

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

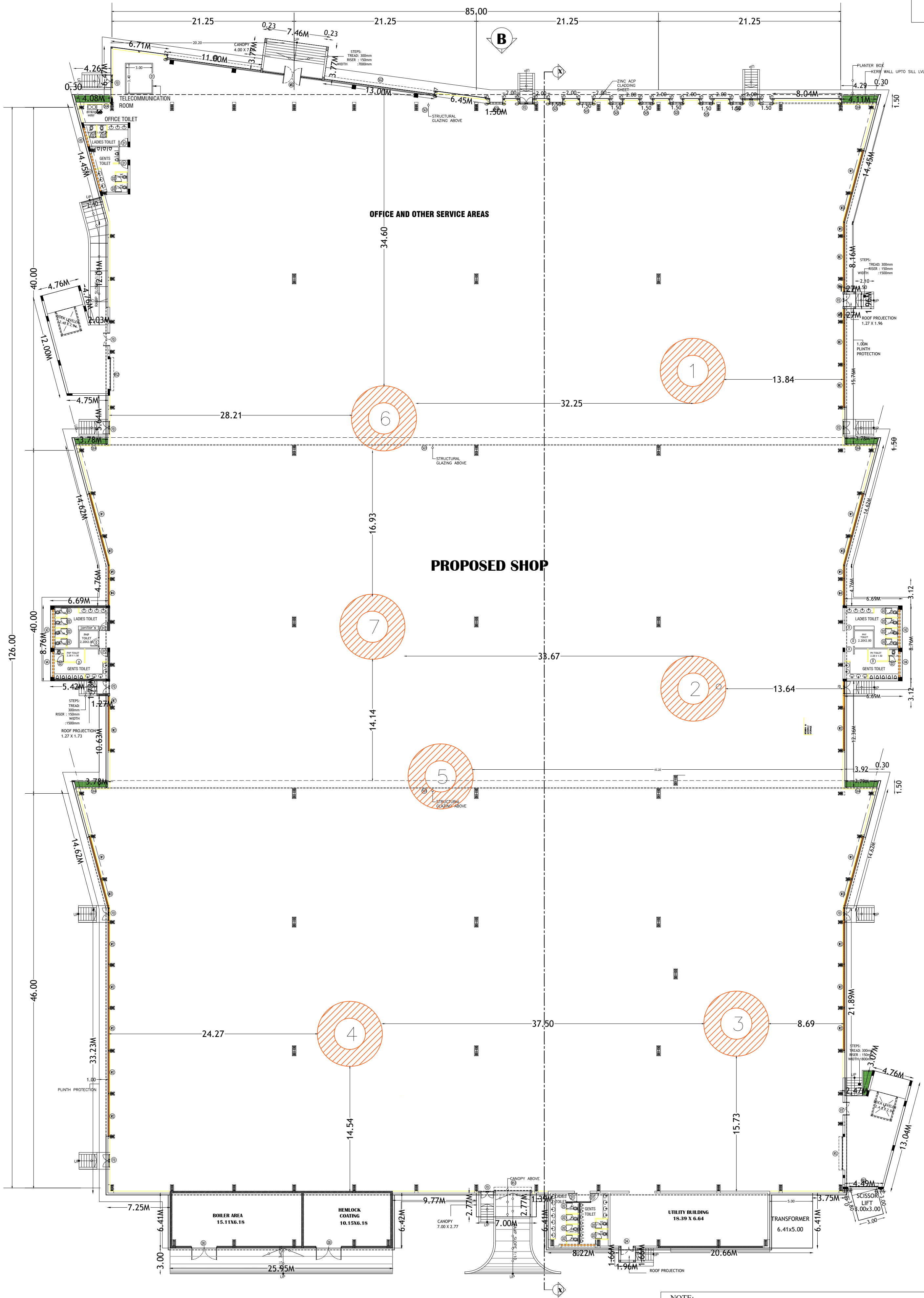
ISSUING AUTHORITY

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.

1-MAIN BUILDING



GROUND FLOOR PLAN

NOTE:
1. THE BUILDING IS FULLY EQUIPPED WITH AIR CONDITIONING / MECHANICAL VENTILATION AND PARTIALLY NATURAL VENTILATION , SO 1/8th VENTILATION IS NOT PROVIDED.
2. MECHANICAL VENTILATION / NATURAL VENTILATION IS PROVIDED FOR TOILETS.

SHEET NO :02 / 08

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO: A - 6 /3B IN S.NO: 32 /2 (PART), SIPCOT INDUSTRIAL PARK, THERVOYKANDIGAI VILLAGE & TALUK, THIRUVALLUR DISTRICT.

CLIENT NAME :
M/S.BRAKES INDIA PRIVATE LIMITED

DRAWING TITLE:
MAIN BUILDING - GROUND FLOOR PLAN
AREA STATEMENT :-

S.NO	DESCRIPTION	FSI AREA IN SQ.M
1	MAIN BUILDING - G.F+CANOPY+ TRANSFORMER + SCISSOR LIFT	11936.20

NOTE:
Scale : All dimension are in meter
Scale : 1:100
COLOUR INDEX :
PROPOSED MACHINERY

SCHEDULE OF JOINERY			
S.NO	TYPE	DESCRIPTION	SIZE
1.	MD	MAIN DOOR	2.00 X 3.23
1.	FD	FIRE DOOR	1.50 X 2.15
1	DD	DOOR	3.00 X 2.15
2	D	DOOR	1.00 X 2.15
3	D1	DOOR	0.90 X 2.15
4	D2	DOOR	0.75 X 2.15
5	RS1	ROLLING SHUTTER	4.25 X 4.00
6	RS2	ROLLING SHUTTER	3.75 X 4.00
7	W1	WINDOW	5.06 X 2.20
8	W2	WINDOW	4.90 X 2.20
9	W3	WINDOW	3.44 X 2.20
10	W4	WINDOW	2.97 X 2.20
11	W5	WINDOW	1.50 X 2.20
12	W6	WINDOW	1.37 X 2.20
13	W7	WINDOW	1.24 X 2.20
14	V1	VENTILATOR	4.50 X 2.20
15	V2	VENTILATOR	4.47 X 2.20
16	V3	VENTILATOR	3.00 X 2.20
17	V4	VENTILATOR	2.95 X 2.20
18	V5	VENTILATOR	2.22 X 2.20

For Brakes India Private Limited

Authorised Signatory

OWNER SIGNATURE

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STRUCTURAL ENGINEER SIGNATURE

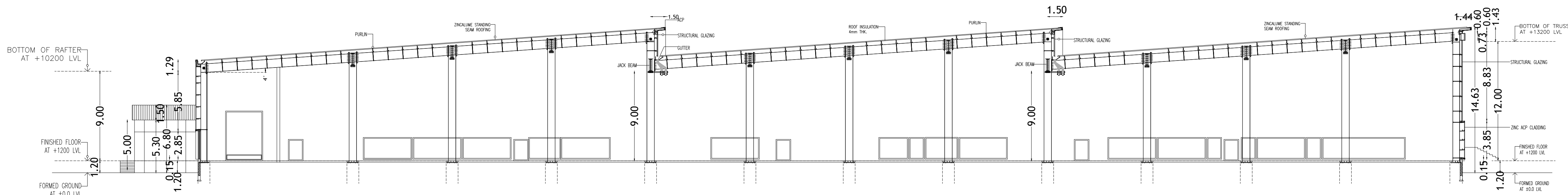
RAJA SHYAM SUNDAR
Registration No. CA/93/16040
Council of Architecture
New Delhi

