PP APPROVAL RECORD

Planning Permission

Ariyalur 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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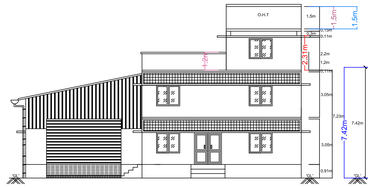
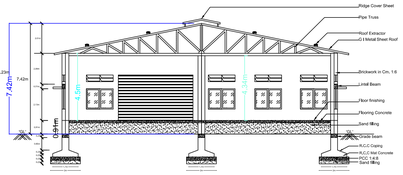
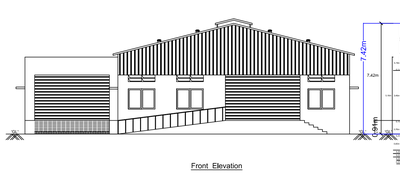
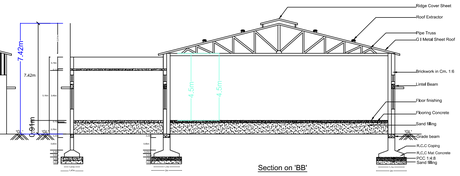
PLAN SHOWING THE PROPOSED CONSTRUCTION OF MANUFACTURING OF " NON-FERROUS METAL (ALUMINIUM) SPARE PARTS PRODUCTION FACTORY " BUILDING WITH INSTALATION OF 987HP FOR " SAKDE AUTO TECH PVT.LTD.," IN SF.NO.221/2A2B, JAYANKONDAM-VIRUDHACHALAM MAIN ROAD, RANGIYAM VILLAGE PANCHAYAT, ANDIMADAM TALUK AND PANCHAYAT UNION, ARIYALUR DISTRICT- 608 901.

SHEET-1


Front Elevation


Section on 'AA'


Front Elevation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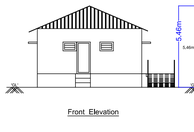
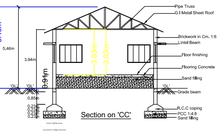
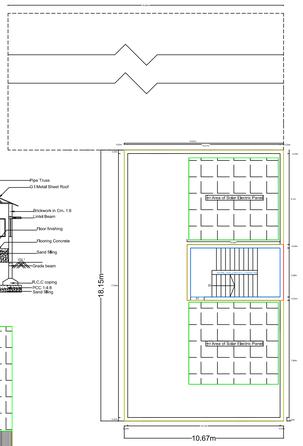
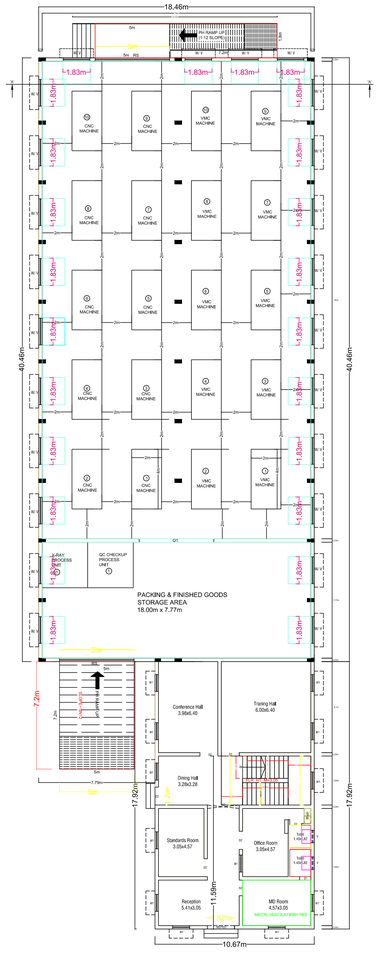
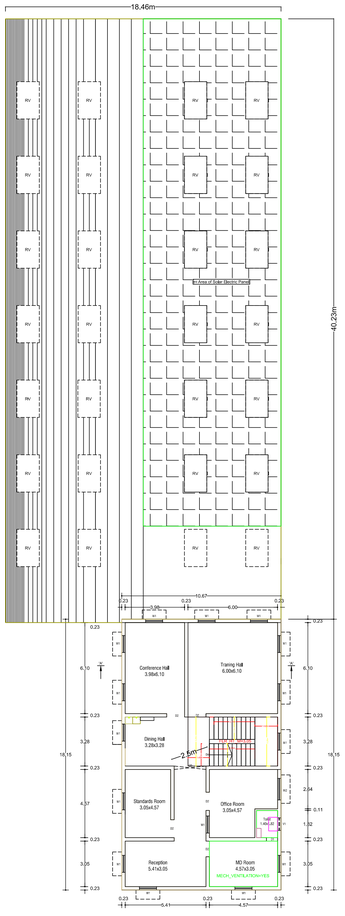
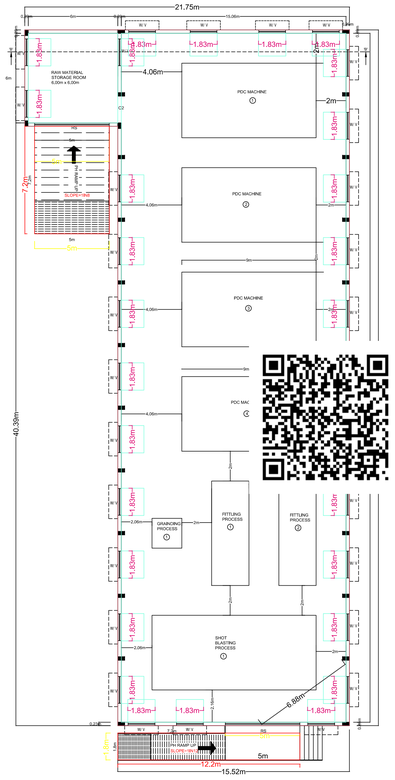

