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APPROVAL RECORD

Planning Permission

Nagapattinam

Ariyalur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

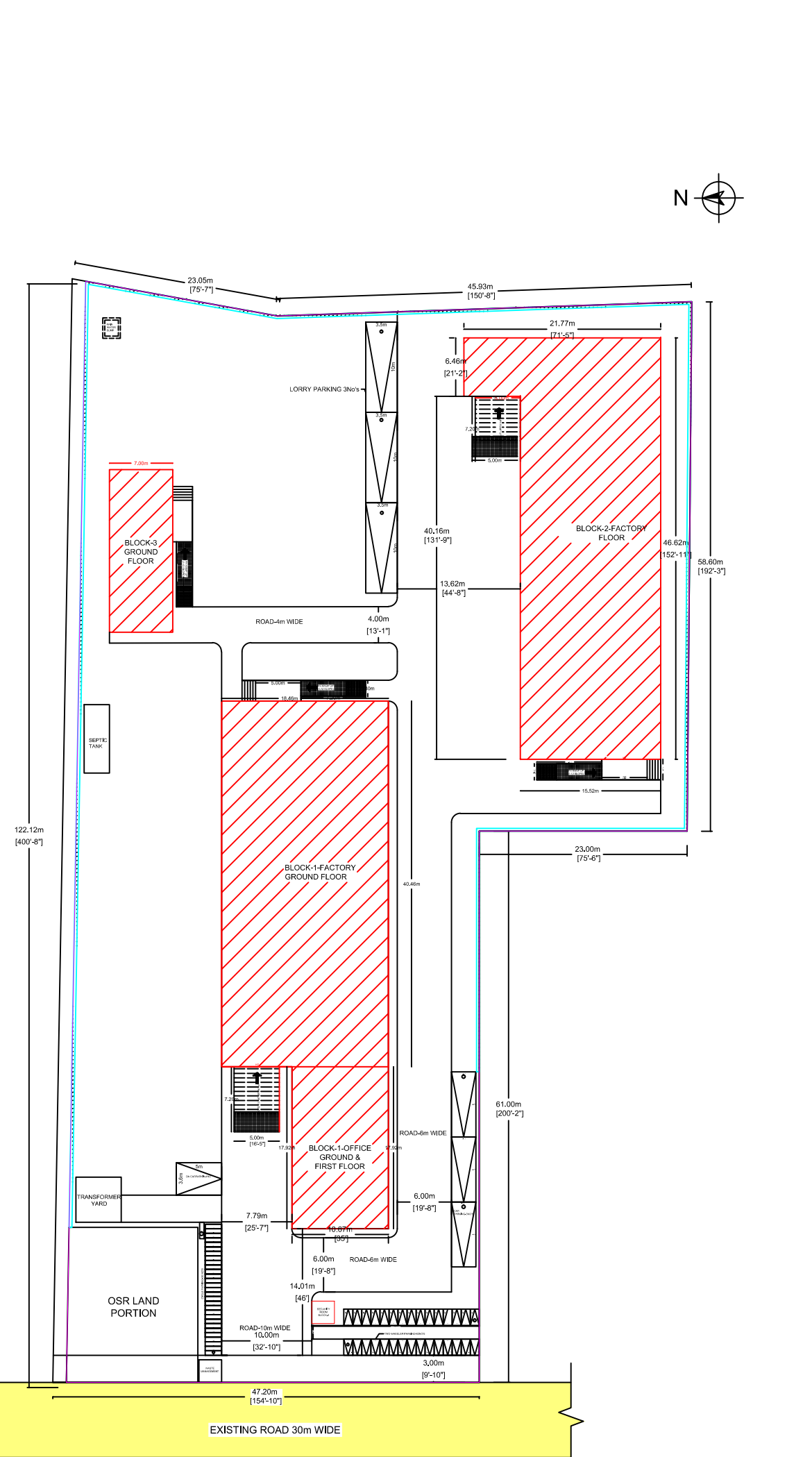
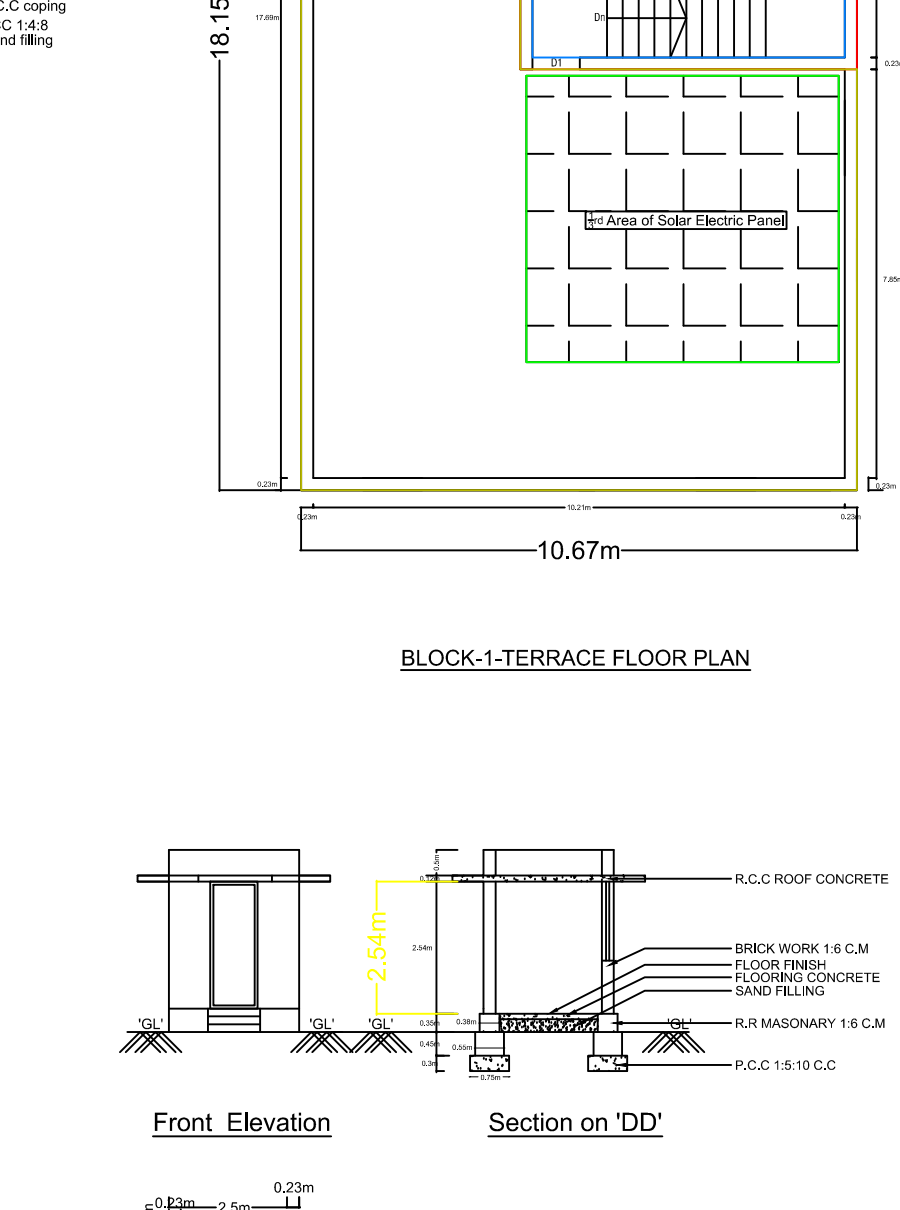
