

PP

APPROVAL RECORD

# Planning Permission

Vilupuram 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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MANUFACTURING UNIT OF "FABRICATION AND MANUFACTURING OF CHEMICAL DISPENSE MODULE AND ACCESSORIES EQUIPMENT'S" (TNPCB -Industries classified as "Orange") AT PLOT NO.A-12, SIPCOT INDUSTRIAL PARK AT TINDIVANAM IN SURVEY NO:237/1Pt, 237/2Pt, 237/3Pt, 237/4Pt, 237/5Pt, 244/3Pt, 244/4Pt OF KOLLAR VILLAGE, TINDIVANAM TALUK, VILLUPURAM DISTRICT.

APPLICANT NAME:  
**M/s. Specmax Techno Private Limited**

TITLE:  
FACTORY BUILDING-1 ( GROUND FLOOR, TERRACE FLOOR PLAN, SECTION ON A-A & ELEVATION

ஒப்புதல் அளிக்கப்பட்ட SIPCOT மனைப்பிரிவு எண்:-

இணையுதன் விண்ணப்படம் எண்:-ESDETGA8/2025TCP  
ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு எண் : 138/2024(இணையுதன் ஒப்புதல்)  
(ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு எண்: ம.வர,ஊ.உ.இ(வி.மர)எண் : 105/2024-ஐ திருத்தியமைக்கப்பட்டது)

CATEGORIZATION OF INDUSTRIES :

ANNEXURE VII [See rule 36]  
SERIAL No.97, MISCELLANEOUS(ORANGE)  
AS PER TNCD BR RULES,2019-AMENDMENTS- G.O.(Ms).No.154 Dated : 07.10.2025

SCALE: SITE PLAN - 1:200 & FLOOR PLAN - 1: 100

| PROPOSED MACHINERY DETAILS |                     |     |         |
|----------------------------|---------------------|-----|---------|
| S.NO                       | NAME OF MACHINERY   | NOS | EACH HP |
| 1                          | CNC Router Machine. | 2   | 4.00    |
| 2                          | AIR COMPRESSOR      | 3   | 5.00    |
| 3                          | BLOWER MACHINE      | 2   | 3.00    |
| TOTAL HP =                 |                     |     | 29.00   |

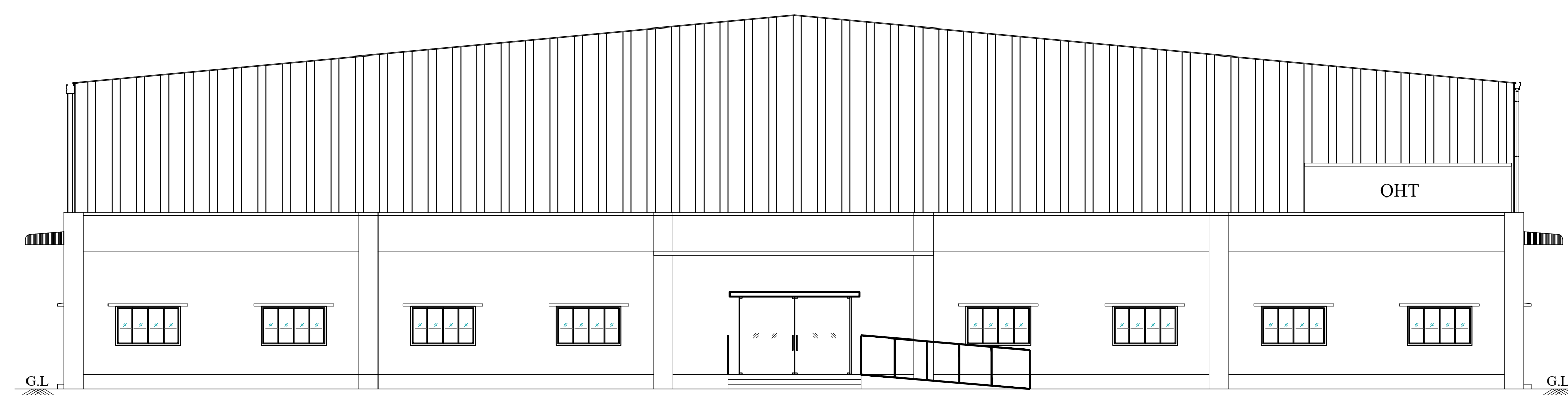
| JOINERY DETAILS |                 |             |
|-----------------|-----------------|-------------|
| TYPE            | DESCRIPTION     | SIZE        |
| RS              | ROLLING SHUTTER | 3.00 X 4.00 |
| MD              | MAIN DOOR       | 3.00 X 3.00 |
| DD              | DOUBLE DOOR     | 1.65 X 2.10 |
| D               | DOOR            | 1.20 X 2.10 |
| D1              | DOOR            | 0.75 X 2.10 |
| D3              | DA DOOR         | 1.00 X 2.10 |
| ED              | EMERGENCY DOOR  | 1.00 X 2.10 |
| SD-1            | STEEL DOOR      | 1.60 X 2.10 |
| W               | WINDOW          | 2.00 X 1.20 |
| V               | VENTILATOR      | 0.60 X 0.45 |

- NOTE :-
- MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING.
  - 1/3 OF SOLAR PANEL PROVIDED ALL BUILDING ROOF AREA