Front Elevation

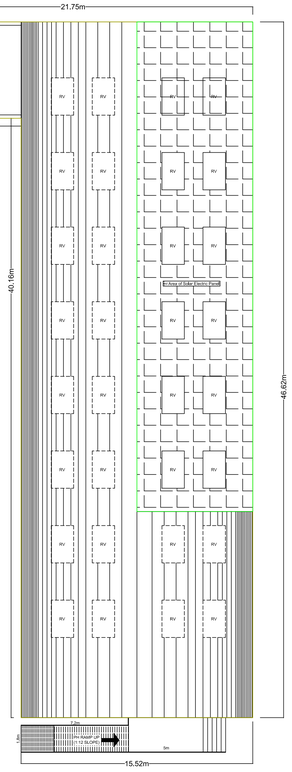

Section on 'CC'

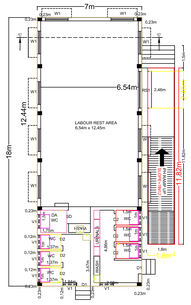

BLOCK-1-TERRACE FLOOR PLAN

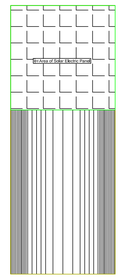

BLOCK-1- GROUND FLOOR PLAN

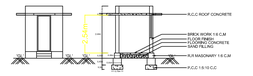

BLOCK-1- FIRST FLOOR PLAN


BLOCK-2- GROUND FLOOR PLAN

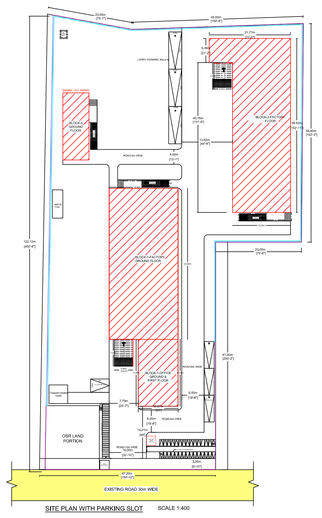

BLOCK-2-TERRACE FLOOR PLAN

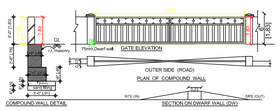

BLOCK-3-GROUND FLOOR PLAN

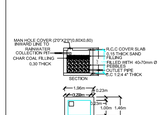

BLOCK-3-TERRACE FLOOR PLAN


Front Elevation Section on 'DD'

