

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

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
ENGINEERING COMPONENTS FACTORY BUILDING WITH
INSTALLATION OF (1107.00HP) FOR M/S. H.E.F. INDIA PRIVATE
LIMITED, IN PLOT NO:A1E, S.NO:41part, CMDA INDUSTRIAL
COMPLEX, MARAIMALAI NAGAR, GUDALUR VILLAGE,
CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

Category of industry : **ORANGE**
Annexure-VII (10) : **Light Engineering industry excluding
fabrication & forging**

SURVEY NUMBER	DOCUMENT AREA SQ.MT
41 Part	8231.12 (2.034 Acres)
AS ON CONSIDERATION AS PER DOCUMENT AREA 8231.12 SQ.MT	

- NOTES:-
- SCALE 1 : 100 ,
 - ALL DIMENSIONS ARE IN METER
 - EXHAUST FAN [MECHANICAL VENTILATION] TO BE PROVIDED
 - STORM WATER DRAINAGE SYSTEM PROVIDED.
 - RAIN WATER HARVESTING/CONSERVATION OF RAIN WATER STRUCTURES TO BE PROVIDED.
 - BATH AND WASH BASIN WATER TREATED AND REUSE TO TOILET AND GARDNING PURPOSE.
 - RAIN WATER RECYCLING SYSTEM TO BE PROVIDED.
 - FIRE PROTECTING AND FIRE EXTINGUISHER SYSTEM PROVIDED.
 - EMERGENCY ALARAM TO BE PROVIDED.
 - 1/3rd AREA OF THE TOTAL TERRACE AREA TO BE RESERVED FOR ERECTING SOLAR PHOTO
VOLTAIC PANELS
 - LIGHTENING PROTECTION TO BE PROVIDED.
 - SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED.
 - SOLID WASTE TUB TO BE PROVIDED.
 - SULLAGE WATER USE TO GARDEN PURPOSE.
 - DRINKING WATER FACILITIES AS PER CORPORATION NORMS PROVIDED.
 - INSTALLATION OF CCTV UNITS PROVIDED.
 - ACOUSTICS, SOUND INSULATION and NOISE CONTROL SYSTEM TO BE PROVIDED.

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	8231.12	88682.40
	GROUND FLOOR AREA	2842.00	30591.00
	MEZZANINE FLOOR AREA	552.11	5943.00
	OPEN SPACE	5389.12	58091.40
	EXISTING ROAD		

FLOOR SPACE INDEX & FLOOR AREA RATIO:

$$F.S.I. = \frac{\text{FLOOR AREA}}{\text{SITE AREA}}$$
$$F.S.I. = \frac{3394.11}{8231.12} = 0.412$$
$$0.412 < 1.50$$

PARKING CALCULATION

WORKSHOP AREA:-
EVERY 50Sq.mt of WORKSHOP AREA= 1TWO WHEELER &1CYCLE
ADD EVERY 500 SQ.MT = 1 LORRY SPACE
WORKSHOP AREA = 2325
2325/ 50 = 46.50 say 47 Two wheeler & 47 cycle
2325/ 500 = 4.65 sq.mt say 5 No of Lorry space

OFFICE AREA:-
EVERY 100 Sq.mt = 1 CAR SPACE FOR OFFICE AREA
OFFICE AREA = 552.11 SQ.MT
= 552.11/100 = 5.52 sq.mt say 6 car space

REQUIRED PARKING:- 47 Two wheeler, 47 Cycle, 5 Lorry & 6 CAR

AVAILABLE PARKING:- 55 Two wheeler, 55 Cycle, 6 Lorry & 6 Car
HENCE OK

Er. P. DURAIMUTHU B.E.,PGDQSV,M.Sc.,(RV)
Registered Engineer Grade - I
RE / Gr-I / March / 2019 / 009
ANGELA CONSULTANT
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72100
E-mail:erduraimuthu@gmail.com

