

PP

APPROVAL RECORD

Planning Permission

Ranipet district, Tamil Nadu

APPROVAL TYPE

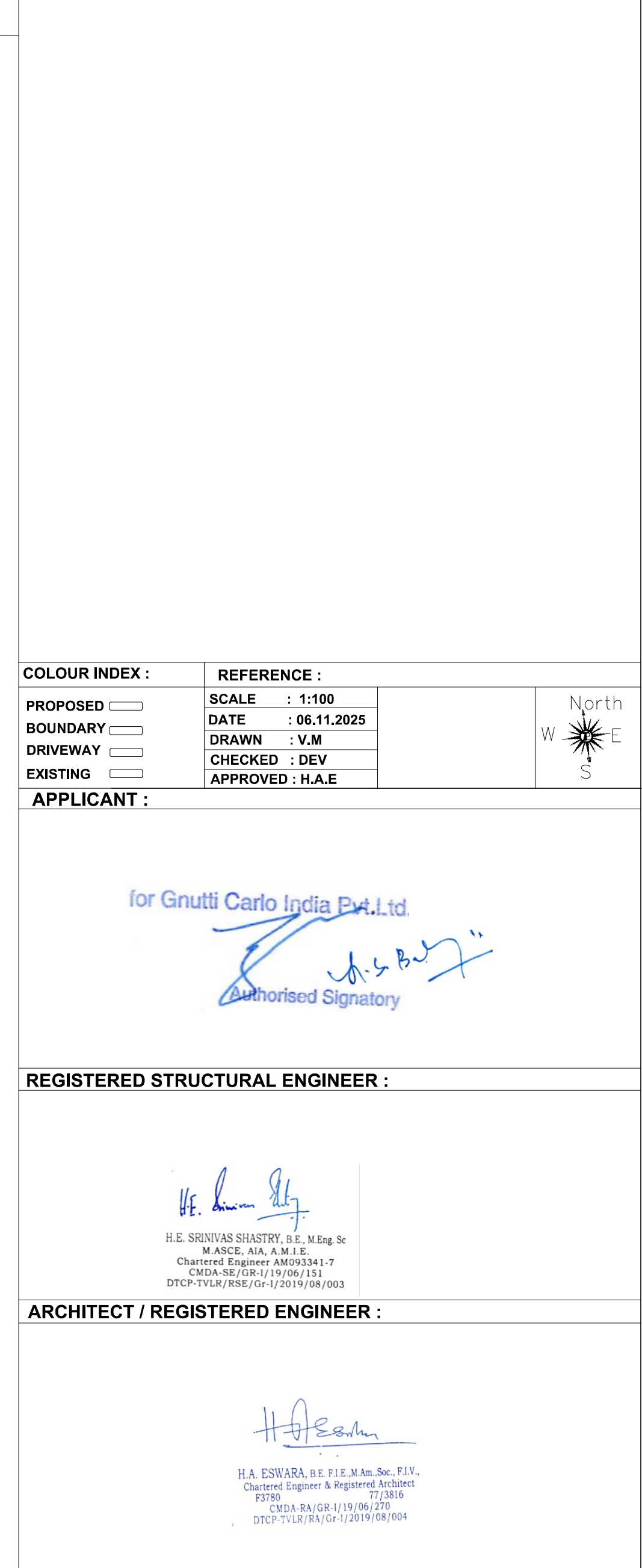
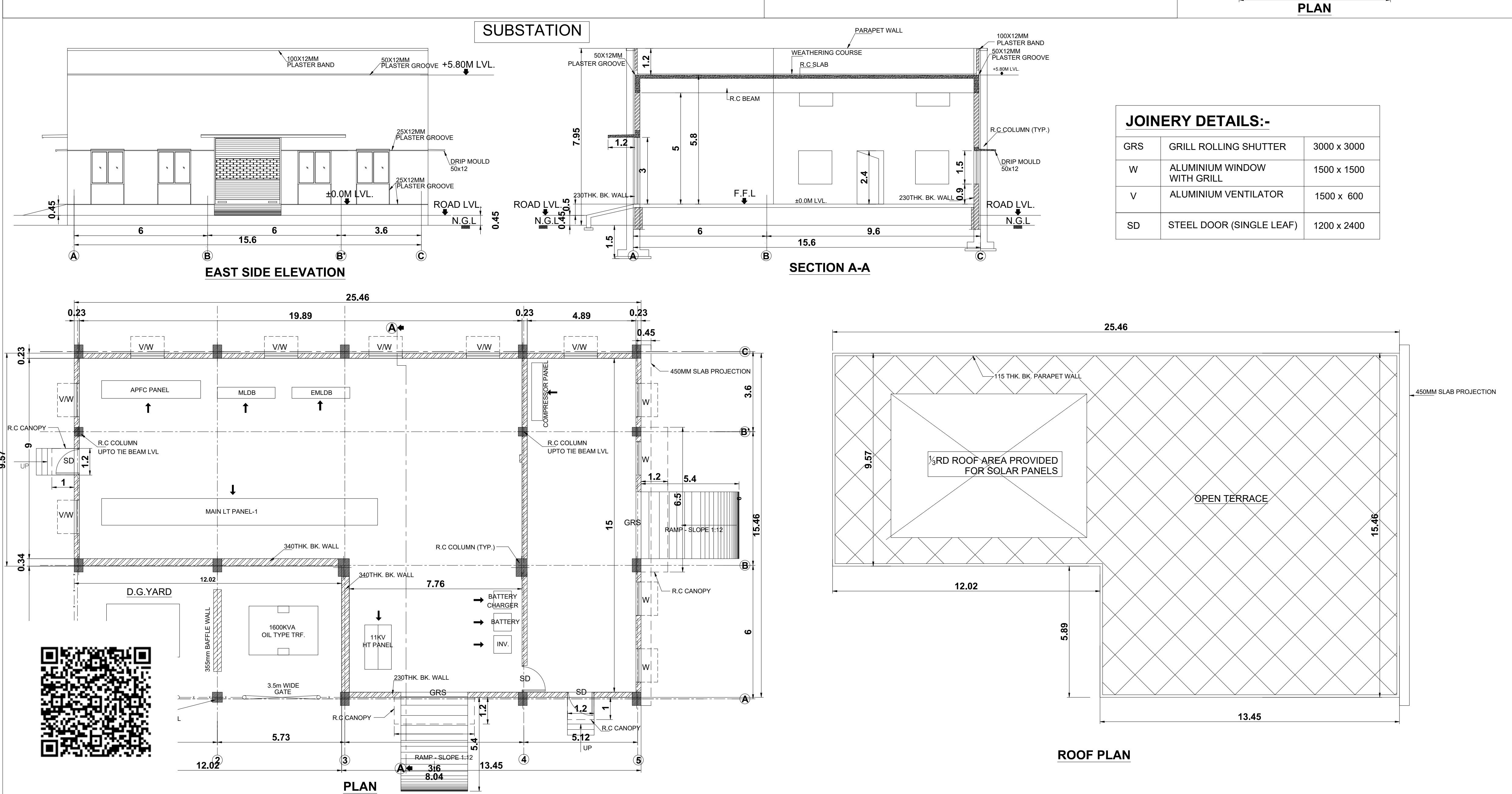
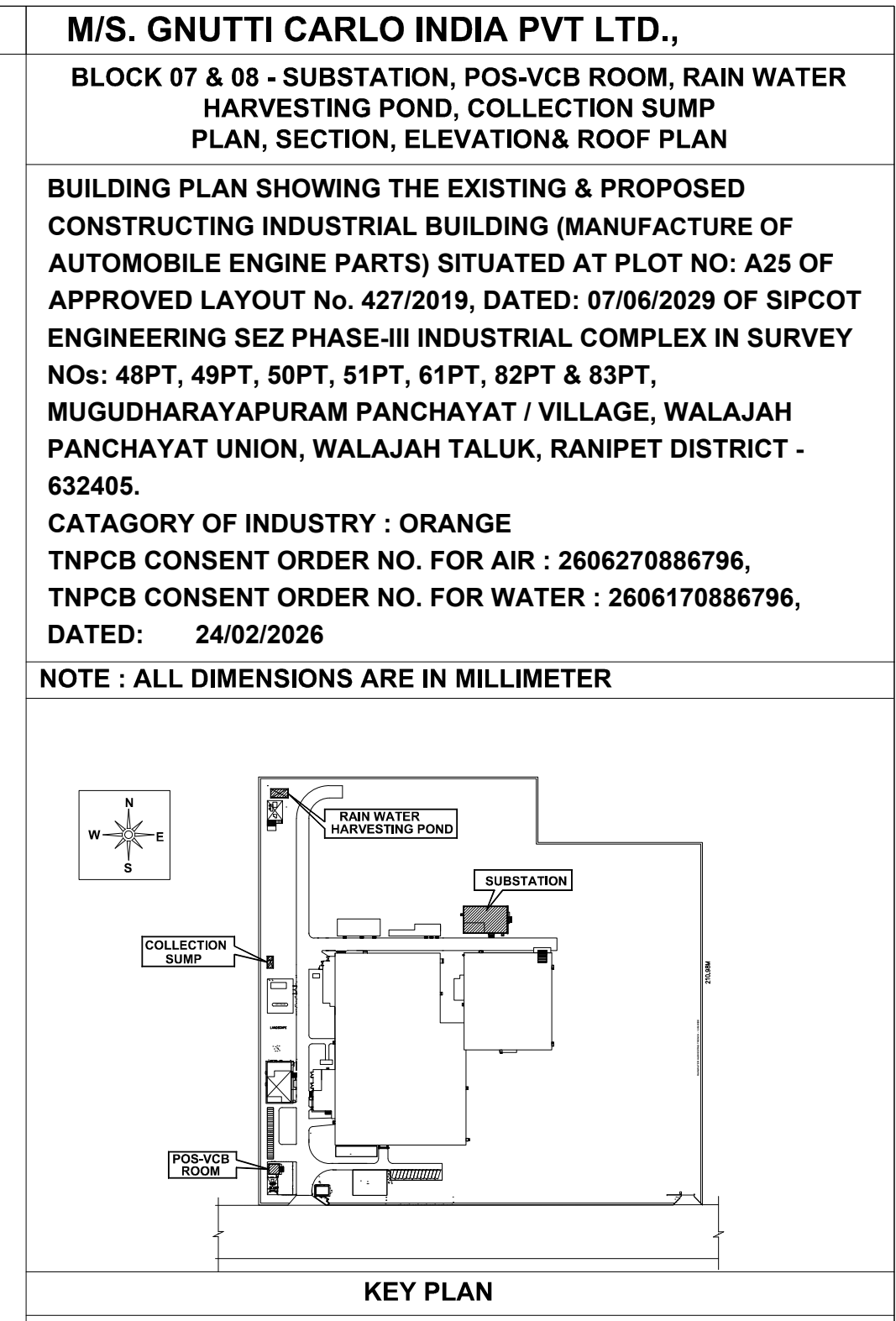
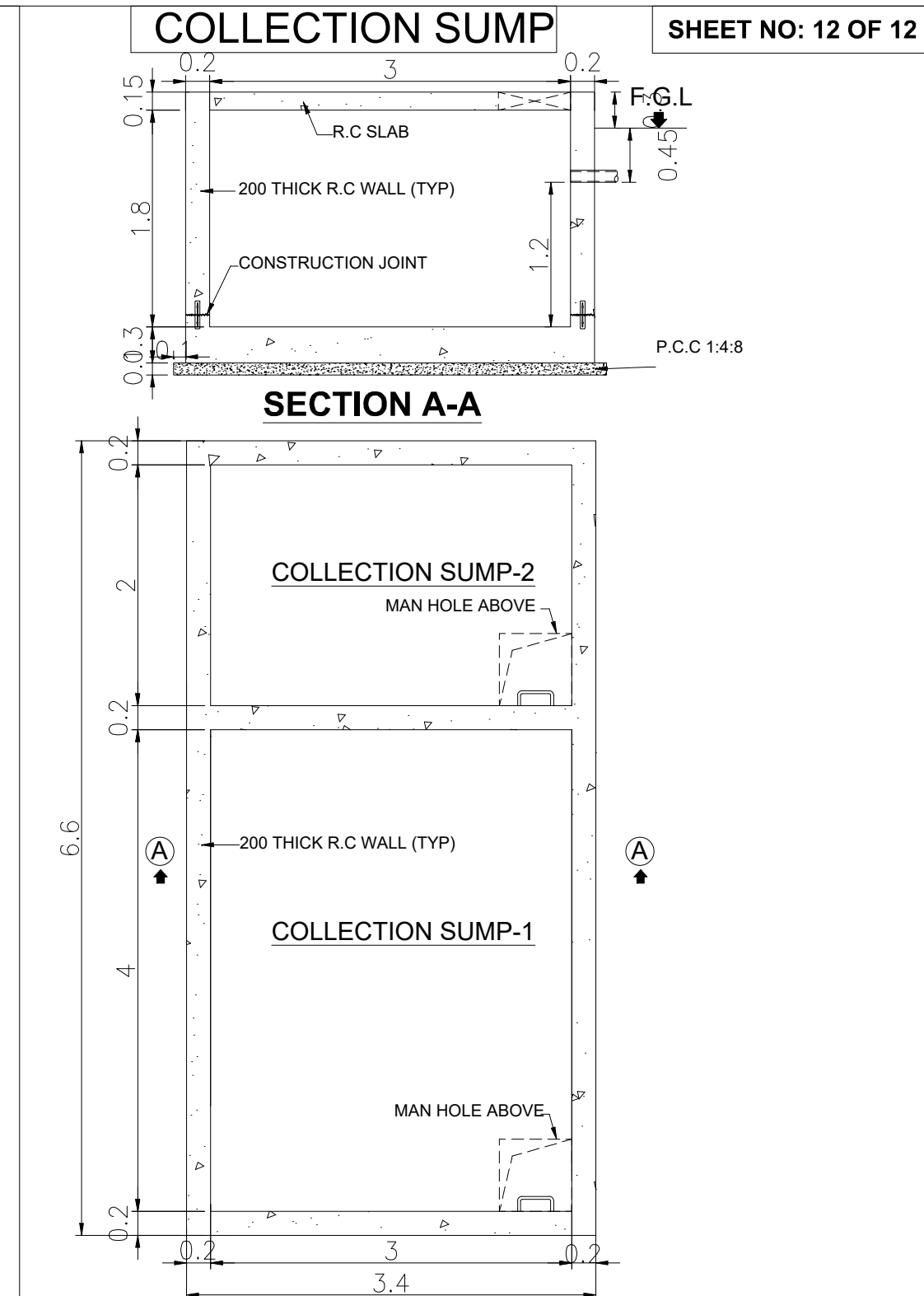
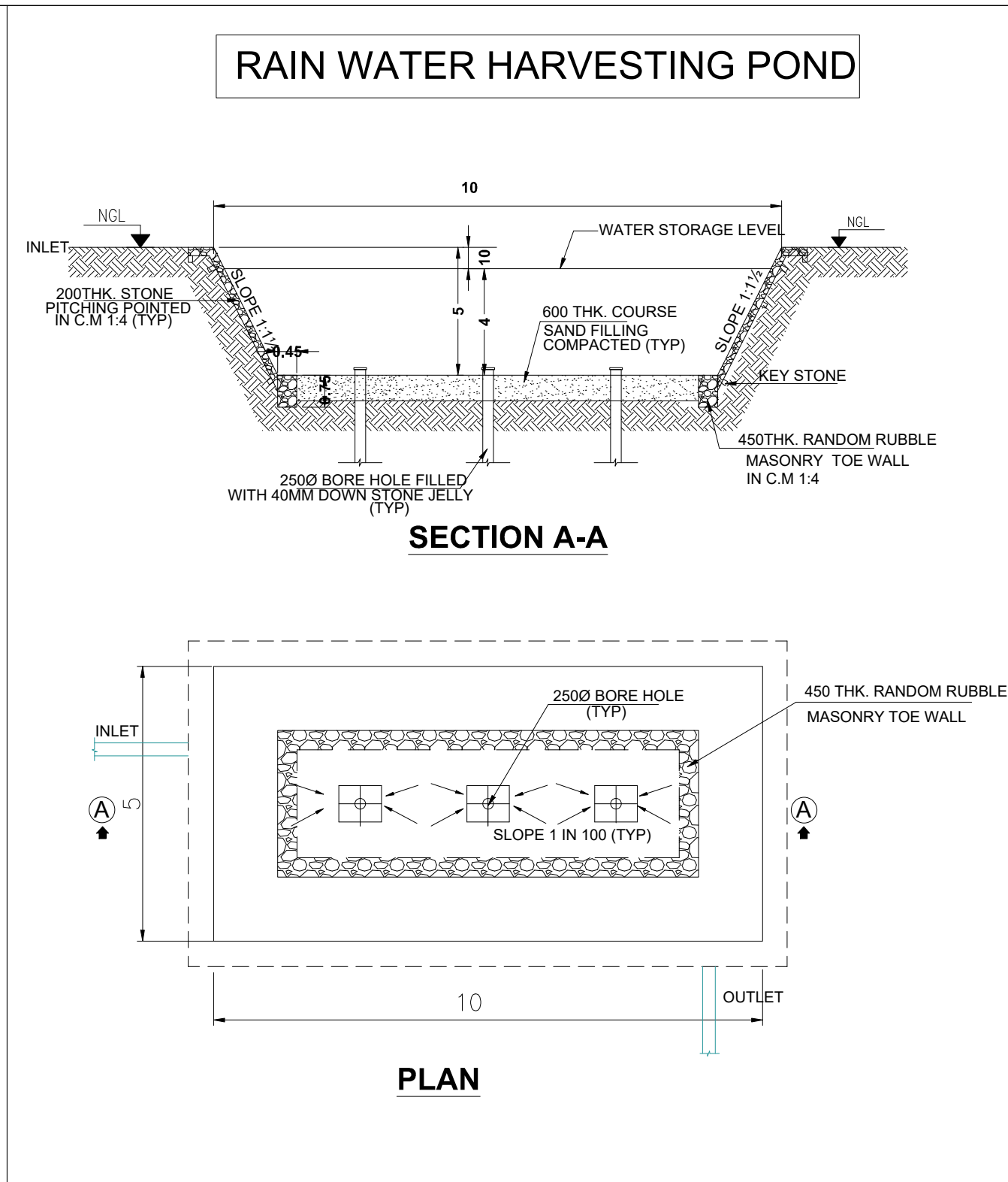
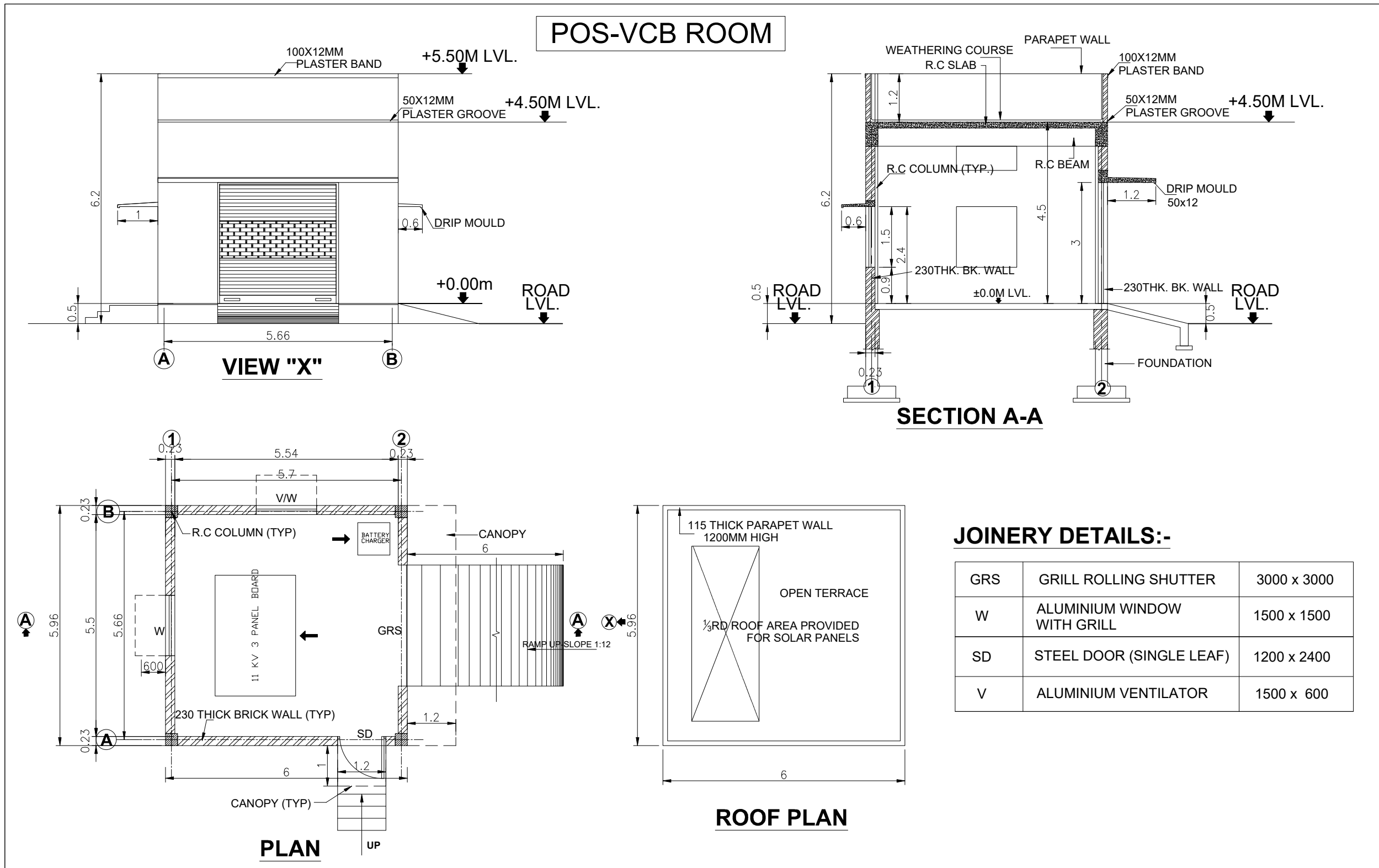
Building Plan

ISSUING AUTHORITY

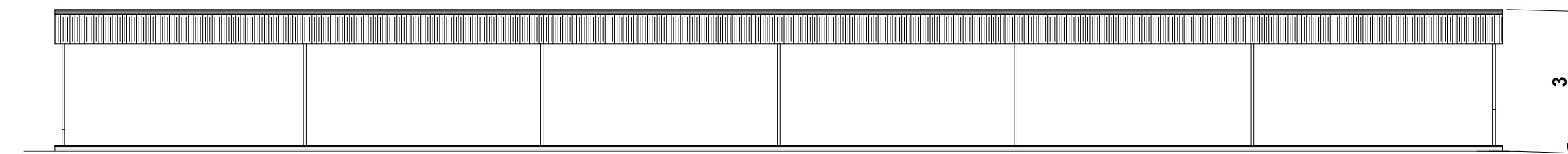
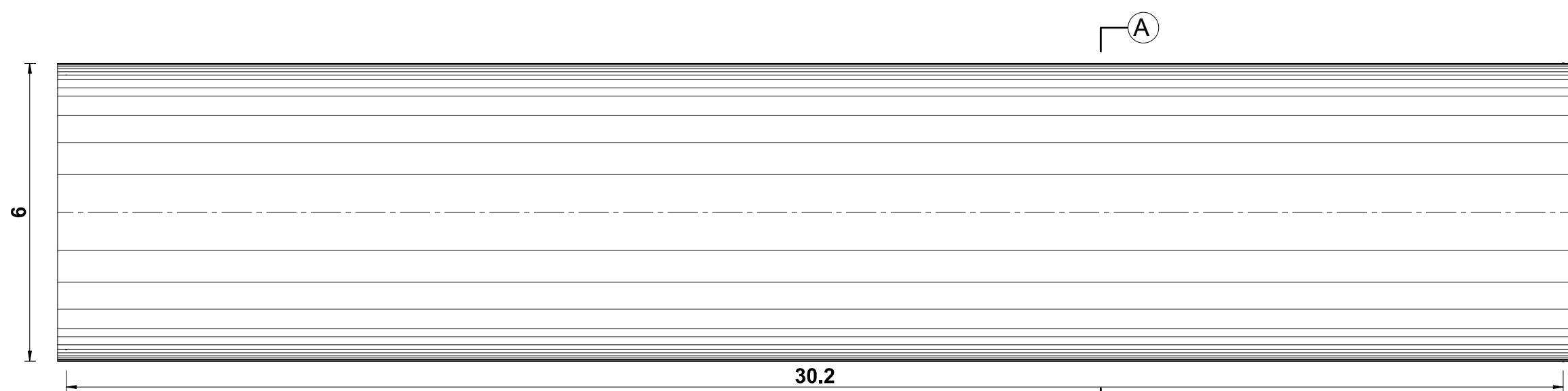
DTCP

