

PP

APPROVAL RECORD

Planning Permission

Vilupuram 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.

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	

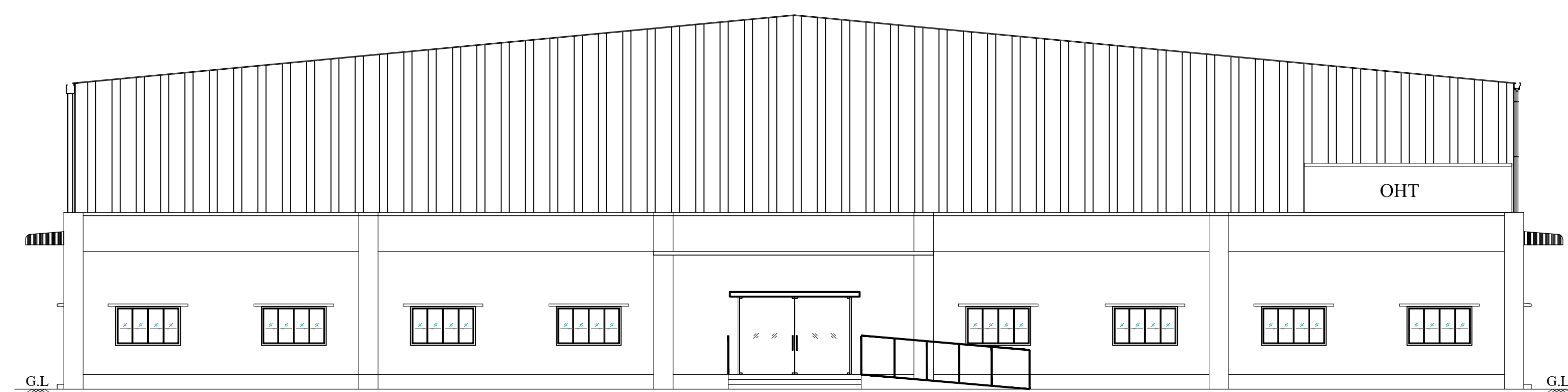
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.00 X 4.00
MD	MAIN DOOR	3.00 X 3.00
DD	DOUBLE DOOR	1.65 X 2.10
D	DOOR	1.20 X 2.10
D1	DOOR	0.75 X 2.10
D3	DA DOOR	1.00 X 2.10
ED	EMERGENCY DOOR	1.00 X 2.10
SD-1	STEEL DOOR	1.60 X 2.10
W	WINDOW	2.00 X 1.20
V	VENTILATOR	0.60 X 0.45

