

PP

APPROVAL RECORD

Planning Permission

Ranipet 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.

M/s. CHAMUNDI DIE CAST (P).LTD unit-4

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF MANUFACTURING
BUILDING (G.I. SHEET & R.C.C ROOF)
IN PLOT NO S-47, S.F.NOS:91/2 & 92/1, 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	NONF.S. AREA	TOTAL AREA
1	PROPOSED CONSTRUCTION AREA (GROUND FLOOR)	4052.31 SQ.M	-----	4052.31 SQ.M

ONLINE APPLICATION : SWP/BPA/119796/2024
BP/AD- DTCP (RPT) : /2024

SCHEDULE OF JOINERY			
TYPE	DESCRIPTION	WIDTH	HEIGHT
RS	ROLLING SHUTTER	6300	4000
RS1	ROLLING SHUTTER	3500	4000
D	DOOR	2000	2400
D1	DOOR	1200	2400
D2	DOOR	1000	2100
D3	DOOR	760	2100
W	WINDOWS	7500	1500
W1	WINDOWS	6300	1500
V	VENTILATOR	7500	1200
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

OWNER'S BOUNDARY SHOWN AS

PROPOSED CONSTRUCTION SHOWN AS

EXISTING ROAD SHOWN AS

DRIVE WAY SHOWN AS

① - FIRE WATER TAP

② - DRINKING WATER TAP

For CHAMUNDI DIE CAST (P) LTD.

(Signature)
M. JASIN KHAN
Managing Director

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

(Signature)
M. JASIN KHAN
Managing Director

OWNER 'S SIGNATURE

(Signature)
Er. J. MALATHY, M.E., P.E.
Govt. Registered Geo Tech Engineer,
DTCP Reg. No. RSE / G.I.II - 03 / 2020
No. 68, Phase - III, Vasantham Nagar En,
VALLALAR, VELLORE - 632 01
Mobile: 87782 20956, 95004 9