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

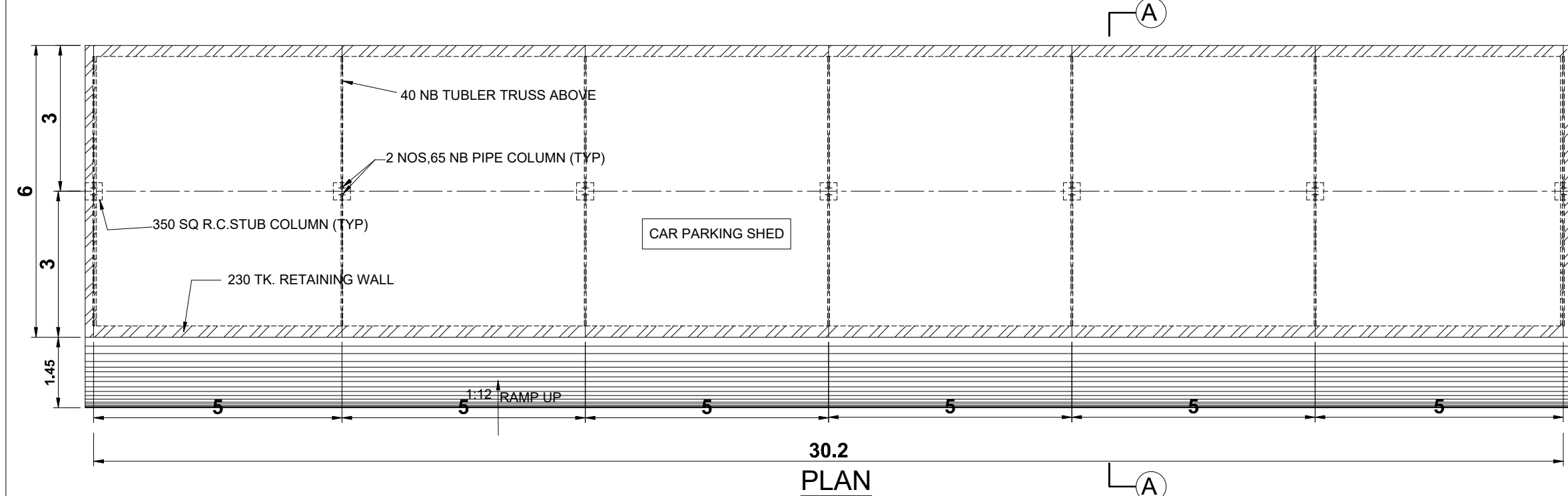
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



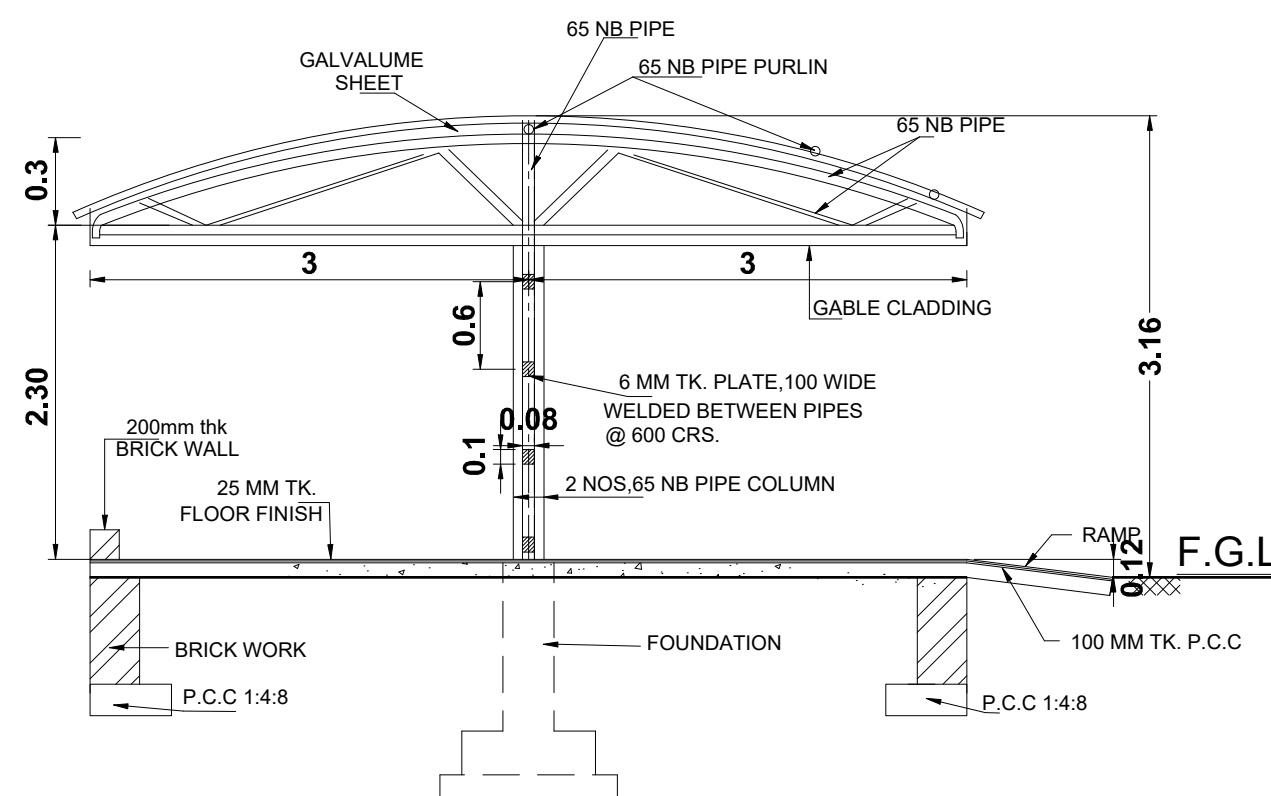
CAR PARKING SHED

ELEVATION

ROOF PLAN



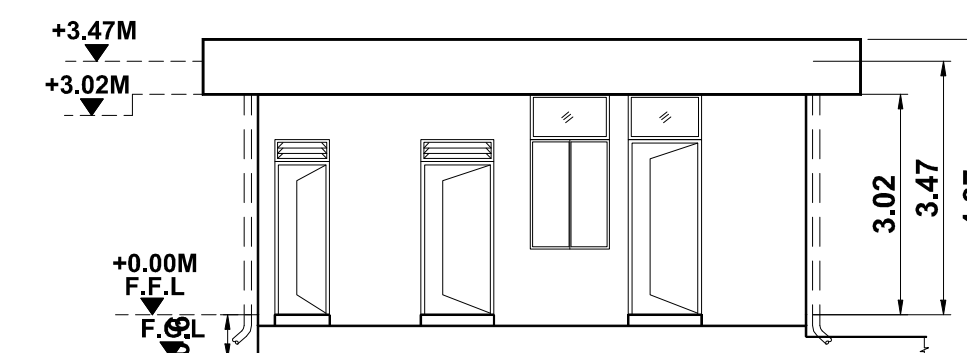
PLAN



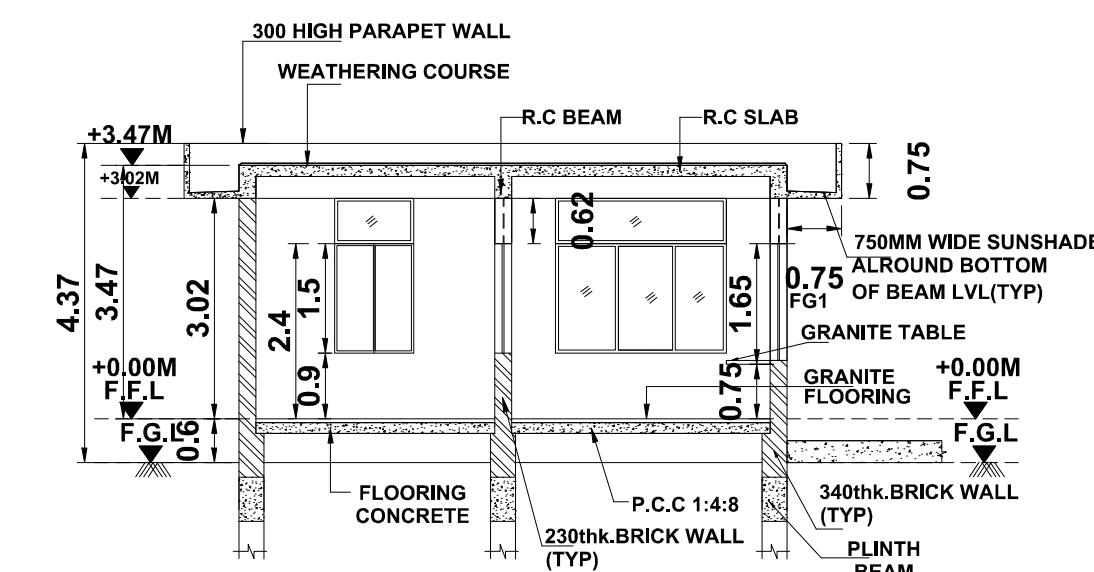
SECTION A-A



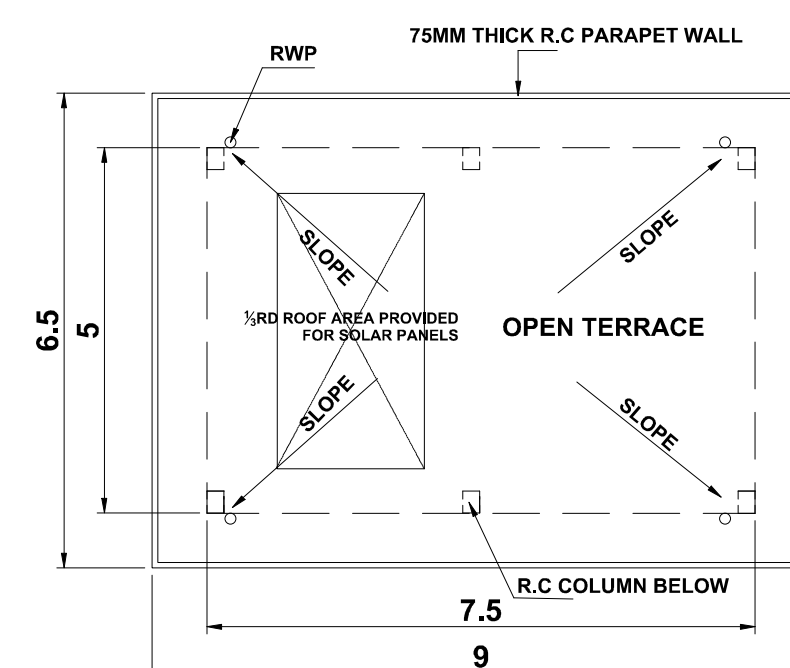
SCHEDULE OF JOINERY		SIZE
D	POWDER COATED ALUMINIUM DOOR WITH GLASS	1000x2400
D1	POWDER COATED ALUMINIUM DOOR WITH GLASS	1000x2100
D2	ALUMINIUM DOOR	750x2100
W	POWDER COATED ALUMINIUM OPENABLE WINDOW	1080x1500
FW	POWDER COATED ALUMINIUM FIXED WINDOW	2340x1500
FG1	POWDER COATED ALUMINIUM FIXED GLASS	3200x1500
SW	ALUMINIUM POWDER COATED FIXED GLASS/OPENABLE WINDOW	3200x1500
G	FIXED GLASS	1000x600
G1	FIXED GLASS	3200x600
G2	FIXED GLASS	1080x600
G3	FIXED GLASS	2340x600
LV	LOUVER VENTILATOR	1000x300
LV1	LOUVER VENTILATOR	750x300



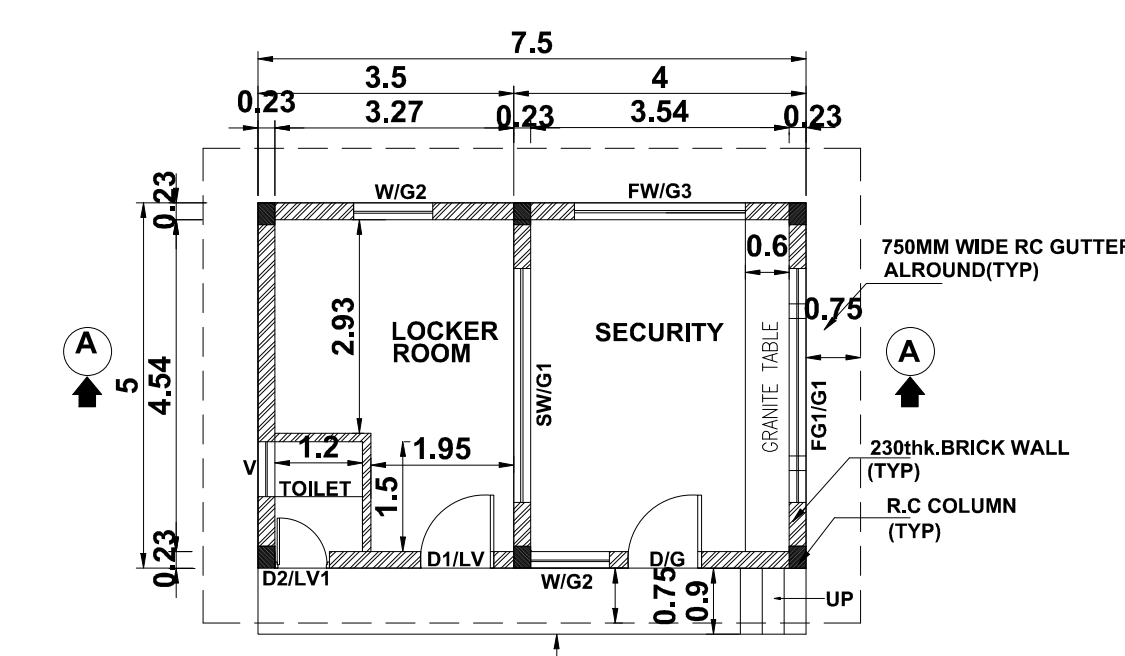
NORTH SIDE ELEVATION



SECTION A-A

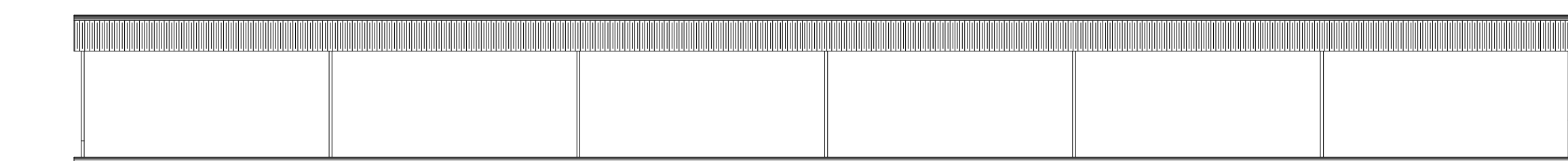
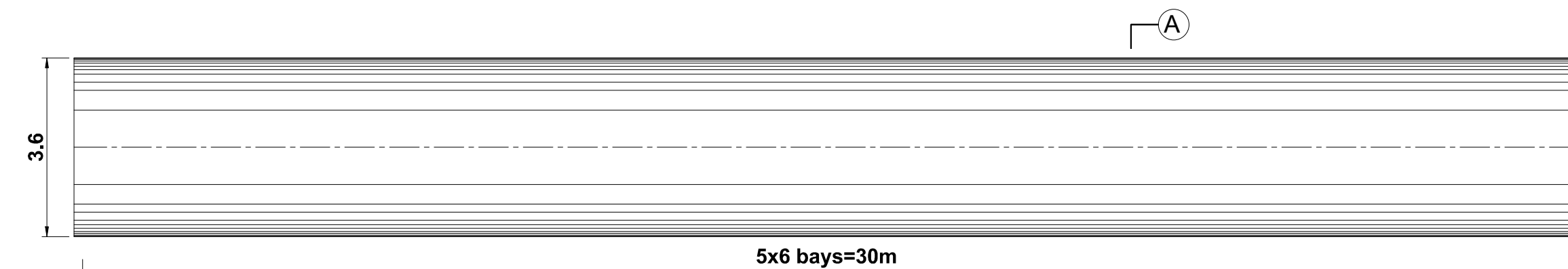


ROOF PLAN

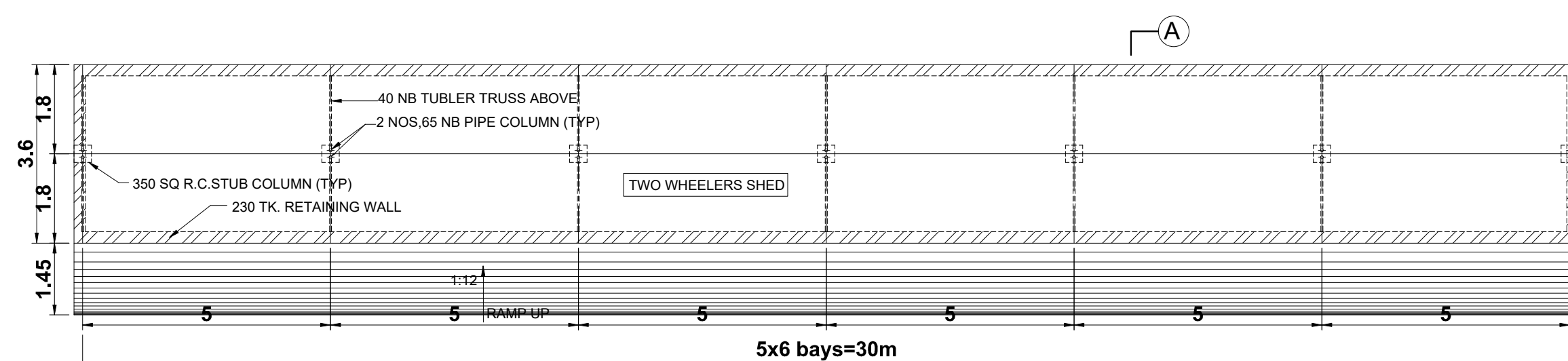


PLAN

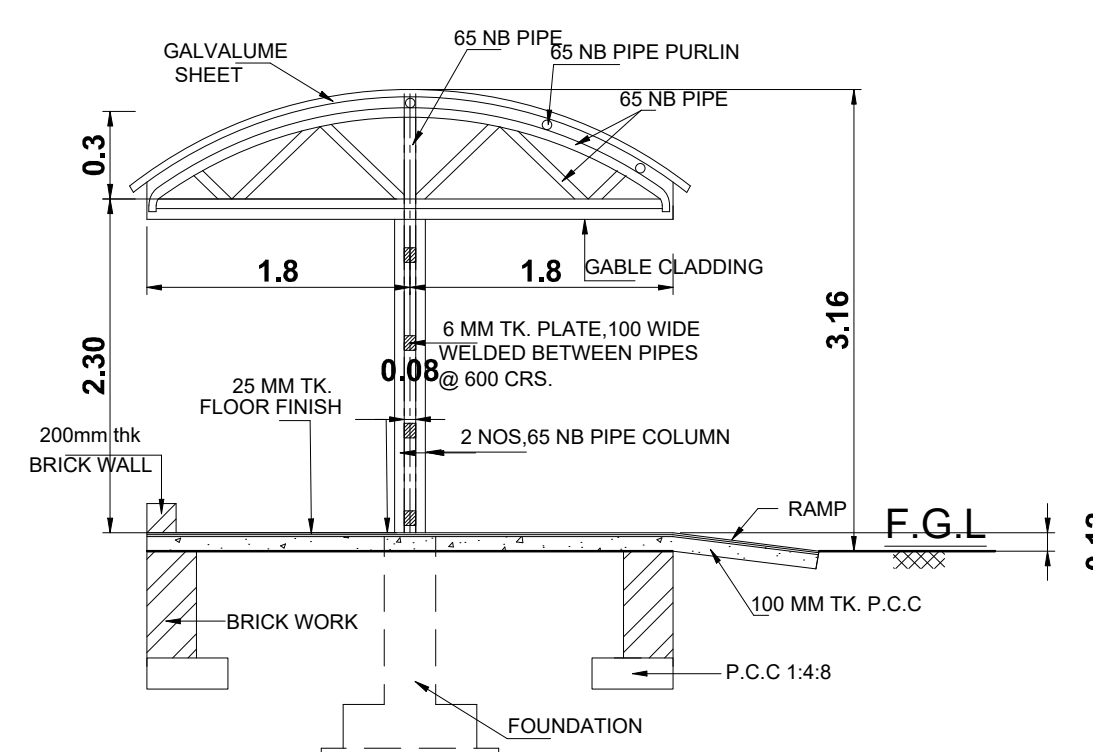
TWO WHEELERS SHED

ELEVATION

ROOF PLAN



PLAN



SECTION A-A

M/S. GNUTTI CARLO INDIA PVT LTD.,

**BLOCK 06 - SECURITY ROOM,
TWO WHEELER & CAR PARKING SHED,
PLAN, SECTION, ELEVATION& ROOF PLAN**

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO: A25 OF APPROVED LAYOUT No. 427/2019, DATED: 07/06/2029 OF SIPCOT ENGINEERING SEZ PHASE-III INDUSTRIAL COMPLEX IN SURVEY NOS: 48PT, 49PT, 50PT, 51PT, 61PT, 82PT & 83PT, MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANIPET DISTRICT - 632405.

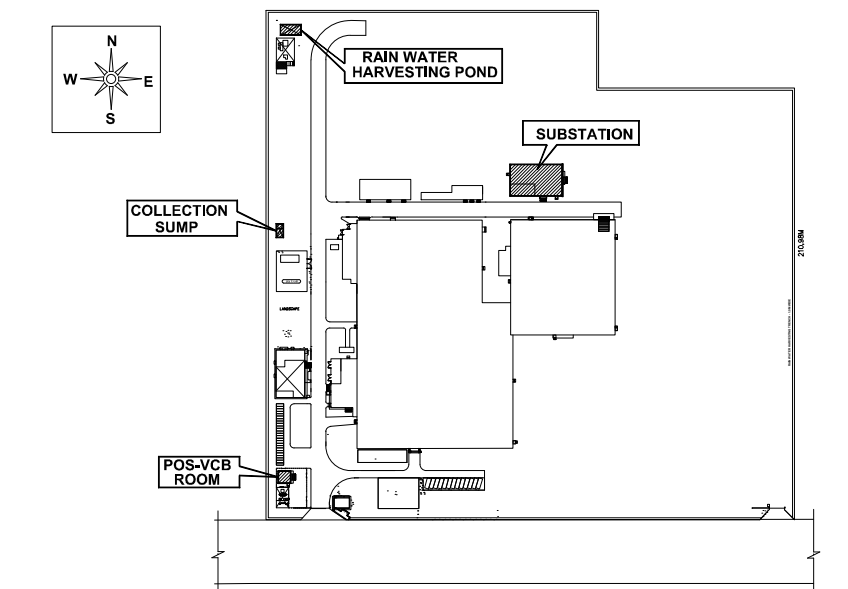
CATEGORY OF INDUSTRY : ORANGE

TNPCCB CONSENT ORDER NO. FOR AIR : 2606270886796,

TNPCCB CONSENT ORDER NO. FOR WATER : 2606170886796,

DATED: 24/02/2026

NOTE : ALL DIMENSIONS ARE IN MILLIMETER



KEY PLAN

COLOUR INDEX :		REFERENCE :		
PROPOSED ☐		SCALE : 1:100		
BOUNDARY ☐		DATE : 06.11.2025		
DRIVEWAY ☐		DRAWN : V.M		
EXISTING ☐		CHECKED : DEV		
		APPROVED : H.A.E		

APPLICANT :

for Gnutti Carlo India Pvt.Ltd.
Authorized Signatory

REGISTERED STRUCTURAL ENGINEER :

H.E. Srinivas Shastri

ARCHITECT / REGISTERED ENGINEER :

H.A. ESWARA
H.A. ESWARA, B.E., F.I.E., M.Am., Soc., F.I.V.,
Chartered Engineer & Registered Architect
F3780 77/3816
CMDA-RA/GR-1/19/06/270
DTCP-TVIR/RA/Gr-1/2019/08/004

STORAGE SHED

SHEET NO: 10 OF 12

M/S. GNUTTI CARLO INDIA PVT LTD.,

BLOCK 02 & 03 - SCRAP ROOM SHED & STORAGE YARD
PLAN, SECTION, ELEVATION& ROOF PLAN

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO: A25 OF APPROVED LAYOUT No. 427/2019, DATED: 07/06/2023 OF SIPCOT ENGINEERING SEZ PHASE-III INDUSTRIAL COMPLEX IN SURVEY NOS: 48PT, 49PT, 50PT, 51PT, 61PT, 82PT & 83PT, MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANIPET DISTRICT - 632405.

