

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

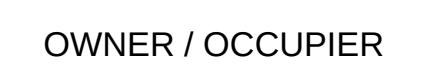
Building Plan

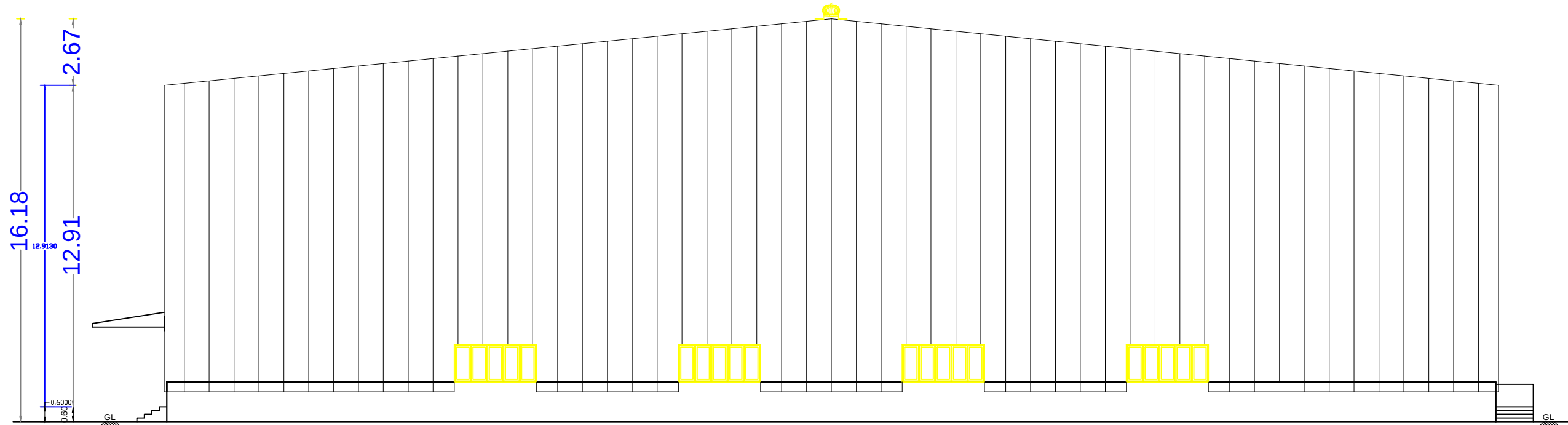
ISSUING AUTHORITY

Rural Panchayat

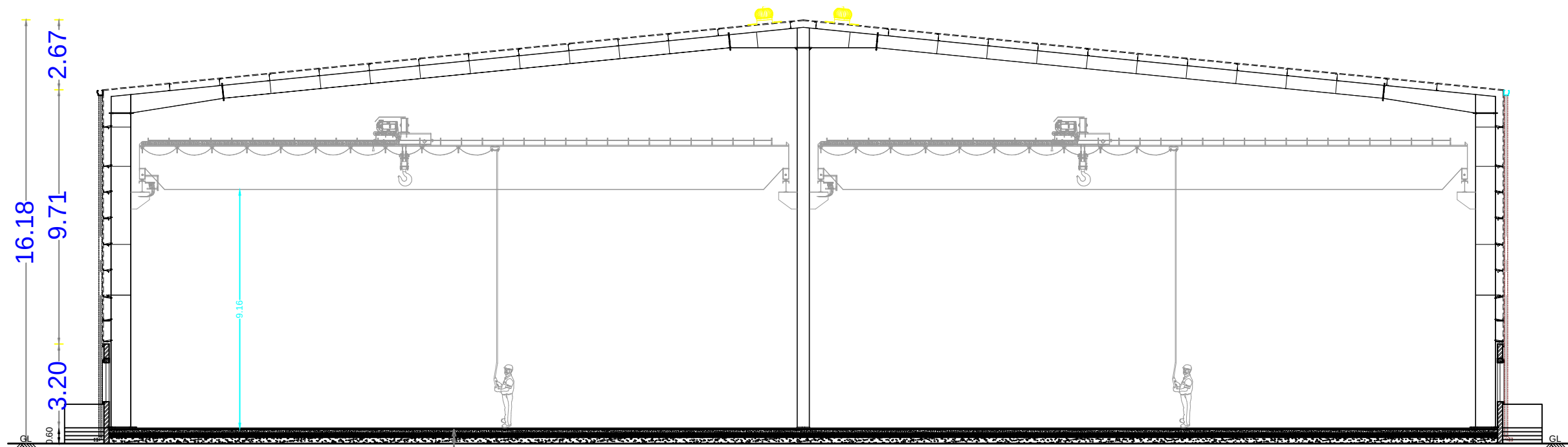
The approval as the planning authority issued it, reproduced in full behind this page.

