

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

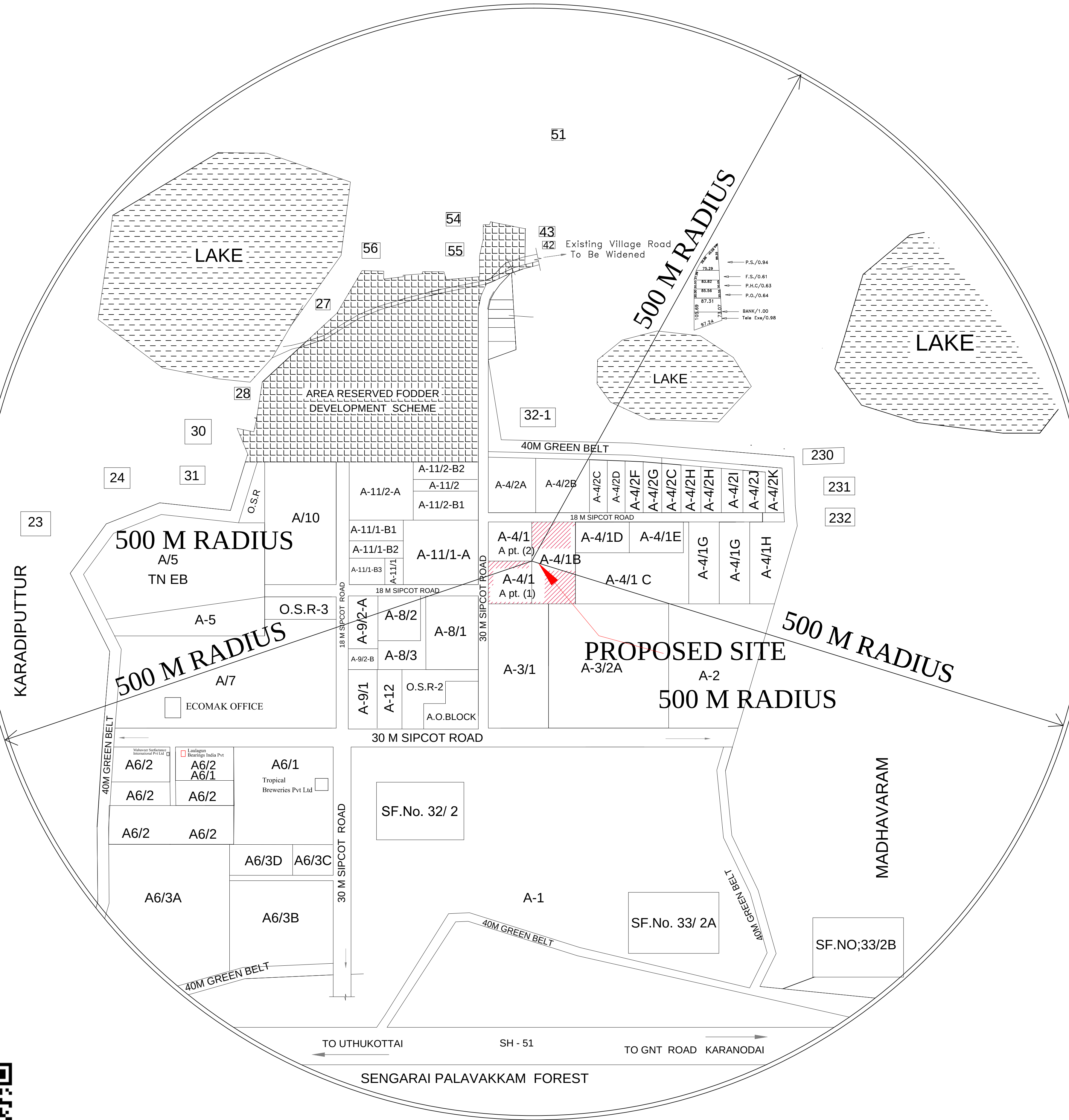
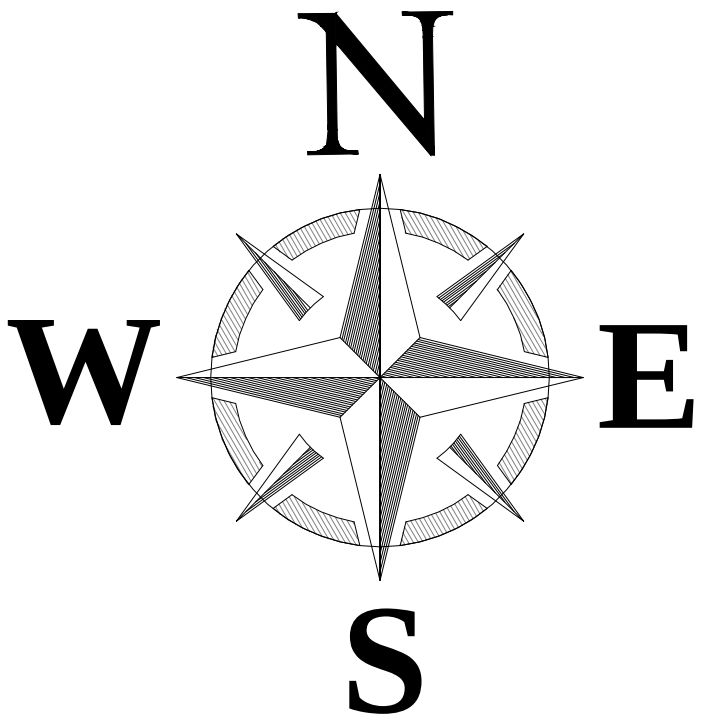
Building Plan

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.



