

PP

APPROVAL RECORD

Planning Permission

Mukundarayapuram
Ranipet district, Tamil Nadu

APPROVAL TYPE
Building Plan

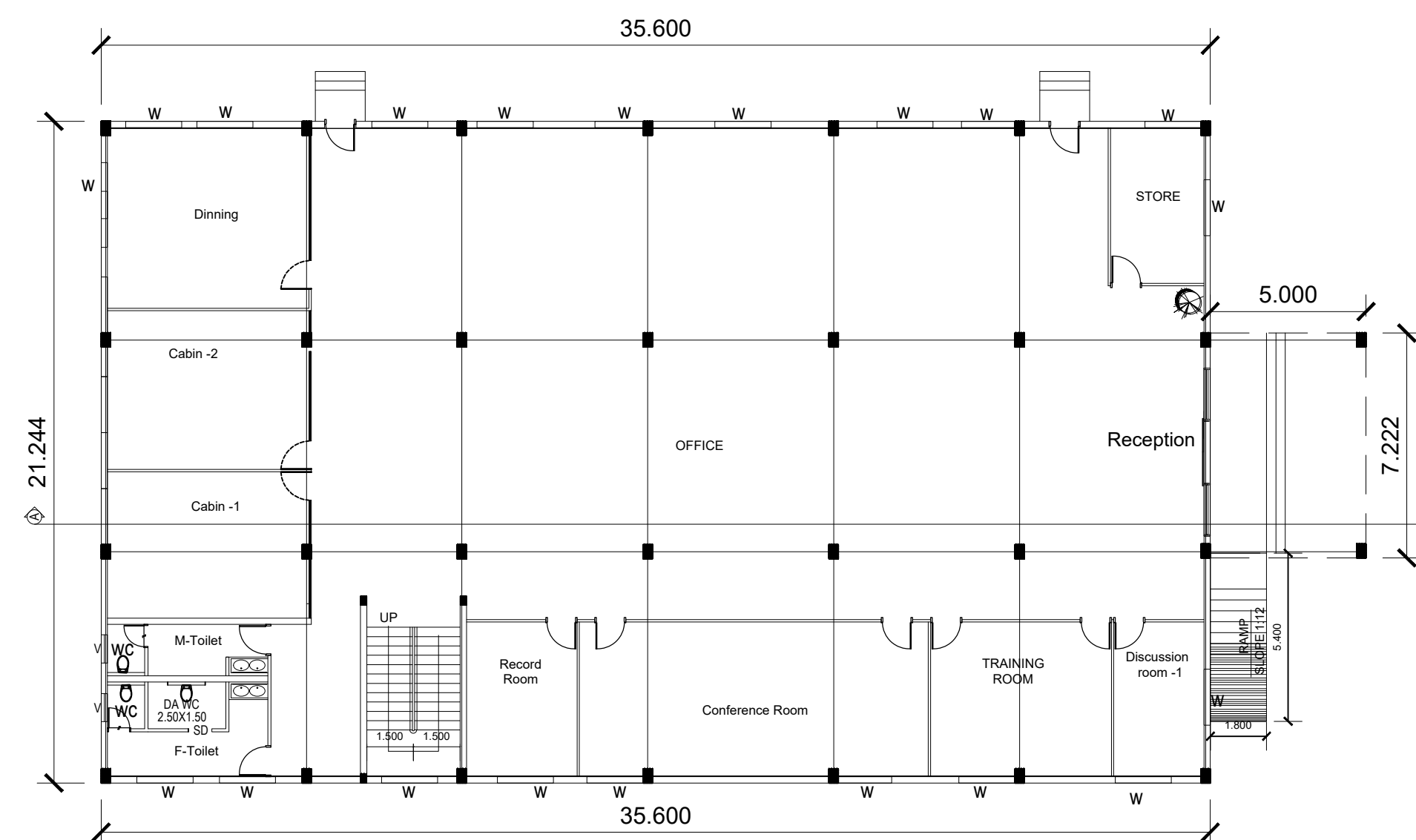
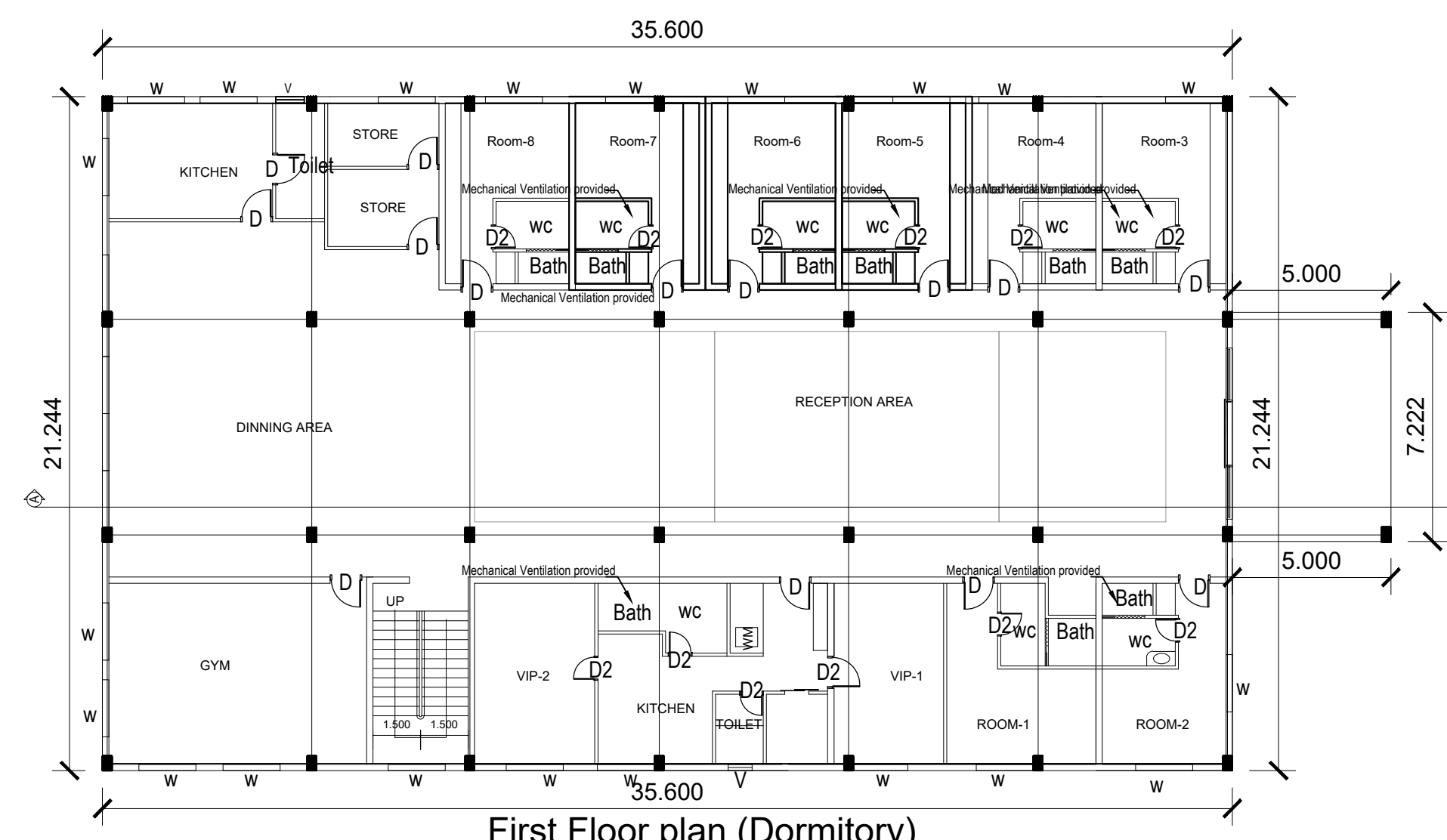
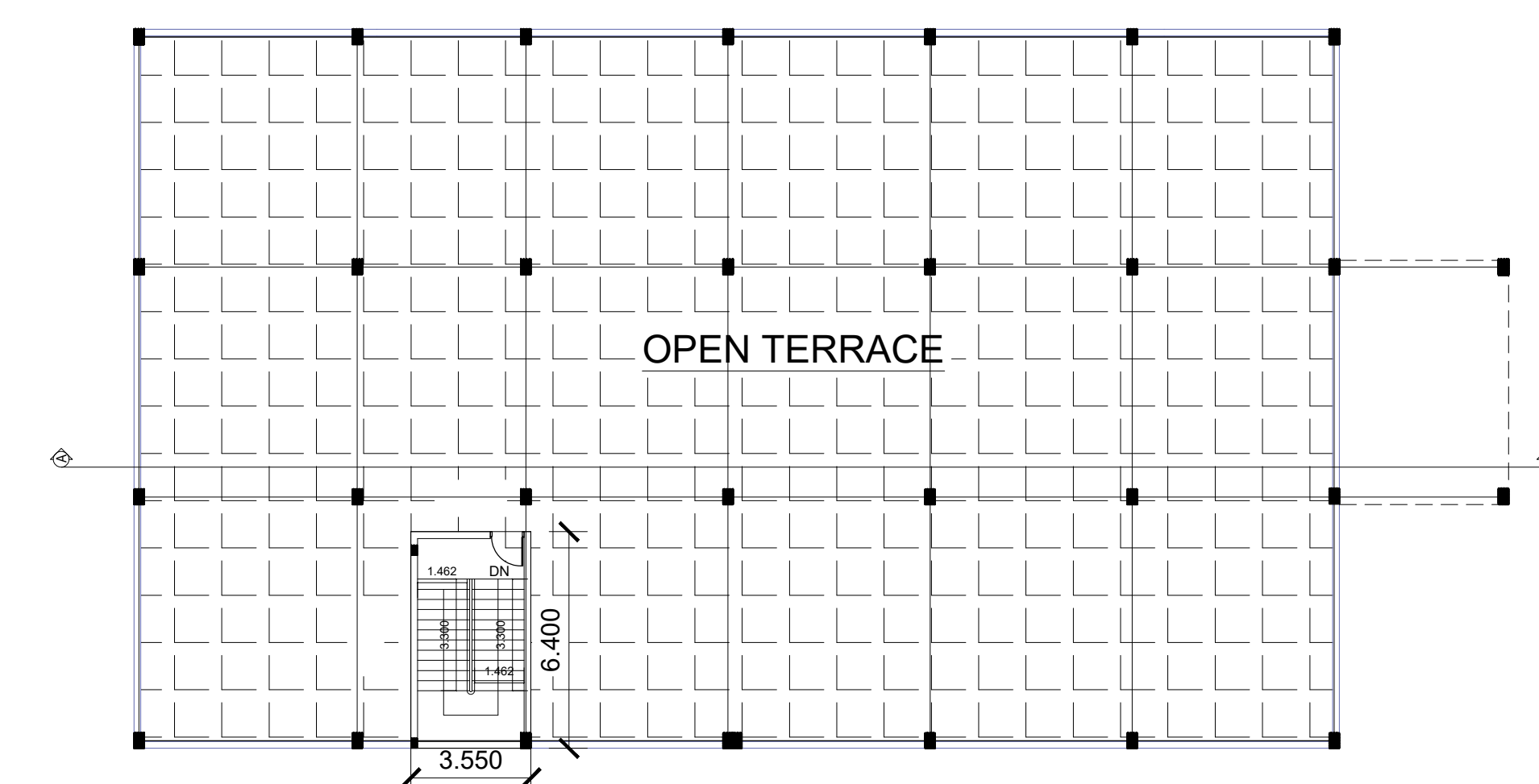
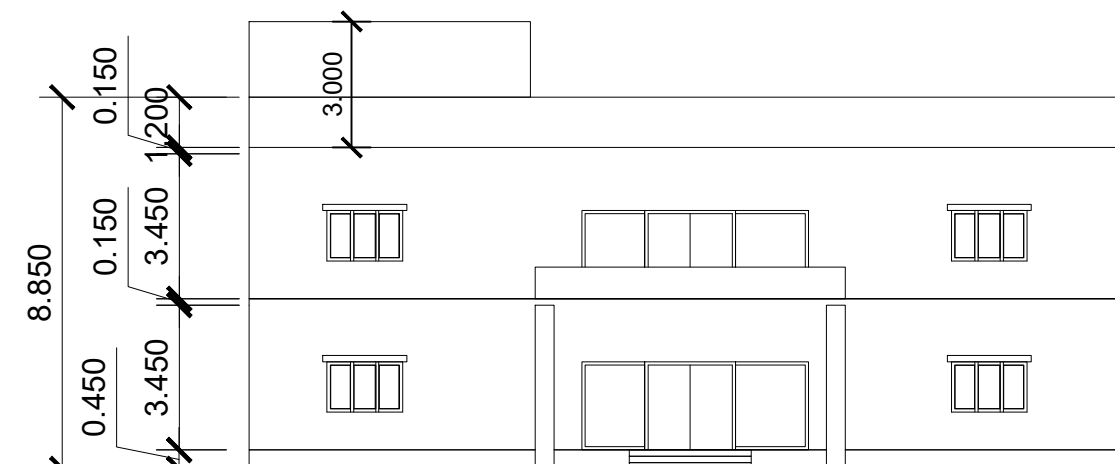
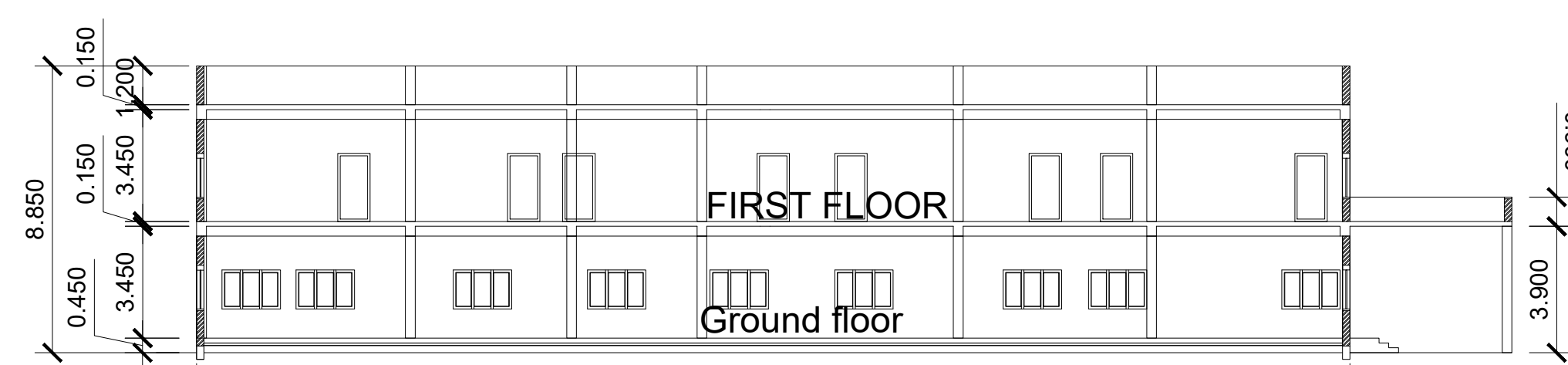
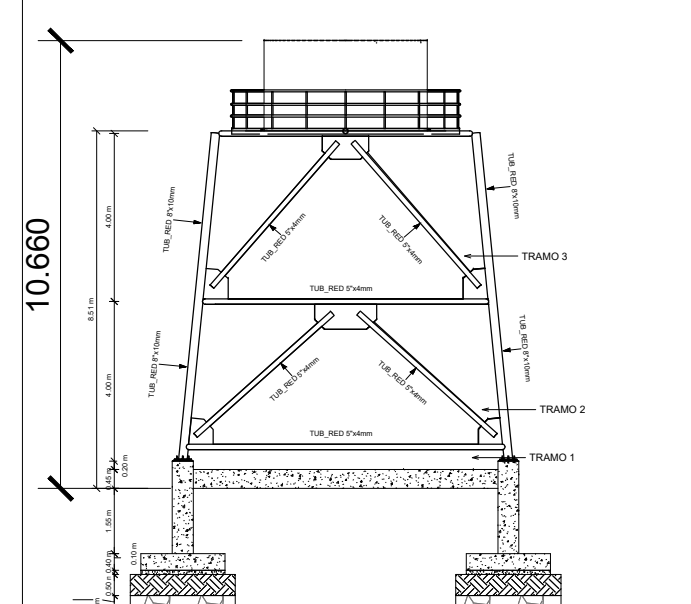
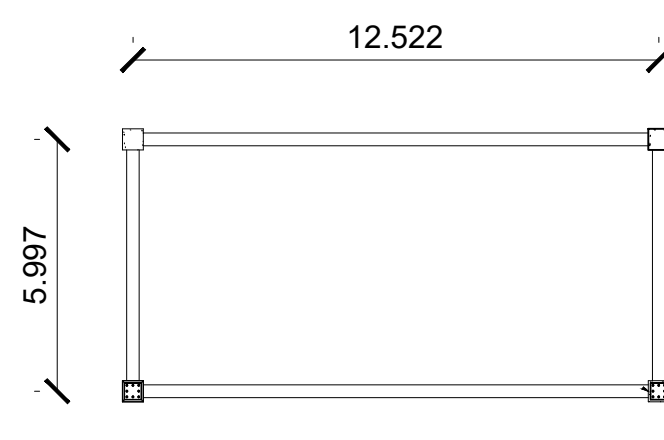
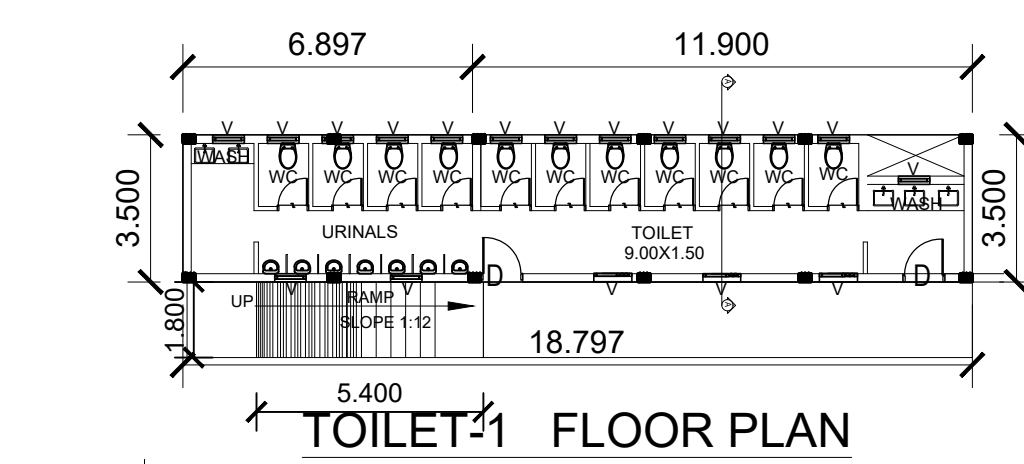
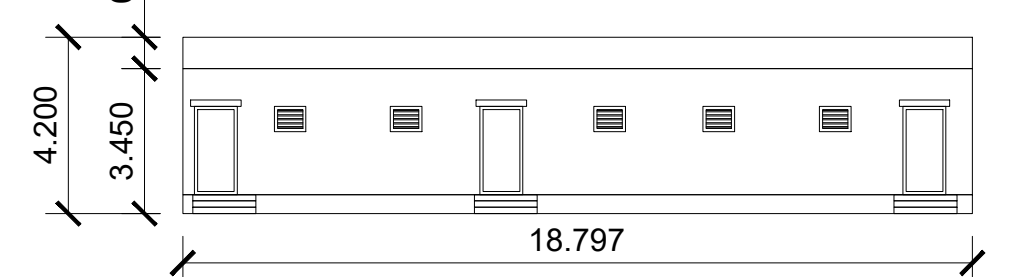
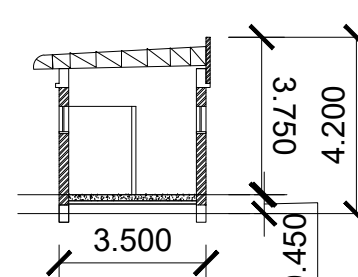