REGISTERED ENGINEER

For HEF INDIA PRIVATE LIMITED
[Signature]
Director

APPLICANT

Er. P. DURAIMUTHU B.E.,PGDQSV,M.Sc.,(RV)
Registered Structural Engineer
Reg. No. RSE / Gr-II / TVL / March / 2019 / 014
ANGELA CONSULTANT
68/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 98421 72100 / 0462 - 2576182

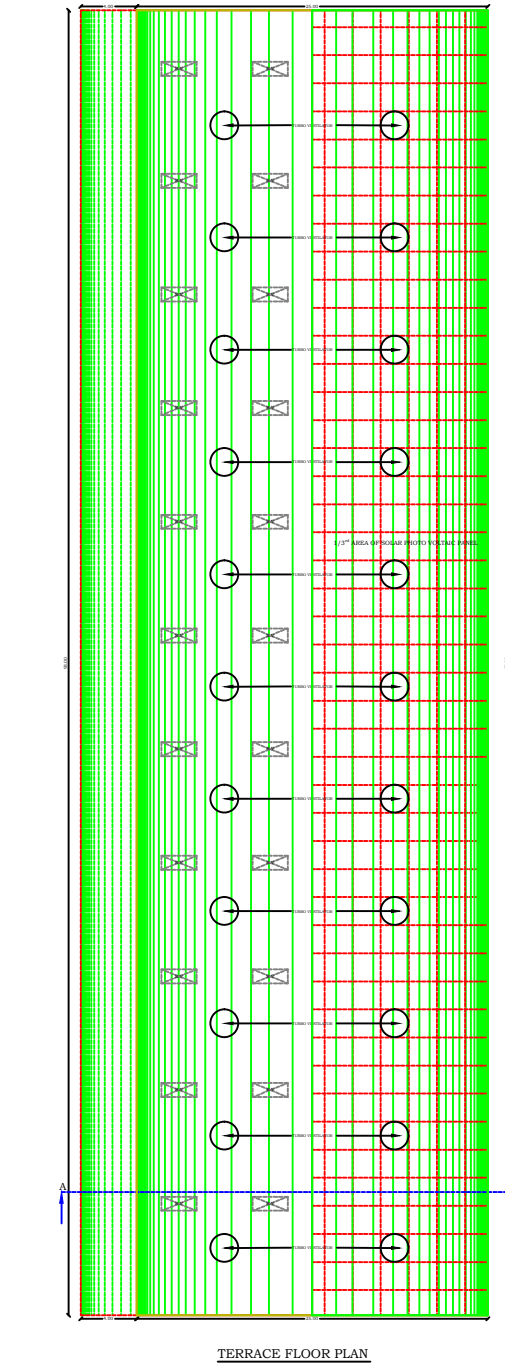
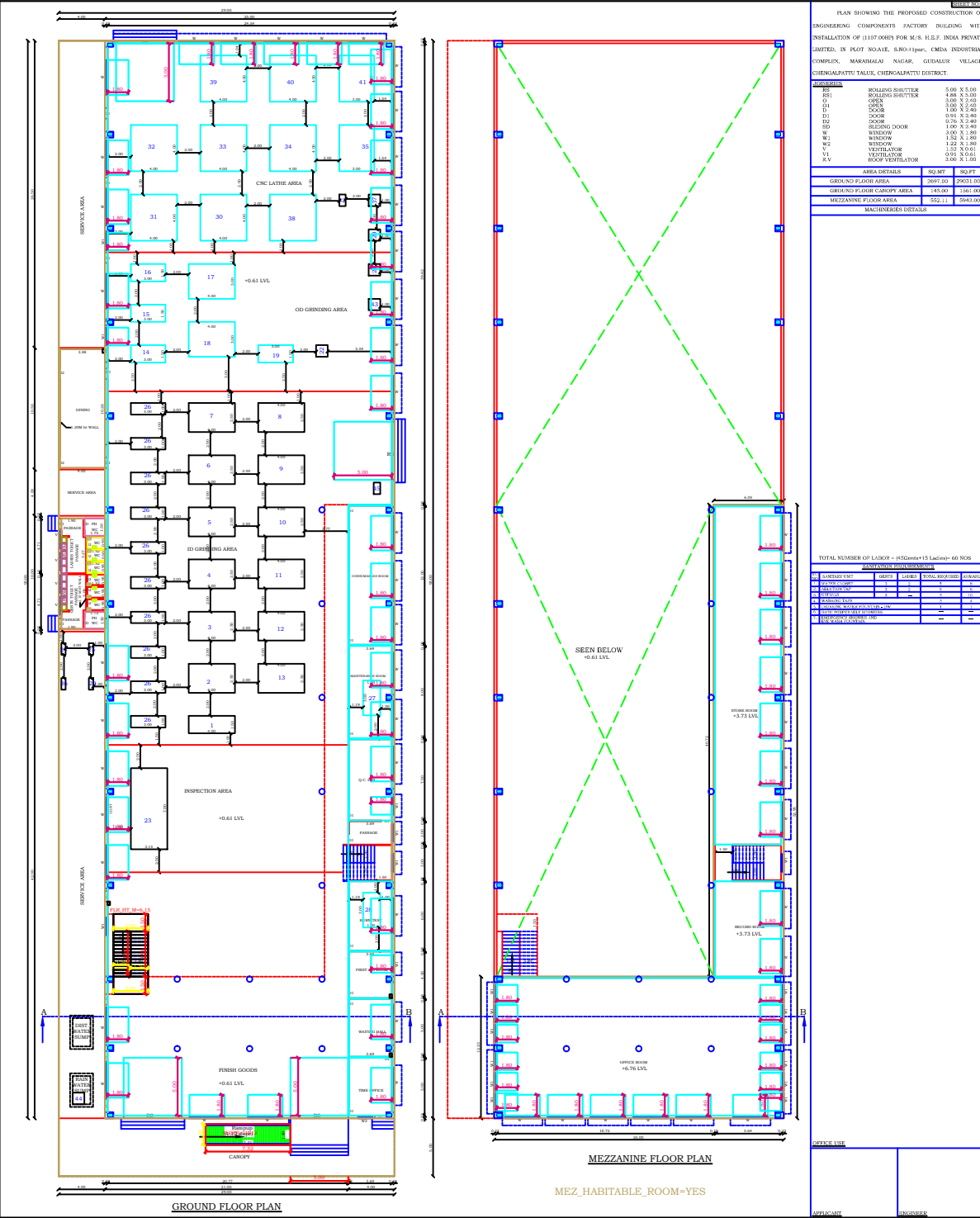
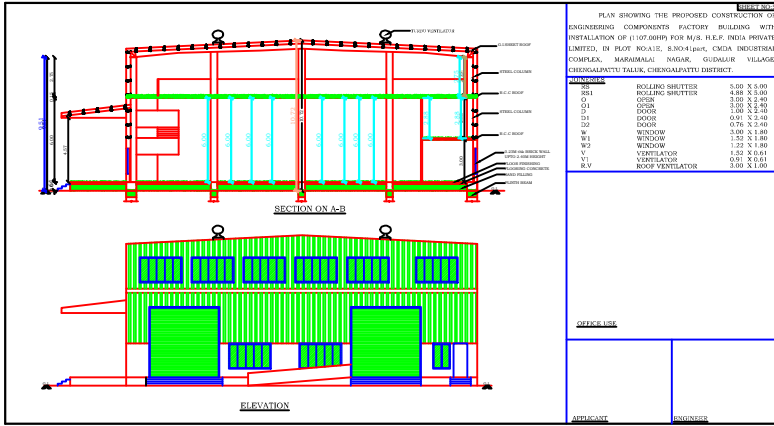
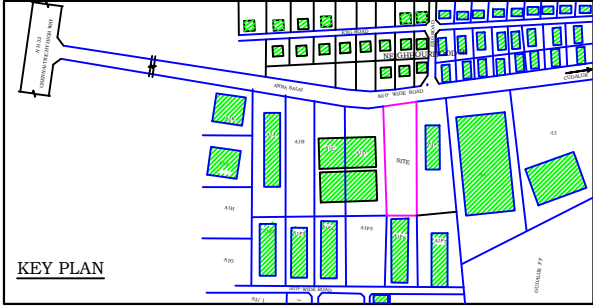
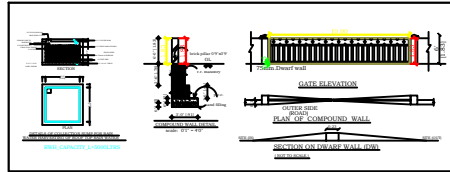
STRUTURAL ENGINEER