SIPCOT PLOT APPROVAL NO: LP/DY/DTCP(CR) 65/2013

- NOTE:-
- 1, ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
 - 2, SILL LEVEL OF WINDOW IS BELOW 1.00m.
 - 3, DISTANCE BETWEEN M.C. AND JOINERY IS 0.60m.
 - 4, ALL DIMENSIONS ARE IN ``M``

COLOUR REFERENCE

PROPOSED SITE

ROAD

TITLE TOPO PLAN

PROPOSED INDUSTRIAL BUILDING TOPO PLAN

M/s. WHEELS INDIA LIMITED
PLOT NO.A-4/1A pt(1) & A-4/1B, SURVEY NO.32/2(pt),
SIPCOT INDUSTRIAL ESTATE, THERVOYKANDIKAI
VILLAGE, GUMMUDIPOONDI TALUK,
THIRUVALLUR DISTRICT.

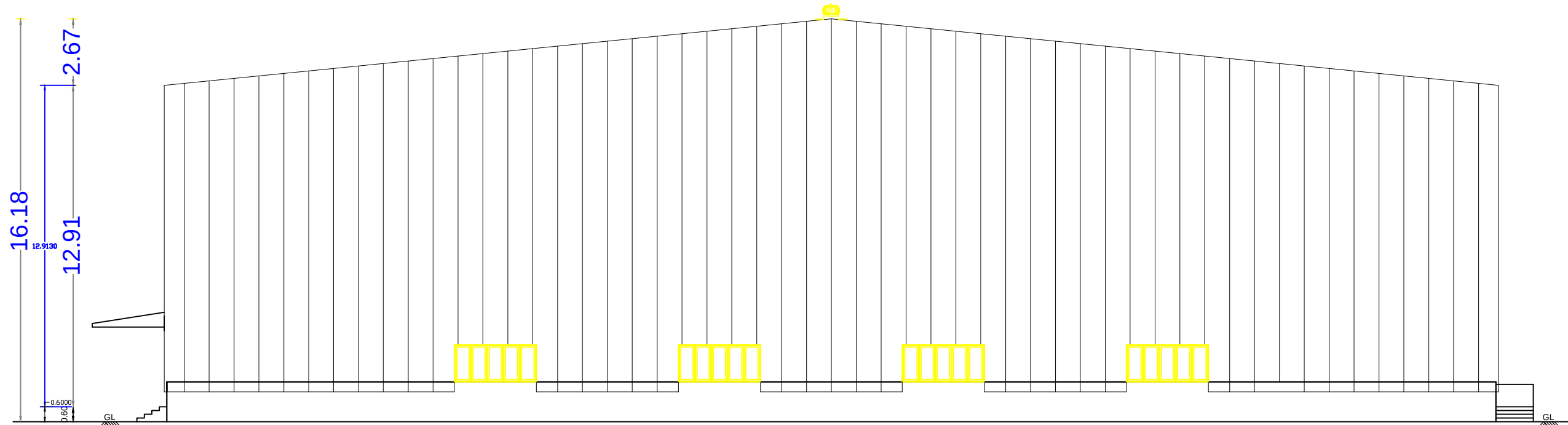
SCALE 1:2000

RAJESH M. JAYARAJ, B.Arch.,
REGD. ARCHITECT
COA. Regd. No: CA/99/24888
CMDA. Regd. No: RA/Gr.1/19/05/236
GOC Regd. No: RA002322020
Harrington Apartments, Unit No: 12, 3rd Floor,
No: 98, Harrington Road, Chelvet, Chennai-600 031,
Mobile: 96840 91800, Email: rajesh@rmj.co.in

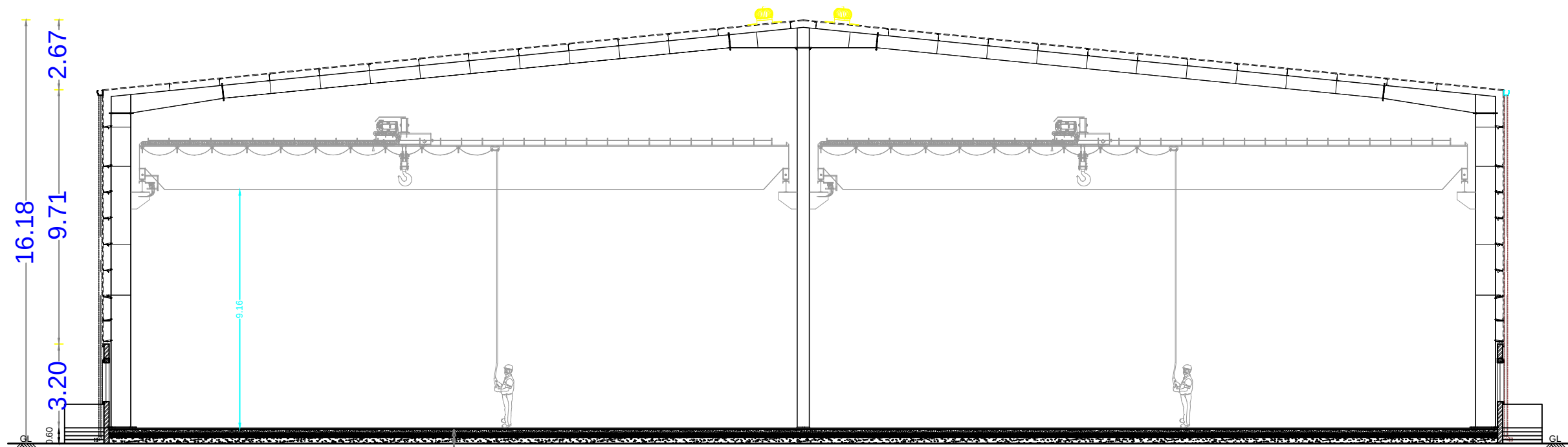
For WHEELS INDIA LIMITED
P. RAMESH
Chief Financial Officer