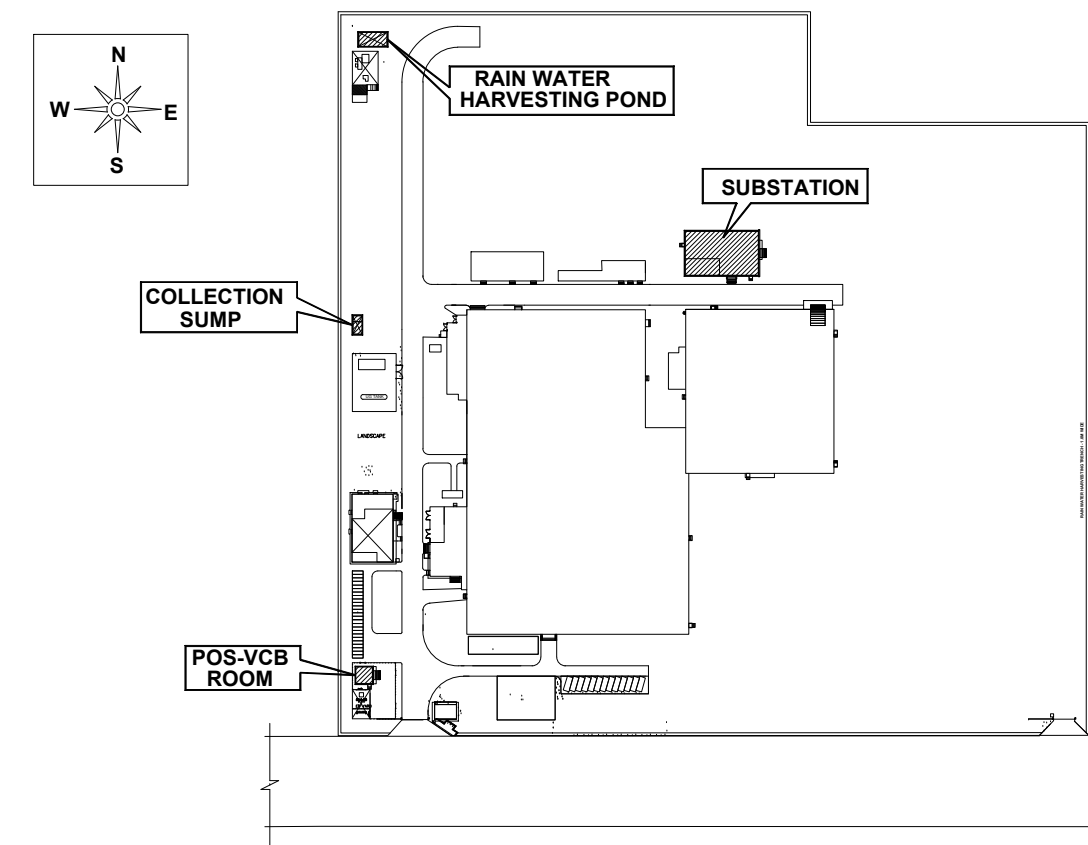
CATAGORY OF INDUSTRY : ORANGE

TNPCCB CONSENT ORDER NO. FOR AIR : 2606270886796,

TNPCCB CONSENT ORDER NO. FOR WATER : 2606170886796,

DATED: 24/02/2026

NOTE : ALL DIMENSIONS ARE IN MILLIMETER



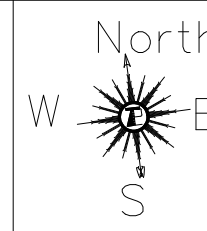
KEY PLAN

COLOUR INDEX :

REFERENCE :

PROPOSED ☐
BOUNDARY ☐
DRIVEWAY ☐
EXISTING ☐

SCALE : 1:100
DATE : 06.11.2025
DRAWN : V.M
CHECKED : DEV
APPROVED : H.A.E



APPLICANT :

for Gnutti Carlo India Pvt.Ltd.

[Signature]
Authorised Signatory

REGISTERED STRUCTURAL ENGINEER :

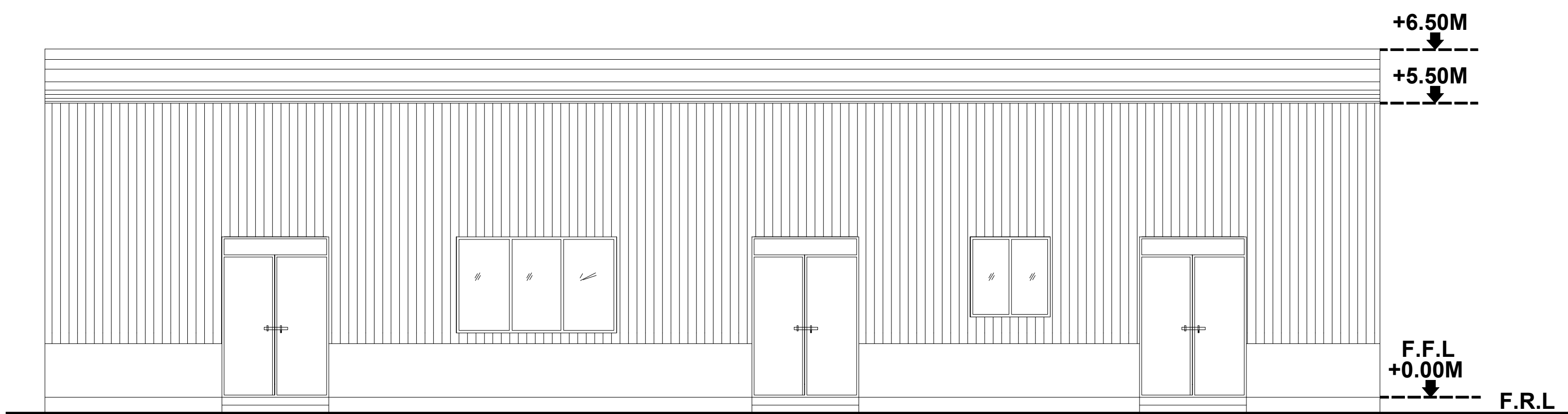
[Signature]
H.E. SRINIVAS SHASTRY, B.E., M.Eng. Sc.

M. ASCE, AIA, A.M.I.E.
Chartered Engineer, AM093341-7
CMDA-SE/CR-1/19/06/151
DTCP-TVLR/RSE/Gr-1/2019/08/003

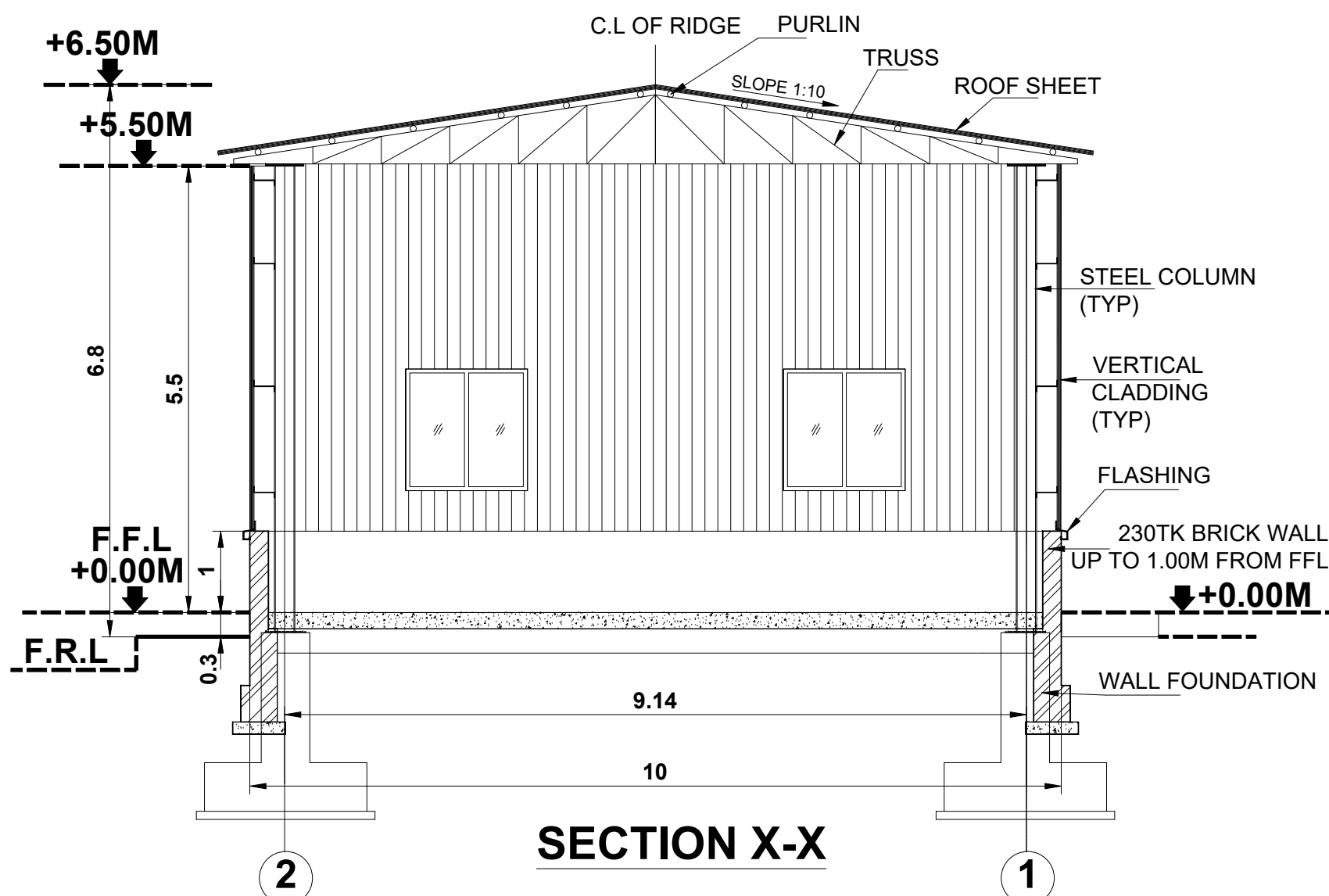
ARCHITECT / REGISTERED ENGINEER :

[Signature]
H.A. ESWARA, B.E., P.E., M. Am. Soc. PIV.

Chartered Engineer & Registered Architect
P3780
CMDA-BA/GR-1/19/06/270
DTCP-TVLR/BA/Gr-1/2019/08/004

