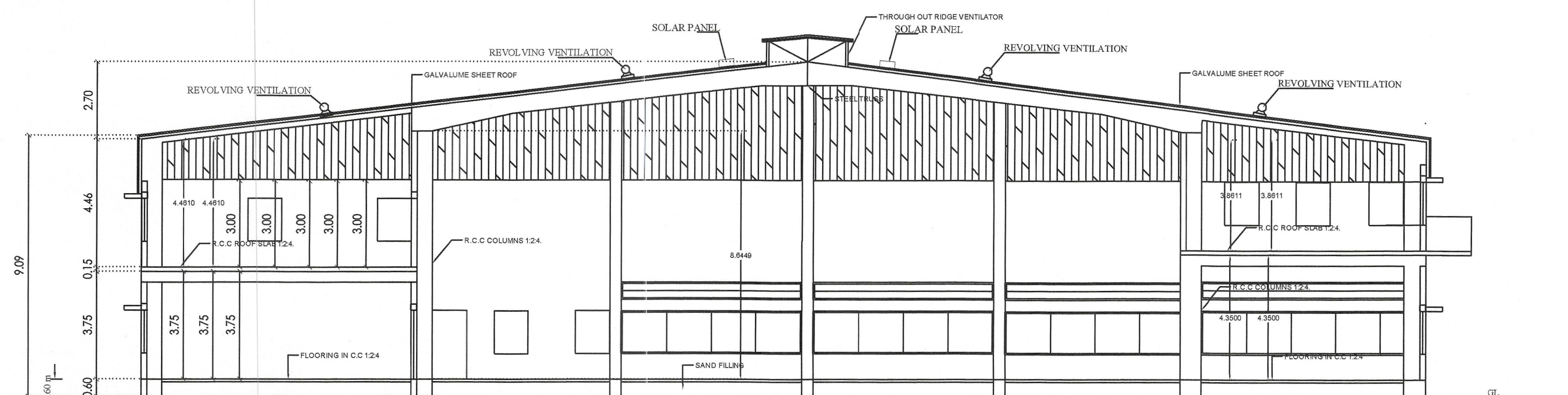
BLOCC-1 ELEVATION (NORTH SIDE)