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

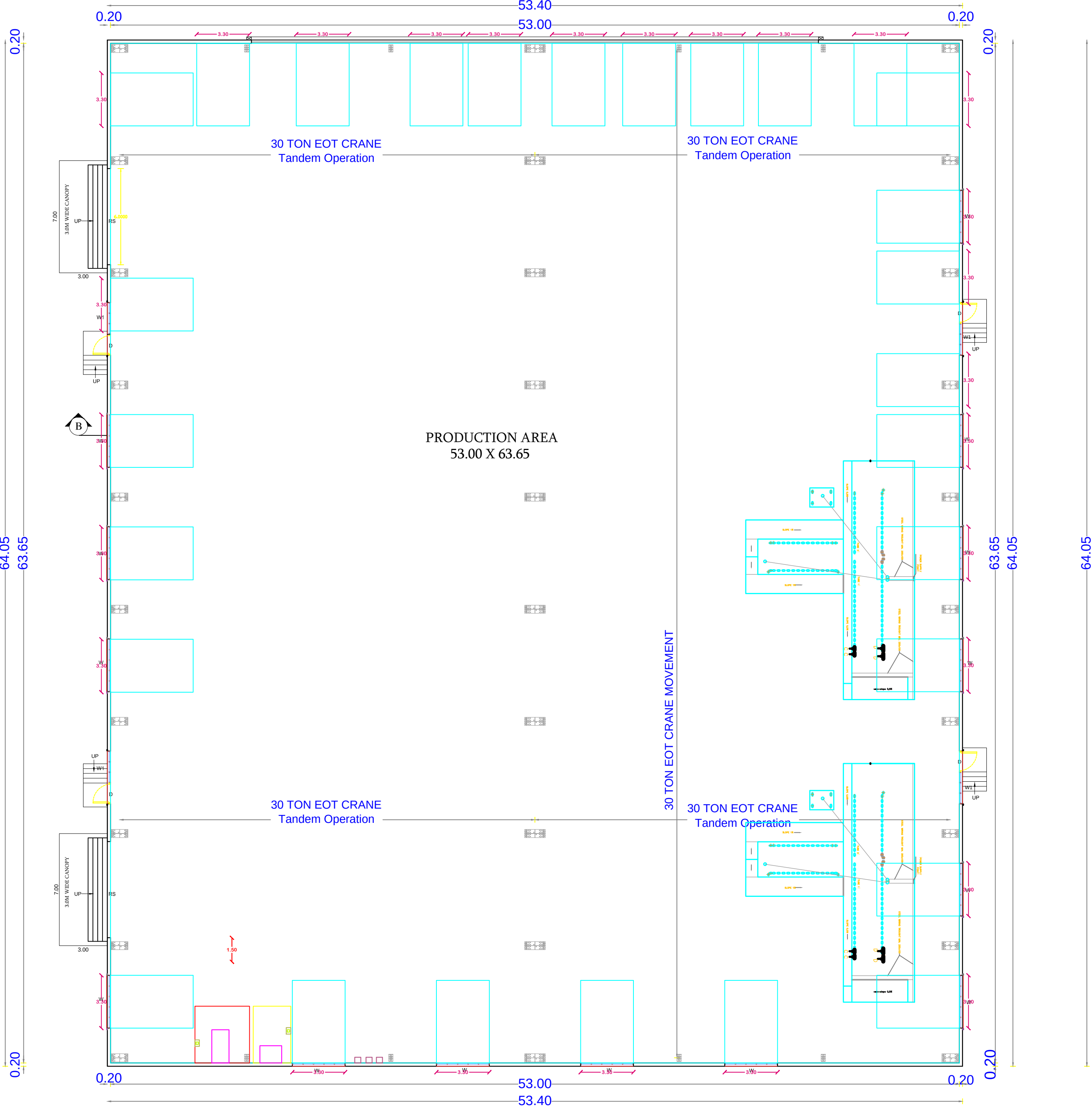




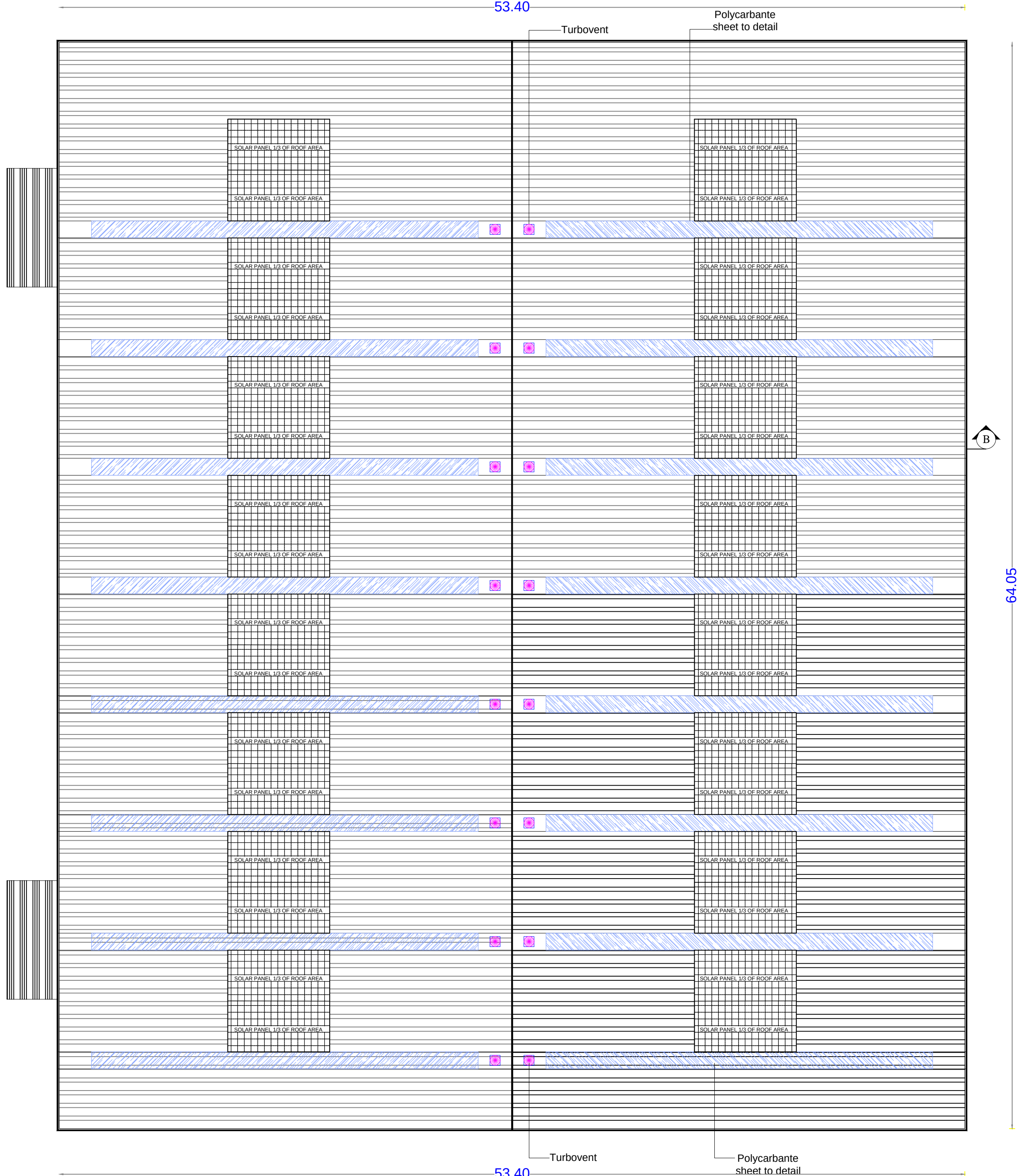
SOUTHERN ELEVATION
FACTORY BUILDING II-3



SECTION ON B-B
FACTORY BUILDING II-3



GROUND FLOOR PLAN
FACTORY BUILDING II-3



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, THERVOYKANDIKAI
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

TITLE

SITE PLAN, KEY PLAN AND DETAIL DRAWING

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 Pt	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)						
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) BUILDING - I	GROUND FLOOR (INDUSTRIAL WORKSHOP)	4583.00	----	4,904.20	12.30 M
		(INDUSTRIAL OFFICE)	321.20	----		
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	3420.27	----	3,462.27	16.16 M
		CANOPY (7.00X3.00)-2 No's	42.00	----		
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

$$\text{F.S.I: } \frac{\text{TOTAL F.S.I AREA}}{\text{PLOT AREA}} = \frac{8404.58 \text{ Sq.M}}{60705.40 \text{ Sq.M}} = 0.13$$