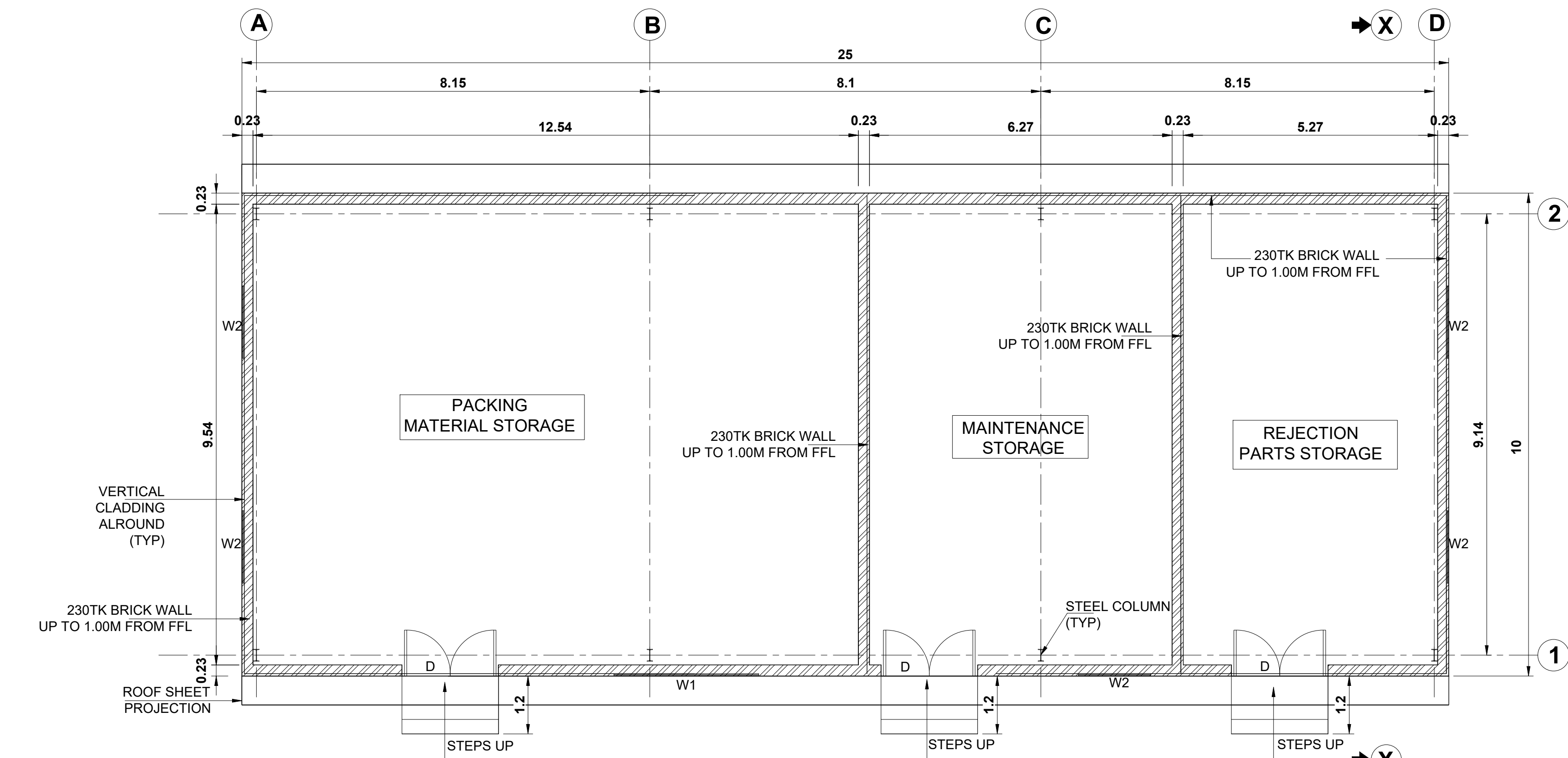


SOUTH SIDE ELEVATION

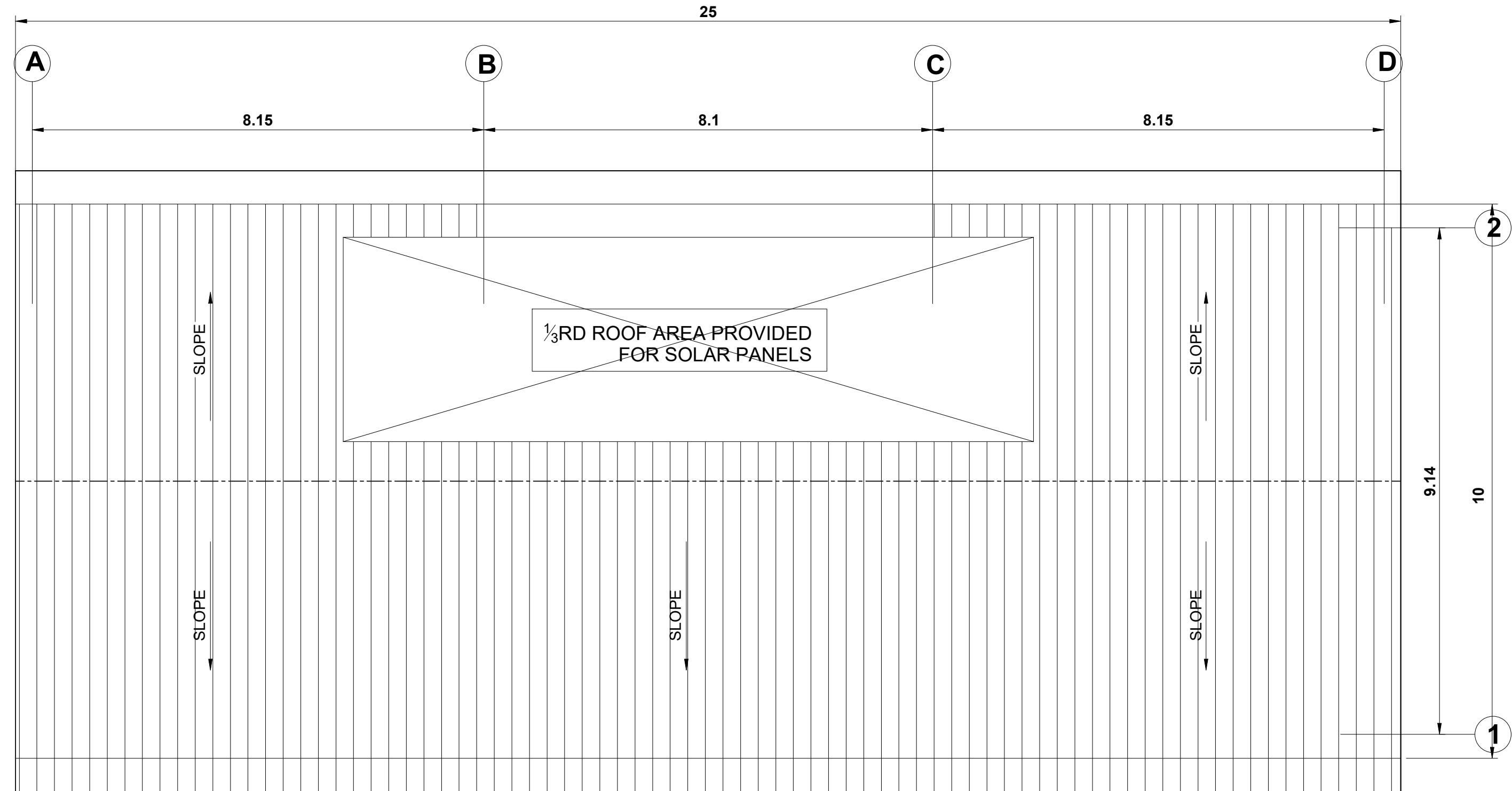


SECTION X-X

JOINERY SCHEDULE		
TAG	DESCRIPTION	SIZE IN MM
D	STEEL DOOR	2000 X 3000
W1	WINDOW	3000 X 1500
W2	WINDOW	1500 X 1500

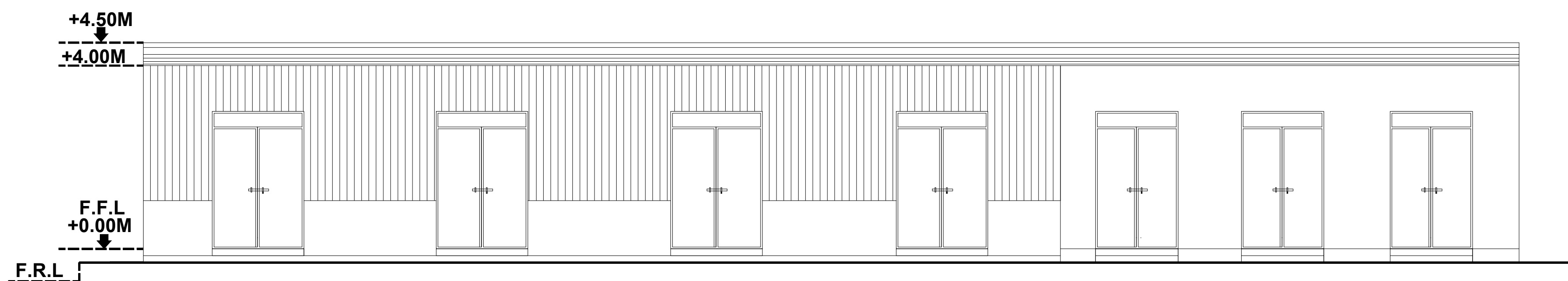


PLAN

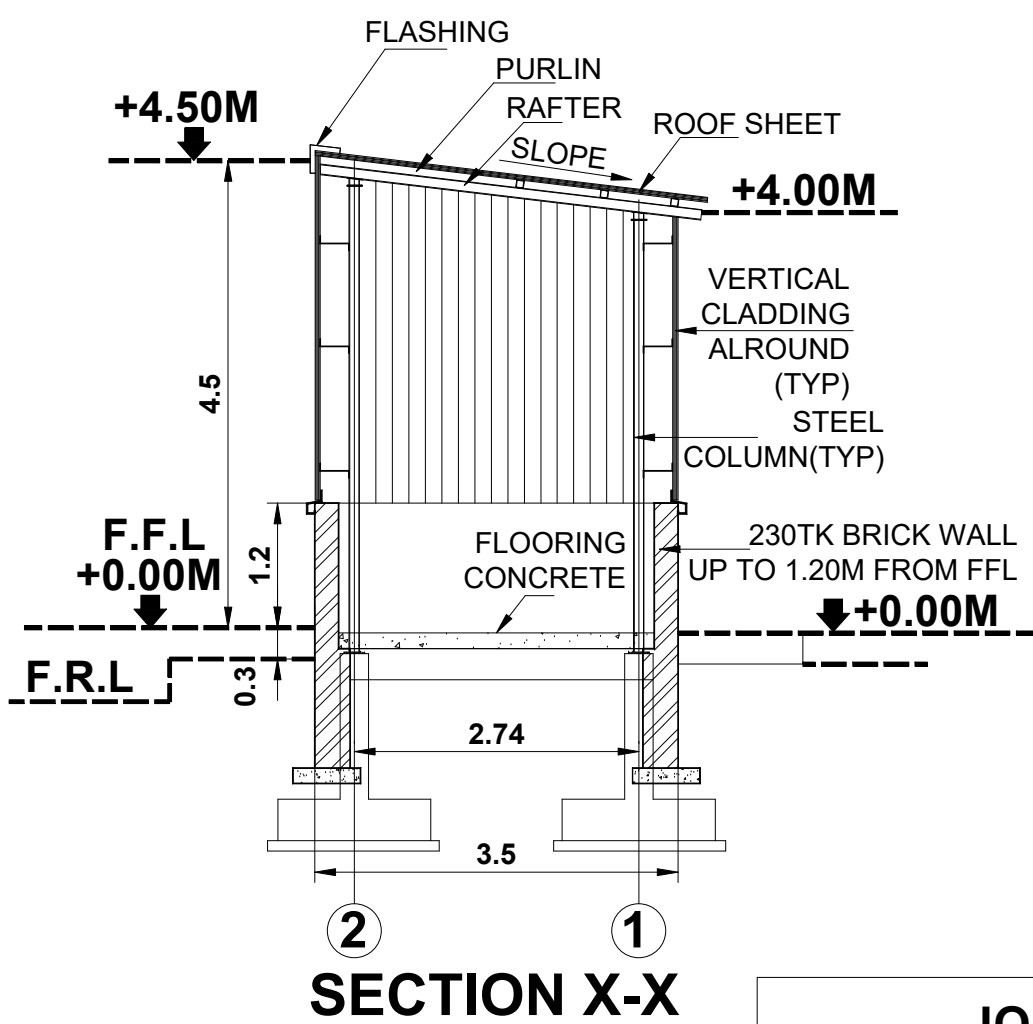


ROOF PLAN

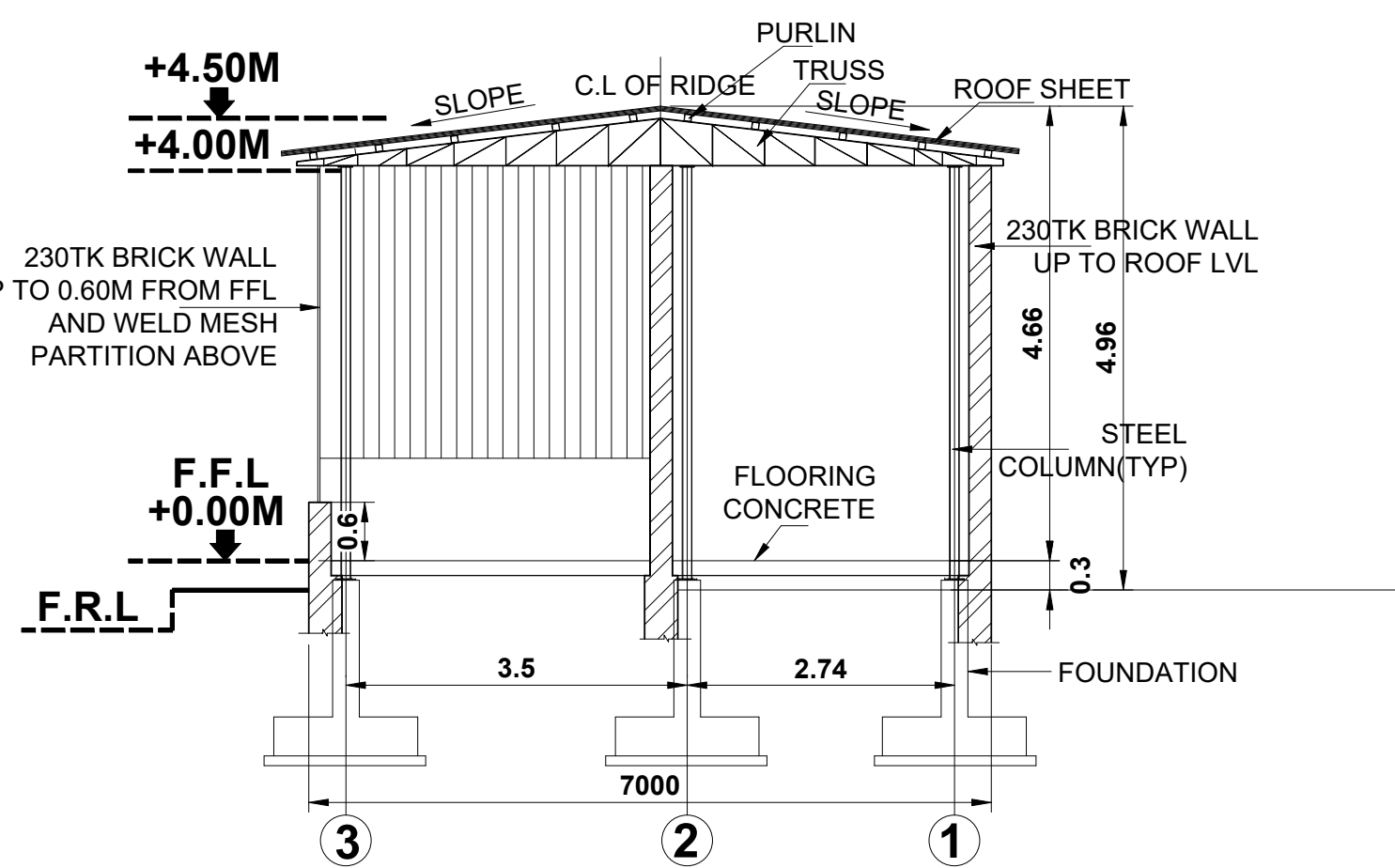
SCRAP ROOM SHED



SOUTH SIDE ELEVATION

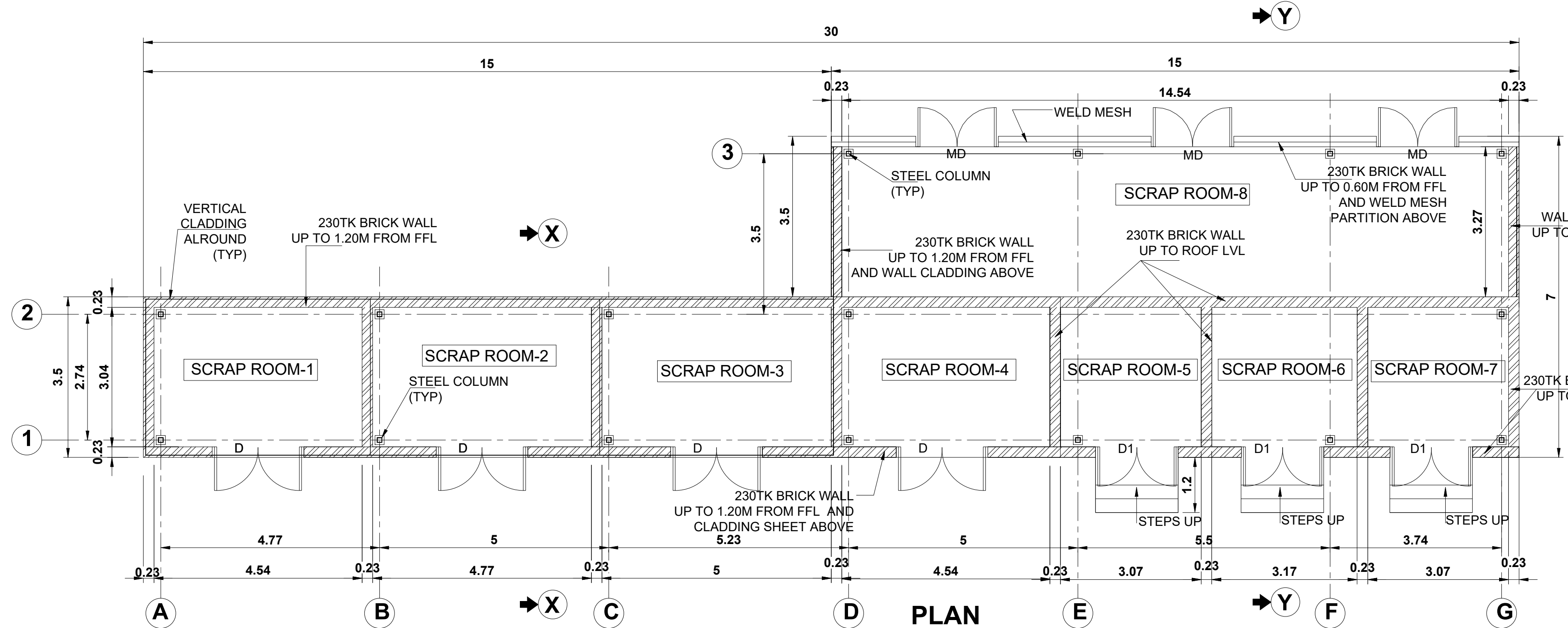


SECTION X-X

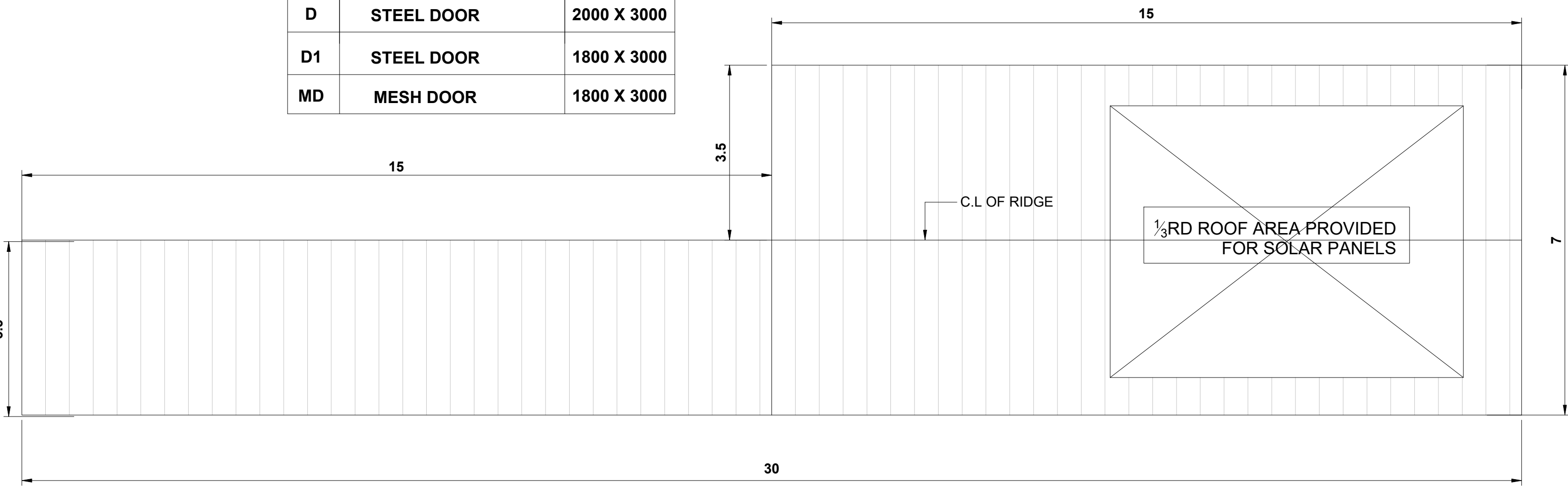


SECTION Y-Y

JOINERY SCHEDULE		
TAG	DESCRIPTION	SIZE IN MM
D	STEEL DOOR	2000 X 3000
D1	STEEL DOOR	1800 X 3000
MD	MESH DOOR	1800 X 3000



PLAN



ROOF PLAN

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO: A25 OF APPROVED LAYOUT No. 427/2019, DATED: 07/06/2023 OF SIPCOT ENGINEERING SEZ PHASE-III INDUSTRIAL COMPLEX IN SURVEY NOS: 48PT, 49PT, 50PT, 51PT, 61PT, 82PT & 83PT, MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANIPET DISTRICT - 632405.

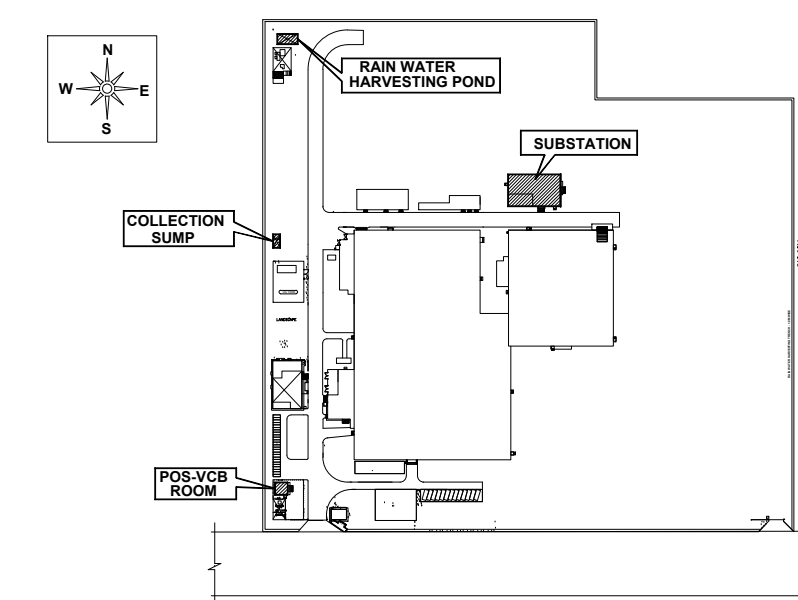
CATAGORY OF INDUSTRY : ORANGE

TNPCCB CONSENT ORDER NO. FOR AIR : 2606270886796,

TNPCCB CONSENT ORDER NO. FOR WATER : 2606170886796,

DATED: 24/02/2026

NOTE : ALL DIMENSIONS ARE IN MILLIMETER



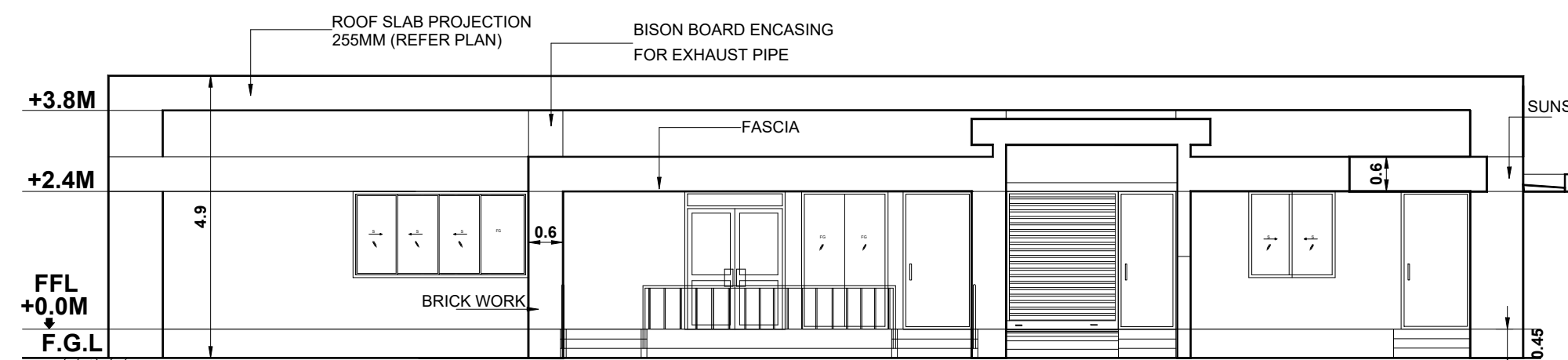
KEY PLAN

JOINERY DETAILS

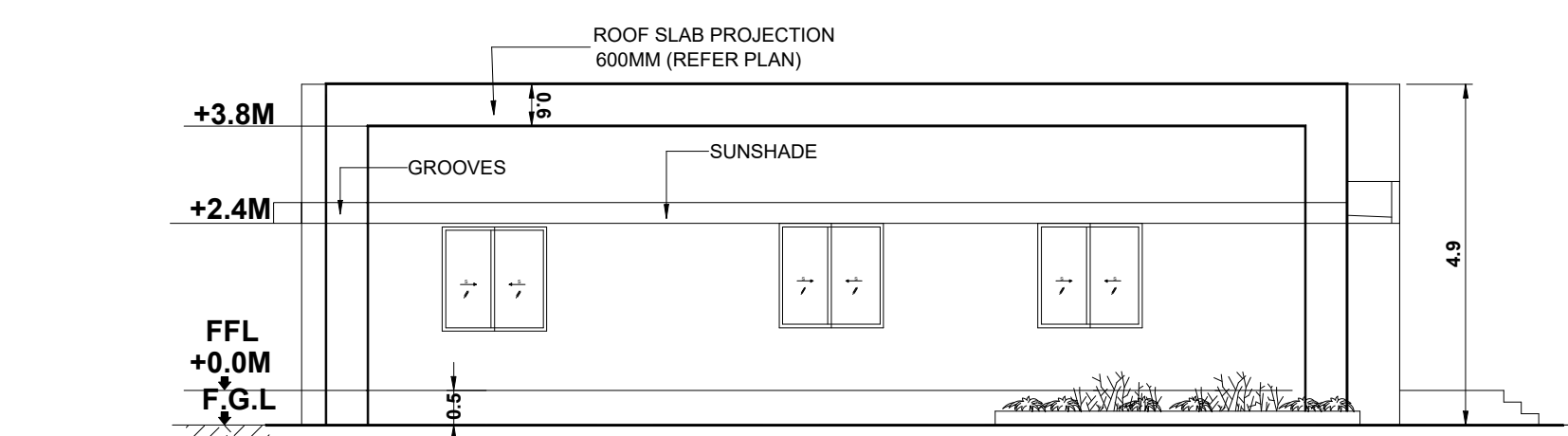
NAME	SCHEDULE OF JOINERY	SIZE
M.D	MAIN DOOR	
E.E	ALU. POWDER COATED DOUBLE LEAF GLAZED DOOR	1800X2400
D	ALU. POWDER COATED SINGLE LEAF GLAZED DOOR	1200X2400
DI	ALU. POWDER COATED GLAZED DOOR	1000X2400
TD	TEAK WOOD FLUSH DOOR WITH COMMERCIAL PLY WOOD LAMINATED ON BOTH SIDES	1200X2400
W	ALU. POWDER COATED SLIDING WINDOW	3050X1500
WI	ALU. POWDER COATED SLIDING WINDOW	1500X1500
E.F	EXHAUST FAN	600X600

PUMP DETAILS

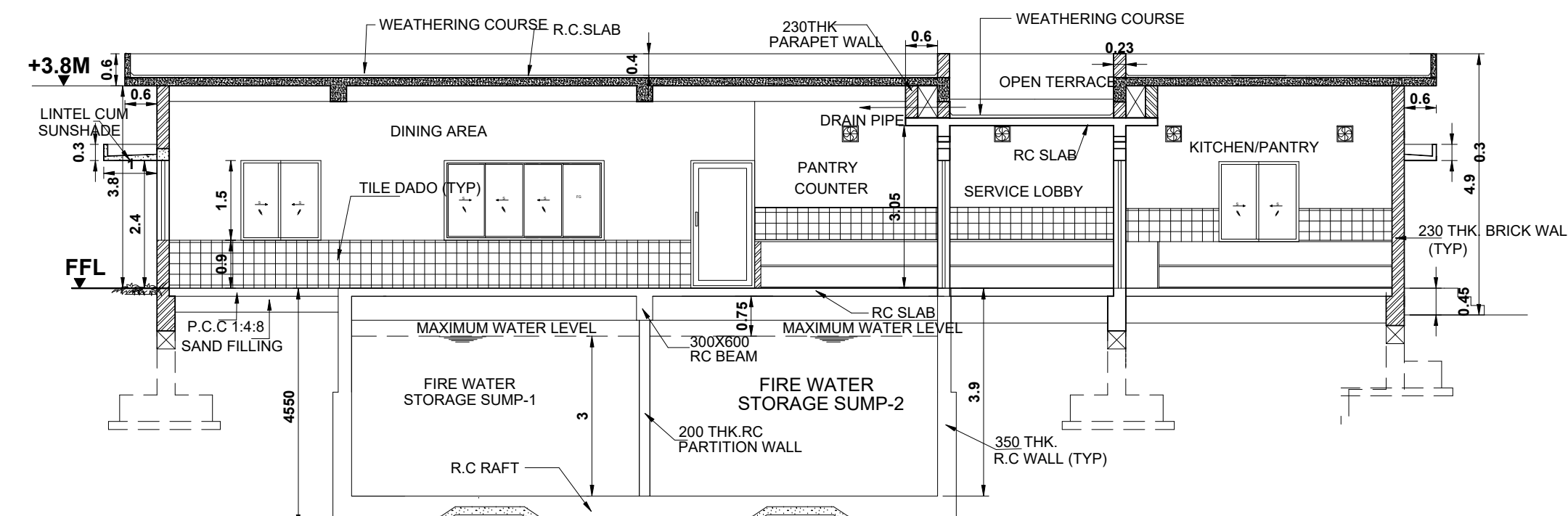
FP1	SPRINKLER ELECTRICAL PUMP	CAPACITY - 2850 LPM HEAD - 105 MWC LOAD - 90 KW
FP2	JOCKEY PUMP COMMON	CAPACITY - 180 LPM HEAD - 105 MWC LOAD - 10 KW
FP3	HYDRANT ELECTRICAL PUMP	CAPACITY - 2280 LPM HEAD - 105 MWC LOAD - 90 KW
FP4	DIESEL STAND BY PUMP	CAPACITY - 2850 LPM HEAD - 105 MWC
FILTER FEED PUMP		2 H.P. (2 NOS)
DOMESTIC PUMP		2 H.P. (3 NOS)