தொ.வ./ ந.உ.உ.இ.(செ.மட.)எண்:06/2023



MACHINERY DETAILS

CONNECTED LOAD DETAILS FOR ID AREA			
S.No	LOAD	POWER in KW.	POWER in H.P.
1	CNC ID LATHE MACHINE-1	29.820	39.99
2	HYD ID LATHE MACHINE-3	8.500	11.40
3	HYD ID LATHE MACHINE-4	11.500	15.42
4	CNC ID LATHE MACHINE-2	23.240	31.17
5	CNC ID LATHE MACHINE-5	29.820	39.99
6	CNC ID LATHE MACHINE-6	29.820	39.99
7	CNC ID LATHE MACHINE-7	29.820	39.99
8	CNC ID LATHE MACHINE-8	29.820	39.99
9	CNC ID LATHE MACHINE-9	23.240	31.17
10	CNC ID LATHE MACHINE-10	29.820	39.99
11	CNC ID LATHE MACHINE-11	29.820	39.99
12	CNC ID LATHE MACHINE-12	29.820	39.99
13	CNC ID LATHE MACHINE-13	29.820	39.99
14	OD GRINDING MACHINE-1	25.750	34.53
15	OD GRINDING MACHINE-2	25.000	33.53
16	OD GRINDING MACHINE-3	25.750	34.53
17	OD GRINDING MACHINE-4	45.000	60.35
18	OD GRINDING MACHINE-5	45.000	60.35
19	BUFFING MACHINE	7.000	9.39
20	MARKING LOAD	0.200	0.27
21	MARKING LOAD	0.200	0.27
22	DEMAG MACHINE	3.170	4.25
23	CRACK DETECTING MACHINE	2.870	3.85
24	AIRGURU -COMPRESSOR LOAD	45.000	60.35
25	ELGI-COMPRESSOR LOAD	18.500	24.81
26	COOLANT TANK	0.500	0.67
27	DRILLING MACHINE LOAD	1.500	2.01
28	HEATER LOAD	3.000	4.02
29	AIRGURU-COMPRESSOR LOAD	30.000	40.23
30	CNC LMW LATHE MACHINE-5	22.500	30.17
31	CNC LMW LATHE MACHINE-6	16.000	21.46
32	CNC LMW LATHE MACHINE-7	16.000	21.46
33	CNC LMW LATHE MACHINE-8	16.000	21.46
34	CNC LMW LATHE MACHINE-9	16.000	21.46
35	CNC LMW LATHE MACHINE-10	16.000	21.46
36	ELGI COMPRESSOR LOAD	3.700	4.96
37	LIGHT/FAN	2.000	2.68
38	PMT CNC LATHE MACHINE-3 - PMT SUPER CUT-12	28.880	38.73
39	CNC LML LATHE MACHINE-1 LML TL	20.000	26.82
40	CNC LML LATHE MACHINE-2 LML TL	20.000	26.82
41	CNC LMW LATHE MACHINE-4 LMW LL2ST L5	22.500	30.17
42	ELGIAR COMPRESSOR TS05 120H	3.700	4.96
43	SUN CRANE 5HP	3.700	4.96
44	SUNMP MOTOR	0.746	1.00
45	LIGHT/FAN	4.000	5.36
TOTAL		822.925	1102.35
		say 1107 HP	



Online Application : SWP/BPA/0007421/2023 DATE:16.02.2023
Scrutiny Reference : TDRJHA3

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.