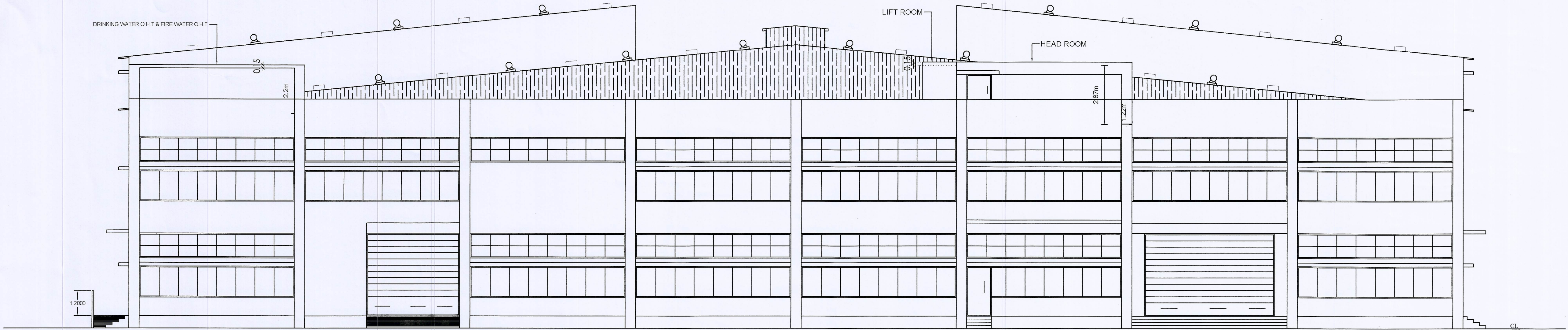
GEOTECH ENGINEER SIGNATURE

(Signature)
Er. K. YOGANIRUKKUNAR, B.E.(CIVIL),
Registered Structural Engineer G.I.II,
DTCP Reg. No. RSE / G.I.II - 03 / 2020
No. 248/A8, 2nd Floor, 11th St, Phase-4,
Sathuvachari, Vellore - 632 009
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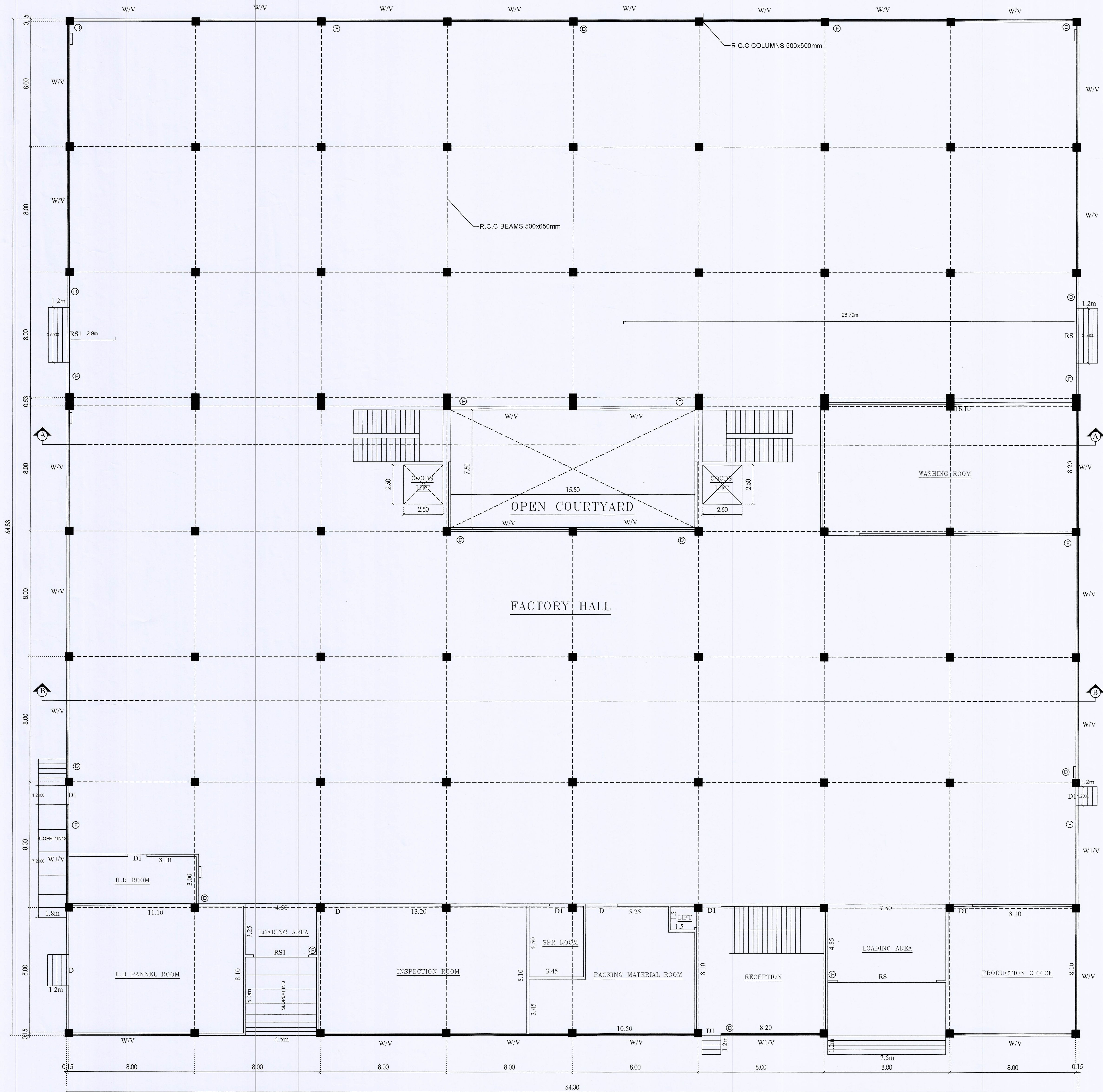
STRUCTURAL ENGINEER

(Signature)
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,
Navajpur, Ranipet - 632 401, Ranipet Dist.
Mail ID : sureshsanthi27@gmail.com

REGISTERED ENGINEER