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

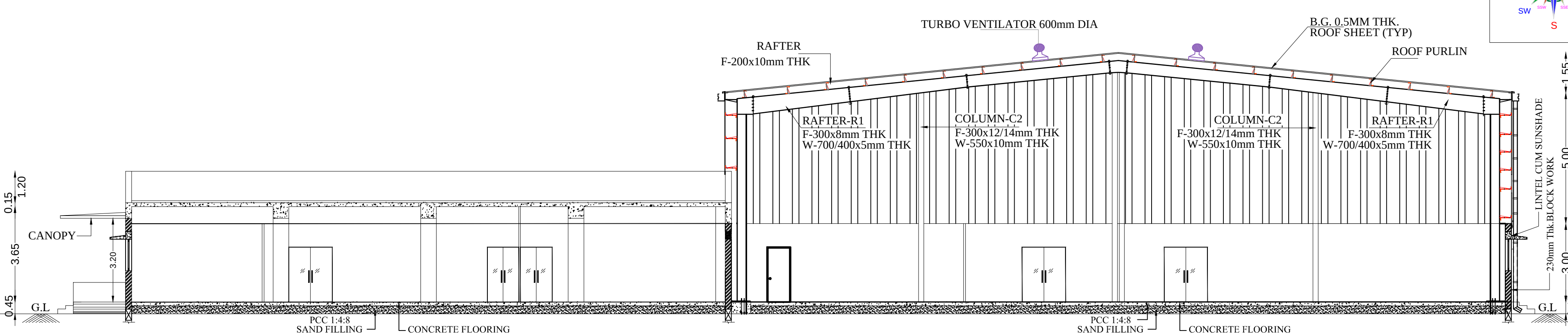
FIRE FIGHTING SYSTEM

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

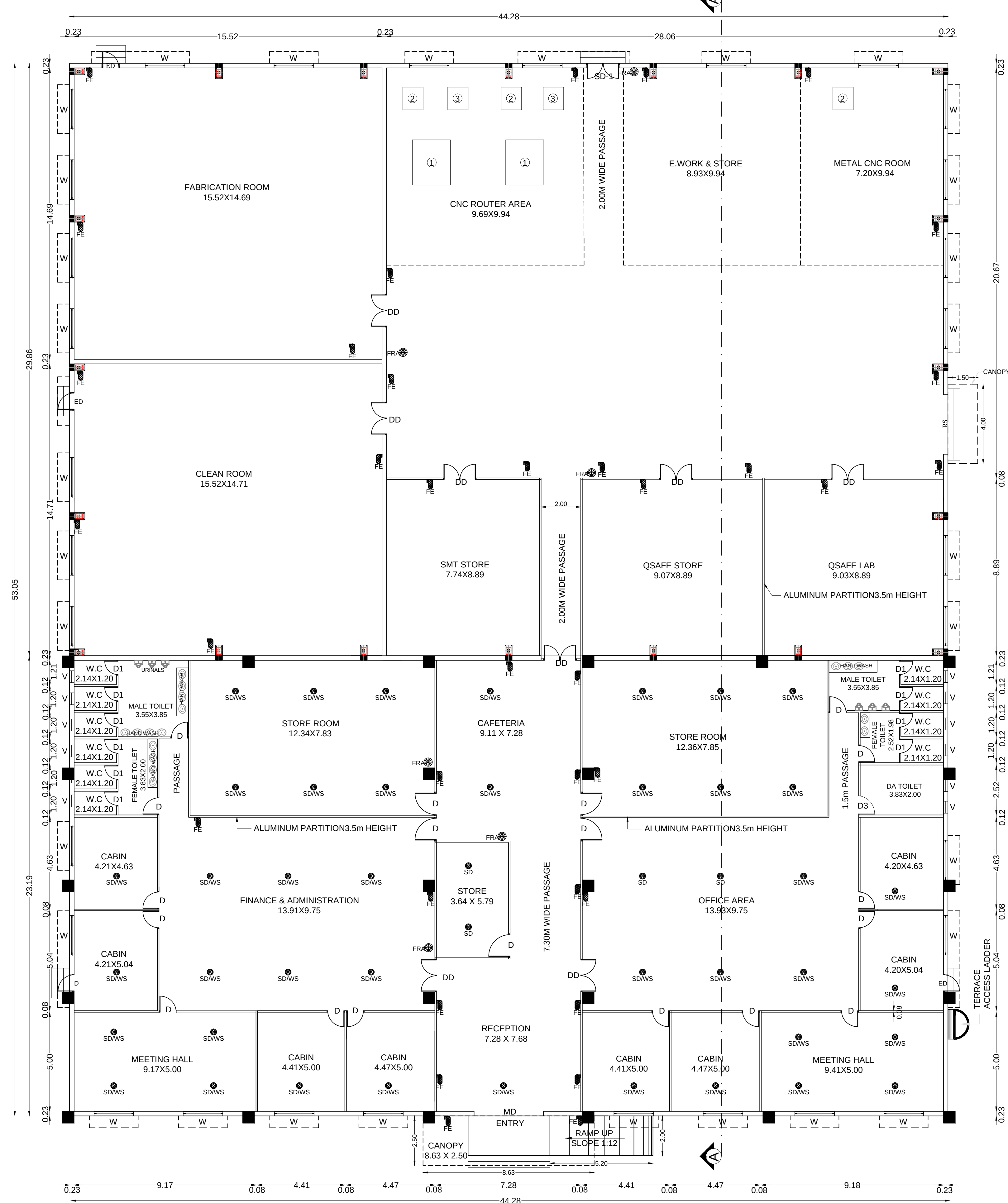
COLOUR REFERENCE	
APPROACH ROAD	
SITE BOUNDARY	
PROPOSED BUILDING	
PROPOSED SITE	
OWNER / OCCUPIER	
R. SATHISEKUMAR, the owner of the located Survey No. 138/2024 (Orange Industries) Reg No. CO-101/REG-1/2021/07/004 P.O. Kollur, Villupuram District Tindivanam Taluk, Chennai District - 605 001 Cell No. 94471 22111 Email: sathisekumar@gmail.com	
REGISTERED ENGINEER G-1	
R. MANIVANAN R. MANIVANAN, the owner of the located Survey No. 138/2024 (Orange Industries) Reg No. CO-101/REG-1/2021/07/004 P.O. Kollur, Villupuram District Tindivanam Taluk, Chennai District - 605 001 Cell No. 94471 22111 Email: sathisekumar@gmail.com	
STRUCTURAL ENGINEER G-1	



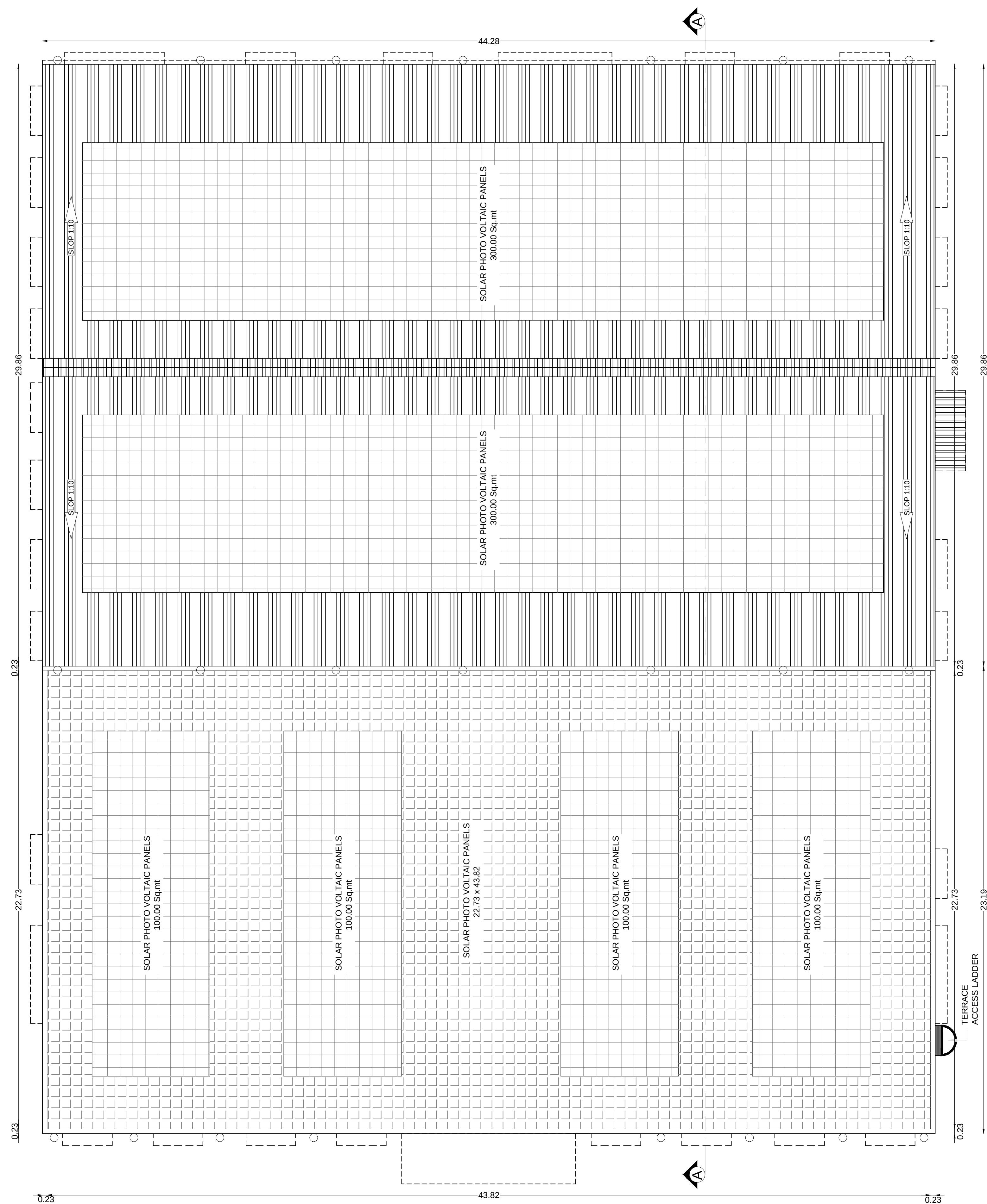
ELEVATION
FACTORY BUILDING -1



SECTION ON A-A
FACTORY BUILDING -1



GROUND FLOOR PLAN
FACTORY BUILDING-1



ROOF PLAN
FACTORY BUILDING-1



APPLICANT NAME:
M/s. Specmax Techno Private Limited

ஒப்புதல் அளிக்கப்பட்ட SIPCOT மனைப்பிரிவு எண்:-
இணையதள விண்ணப்பம் எண்:ESDETGAB/2025/TCP
ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு எண் : 138/2024(இணையதள ஒப்புதல்)
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105/2024-ஊ திருத்தியமைக்கப்பட்டது)