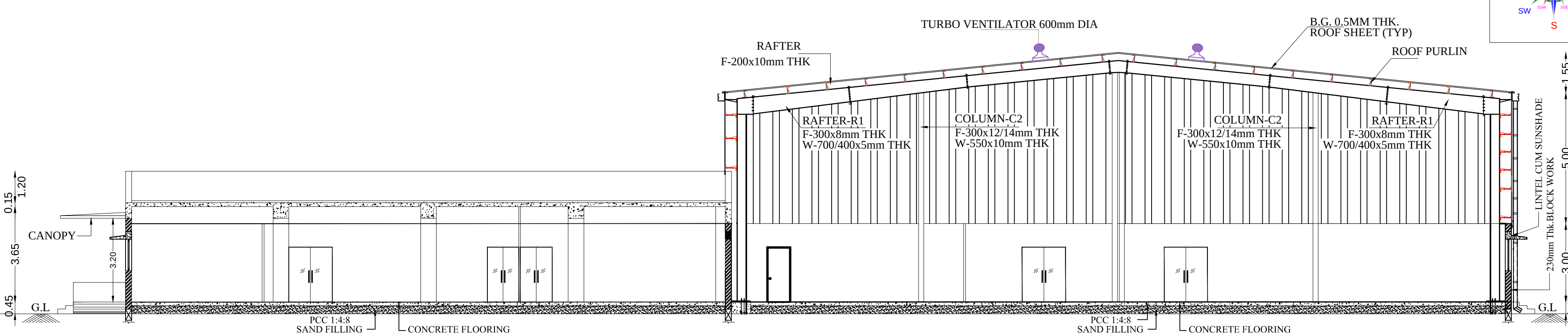
#### FIRE FIGHTING SYSTEM

- FE - FIRE EXTINGUISHER
- SDWS - SMOKE DETECTOR WITH FIRE WATER SPRAY
- FRA - FIRE ALARM

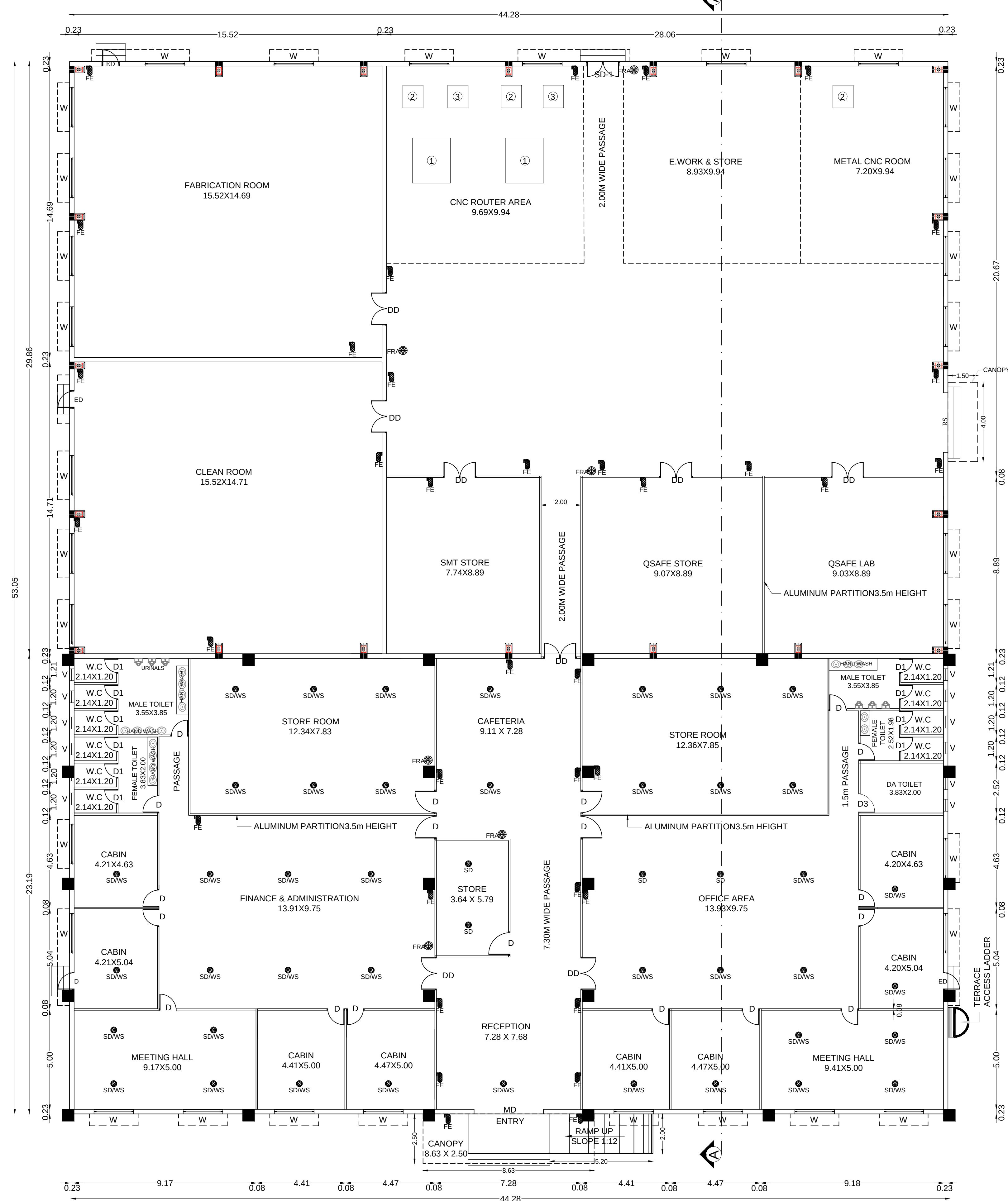
| COLOUR REFERENCE                                                                                                                                                                                                                                                            |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| APPROACH ROAD                                                                                                                                                                                                                                                               |  |
| SITE BOUNDARY                                                                                                                                                                                                                                                               |  |
| PROPOSED BUILDING                                                                                                                                                                                                                                                           |  |
| PROPOSED SITE                                                                                                                                                                                                                                                               |  |
| OWNER / OCCUPIER                                                                                                                                                                                                                                                            |  |
| <p><b>R. SATHISEKUMAR</b>, the son of <b>R. SATHISEKUMAR &amp; SATHISEKUMAR</b> (Jointly owned by R. Sathisekumar &amp; Sathisekumar) Reg No. CO-101/REG-1/2011/07/004<br/>R. Sathisekumar, Kollur Village, Villupuram Taluk, Tindivanam District, Tamil Nadu - 605 001</p> |  |
| REGISTERED ENGINEER G-1                                                                                                                                                                                                                                                     |  |
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| STRUCTURAL ENGINEER G-1                                                                                                                                                                                                                                                     |  |