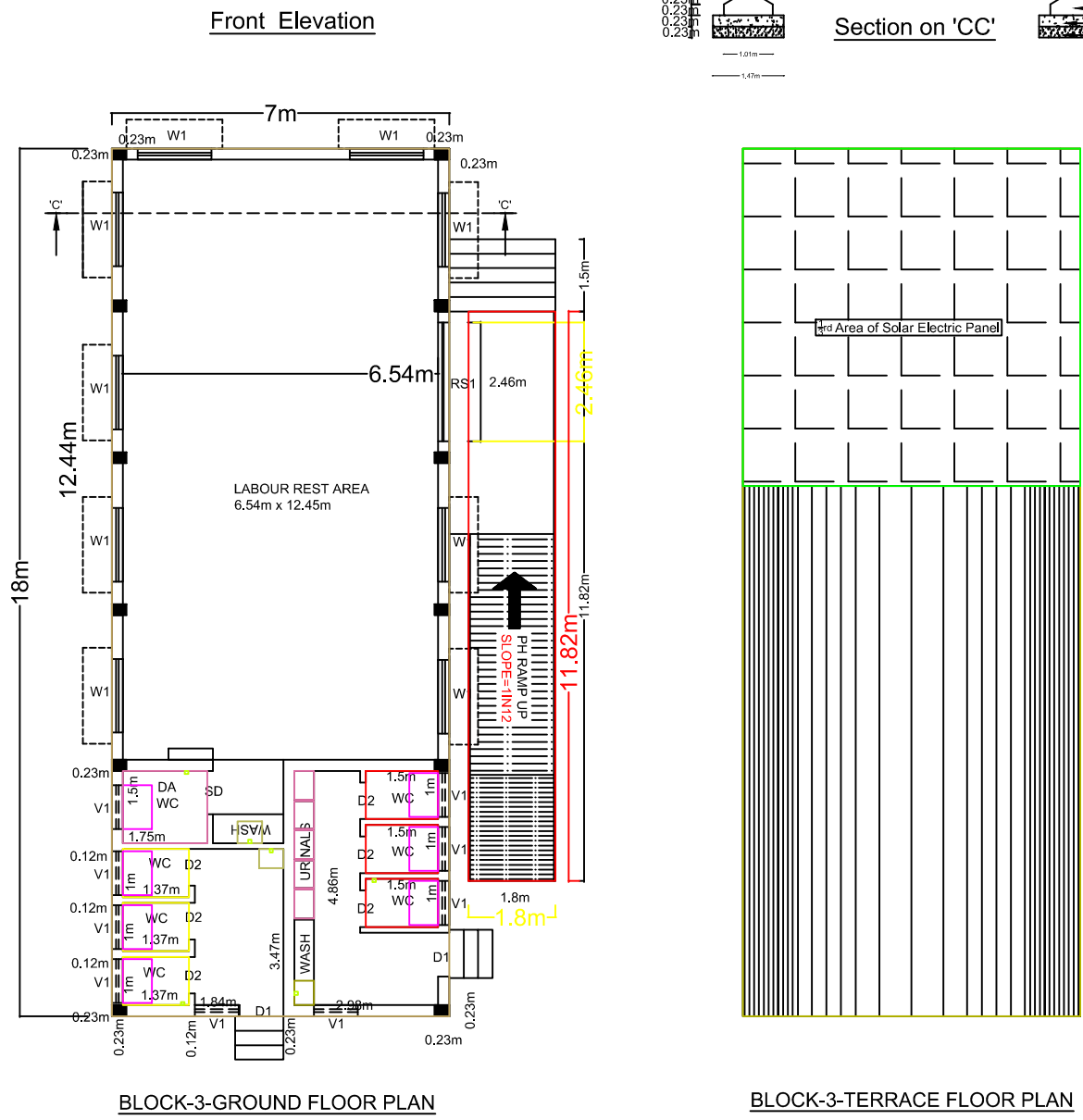
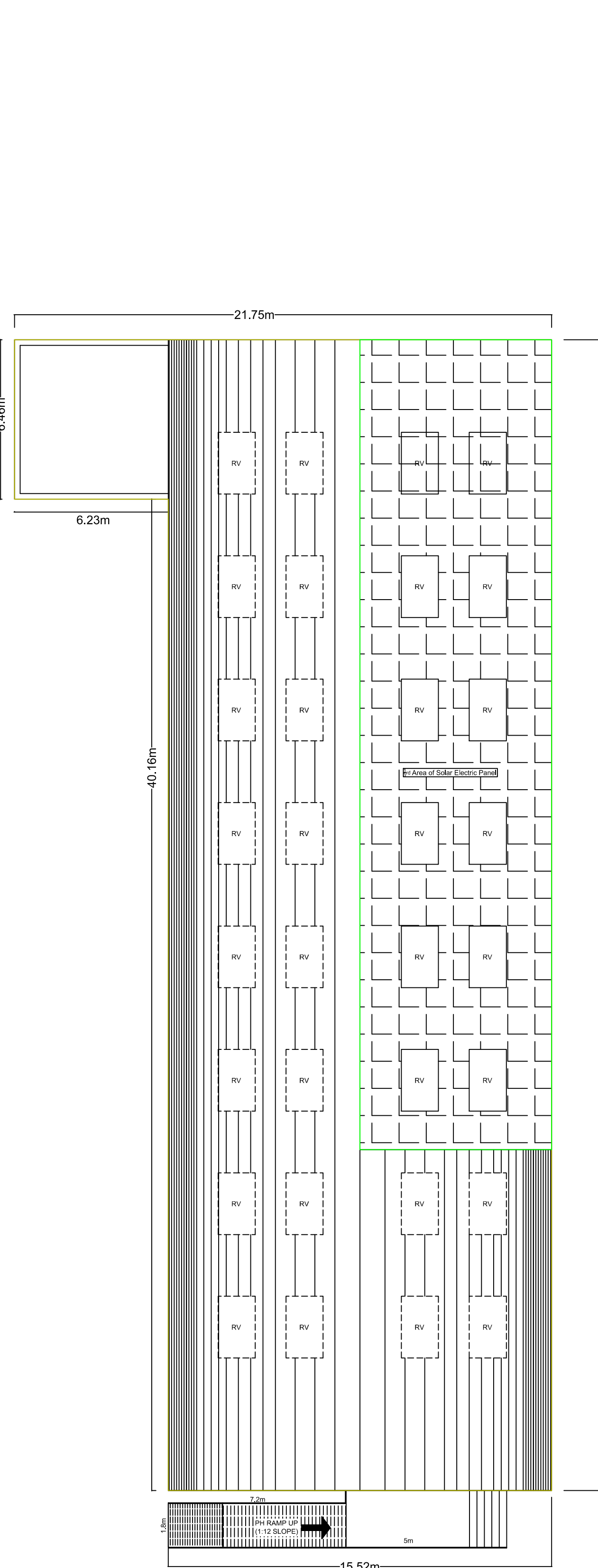