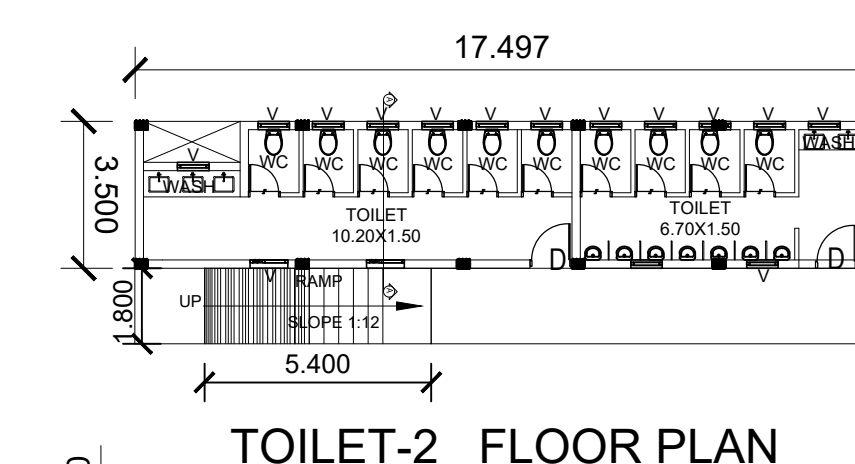
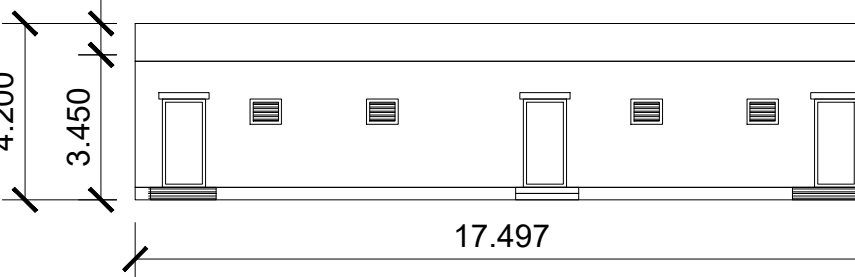
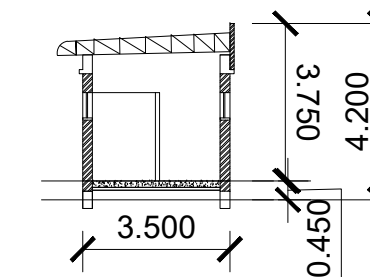
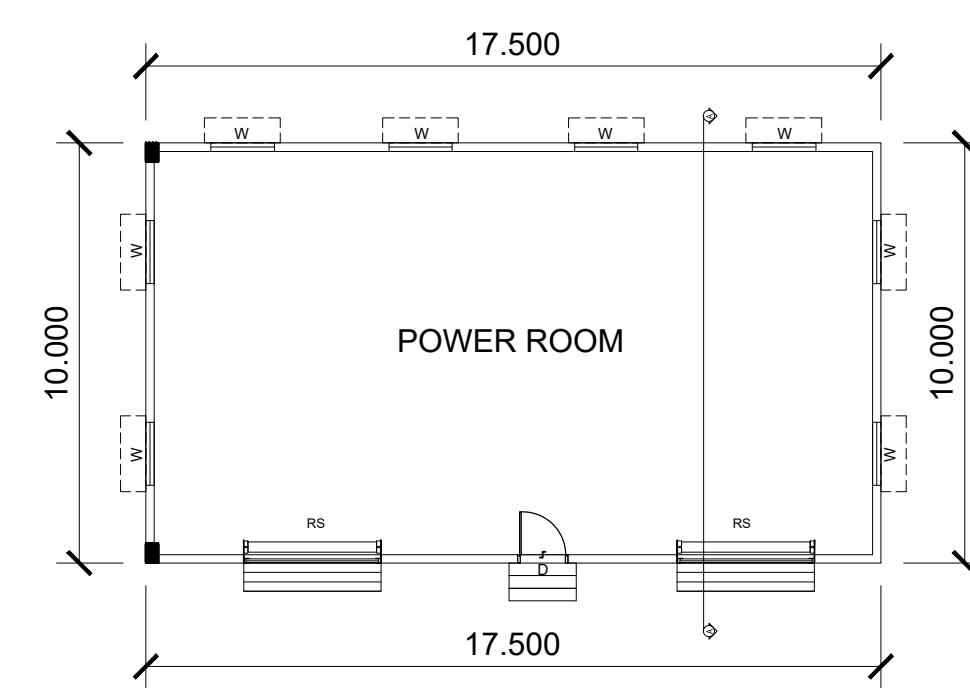
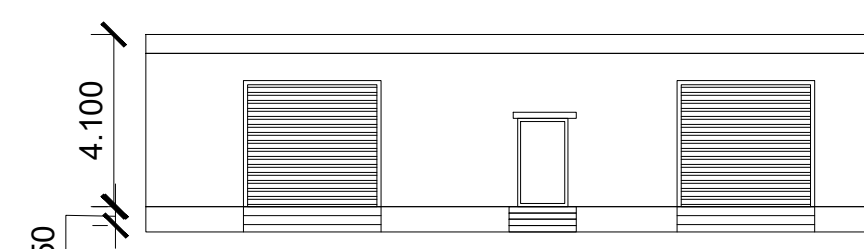
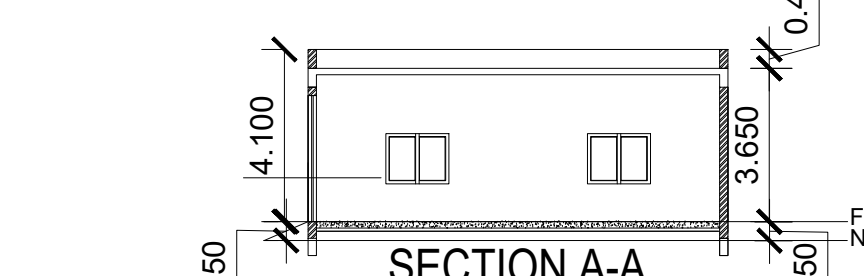
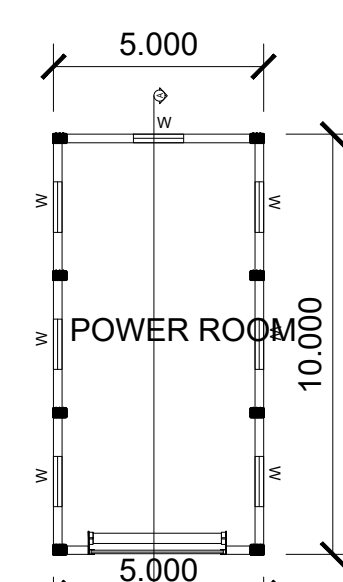
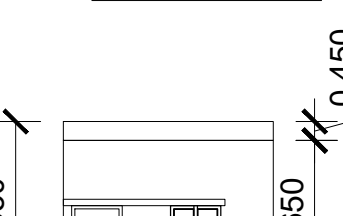
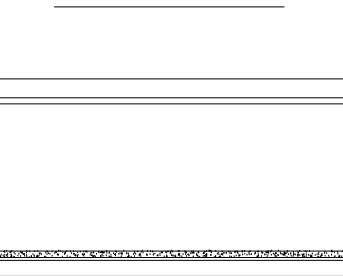
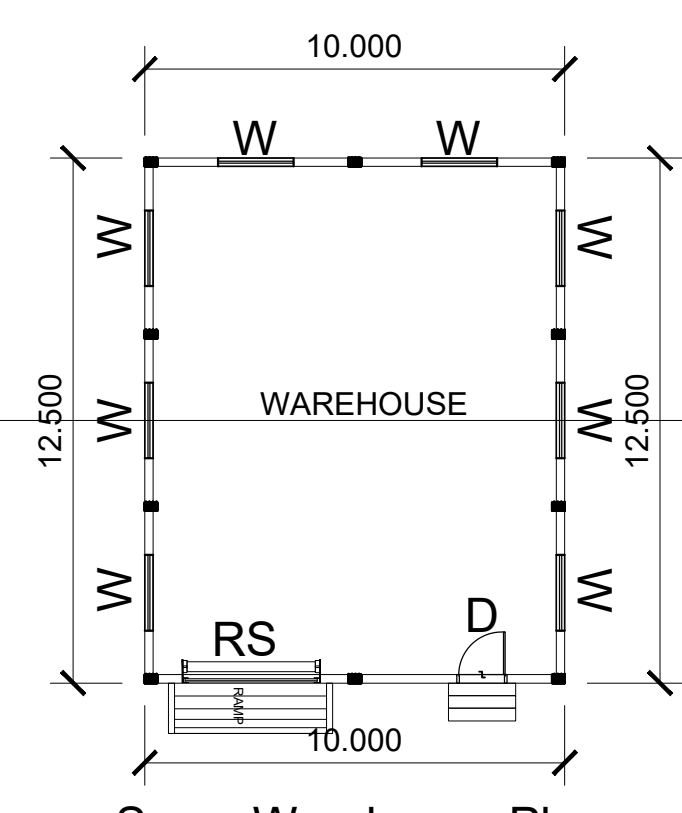
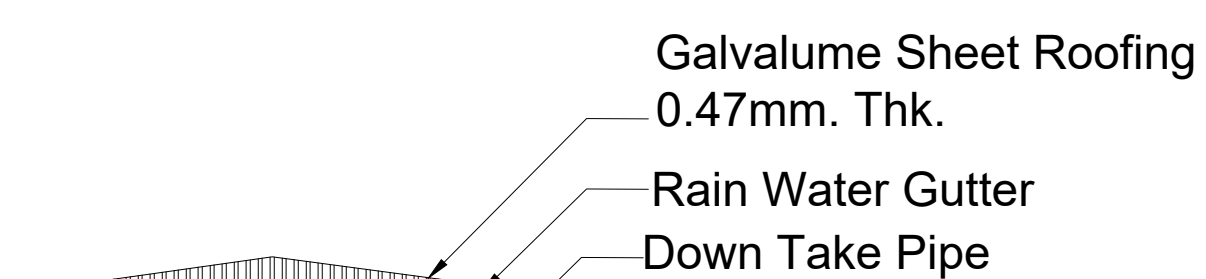
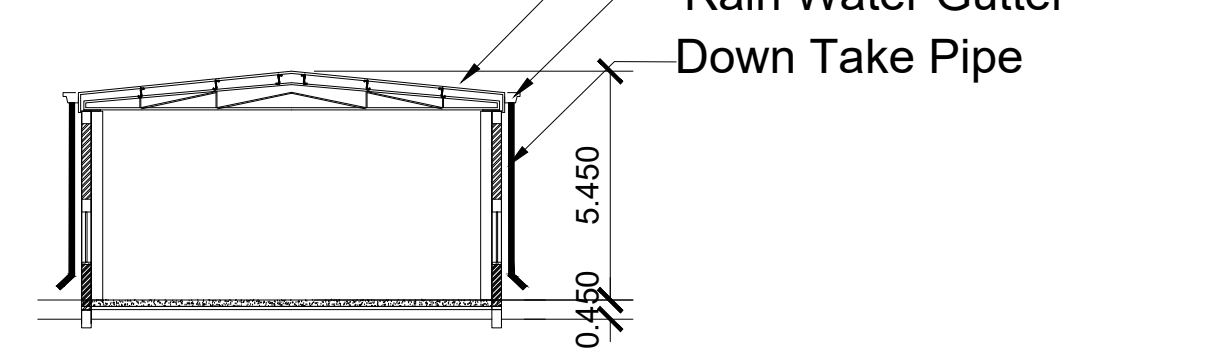
ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Industrial