ARCHITECT SIGNATURE

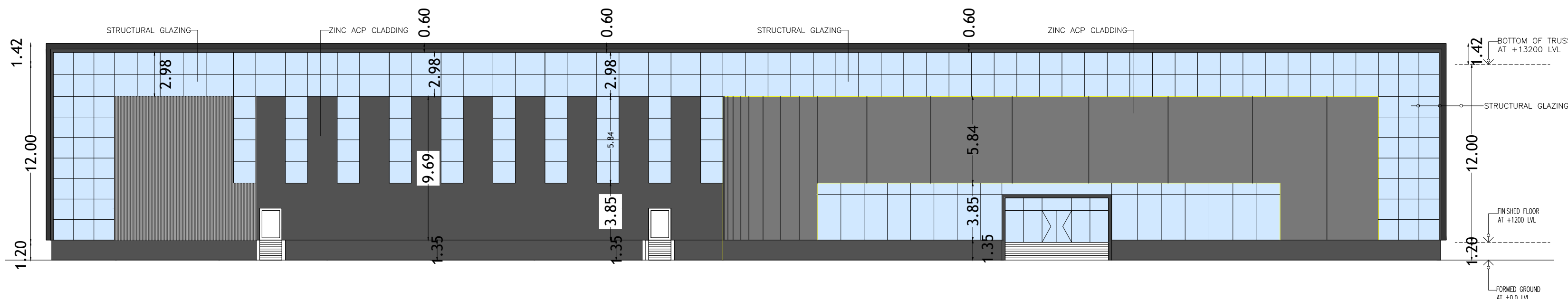


S A Constructions & Consultancy Pvt Ltd
NO:41, Winkley Street, VGN Victoria park,
Ambattur. Chennai-600053
(M)-91 9841613506 - 9382161397