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

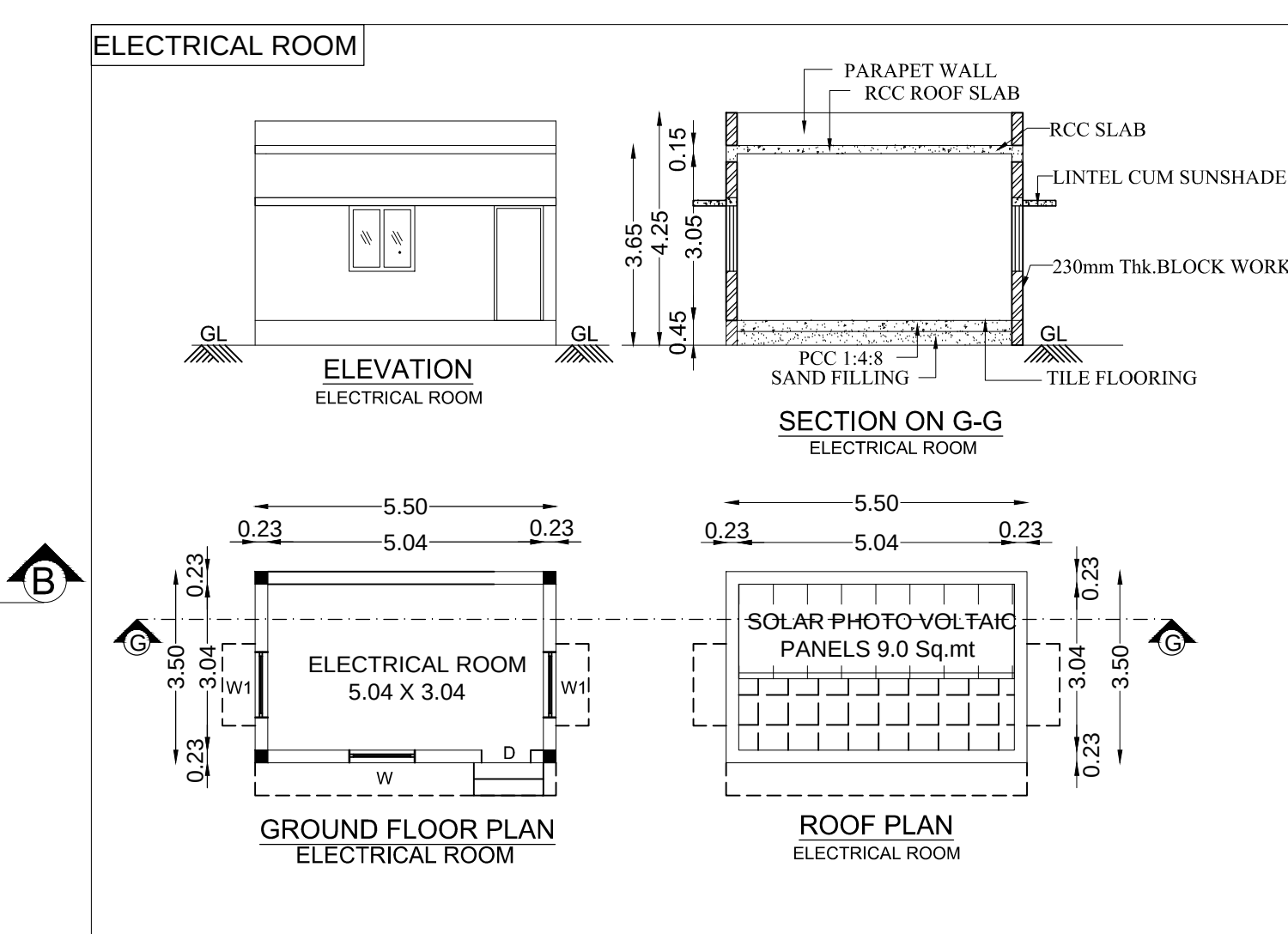
JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.00 X 4.00
D	DOOR	1.00 X 2.10
D1	DOOR	0.91 X 2.10
D2	PVC DOOR	0.75 X 2.10
W	WINDOW	2.00 X 1.20
V	VENTILATOR	0.60 X 0.45