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.



Office Ground Floor plan
BLOCK -1First Floor plan (Dormitory)
BLOCK -1Office Terrace Floor plan
BLOCK -1OFFICE ELEVATION
BLOCK -1SECTION A-A
BLOCK -1WATER TOWER ELEVATION
BLOCK - 16WATER TOWER PLAN
BLOCK - 16TOILET-1 FLOOR PLAN
BLOCK - 14TOILET-1 ELEVATION
BLOCK - 14SECTION A-A
BLOCK - 14TOILET-2 FLOOR PLAN
BLOCK - 15TOILET-2 ELEVATION
BLOCK - 15SECTION A-A
BLOCK - 15Internal Power room Floor Plan
BLOCK - 9ELEVATION
BLOCK - 9SECTION A-A
BLOCK - 9External
Power room
BLOCK - 8Elevation
BLOCK - 8SECTION A-A
BLOCK - 8Scrap Warehouse Plan
BLOCK - 11ELEVATION
BLOCK - 11SECTION A-A
BLOCK - 11

Galvalume Sheet Roofing
0.47mm. Thk.
Rain Water Gutter
Down Take Pipe

Galvalume Sheet Roofing
0.47mm. Thk.
Rain Water Gutter
Down Take Pipe

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/s.DAH SHENG INDIA PRIVATE LIMITED, PLOT NO. A-15,SIPCOT INDUSTRIAL COMPLEX-SEZ, MUGUNDRAYAPURAM VILLAGE PANCHAYAT, WALAJAH TALUK, RANIPET DISTRICT- 632 405.

SURVEY NOS.81(PT)(OLD SURVEY NOS. 81/1,81/2,81/3,81/4, 81/5,81/6,81/7,81/8,81/9,81/10,81/11,81/12B,81/13,81/14,81/20, 81/21,81/22) 82(PT)(OLD SURVEY NOS.82/5, 82/6, 82/7A,82/7B, 82/8,82/9),(83(PT)(OLD SURVEY NOS.83/6, 83/7),84(PT) (OLD SURVEY NO.84/2).
SL NO.15 / ORANGE / LEATHER FOOTWEAR AND LEATHER PRODUCTS OF TNCDBR 2019

JOINERY DETAILS

RS	ROLLING SHUTTER	4.00X 4.00
RS1	ROLLING SHUTTER	3.50 X 4.00
RS2	ROLLING SHUTTER	2.4 X 3.00
RS3	ROLLING SHUTTER	1.50X 3.00
ED	DOOR	1.20 X 2.40
D	DOOR	1.0 X 2.40
D1	DOOR	0.91 X 2.10
D2	DOOR	0.75 X 2.10
W	WINDOW	1.50 X 1.50
V	VENTILATOR	0.90X 0.600
L	Louwer	1.800X 0.900
DD	Double Door	1.500X 2.4

DRAWING TITLE:

Office building, Toilets, Internal Power Room ,
External Power Room, Scrap Warehouse
Plan , Section & Elevation

SCALE - 1:200

COLOUR INDEX :

PROPOSED

For and on behalf of
Dah Sheng India Private Limited
[Signature]
Authorized Signature(s)

OCCUPIER / LEASE HOLDER SIGNATURE

[Signature]
"Er. S. SHANMUGA HUDHA, M.E., M.S., M.A.E.
Registered Geotechnical Engineer
Reg.No.: 0172025/RGT/ETEDTCP (Renewal)
HFS Geotechnical Consultants
ERODE - 638 001

GEO-TECH ENGINEER SIGNATURE

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DTCP, RCE / TEN / JUL / 2021/003
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CONSTRUCTION/SITE ENGINEER SIGNATURE

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STRUCTURAL ENGINEER SIGNATURE

[Signature]
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CMDA Reg.No: RA/G-1/19/12/414
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Phone: 9551664163
Email: dineshababu_p@yahoo.com

ARCHITECT SIGNATURE



PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/s.DAH SHENG INDIA PRIVATE LIMITED, PLOT NO. A-15,SIPCOT INDUSTRIAL COMPLEX-SEZ, MUGUNDRAYAPURAM VILLAGE PANCHAYAT, WALAJAH TALUK, RANIPET DISTRICT- 632 405.

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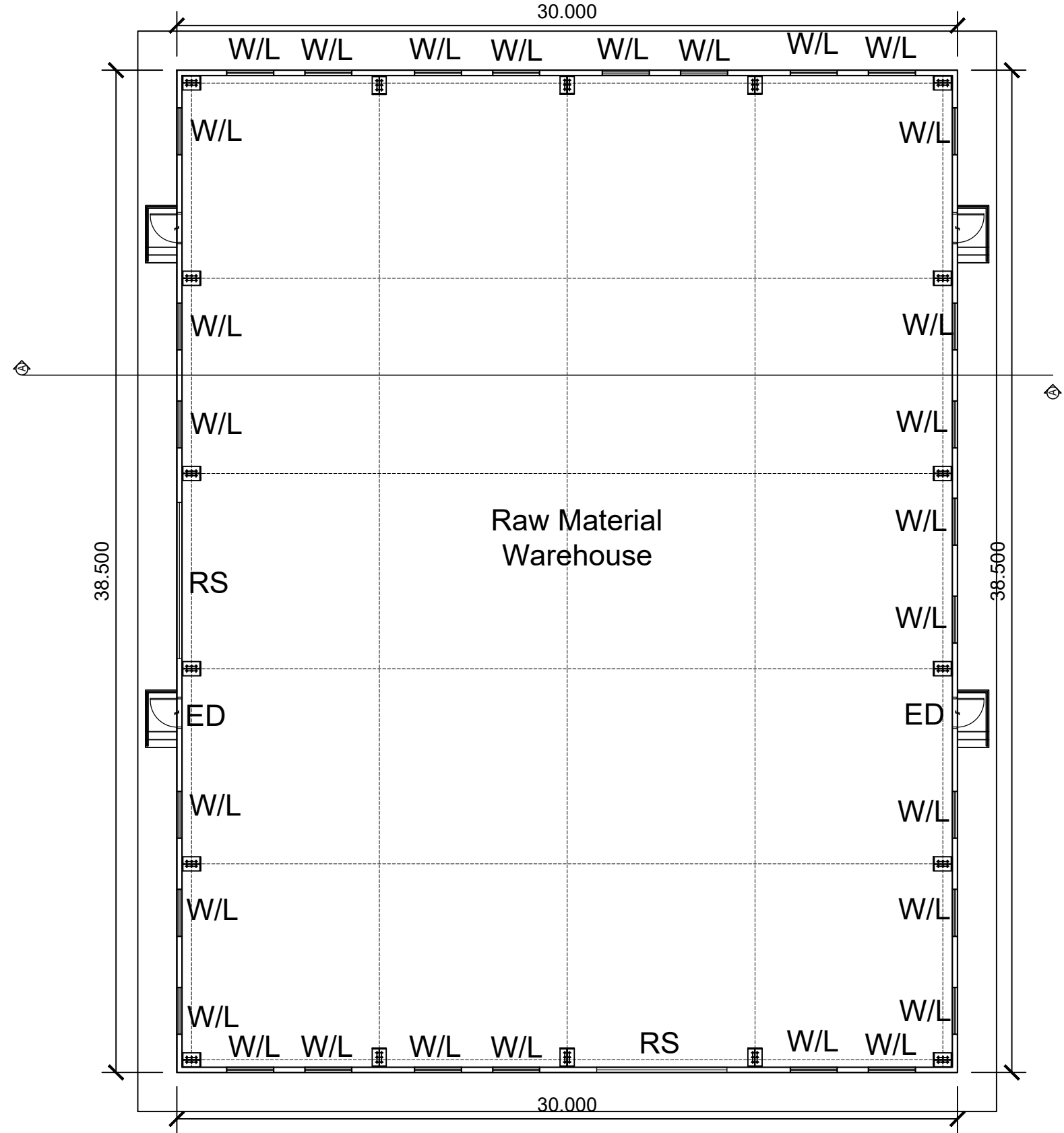
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RS	ROLLING SHUTTER	4.00X 4.00
RS1	ROLLING SHUTTER	3.50 X 4.00
RS2	ROLLING SHUTTER	2.44 X 3.05
RS3	ROLLING SHUTTER	1.52 X 3.05
ED	DOOR	1.20 X 2.40
D	DOOR	1.0 X 2.40
D1	DOOR	0.91 X 2.14
D2	DOOR	0.75 X 2.14
W	WINDOW	1.52 X 1.52
V	VENTILATOR	0.91 X 0.61
L	Louwer	1.800X 0.900

DRAWING TITLE:
Raw Material Warehouse,
Chemical warehouse,Staff cafeteria, Maintenance room,Fire equipment room, Security Room, Customer Room - Plan , Section & Elevation

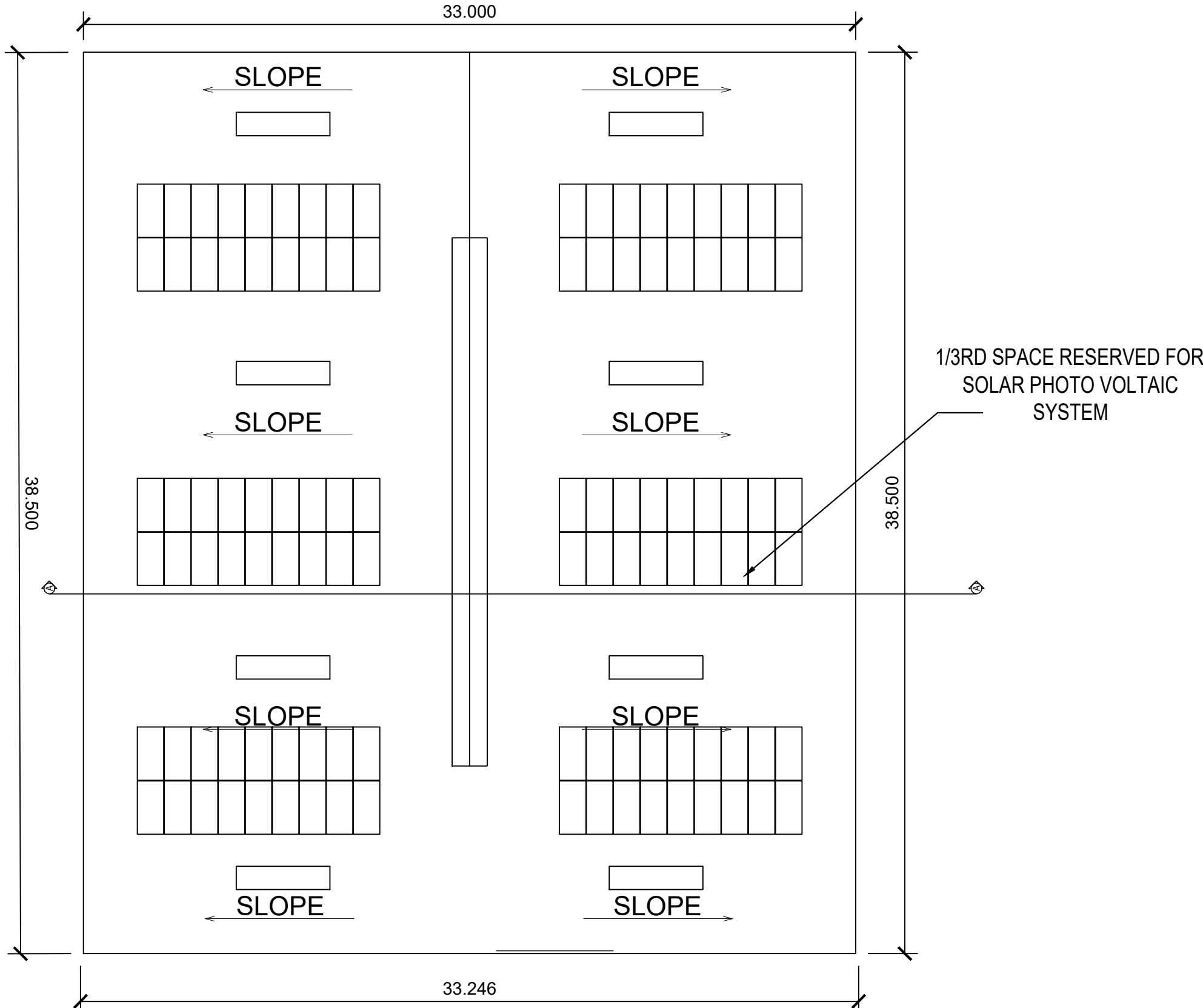
SCALE - 1:200

COLOUR INDEX :