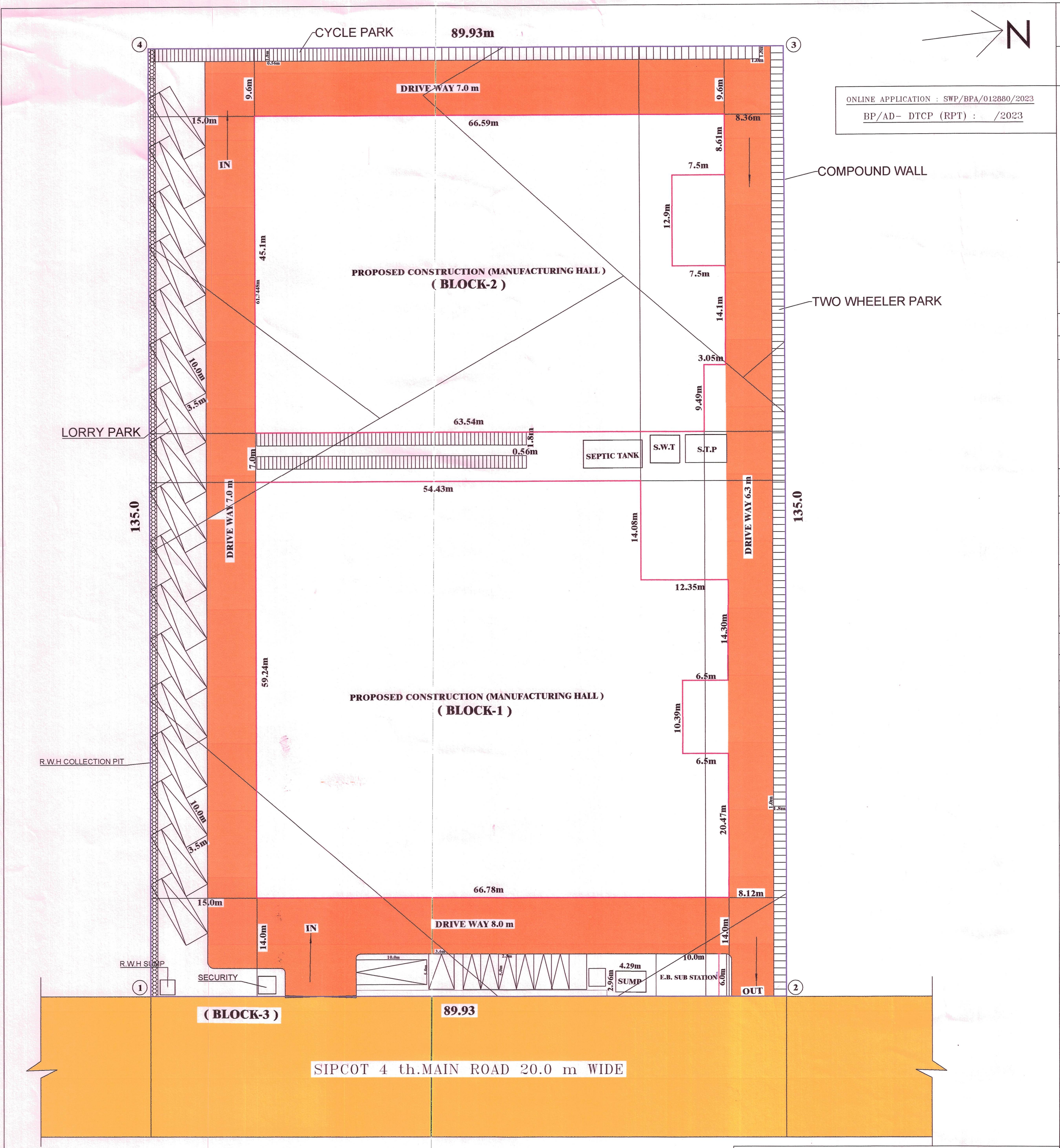
SECTION ON A-A



BLOCC-2 ELEVATION (NORTH SIDE)



SECTION ON B-B



M/s. CHAMUNDI DIE CAST (P).LTD

PLAN SHOWING THE PROPOSED COSTRUCTION OF MANUFACTURING BUILDING (G.I. SHEET & R.C.C ROOF) IN PLOT NO S-54, S.F.NOS: 29pt, 30/4pt, 30/5pt, 30/7pt, 30/8pt & 30/9pt, AT SIPCOT INDUSTRIAL COMPLEX, PHASE -III, MUKUNDARAYAPURAM VILLAGE & PANCHAYATH, WALAJAH TALUK, RANIPET DISTRICT.

SCALE: ONE C.M=100 C.M OR 1" =8' 0"

ALL DIMENSIONS ARE IN METER.

SIDCO INDUSTRIAL ESTATE PHASE-III
MUKUNDARAYAPURAM
D.T.C.P (VELLORE DT.) APPROVED LAYOUT NO: 43/2020

AREA OF THE SITE (as per Allotment document)			
SL.NO.	S.F. NO	AREA IN ACRES.	
1.	29	0.244	
2.	30 / 4	1.629	
3.	30/ 5	0.161	
4.	30/ 7	0.012	
5.	30/ 8	0.350	
6.	30/ 9	0.604	

TOTAL AREA =		3.00 ACRES - 12140.55SQ.M	
BLOCK NO	BUILDING AREA DETAILS	F.S.I AREA	NON F.S.I AREA
1	PROPOSED CONSTRUCTION AREA (GROUND FLOOR)	3714.63 SQ.M	3714.63 SQ.M
	PROPOSED CONSTRUCTION AREA (MEZZANINE FLOOR)	1076.95 SQ.M	1076.95 SQ.M
2	PROPOSED CONSTRUCTION AREA (GROUND FLOOR)	2872.97 SQ.M	2872.97 SQ.M
	PROPOSED CONSTRUCTION AREA (MEZZANINE FLOOR)	989.57 SQ.M	989.57 SQ.M
3	SECURITY ROOM AREA (G.F)	420 SQ.M	420 SQ.M
TOTAL BUILDING AREA		8654.12 SQ.M	8654.12 SQ.M