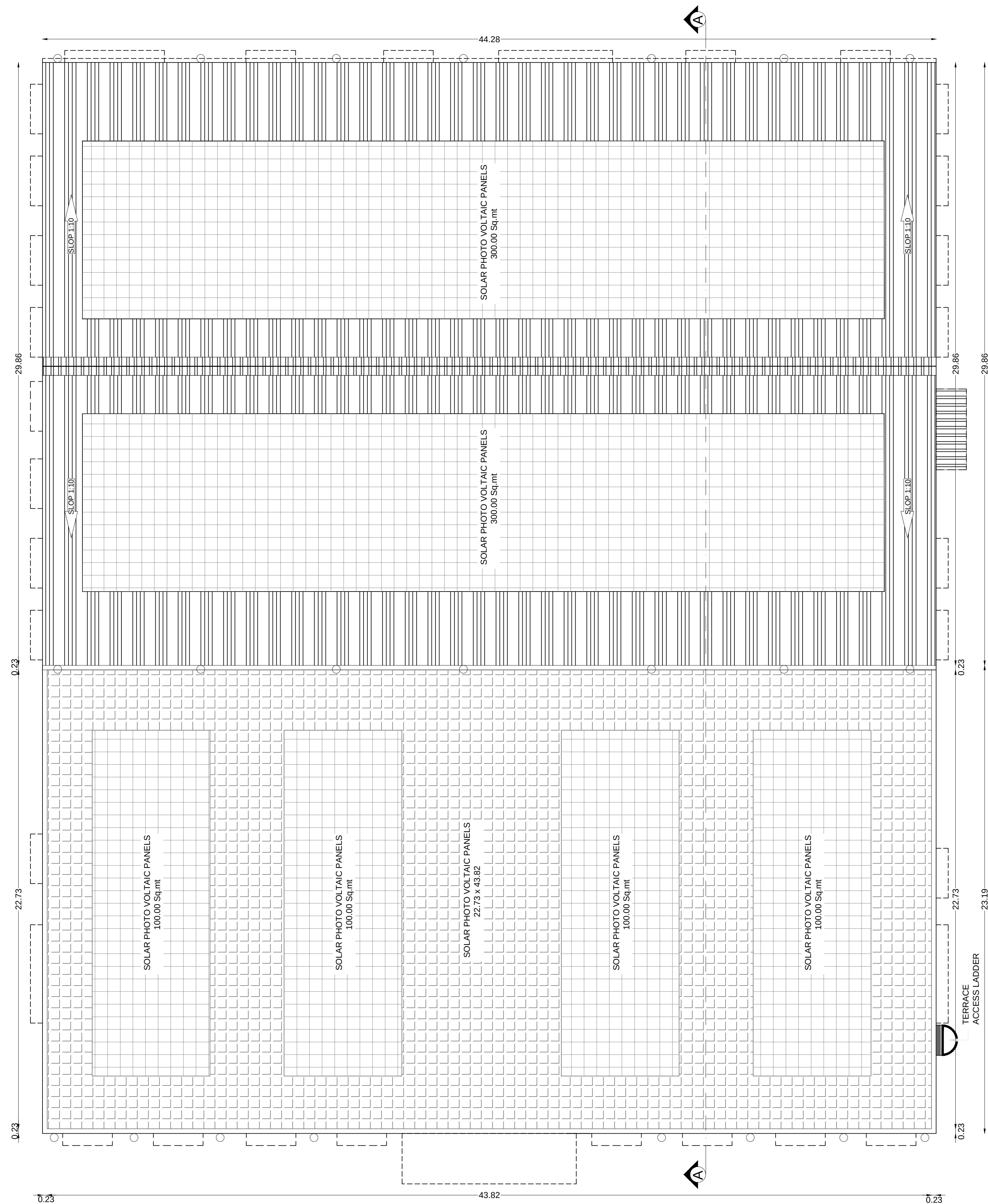
ELEVATION  
FACTORY BUILDING -1



SECTION ON A-A  
FACTORY BUILDING -1

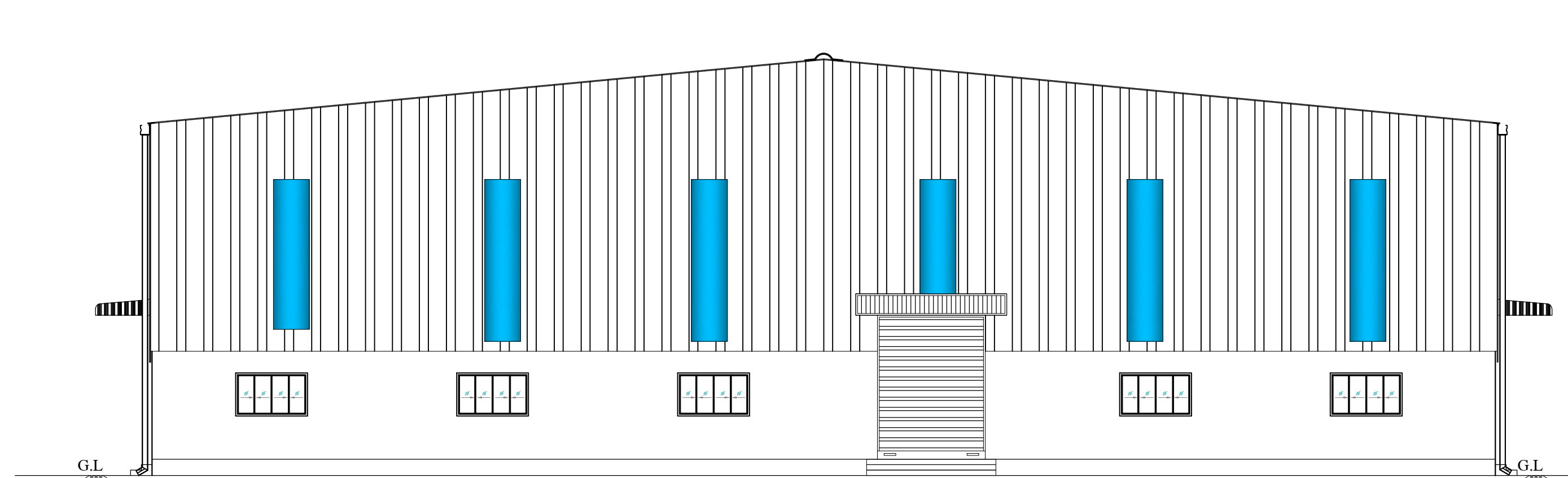


GROUND FLOOR PLAN  
FACTORY BUILDING-1

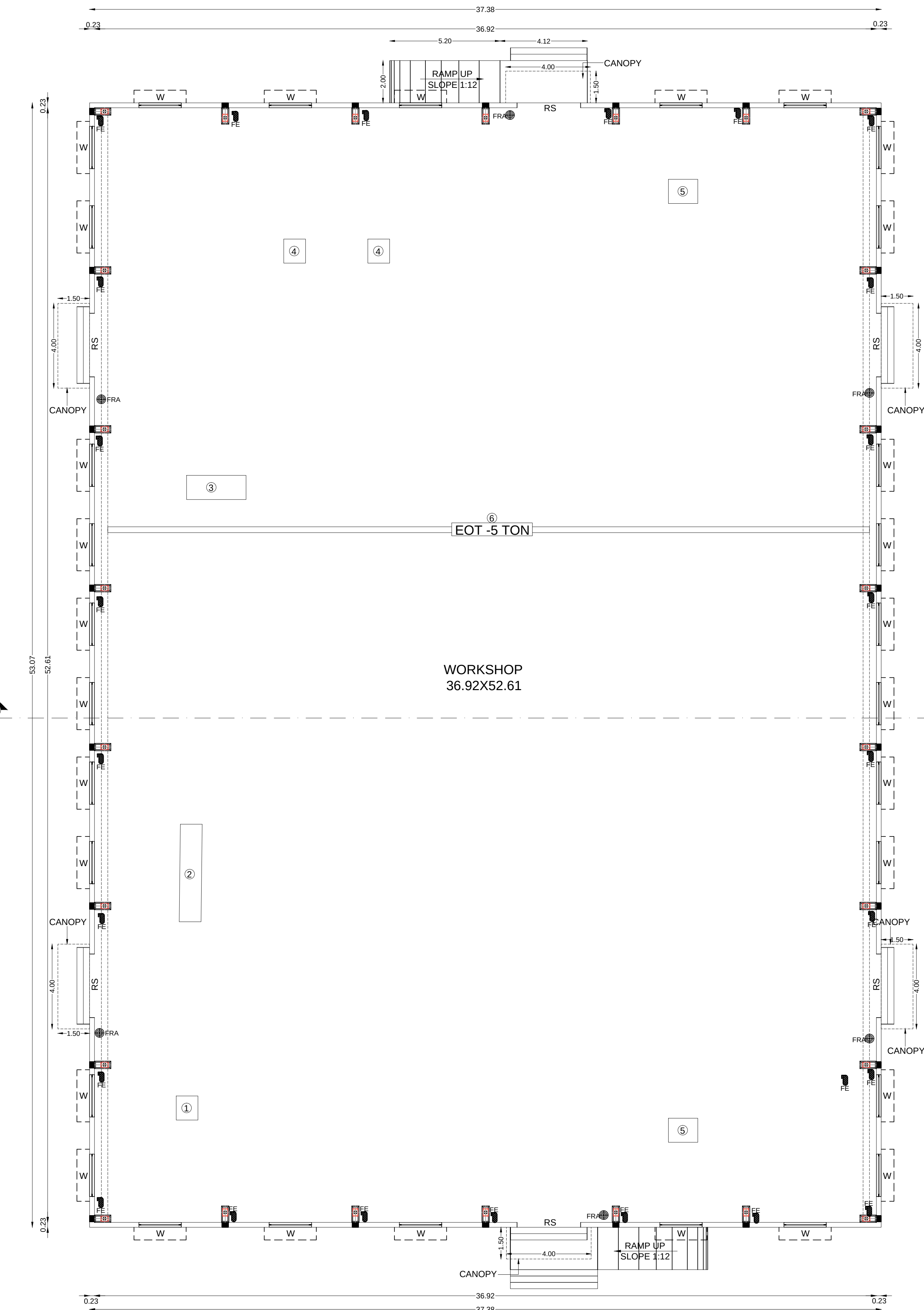


ROOF PLAN  
FACTORY BUILDING-1

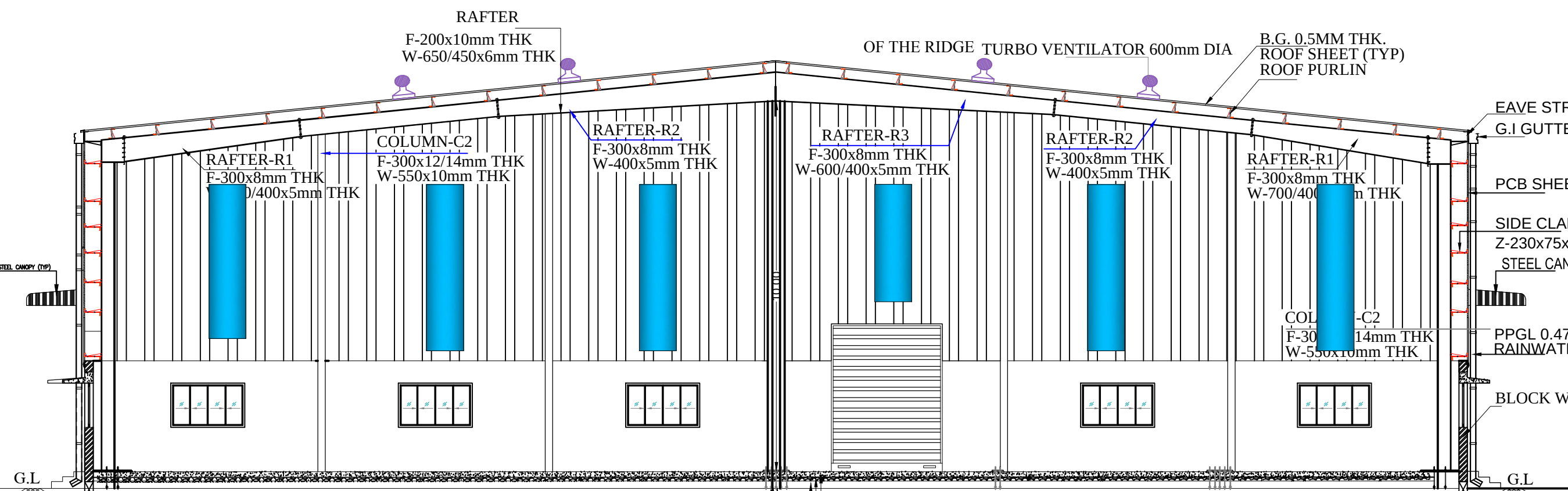




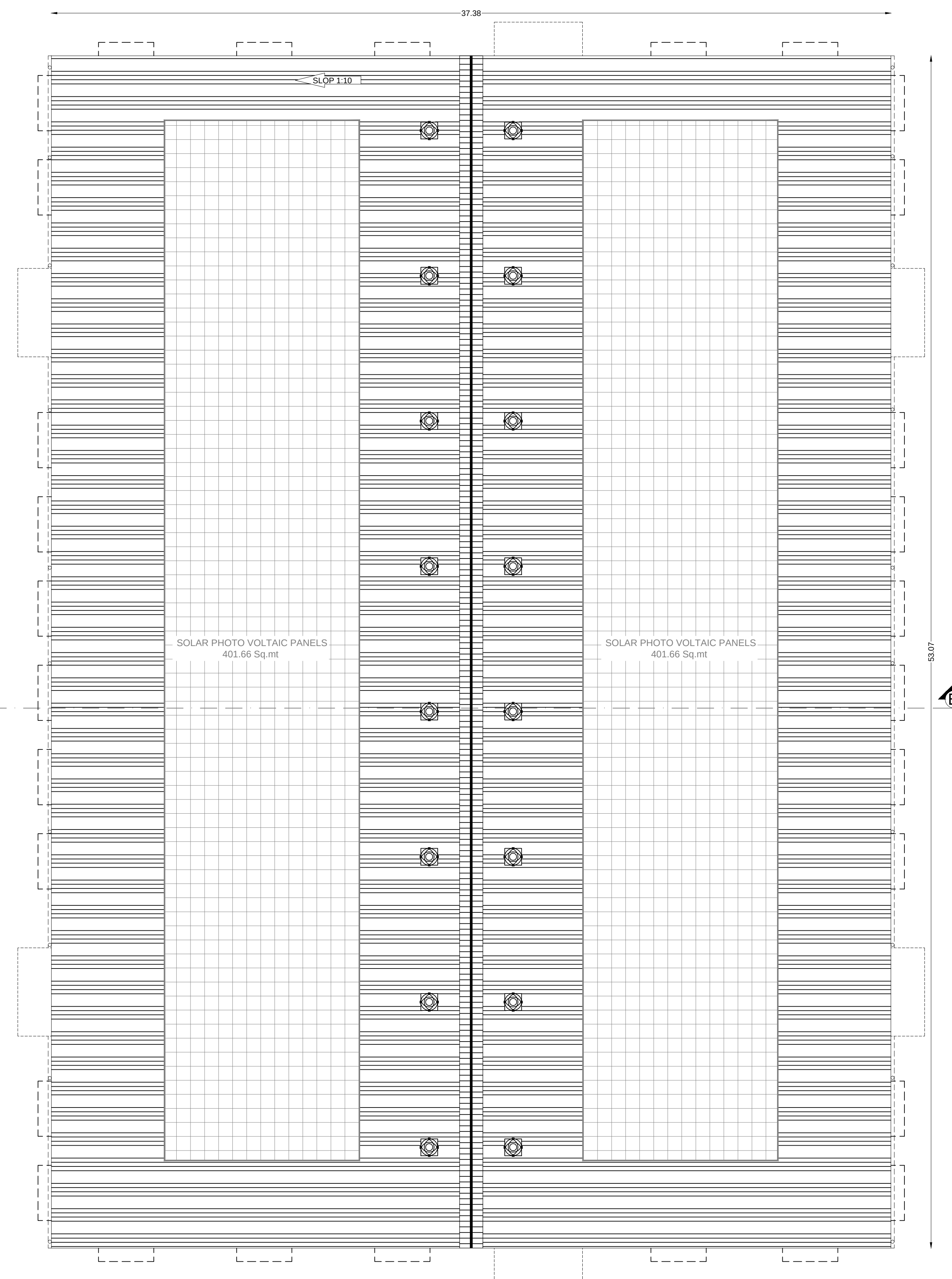
ELEVATION  
FACTORY BUILDING -2



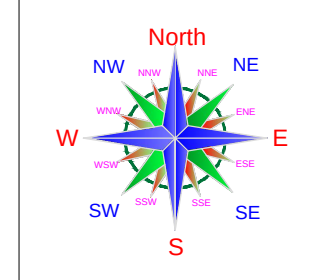
GROUND FLOOR PLAN  
FACTORY BUILDING -2



SECTION ON B-B  
FACTORY BUILDING -2



ROOF PLAN  
FACTORY BUILDING-2



PLAN SHOWING THE PROPOSED CONSTRUCTION OF MANUFACTURING UNIT OF "FABRICATION AND MANUFACTURING OF CHEMICAL DISPENSE MODULE AND ACCESSORIES EQUIPMENT'S" (TNPCB -Industries classified as "Orange") AT PLOT NO.A-12, SIPCOT INDUSTRIAL PARK AT TINDIVANAM IN SURVEY NO:237/1Pt, 237/2Pt, 237/3Pt, 237/4Pt, 237/5Pt, 244/3Pt, 244/4Pt OF KOLLAR VILLAGE, TINDIVANAM TALUK, VILLUPURAM DISTRICT.

APPLICANT NAME:  
**M/s. Specmax Techno Private Limited**

TITLE:  
FACTORY BUILDING-2, TOILET BLOCK & ELECTRICAL ROOM  
GROUND FLOOR, TERRACE FLOOR PLAN, SECTION & ELEVATION

ஒப்புதல் அளிக்கப்பட்ட SIPCOT மனைப்பிரிவு எண்:-  
இணையுதள விண்ணப்பம் எண்:ESDETGA8/2025TCP  
ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு எண் : 138/2024(இணையுதள ஒப்புதல்)  
(ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு எண்: ம.வர.ஊ.உ.இ(வி.மா)எண் : 105/2024-ஐ திருத்தியமைக்கப்பட்டது)

CATEGORIZATION OF INDUSTRIES :  
ANNEXURE VII [See rule 36]  
SERIAL No.97, MISCELLANEOUS(ORANGE)  