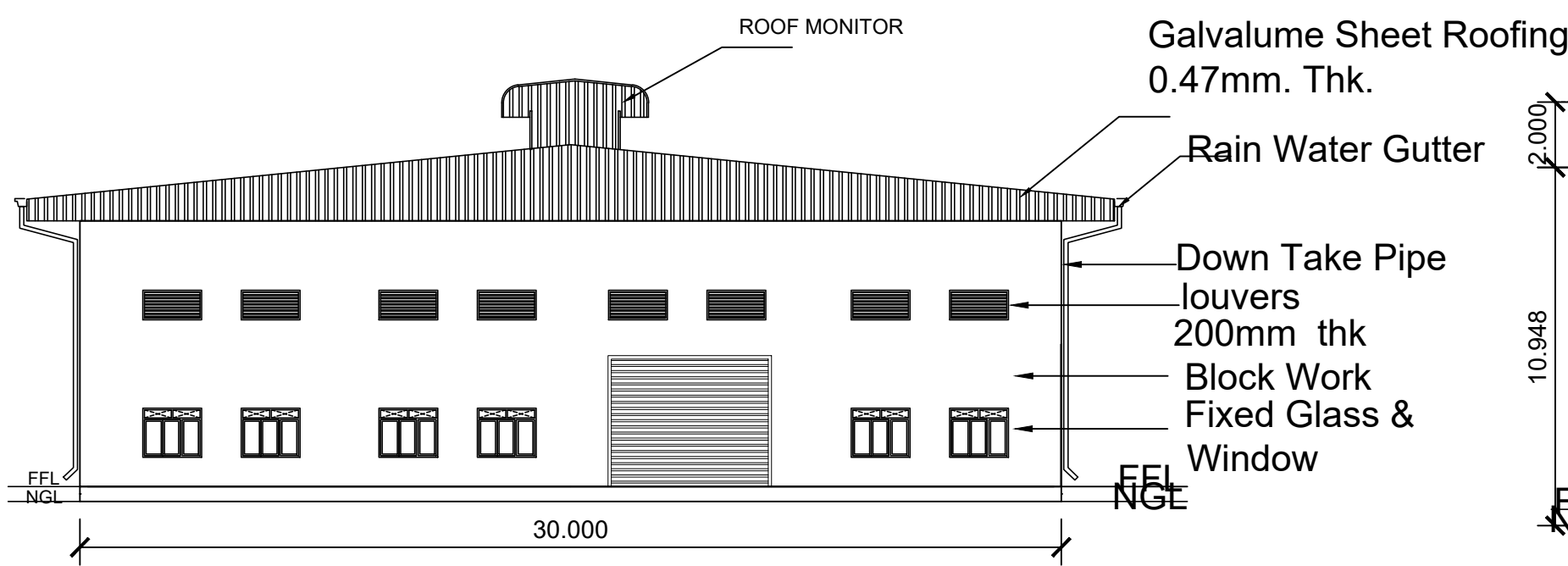
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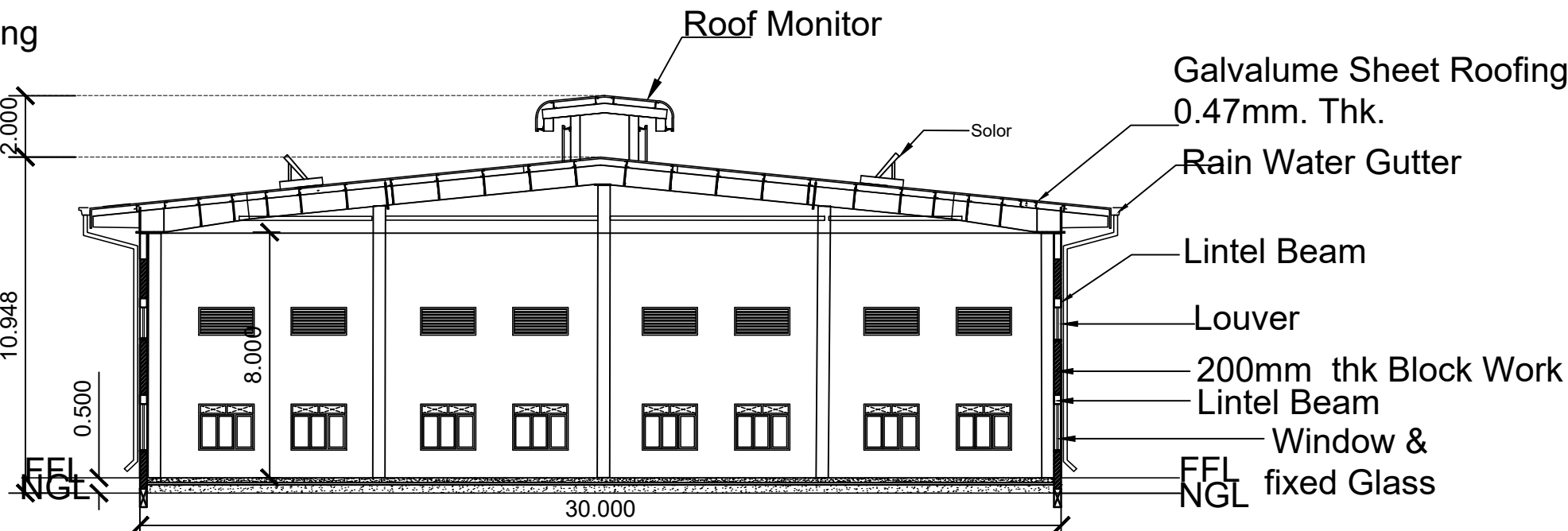
STORE-2 FLOOR PLAN
BLOCK - 5



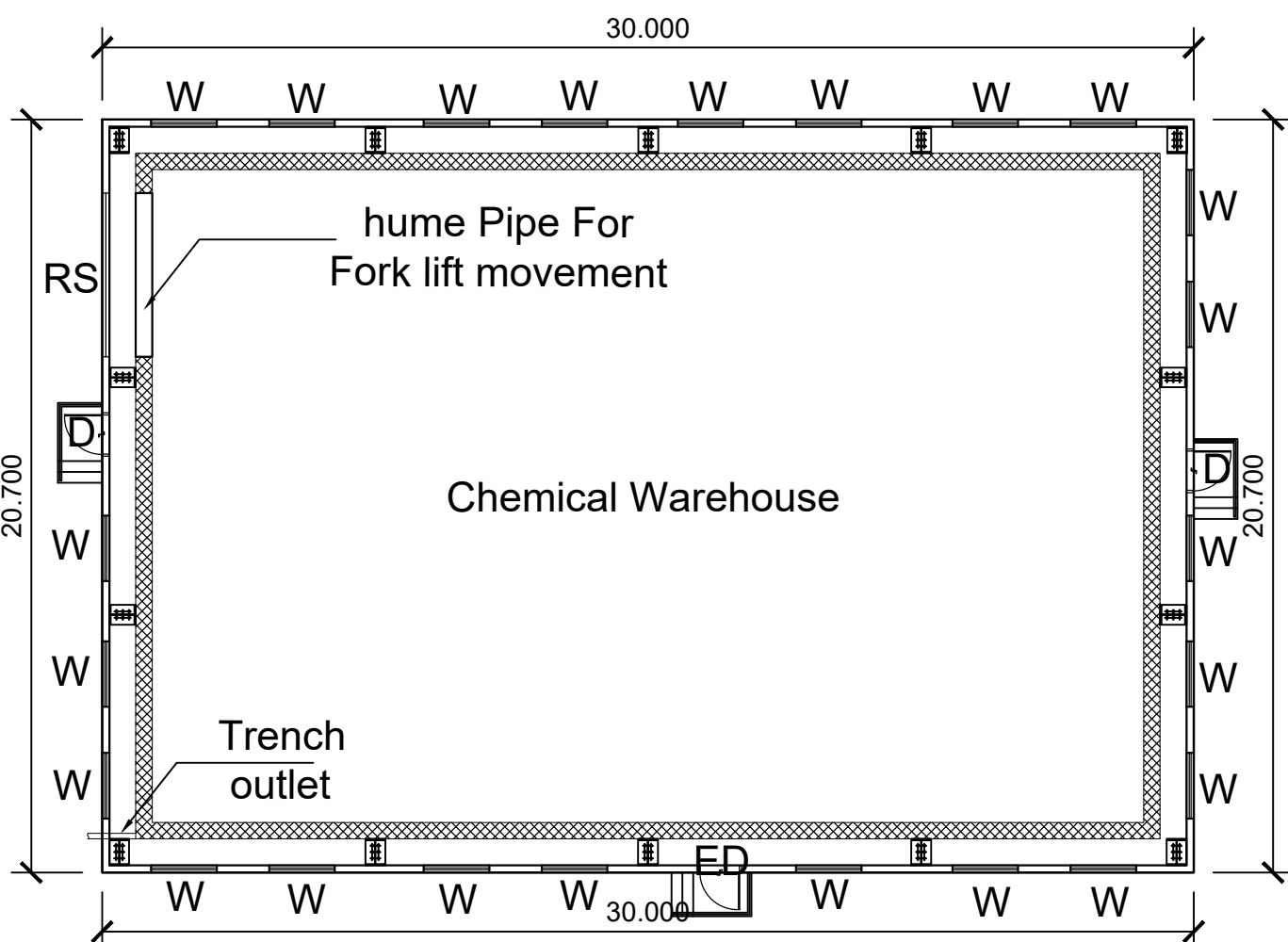
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BLOCK - 5