<u>PARKING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
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

<u>MACHINERY ABSTRACT</u>	
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

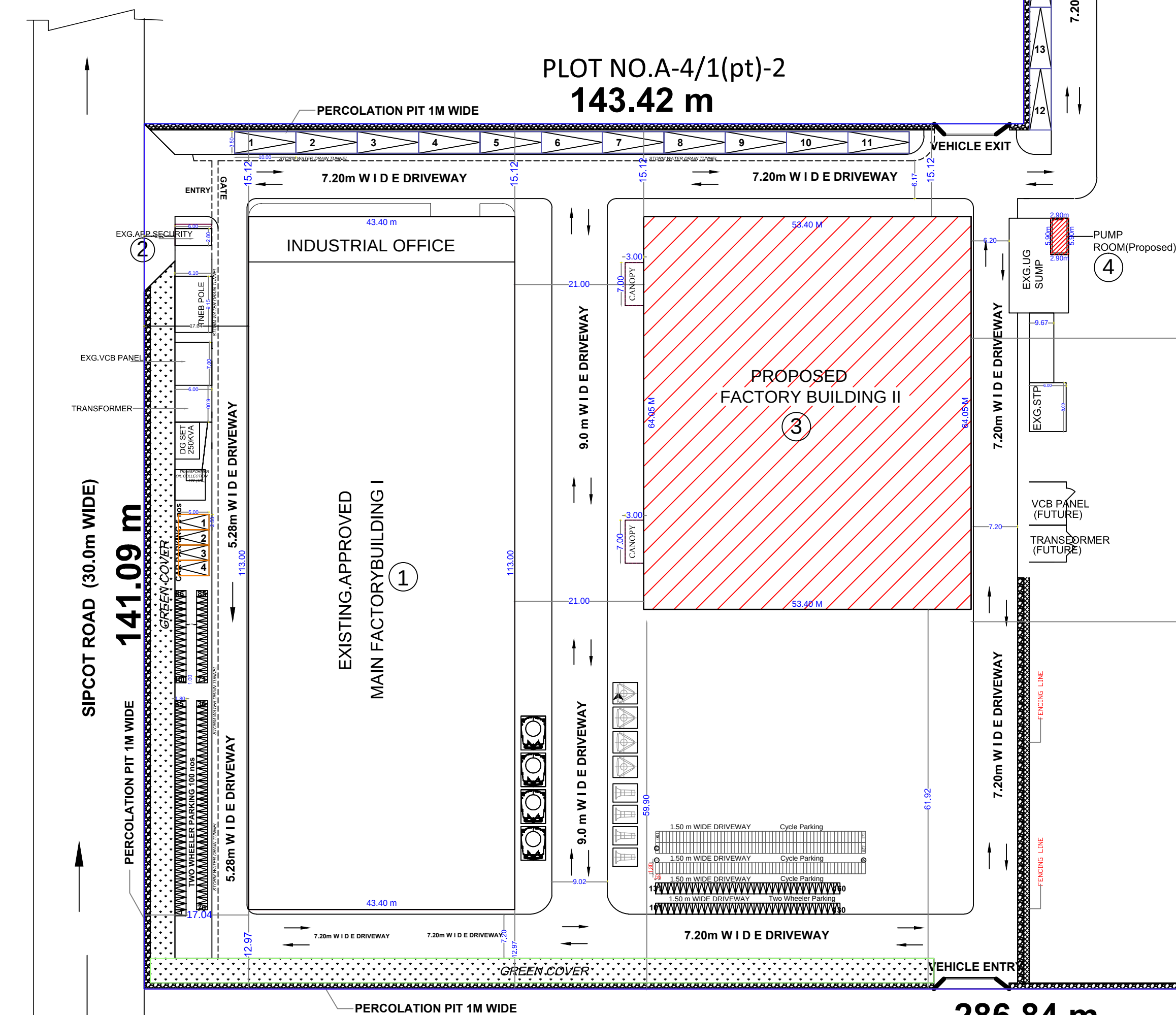
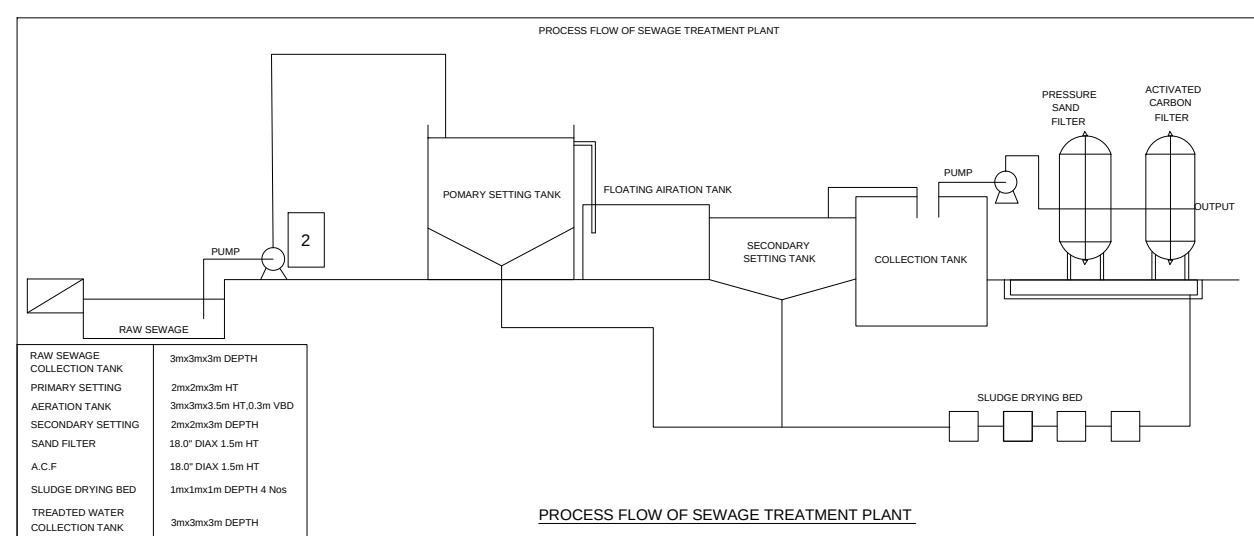
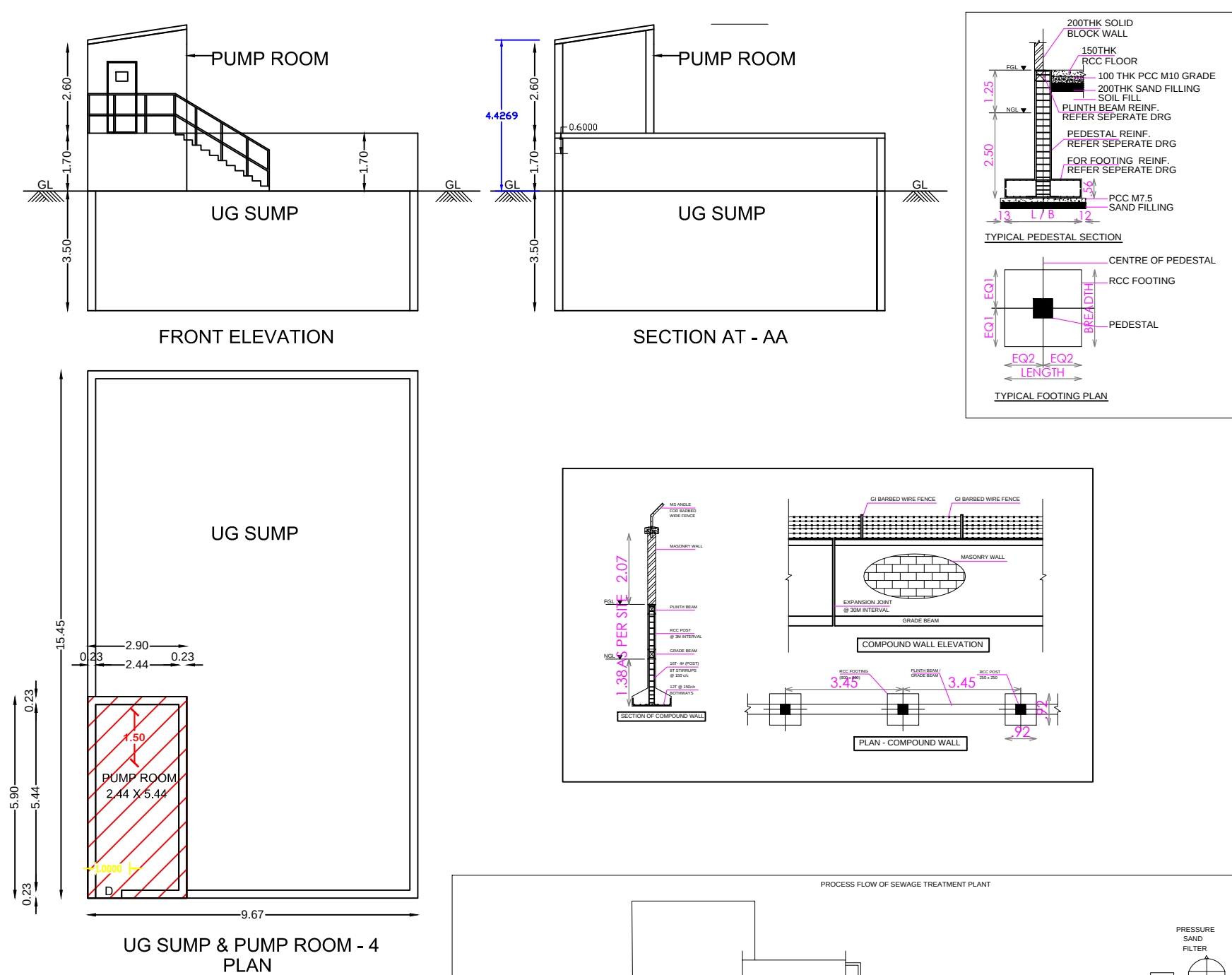
OWNER / OCCUPIE