AS PER TNCD BR RULES,2019-AMENDMENTS- G.O.(Ms),No.154 Dated : 07.10.2025

SCALE: SITE PLAN - 1:200 & FLOOR PLAN - 1: 100

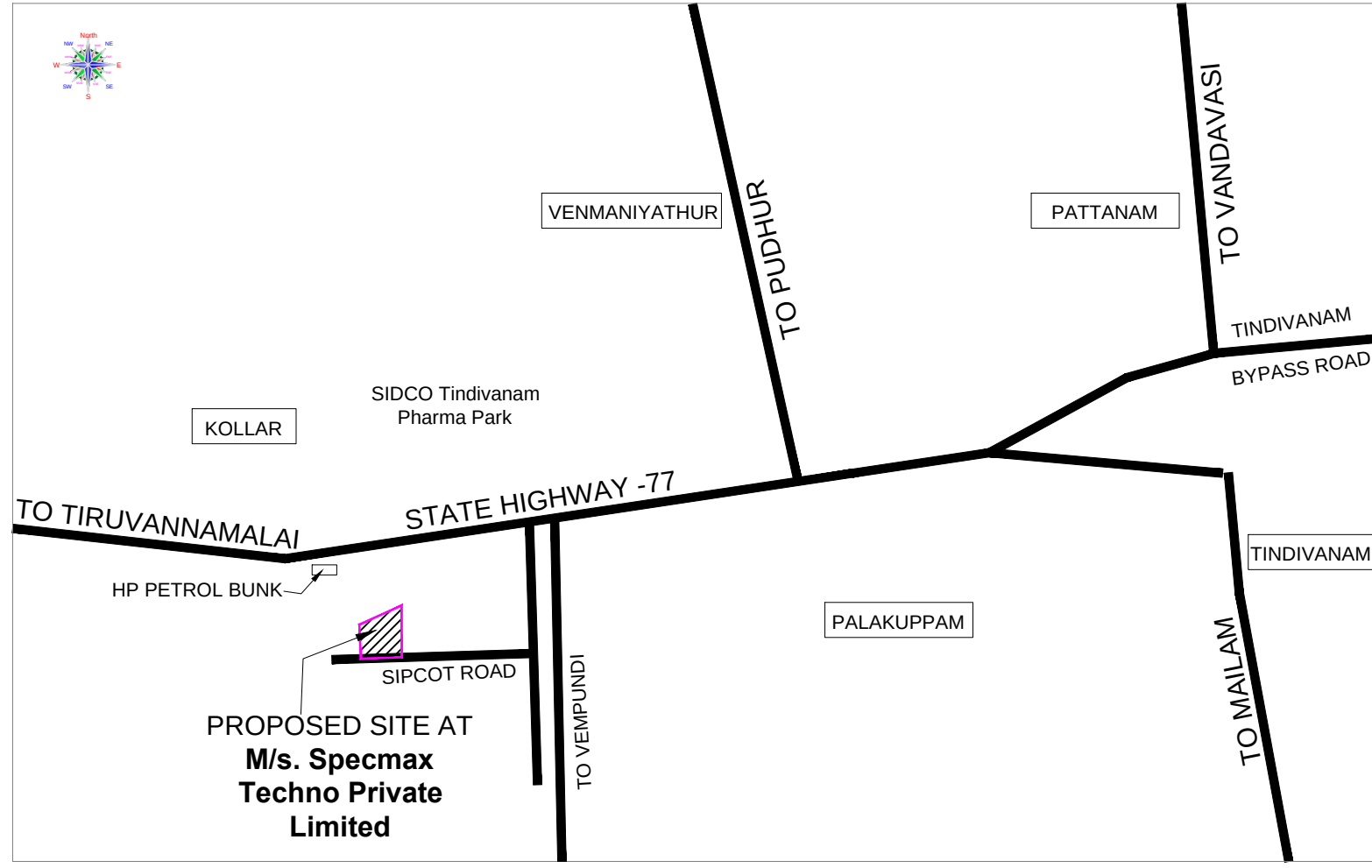
| PROPOSED MACHINERY DETAILS |                            |     |            |          |
|----------------------------|----------------------------|-----|------------|----------|
| S.NO                       | NAME OF MACHINERY          | NOS | EACH HP    | TOTAL HP |
| 1                          | ROLLER MIC                 | 1   | 1.00       | 1.00     |
| 2                          | LASER CUTTING MIC          | 1   | 2.00       | 2.00     |
| 3                          | BENDING MIC                | 1   | 3.00       | 3.00     |
| 4                          | CUTTING MIC                | 2   | 0.50       | 1.00     |
| 5                          | AIR COMPRESSOR             | 2   | 3.00       | 6.00     |
| 6                          | EOT CRANE -5 TONE CAPACITY | 1   | 5.00       | 5.00     |
|                            |                            |     | TOTAL HP = | 18.00    |

| JOINERY DETAILS |                 |             |
|-----------------|-----------------|-------------|
| TYPE            | DESCRIPTION     | SIZE        |
| RS              | ROLLING SHUTTER | 3.00 X 4.00 |
| D               | DOOR            | 1.00 X 2.10 |
| D1              | DOOR            | 0.91 X 2.10 |
| D2              | PVC DOOR        | 0.75 X 2.10 |
| W               | WINDOW          | 2.00 X 1.20 |
| V               | VENTILATOR      | 0.60 X 0.45 |