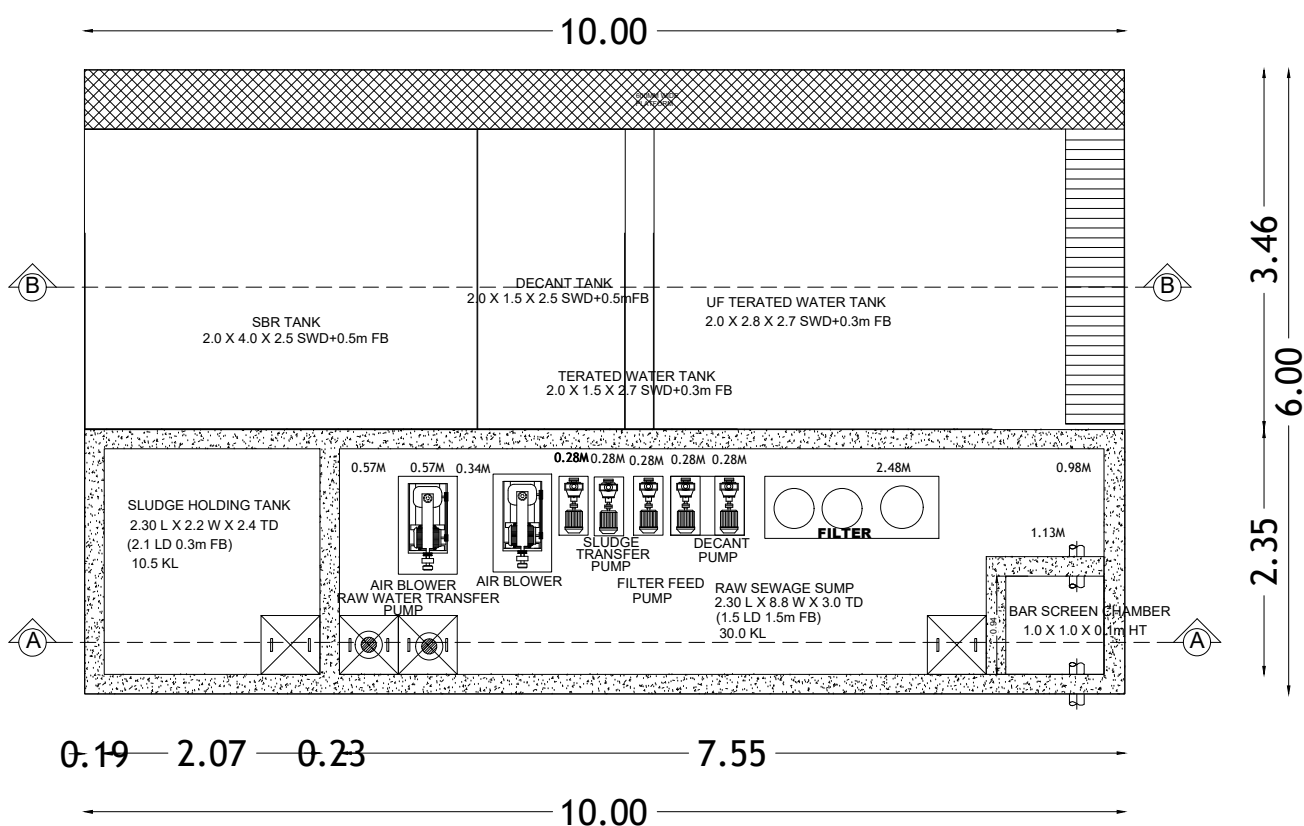
1-MAIN BUILDING



SECTION - XX

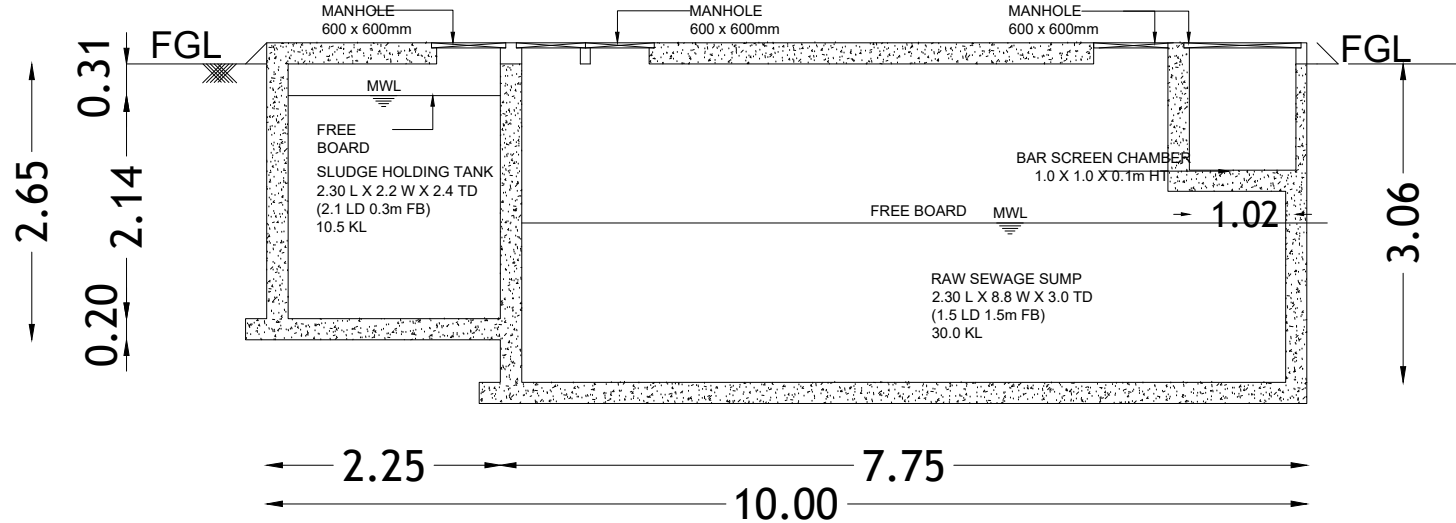


ELEVATION - B

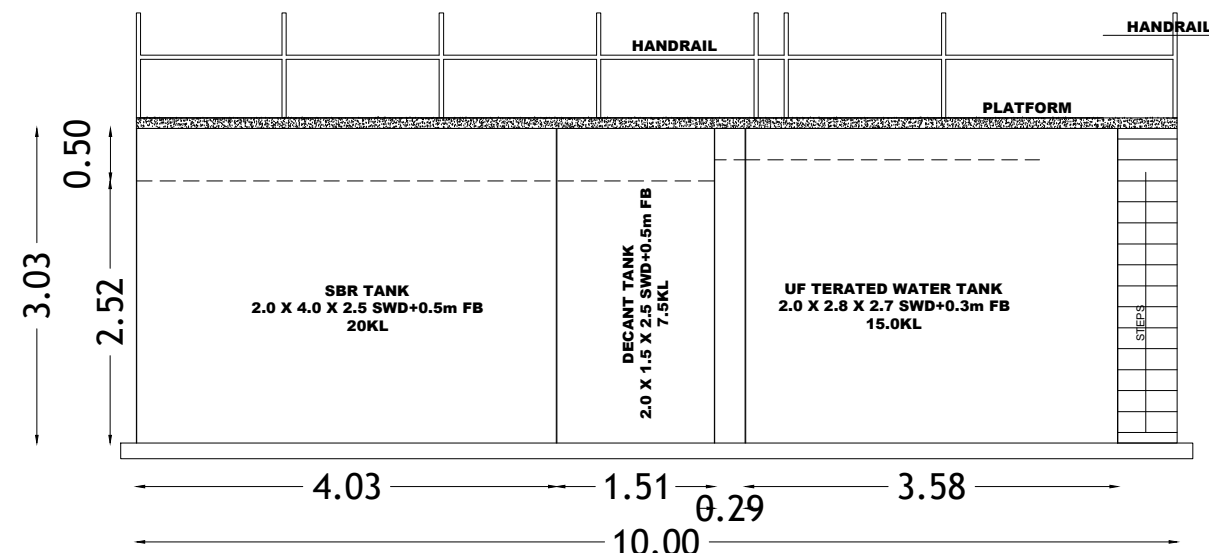


STP TANK - PLAN
Scale 1 : 30

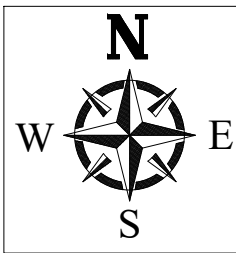
UNDER GROUND STP



SECTION - AA
Scale 1 : 30



SECTION - BB
Scale 1 : 30



SHEET NO : 03 / 08

PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO:
A - 6 / 3B IN S.NO: 32 / 2 (PART), SIPCOT INDUSTRIAL
PARK, THERVOYKANDIGAI VILLAGE &
TALUK, THIRUVALLUR DISTRICT.

CLIENT NAME :
M/S.BRAKES INDIA PRIVATE LIMITED

DRAWING TITLE:
MAIN BUILDING - SECTION & ELEVATION
UNDER GROUND STP PLAN & SECTION

NOTE:
Scale : All dimension are in meter
Scale : 1:100

COLOUR INDEX :
PROPOSED

For Brakes India Private Limited

S. Sridhar
Authorised Signatory

OWNER SIGNATURE

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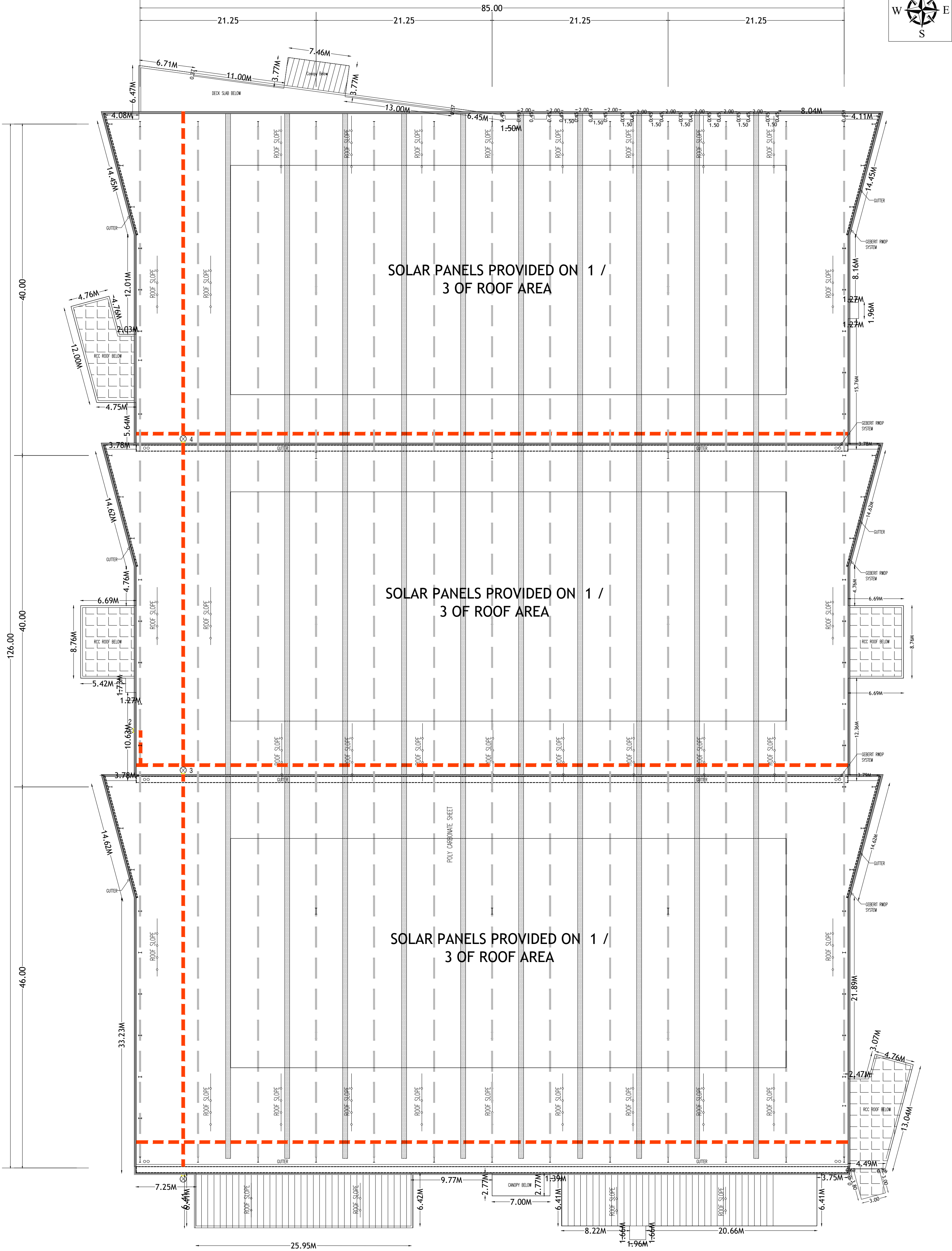
Raja Shyam Sundar
RAJA SHYAM SUNDAR
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ARCHITECT SIGNATURE



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1-MAIN BUILDING



ROOF PLAN



SHEET NO : 04 / 08

PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO:
A - 6 / 3B IN S.NO: 32 / 2 (PART), SIPCOT INDUSTRIAL
PARK, THERVOYKANDIGAI VILLAGE &
TALUK, THIRUVALLUR DISTRICT.

CLIENT NAME :
M/S.BRAKES INDIA PRIVATE LIMITED

DRAWING TITLE:
MAIN BUILDING - ROOF PLAN

NOTE:
Scale : All dimension are in meter
Scale : 1:100

COLOUR INDEX :
PROPOSED

For Brakes India Private Limited

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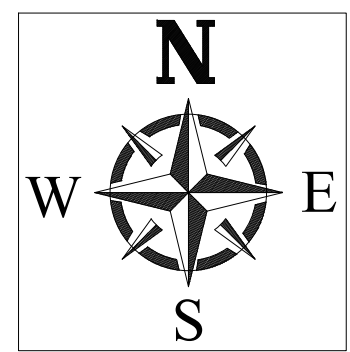
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2A. CANTEEN BUILDING



SHEET NO : 05 / 08

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO: A - 6 / 3B IN S.NO: 32 / 2 (PART), SIPCOT INDUSTRIAL PARK, THERVOYKANDIGAI VILLAGE & TALUK, THIRUVALLUR DISTRICT.