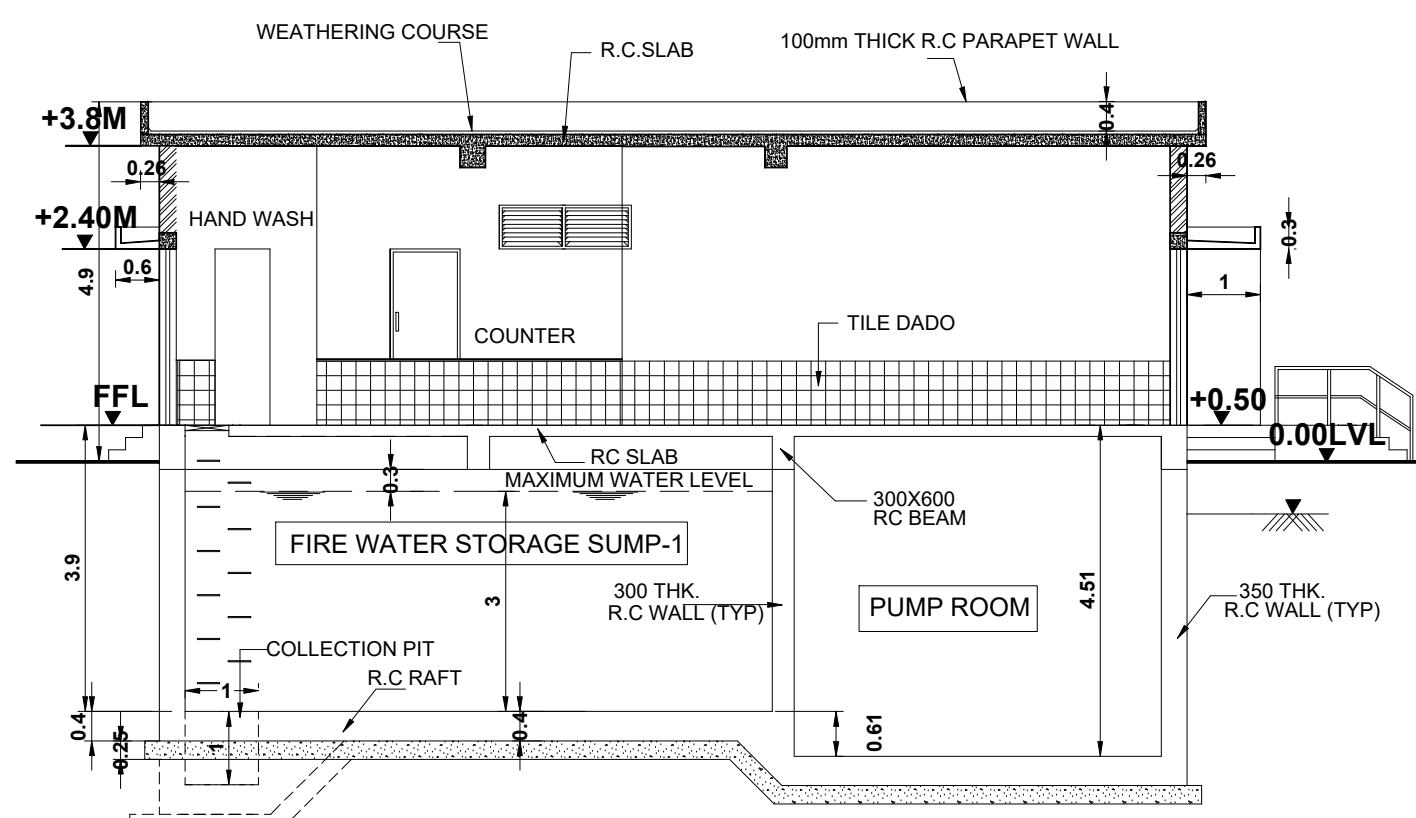
EAST SIDE ELEVATION



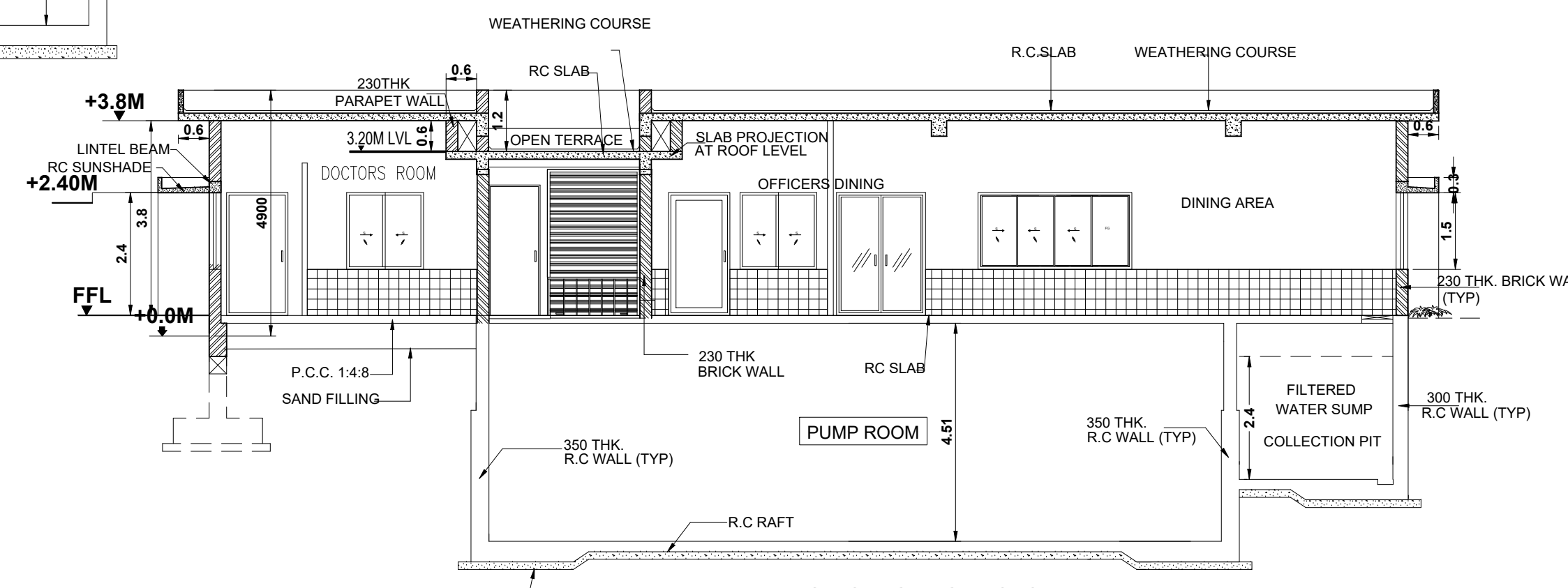
SOUTH SIDE ELEVATION



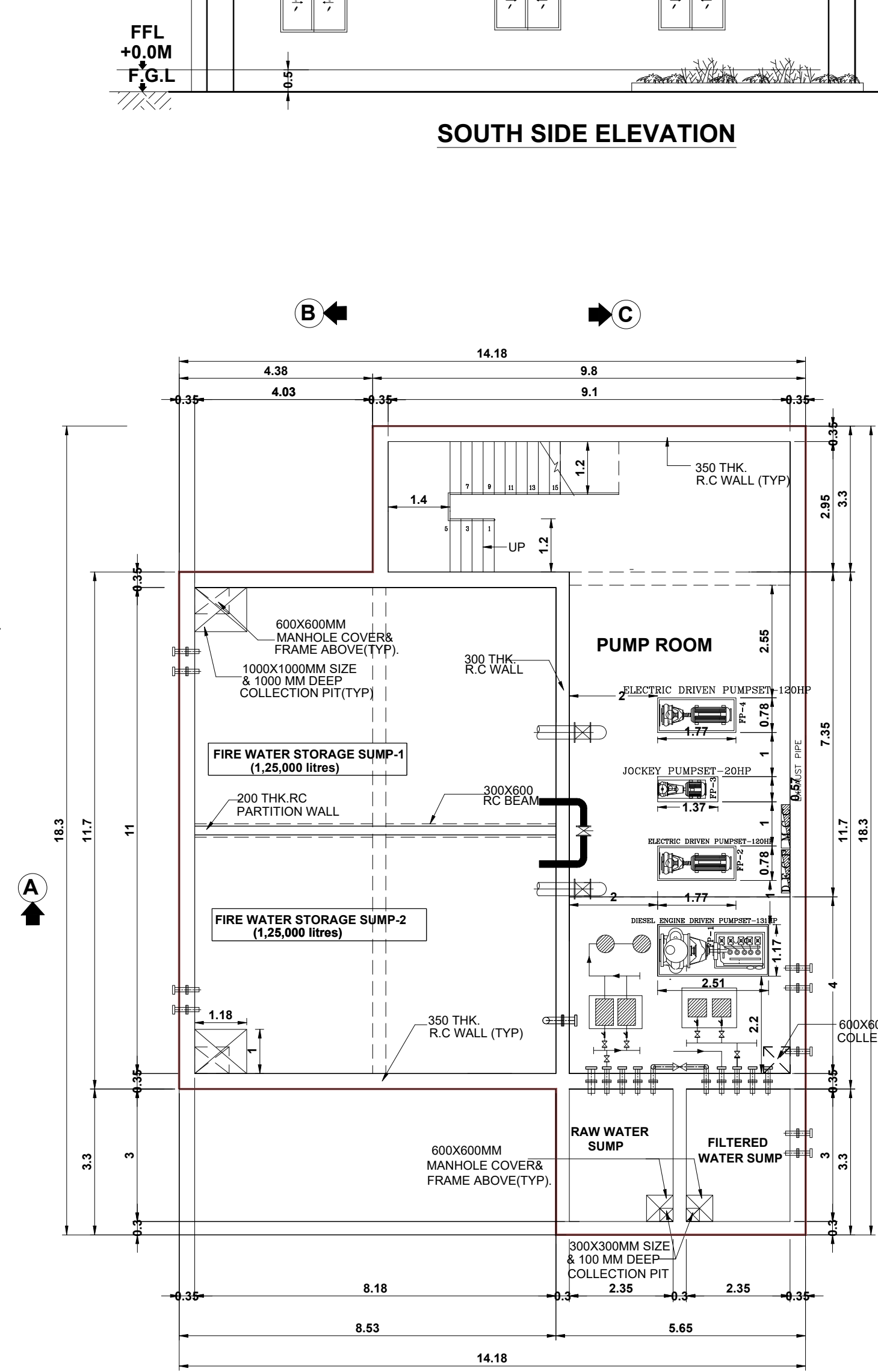
SECTION ON B-B



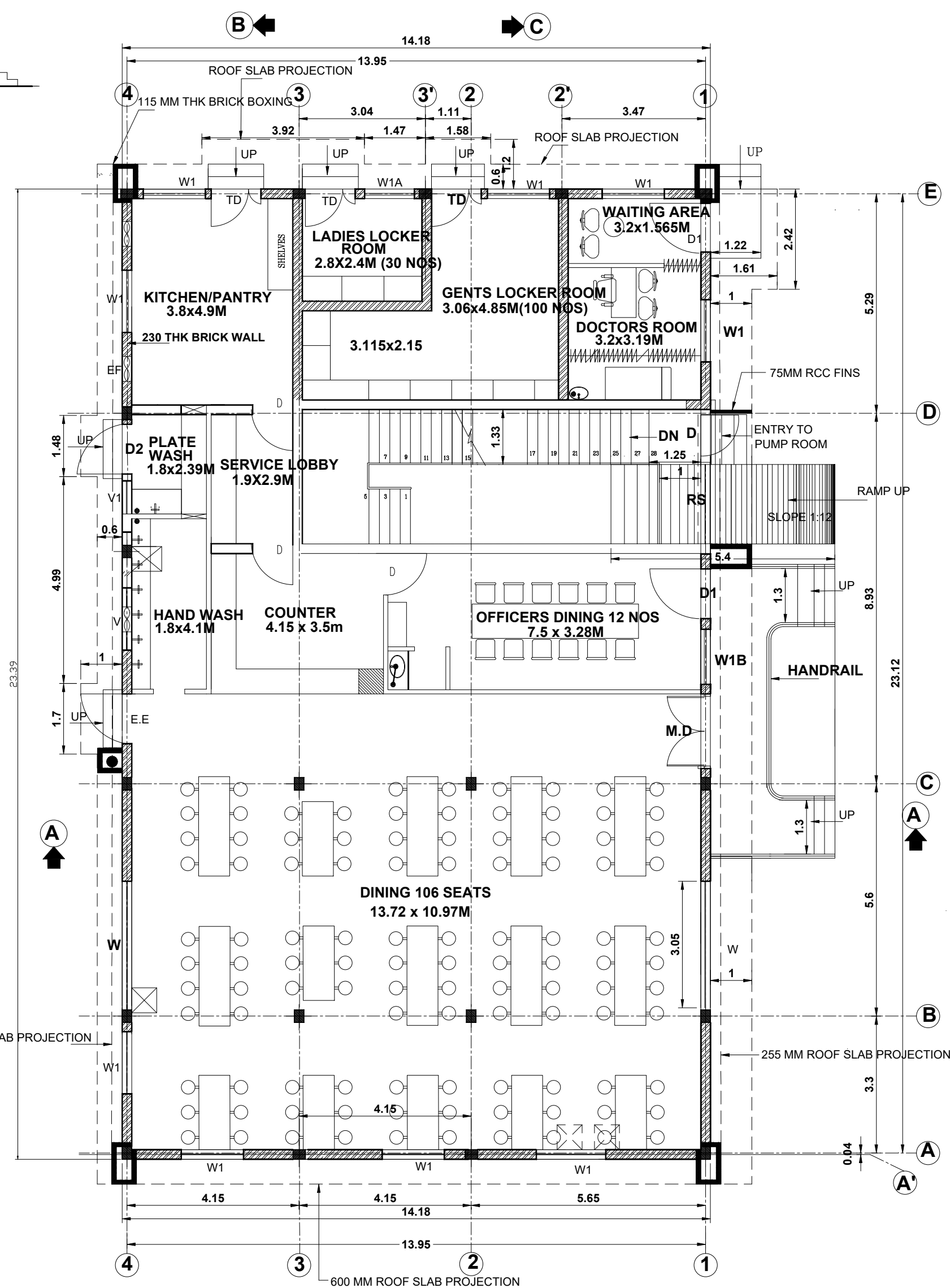
SECTION ON A-A



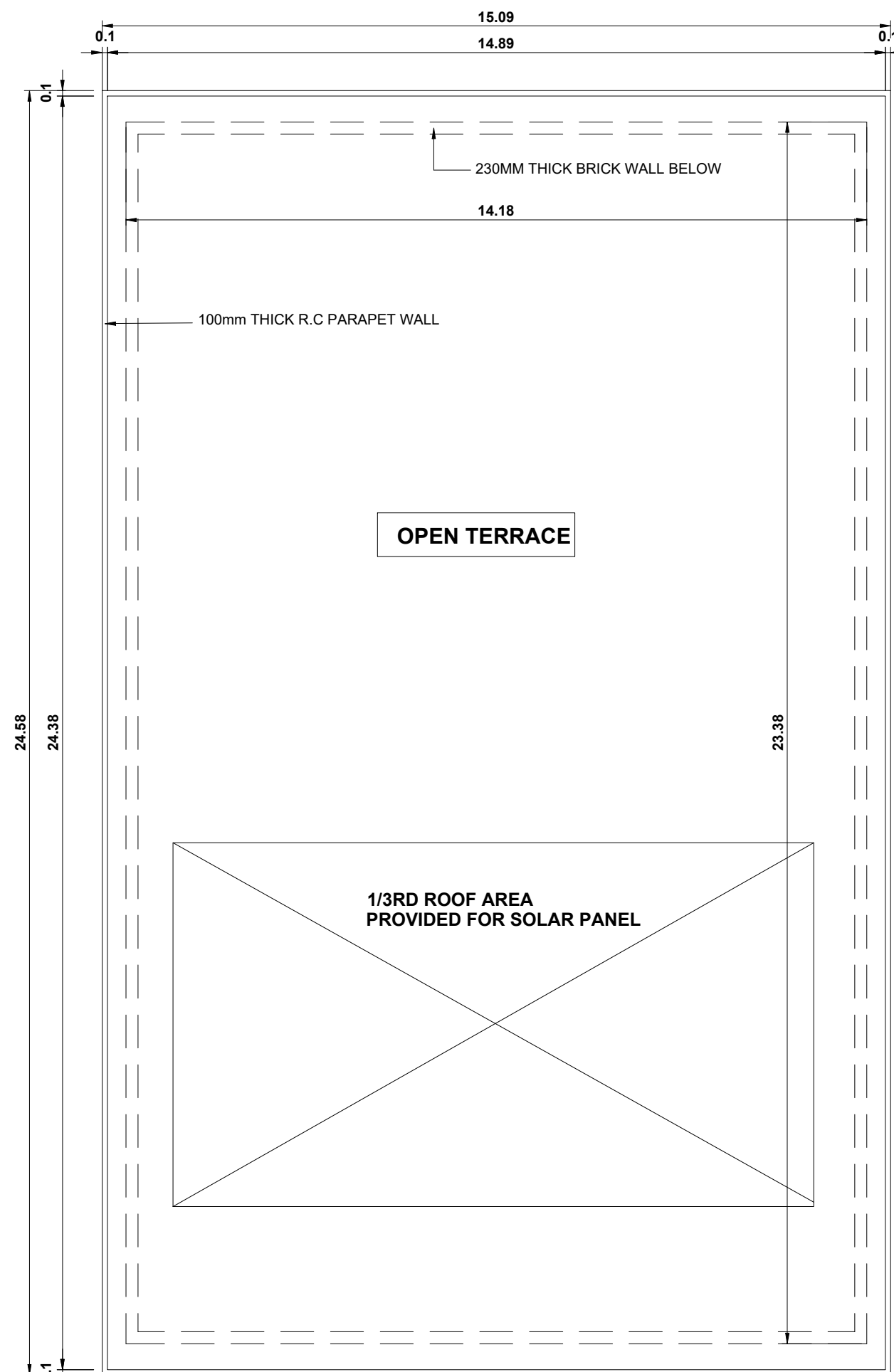
SECTION ON C-C



PLAN - UNDER GROUND WATER STORAGE SUMP AT BELOW GROUND LEVEL

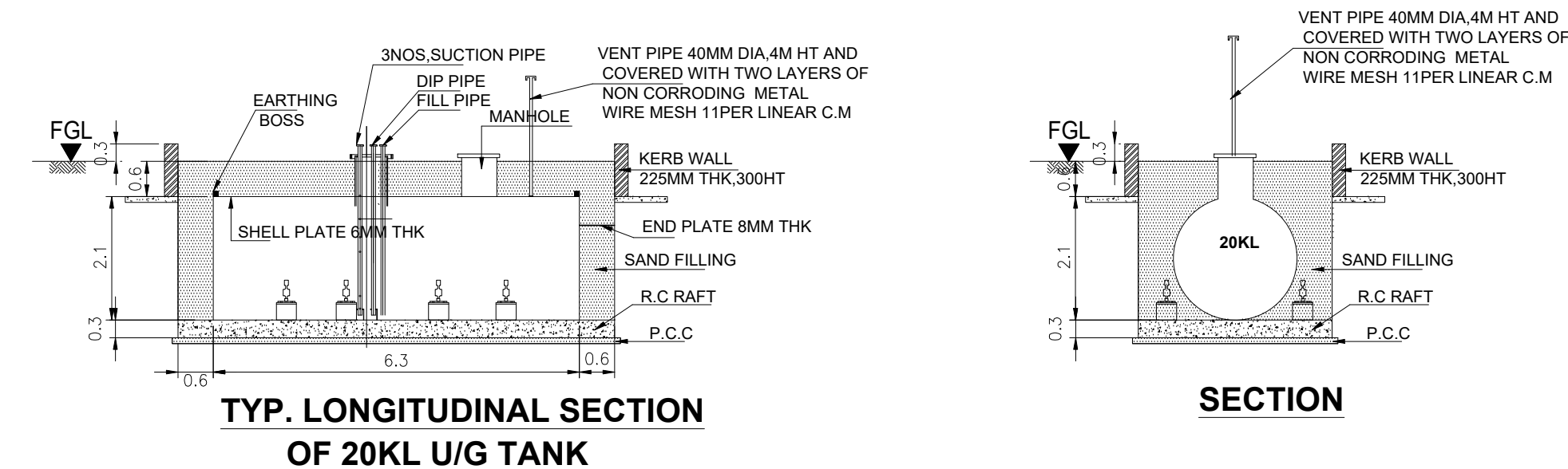


GROUND FLOOR PLAN

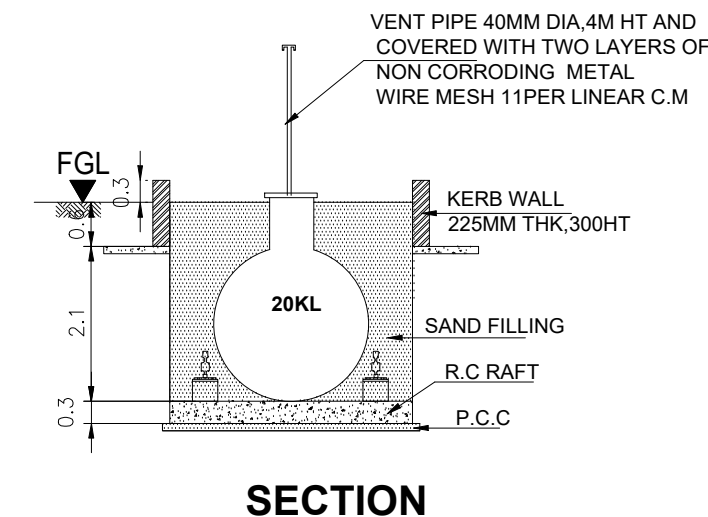


ROOF PLAN

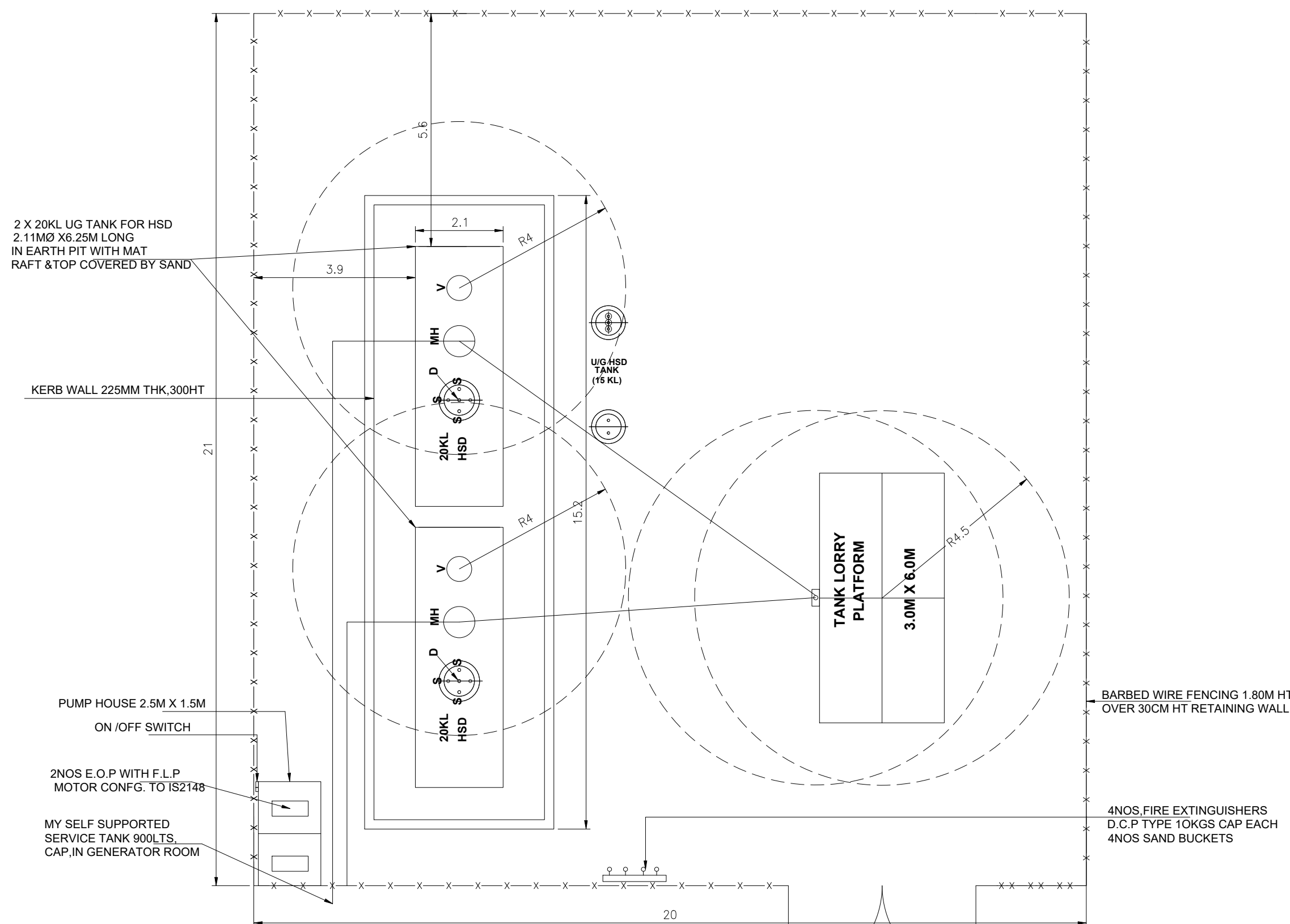
HSD YARD



TYP. LONGITUDINAL SECTION OF 20KL U/G TANK



SECTION



UNDER GROUND HSD STORAGE YARD PLAN

COLOUR INDEX :	REFERENCE :
PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 06.11.2025
DRIVEWAY	DRAWN : V.M.
EXISTING	CHECKED : DEV
APPLICANT :	APPROVED : H.A.E

for Gnutti Carlo India Pvt.Ltd.