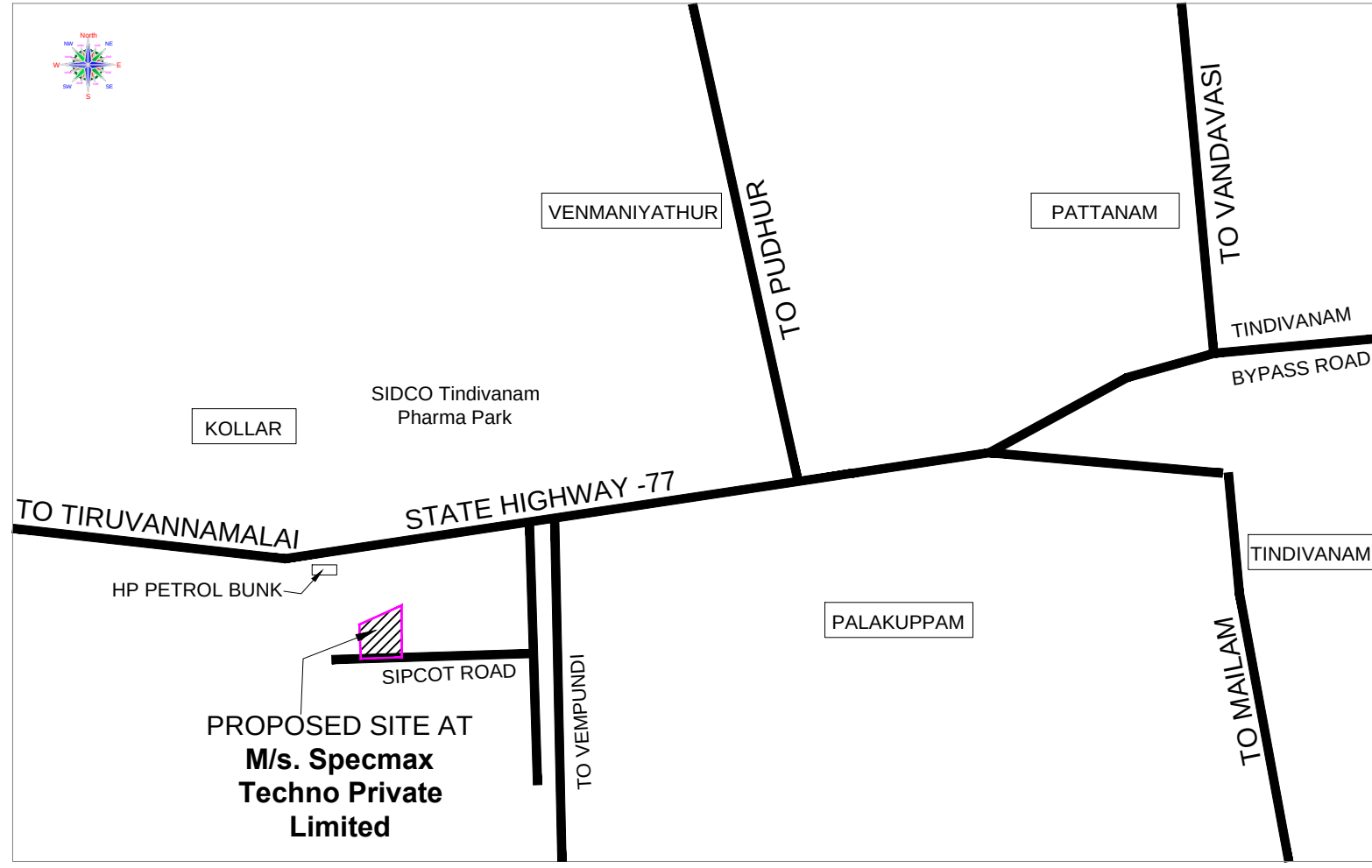
FIRE FIGHTING SYSTEM

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

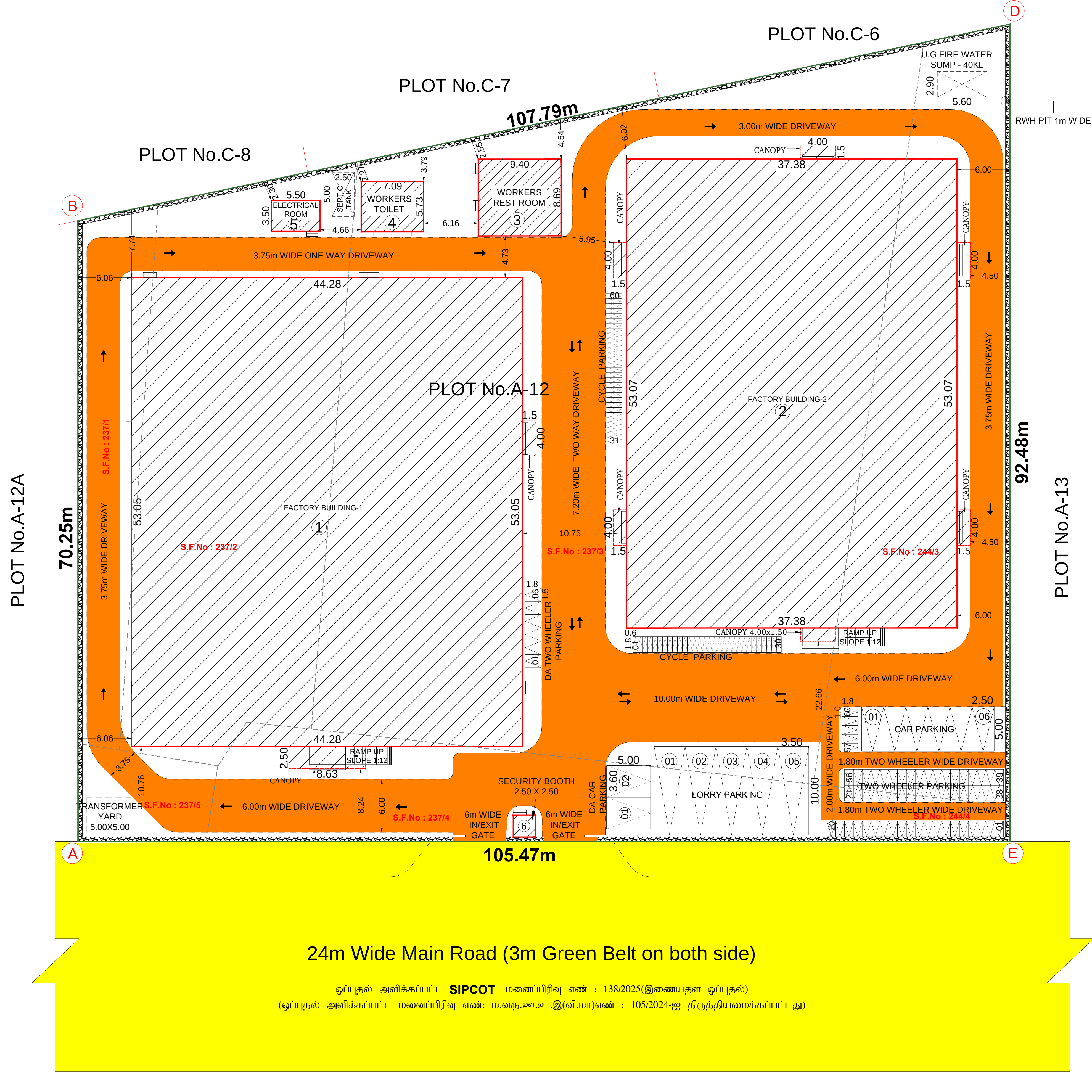
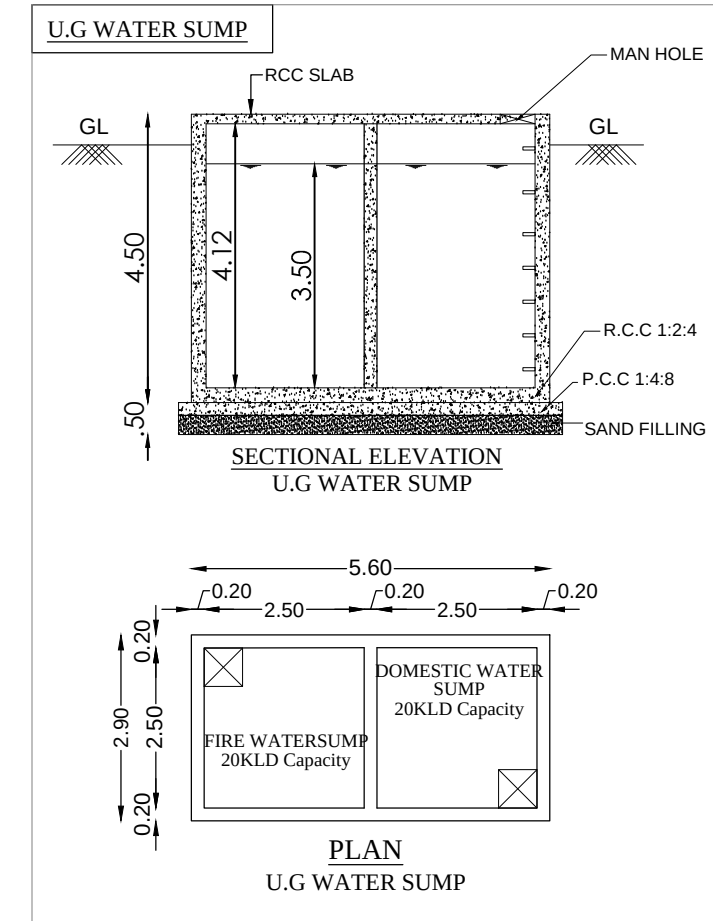
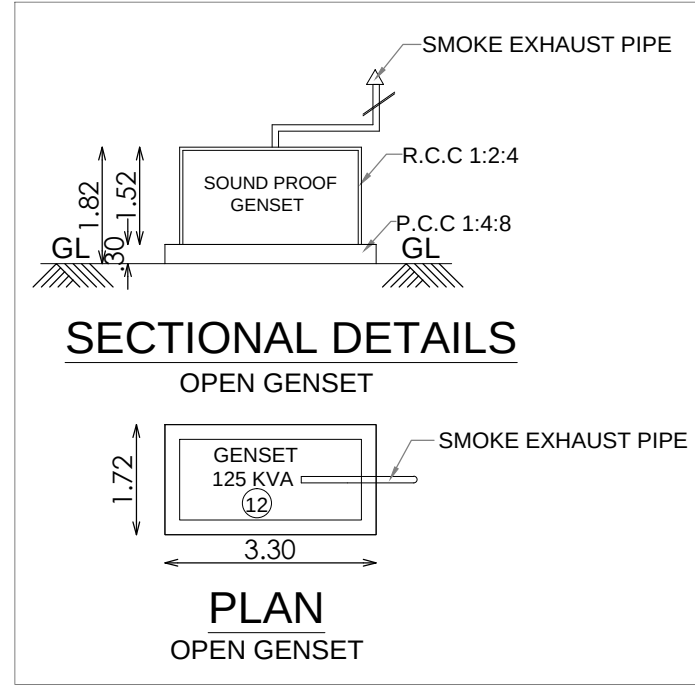
OWNER / OCCUPIER	