I. PLOT COVERAGE AREA: BUILDING AREA SITE AREA X 100 % = 6591.80 12140.55 X 100 % = 54.29 %

II. FLOOR SPACE INDEX : BUILDING AREA SITE AREA = 8654.12 12140.55 = 0.713 < 1.5

SANITARY DETAILS:		GENERAL NOTE:	
TOTAL NO OF WORKERS: MALE : 130 nos FEMALE : 20 nos		BLOCK 1 OFFICE AREA : 195.51 SQ.M	
MALE WATER CLOSET REQUIRED = 6 nos PROVIDED = 15 nos (101 to 200 PERSON ADD AT THE RATE OF 3%)		BLOCK 2 OFFICE AREA : 287.81 SQ.M	
FEMALE WATER CLOSET REQUIRED = 2 nos PROVIDED = 5 nos (2 FOR 26 to 40 PERSONS)		TOTAL AREA : 483.32 SQ.M	
URINALS REQUIRED = 6 nos PROVIDED = 19 nos (101 to 200 PERSON ADD AT THE RATE OF 3%)		OFFICE AREA = 79% OF TOTAL OFFICE AREA : 483.32 X 79% = 381.89 SQ.M	
ABLUTION TAPE = 20 nos PROVIDED		BLOCK 1 WORK SHOP AREA : 4579.90 SQ.M	
FIRE TAPE = 21 nos PROVIDED		BLOCK 2 WORK SHOP AREA : 2556.21 SQ.M	
		TOTAL AREA : 7136.11 SQ.M	
		WORK SHOP AREA = 75% OF WORK SHOP AREA : 7136.11 X 75% = 5352.08 SQ.M	

PARKING AREA DETAILS:

