Verified RealEstate™

REFERENCE
SWP/BPA/051668/2023

ISSUED
02 January 2024

PP APPROVAL RECORD

Planning Permission

Chengalpattu

Chengalpattu 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.

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

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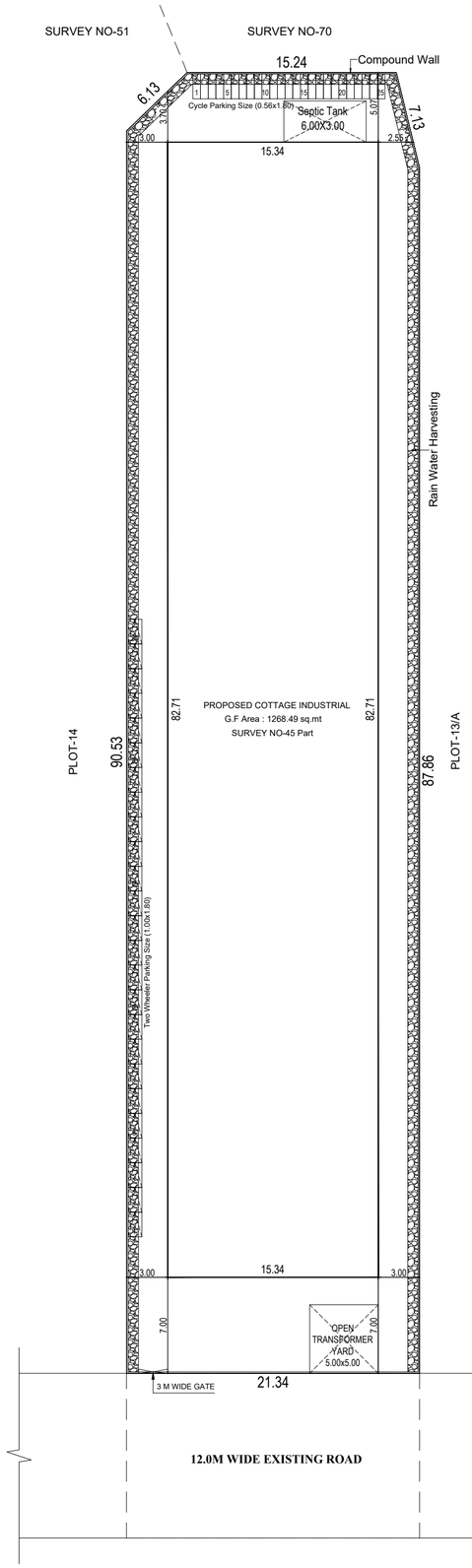
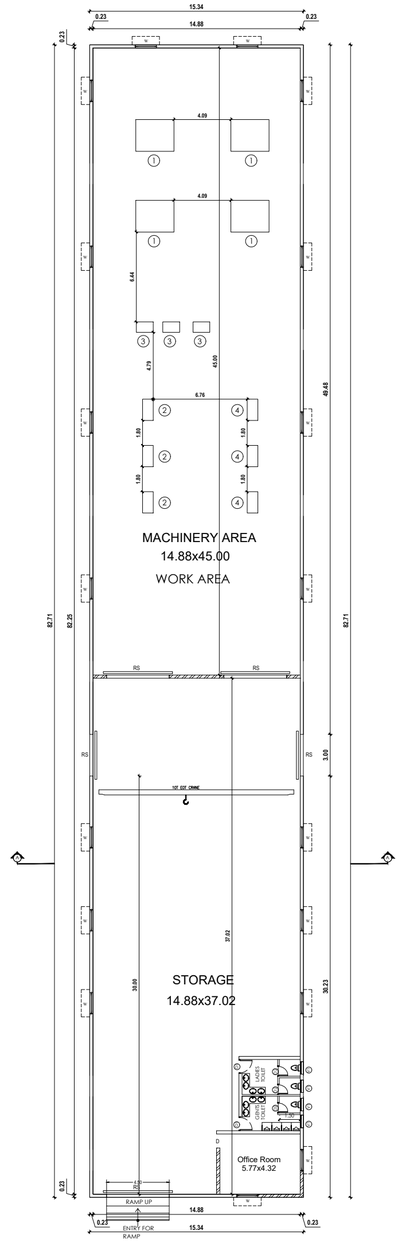
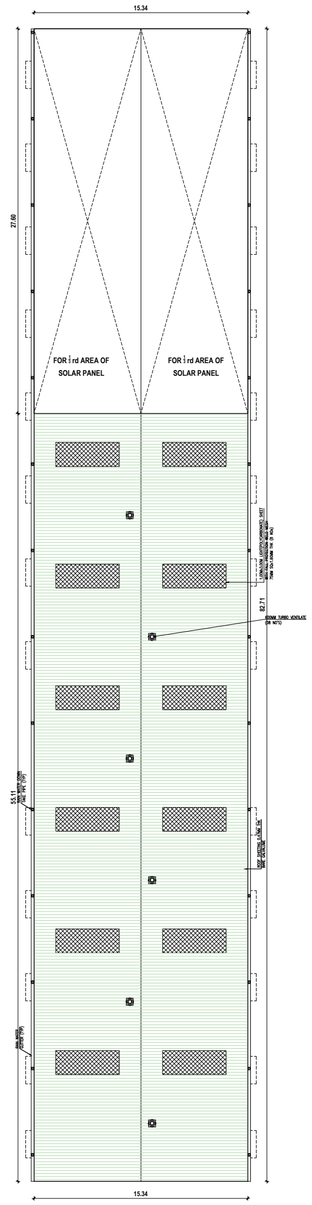
DIGITALLY VERIFIED RECORD