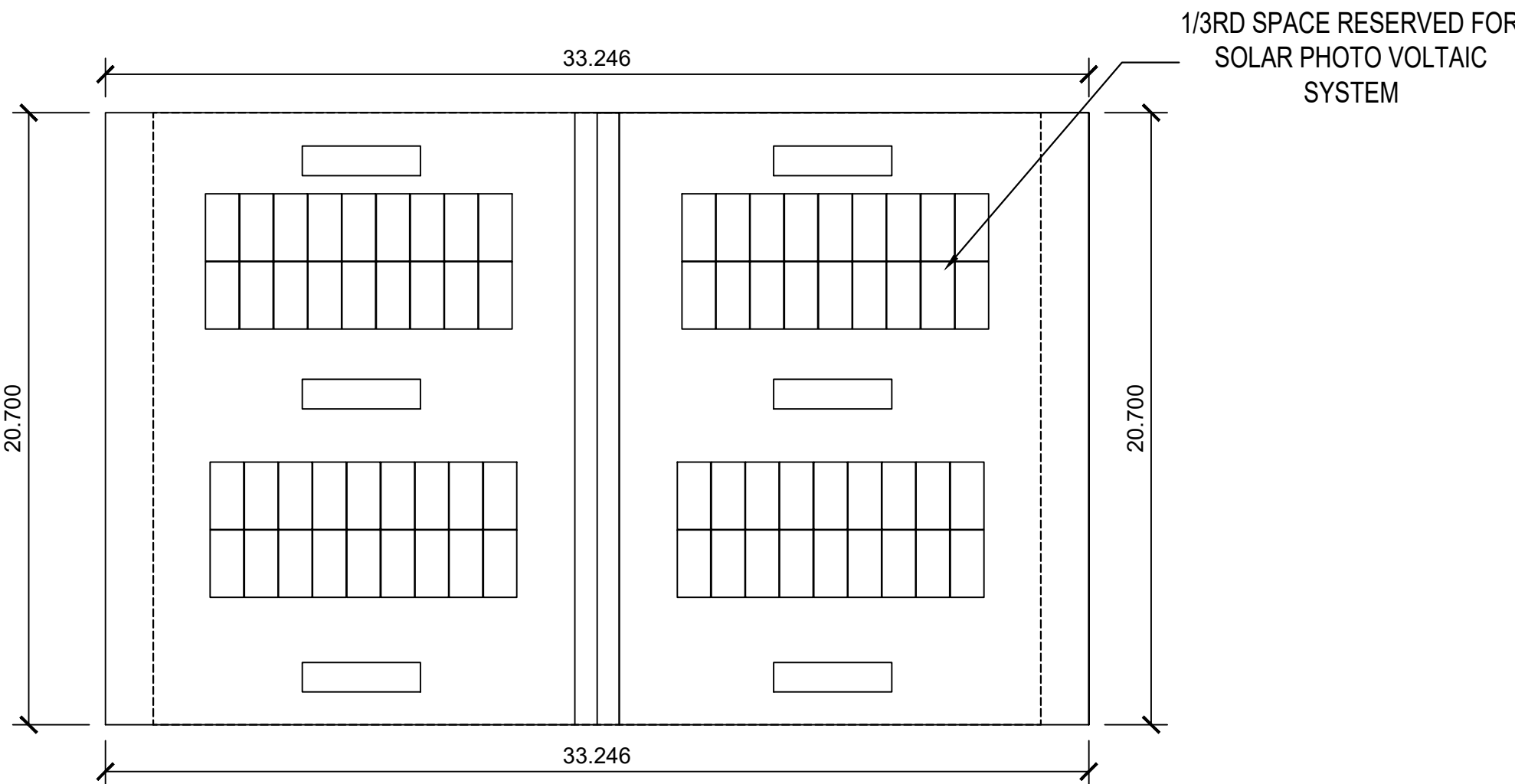
STORE-2 FRONT ELEVATION
BLOCK - 5



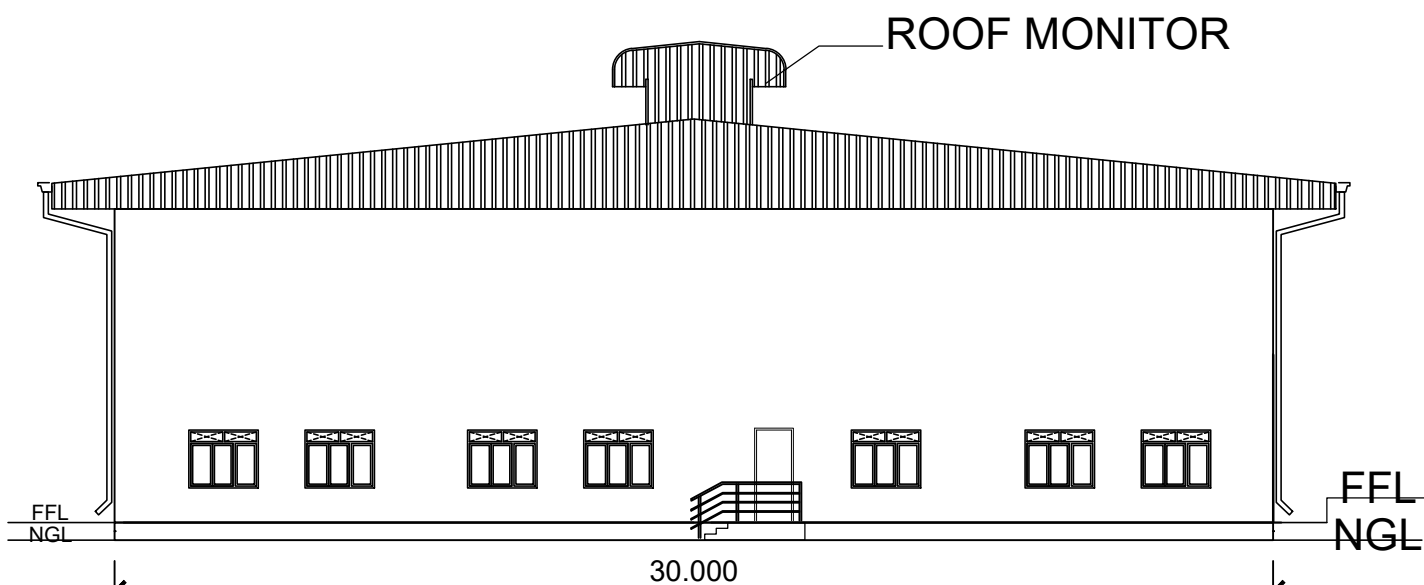
STORE-2 SECTION A-A
BLOCK - 5



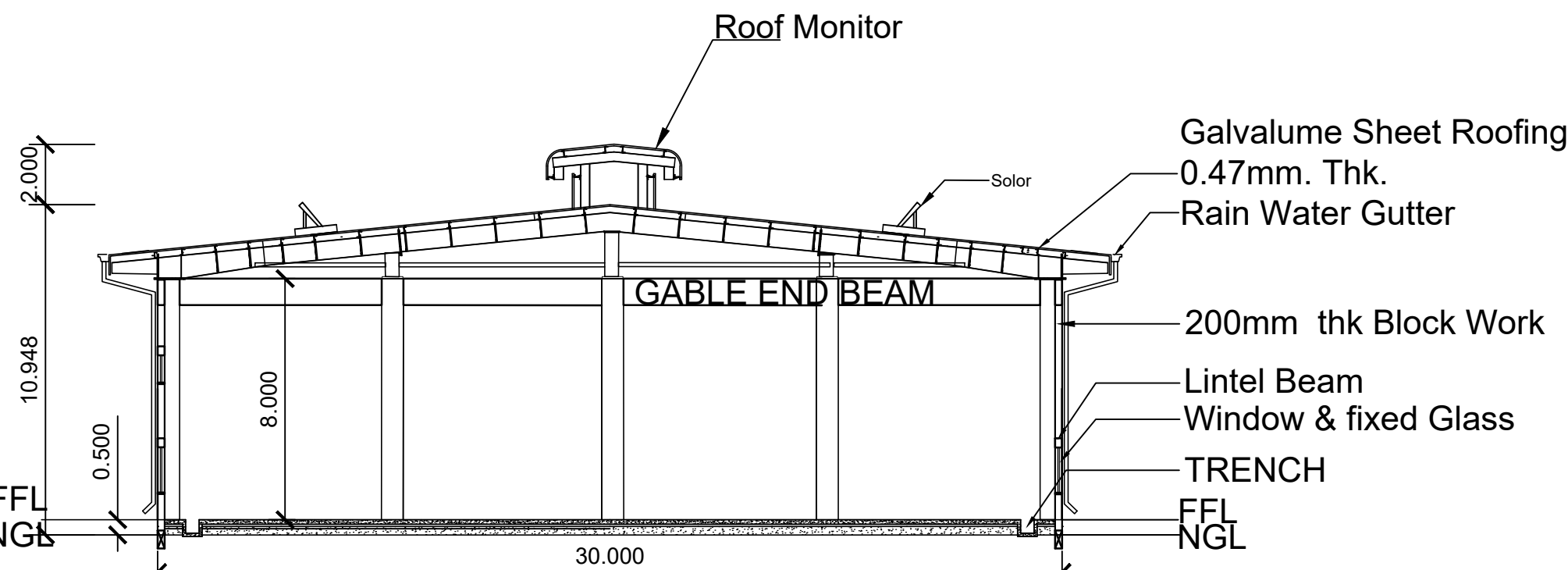
STORE-1 FLOOR PLAN
BLOCK - 4



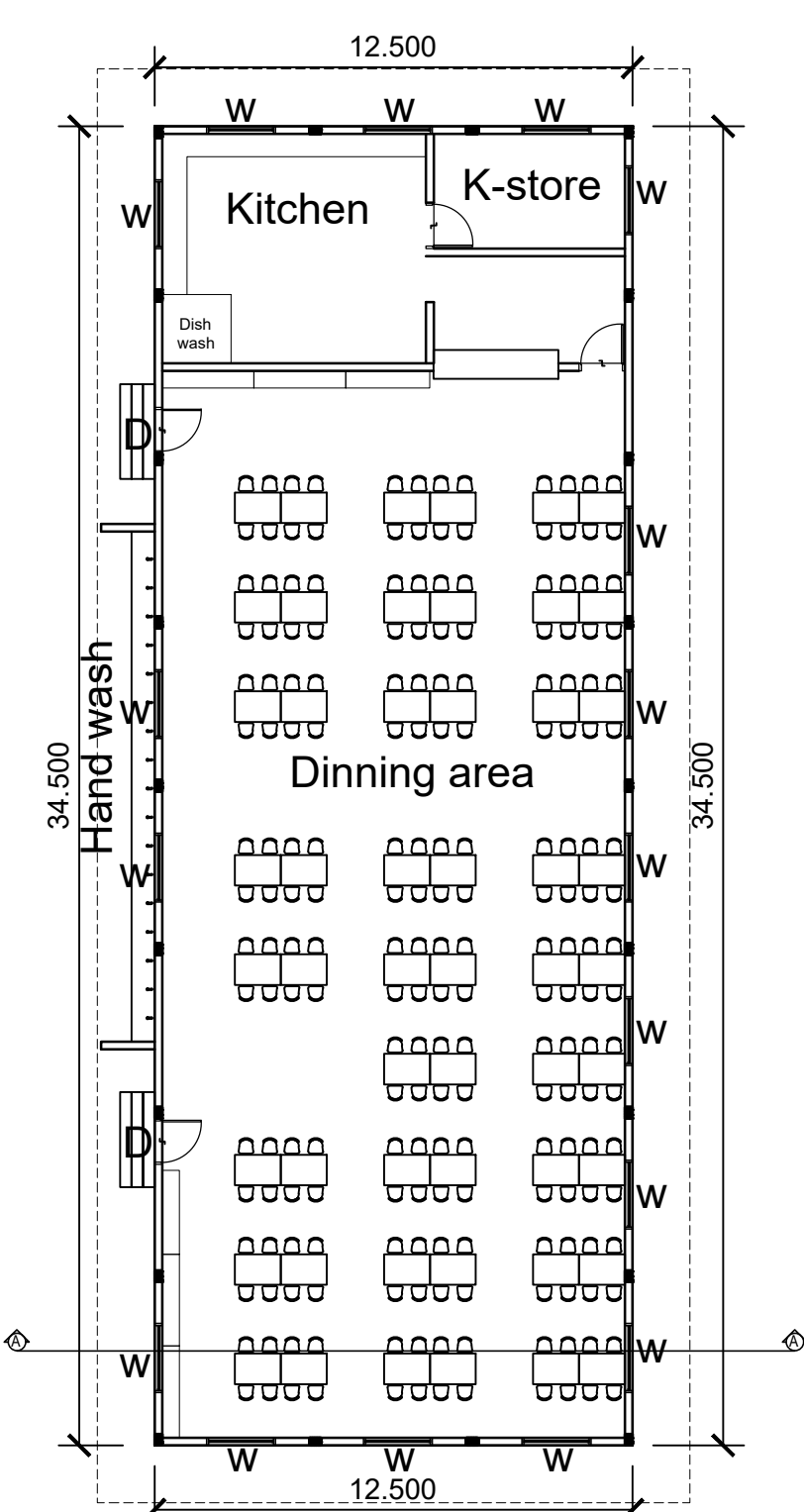
STORE-1 ROOF PLAN
BLOCK - 4



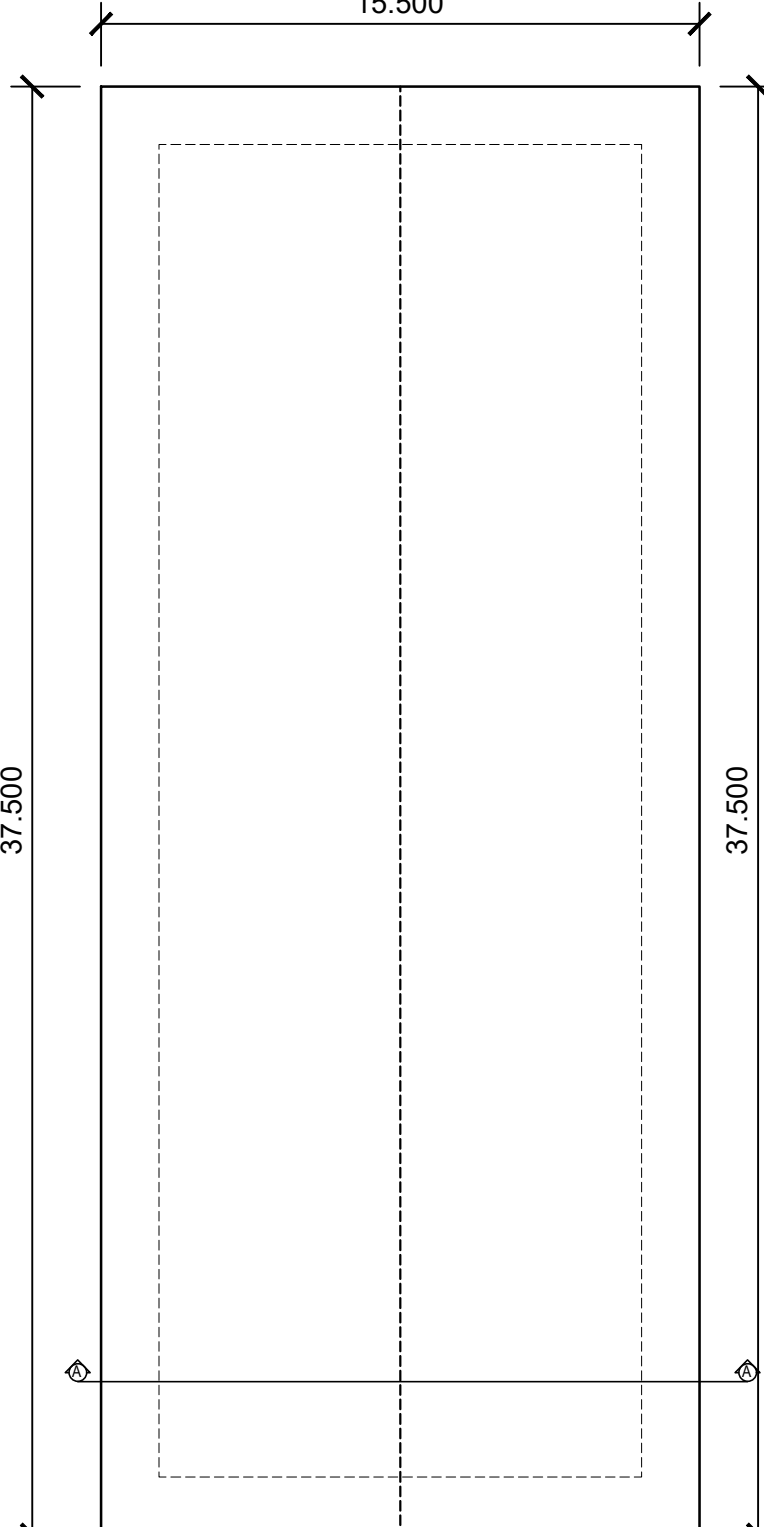
STORE-1 ELEVATION
BLOCK - 4



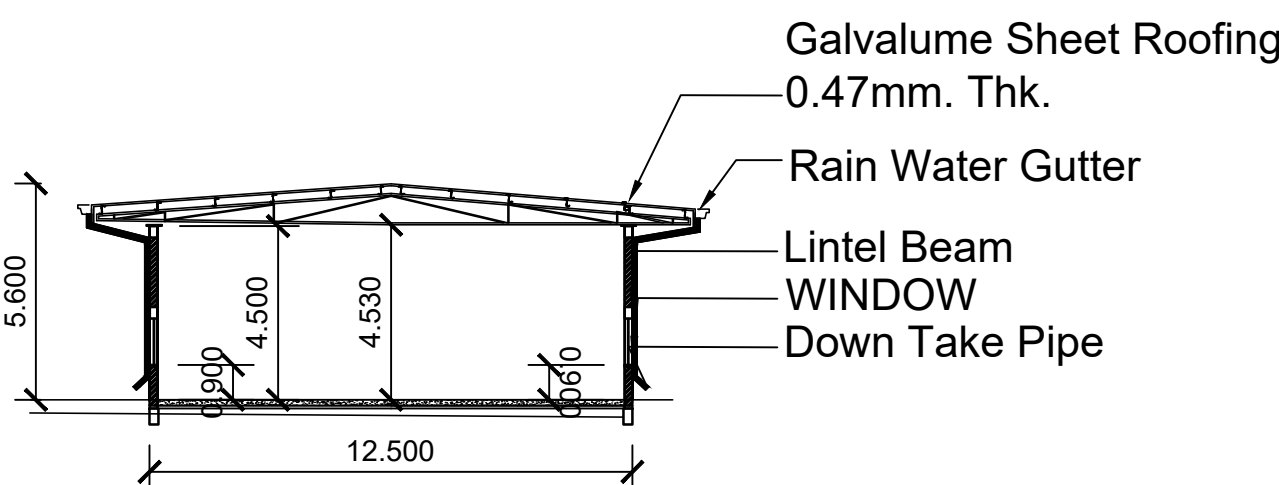
STORE-1 SECTION A-A
BLOCK - 4



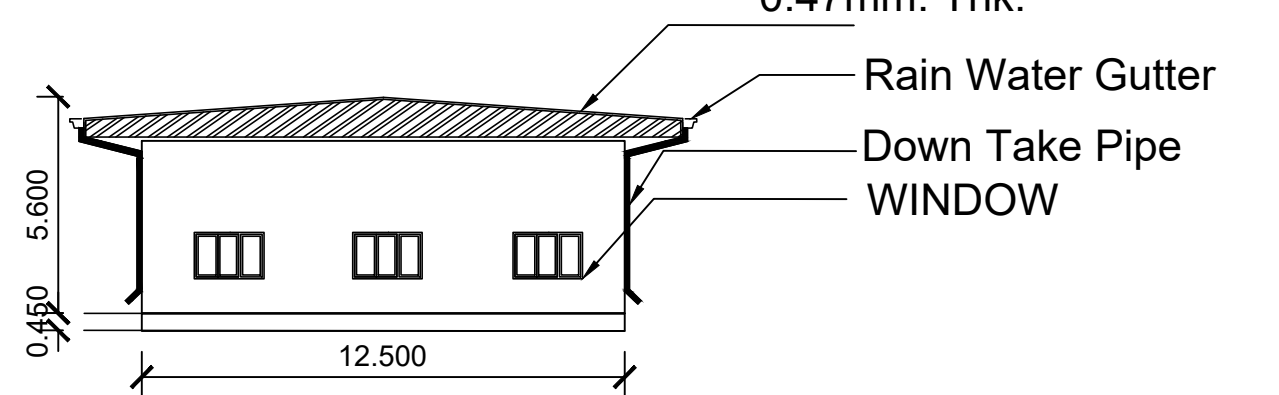
STAFF CAFETERIA FLOOR PLAN
BLOCK - 6



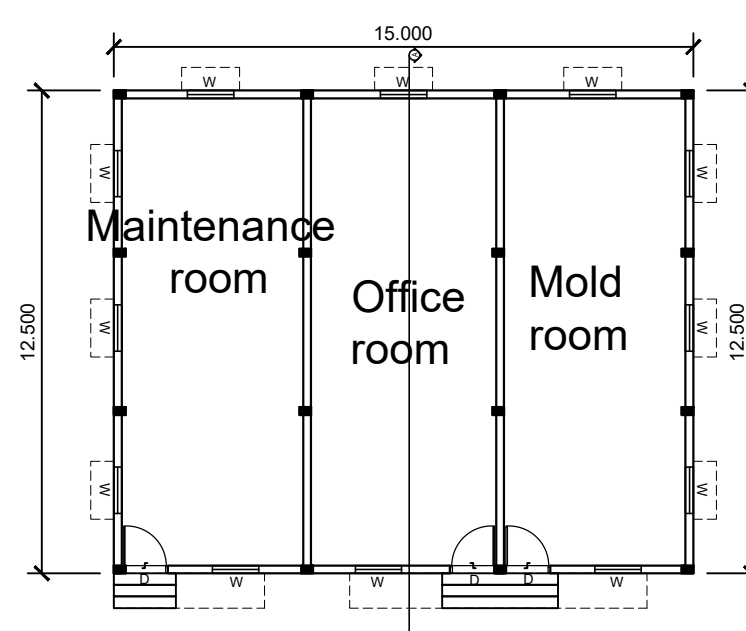
STAFF CAFETERIA ROOF PLAN
BLOCK - 6



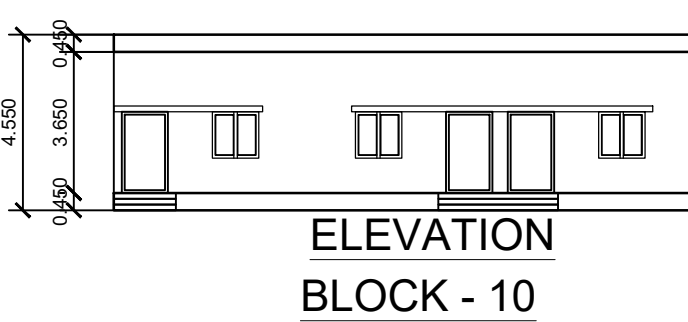
SECTION A-A
BLOCK - 6



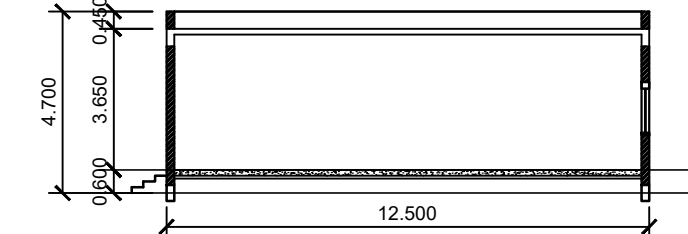
Elevation
BLOCK - 6



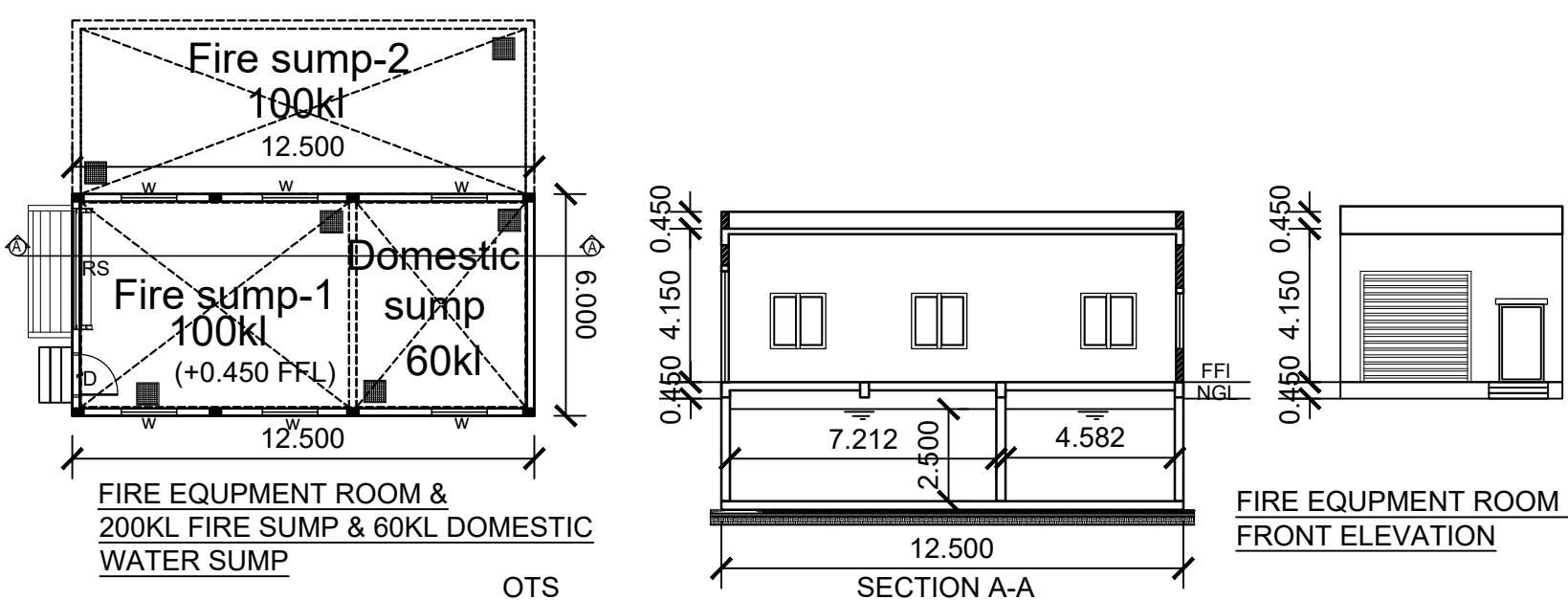
MAINTENANCE ROOM, PART OFFICE
& MODEL ROOM
BLOCK - 10