RAJESH K. MEHTAS, B.Arch.,
REGD. ARCHITECT
 OCA, Regd. No: CA/99/24688
 CMDA, Regd. No: RA/Gr./19/05/236
 GCC Regd No: RA00232020
 Harrington Apartments, Unit No: 12, 3rd Floor,
 No: 68, Harrington Road, Chennai, Chennai-600 033
 Mobile: 984540 01800, Email: rajeshk@rediffmail.com

REGISTERED ENGINEER Gr-1

Dr. ALEX JACOB
B.E., M.Tech (Str), Ph.D (Hon),
M.I.E (Aust), M.I.E., (Ind)
STRUCTURAL ENGINEER
41/A, BEACH ROAD,
KALAKSHETRA COLONY,
CHENNAI - 600 090.
Reg No. CGIRGM/55636-1/2018/0000

STRUCTURAL ENGINEER Gr-1



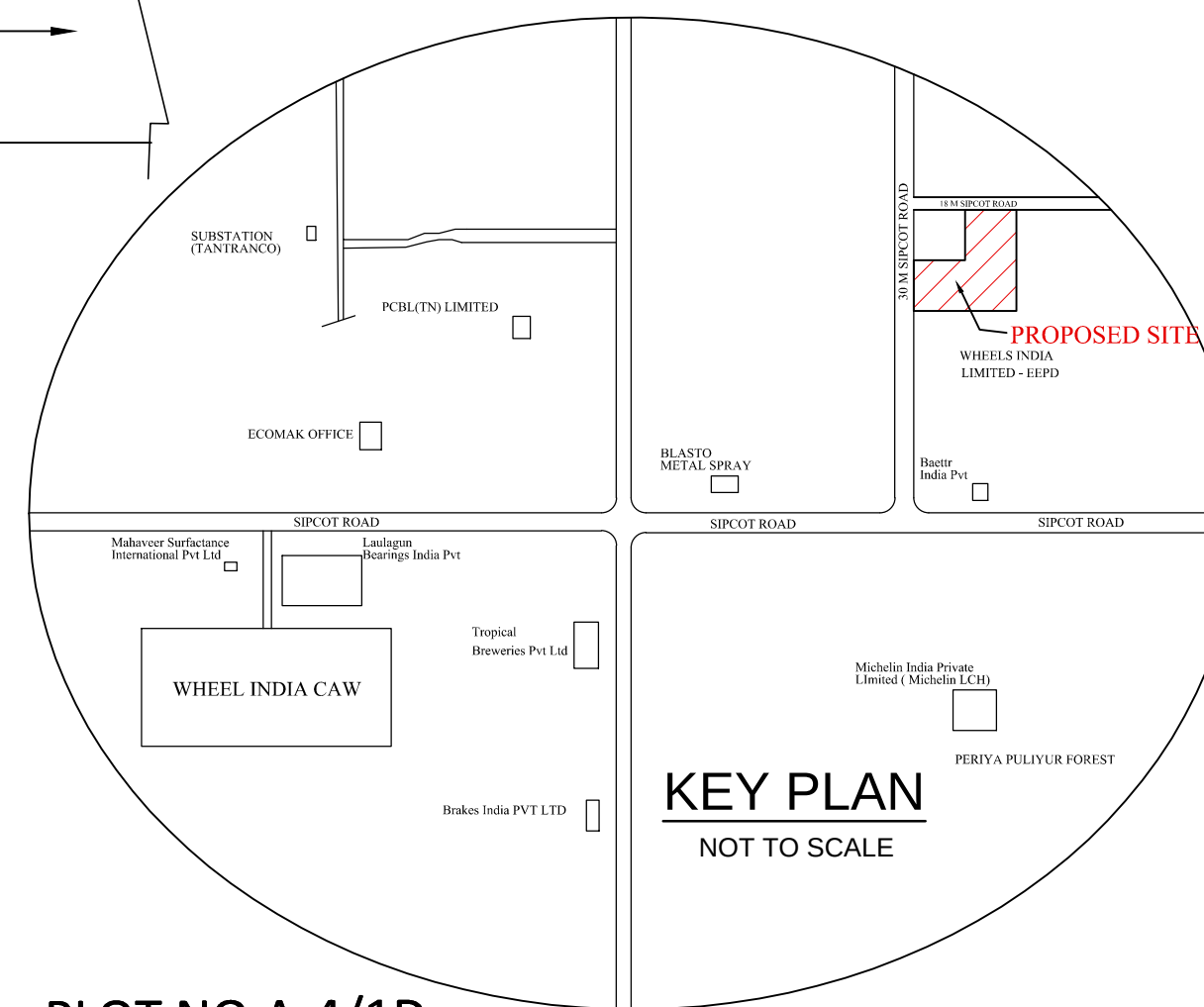
PLOT NO.A-3/1

SITE PLAN
SCALE 1:400

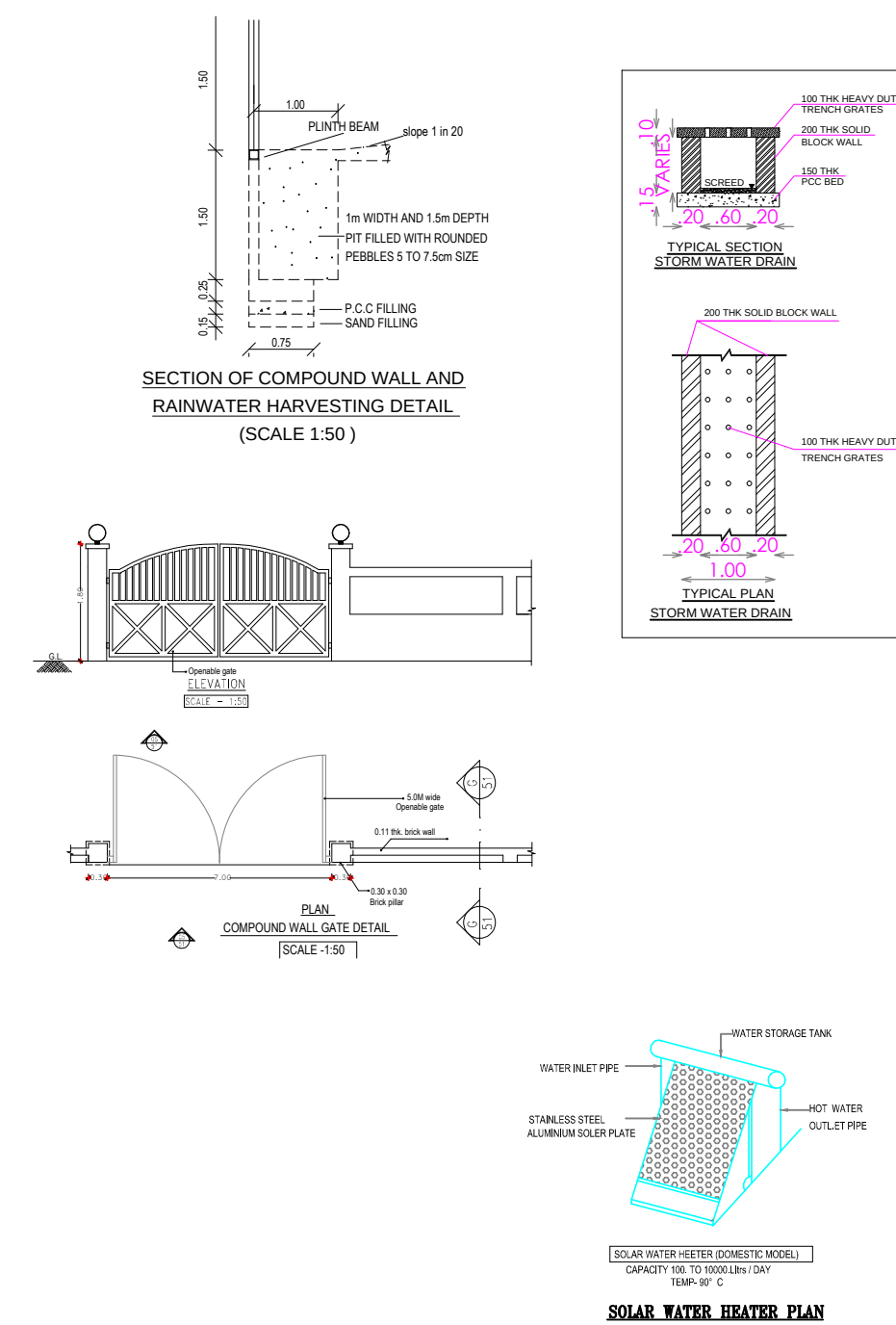
SIPCOT ROAD (18.0m WIDE)