BLOCK-4-SECURITY ROOM


SITE PLAN WITH PARKING SLOT SCALE 1:400


COMPOUND WALL DETAIL

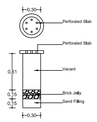

SECTION ON DWARF WALL (DW)

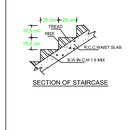
PLAN OF COMPOUND WALL

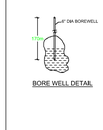
GATE ELEVATION

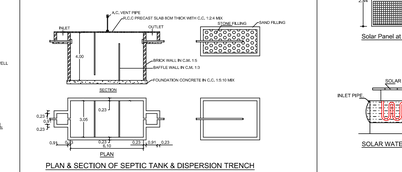
OUTER SIDE (ROAD)

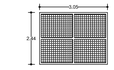
DETAILS OF COLLECTION SUMP FOR RAIN WATER HARVESTING OF ROOF TOP RAIN WATER

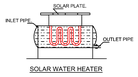

Rain Water Pit

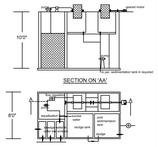

SECTION OF STAIRCASE


BORE WELL DETAIL

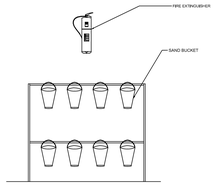

PLAN & SECTION OF SEPTIC TANK & DISPERSION TRENCH


Solar Panel at Terrace Floor


SOLAR WATER HEATER


SECTION ON 'M'

PLAN
Sewage treatment plant details


Fire Fighting Equipments
(Not to Scale)

CATEGORY: ORANGE INDUSTRIES

TNCDBR - 2019
Ferrous and Non- ferrous metal extraction involving different furnaces through melting, refining,re-processing, casting and alloy making-
Secondary production of Ferrous and Non- ferrous metals (excluding lead) upto 1 MT/hr production.

TNPCB&YOU - 2020 - Chapter-7.2.2.- S.No.-28-Code-2028.
Ferrous and Non- ferrous metal extraction involving different furnaces through melting, refining,re-processing, casting and alloy making-
Secondary production of Ferrous and Non- ferrous metals (excluding lead) upto 1 MT/hr production.

NIC-2008 - Group -243 / Class -2432 /
Subclass Code - 24320 - Casting of non-ferrous metals.
This class includes:
- casting of semi-finished products of aluminium , magnesium, titanium, zinc, etc.,
- casting of light metal castings
- casting of heavy metal castings
- casting of precious metal castings
- die-casting of non-ferrous metal castings.

AREA DETAILS

COLOUR	DESCRIPTION	SQ.MT	SQ.FT
	SITE AREA	6674.44	71843.10
	BLOCK-1-FACTORY BULIDING G.F.	938.10	10097.62
	BLOCK-1-FACTORY BULIDING F.F.	191.21	2058.17
	BLOCK-1-FACTORY BULIDING H.R.	24.16	260.06
	BLOCK-2-FACTORY BULIDING G.F.	763.73	8220.72
	BLOCK-3-LABOUR REST ROOM G.F.	126.00	1356.25
	BLOCK-4-SECURITY ROOM G.F.	6.25	67.27
	OPEN SPACE	4649.15	50043.07
	EXISTING ROAD		

DESCRIPTION	F.S.I AREA IN SQ.MT	NON-F.S.I AREA IN SQ.MT	BUILDUP AREA IN SQ.MT
BLOCK-1-FACTORY-G.F.	938.10	-	938.10
BLOCK-1-FACTORY-F.F.	193.66	-	193.66
BLOCK-1-FACTORY-H.R.	-	24.16	24.16
BLOCK-2-FACTORY-G.F.	763.73	-	763.73
BLOCK-3-LABOUR REST ROOM G.F.	126.00	-	126.00
BLOCK-4-SECURITY ROOM G.F.	-	6.25	-
TOTAL AREA	2021.49	30.41	2045.65