1 CAR PARKING FOR 100 SQ.M IN OFFICE AREA : 361.89 100.00 = REQUIRED NOS : 4 PROVIDED = 8 nos.

1 CYCLE FOR EVERY 50 SQ.M IN WORK SHOP AREA : 6101.40 50.00 = REQUIRED NOS : 122 nos. PROVIDED = 187 nos.

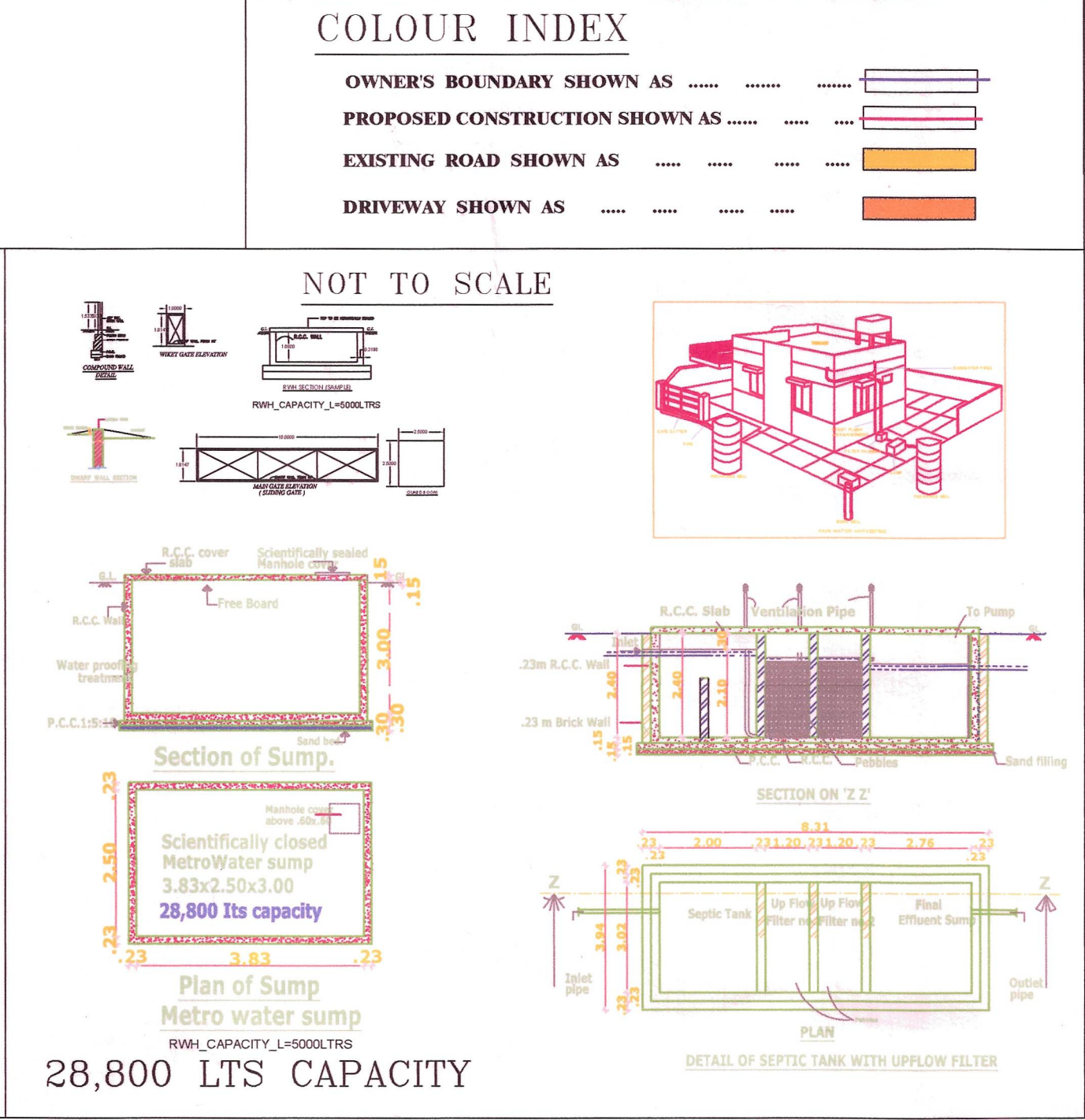
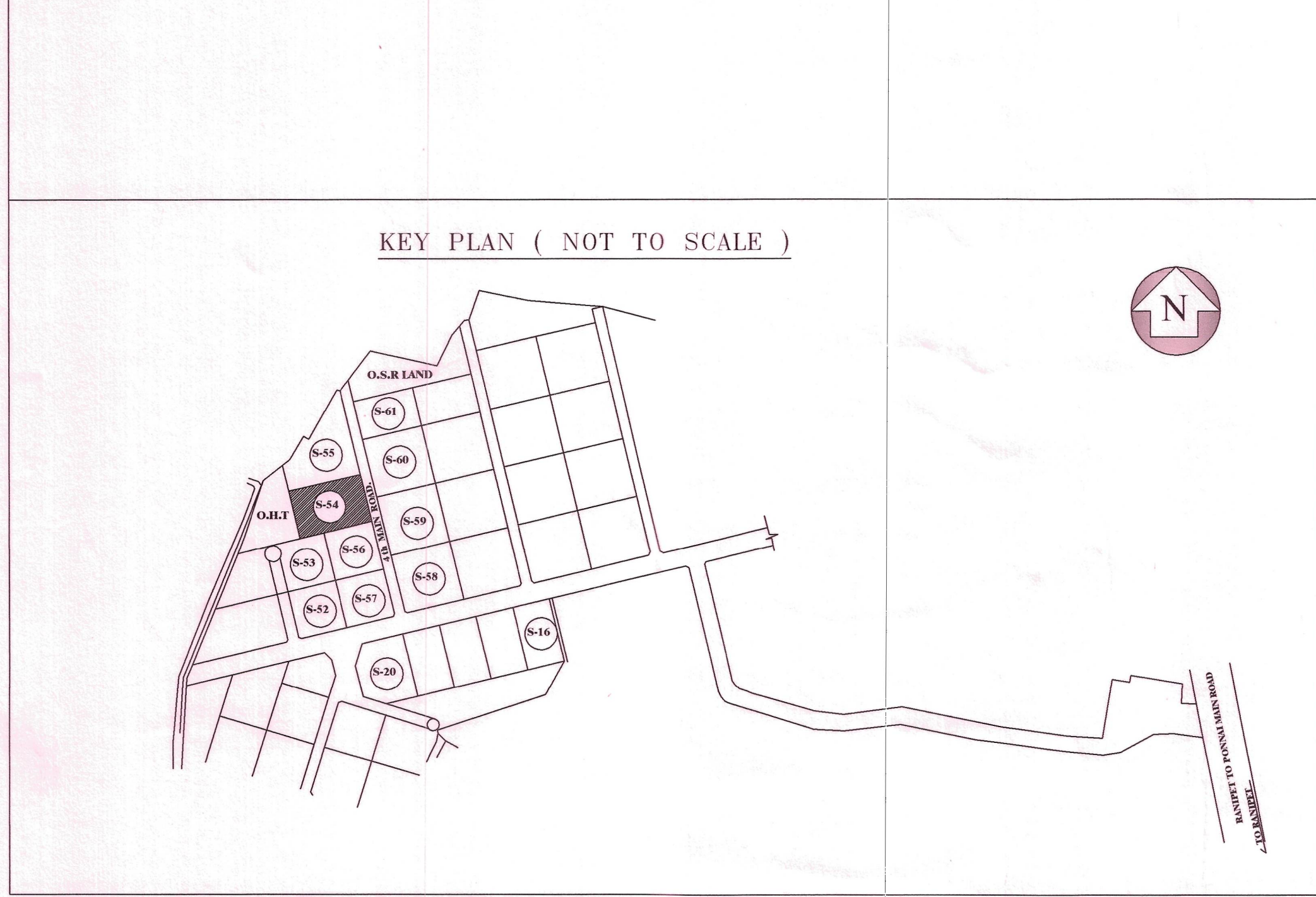
1 TWO WHEELER FOR EVERY 50 SQ.M IN WORK SHOP AREA : 6101.4 50.00 = REQUIRED NOS : 122 nos. PROVIDED = 187 nos.