ARCHITECT / LICENSED SURVEYOR

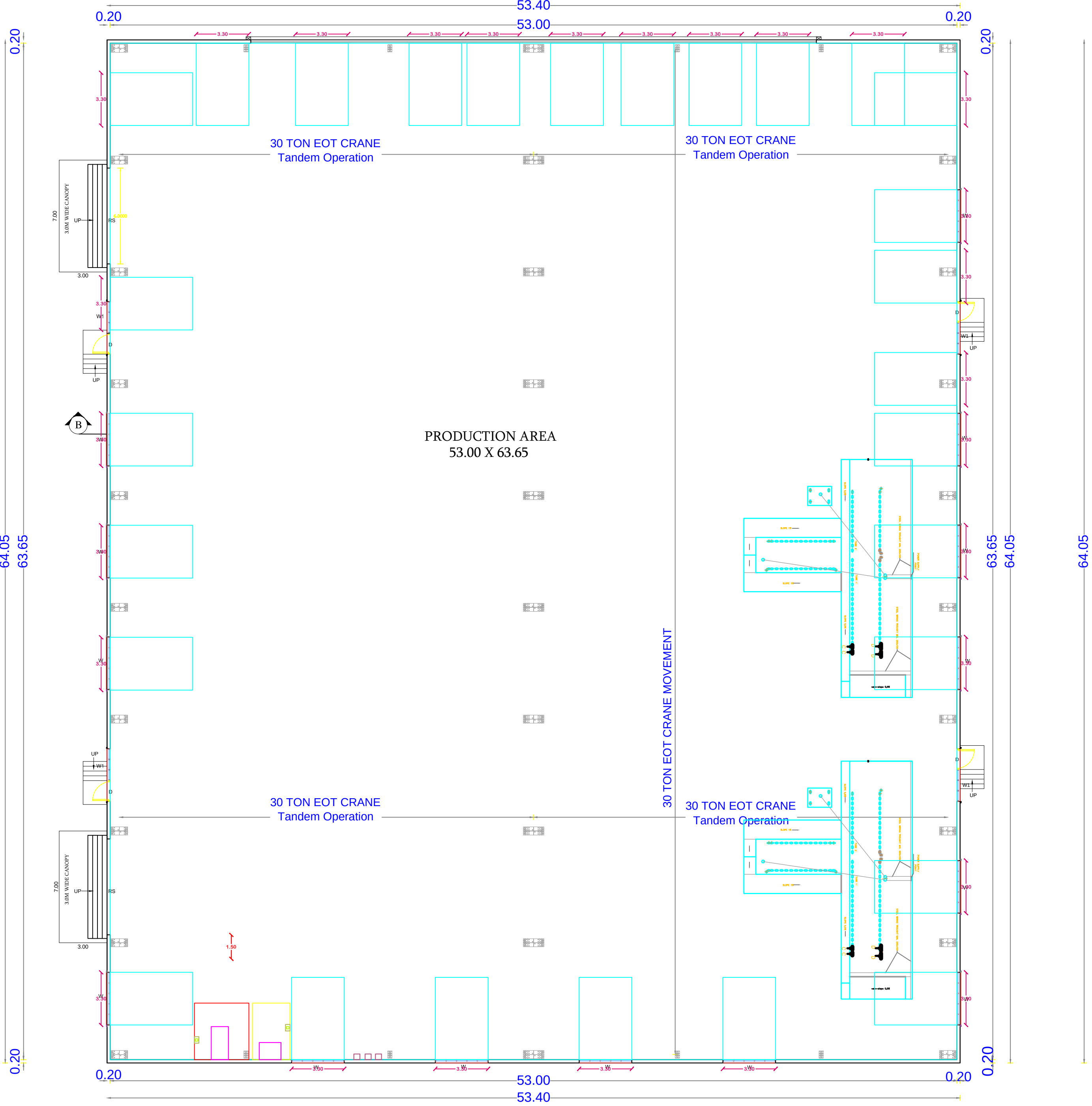
OWNER / OCCUPIER



SOUTHERN ELEVATION
FACTORY BUILDING II-3

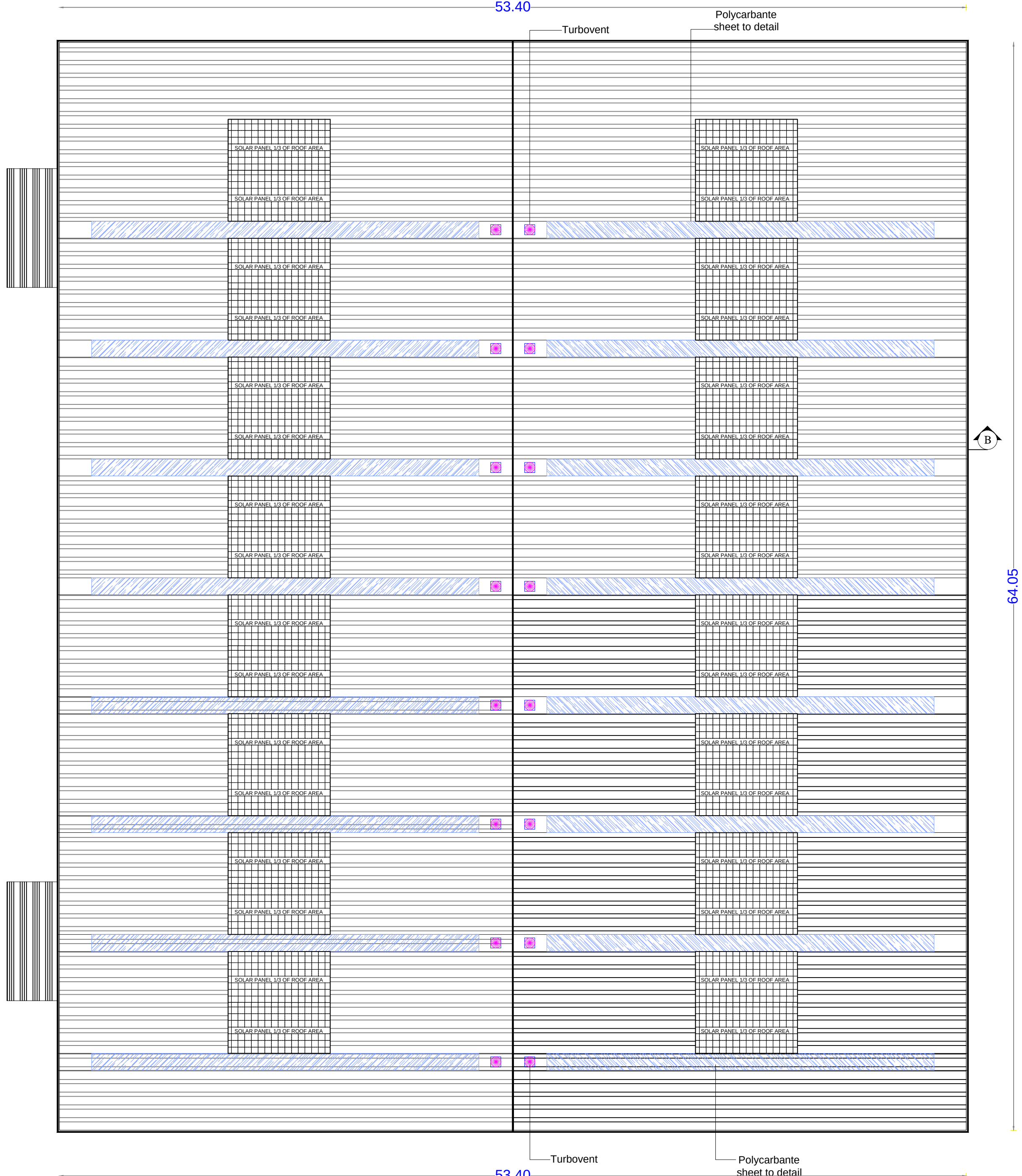


SECTION ON B-B
FACTORY BUILDING II-3



GROUND FLOOR PLAN
FACTORY BUILDING II-3

SLOPE=1IN12
5.84



ROOF FLOOR PLAN
FACTORY BUILDING II-3

M/s. WHEELS INDIA LIMITED
PLOT NO.A-4/1A p(1) & A-4/1B, SURVEY NO.32/2(p0),
SIPCOT INDUSTRIAL ESTATE, THERVOKKANDIKAI
VILLAGE, GUMMUDIPOONDI TALUK,
THIRUVALLUR DISTRICT.

TITLE:
FACTORY BUILDING II PLAN,
ELEVATION & SECTION



SCALE: FLOOR PLAN- 1:100,

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	5.25X5.20
W	WINDOW	3.30X1.50
W1	WINDOW	1.50X1.35
D	DOOR	1.30X2.10

COLOUR REFERENCE

PROPOSED BUILDING
ROAD APPROACH
BOUNDARY
DRIVEWAY

For WHEELS INDIA LIMITED
P RAMESH
Chief Financial Officer

OWNER / OCCUPIER

REGISTERED ENGINEER Gr-1

STRUCTURAL ENGINEER Gr-1

M/s. WHEELS INDIA LIMITED
PLOT NO.A-4/1A pt(1) & A-4/1B, SURVEY NO.32/2(pt),
SIPCOT INDUSTRIAL ESTATE, THERVOYKANDIKAI
VILLAGE, GUMMUDIPOONDI TALUK,
THIRUVALLUR DISTRICT.

TITLE
SITE PLAN, KEY PLAN AND DETAIL DRAWING



EXISTING BUILDING APPROVAL NO:
(திருவள்ளூர்) DTGP OFFICE

நக.எண்: 3342 / 2021, D.DIS NO: 571 / 2022.

GREEN CATG, ANNEXURE-VI 3066 - Light Engineering & Fabrication
Units with Painting.