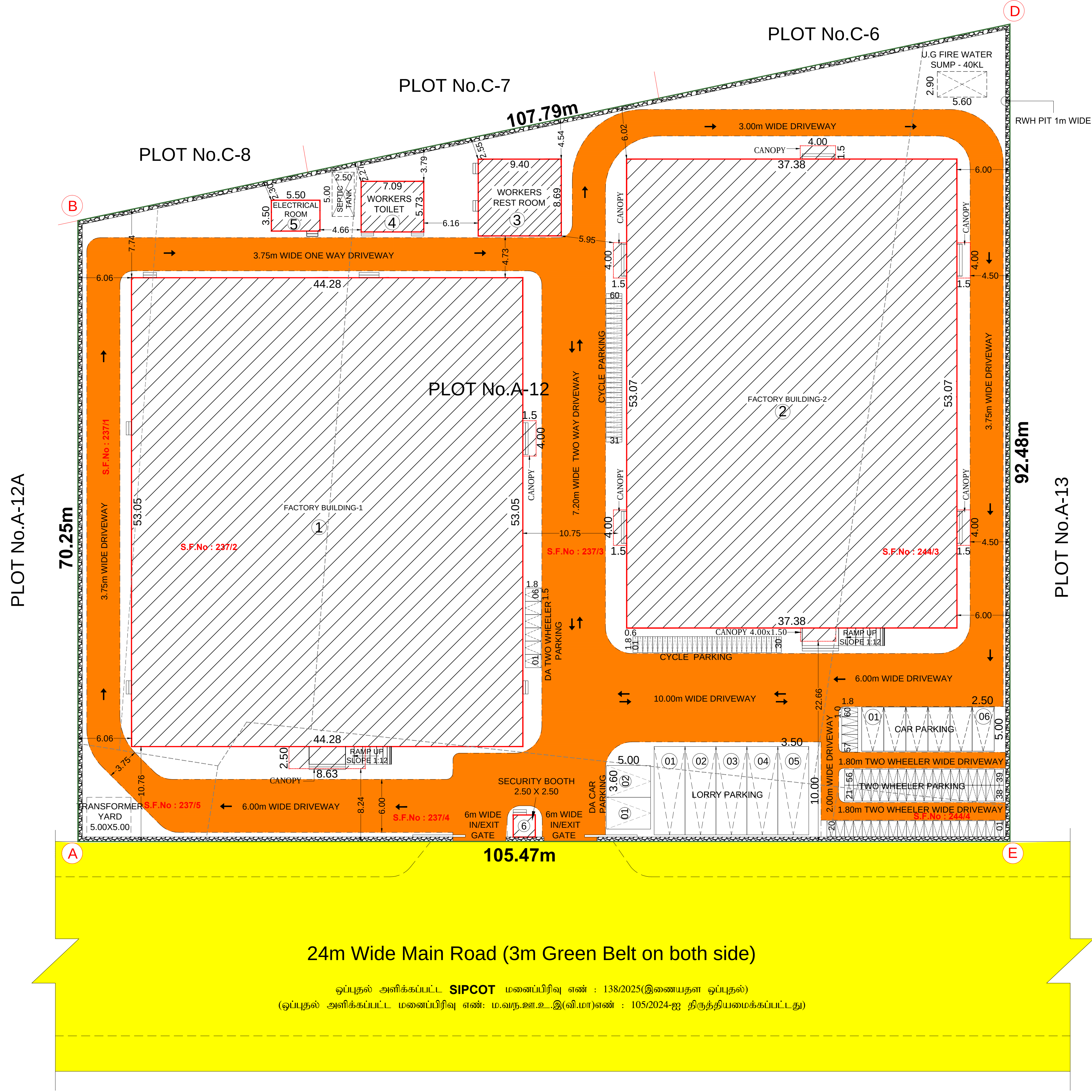
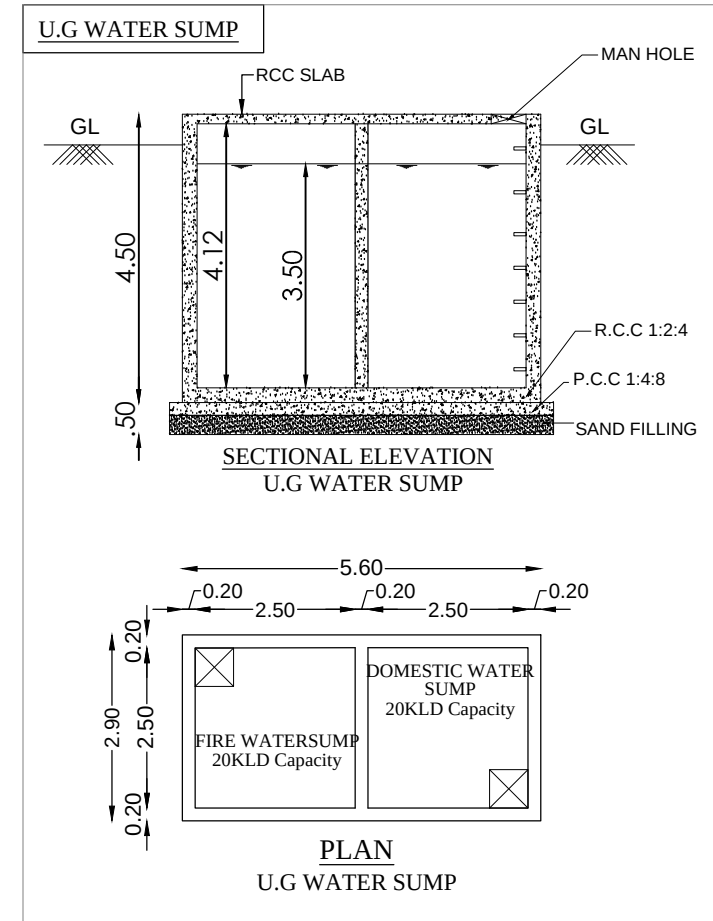
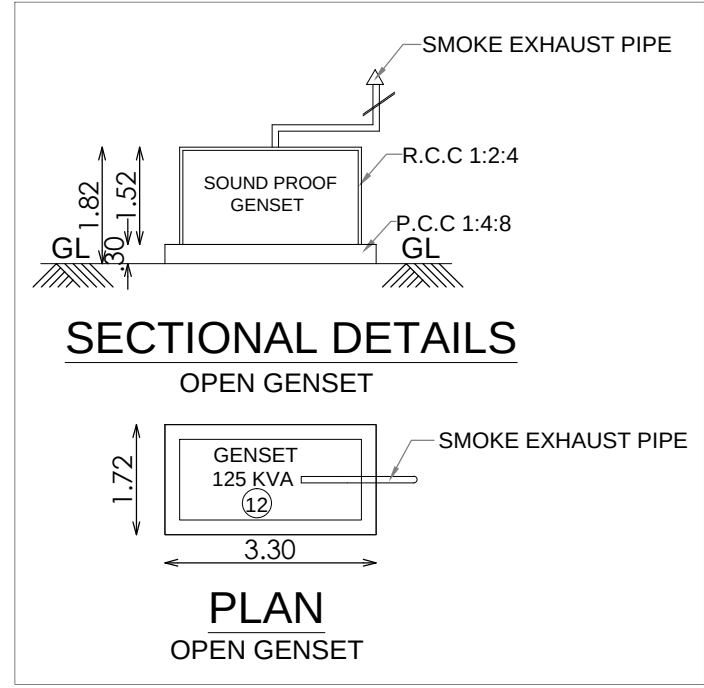
NOTE :-  
• MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING.  
• 1/3 OF SOLAR PANEL PROVIDED ALL BUILDING ROOF AREA