CLIENT NAME :
M/S.BRAKES INDIA PRIVATE LIMITED

DRAWING TITLE:
CANTEEN BUILDING - PLAN, SECTION, ELEVATION AND ROOF PLAN

AREA STATEMENT:-

S.NO	DESCRIPTION	FSI AREA IN SQ.M
2A	EXPANSION OF CANTEEN BUILDING GROUND FLOOR	525.96

NOTE:
Scale : All dimension are in meter
Scale : 1:100

COLOUR INDEX :
PROPOSED

GROUND FLOOR PLAN

TERRACE FLOOR PLAN

ELEVATION - A

SECTION X-X

SCHEDULE OF JOINERIES:-					
TYPE	OPENING SIZE		CASEMENT SIZE		DESCRIPTION
	WIDTH	HEIGHT	WIDTH	HEIGHT	
DOORS:					
D1	1800	2150	-	-	GLASS DOOR
D	1000	2150	-	-	GLASS DOOR
WINDOW:					
W1	6870	3350	-	-	ALUMINUM FRAMED WINDOWS WITH FIXED GLASS / OPENABLE PANELS AND BISON LAM
W2	4550	3350	-	-	
W3	3300	3350	-	-	
W4	3185	3350	-	-	
W5	2635	3350	-	-	
W6	5550	3350	-	-	
VENTILATOR:					
V1	3185	1350	-	-	ALUMINUM FRAMED WITH TOP HUNG SHUTTERS & FIXED PANELS WITH EXHAUST FAN
V2	2080	1350	-	-	

OWNER SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE

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PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO:
A - 6 / 3B IN S.NO: 32 / 2 (PART), SIPCOT INDUSTRIAL
PARK, THERVOYKANDIGAI VILLAGE &
TALUK, THIRUVALLUR DISTRICT.

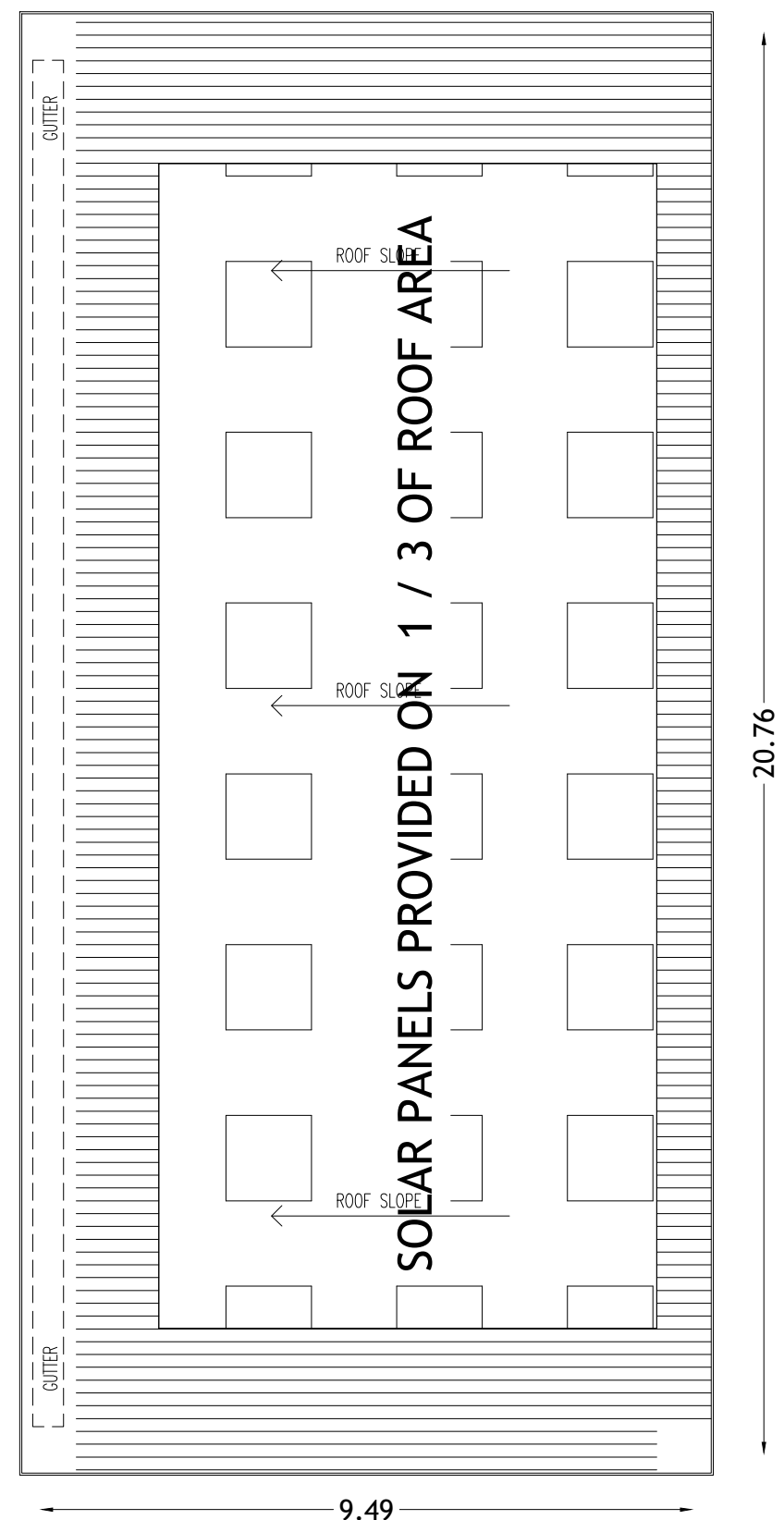
DRAWING TITLE:
SCRAP ROOM & MEDICAL CENTER, LOCKER BUILDING
PLAN , ELEVATION & SECTION

S.NO	DESCRIPTION	FSI AREA IN SQ.M
3A	EXPANSION OF MEDICAL CENTRE & LOCKER BUILDING	121.52
5	SCRAP ROOM	197.01
	TOTAL	318.53