SCALE: SITE PLAN- 1:400,

LAND EXTENT DETAIL

SURVEY.NO	AREA (Acre)	PATTA NO
32/2 PI	15.00	

EXISTING AREA STATEMENT (Sq.m)

A. EXISTING GROUND FLOOR AREA : 4925.20 Sq.M

EXISTING FSI AREA : 4925.20 Sq.M

PROPOSED AREA STATEMENT (Sq.m)

PLOT AREA = 15.00 Acre (60705.40 Sq.m)

EXISTING BUILDING (APPROVED)

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)	BUILDING HEIGHT (m)
1.	EXISTING (Approved) FACTORY BUILDING - I	GROUND FLOOR (INDUSTRIAL WORKSHOP) (INDUSTRIAL OFFICE)	4583.00 321.20	---	4,904.20	12.30 M
2.	EXISTING (Approved) SECURITY BUILDING	GROUND FLOOR	21.00	---	21.00	3.70 M
TOTAL			4925.20	---	4925.20	

PROPOSED BUILDING

3.	PROPOSED FACTORY BUILDING -II	GROUND FLOOR CANOPY (7.00X3.00)-2 No's	3420.27 42.00	---	3,462.27	16.16 M
4.	PROPOSED SUMP AND PUMP ROOM	GROUND FLOOR	17.11	---	17.11	2.60 M
TOTAL AREA in Sq.m			3479.38	---	3479.38	

TOTAL FSI AREA (EXISTING + PROPOSED) = 4,925.2 Sq.M + 3479.38 Sq.M
= 8404.58 Sq.M

F.S.I : TOTAL F.S.I AREA = 8404.58 Sq.M
PLOT AREA = 60705.40 Sq.M

PARKING	REQUIRED	PROVIDED
LORRY PARKING	17 Nos	17 Nos
TWO WHEELER PARKING	160 Nos	160 Nos
CAR PARKING	4 Nos	5 Nos
CYCLE SPACE (AREA)	160 Sqm	180 Sqm