143.42 m

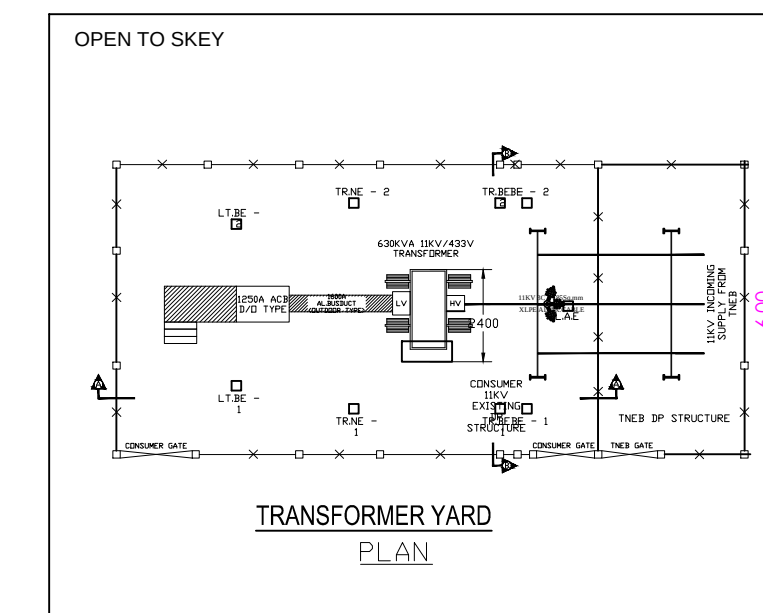
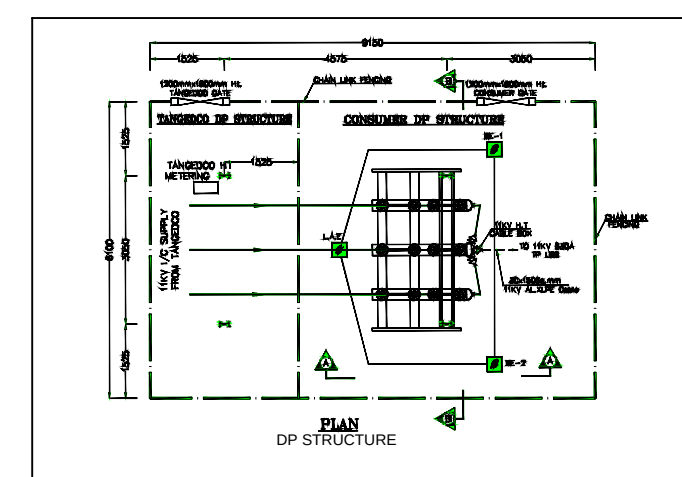
ENTRANCE



PLOT NO.A-4/1D



PLOT NO.A-4/1 C



TRANSFORMER YALNIZCA

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.