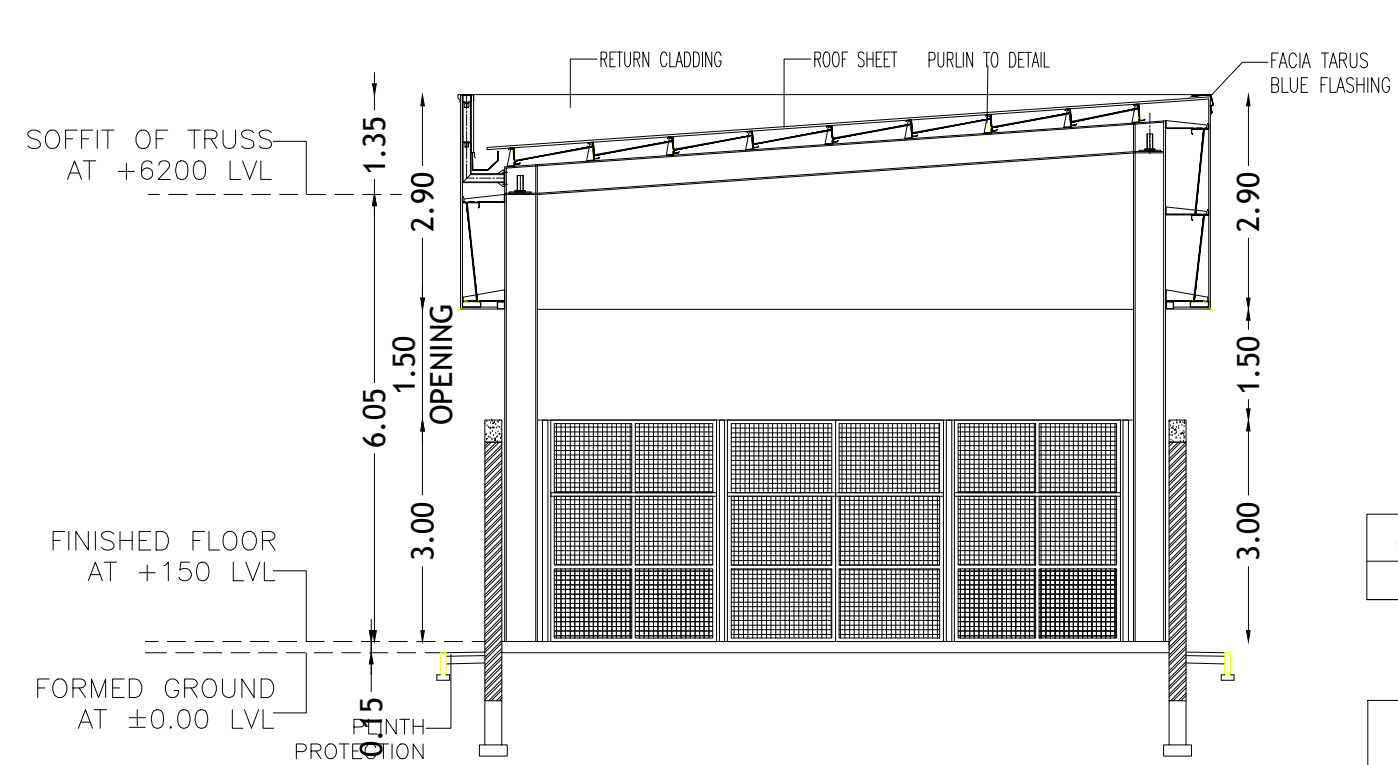
SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1.	GD	GRILL GATE	3.00 X 3.00

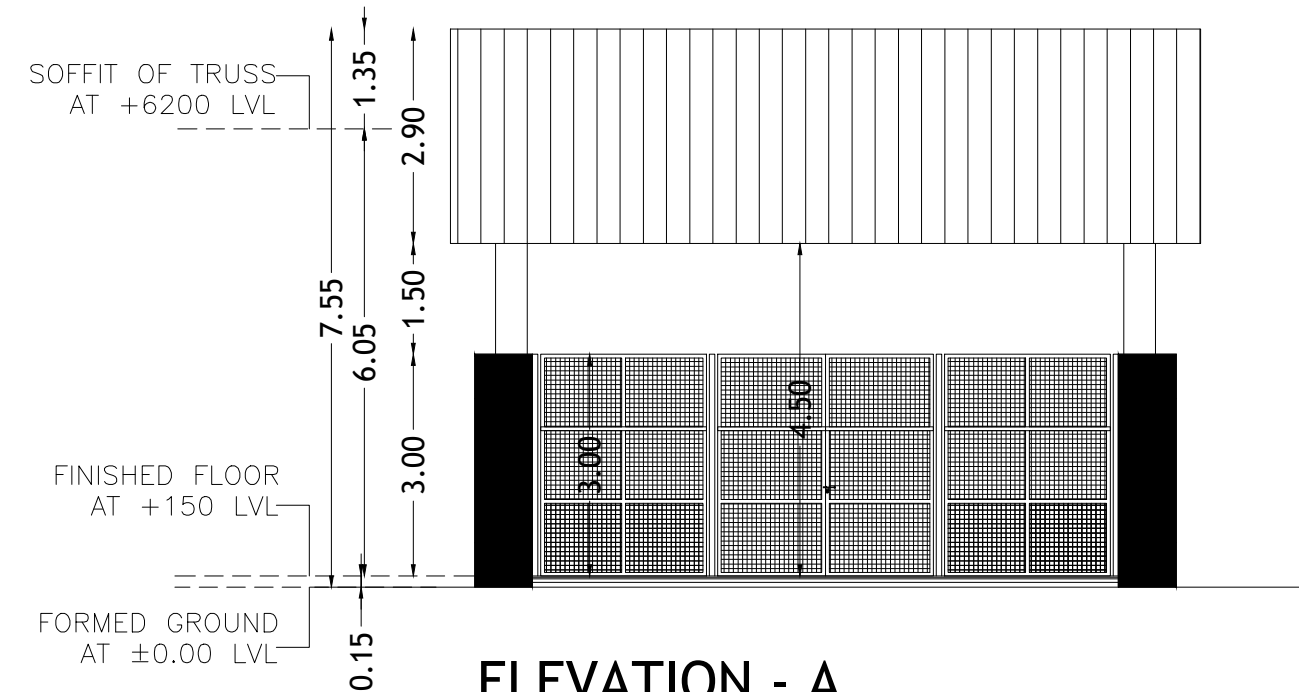
1.50 M OPENING AT 3.00 M HEIGHT OF ALL SIDE OF THE WALL
SO, NO NEED 1/8 TH VENTILATION