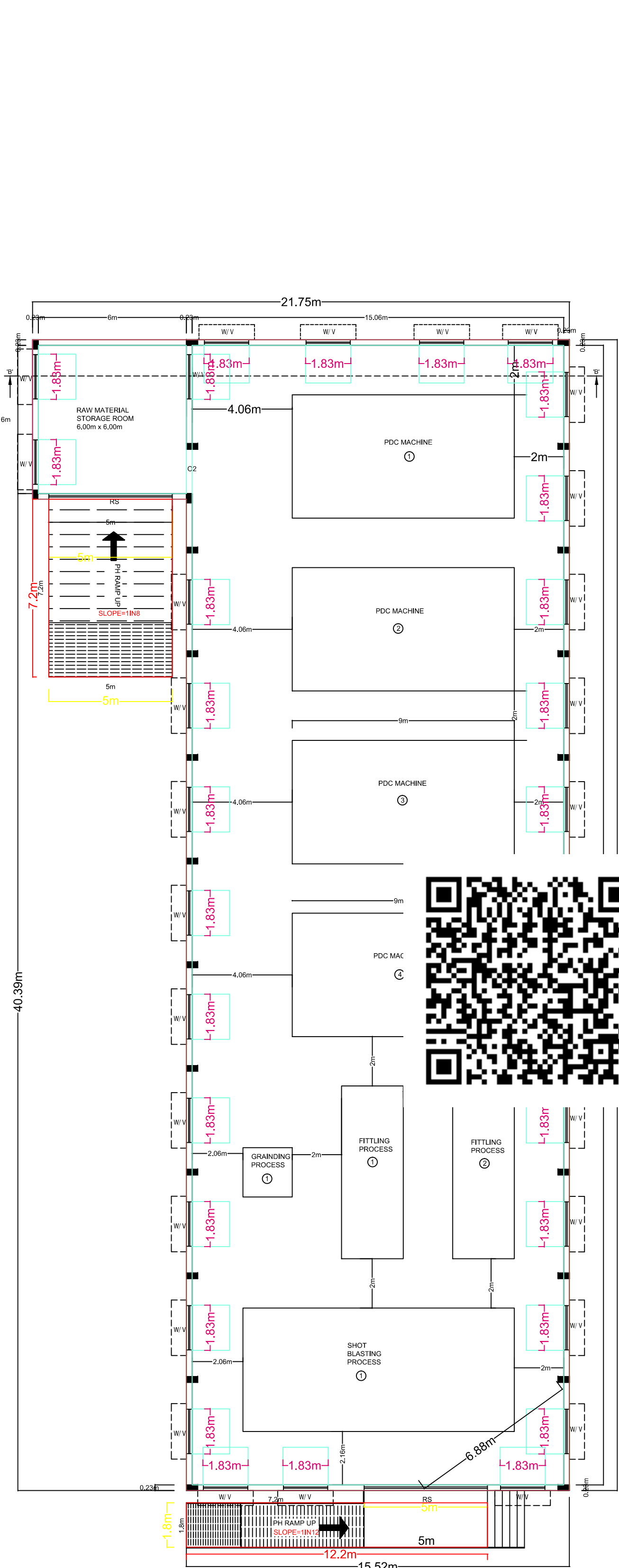
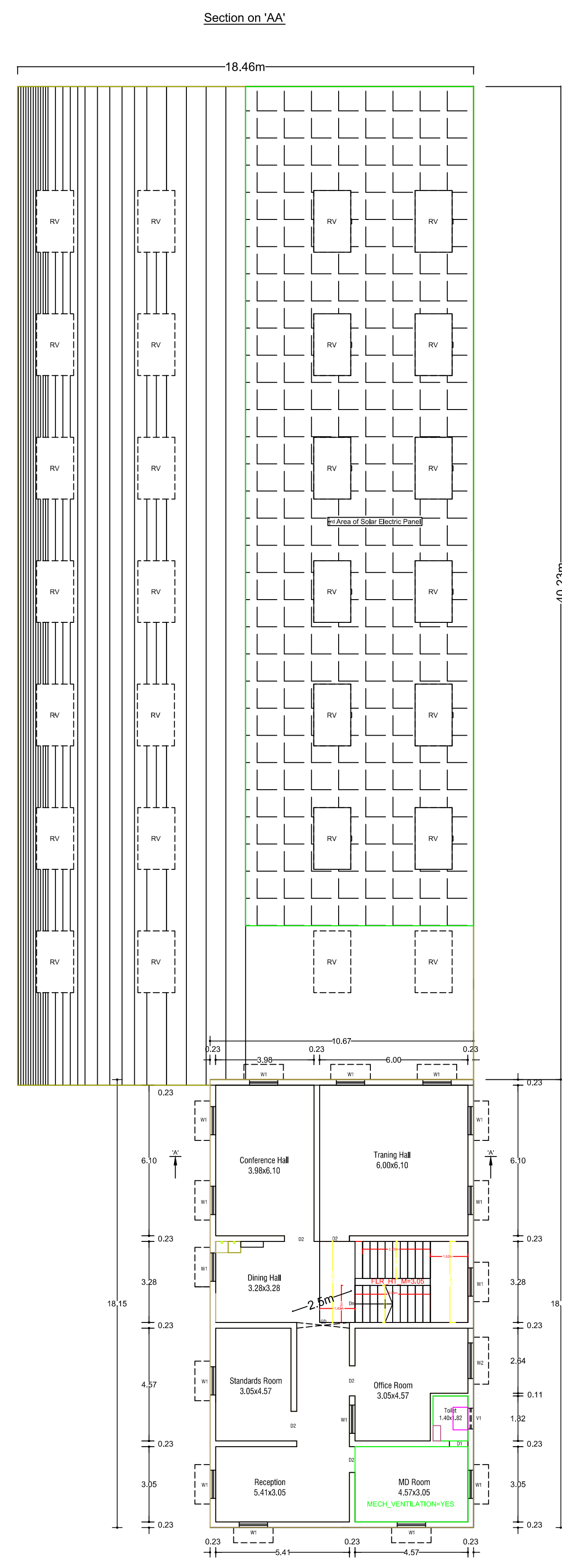