MACHINERY DETAILS

S.NO	NAME OF MACHINERY	H.P
1	SUMP MOTOR	5.00
2	STP	10.05
TOTAL H.P		15.05

MACHINERY ABSTRACT

SHEET NO - 01	15.05
SHEET NO - 02	1483.38
TOTAL H.P	1498.43

EXISTING H.P + PROPOSED HP : 1,498.43H.P

EXISTING NO OF WORKERS + PROPOSED NO OF WORKERS : 280M+20F = 300 Nos

COLOUR REFERENCE

PROPOSED BUILDING
ROAD APPROACH
BOUNDARY
DRIVEWAY

For WHEELS INDIA LIMITED

P RAMESH
Chief Financial Officer

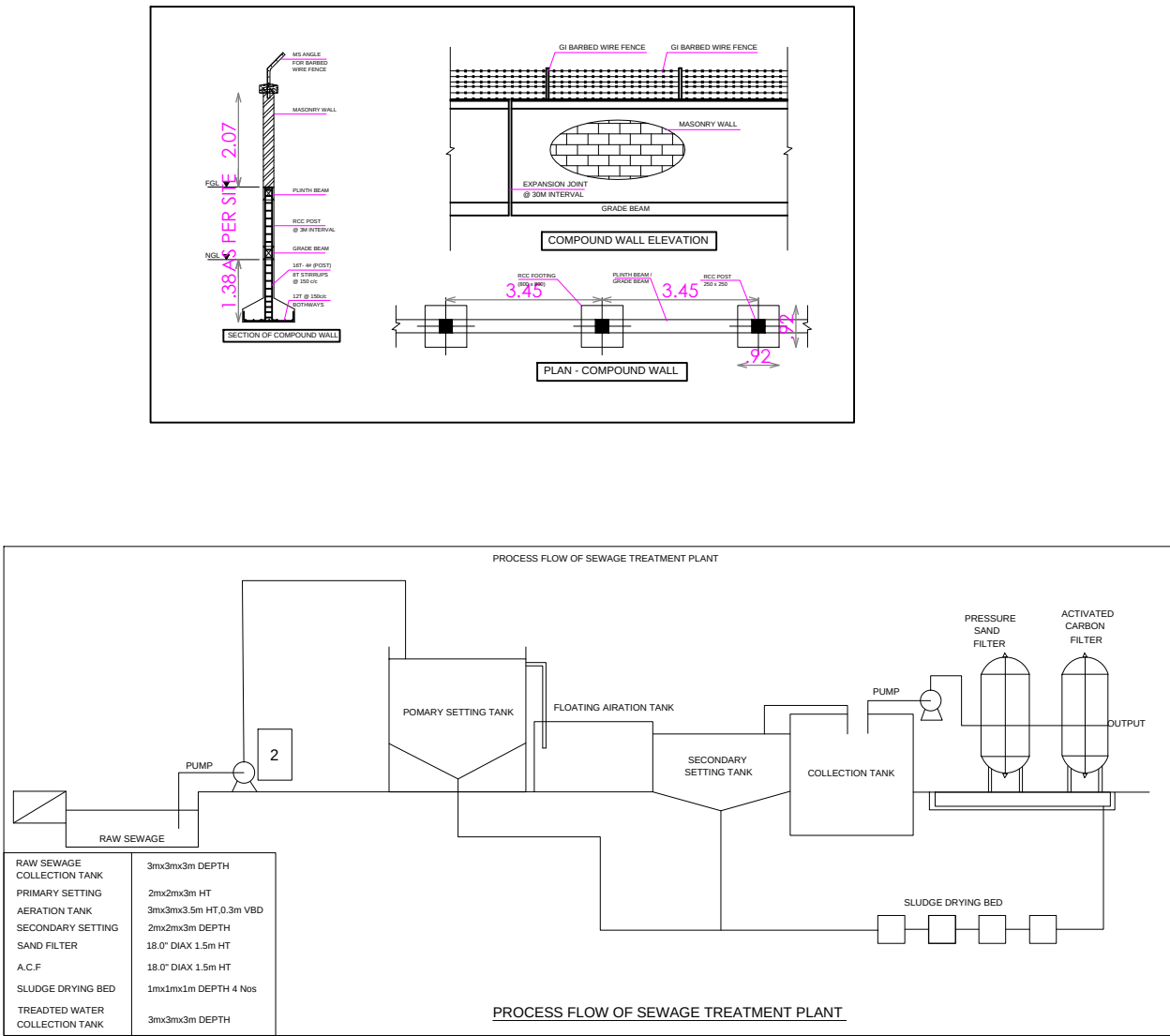
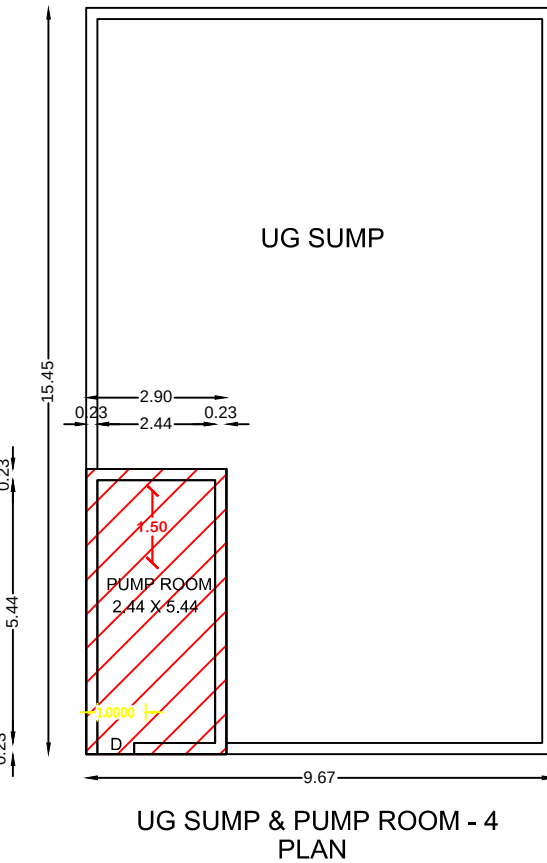
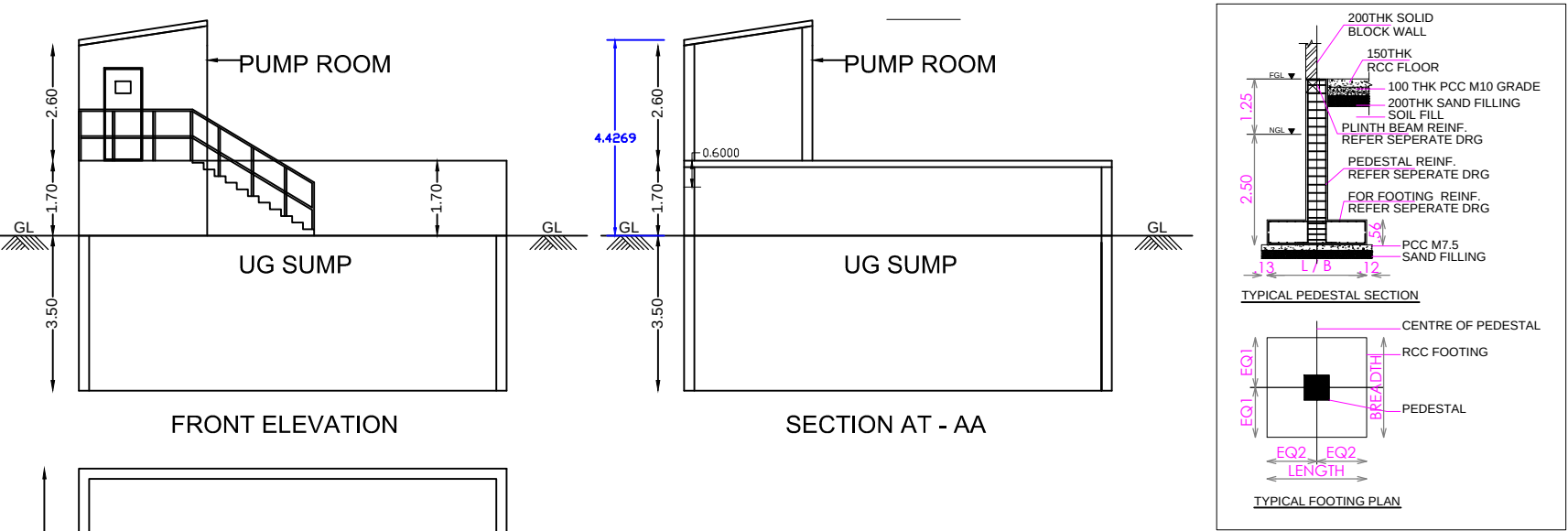
OWNER / OCCUPIER