ELEVATION



GROUND FLOOR PLAN
(BLOCK-1)

M/s. CHAMUNDI DIE CAST (P).LTD unit-4

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① -- FIRE WATER TAP
② -- DRINKING WATER TAP

For CHAMUNDI DIE CAST (P) LTD.
(M.YASIN KHAN)
Managing Director

For M/s. Chamundi Die Cast Pvt. Ltd.
Parshan Khan
Joint Managing Director

OWNER 'S SIGNATURE

Er. J. MALATHY, M.TECH, B.E.
Govt. Registered Geo Tech Engineer.
Reg. No. ST/201/08/001 (DTCP)
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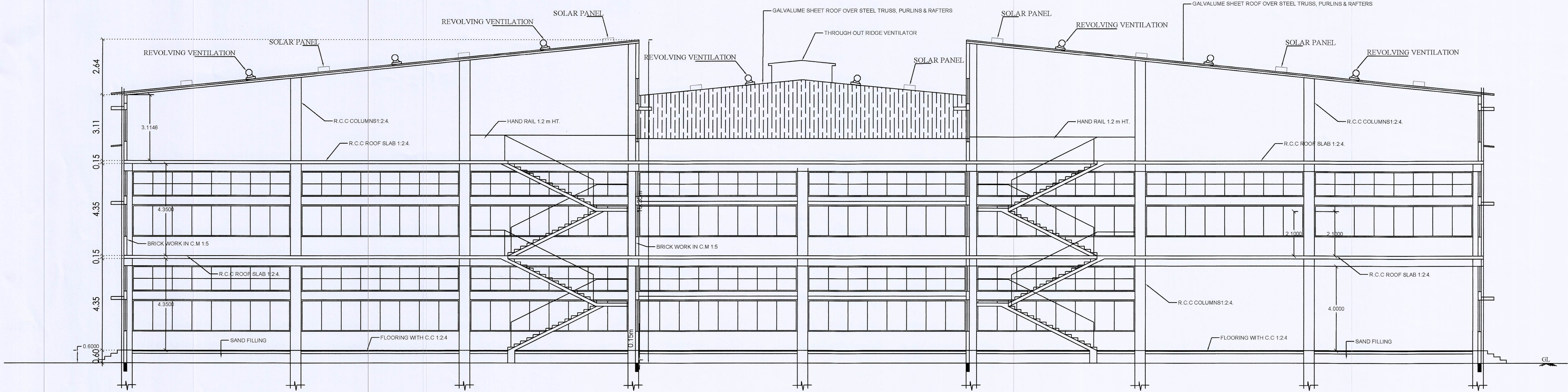
GEOTECH ENGINEER SIGNATURE