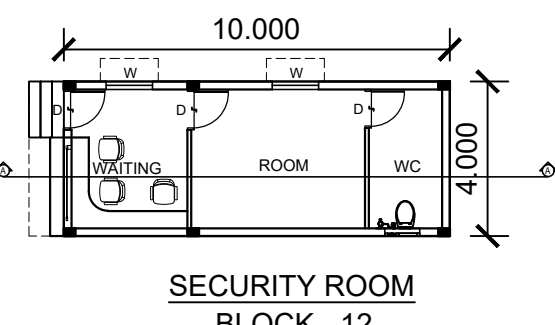
ELEVATION
BLOCK - 10



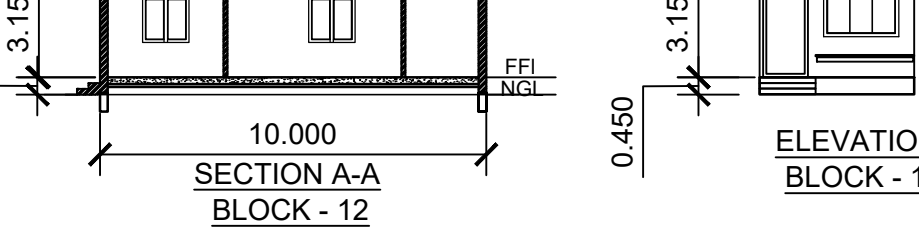
SECTION A-A
BLOCK - 10



OTS



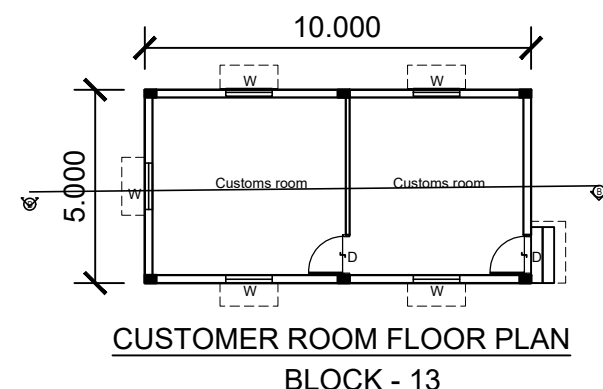
SECURITY ROOM
BLOCK - 12



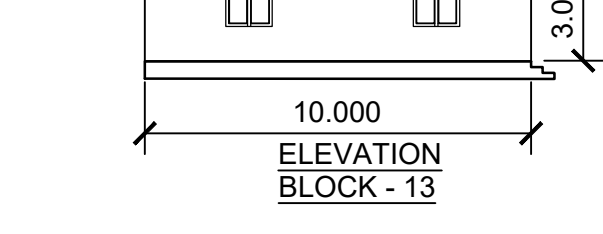
SECTION A-A
BLOCK - 12



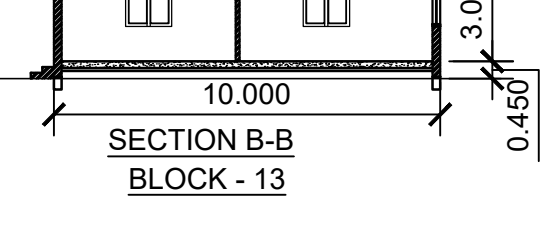
ELEVATION
BLOCK - 12



CUSTOMER ROOM FLOOR PLAN
BLOCK - 13



ELEVATION
BLOCK - 13



SECTION B-B
BLOCK - 13

For and on behalf of
Dah Sheng India Private Limited
Authorized Signature(s)

OCCUPIER / LEASE HOLDER SIGNATURE

Er. S. SHANKAR HATHA, M.E., M.S., M.B.A.
Registered Geotechnical Engineer
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HPS Geotechnical Consultants
ERCODE - 638 001

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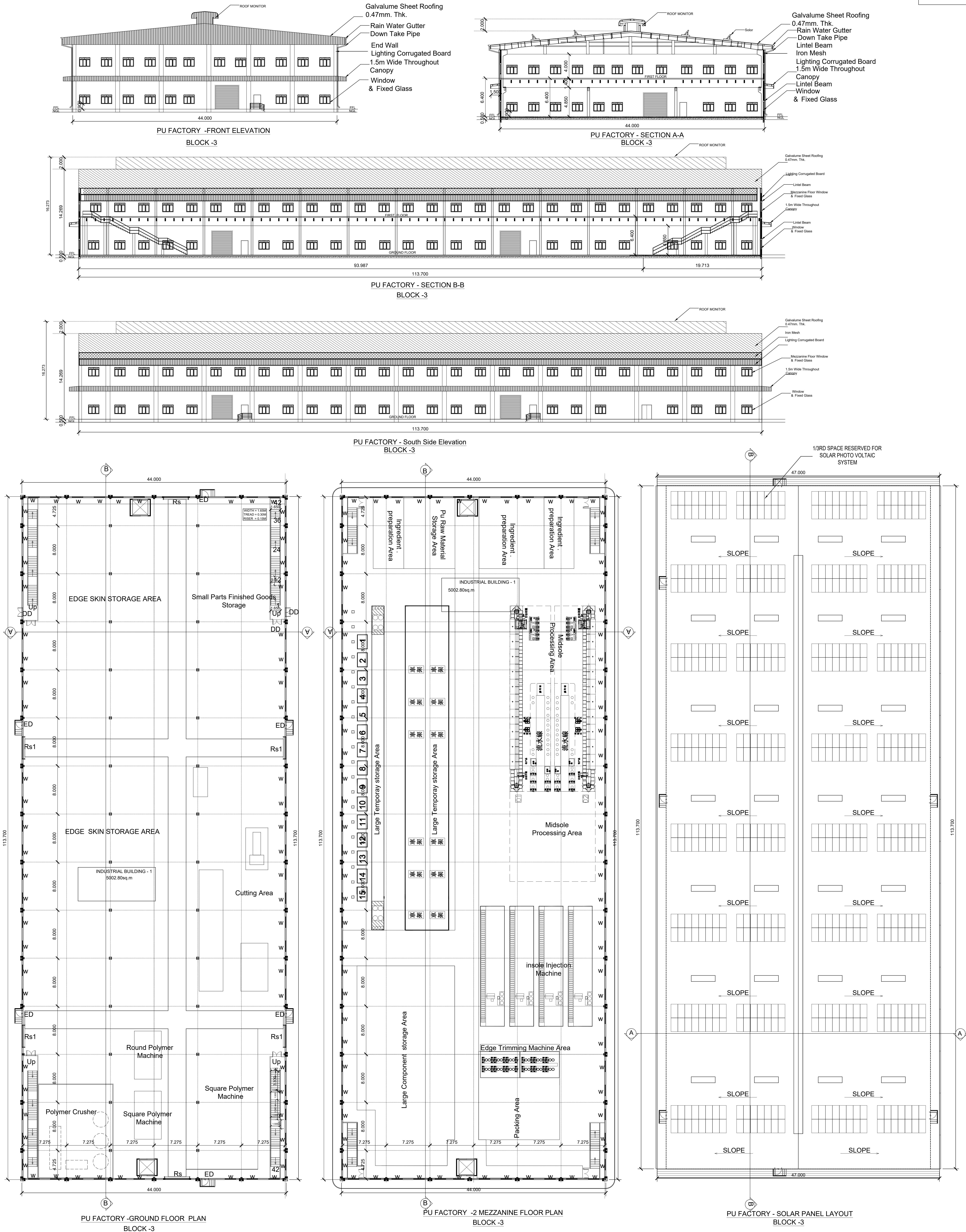
CONSTRUCTION/SITE ENGINEER SIGNATURE