RAMESH ANANTHARAJ, B.Arch,
CCA Regd. No: 124567890
RCA Regd. No: 123456789
RCA Regd. No: 123456789
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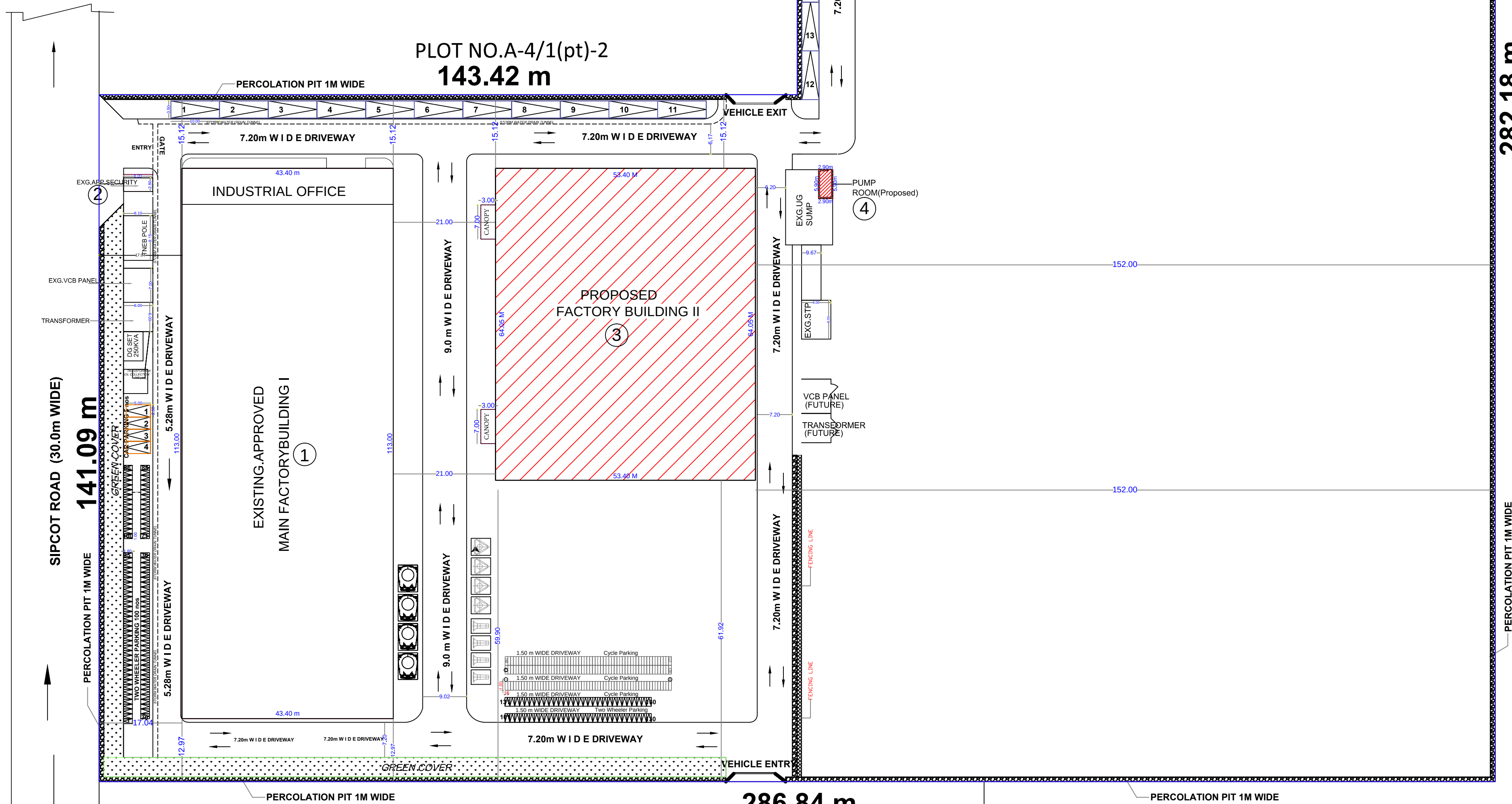
D. ALEX JACOB
B.E. M.Tech (SPL), P.O. (Hons),
M.E. (Auto), M.E. (Ind)
STRUCTURAL ENGINEER
47/A, BEACH ROAD,
KOLAKKATTA COLONY,
CHENNAI - 600 080.
Mob: 98401 98401, Email: alexjacob@rediffmail.com