Er. K. YOGANATHAKUMAR, B.E.(CIVIL),
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E-mail: yoganathakumar123@gmail.com

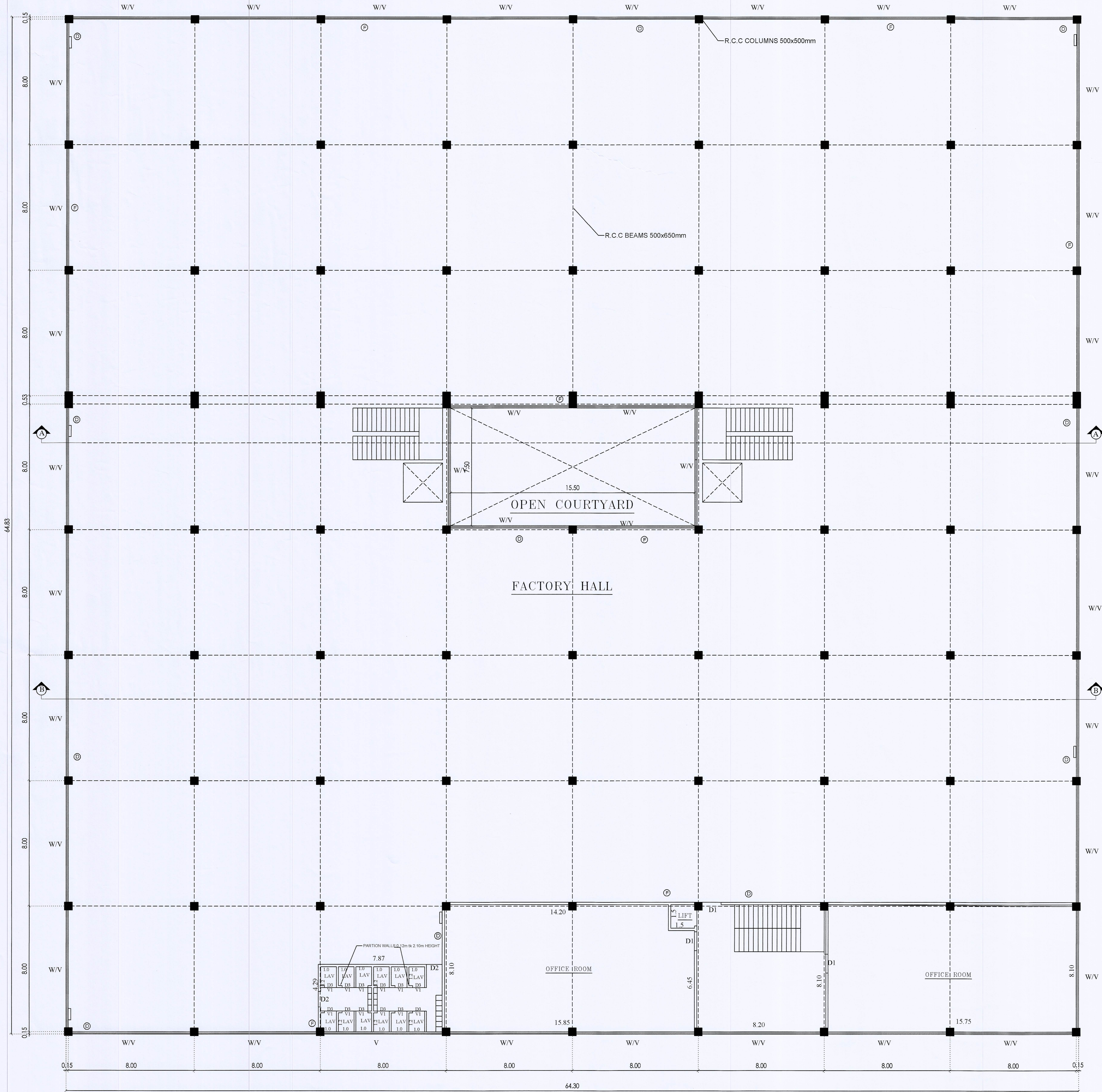
STRUCTURAL ENGINEER

Er. S. SURESH, D.C.E.,
S.R. PLANNERS
Consulting Civil Engineer, Contractor
DTCP REGISTERED ENGINEER
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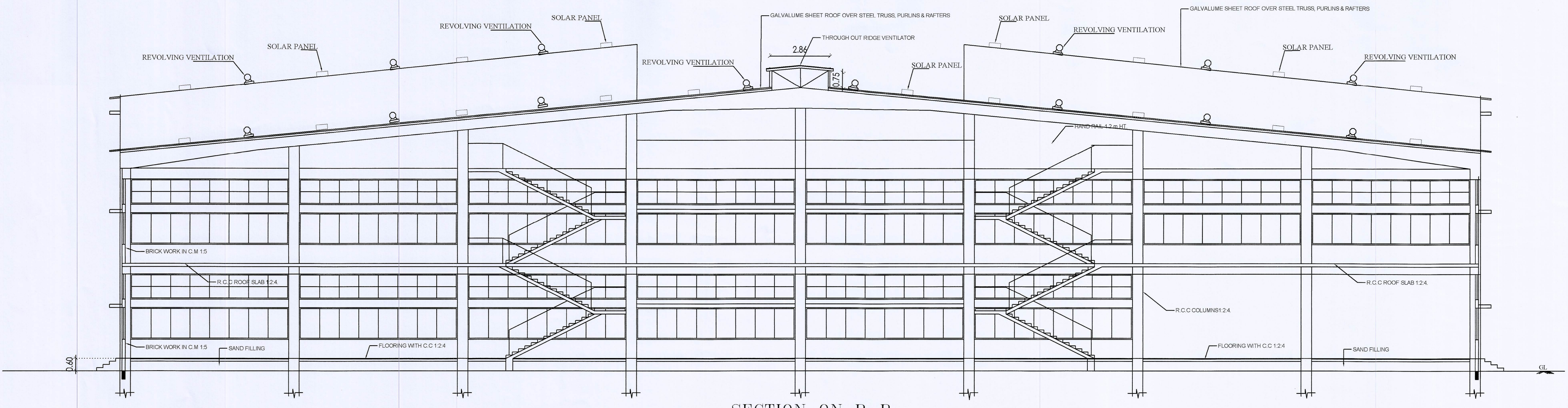
REGISTERED ENGINEER