[Signature]
Authorised Signatory

REGISTERED STRUCTURAL ENGINEER :

[Signature]
H.E. SRINIVAS SHASTRY, B.T., M.Eng. Sc

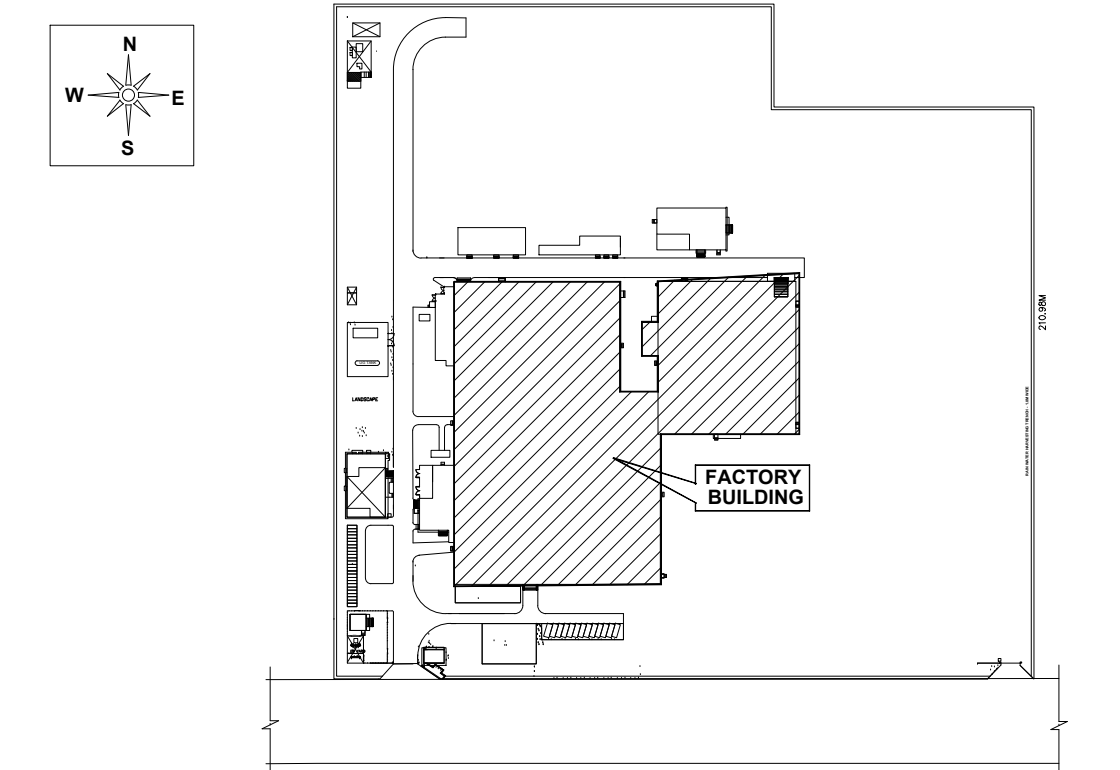
M.ASCE, AIA, A.M.I.E.
Chartered Engineer AM093341-7
CMDA-SE/GR-1/19/06/151
DTCP-TVLR/RSE/Gr-1/2019/08/003

ARCHITECT / REGISTERED ENGINEER :

[Signature]
H.A. ESWARA, B.E., P.E., M.Eng. Sc, P.E.
Chartered Engineer & Registered Architect
P3780
CMDA-RA/GR-1/19/06/270
DTCP-TVLR/RA/Gr-1/2019/08/004

**BLOCK 01 - FACTORY BUILDING
ROOF PLAN**

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO: A25 OF APPROVED LAYOUT NO: 4272/2019 DATED: 24/02/2020 OF SIPCOT ENGINEERING SEZ PHASE-III INDUSTRIAL COMPLEX IN SURVEY NOS: 48PT, 49PT, 50PT, 51PT, 61PT, 62PT & 83PT, MUGUDHARAYANAMPUR PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RAIPET DISTRICT - 632405.
CATEGORY OF INDUSTRIES : ORANGE
TNPCB CONSENT ORDER NO. FOR AIR : 2606270886679.
TNPCB CONSENT ORDER NO. FOR WATER : 2606170886679.
DATED: 24/02/2026



COLOUR INDEX :		REFERENCE :		
PROPOSED ☐		SCALE : 1:100		
BOUNDARY ☐		DATE : 06.11.2025		
DRIVEWAY ☐		DRAWN : V.M		
EXISTING ☐		CHECKED : DEV		
		APPROVED : H.A.E		
APPLICANT :				

for Gnutti Carlo India Pvt.Ltd.

Authorised Signatory

REGISTERED STRUCTURAL ENGINEER :

H.E. Srinivas Shastri

ARCHITECT / REGISTERED ENGINEER :

H.A. ESWARA, B.E. P.E. M.Am. Soc. P.E.
Chartered Engineer & Registered Architect
F3750 77/3816
CMDA-RA/GR-1/19/06/270
DTCP TVLR/RA/Ga-1/2019/08/004

MATCH LINE - 1

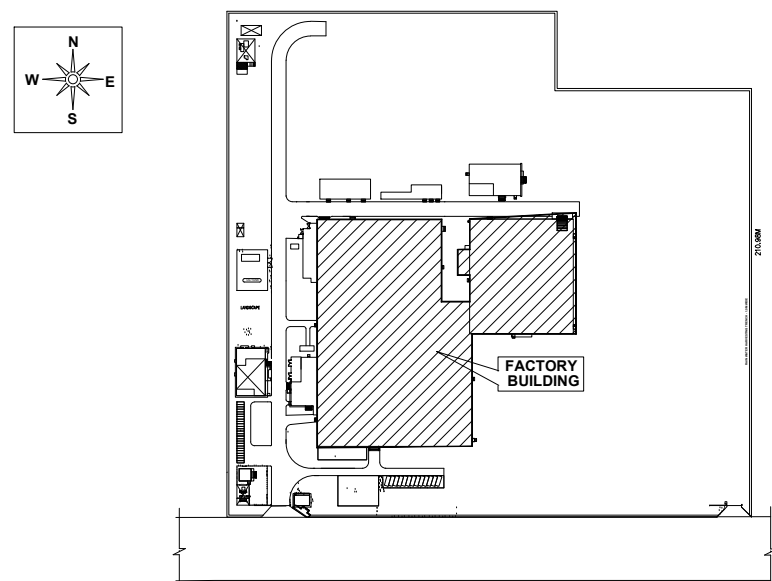
METAL SHEET ROOF

~~OPEN TERRACE~~

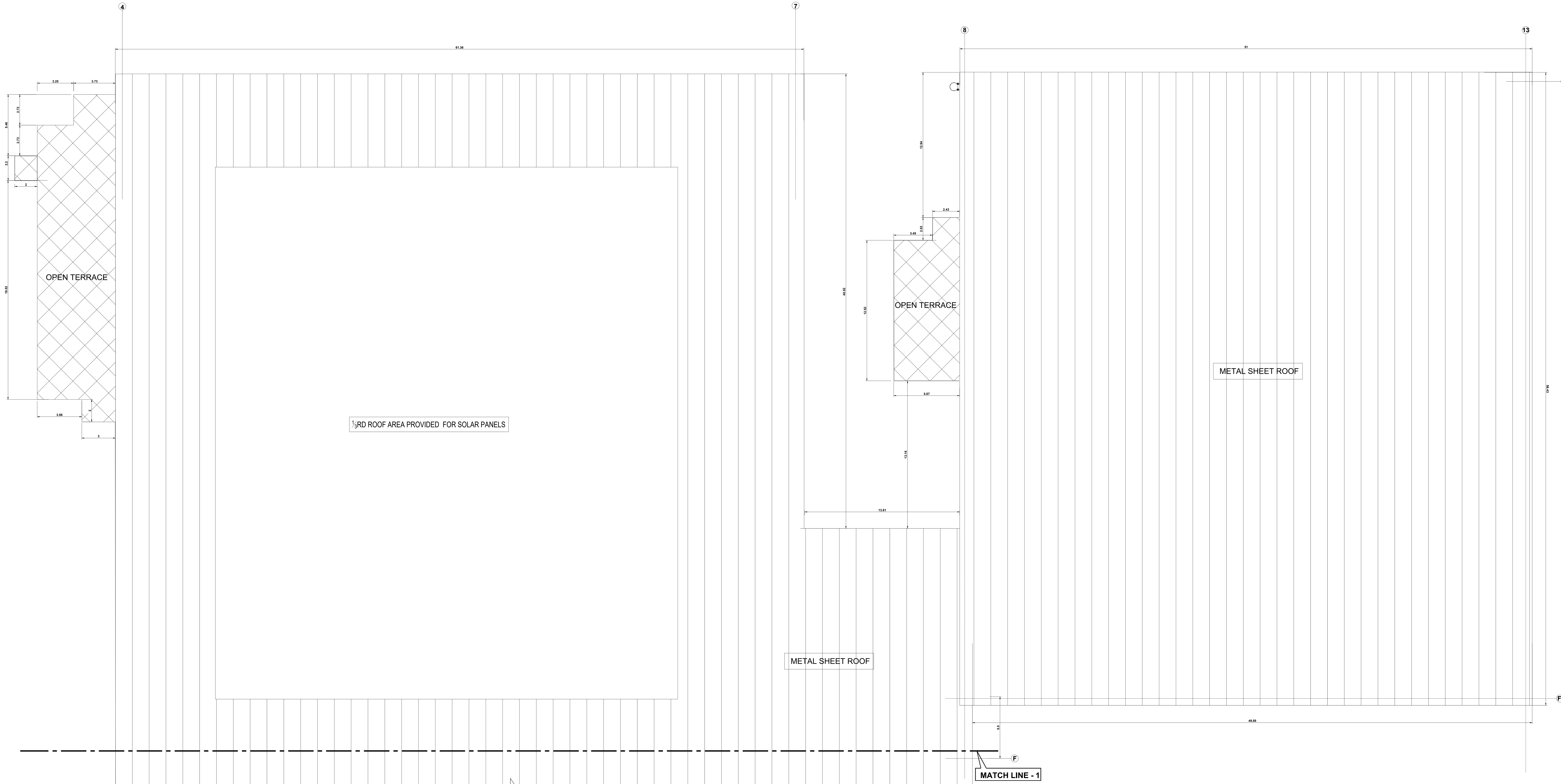
76.36

ROOF PLAN

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO: A25 OF APPROVED LAYOUT No. 427/2019, DATED: 07/06/2023 OF SIPCOT ENGINEERING SEZ PHASE-III INDUSTRIAL COMPLEX IN SURVEY NOS: 48PT, 49PT, 50PT, 51PT, 61PT, 82PT & 83PT, MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANIPET DISTRICT - 632405.
CATAGORY OF INDUSTRY : ORANGE
TNPCB CONSENT ORDER NO. FOR AIR : 2606270386796,
TNPCB CONSENT ORDER NO. FOR WATER : 2606170386796,
DATED: 24/02/2026
NOTE : ALL DIMENSIONS ARE IN MILLIMETER



KEY PLAN



ROOF PLAN

COLOUR INDEX :	REFERENCE :
PROPOSED ☐	SCALE : 1:100
BOUNDARY ☐	DATE : 08.11.2025
DRIVEWAY ☐	DRAWN : V.M
EXISTING ☐	CHECKED : DEV
	APPROVED : H.A.E

APPLICANT :

for Gnutti Carlo India Pvt.Ltd

[Signature]
Authorized Signatory

REGISTERED STRUCTURAL ENGINEER :

[Signature]

H.E. SUDHAKAR SHASTRI, S.E. No. 64/96

14, KALAI, Anna Nagar, Chennai - 600 074

Outstanding Payment: 08/01/2025

09/01/2025, 44, 25th & 26th Cross Street, Chennai - 600 009

09/01/2025, 44, 25th & 26th Cross Street, Chennai - 600 009

ARCHITECT / REGISTERED ENGINEER :

[Signature]

H.A. SUDHAKAR SHASTRI, S.E. No. 64/96

14, KALAI, Anna Nagar, Chennai - 600 074

Outstanding Payment: 08/01/2025

09/01/2025, 44, 25th & 26th Cross Street, Chennai - 600 009

09/01/2025, 44, 25th & 26th Cross Street, Chennai - 600 009

**BLOCK 01- FACTORY BUILDING
ELEVATIONS**

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO: A25 OF APPROVED LAYOUT NO. 19/2019, DATED 27/07/2019 OF SIRCOT ENGINEERING SECT. PHASE III INDUSTRIAL COMPLEX IN SURVEY NO: 48PT, 50PT, 51PT, 61PT, 62PT & 83PT, MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANIPET DISTRICT - 632405.

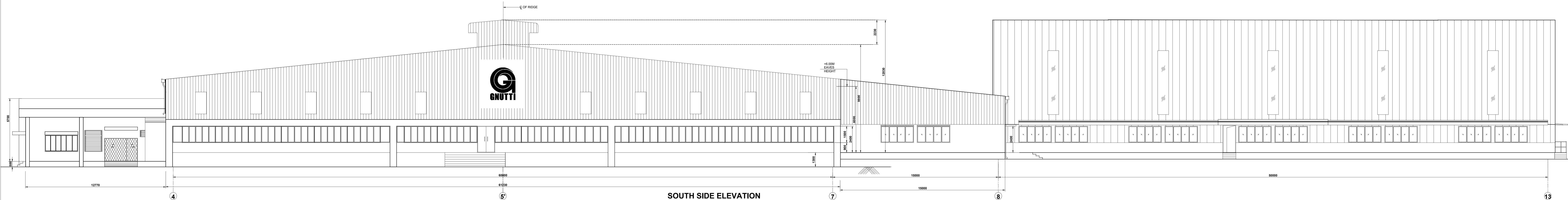
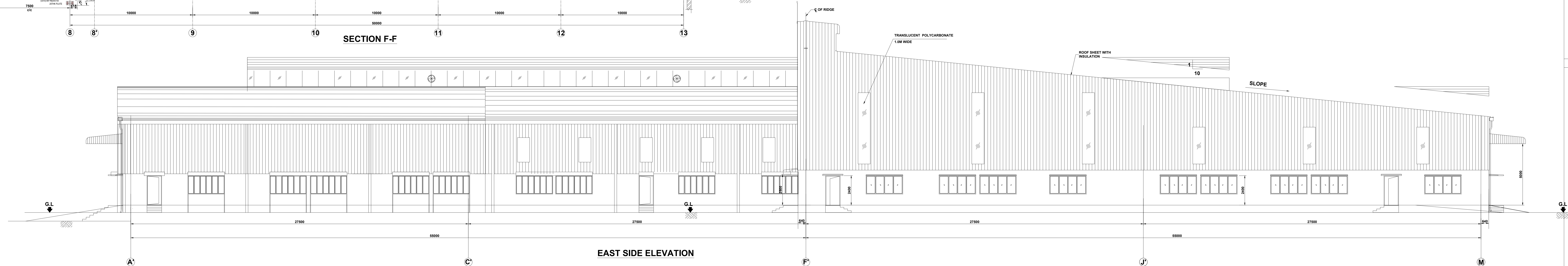
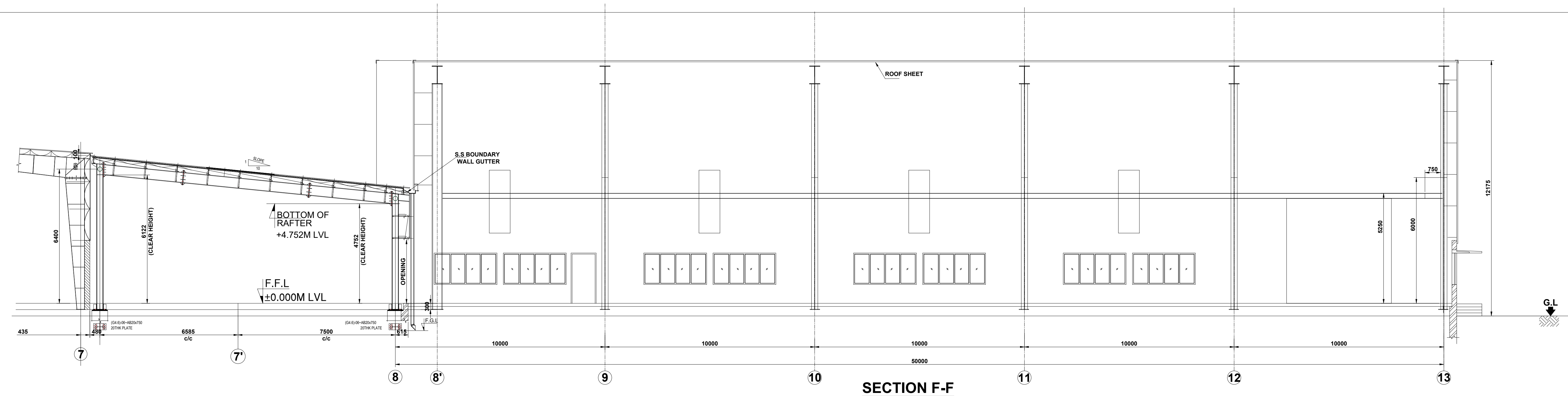
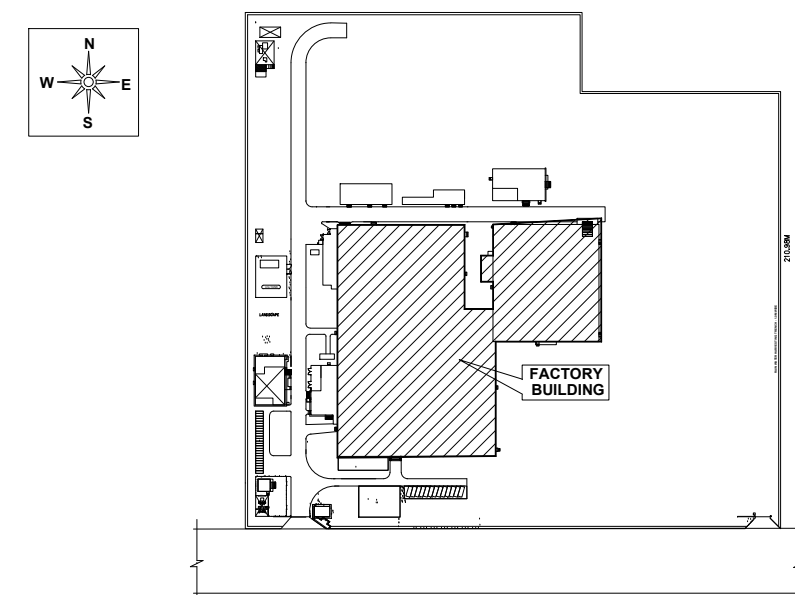
CATEGORY OF INDUSTRY - ORANGE

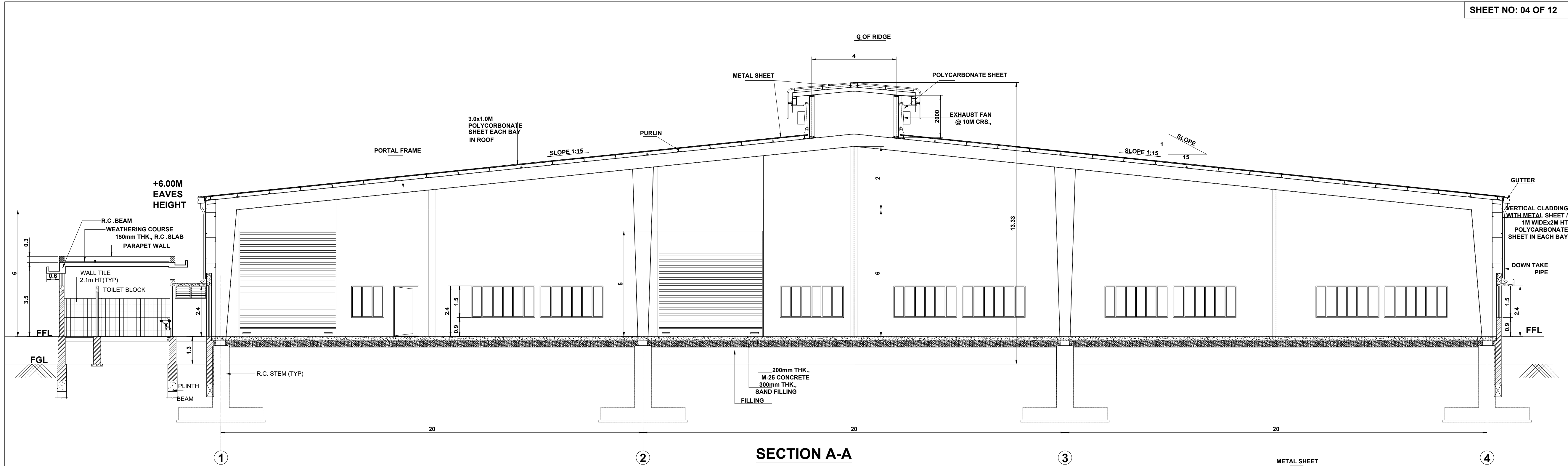
ENB CONSENT ORDER NO. FOR AIR :- 2606270986796,