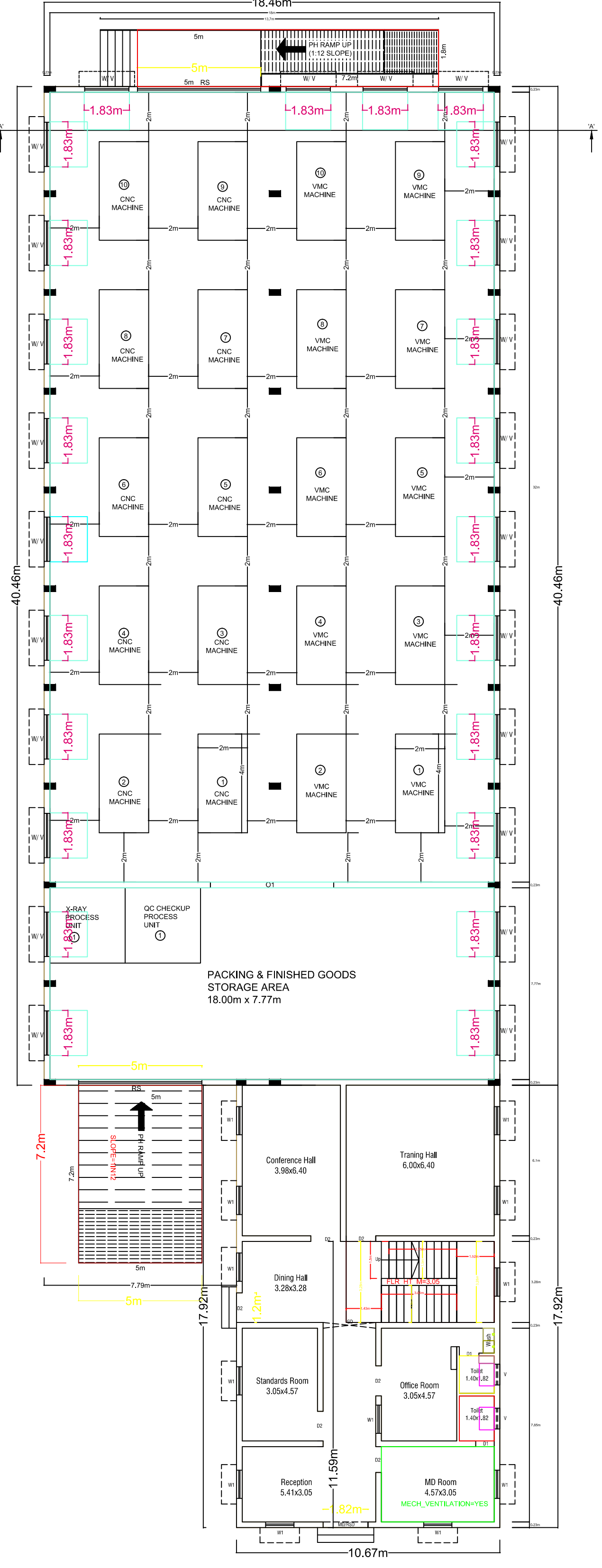
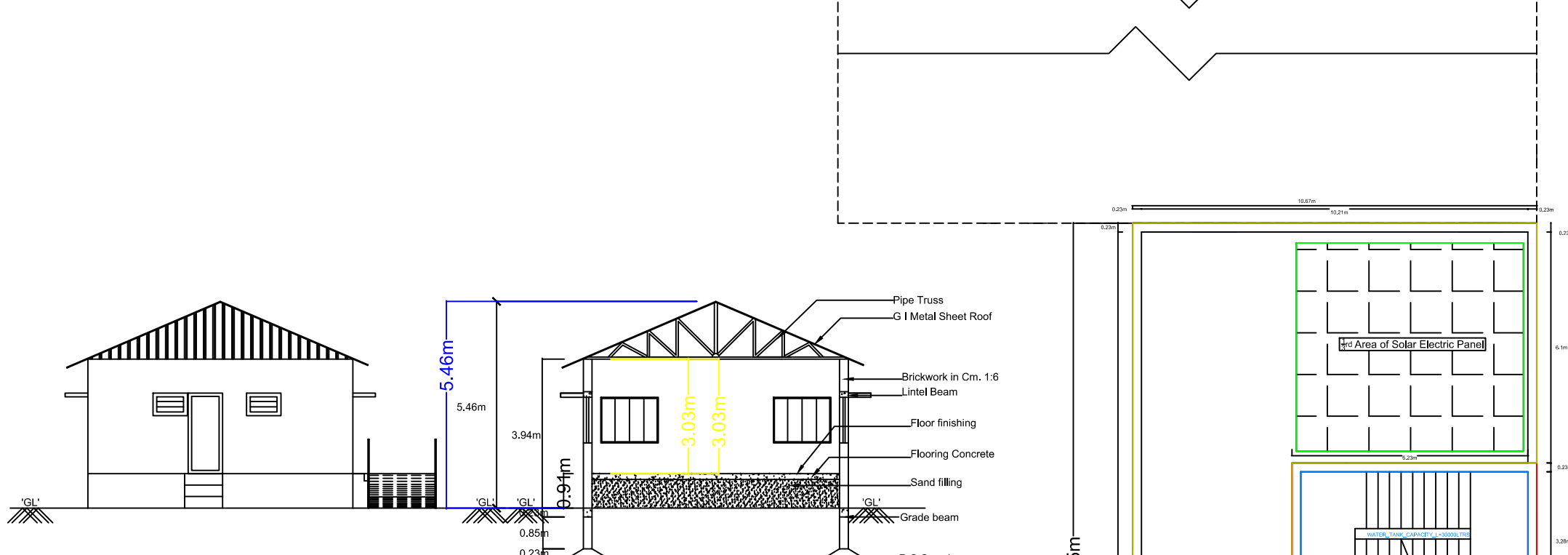