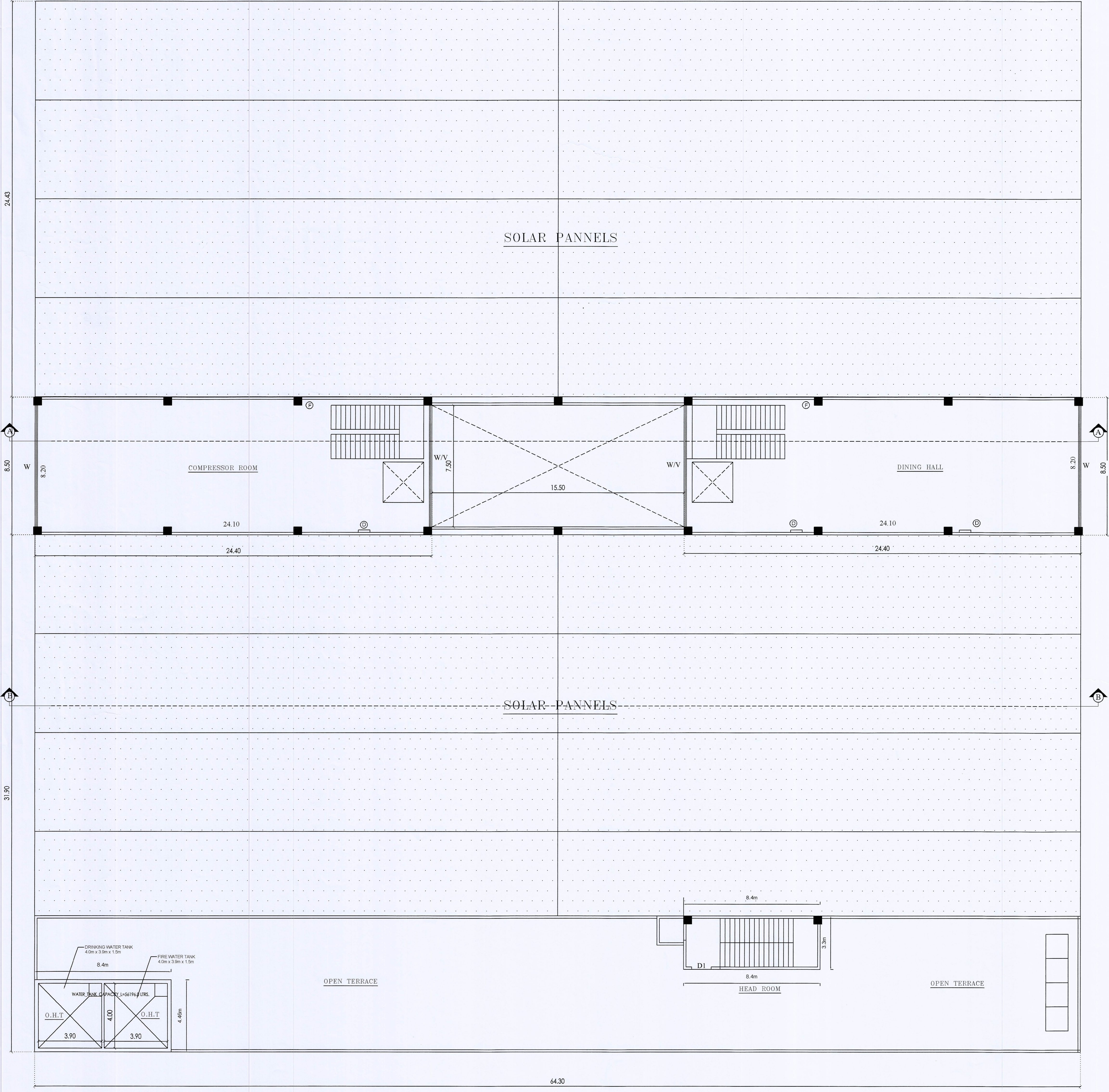
SECTION ON A-A



FIRST FLOOR PLAN
(BLOCK-1)



SECTION ON B-B



SECOND FLOOR PLAN
(BLOCK-1)

SCALE 1:100 SHEET NO: 3/4

M/s. CHAMUNDI DIE CAST (P).LTD unit-4

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RANIPET DISTRICT.
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BLOCK NO	BUILDING AREA DETAILS	F.S.I AREA	NORF.S.I AREA	TOTAL AREA
1	PROPOSED CONSTRUCTION AREA (SECOND FLOOR)	414.80 SQ.M	-----	414.8 SQ.M
1	PROPOSED CONSTRUCTION AREA (SECOND FLOOR HEAD ROOM)	-----	30.69 SQ.M	30.69 SQ.M

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① -- FIRE WATER TAP