ROOF PLAN



SECTION - XX



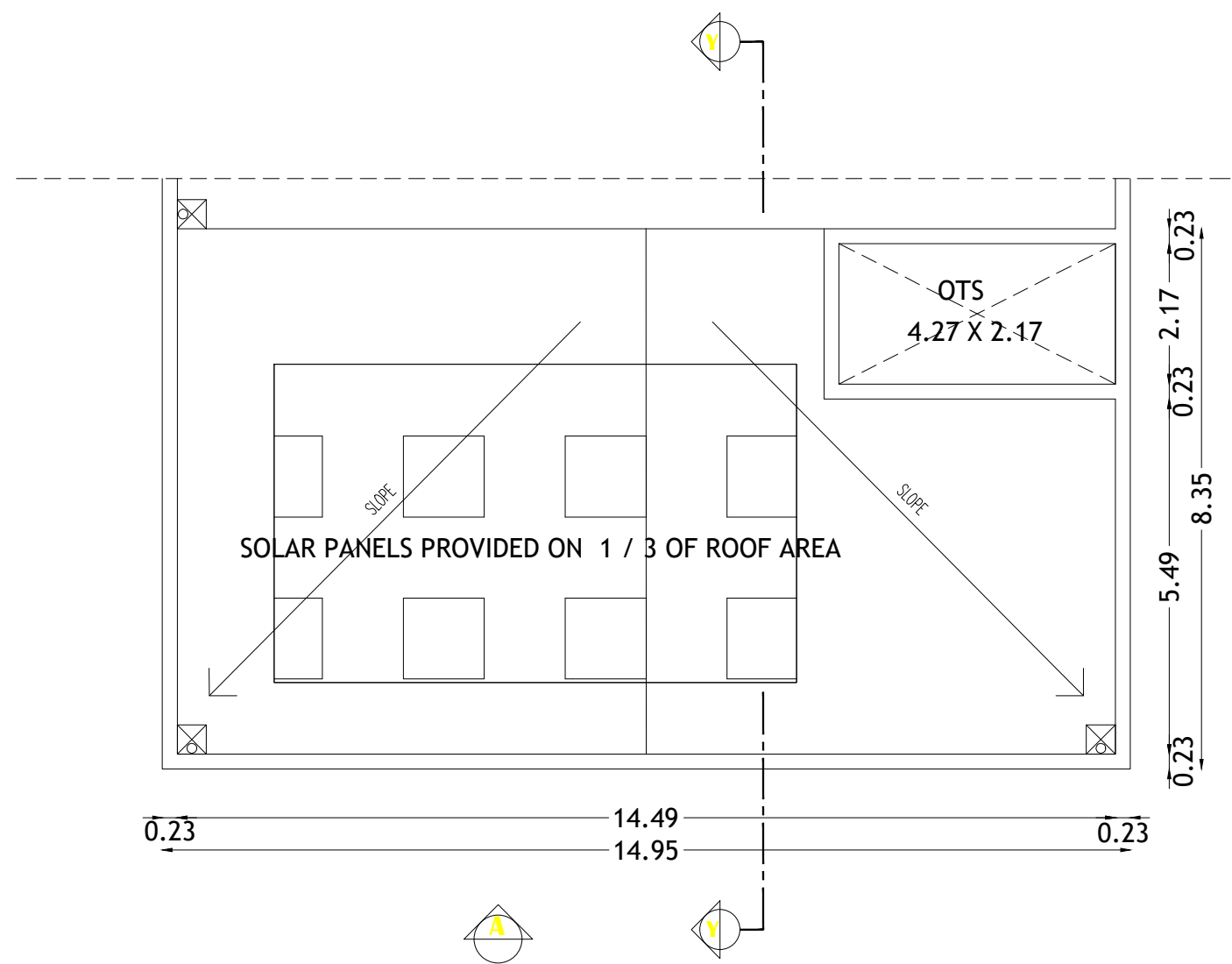
ELEVATION - A


Authorised Signatory

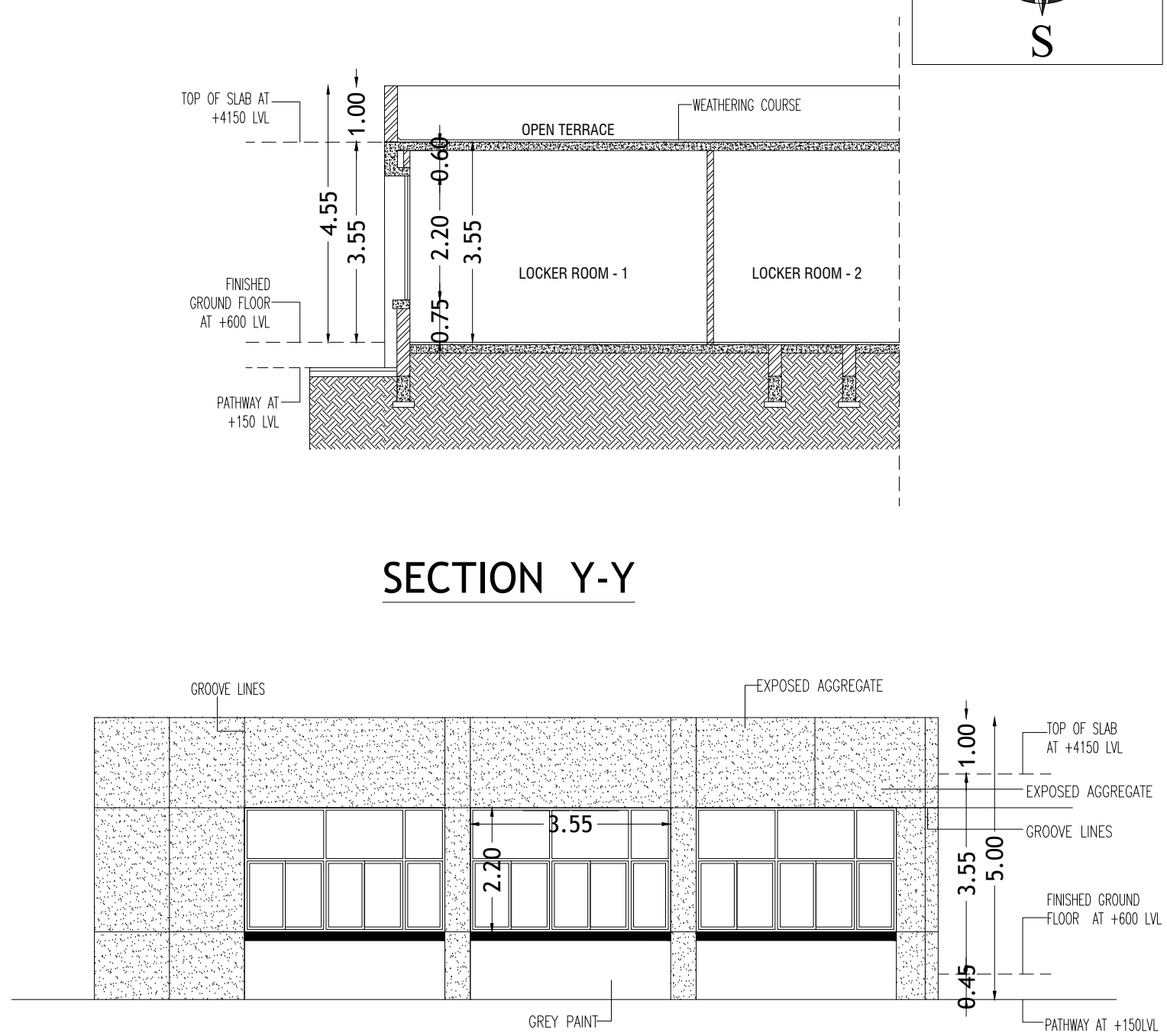

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TERRACE FLOOR PLAN



SECTION Y-Y

ELEVATION - A



PROPOSED MACHINERY

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PLAN SHOWING THE PROPOSED ADDITIONAL
CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO:
A - 6 /3B IN S.NO: 32 /2 (PART), SIPCOT INDUSTRIAL
PARK, THERVOYKANDIGAI VILLAGE &
TALUK, THIRUVALLUR DISTRICT.

LAB & MASTER BATCH & YARN STORAGE - TERRACE FLOOR PLAN, SECTION & ELEVATION UNDER GROUND SEWAGE COLLECTION TANK -1& 2- PLAN AND SECTION SECURITY KIOSK- PLAN, SECTION, ELEVATION AND ROOF	2
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S.NO	DESCRIPTION	FSI Area in Sq.m	NON-FSI Area in Sq.m
6	SECURITY KIOSK	-----	5.76
	TOTAL	-----	5.76

☐ PROPOSED

Architectural drawing of the Terrace Floor Plan. The plan shows a large rectangular terrace area with a grid of columns and beams. The drawing is annotated with dimensions and levels.

Dimensions:

- Overall width: 13.55
- Overall height: 4.95
- Height of the main terrace area: 5.00
- Width of the Cooling Tower and Chiller Plant area: 2.40
- Height of the Cooling Tower and Chiller Plant area: 5.00

Levels:

- TOP OF HEAD ROOM AT +13550 LVL
- TOP OF SLAB LVL AT +13550 LVL
- FIRST FLOOR LVL AT +9600 LVL
- GROUND FLOOR LVL AT +9600 LVL

Key features and labels:

- HEAD ROOM (top center)
- HEAD ROOM (bottom right)
- COOLING TOWER (bottom left)
- CHILLER PLANT (bottom left)

SECTION XX

SCHEDULE OF JOINERY			
TYPE	WIDTH	HEIGHT	DESCRIPTION
DOORS:			
FD	1500	2400	STEEL DOOR WITH VIEW PANEL, PANIC BAR AND EXTERNAL TRIM
	1500	1800	FIXED GLASS
D1	2000	2150	STEEL DOOR WITH VIEW PANEL
D2	1500	2150	STEEL DOOR WITH VIEW PANEL
D3	1000	2150	STEEL DOOR WITH VIEW PANEL
ROLLING SHUTTER:			
RS1	3500	4200	PERFORATED MOTORIZED ROLLING SHUTTER
RS2	3000	4200	
WINDOW:			
W1	5400	3300	ALUMINUM FRAMED WINDOWS WITH FIXED GLASS / OPENABLE PANELS AND BISON LAM
W2	3900	3300	
W3	1500	3300	
W4	900	3300	

Diagram illustrating the dimensions of the concrete slab and the manhole opening:

- Overall width of the slab: 6.00m
- Overall depth of the slab: 3.00m
- Width of the manhole opening: 5.54m
- Depth of the manhole opening: 2.54m
- Thickness of the concrete slab (on all sides): 0.23m
- Manhole opening size: 0.6m x 0.6m

Diagram of a rectangular structure with dimensions and labels:

- Top width: 3.00
- Top height: 0.20
- Internal height: 2.40
- Bottom height: 0.40
- Labels: GL (Ground Level), FREE BOARD

SCALE 1:50

6- SECURITY KIOSK

The Ground Floor Plan shows a square kiosk with a central square area labeled "SECURITY 2.00 X 2.00". This central area is surrounded by a 0.20m wide border. The total width and depth of the kiosk are 2.40m. The plan is labeled "W1" at the bottom.