NPCC CONSENT ORDER NO. FOR WATER : 260617086796,

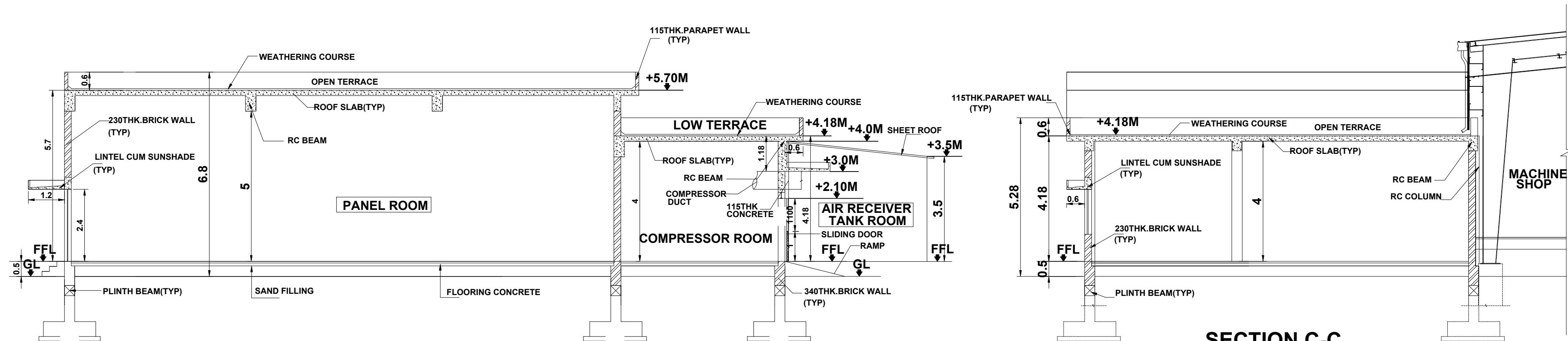
DATED: 24/02/2026

NOTE : ALL DIMENSIONS ARE IN MILLIMETER

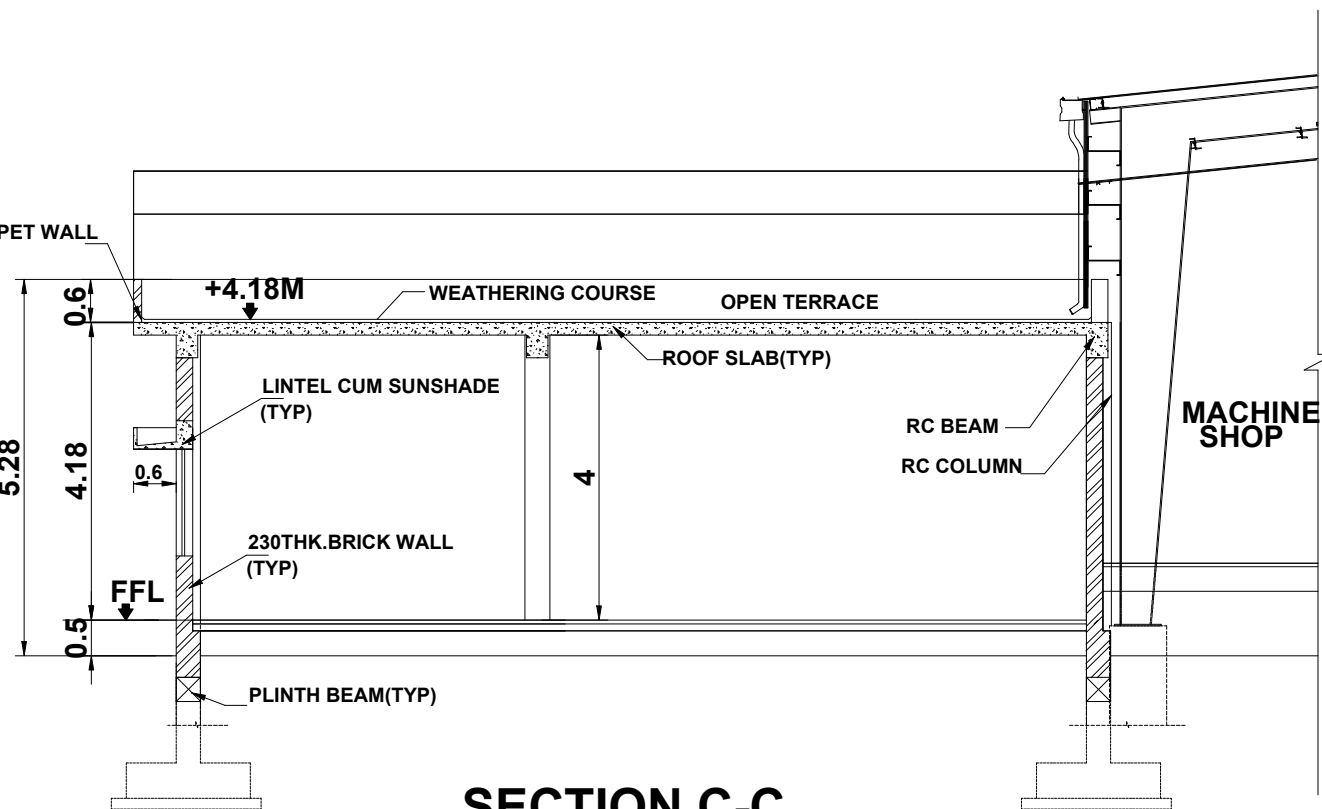




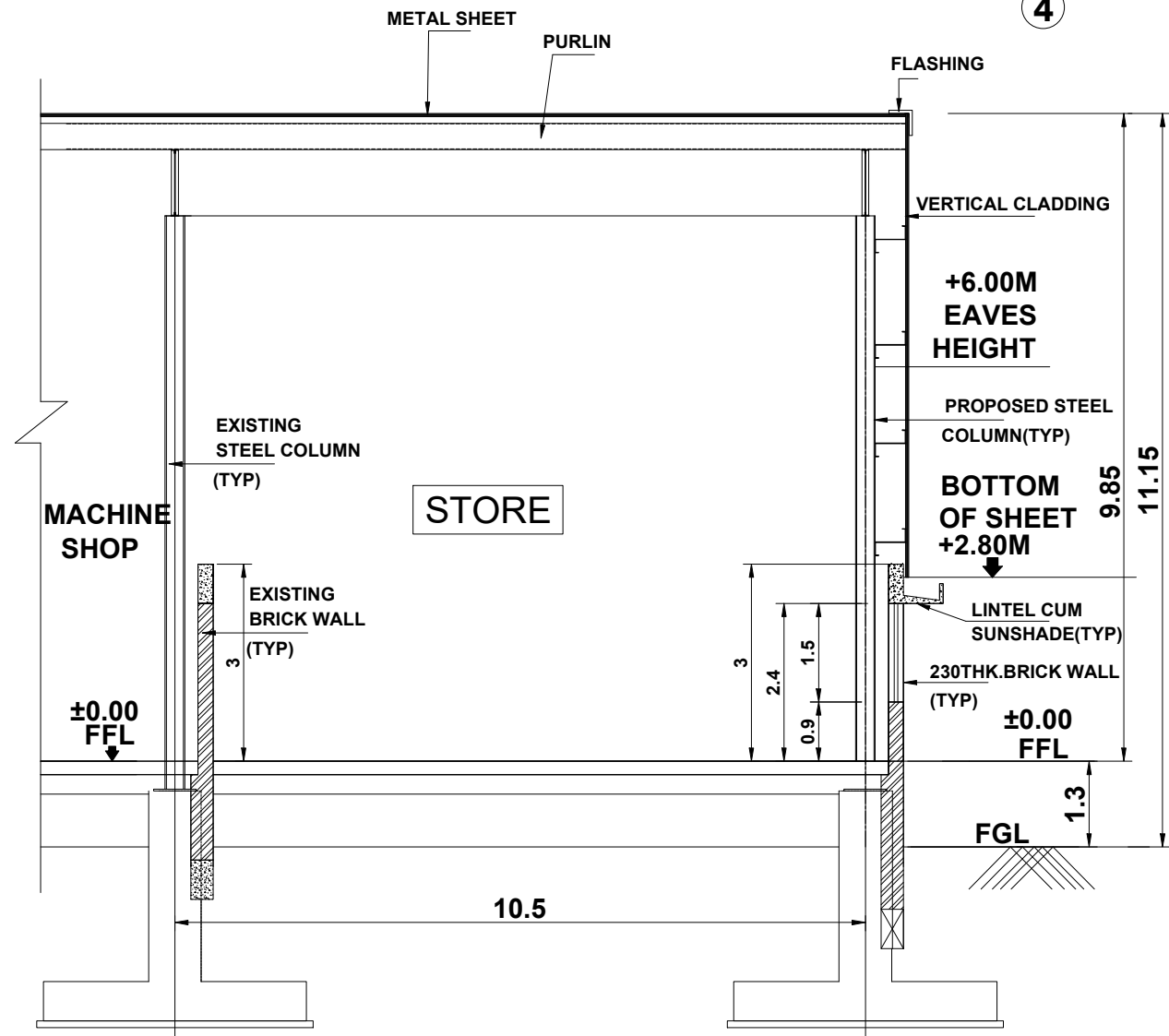
SECTION A-A



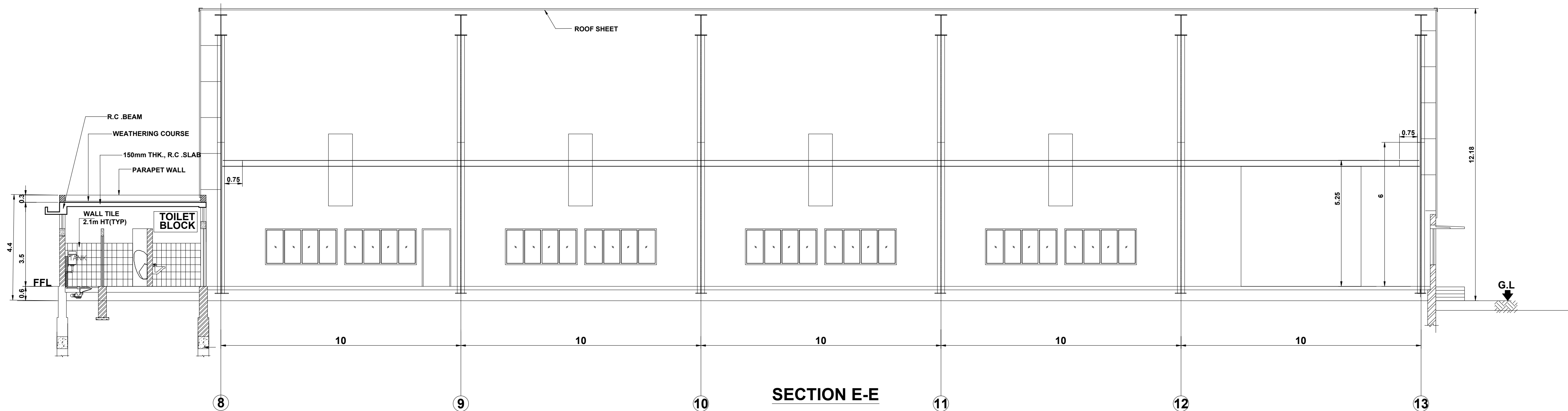
SECTION -BB



SECTION C-C
COMPRESSOR ROOM



SECTION D-D



SECTION E-E

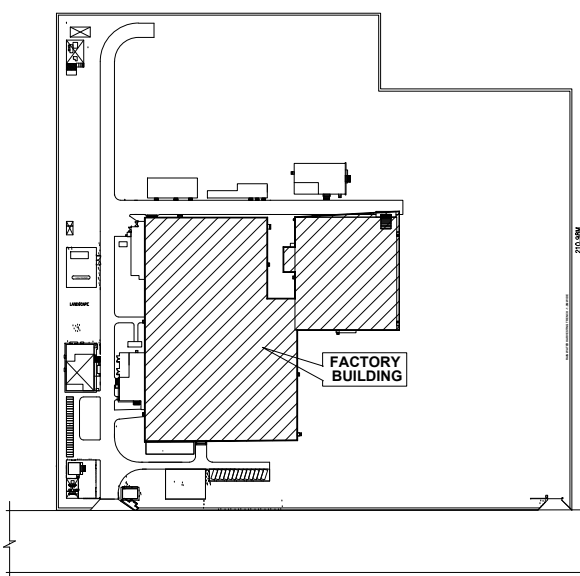
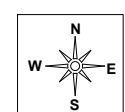
SHEET NO: 04 OF 12

M/S. GNUTTI CARLO INDIA PVT LTD.,

BLOCK 01- FACTORY BUILDING
SECTIONS

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO: A25 OF APPROVED LAYOUT No. 427/2019, DATED: 07/06/2025 OF SIPCOT ENGINEERING SEZ PHASE-III INDUSTRIAL COMPLEX IN SURVEY NOS: 48PT, 49PT, 50PT, 51PT, 61PT, 82PT & 83PT, MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANIPET DISTRICT - 632405.
CATAGORY OF INDUSTRY : ORANGE
TNPB CONSENT ORDER NO. FOR AIR : 2606270886796,
TNPB CONSENT ORDER NO. FOR WATER : 2606170886796,
DATED: 24/02/2026

NOTE : ALL DIMENSIONS ARE IN MILLIMETER



KEY PLAN

COLOUR INDEX :	REFERENCE :
PROPOSED ☐	SCALE : 1:100
BOUNDARY ☐	DATE : 06.11.2025
DRIVEWAY ☐	DRAWN : V.M
EXISTING ☐	CHECKED : DEV
	APPROVED : H.A.E

APPLICANT :

for Gnutti Carlo India Pvt.Ltd.

[Signature]
Authorised Signatory

REGISTERED STRUCTURAL ENGINEER :

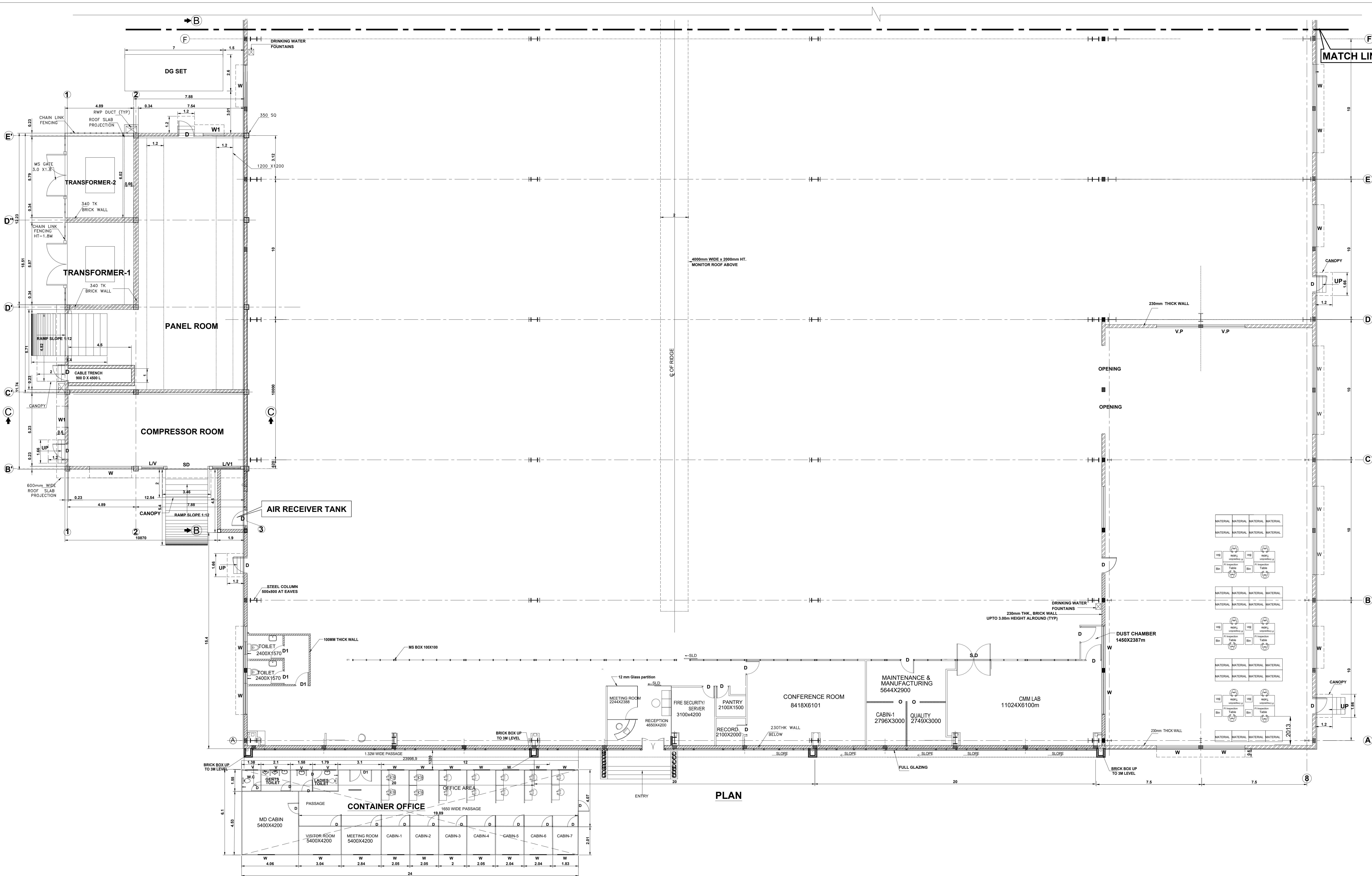
[Signature]
H.E. Srinivas Shastri, B.E., M.Eng. Sc.
M.ASCE, AIA, A.M.I.E.

Chartered Engineer AM003341-7
CMAA-REG/GR-1/19/06/151
DTCIP-TVLR/RSE/Gr-1/2019/06/003

ARCHITECT / REGISTERED ENGINEER :

[Signature]
H.A. Eswara, B.E., P.E., M.Am. Sec., P.L.V.,
Chartered Engineer & Registered Architect
R2090

CMAA BA/GR-1/19/06/370
DTCIP-TVLR/PA/Gr-1/2019/06/004



MATCH LINE -1

SCHEDULE OF JOINERY		
RS	ROLLING SHUTTER	5000 x 5000
D	STEEL DOOR	1200 x 2400
W	ALUMINIUM GLAZED WINDOW (POWDER COATED) SIDE HUNG	3000 x 1500
O	OPEN	1200 x 2400

TOILET BLOCK		
D1	T.W., FLUSH DOOR PLASTIC COATED ON BOTHSIDE	1000 x 2400
D2	T.W., FLUSH DOOR PLASTIC COATED ON BOTHSIDE	750 x 2100
V1	ALUMINIUM VENTILATOR (POWDER COATED)	1200 x 600
V2	ALUMINIUM VENTILATOR (POWDER COATED)	900 x 600
V3	ALUMINIUM VENTILATOR (POWDER COATED)	600 x 600
SD	SLIDING DOOR	1000 x 2100

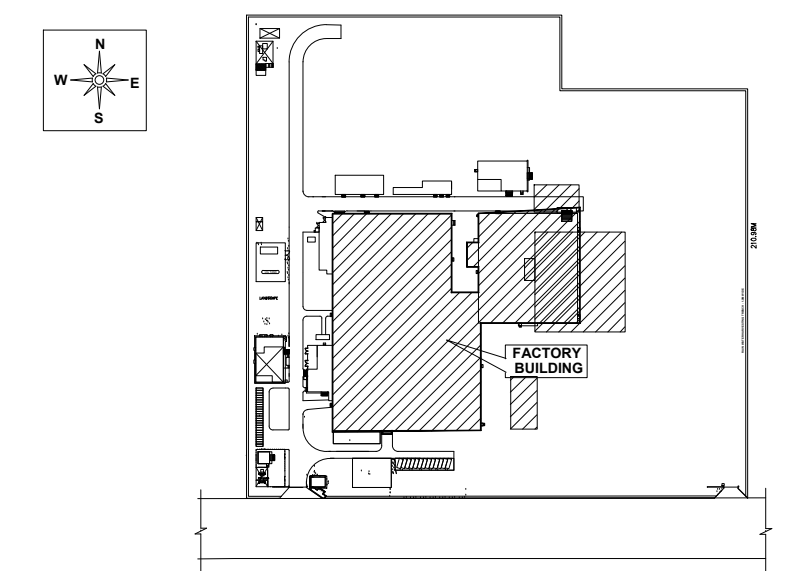
SCHEDULE OF JOINERY		
MACHINE SHOP - 1		
RS	ROLLING SHUTTER	5000 x 5000
D	STEEL DOOR	1200 x 2400
D1	T.W., FLUSH DOOR PLASTIC COATED ON BOTHSIDE	1000 x 2400
D2	T.W., FLUSH DOOR PLASTIC COATED ON BOTHSIDE	750 x 2400
W	ALUMINIUM GLAZED WINDOW (POWDER COATED) SIDE HUNG	3000 x 1500
W1	ALUMINIUM GLAZED WINDOW (POWDER COATED) SIDE HUNG	19700 x 1500
W2	ALUMINIUM GLAZED WINDOW (POWDER COATED) SIDE HUNG	19400 x 1500
W3	ALUMINIUM GLAZED WINDOW (POWDER COATED) SIDE HUNG	16800 x 1500

COMPRESSOR & PANEL ROOM		
RS	ROLLING SHUTTER	3000 x 4000
RS1	ROLLING SHUTTER	3000 x 3000
D	STEEL DOOR	1200 x 2400
W	ALUMINIUM WINDOW (POWDER COATED) SIDE HUNG	3000 x 1500
W1	ALUMINIUM WINDOW (POWDER COATED) SIDE HUNG	1500 x 1500

TOILET BLOCK		
D1	T.W., FLUSH DOOR PLASTIC COATED ON BOTHSIDE	1000 x 2400
D2	T.W., FLUSH DOOR PLASTIC COATED ON BOTHSIDE	750 x 2100
V	ALUMINIUM VENTILATOR (POWDER COATED)	4800 x 600
V1	ALUMINIUM VENTILATOR (POWDER COATED)	2400 x 600
V2	ALUMINIUM VENTILATOR (POWDER COATED)	1800 x 600
V3	ALUMINIUM VENTILATOR (POWDER COATED)	1200 x 600
EF	EXHAUST FAN	300 DIA.

(SUBSTATION)			
GRS	GRILL ROLLING SHUTTER	3000 x 3000	
W	ALUMINIUM WINDOW WITH GRILL	1500 x 1500	
V	ALUMINIUM VENTILATOR	1500 x 600	
SD	STEEL DOOR (SINGLE LEAF)	1200 x 2400	

M/S. GNUTTI CARLO INDIA PVT LTD.,
BLOCK 01 - FACTORY BUILDING
GROUND FLOOR PLAN
BUILDING PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO. A25 OF APPROVED LAYOUT No. 427/2019, DATED: 07/06/2023 OF SIPCOT ENGINEERING SEZ PHASE-III INDUSTRIAL COMPLEX IN SURVEY NOs: 48PT, 49PT, 50PT, 51PT, 51PT, 61PT, 82PT & 83PT. MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANGPET DISTRICT - 632405.
CATEGORY OF INDUSTRY : ORANGE
TNPCB CONSENT ORDER NO. FOR AIR : 2606270886796, TNPCB CONSENT ORDER NO. FOR WATER : 2606170886796, DATED: 24/02/2026
NOTE : ALL DIMENSIONS ARE IN MILLIMETER



KEY PLAN

COLOUR INDEX	REFERENCE
PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 06/11/2025
DRIVEWAY	DRAWN : V.M
EXISTING	CHECKED : TONY
	APPROVED : H.A.E

APPLICANT :
for Gnutti Carlo India Pvt.Ltd.
[Signature]
Authorized Signatory

REGISTERED STRUCTURAL ENGINEER :
[Signature]
H.E. SRINIVAS SHASTRY, P.E., M.Eng. Sc.
M.ASCE, AIA, A.M.P.E.
Chartered Engineer AM95341-7
CMDA-SE/GR-1/19/06/101
DTCF-TYLR/RA/Gr-1/2019/08/003

ARCHITECT / REGISTERED ENGINEER :
[Signature]
H.A. Eswara
Chartered Engineer & Registered Architect
F2180
CMDA-RA/GR-1/19/06/17/3816
DTCF-TYLR/RA/Gr-1/2019/08/004

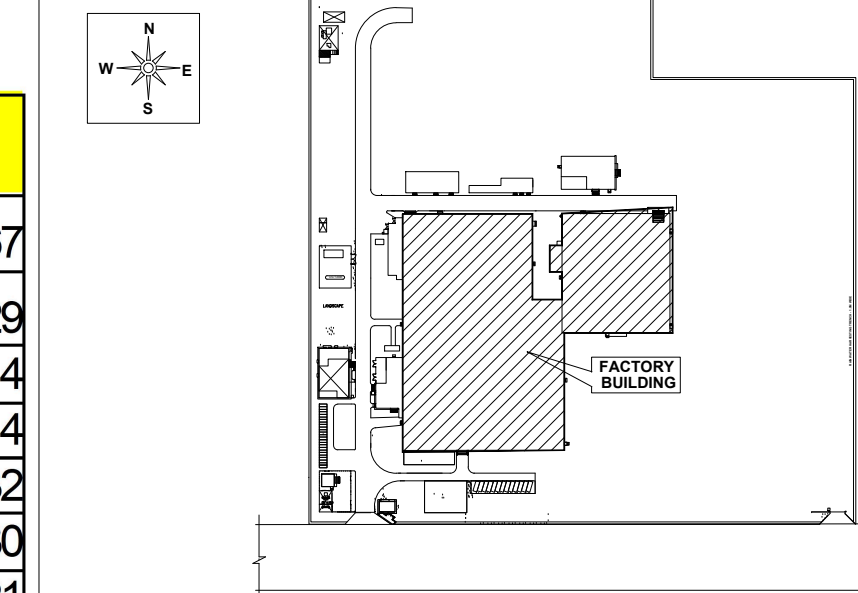
BLOCK 01, FACTORY BUILDING
GROUND FLOOR PLAN

BUILDING PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO. A25 OF APPROVED LAYOUT No. 427/2019, DATED: 07/06/2023 OF SIPCOT ENGINEERING SEZ, PHASE-III INDUSTRIAL COMPLEX IN SURVEY NOS: 48PT, 49PT, 50PT, 51PT, 61PT, 62PT & 63PT, MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANIPET DISTRICT - 632405.

CATEGORY OF INDUSTRY : ORANGE

TNPCC CONSENT ORDER NO. FOR AIR : 2606270886796, TNPCC CONSENT ORDER NO. FOR WATER : 2606170886796, DATED: 24/02/2026

NOTE : ALL DIMENSIONS ARE IN MILLIMETER



KEY PLAN

Expansion Building list of machines

Sno	Machine	Qty	KW	HP
1	AMS GEMINI-XL	4	50	67
2	Tugami CNC Lathe	1	22	29
3	Insert press	1	3	4
4	Bush press	1	3	4
5	BFW Bush reaming	1	24	32
6	MP1 & Demagnetizer	1	60	80
7	NGCT Washing	2	90	121
8	ECM	1	20	27
9	Vibro	1	5	7
10	Cosmos grinding	2	24	32
11	HAAS VMC VF2SS	3	20	27
12	Laser marking	1	1	1
13	Packing table	1	1	1
14	Test bench	1	1	1
15	Spring & HLA dovetail assembly	1	0	0
16	Spherical ball assembly	1	3	4
17	AMS LT - 2XL Turning	1	17	23
18	Gundrill	1	52	70
19	Induction hardening	1	100	134
20	HAAS VMC VF6SS	1	33	44
21	Automatic press	1	10	13
22	Shaft end cap	1	10	13
23	Shaft dovetail pin pressing & Laser marking	1	3	4
24	Deburring machine	1	20	27
Total KW/HP			572	767

COLOUR INDEX :	REFERENCE :
PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 14.12.2023
DRIVEWAY	DRAWN : V.M.
EXISTING	CHECKED : TONY
APPLICANT :	APPROVED : H.A.E.

for Gnutti Carlo India Pvt.Ltd

REGISTERED STRUCTURAL ENGINEER :

H.E. Srinivas Shastri, B.E., M.Eng.Sc.
M. ASCE, AIA, A.M.I.E.
Chartered Engineer AM093341-7
CMAA-SE/GR/19/06/151
DTCP-TVL/R/SE/GR-1/2019/08/003

ARCHITECT / REGISTERED ENGINEER :

H.A. Srinivas Shastri, B.E., M.Eng.Sc.
Chartered Engineer & Registered Architect
P730
CMAA-RA/GR-1/19/06/070
DTCP-TVL/R/RA/GR-1/2019/08/004

PLAN

SITE PLAN

SITE PLAN SHOWING THE PROPOSED CONSTRUCTING INDUSTRIAL BUILDING (MANUFACTURE OF AUTOMOBILE ENGINE PARTS) SITUATED AT PLOT NO. A25 OF APPROVED LAYOUT NO. 427/2019, DATED: 07/08/2009 OF SIPCOT ENGINEERING SEZ. PHASE-III INDUSTRIAL COMPLEX IN SURVEY NO: 48PT, 49PT, 50PT, 51PT, 61PT, 82PT & 83PT, MUGUDHARAYAPURAM PANCHAYAT / VILLAGE, WALAJAH PANCHAYAT UNION, WALAJAH TALUK, RANIPET DISTRICT - 632405. CATEGORY OF INDUSTRY : ORANGE. TNPCB CONSENT ORDER NO. FOR AIR : 2606270886796, TNPCB CONSENT ORDER NO. FOR WATER : 2606170886796, DATED: 24/02/2026

NOTE : ALL DIMENSIONS ARE IN MILLIMETER. MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

AREA STATEMENT

TOTAL AREA AS PER DOCUMENTS : 60698.90 SQ.M (15.00 ACRES)
TOTAL AREA AS PER SITE : 60692.90 SQ.M (15.00 ACRES)

S.NO	BLOCK NO.	BUILDINGS	FSI AREA (SQ.M)	NON FSI (SQ.M)	TOTAL (SQ.M)
EXISTING BUILDING AREA DETAILS:					
1.	1.	MAIN FACTORY BUILDING			
		FACTORY AREA	11079.57	-	11079.57
		OFFICE AREA	375.97	-	375.97
		CANOPY	124.50	-	124.50
2.	2.	SCRAP YARD SHED	157.50	-	157.50
3.	3.	STORAGE SHED	250.00	-	250.00
4.	4.	STP SHED	16.50	-	16.50
5.	5.	CANTEEN & PUMP ROOM BLOCK	331.60	-	331.60
		CANOPY	33.72	-	33.72
6.	6.	SECURITY & LOCKER	37.50	-	37.50
		CANOPY	21.00	-	21.00
7.	7.	SUBSTATION	322.84	-	322.84
		CANOPY	14.52	-	14.52
8.	8.	POS - VCB ROOM	35.76	-	35.76
		CANOPY	8.35	-	8.35
TOTAL PROPOSED BUILDUP AREA			12809.33	-	12809.33

F.S.I = $\frac{12809.33 \text{ SQ.M}}{60698.90 \text{ SQ.M}} = 0.211$
PLOT COVERAGE = $\frac{12807.74 \text{ SQ.M}}{60698.90 \text{ SQ.M}} \times 100 = 20.77\%$

MACHINERY LOAD DETAILS:

TOTAL MACHINERY LOAD - 6717.10 HP

NO. OF WORKERS DETAILS:

MALE	FEMALE	TOTAL
400 NOS	50 NOS	450 NOS

COLOUR INDEX:	REFERENCE:
PROPOSED BOUNDARY	SCALE: 1:400
DRIVEWAY	DATE: 06.11.2025
ROAD	DRAWN: V.M.
	CHECKED: DEV
	APPROVED: H.A.E.

for Gnutti Carlo India Pvt.Ltd.