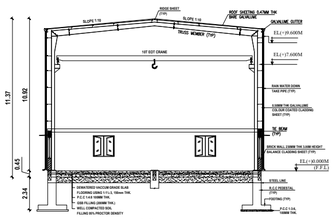
SITE PLAN



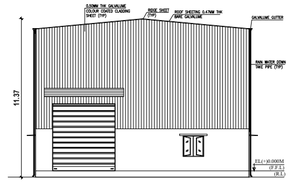
PROPOSED GROUND FLOOR PLAN



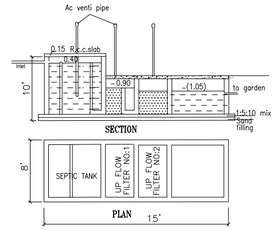
PROPOSED TERRACE FLOOR PLAN



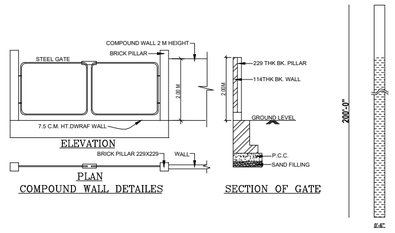
SECTION A - A



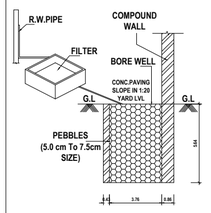
FRONT ELEVATION



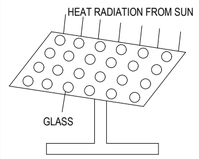
DETAILS OF SEPTIC TANK



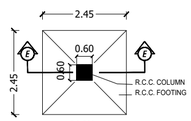
BORE WELL DETAILS



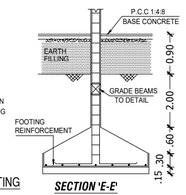
RAIN WATER TRENCH



SOLAR SYSTEM



DETAILS OF COLUMN FOOTING



SECTION 'E-E'

BUILDING TECHNICAL APPROVAL

ONLINE APPLICATION NO :SWP/BPA/0051668/2023

BUILDING PLANNING PERMISSION

SWP / INDUSTRIAL BUILDING /

A.D / D.T.C.P (CD-3) NO. 36/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE FACTORY BUILDING FOR. IN PLOT NO.P13/B, SURVEY NO- 45 (Part), CHITTAMUNUR VILLAGE, CHENGALPATTU TALUK AND DISTRICT., MARAIMALAINAGAR MUNICIPALITY LIMITS,

CATEGORY : COTTAGE INDUSTRIAL ,

NO.19.CARDBORD BOX AND PAPER PRODUCTS .