The Terrace Floor Plan shows a square terrace with a width and depth of 2.40m. The terrace is surrounded by a hatched border, which is 0.20m wide on all sides.

GROUND FLOOR PLAN

SCALE 1:50

TERRACE FLOOR PLAN

SCALE 1:50

SCALE 1:50

SCALE 1:50

SCALE 1:50


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PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO: A - 6 /3B IN S.NO: 32 /2 (PART), SIPCOT INDUSTRIAL PARK, THERVOYKANDIGAI VILLAGE, GUMMIDIPOONDI TALUK, THIRUVALLUR DISTRICT.

CLIENT NAME: M/S.BRAKES INDIA PRIVATE LIMITED

CATEGORY : GREEN CATEGORY

MANUFACTURING DETAILS:

MANUFACTURE OF PARTS AND ACCESSORIES FOR MOTOR VEHICLES

SIPCOT LAYOUT APPROVAL NO:91 / 2021, FILE NO:1108/2020/TD2

EXISTING BUILDING PLAN APPROVAL NO: 21 A/2022,

NA.KA.NO:3711/2021, DATED ON :17.05.2020,

PANCHAYAT APPROVAL NO:1237/2022/A3 , DATED 08.12.2022

AREA STATEMENT:- PLOT AREA = 25.00 ACRES (OR) 101171.00 SQ.M

EXISTING APPROVED DETAILS:

S.NO	DESCRIPTION	FSI (Sq.m)	N.FSI (Sq.m)	TOTAL BUILT UP AREA (Sq.m)
1	MAIN SHOP PHASE -1	10574.86	----	10574.86
2	CANTEEN BUILDING	324.10	25.54	349.64
3	MEDICAL CENTER & LOCKER ROOM	118.02	----	118.02
4	SCRAP YARD	600.53	----	600.53
5	PUMP ROOM	43.10	----	43.10
6	SECURITY CABIN	123.77	----	123.77
	OVER HEAD TANK	----	43.10	43.10
	TOTAL	11784.38	68.64	11853.02

PROPOSED AREA STATEMENT:-

S.NO	DESCRIPTION	FSI AREA IN (Sq.m)	NON-FSI AREA IN (Sq.m)	TOTAL BUILT UP AREA(Sq.m)
1	MAIN BUILDING PHASE -II (G.FLOOR + CANOPY+ TRANSFORMER + SCISSOR LIFT)	11936.20	----	11936.20
2A	EXPANSION OF CANTEEN BUILDING -G.F	525.96	----	525.96
3A	EXPANSION OF MEDICAL CENTRE & LOCKER ROOM -G.F	121.52	----	121.52
	LAB & MASTER BATCH & YARN STORAGE BUILDING			
4	GROUND FLOOR	1644.15	----	1644.15
	CHILLER PLANT & COOLING TOWER	31.30	----	31.30
	FIRST FLOOR	1600.00	----	1600.00
5	SCRAP ROOM G.F	197.01	----	197.01
6	SECURITY KIOSK	----	5.76	5.76
	TOTAL	16056.14	5.76	16061.90

TOTAL FSI AREA = EXISTING + PROPOSED = 11784.38 + 16056.14 = 27840.52 Sq.m

FSI = FSI AREA / PLOT AREA = 27840.52 / 101171 = 0.275

P.C = PLINTH AREA/ PLOT AREA = 26240.52/101171=25.93%

MAN POWER DETAILS:

EXISTING WORKERS =300 NOS

PROPOSED MAN POWER DETAILS:

MALE = 350

FEMALE = 100

TOTAL = 450

TOTAL MAN POWER DETAILS:

EXISTING + PROPOSED = 300+450

TOTAL = 750 NOS

HP DETAILS:

EXISTING HP = 1078 HP

PROPOSED HP = 2266 HP

TOTAL HP = 3344 HP

NOTE:

Scale : All dimension are in meter

Scale : 1:100

COLOUR INDEX :

█ PROPOSED
█ ROAD
█ INTERNAL ROAD
█ BOUNDARY

For Brakes India Private Limited


 Authorised Signatory

OWNER SIGNATURE


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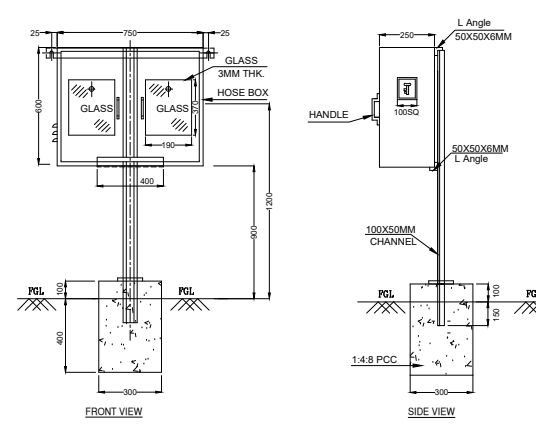
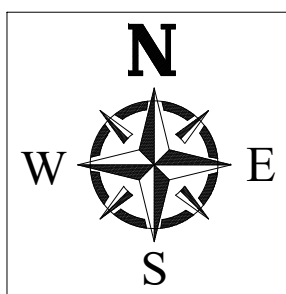
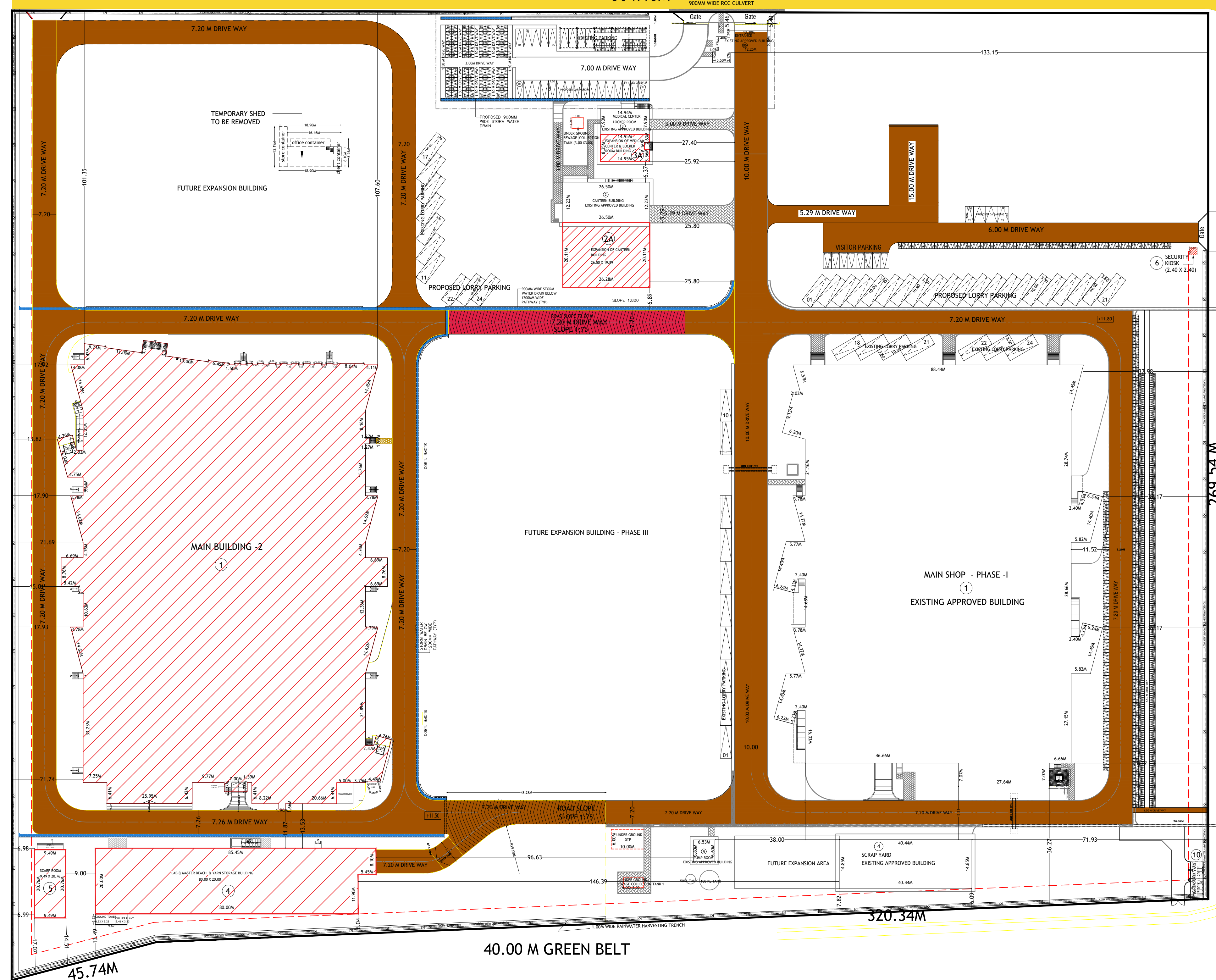