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For CHAMUNDI DIE CAST (P) LTD.
(Signature)
M. YASIN KHAN
Managing Director

For M/s. Chamundi Die Cast Pvt. Ltd.
(Signature)
Farhan Khan
Joint Managing Director

OWNER 'S SIGNATURE

(Signature)
Er. J. MALATHY, M.E.(GEOTECH)
Govt. Registered Geo Tech Engineer,
Reg. No. : STAC/18001 (DTCP),
No. 68, Phase - III, Vasantham Nagar Enn,
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GEOTECH ENGINEER SIGNATURE

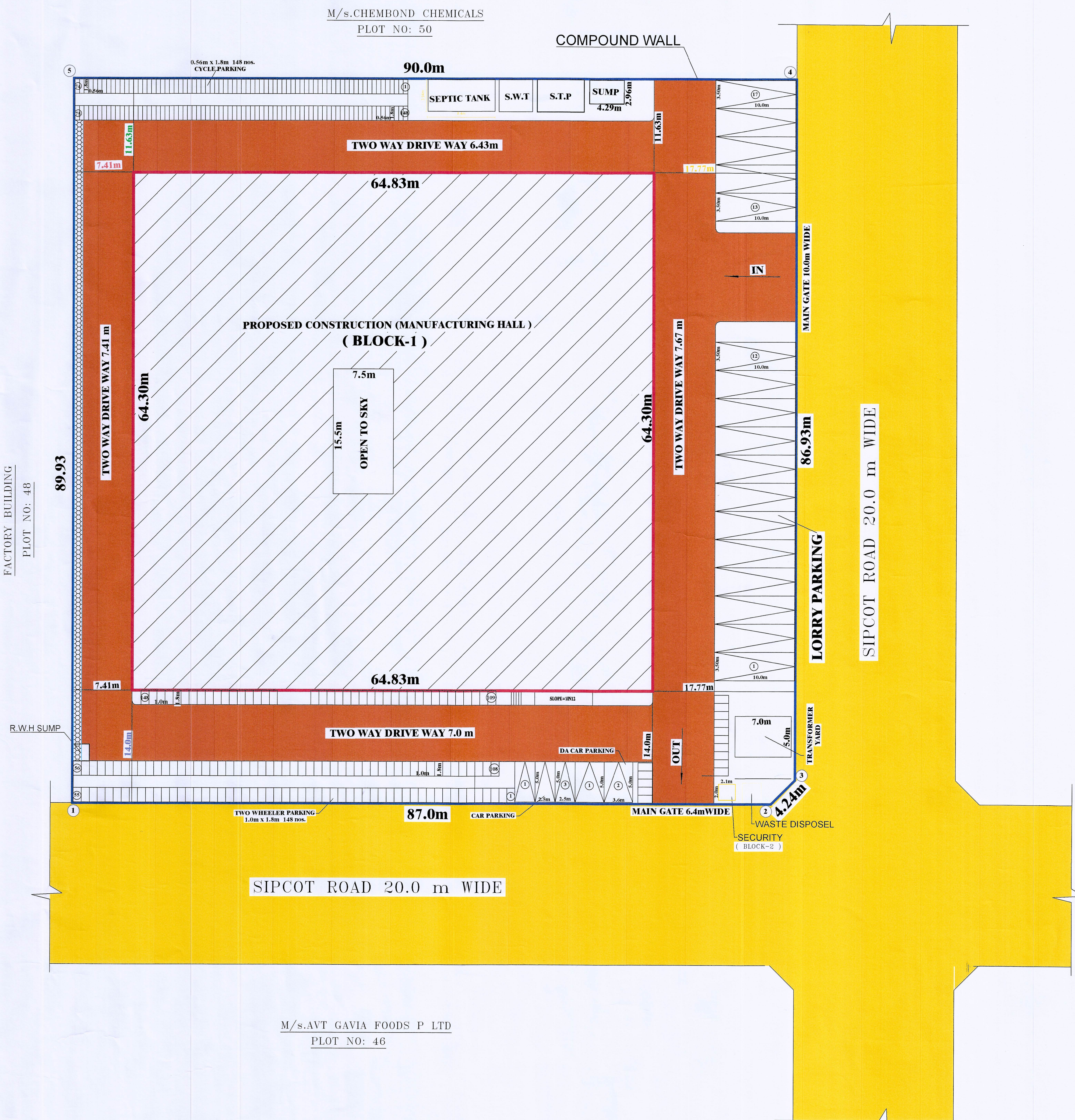
(Signature)
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STRUCTURAL ENGINEER