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RS1	ROLLING SHUTTER	3.50 X 4.00
RS2	ROLLING SHUTTER	2.44 X 3.05
RS3	ROLLING SHUTTER	1.52 X 3.05
ED	DOOR	1.20 X 2.40
D	DOOR	1.0 X 2.40
D1	DOOR	0.91 X 2.14
D2	DOOR	0.75 X 2.14
W	WINDOW	1.52 X 1.52
V	VENTILATOR	0.81 X 1.61
L	Lower	1.800X 0.900
DD	Double Door	1.500X 2.4

DRAWING TITLE:
Pu factory - Plan , Section & Elevation

SCALE - 1:200

COLOUR INDEX :

PROPOSED

For and on behalf of
Dah Sheng India Private Limited

Authorised Signature(s)

OCCUPIER / LEASE HOLDER SIGNATURE

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Registered Geotechnical Engineer
Reg.No.: 910225/SGTE/EDTCP (Renewal)
HFS Geotechnical Consultants
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Res. 4/580, Muthalagapatti Thodan,
Tirunelveli

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RS	ROLLING SHUTTER	4.00X 4.00
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ED	DOOR	1.20 X 2.40
D1	DOOR	0.90 X 2.14
D2	DOOR	0.75 X 2.14
W	WINDOW	1.80 X 1.50
V	VENTILATOR	0.91 X 0.61

DRAWING TITTLE:

Insole factory - Plan, Section & Elevation

SCALE : 1:200

COLOUR INDEX :

PROPOSED

MACHINERY AND POWER DETAIL

S.NO.	MACHINERY	QTY	HP	TOTAL
1.	Flat Cutting Machine (11.5HP)	1	11.5	11.5
2.	Pu Sockliner pour machine (54HP)	4	54	216
3.	Pu MidSole pour machine(154HP)	2	154	308
4.	Polymer Crusher (269HP)	1	269	269
5.	Square Polymer Machine (103.5HP)	1	103.5	103.5
6.	Round Polymer Machine (94.60HP)	1	95.00	95.00
7.	Cutting Machine (3HP)	2	3	6.0
8.	Cutting Machine (4HP)	21	4	84.0
9.	Automatic Cutting Machine (3HP)	1	3	3.0
10.	Trimming Machine (1HP)	32	1	32.0
11.	Transfer Machine (3HP)	3	3	9.0
12.	Cold Press Machine (3HP)	8	3	24.0
13.	Heat Press Machine (22HP)	4	22	88.0
14.	Heat Press Machine (22HP)	4	22	88.0
15.	oven Machine (3HP)	7	3	21.0
16.	Lamination Machine (30HP)	2	30	60.0
17.	Straight Machine (5.5HP)	2	5.5	11.0
18.	Roller Press Machine (70HP)	2	140	280.0
19.	Sublimation Machine (6HP)	3	6	18.0
TOTAL CONNECTED LOAD (HP)				1727.00

For and on behalf of
M/s. Dah Sheng India Private Limited
Authorized Signatory(s)

OCCUPIER / LEASE HOLDER SIGNATURE

P. S. SHANMUGA REDDY, B.E. M.S. M.B.O.
Registered Geotechnical Engineer
Reg No. 91025REGISTERED (Geotech)
HPS Geotechnical Consultants
ERODE - 638 001

GEO-TECH ENGINEER SIGNATURE

A. AHAMED MEERAN, B.E. CIVIL
OTCP Reg. No. 1021/2021/003
530, North Mount Road
TIRUNELVELI - 627 811.

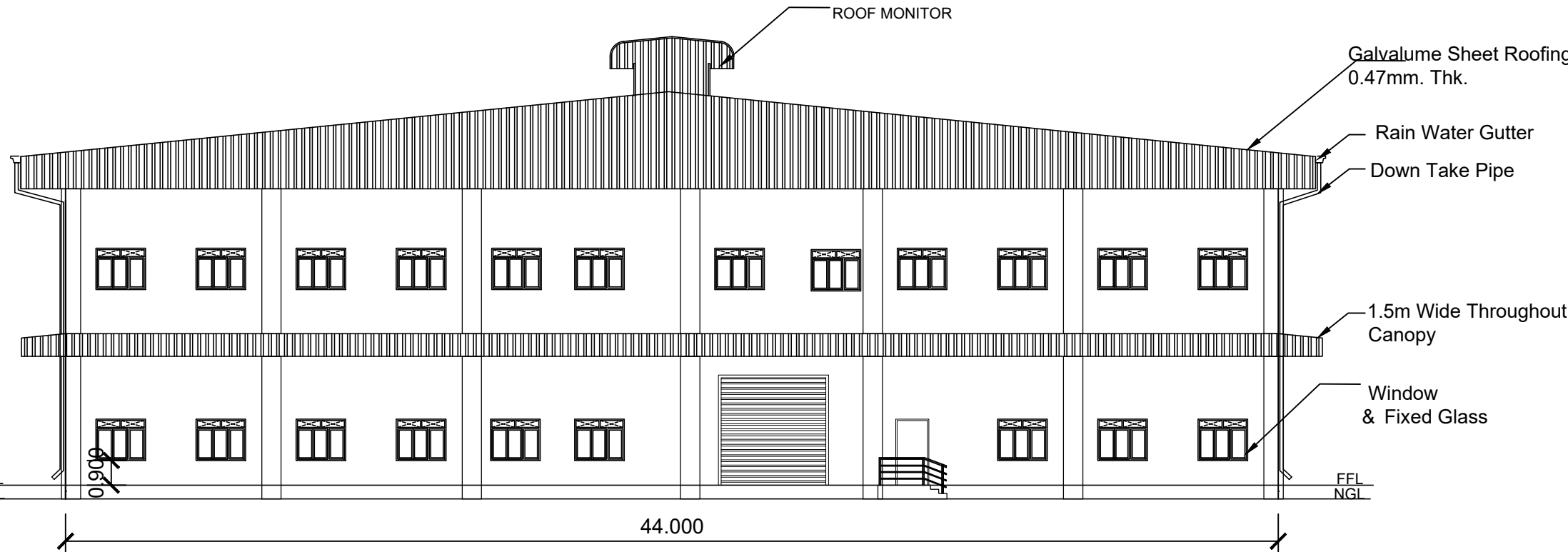
CONSTRUCTION/SITE ENGINEER SIGNATURE

Er. S. RAMACHANDRAN, B.E., M.I.E.,
Structural Engineer (C-1)
OTCP Reg. No. 1021/2021/003
Rm. 4/5B, Mahalingam Nagar,
Valluvar Nagar, Chennai - 600 020.
Phone: 9551664163
Email: dineshbabu_p@yahoo.com

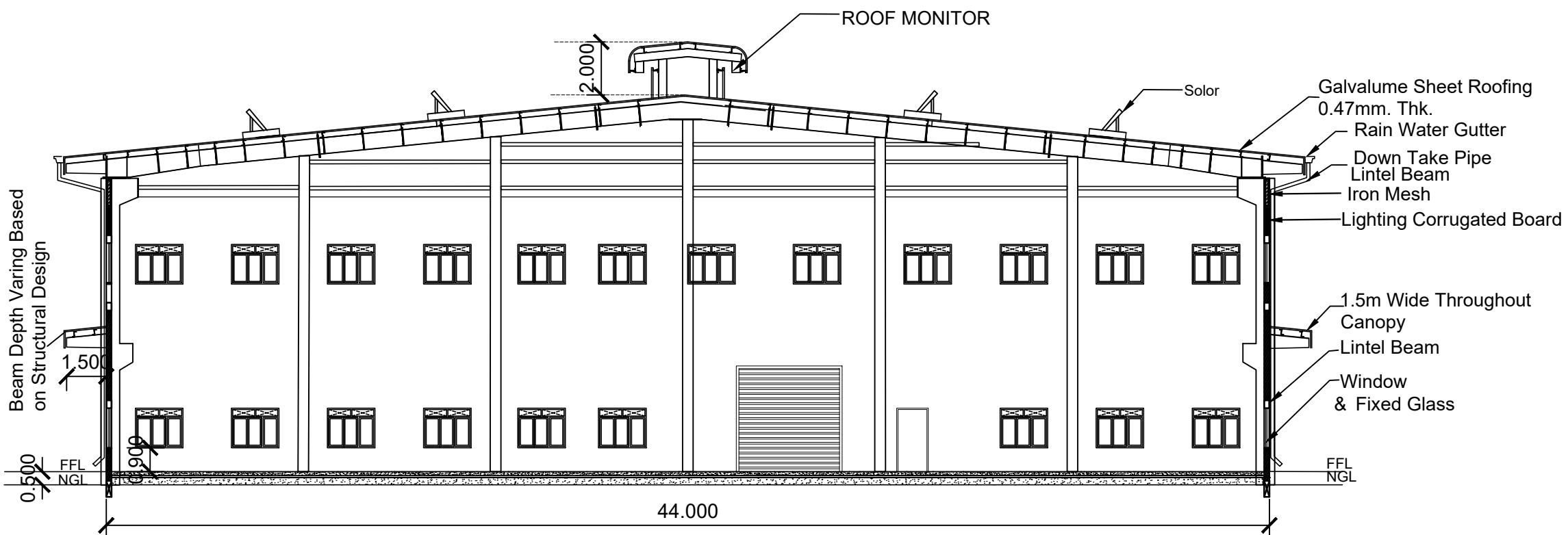
STRUCTURAL ENGINEER SIGNATURE

P. DINESH BABU, B.Arch.,
Regd. Architect (A) (RA)
CMA Reg. No. RA/GV/19/12/454
G2, 45/A, 2nd Street, Karamadai Nagar,
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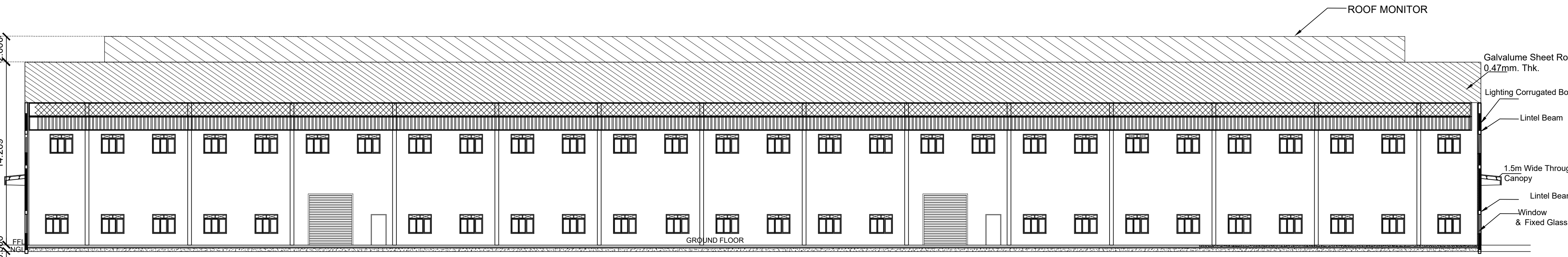
ARCHITECT SIGNATURE



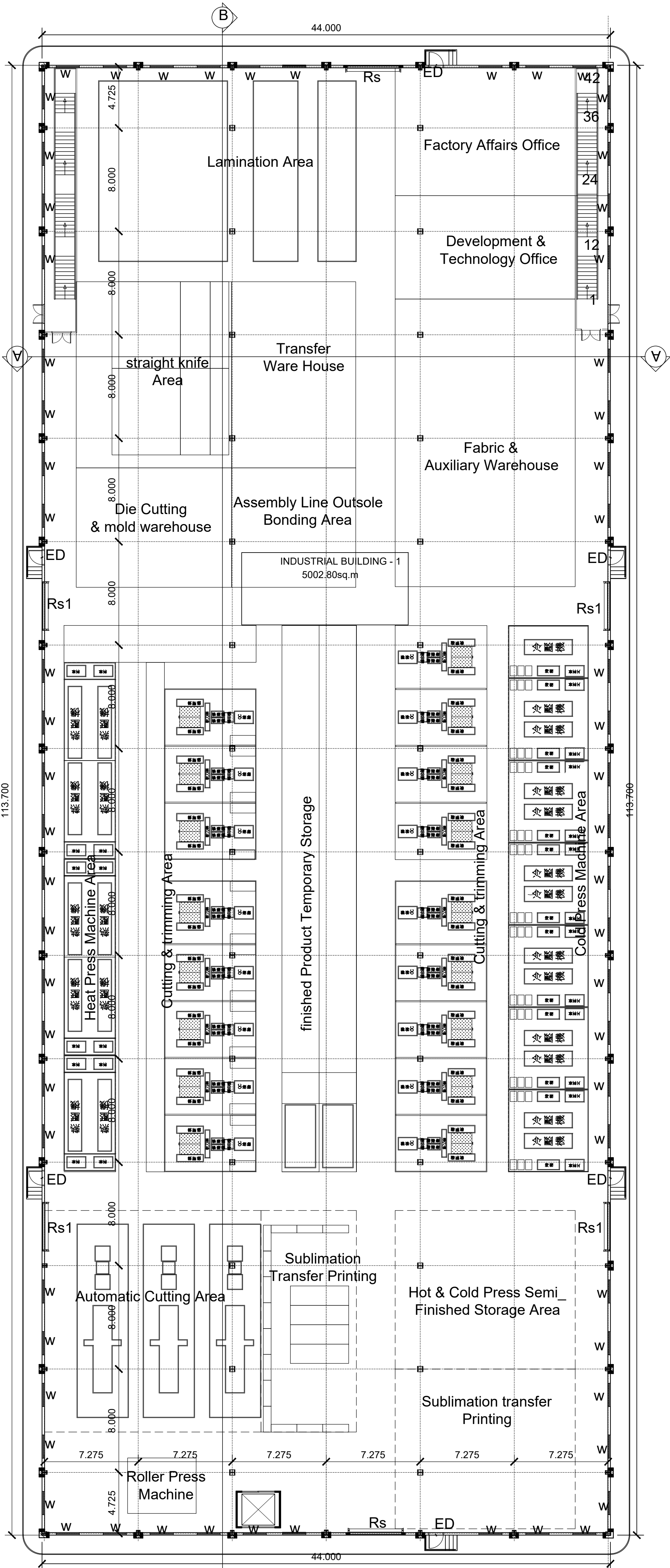
INSOLE FACTORY- FRONT ELEVATION
BLOCK -2