FIRE FIGHTING SYSTEM  
FE - FIRE EXTINGUISHER  
SDWS - SMOKE DETECTOR WITH FIRE WATER SPRAY  
FRA - FIRE ALARM

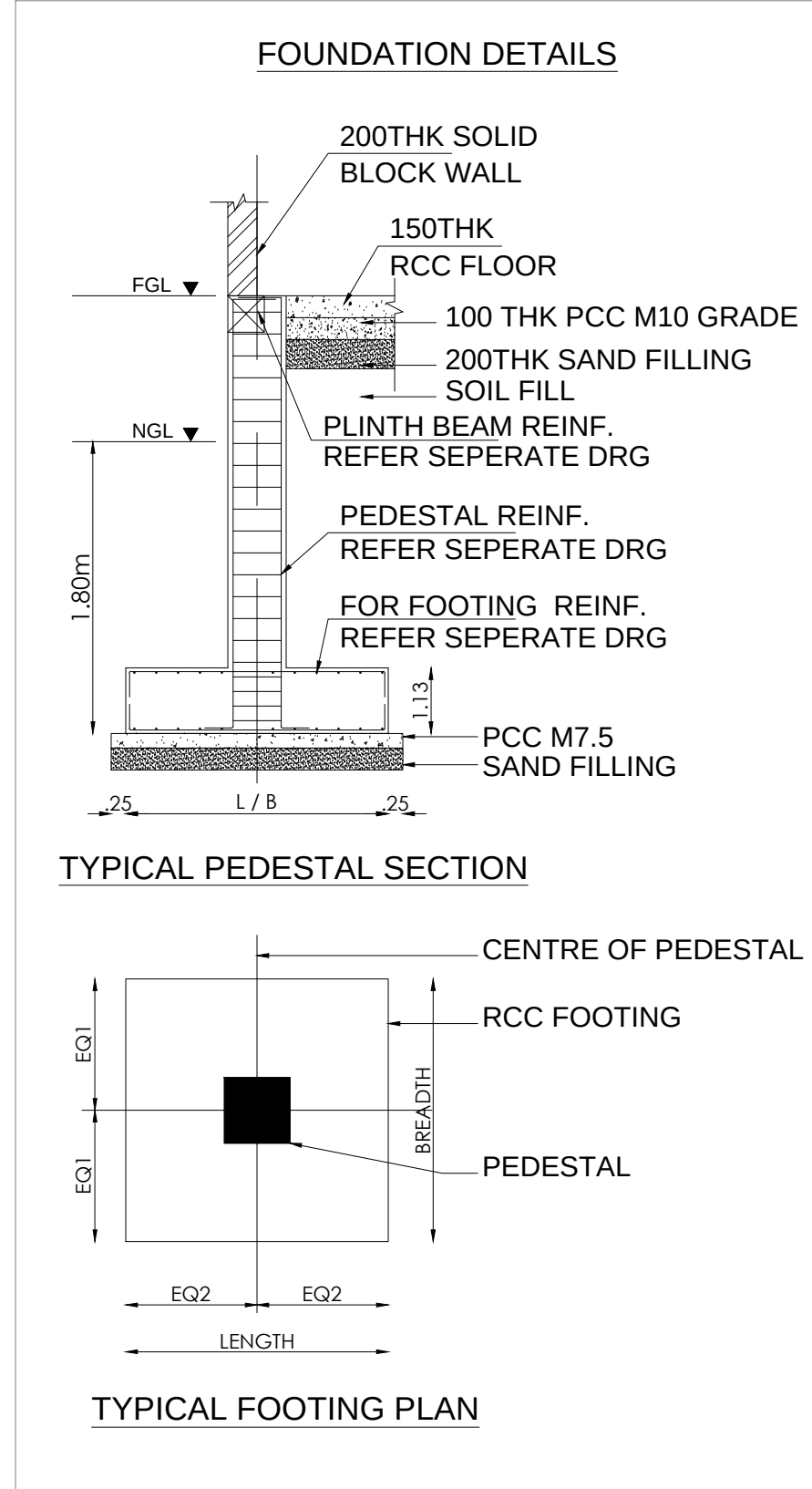
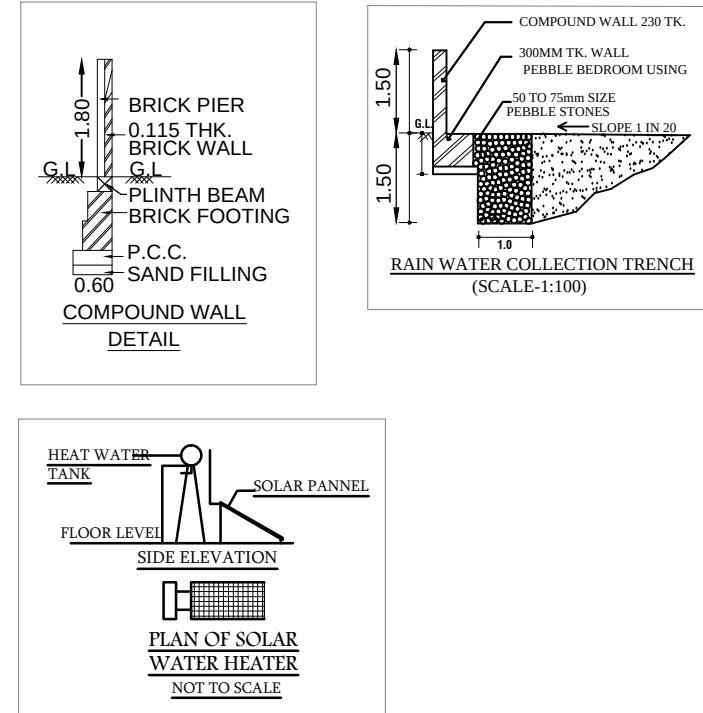
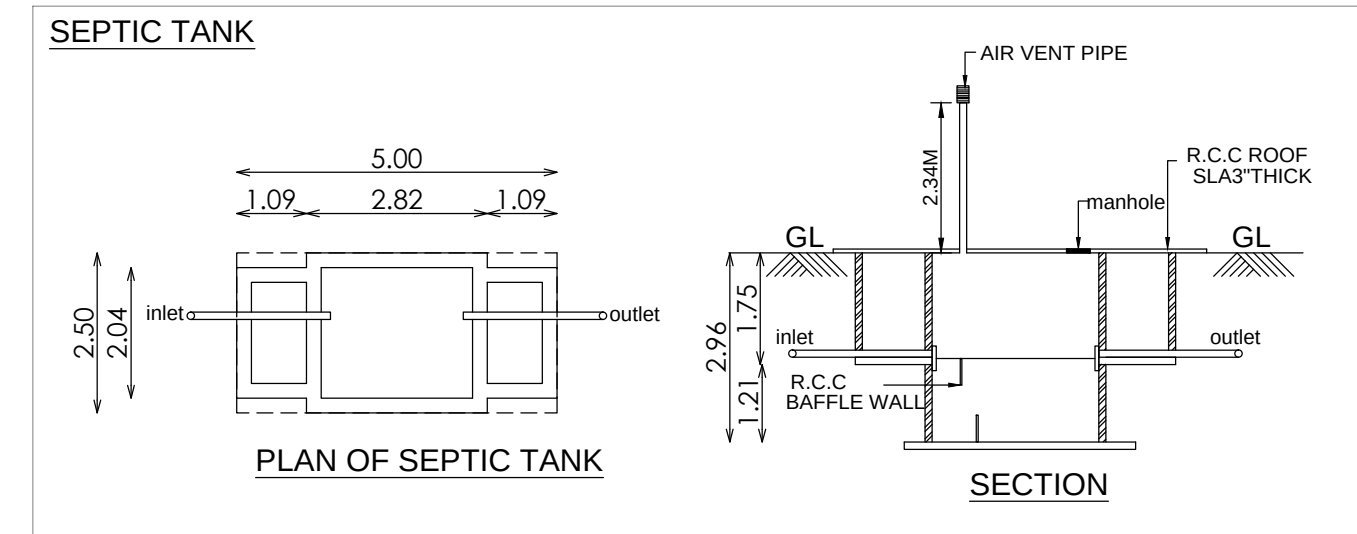
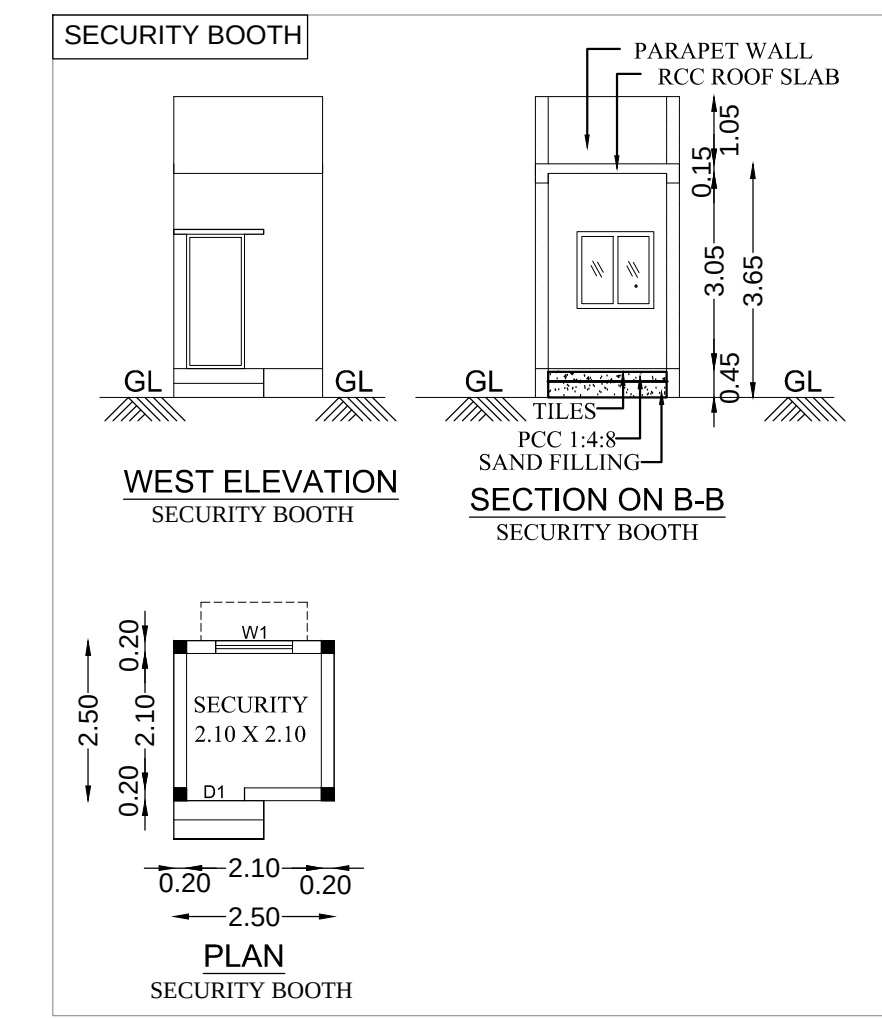
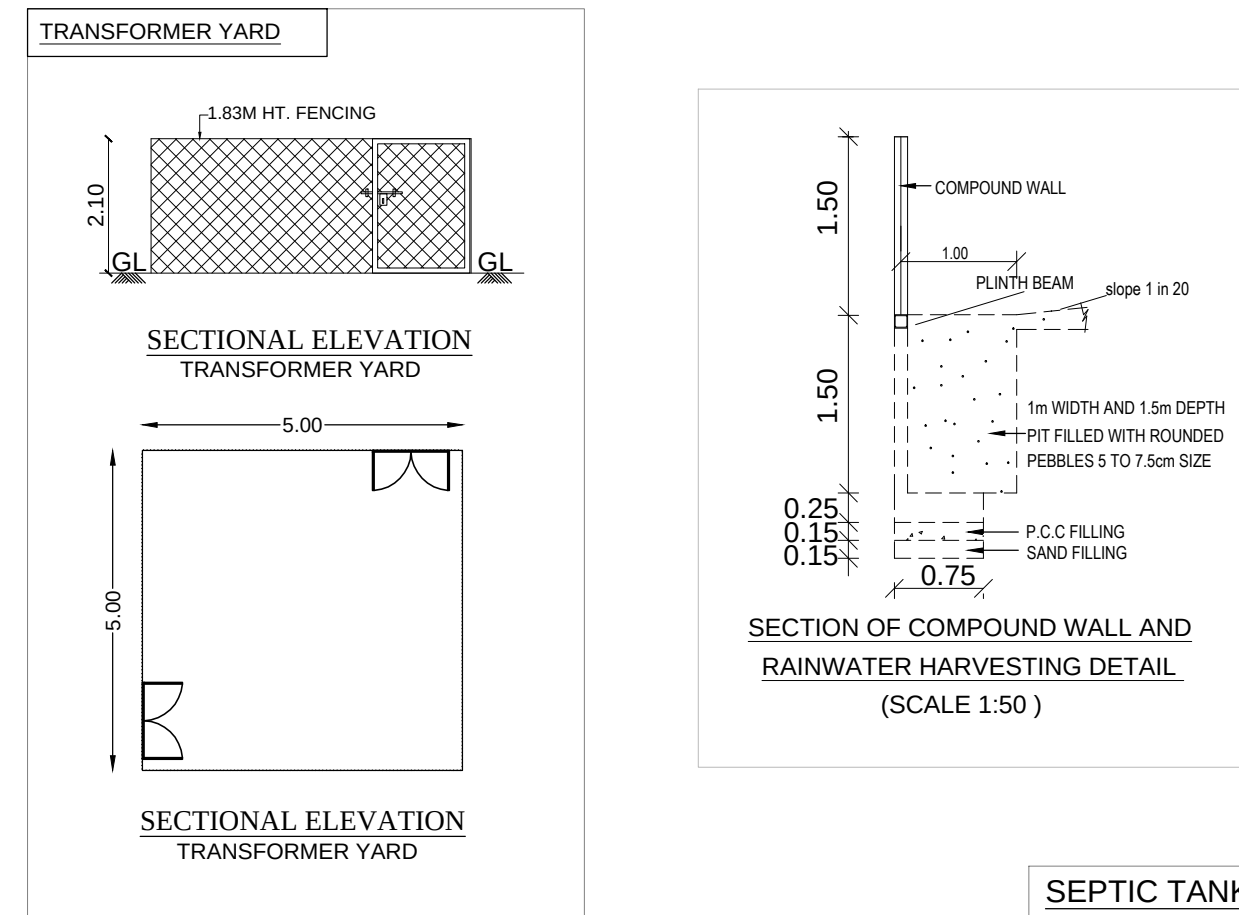
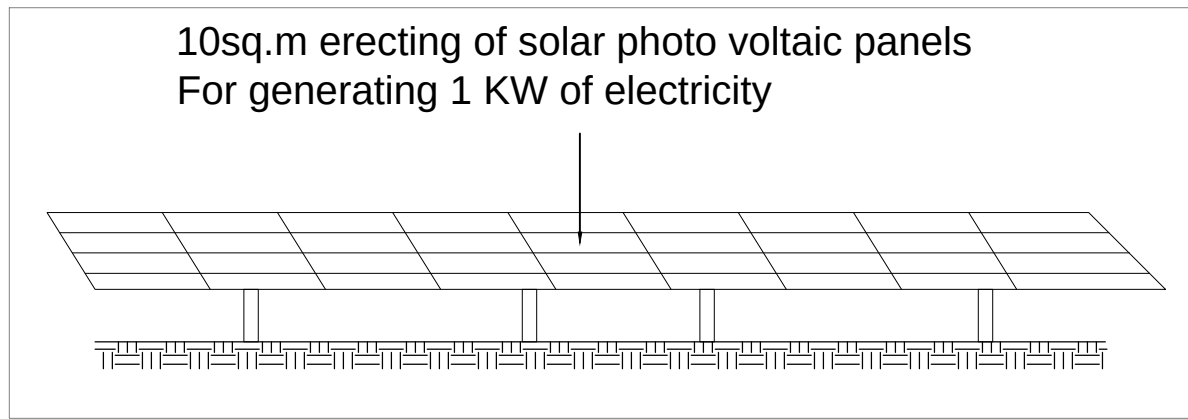
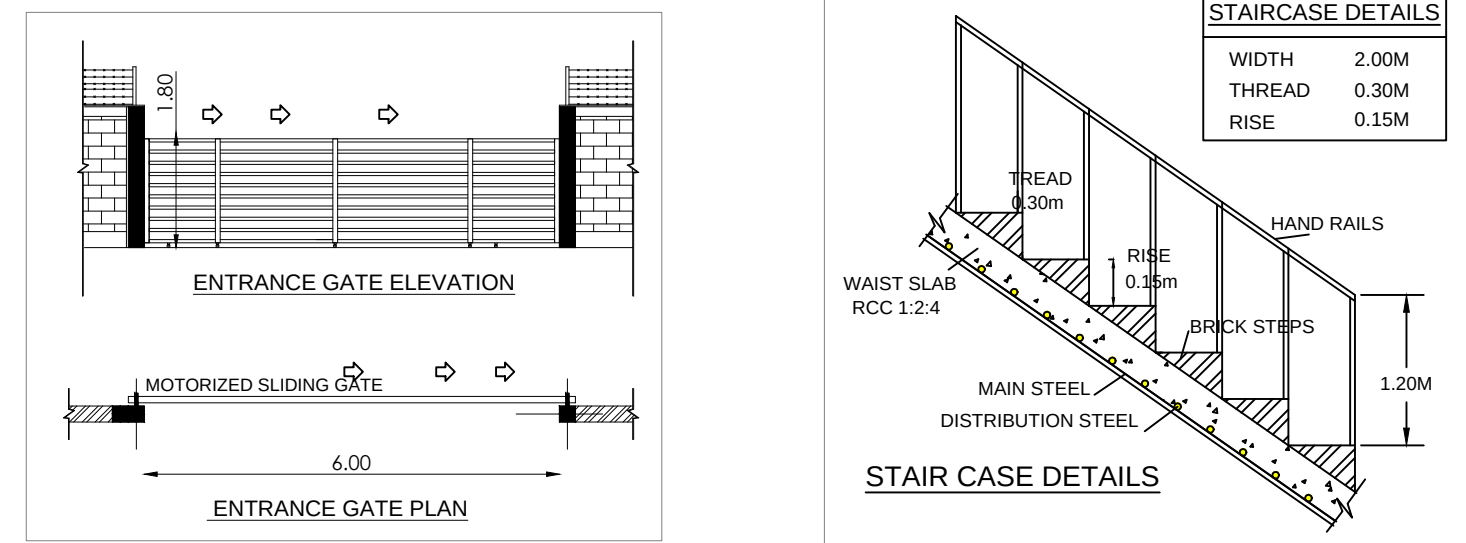
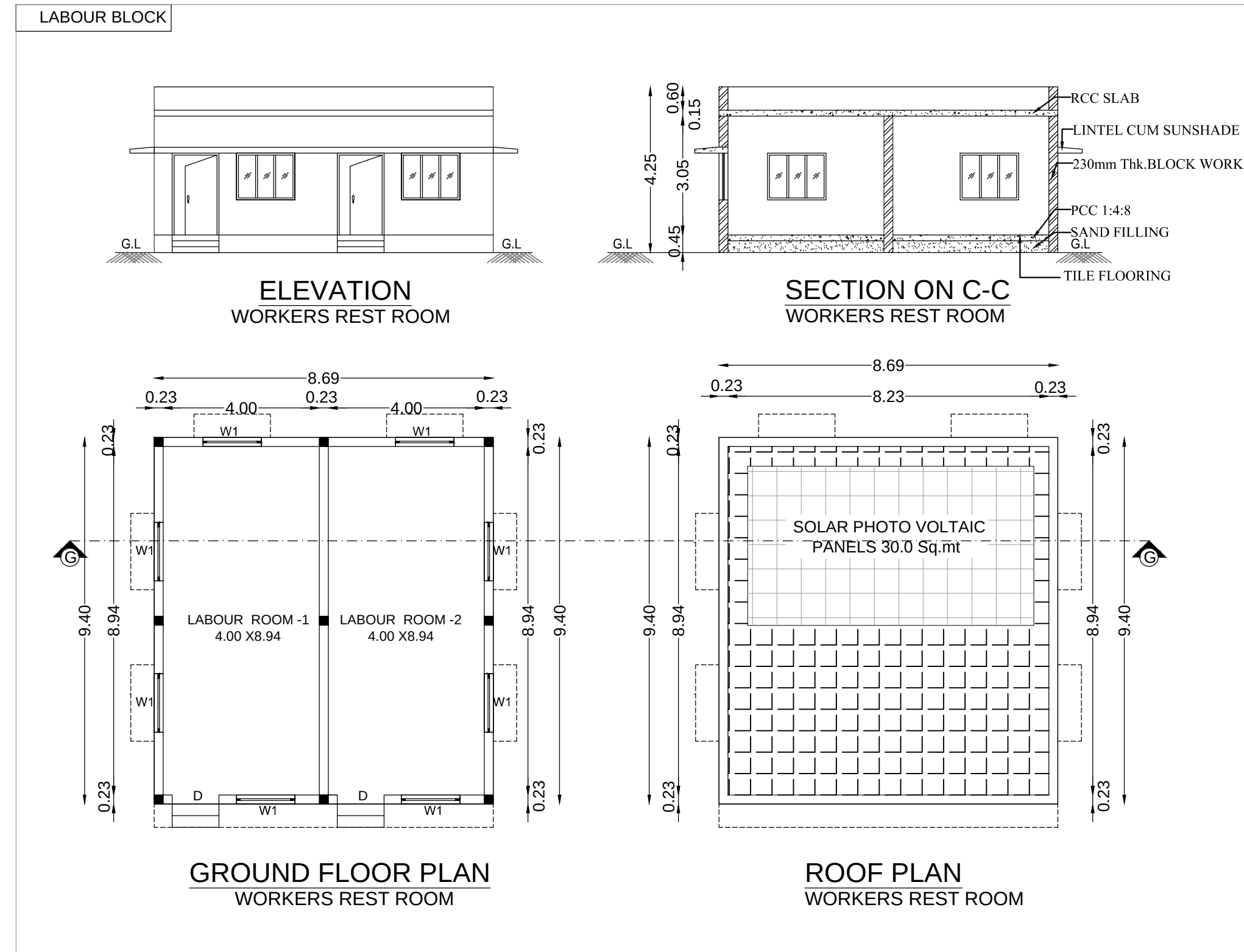
| COLOUR REFERENCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| APPROACH ROAD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| SITE BOUNDARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| PROPOSED BUILDING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| PROPOSED SITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| OWNER / OCCUPIER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <div><div><p>For SPECMAX TECHNO PVT. LTD.</p><p><i>S. M. M. S.</i></p><p>Authorized Signatory</p></div><div><p>OWNER / OCCUPIER</p></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <div><div><p><i>P. S. S. S.</i></p><p>R. SATHISHKUMAR, A.M., C.E., M.C.E.,<br/>Licence Surveyor &amp; Engineer (Engineer Grade - III)<br/>Reg No: C0200116 (G.O. 12001-07/04)<br/>M.C. Kalpal Nagar, Changanassery Rd.,<br/>Wazhuvayalankulam, Changanassery Rd., 686 301<br/>Cell: 944 91 2219 email: sathishkumar@rediffmail.com</p></div><div><p><i>P. S. S. S.