AS PER DOCUMENT EXTENT - 2007.00 Sq.mt

AS PER DOCUMENT EXTENT - 2007.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	INDUSTRIAL NET FSI AREA. SQ.M	NON FSI DEDUCTION AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	PROPOSED FACTORY BUILDING GROUND FLOOR	1268.49	-	1268.49
	TOTAL EXTENT- 1268.49 Sq.mt			

Floor Space Index :- $\frac{1268.49}{2007.00}$ FSI ARCHIVED = 0.63 < 1.5

PARKING DETAILS:

PARKING CATEGORY (Industrial Building) :-

FSI AREA : 1268.49 Sqmt

PARKING DESCRIPTION	REQUIRED	PROVIDED
Two Wheelers	25 Nos	25 Nos
Cycle Space	25 Nos	25 Nos

TOTAL HOSE POWER = 5.00

SOLAR HOT WATER SYSTEM DETAIL :		WORKERS & TOILET DETAILS:	
NO OF WORKERS - MALE	: 5 Nos	MALE	: 5 Nos
NO OF WORKERS - FEMALE	: 03 Nos	FEMALE	: 03 Nos
TOTAL NO OF WORKERS (05+03 = 08)	: 08 Nos	TOTAL (05+03 = 08)	: 08 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day			
TOTAL CONSUMPTION (08 X 80)	: 640 Lits		
NO OF SWHS (2000 lit Capacity)	: 1 No		

MACHINERY DETAILS :

S.No	MACHINERY NAME	HP	Nos.	TOTAL HP
1	VMC M/C	8	4	32
2	CUTTING M/C	0.5	3	1.5
3	COMPRESSOR M/C	5	3	15
4	MILLING M/C	0.5	3	1.5

SANITARY REQUIRED DETAILED

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	03	03
URINAL	04	-
WASH TAPS	08	
DRINKER WATER FOUNTAINS	02	

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.20 x 3.30
MD	MAIN DOOR	1.00 x 2.20
D	DOOR	0.90 x 2.20
D1	DOOR - 1	0.75 x 2.20
SD	SLIDING DOOR	0.75 x 2.20
W/V	WINDOW / VENTILATOR	2.00 x 2.30
V	VENTILATOR	0.60 x 0.60

COLOUR REFERENCE :

* EXISTING ROAD
* SITE BOUNDARY
* PROPOSED BUILDING

N

SCALE - 1:200

ALL DIMENSIONS ARE IN METER

For HIFI TOOL TEC

G. Dhanalakshmi

Proprietor

APPLICANT SIGNATURE :-

Dr. R.S.MURALITHARAN, B.E., M.E(Struc) Ph.D
Registered Structural Engineer Grade-I (SE)
CMDA Reg. No. SE/GR-I/19/12/233,
DTCP Reg. No: CGLRGN / SE / Gr-I/ 2020/02/004
District Panel Engineer Class-1A
Structural Engineer Consultant
No.7A/25, Muthusamy Street,Perungalathur,Chennai-63.
✆ : 9489358800, ✉ : rsmurali08@gmail.com

STRUCTURAL ENGINEER :-

Er.G.NALINI B.E Civil Engineer
REGISTERED ENGINEER GRADE - III
CGLDIST / RE / Gr-III/2022/08/013
111/31,Rajaji Street,74 Pulipakkam,
Chengalpattu TK & Dist-603002
Mobile No: 9789668841

REGISTERED 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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FREE TOOLS · NO ACCOUNT NEEDED

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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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.