(Signature)
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REGISTERED ENGINEER

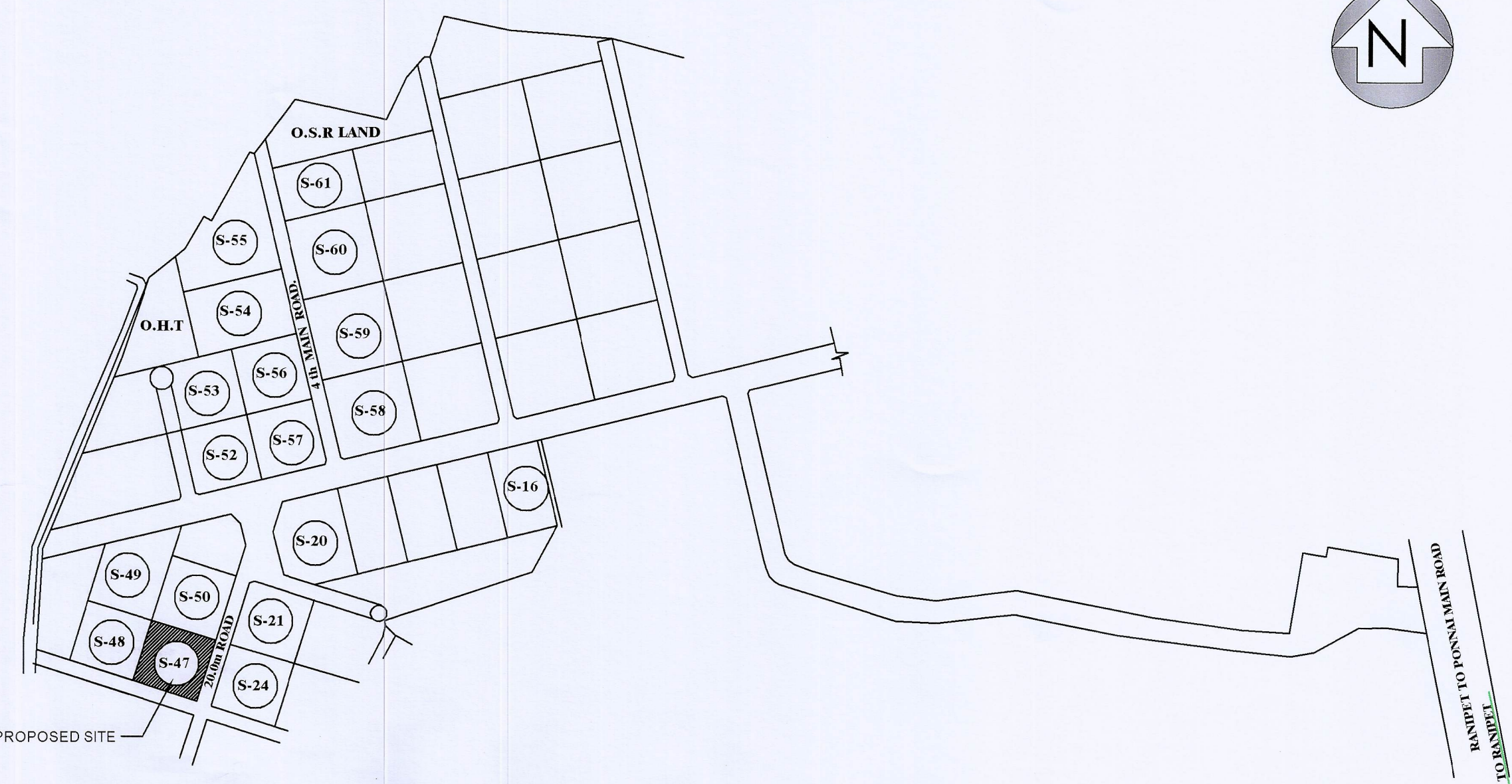
SITE PLAN



FACTORY BUILDING
PLOT NO: 46

R.W.H SUMP

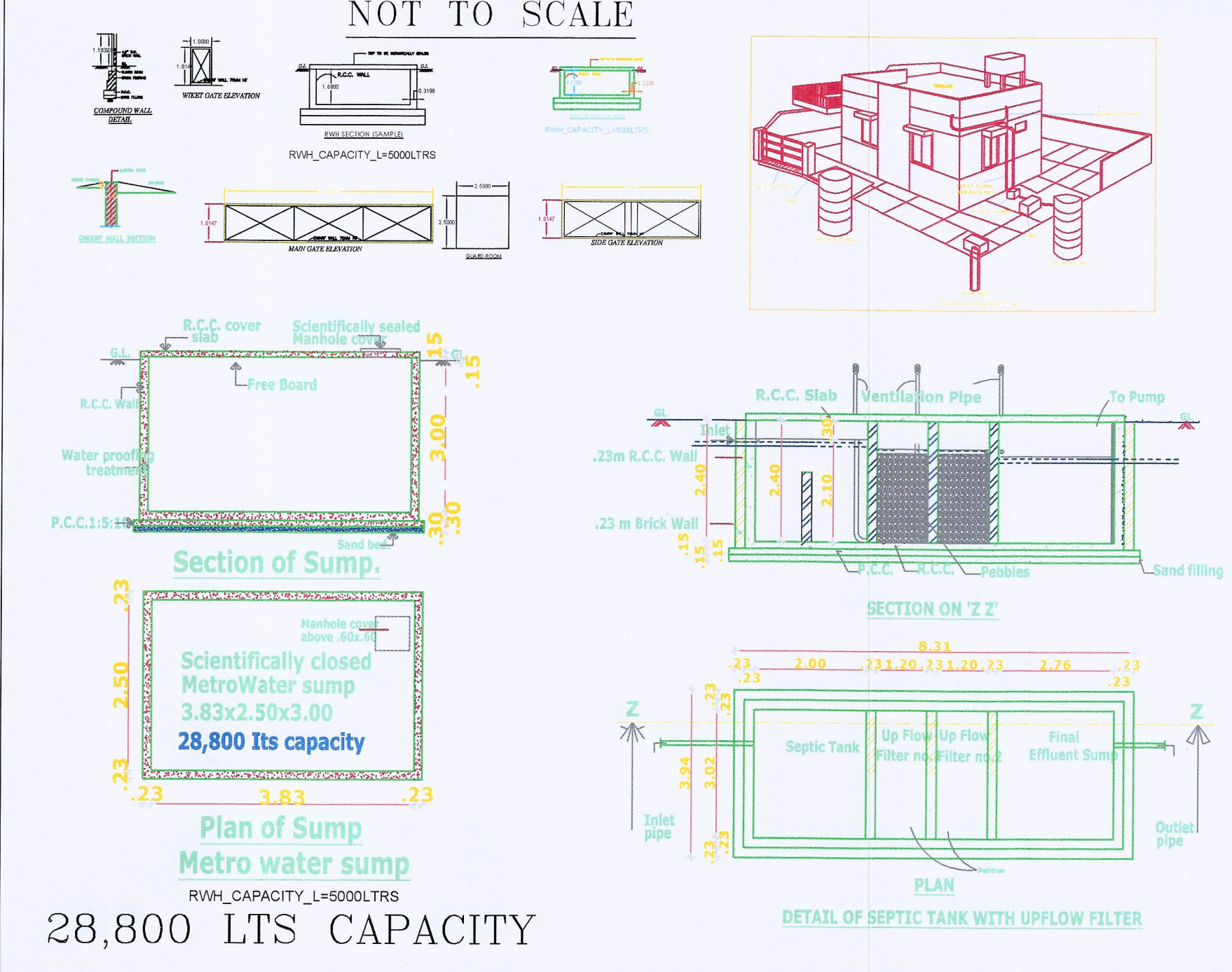
M/s.AVT GAVIA FOODS P LTD
PLOT NO: 46



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COLOUR INDEX

OWNER'S BOUNDARY SHOWN AS
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SCALE 1:100 SHEET NO: 4/4