Authorized Signatory

REGISTERED STRUCTURAL ENGINEER:

H.E. SHIVAS SHASTRY, B.E., M.Eng. Sc.
M.ARC.E. INDIA, A.M.I.E.
Chartered Engineer AM003341-7
CDMA REG. NO. U/19/08/131
DTPC-TYUK/RSE/G-1/2019/08/003

ARCHITECT / REGISTERED ENGINEER:

H.A. ESHARA, B.E., P.E., M.Arc. Sc., P.E.
Chartered Engineer & Registered Architect
P.E. INDIA
CDMA REG. NO. U/19/08/131
DTPC-TYUK/RSE/G-1/2019/08/004

162.53M

PROPOSED COMPOUND WALL

RAIN WATER HARVESTING TRENCH - 1.0M WIDE

7.2 M WIDE DRIVEWAY

VACANT LAND FOR FUTURE EXPANSION

Compound Wall
5cm to 7cm sized pebbles
Sand bed for .15thk.
5 to 7.5cm size pebbles

Rain Water Trench Detail

VACCANT LAND - OSR 1

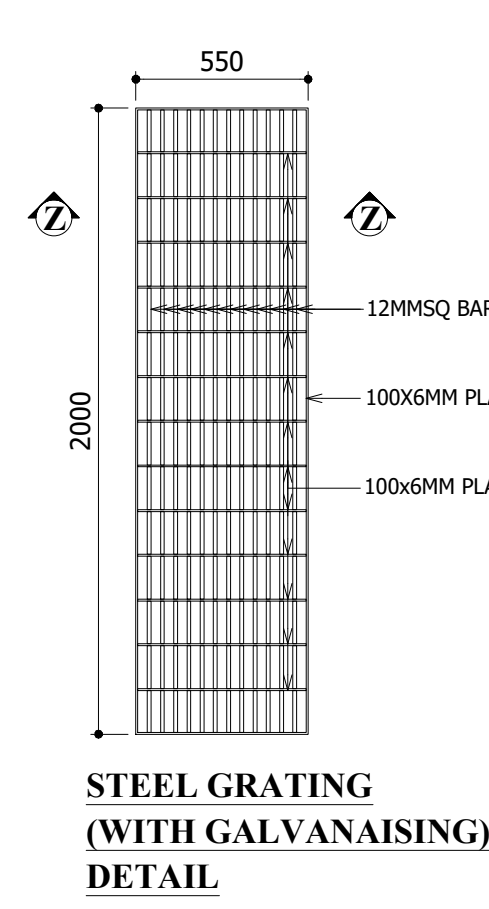
RAIN WATER HARVESTING TRENCH - 1.0M WIDE

95.85M

PROPOSED SITE

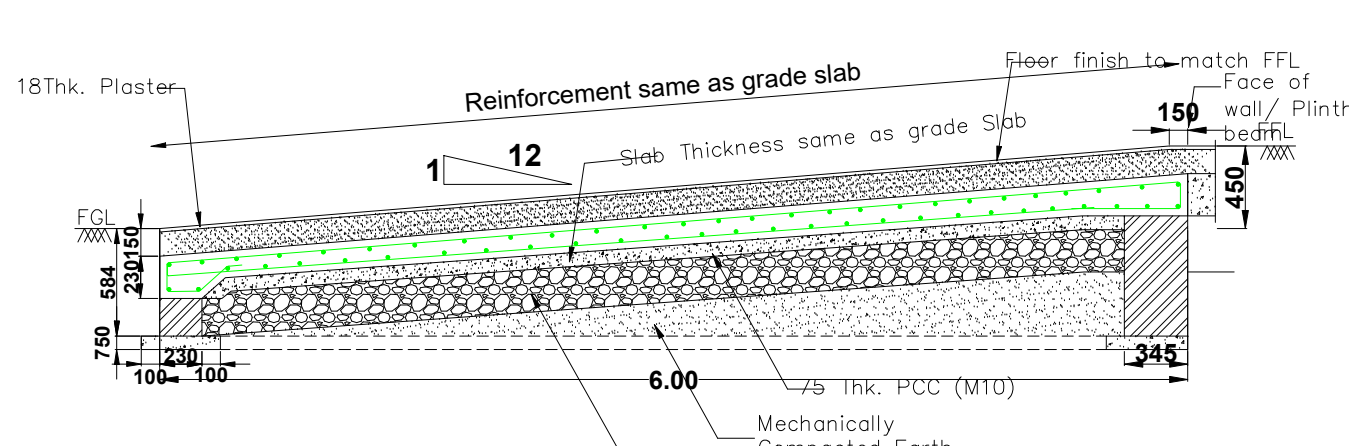
KEY PLAN

SECTION Z-Z



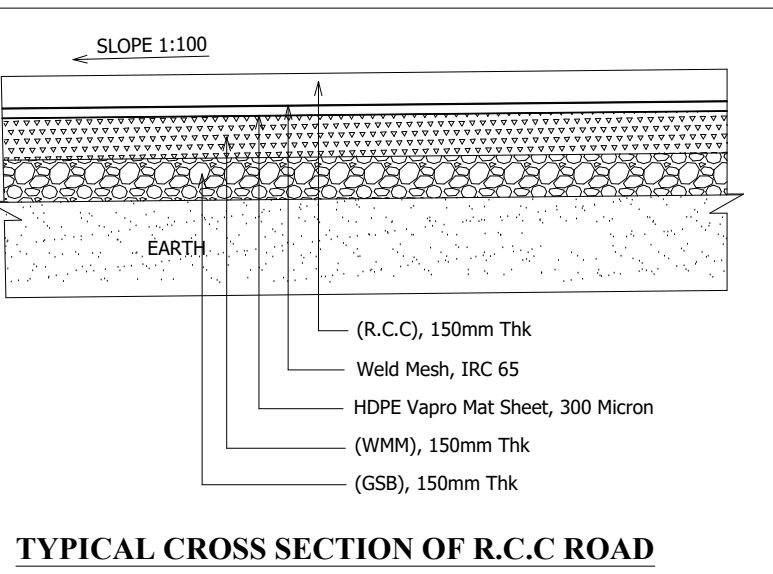
STEEL GRATING (WITH GALVANISING) DETAIL

RAMP SECTION DETAIL

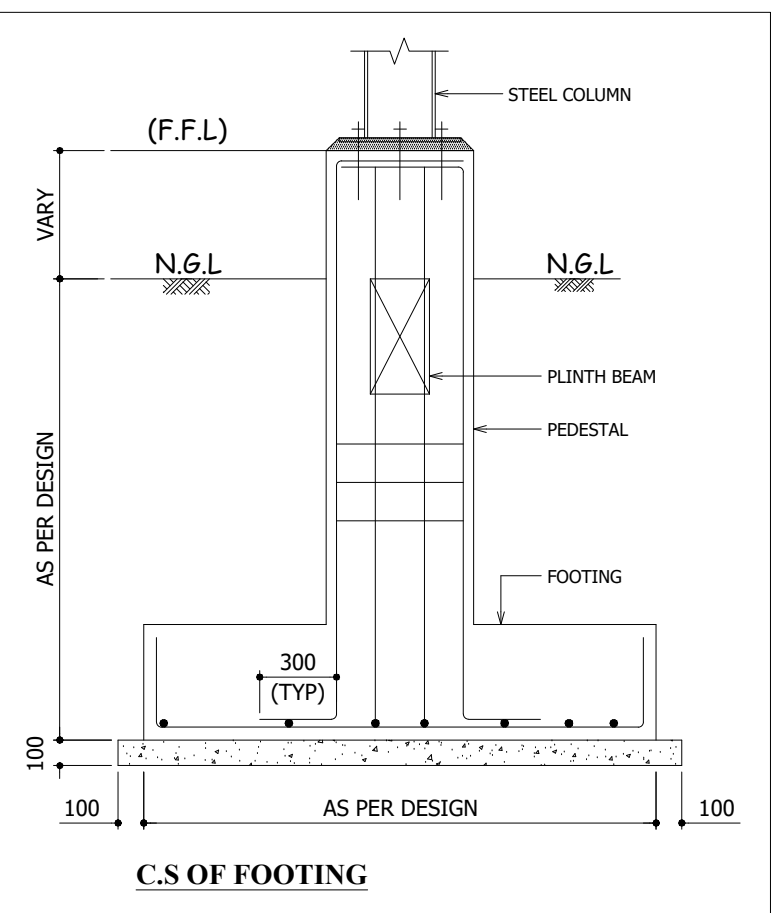


RAMP SECTION DETAIL

VACANT LAND PLOT NO. A-26 & OSR 1



TYPICAL CROSS SECTION OF R.C.C. ROAD



PLAN OF SUMP

SECTION OF SUMP DETAILS

SUMP DETAILS

N.T.S

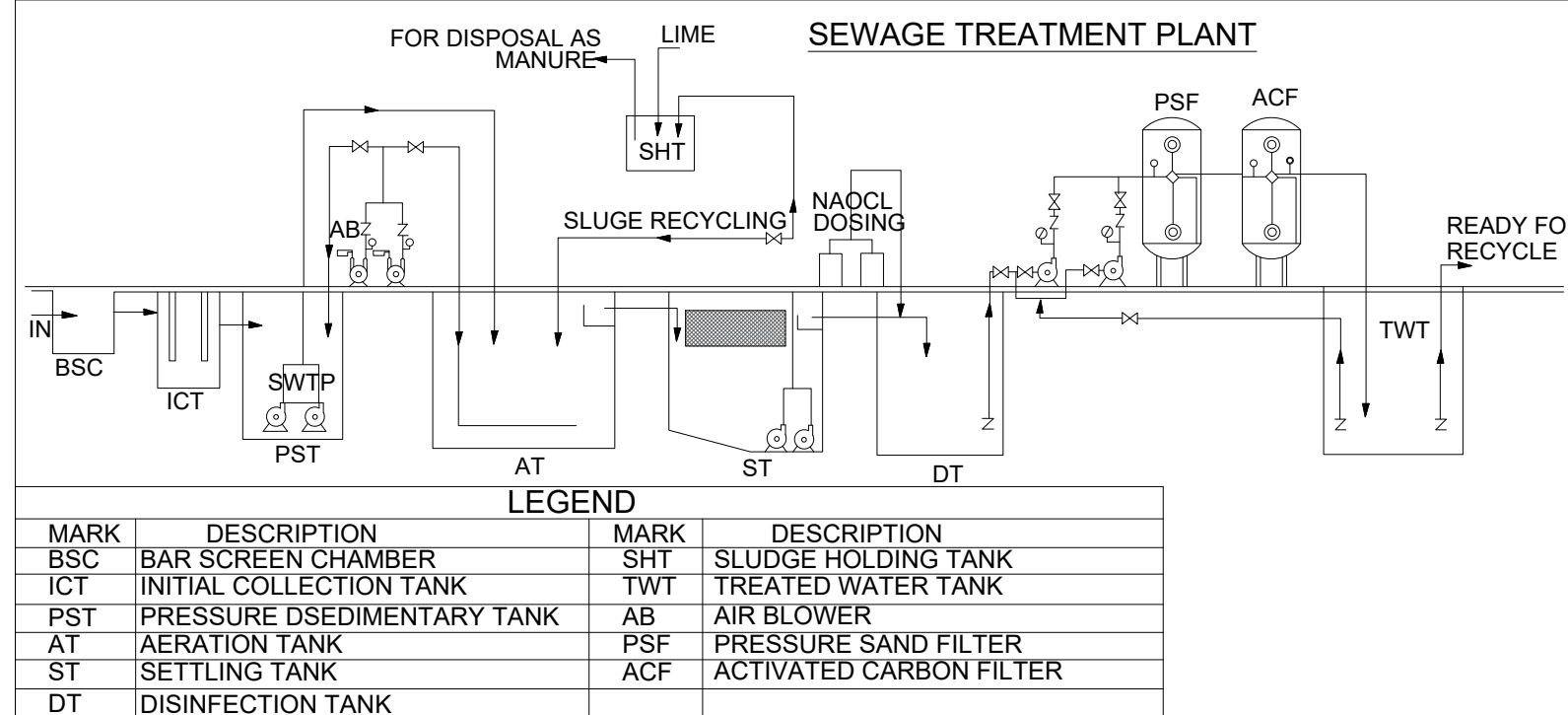
PARKING DETAILS:

S.NO	DESCRIPTION	SLOT SIZE	CONSIDERATION	REQUIRED	PROVIDED
1.	LORRY PARKING	3.5 x 10.0	500 SQ.M Workshop area	24 NOS	24 NOS
2.	CAR PARKING	2.5 x 5.0	150 SQ.M Office area	3 NOS	11 NOS
2.	EV CAR PARKING	2.5 x 5.0	10 % of Car Parking	2 NOS	2 NOS
3.	DA CAR PARKING	3.0 x 5.0	75 SQ.M Workshop area	2 NOS	2 NOS
3.	TWO WHEELER PARKING	1.2 x 3.6	150 SQ.M Office area	151 NOS	135 NOS
4.	EV 2-WHEELER PARKING	1.0 x 1.8	10 % of 2 Wheeler Parking	17 NOS	17 NOS
5.	DA 2-WHEELER PARKING	1.2 x 3.6	75 SQ.M Workshop area	12 NOS	12 NOS
6.	CYCLE PARKING	1.0 x 1.8	75 SQ.M Workshop area	151 NOS	155 NOS

- TOTAL BUILDUP AREA - 12771.83 SQ.M
- WORKSHOP AREA - 11306.74 SQ.M
- OFFICE AREA - 375.97 SQ.M
- UTILITY & CANOPY AREA - 1088.12 SQ.M

SANITATION DETAIL:

DESCRIPTION	MALE	FEMALE
WC	15 NOS	7 NOS
URINAL	18 NOS	-
WASHING TAPS	18 NOS	7 NOS
DRINKER WATER FOUNTAINS	6 NOS	6 NOS
ABLUTION TAP	15 NOS	7 NOS



MARK	DESCRIPTION	MARK	DESCRIPTION
BSC	BAR SCREEN CHAMBER	SHT	SLUDGE HOLDING TANK
ICT	INITIAL COLLECTION TANK	TWT	TREATED WATER TANK
PST	PRESSURE SEDIMENTARY TANK	AB	AIR BLOWER
AT	AERATION TANK	PSF	PRESSURE SAND FILTER
ST	SETTLING TANK	ACF	ACTIVATED CARBON FILTER
DT	DISINFECTION TANK		

PLOT NO. A-24
M/S. PEINER SMAG
MACHINERY INDIA
PVT LTDEXISTING TWO WHEELER
PARKING - 25 NOS

FROM SIPCOT ROAD

30m WIDE SIPCOT TAR ROAD

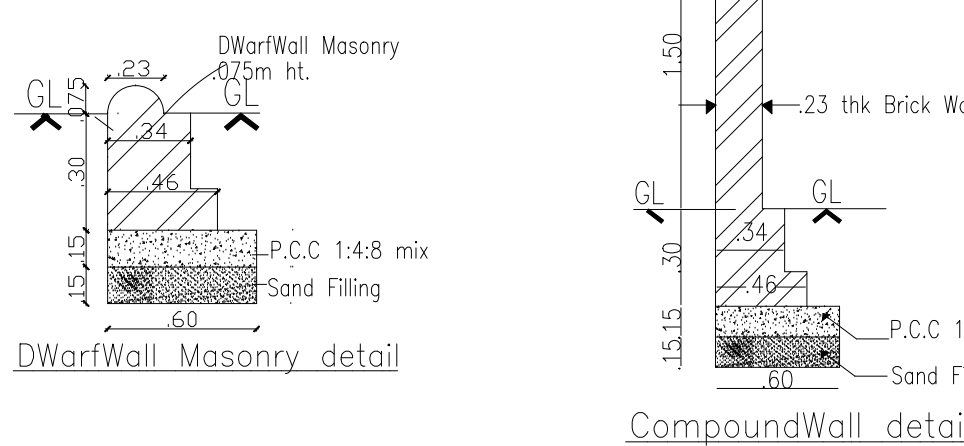
TO PONNAI MAIN ROAD

SITE PLAN

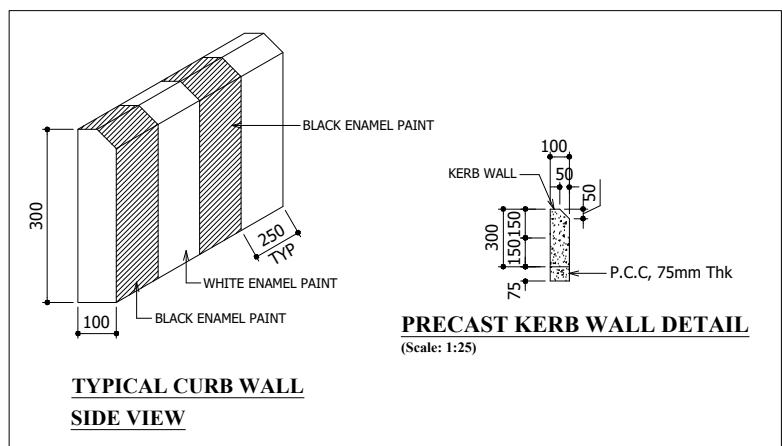
Entry Gate Detail

Exit Gate Detail

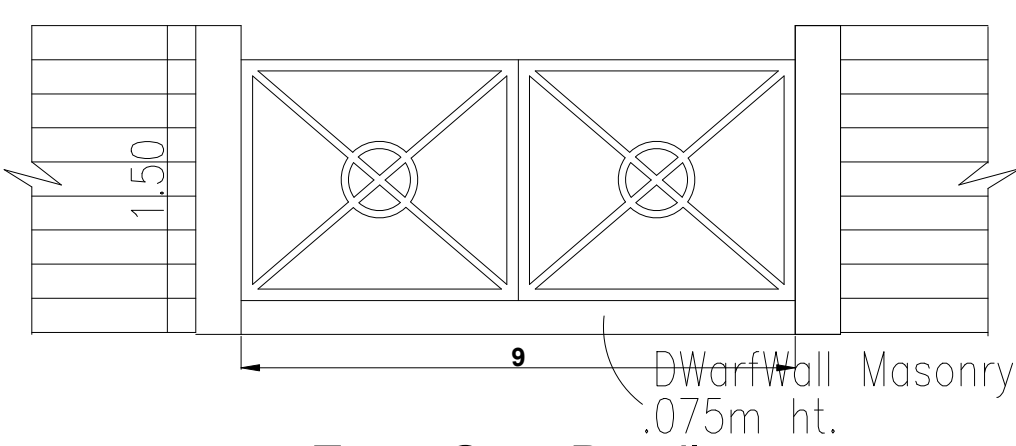
STAIRCASE DETAIL



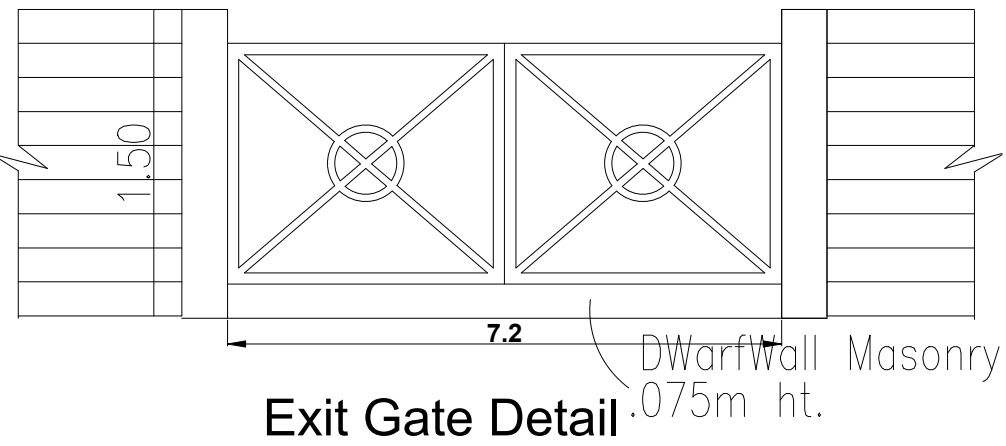
Compound Wall detail



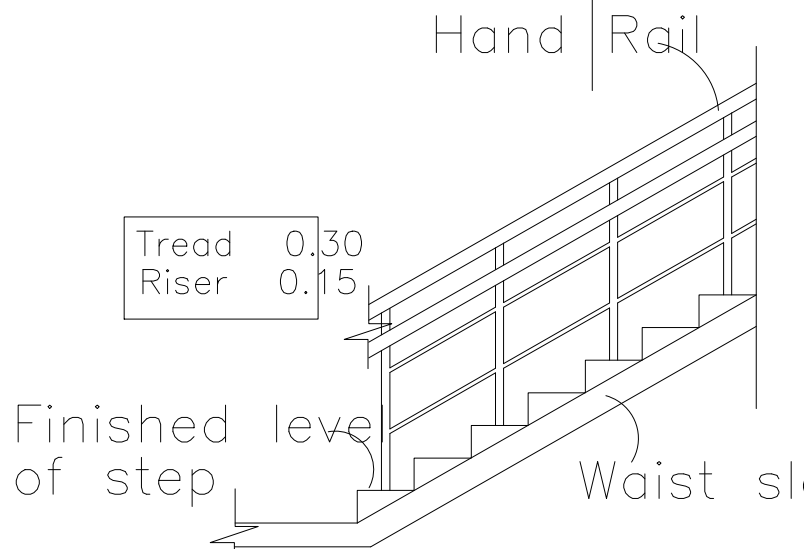
Precast Curb Wall Detail



Entry Gate Detail



Exit Gate Detail



STAIRCASE DETAIL

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.