</i></p><p>P. SATHISHKUMAR, A.M., C.E., M.C.E.,<br/>Licence Surveyor &amp; Engineer (Engineer Grade - III)<br/>Reg No: C0200116 (G.O. 12001-07/04)<br/>M.C. Kalpal Nagar, Changanassery Rd.,<br/>Wazhuvayalankulam, Changanassery Rd., 686 301<br/>Cell: 944 91 2219 email: sathishkumar@rediffmail.com</p></div></div> |  |
| REGISTERED ENGINEER G-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <div><div><p><i>P. S. S. S.</i></p><p>P. SATHISHKUMAR, A.M., C.E., M.C.E.,<br/>Licence Surveyor &amp; Engineer (Engineer Grade - III)<br/>Reg No: C0200116 (G.O. 12001-07/04)<br/>M.C. Kalpal Nagar, Changanassery Rd.,<br/>Wazhuvayalankulam, Changanassery Rd., 686 301<br/>Cell: 944 91 2219 email: sathishkumar@rediffmail.com</p></div><div><p><i>P. S. S. S.</i></p><p>P. SATHISHKUMAR, A.M., C.E., M.C.E.,<br/>Licence Surveyor &amp; Engineer (Engineer Grade - III)<br/>Reg No: C0200116 (G.O. 12001-07/04)<br/>M.C. Kalpal Nagar, Changanassery Rd.,<br/>Wazhuvayalankulam, Changanassery Rd., 686 301<br/>Cell: 944 91 2219 email: sathishkumar@rediffmail.com</p></div></div> |  |
| STRUCTURAL ENGINEER G-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |



KEY PLAN  
SCALE 1:10000



SITE PLAN  
SCALE 1:200



SHEET NO:01/03

PLAN SHOWING THE PROPOSED CONSTRUCTION OF MANUFACTURING UNIT OF "FABRICATION AND MANUFACTURING OF CHEMICAL DISPENSE MODULE AND ACCESSORIES EQUIPMENT'S" (TNPCB -Industries classified as "Orange") AT PLOT NO.A-12, SIPCOT INDUSTRIAL PARK AT TINDIVANAM IN SURVEY NO:237/1Pt, 237/2Pt, 237/3Pt, 237/4Pt, 237/5Pt, 244/3Pt, 244/4Pt OF KOLLAR VILLAGE, TINDIVANAM TALUK, VILLUPURAM DISTRICT.

APPLICANT NAME:  
**M/s. Specmax Techno Private Limited**

TITLE:  
SITE PLAN & KEY PLAN,  
LABOUR BLOCK GROUND FLOOR, TERRACE FLOOR PLAN,  
SECTION & ELEVATION

ஒப்புதல் அளிக்கப்பட்ட SIPCOT மனைப்பிரிவு எண்:-  
இணையதள விண்ணப்பம் எண்:ESDETGAB/2025/TCP  
ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு எண் : 138/2024(இணையதள ஒப்புதல்)  
(ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு எண்: ம.வந.உ.உ.இ(வி.மா)எண் : 105/2024-ஐ திருத்தியமைக்கப்பட்டது)

CATEGORIZATION OF INDUSTRIES :  
ANNEXURE VII (See rule 36)  
SERIAL No.97, MISCELLANEOUS(ORANGE)  
AS PER TNCD BR RULES 2019-AMENDMENTS- G.O.(Ms),No.154 Dated : 07.10.2025

| AREA STATEMENT (Sq.mt)                                     |                      |                              |             |                 |                            |
|------------------------------------------------------------|----------------------|------------------------------|-------------|-----------------|----------------------------|
| TOTAL PLOT AREA (PLOT NO.A-12) = 8,579.33 Sq.mt (2.12Acre) |                      |                              |             |                 |                            |
| S.NO                                                       | BLOCK NAME           | FLOOR NAME                   | FSI (Sq.mt) | NON-FSI (Sq.mt) | TOTAL BUILDUP AREA (Sq.mt) |
| 1                                                          | FACTORY BUILDING -1  | GROUND FLOOR (Office Area)   | 1026.85     | ---             | 2,376.62                   |
|                                                            |                      | GROUND FLOOR (Workshop Area) | 1,322.20    | ---             |                            |
| 2                                                          | FACTORY BUILDING - 2 | GROUND FLOOR                 | 1,983.76    | ---             | 2019.76                    |
|                                                            |                      | CANOPY - 6 Nos (4.00 X 1.50) | 36.00       | ---             |                            |
| 3                                                          | WORKERS REST ROOM    | GROUND FLOOR                 | 81.69       | ---             | 81.69                      |
| 4                                                          | TOILET BLOCK         | GROUND FLOOR                 | 40.63       | ---             | 40.63                      |
| 5                                                          | ELECTRICAL ROOM      | GROUND FLOOR                 | 19.25       | ---             | 19.25                      |
| 6                                                          | SECURITY BOOTH       | GROUND FLOOR                 | ---         | 6.25            | 6.25                       |
| TOTAL AREA =                                               |                      |                              | 4,537.95    | 6.25            | 4,544.20                   |

F.S.I CALCULATION:-  
F.S.I =  $\frac{\text{TOTAL FSI AREA}}{\text{TOTAL PLOT AREA}} = \frac{4,537.95}{8,579.33} = 0.528 < 2.0$

| PARKING DETAILS:-   |          |               |
|---------------------|----------|---------------|
| PARKING             | REQUIRED | PROVIDED      |
| LORRY PARKING       | 05 Nos   | 05 Nos        |
| CAR PARKING         | 06 Nos   | 06 Nos+02 DA  |
| TWO WHEELER PARKING | 42 Nos   | 60 Nos +06 DA |
| CYCLE PARKING       | 42 Nos   | 60 Nos        |

SCALE: SITE PLAN - 1:2000 & FLOOR PLAN - 1:100

NOTE:-  
• MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING.  
• 1/3 OF SOLAR PANEL PROVIDED ALL BUILDING ROOF AREA

FIRE FIGHTING SYSTEM  
FE - FIRE EXTINGUISHER  
SD/WS - SMOKE DETECTOR WITH FIRE WATER SPRAY  
FRA - FIRE ALARM

TOTAL NUMBER OF WORKERS : 35 Nos [30(M) +5(F)]

| PROPOSED MACHINERY DETAILS |                                      |     |         |          |
|----------------------------|--------------------------------------|-----|---------|----------|
| S.NO                       | NAME OF MACHINERY                    | NOS | EACH HP | TOTAL HP |
| 1                          | SUMP MOTOR                           | 1   | 5.00    | 5.00     |
| 2                          | DIESEL GENERATOR - 125KVA (STAND BY) | 1   | 0.00    | 0.00     |
| TOTAL HP =                 |                                      |     |         | 5.00     |

COLOUR REFERENCE  
APPROACH ROAD  
SITE BOUNDARY  
DRIVEWAY  
PROPOSED BUILDING  
PROPOSED SITE

District Town And Country Planning Office,  
Villupuram District  
Online Application No: SWP/BPA/723847/2025  
SITE APPROVAL  
Site Bounded By "A to E"  
BUILDING APPROVAL :  
B.P.A.D.T.C.P.(V.D) No: 01/2026  
Industrial Building Technical Approval Issued

For SPECMAX TECHNO PVT. LTD.  
Authorised Signatory

R. SATHISHKUMAR, I.E.A. No. 104, K.C. No. 104, Licensed Surveyor & Engineer (General) (Reg. No. C-02057/RE-02-1-2021/02/004)  
R.S. Sathish Kumar, Chennai-600 004  
Cell: 9449112251 Email: sathishkumar@rediffmail.com

R. JAYARAJAN, I.E.A. No. 104, K.C. No. 104, Licensed Surveyor & Engineer (General) (Reg. No. C-02057/RE-02-1-2021/02/004)  
R.J. Jayarajan, Chennai-600 004  
Cell: 9449112251 Email: sathishkumar@rediffmail.com

OWNER / OCCUPIER

REGISTERED ENGINEER G-1

STRUCTURAL ENGINEER G-1

# 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



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# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