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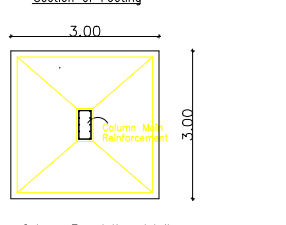
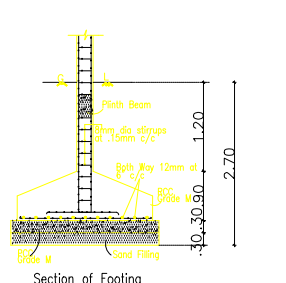
18.00 M WIDE PROPOSED SIPCOT ROAD

364.13M

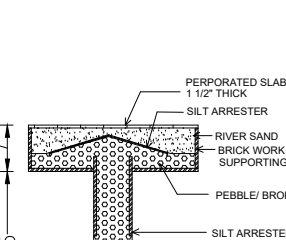
900MM WIDE RCC CULVERT



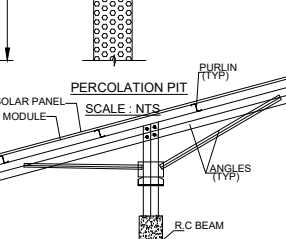
TYPICAL DETAIL OF EXTERNAL HOSE BOX (SCALE 1:10)



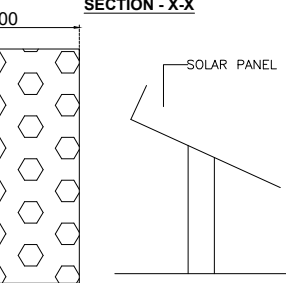
Column Foundation detail (Scale 1:10)



Section of Roofing (Scale 1:10)



Section of Roofing (Scale 1:10)



Section of Roofing (Scale 1:10)

DETAIL OF SOLAR PANEL

Railing at .90m Height

Railing at .75m Height

Finished level of step

Hand rail section

WITH CM 15

0.075 M HT DRAIN WALL

P.C.C 1:1:10

SAND FILLING

SECTION OF COMPOUND WALL

Scale - 1:50

ELEVATION OF GATE AND COMPOUND WALL

Scale - 1:50

GATE

COMPOUND WALL

Scale - 1:50

ELEVATION OF GATE AND COMPOUND WALL

Scale - 1:50

GATE

COMPOUND WALL

Scale - 1:50

ELEVATION OF GATE AND COMPOUND WALL

Scale - 1:50

GATE

COMPOUND WALL

Scale - 1:50

ELEVATION OF GATE AND COMPOUND WALL

Scale - 1:50

GATE

COMPOUND WALL

Scale - 1:50

ELEVATION OF GATE AND COMPOUND WALL

Scale - 1:50

GATE

COMPOUND WALL

Scale - 1:50

ELEVATION OF GATE AND COMPOUND WALL

Scale - 1:50

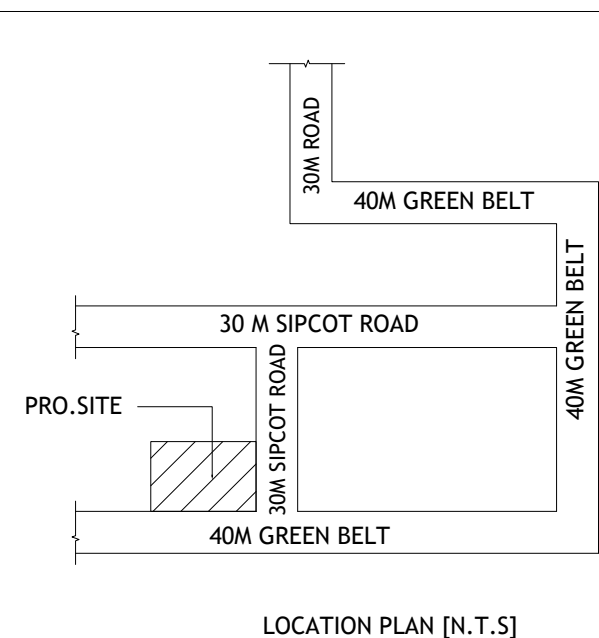
GATE

COMPOUND WALL

Scale - 1:50

MACHINERY LIST

S No	Machines	Energy requirement (KW/H)
1	Braiding 16 machines+ auto feed + material handling	200
2	Braiding 16 machines+ auto feed + material handling	200
3	Outer cover / vulcaniser and cropping	50
4	Hose cutting and store	90
5	Auto assy+ matl handling	100
6	Hose assy 1	100
7	Hose assy 2	150
8	Lab, Master Batch & Yarn Storage ground floor (mill / kneader / it / calender)	500
9	Lab, Master Batch & Yarn Storage 1st floor (3 brad /oc/ post cure / = thread check=yam)	300
	Total (KWH)	1690
	Total (HP)	2266



PARKING REQUIREMENT (EXISTING)				
S.NO	SLOTS NAME / SIZE	REQUIRED	PROVIDED	REMARKS
1	LORRY PARKING	24 NOS	24 NOS	SATISFIED
2	CAR PARKING	NOT REQUIRED	06 NOS	SATISFIED
3	TWO WHEELER PARKING	236 NOS	236 NOS	SATISFIED
4	CYCLE PARKING	236 Sqm	240 Sqm	SATISFIED
PARKING REQUIREMENT (PROPOSED)				
S.NO	SLOTS NAME / SIZE	REQUIRED	PROVIDED	
1	TRUCK / LORRY (3.50M X 10.00M)	12 NOS	24 NOS	
2	CAR (2.50M X 5.00M)	18 NOS	25 NOS	
	DA PARKING 10% (3.60M X 5.00M)	03 NOS		
	E-VEHICLE 10% (2.50M X 5.00M)	03 NOS		
3	TWO WHEELER & DA PARKING (1.80M X 1.00)	100 NOS	236 NOS	
	E-VEHICLE (1.80M X 1.00)	12 NOS		
4	CYCLE (0.56M X 1.00M)	112 NOS	236 NOS	

PARKING DETAILS:- (EXISTING)

1 LORRY PARKING SPACE FOR EVERY 500.00 SQ.M

1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M

1 TWO PARKING SPACE FOR EVERY 50.00 SQ.M

PARKING DETAILS:- (PROPOSED)

LORRY PARKING = WORKSHOP AREA = 8350.20 = 12 NOS

CAR PARKING = OFFICE SPACE = 3543.77 = 24 NOS

TWO WHEELER CYCLE = WORKSHOP AREA = 8350.20 = 112 NOS

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.