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REGISTERED ENGINEER Gr-I	STRUCTURAL ENGINEER Gr-1
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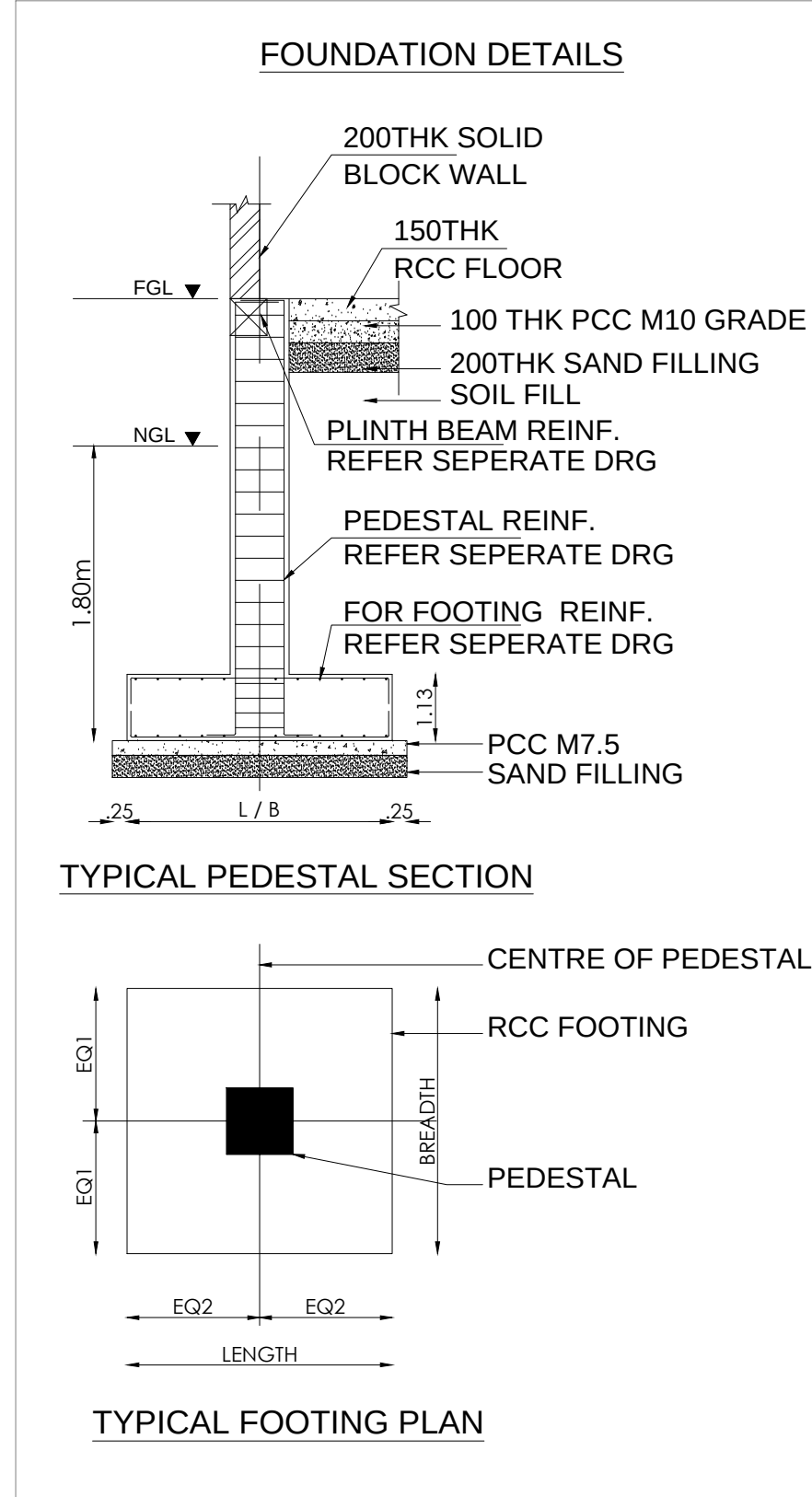
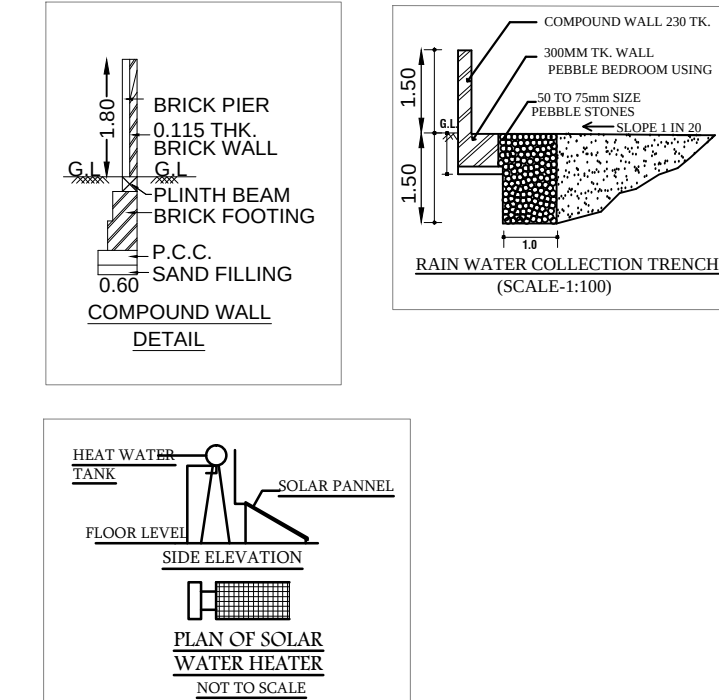
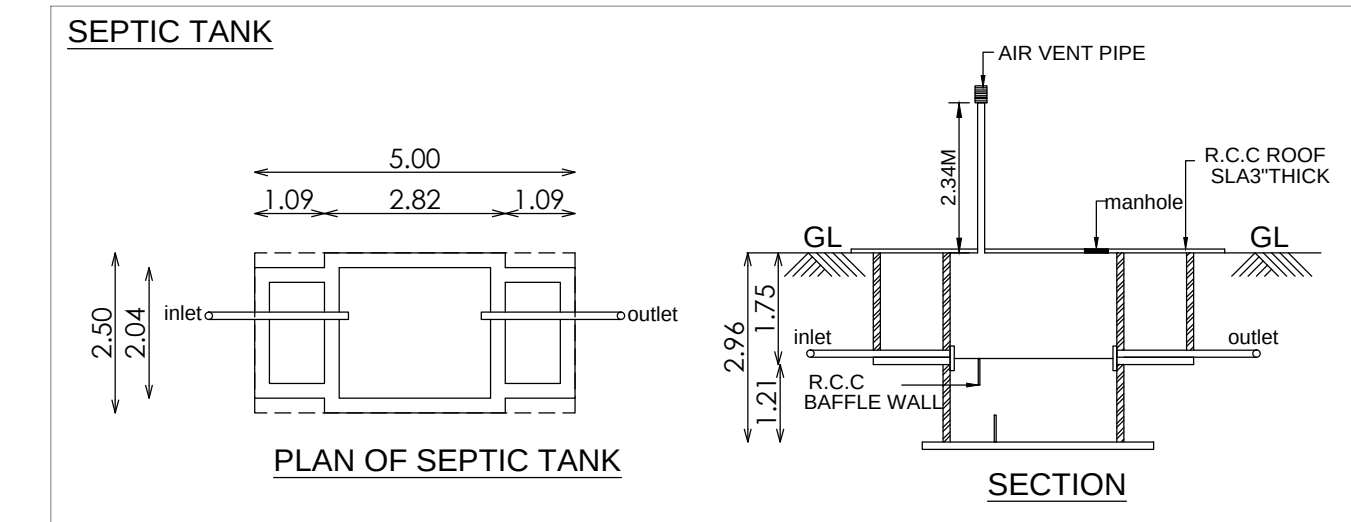