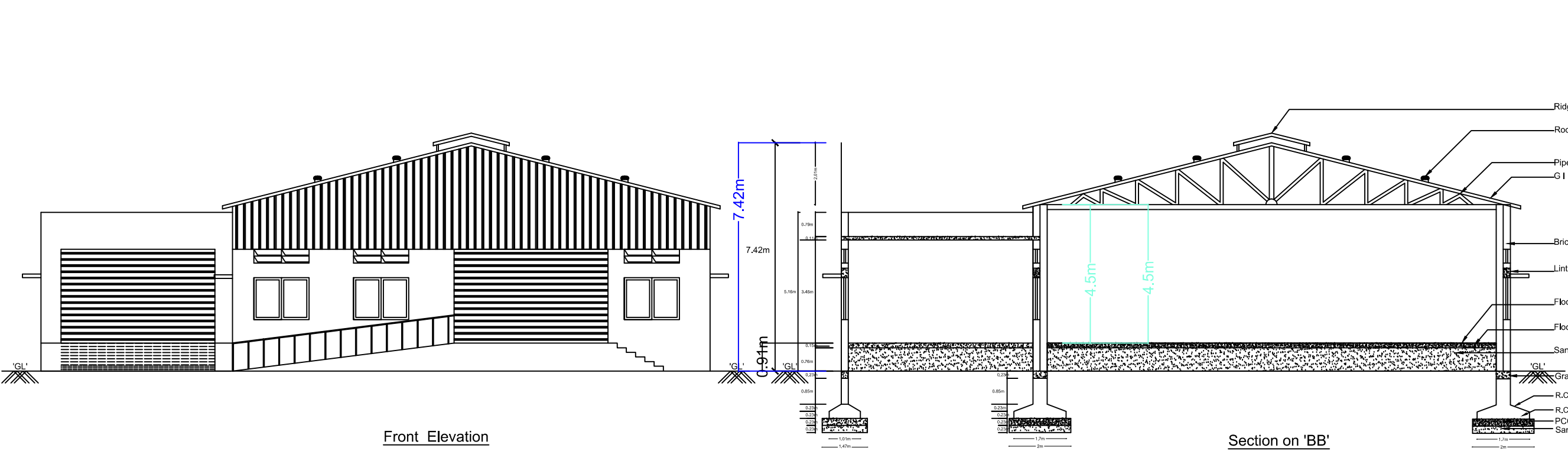
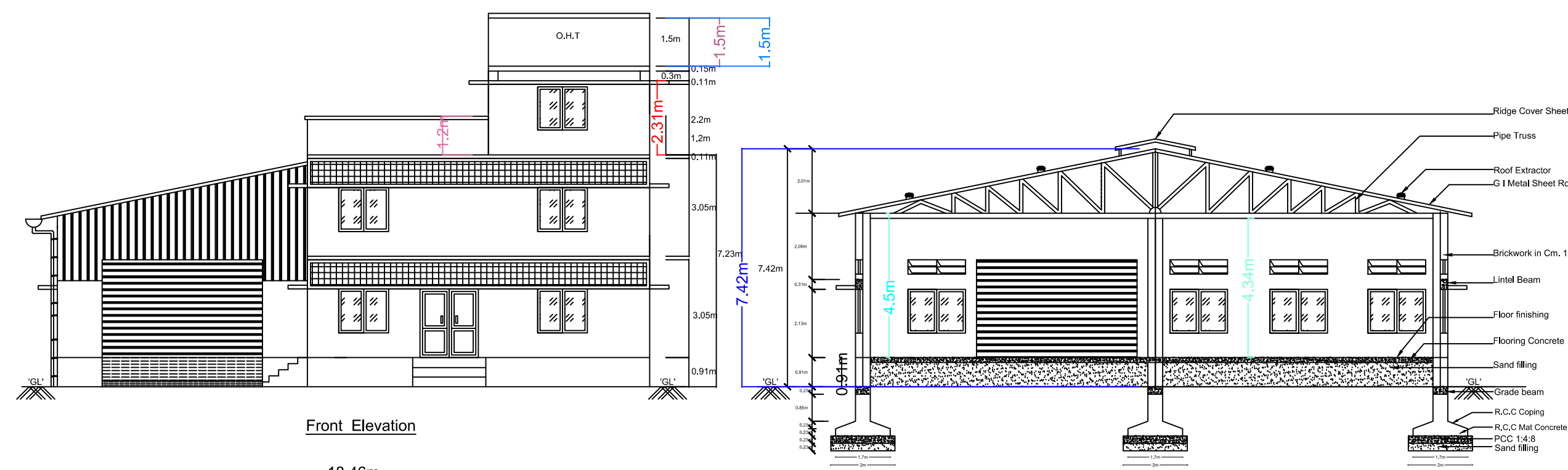
DTCP