M/s. CHAMUNDI DIE CAST (P).LTD unit-4

PLAN SHOWING THE PROPOSED COSTRUCTION OF MANUFACTURING BUILDING (G.I. SHEET & R.C.C ROOF) IN PLOT NO S-47, S.F.NOS: 91/2 & 92/1 AT SIPCOT INDUSTRIAL COMPLEX, PHASE -III, MUKUNDARAYAPURAM VILLAGE & PANCHAYATH, WALAJAH TALUK, RANIPET DISTRICT.
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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.	91/2	0.92
2.	92/1	1.08

TOTAL AREA = 2.00 ACRES - 8096.44 SQ.M

BLOCK NO	BUILDING AREA DETAILS	F.S.I AREA	NON F.S.I AREA	TOTAL AREA	REMARKS
1	PROPOSED CONSTRUCTION AREA (GROUND FLOOR)	4052.31 SQ.M	-----	4052.31 SQ.M	
	PROPOSED CONSTRUCTION AREA (FIRST FLOOR)	4052.31 SQ.M	-----	4052.31 SQ.M	
	PROPOSED CONSTRUCTION AREA (SECOND FLOOR)	414.80 SQ.M	-----	414.80 SQ.M	
	PROPOSED CONSTRUCTION AREA (SECOND FLOOR HEAD ROOM)	-----	30.69 SQ.M	30.69 SQ.M	
2	PROPOSED CONSTRUCTION AREA (SECURITY)	-----	4.20 SQ.M	4.20 SQ.M	
TOTAL BUILDING AREA		= 8519.42 SQ.M	34.89 SQ.M	8554.31 SQ.M = 92080.80 SQ.FT.	

I. PLOT COVERAGE AREA: BUILDING AREA X 100 % = 4056.51 SITE AREA X 100 % = 0.50 %

II. FLOOR SPACE INDEX: BUILDING AREA = 8554.51 SITE AREA = 8096.44 = 1.05 < 1.5

SANITARY DETAILS:

TOTAL NO OF WORKERS: MALE: 130 nos FEMALE: 20 nos (PER SHIFT)
MALE WATER CLOSET REQUIRED = 6 nos PROVIDED = 8 nos (101 to 200 PERSON ADD AT THE RATE OF 3%)
FEMALE WATER CLOSET REQUIRED = 2 nos PROVIDED = 4 nos (2 FOR 26 to 40 PERSONS)
URINALS REQUIRED = 6 nos PROVIDED = 7 nos (101 to 200 PERSON ADD AT THE RATE OF 3%)
ABLUTION TAPE = 12 nos PROVIDED
FIRE TAPE = 19 nos PROVIDED

GENERAL NOTE:

BLOCK 1 OFFICE AREA = 318.00 SQ.M
TOTAL AREA = 318.00 SQ.M
OFFICE AREA = 71% OF TOTAL OFFICE AREA
318.00 X 71% = 225.78 SQ.M
BLOCK 1 WORK SHOP AREA = 7339.39 SQ.M
TOTAL AREA = 7339.39 SQ.M
WORK SHOP AREA = 71% OF WORK SHOP AREA
7339.39 X 71% = 5204.54 SQ.M
OTHERS AREA = 956.97 SQ.M

PARKING AREA DETAILS:

1 CAR PARKING FOR 100 SQ.M IN OFFICE AREA:
238.5
100.00
= REQUIRED NOS: 3 PROVIDED = 7 nos

1 CYCLE FOR EVERY 50 SQ.M IN WORK SHOP AREA:
5504.54
50.00
= REQUIRED NOS: 111 nos PROVIDED = 148 nos

1 TWO WHEELER FOR EVERY 50 SQ.M IN WORK SHOP AREA:
5504.54
50.00
= REQUIRED NOS: 111 nos PROVIDED = 136 nos

1 LORRY FOR EVERY 500 SQ.M IN WORK SHOP AREA:
5504.54
500.00
= REQUIRED NOS: 12 PROVIDED = 17 nos

PROVIDED 1 NO FOR DA CAR PARKING

For CHAMUNDI DIE CAST (P) LTD.
(M. YASIN KHAN)
Managing Director

For M/s. Chamundi Die Cast Pvt. Ltd.
Farhan Khan
Joint Managing Director

OWNER 'S SIGNATURE

Geotech Engineer Signature

STRUCTURAL ENGINEER

REGISTERED ENGINEER

Er. J. MALATHY, M.E. (CIVIL)
Govt. Registered Geo Tech Engineer.
Reg. No: GTA21/08/001 (DTCP)
No. 68, Phase - III, Vasantham Nagar Ext-
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No.19, 4th Floor, Lakshmi Complex,
Navalur, Ranipet - 632 491, Ranipet Dist.
Mail ID : sureshsanthi27@gmail.com

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

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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.