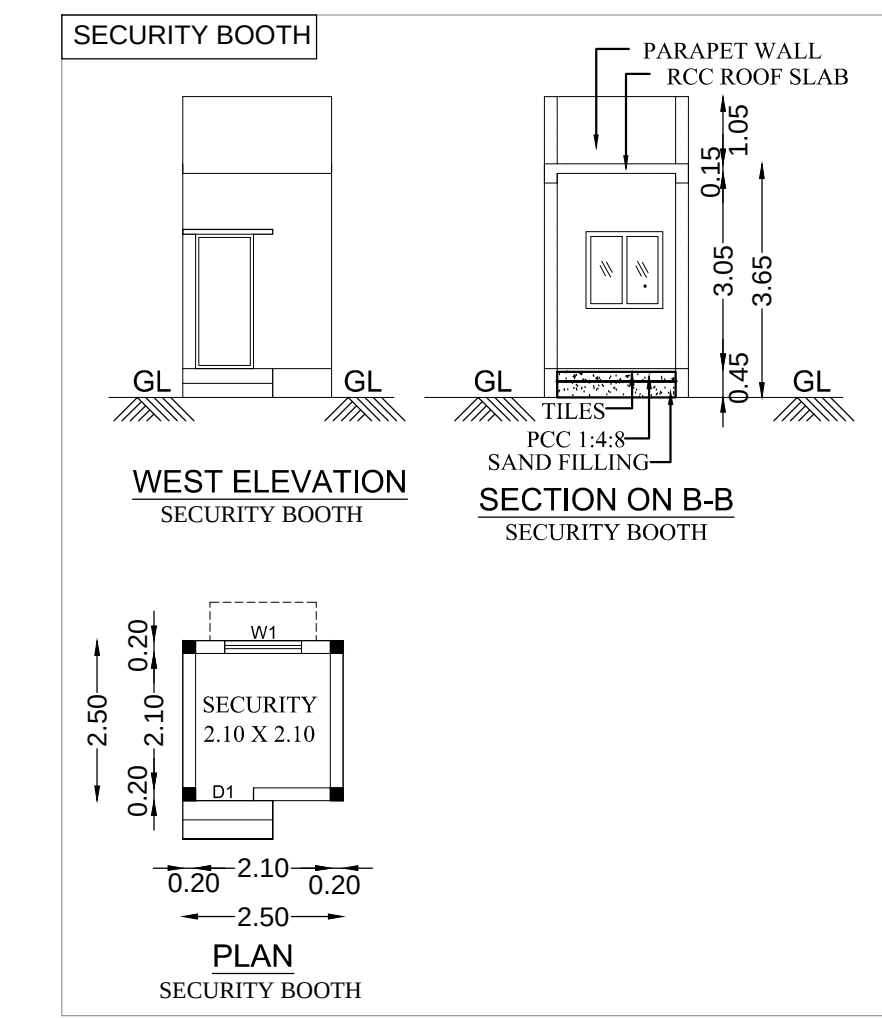
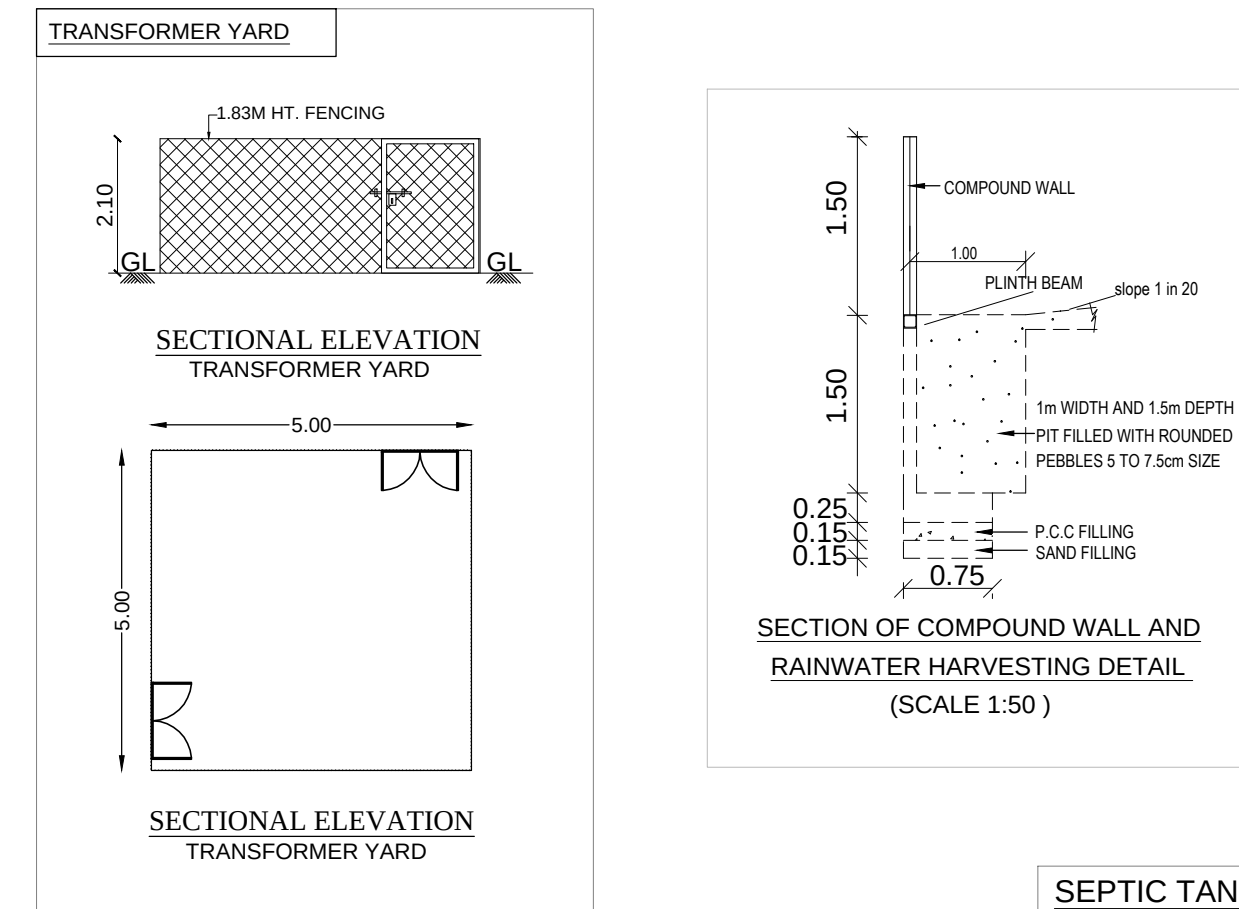
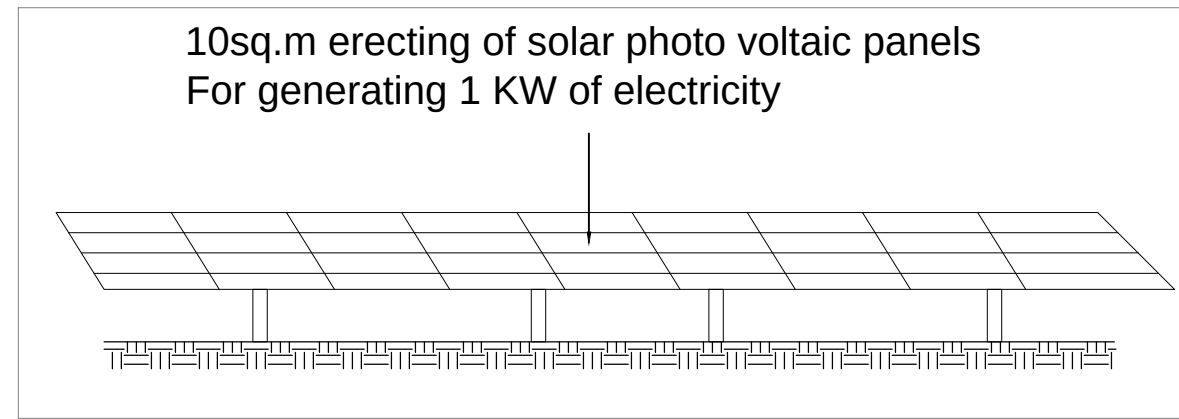
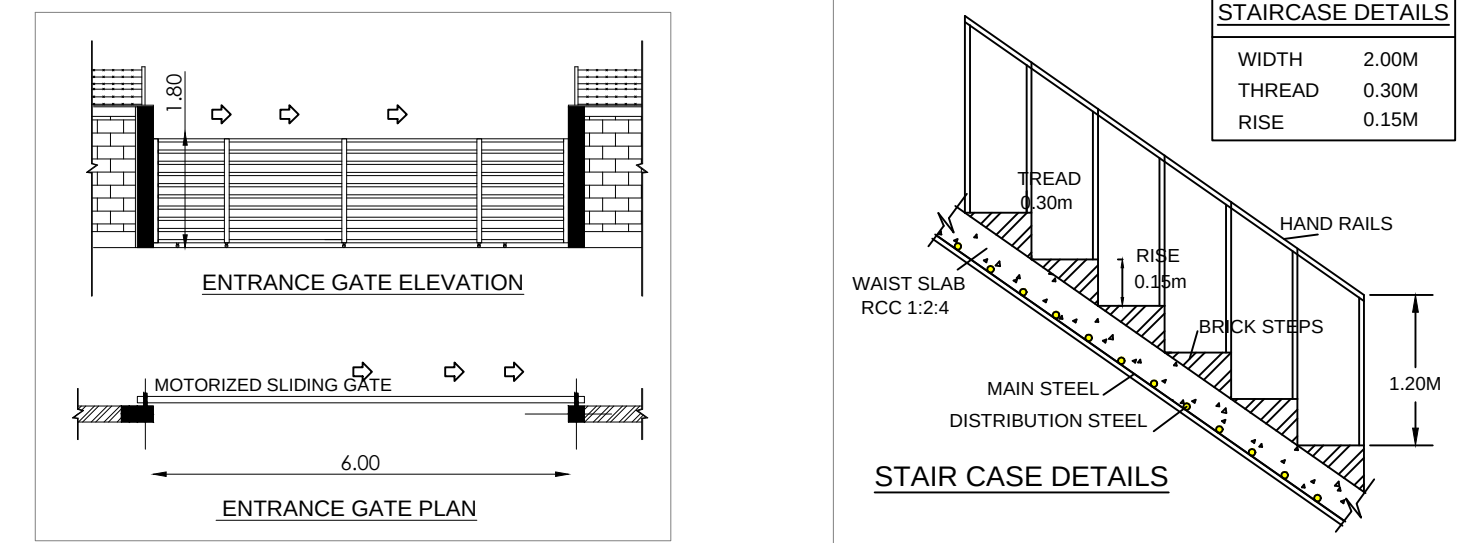
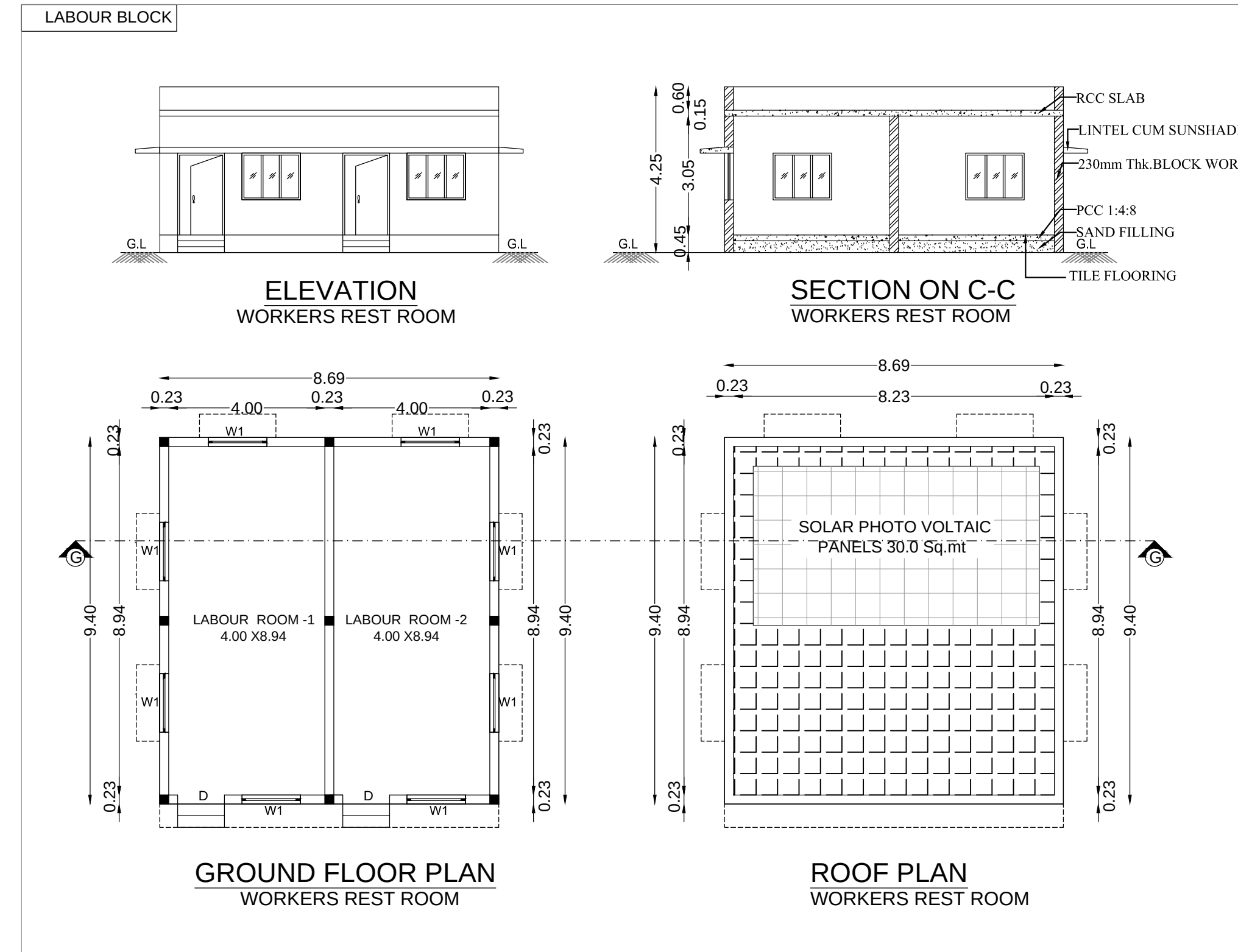




KEY PLAN
SCALE 1:10000



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
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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 (4.00x1.50) + (8.63x2.50)	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	PROPOSED BUILDING
SITE BOUNDARY	PROPOSED SITE
DRIVEWAY	

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.

(Signature)
Authorised Signatory

OWNER / OCCUPIER

(Signature)
REGISTERED ENGINEER G-1

(Signature)
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

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.