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 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



CATEGORY: ORANGE INDUSTRIES
TNCBRR - 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
TNPCBAYOU - 2020 - Chapter-7.2.2-2-5.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 aluminum , magnesium, titanium, zinc, etc.,
- casting of light metal castings
- casting of heavy metal castings
- casting of precious metal castings
- re-casting of non-ferrous metal castings.

AREA DETAILS			
CLOUR	DESCRIPTION	SG.MT	SQ.FT
	SITE AREA	6674.44	71843.10
	BLOCK-1-FACTORY BUILDING G.F.	938.10	10097.62
	BLOCK-1-FACTORY BUILDING F.F.	191.21	2058.17
	BLOCK-1-FACTORY BUILDING H.R.	24.16	260.06
	BLOCK-2-FACTORY BUILDING 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-BLDG.	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-BLDG.	763.73	-	763.73
BLOCK-3-LABOUR REST ROOM G.F.	126.00	-	126.00
BLOCK-4-SECURITY ROOM G.F.	-	6.25	6.25
TOTAL AREA	2021.49	30.41	2045.65

FLOOR SPACE INDES (FSI) = $\frac{2021.49}{6674.44} \times 100 = 0.303 < 1.50$

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

PARKING DETAILS
WORKSHOP AREA:-
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 = 2.89 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 MACHINERIES				
M/c No.	Name of machines	Nos.	Each HP	Total HP
1	PDC Machine Unit	4	85.00	340.00
2	Fitting 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	DESCRIPTION	WIDTH X HEIGHT
RS	ROLLING SHUTTER	5.00 X 3.05
RS1	ROLLING SHUTTER	2.45 X 2.40
MD	MAIN DOOR	1.92 X 2.98
D	DOOR	1.92 X 2.98
D1	DOOR	0.91 X 2.98
O1	OPEN	5.00 X 3.05
O2	OPEN	1.90 X 3.05
W	WINDOW	1.93 X 1.92
W1	WINDOW	1.92 X 1.92
V	VENTILATION	1.93 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 CLEARANCE 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

PLAN OF COMPOUND WALL

SECTION OF STAIRCASE

PLAN & SECTION OF SEPTIC TANK & DISPERSION TRENCH

PLAN & SECTION OF SOLAR WATER HEATER

PLAN & SECTION OF RAIN WATER PIT

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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.