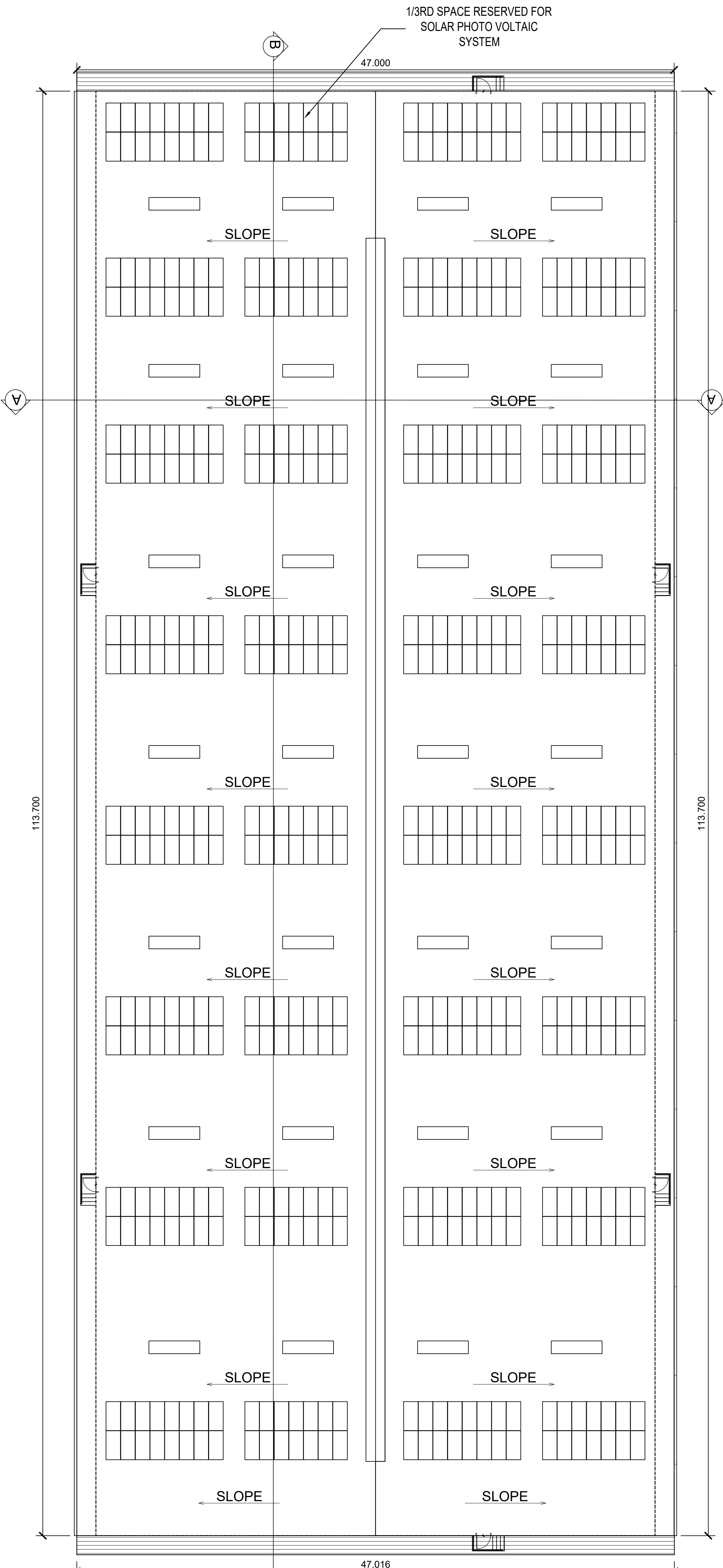
INSOLE FACTORY- SECTION A-A
BLOCK -2



INSOLE FACTORY- SECTION B-B
BLOCK -2



INSOLE FACTORY-GROUND FLOOR
BLOCK -2



INSOLE FACTORY - 1 SOLAR PANEL LAYOUT
BLOCK -2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING OF M/s DAH SHENG INDIA PRIVATE LIMITED, PLOT NO. A-15, SIPCOT INDUSTRIAL COMPLEX-SEZ, MUGUNDRAPURAM VILLAGE PANCHAYAT, WALAJAH TALUK, RANIPET DISTRICT- 632 405.
SURVEY NOS. 81(P/T)/OLD SURVEY NOS. 81/1, 81/2, 81/3, 81/4, 81/5, 81/6, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 81/13, 81/14, 81/20, 81/21, 81/22, 82(P/T)/OLD SURVEY NOS. 82/5, 82/6, 82/7, 82/8, 82/9, 83(P/T)/OLD SURVEY NOS. 83/6, 83/7, 84(P/T)/OLD SURVEY NO. 84/2.
SI No. 15 / Orange / Leather footwear and leather products of TNCDBR 2019

INDUSTRY CATEGORY : ORANGE / S.NO.2080 OF TNPCB

MANUFACTURING OF : PU FOAM, EVA FOAM & SOCKLINER FOOTBED

TOTAL NO. OF WORKERS : 280 (MALE - 120, FEMALE - 160)

HORSE POWER : 1727

NOTE :

- LEASE DEED DOC.NO.2207/2024, DATED : 29.08.2024 REGD. AT SRO, RANIPET.
- SIPCOT LAYOUT WAS APPROVED BY DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, VELLORE, VIDE 427 / 2019, DATED : 07.06.2019
- ALL DOORS & WINDOWS ARE OPEN OUTWARDS.
- SILL LEVEL OF WINDOW IS BELOW 1 M.
- DISTANCE BETWEEN MACHINERY AND JOINERY IS 1 M.
- ALL DIMENSIONS ARE IN METER

PLOT EXTENT AS PER DOC / FMB : 28165.87 Sq.m (6.96 Acres)

PLOT EXTENT AS PER SITE / SUPERIMPOSED - 28195.54 Sq.m

AREA STATEMENT				
BLOCK NO.	BUILDING NAME	NON FSI IN Sq.m	FSI IN Sq.m	AREA IN Sq.m
1.	OFFICE BUILDING	-	792.38	792.38
	GROUND FLOOR	-	792.38	792.38
	FIRST FLOOR	-	792.38	792.38
	HEAD ROOM	22.72	-	-
2.	INSOLE FACTORY	-	5002.80	5002.80
	GROUND FLOOR	-	5002.80	5002.80
	MEZZANINE FLOOR	-	5002.80	5002.80
4.	STORE-1	-	621.00	621.00
5.	STORE-2	-	1155.00	1155.00
6.	STAFF CAFETERIA	-	431.25	431.25
7.	FIRE EQUIPMENT	-	75.00	75.00
8.	EXTERNAL POWER ROOM	-	50.00	50.00
9.	INTERNAL POWER ROOM	-	175.00	175.00
10.	MOLD ROOM, PART OFFICE & MAINTENANCE ROOM	-	187.50	187.50
11.	SCRAP WARE HOUSE	-	125.00	125.00
12.	SECURITY ROOM	-	40.00	40.00
13.	CUSTOMER ROOM	-	50.00	50.00
14.	TOILET - 1	-	65.79	65.79
15.	TOILET - 2	-	61.24	61.24
16.	WATER TOWER- OTS	-	75.00	75.00
	TOTAL	22.72	19668.83	19691.55

17.	TRANSFORMED YARD - OTS			
18.	STP PLANT - OTS			
19.	WATER TREATMENT PLANT			
20.	FIRE TANK - OTS			

TOTAL FSI AREA : 19668.83 sq.m = 19668.83
FSI : 0.698 28165.87

PARKING STATEMENT :-

S.No	VEHICLE TYPE	SIZE	REQUIRED	PROVIDED
1.	LORRY	3.50 x 10.00 m	24 Nos	36 Nos
2.	TWO WHEELER PH PARKING	1.00 x 1.80 m 1.00 x 1.80 m	214 Nos 25 Nos	278 Nos 25 Nos
3.	CYCLE	0.56 x 1.80 m	239 Nos	360 Nos
4.	CAR PH PARKING	2.50 x 5.00 m 3.50 x 5.00 m	14 Nos 2 Nos	14 Nos 2 Nos

SPECIFICATIONS

FOUNDATION : SHALLOW - ISOLATED / SPREAD FOOTINGS
BRICK WORK : C.M 1:5 FOR SUPER STRUCTURE
PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT : C.M 1:5 FOR SUPER STRUCTURE
PLASTERING : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C. WORK : M25 GRADE
WOOD WORK : TEAK WOOD FRAMED
WEATHERING COARSE : BRICK JELLY LIME MORTAR OVER ROOF SLAB
ONE LAYER OF WEATHERING TILES

FIRE HOSE REEL FIRE HOSE REEL RAIN WATER HARVEST

TITLE : SITE PLAN SCALE : 1:400

COLOUR INDEX :
PROPOSED : BOUNDARY :
ROAD : DRIVE WAY :

For and on behalf of
Dah Sheng India Private Limited
Authorized Signatory

OCCUPIER / LEASE HOLDER SIGNATURE

For and on behalf of
Dah Sheng India Private Limited
Authorized Signatory

GEO-TECH ENGINEER SIGNATURE

A. AHAMED MEERAN, B.E.CIVIL
DTCP RCE / TEN / JUL / 2021/003
530, North Moons Road
TENNALI - 627 811

CONSTRUCTION/SITE ENGINEER SIGNATURE

Er.S.RAMACHANDRAN, M.E., MIE
Structural Engineer G-1
DTCP Reg. No. DTCP/MADRAS/SEZ/2021/001
Rev. 4/80, Muthupatti Thodan.

STRUCTURAL ENGINEER SIGNATURE

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Reg. Architect G-1 (M)
CMAA Reg. No. RA/G-1/2013/454
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Palliaranai, Chennai - 600 100.
Phone: 9555641003
Email: dineshbabu_2@yahoo.com

ARCHITECT SIGNATURE



FIRE NOC CONDITION-PP NOC No: 2553/NOC/NMSB/2025-DATED-02.06.2025
ISSUED BY DISTRICT FIRE OFFICER, RANIPET.

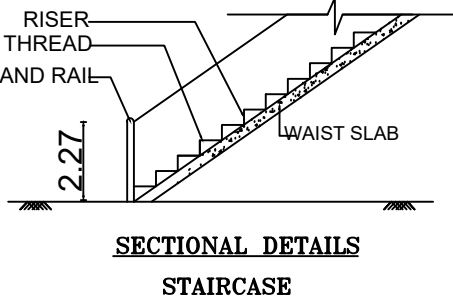
Group G - Industrial Buildings Conditions

Moderate Hazard Covered area more than 1000 m²

- The First aid firefighting equipment's should be provided at all floors in accordance with the IS 2190:2010 requirements.
- There should be a wet-riser along with hose reel assembly per thousand square meters area covering all floor areas with landing valves alongwith delivery hoses.
- To feed the wet-riser and sprinkler system an underground static water tank of minimum capacity 150,000 liters should be provided withrefilling facilities.
- A terrace level tank of capacity 20,000 litres also should be provided.
- Set of pumps each consisting of two electrical pump and one diesel pump of capacity 2280 LPM and two electrical pump of capacity of 180litres per minute should be provided.
- Yard hydrant should be provided at all around the building every 30 meters.
- Fire service inlets fitted with NRV at ground level should be provided.
- Public Address System should be provided connecting all the floors.
- An automatic sprinkler system should be provided at all floors.
- Automatic detector system should be provided at all floors above and below the fall ceiling.
- Manually operated Fire Alarm call points (MCP) should be provided on all floors.
- Alternative & Independent power systems should be provided to Fire pumps, Emergency Lighting system and fire lift.

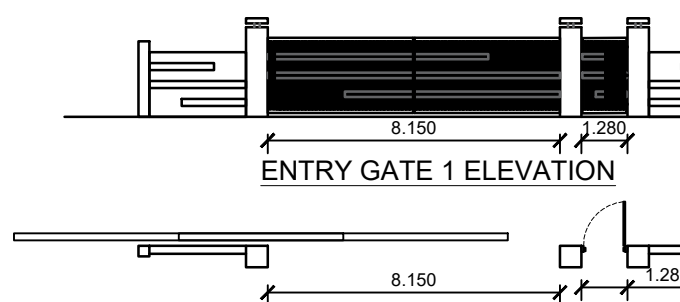
AREA STATEMENT AS PER PATTA			
PATTA NO.1882/LAND OWNER: SIPCOT, GOVT OF TAMILNADU			
S.NO	SURVEY NO	EXTENT(Hec)	EXTENT(Sq.M)
1	81	1.96.50	19650
2	82	1.39.00	13900
3	83	3.25.50	32550
4	84	3.08.50	30850
TOTAL		9.70.50	97050

SANITATION REQUIREMENTS			
REF.	DESCRIPTION	MALE	FEMALE
1	WATER CLOSET	8	16
2	URINALS / ABUTION TAPS	17	-
3	WASHING TAP	5	7
4	DRINKING WATER	2	2
TOTAL		32	25

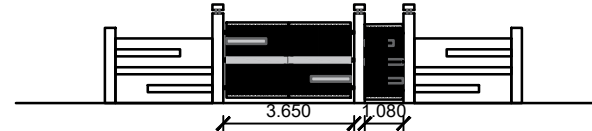


STAIRCASE-2 DETAIL
WIDTH = 1.50M
TREAD = 0.30M
RISER = 0.15M

STAIRCASE-1 DETAIL
WIDTH = 1.62M
TREAD = 0.30M
RISER = 0.15M

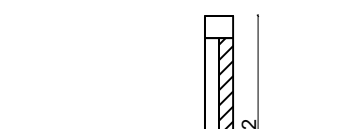


ENTRY GATE 1 FLOOR PLAN

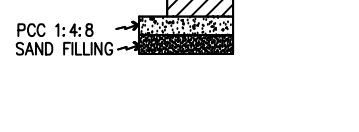


ENTRY GATE 2 FLOOR PLAN

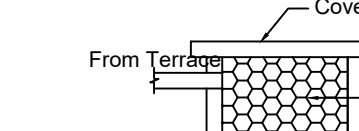
ENTRY GATE 2 FLOOR PLAN



SECTION OF COMPOUND WALL



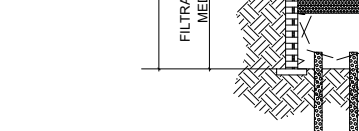
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Eight ways to know a piece of land before you pay for it.

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.