1 LORRY FOR EVERY 500 SQ.M IN WORK SHOP AREA : 6101.4 500.00 = REQUIRED NOS : 13 PROVIDED = 18 nos.

PROVIDED 1 NO FOR DA CAR PARKING

For CHAMUNDI DIE CAST (P) LTD. For M/s. Chamundi Die Cast Pvt. Ltd.
M. YASIN KHAN Farhan Khan
Managing Director Joint Managing Director

OWNER 'S SIGNATURE



Er. J. MALATHY, M.E.(GEOTECH),
Govt. Registered Geo Tech Engineer,
Reg. No : GTA/21/08/001 (DTCP)
No. 68, Phase - III, Vasantham Nagar Extn.,
LALAR, VELLORE - 632 009
87782 20956, 95034 82883

GEOTECH ENGINEER SIGNATURE

Er. K. YOKENTHURAKUMAR, S.E.(CIVIL),
Registered Structural Engineer Gr-II,
DTCP Reg. No. RSE / Gr.II - 03 / 2020
No. 249/A6, 2nd Floor, 11th St., Phase-II,
Sathuvachari, Vellore - 632 008,
Mobile : 78457 89884
E-mail: yokenthurakumark1@gmail.com

STRUCTURAL ENGINEER

Cell : 94432 38889
Er. S.SURESH, D.C.E.,
S.R. PLANNERS
Consulting Civil Engineer, Contractor
DTCP REGISTERED ENGINEER
RE/Gr.III/RD/APR-2022/004
No.19, 1st Floor, Lakshmi Complex,
Navalur, Ranipet - 632 401, Ranipet Dist.
Mail ID : sureshsanthi27@gmail.com

REGISTERED 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.