REGISTERED ENGINEER Gr-1

STRUCTURAL ENGINEER Gr-1



SLOPE=1IN12
5.84

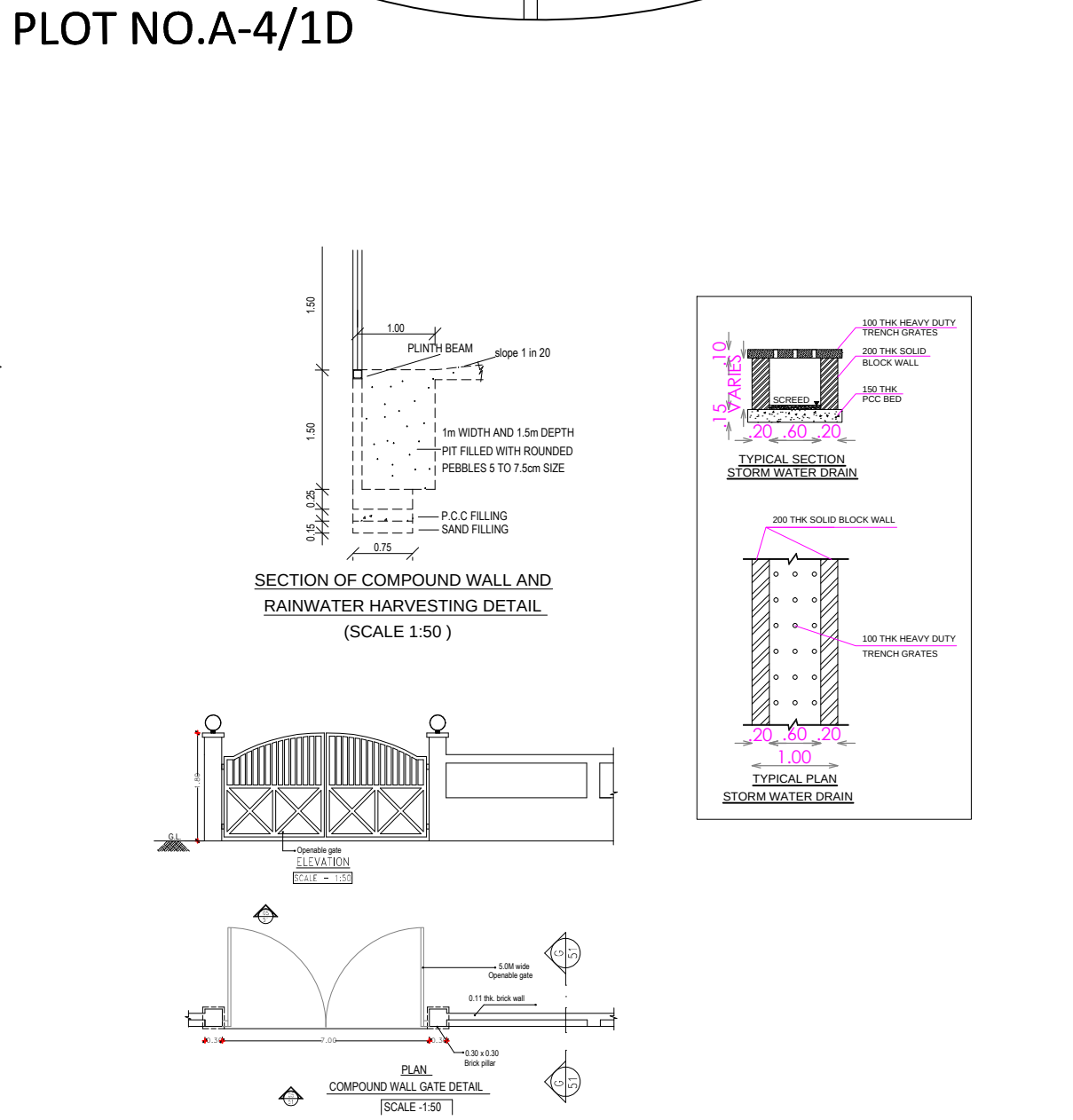


PLOT NO.A-3/1

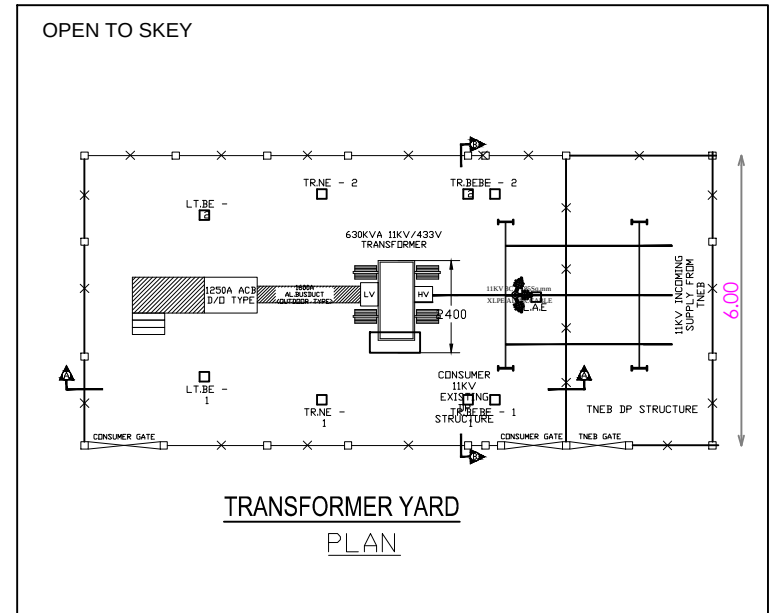
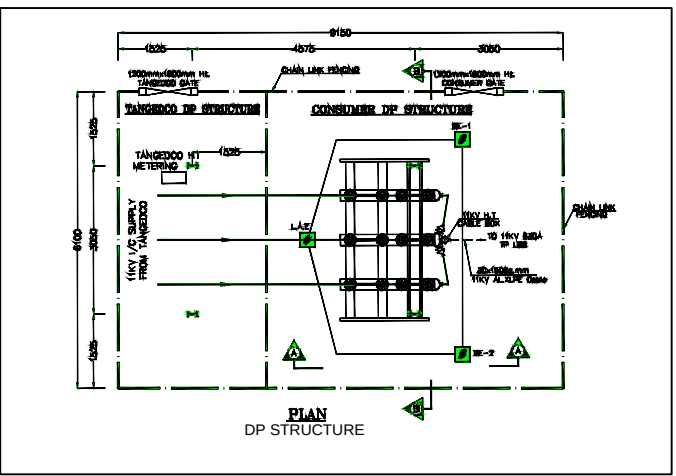
SITE PLAN
SCALE 1:400

PLOT NO.A-3/2A

PLOT NO.A-4/1D



PLOT NO.A-4/1 C



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.