FLOOR SPACE INDES (FSI) = $\frac{2021.49}{6674.44}$ = 0.303 < 1.50

PLOT COVERAGE = $\frac{2045.65}{6674.44}$ x 100 = 30.65%

PARKING DETAILS

WORKSHOP AREA:-
WORKSHOP AREA = 1448.53 Sq.mt
EVERY 50 Sq.mt = 1 TWO WHEELER & 1 CYCLE
ADDMEVERY 500 Sq.mt = 1 LORRY SPACE
1448.53 / 50 = 28.97 Say 29 CYCLE PARKING
& 29 TWO WHEELER
1448.53 / 500 = 2.90 Say 3 LORRY PARKING

OFFICE AREA:-
OFFICE AREA = 343.69 Sq.mt
EVERY 100 Sq.mt = 1 CAR SPACE
343.69 / 100 = 3.44 Say 4 CAR PARKING

REQUIRED PARKING:-
29 CYCLE, 29 TWO WHEELER, 4 CAR & 3 LORRY SPACE

PROVIDED PARKING:-
30 CYCLE, 30 TWO WHEELER, 4 CAR & 3 LORRY SPACE

LIST OF MACHENERIES

M/c No.	Name of machineries	Nos.	Each HP	Total HP
1	PDC Machine Unit	4	85.00	340.00
2	Fittling Machine Unit	2	20.00	20.00
3	Shot Blasting Unit	1	25.00	25.00
4	CNC & VMC Machine Unit	20	15.00	300.00
5	X-Ray Process Unit	1	1.00	1.00
6	QC Checkup Unit	1	1.00	1.00
TOTAL HP		28		687.00 HP
TOTAL NUMBER OF LABOURS - 50 NOS.				

All Dimensions are in Meter Scale 1:100

JOINERIES DETAILS

TYPE	DISCRIPTION	WIDTH X HEIGHT
RS	ROLLING SHUTTER	5.00 X 3.05
RS1	ROLLING SHUTTER	2.46 X 2.40
MD	MAIN DOOR	1.52 X 2.58
D	DOOR	1.22 X 2.58
D1	DOOR	0.91 X 2.58
O1	OPEN	5.00 X 3.05
O2	OPEN	1.80 X 3.05
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
V	VENTILATION	1.83 X 0.60
V1	VENTILATION	0.91 X 0.60

APPROVING AUTHORITY

ONLINE APPLICATION NO.SWP / BPA / 119059 / 2024
SITE BOUNDARY SHOWN AS "A to G" AT
TECHNICAL CLEARENCE NO: B.P /D.T.C.P(A.D) No. 07/2024

(SWP-ONLINE APPROVAL)

E-SIGNED BY
ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
ARIYALUR DISTRICT

APPLICANT

Er.V.MOLANJI,D.C.E.,
Registered Engineer-III,
Reg.No: 09/ILS/2019/00009,
DTCP - Grade I/II,
Reg.No: RCE/PBLR/Aug-2019/080
SIVARANJITH BUILDERS
No: 11-B, Nadusamy Nainor Manson,
Jayankondam, Ariyalur (Dt)-621 802.
Cell: 9655402770

ENGINEER

Er. T.ARIVANANTHAM.M.Tech(Struct)
M.I.S.T.E.,M.I.E.,M.I.C.I.,F.I.I.V.,C.E(I).,A.M.I.E.,
CHARTERED ENGINEER - AM-1953255
APPROVED VALUER(I.I.V India) MF-1192
D.T.C.P REGD. STRUCTURAL ENGINEER
REG. No : RSE / PDLC / APR2019 / 009
121-C, POUND STREET, ARIYALUR - 621 704.
Mob : 86081 23250, @ 98423 69483

STRUCTURAL ENGINEER

THE LANDLENS SUITE

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

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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

Verified RealEstate™

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

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OMR Thoraipakkam,
Chennai 600 097, India
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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.