

PP

APPROVAL RECORD

Planning Permission

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.

PLAN SHOWING THE EXISTING INDUSTRY BUILDING OF
M/S R S AERCON BLOCKS COMPRISED IN SURVEY NOS. 1/1A2,1/1B,1/13A
OF KERAPPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

SHEET NO: 3/3

SPECIFICATION

SAND FILLING FOR FOUNDATION AND BASEMENT
P.C.C 1:4:8 FOR FOUNDATION AND BASEMENT
9" BRICK WORK WALLS IN C.M. 1:5
4.5" BRICK WORK WALLS IN C.M. 1:3
ALL R.C.C. WORKS M25 GRADE CONCRETE
CEILING PLASTERING IN CEMENT MORTAR 1:3
WEATHERING COURSE USING BRICK JELLY & LIME
CONCRETE IN 1:3 RATIO
CLAY TILES IN TERRACE FLOOR USING CM 1:4
WALLS & CEILING WITH CEMENT PAINT
DOORS & WINDOWS WITH ENANEL PAINT
CERAMIC FLOORING IN CM 1:3

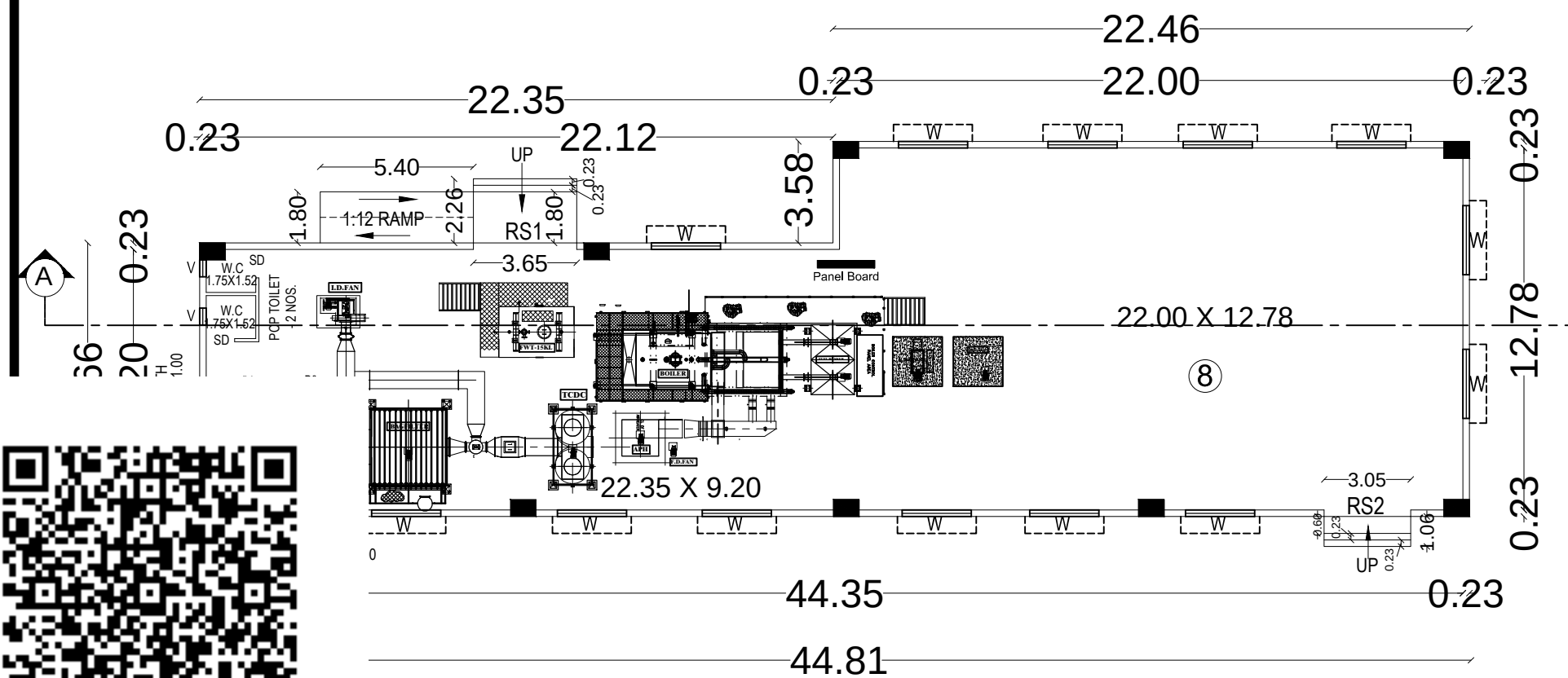
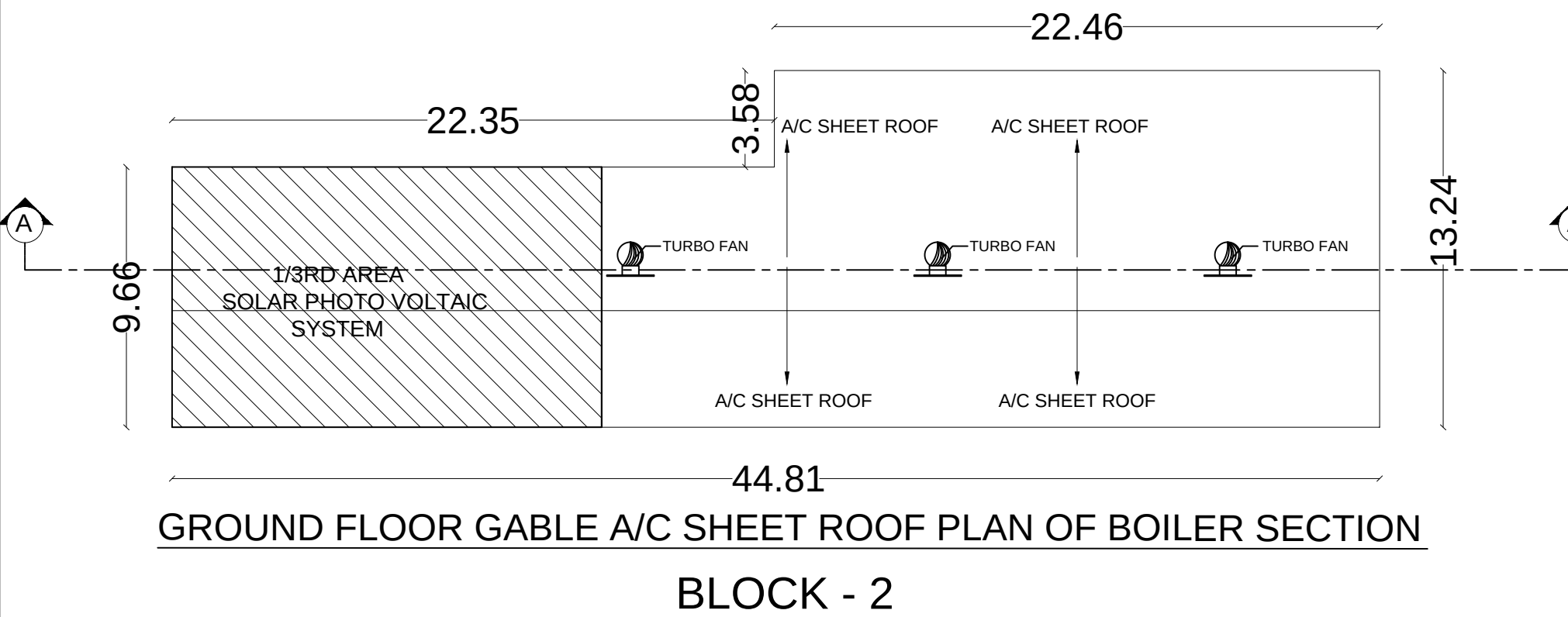
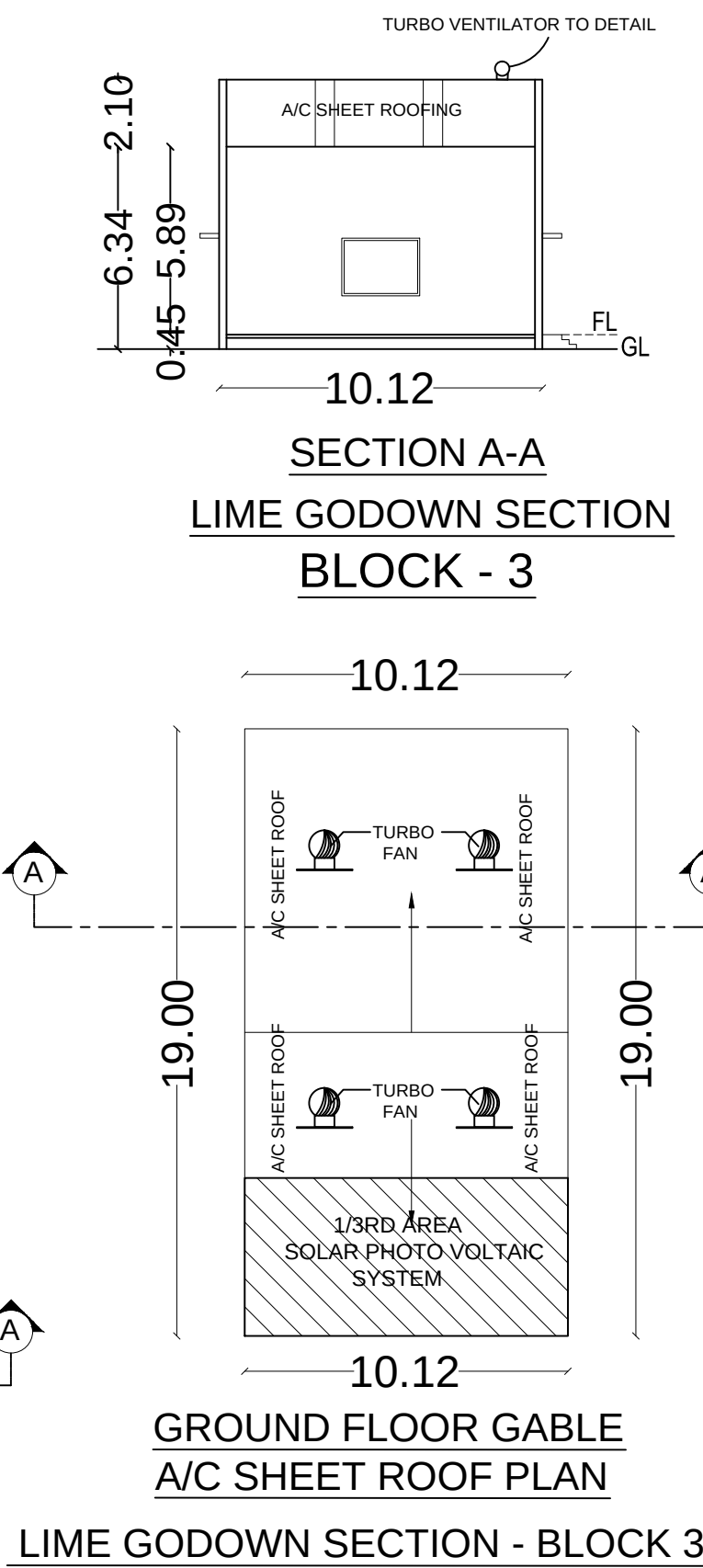
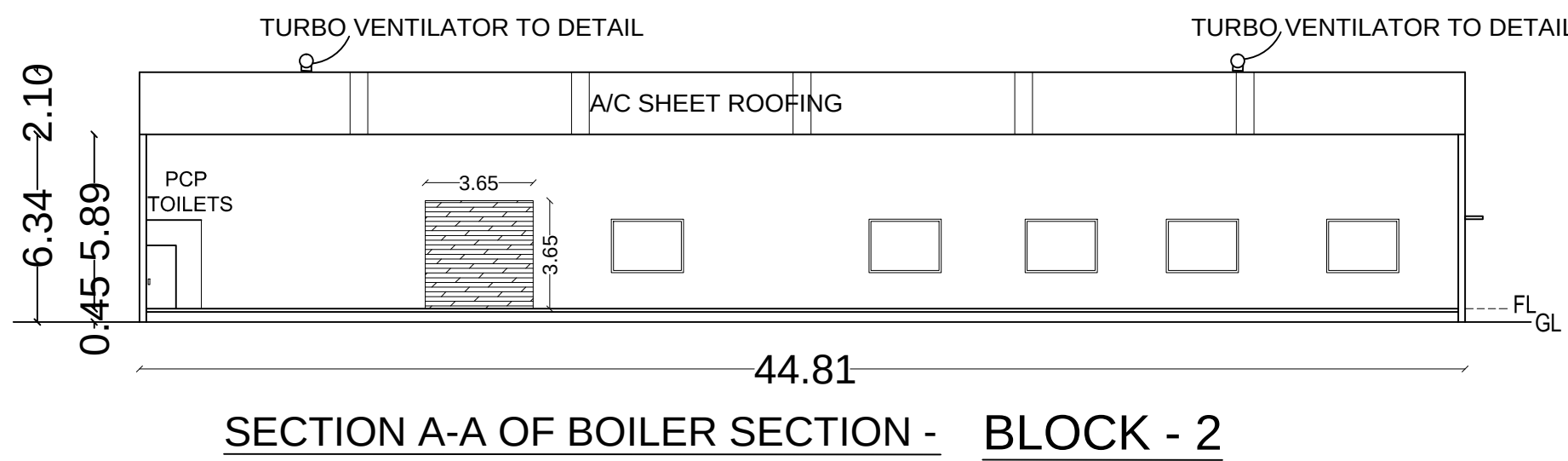
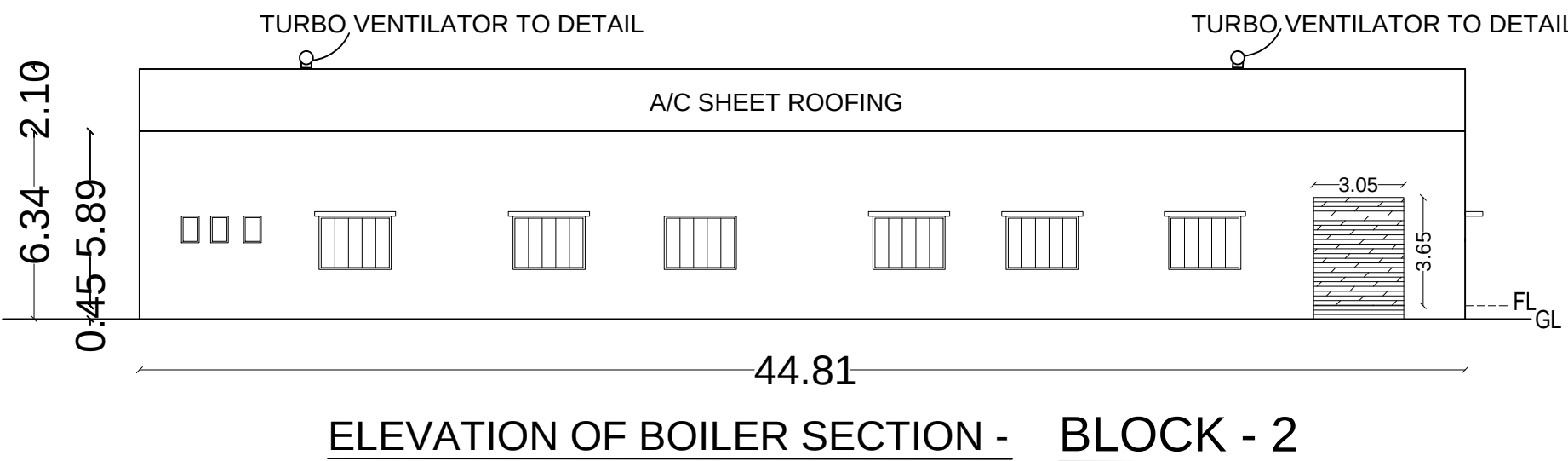
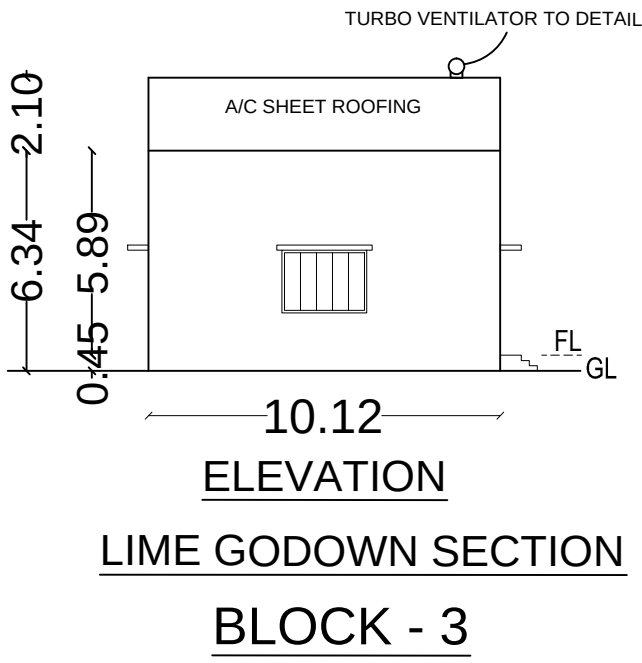
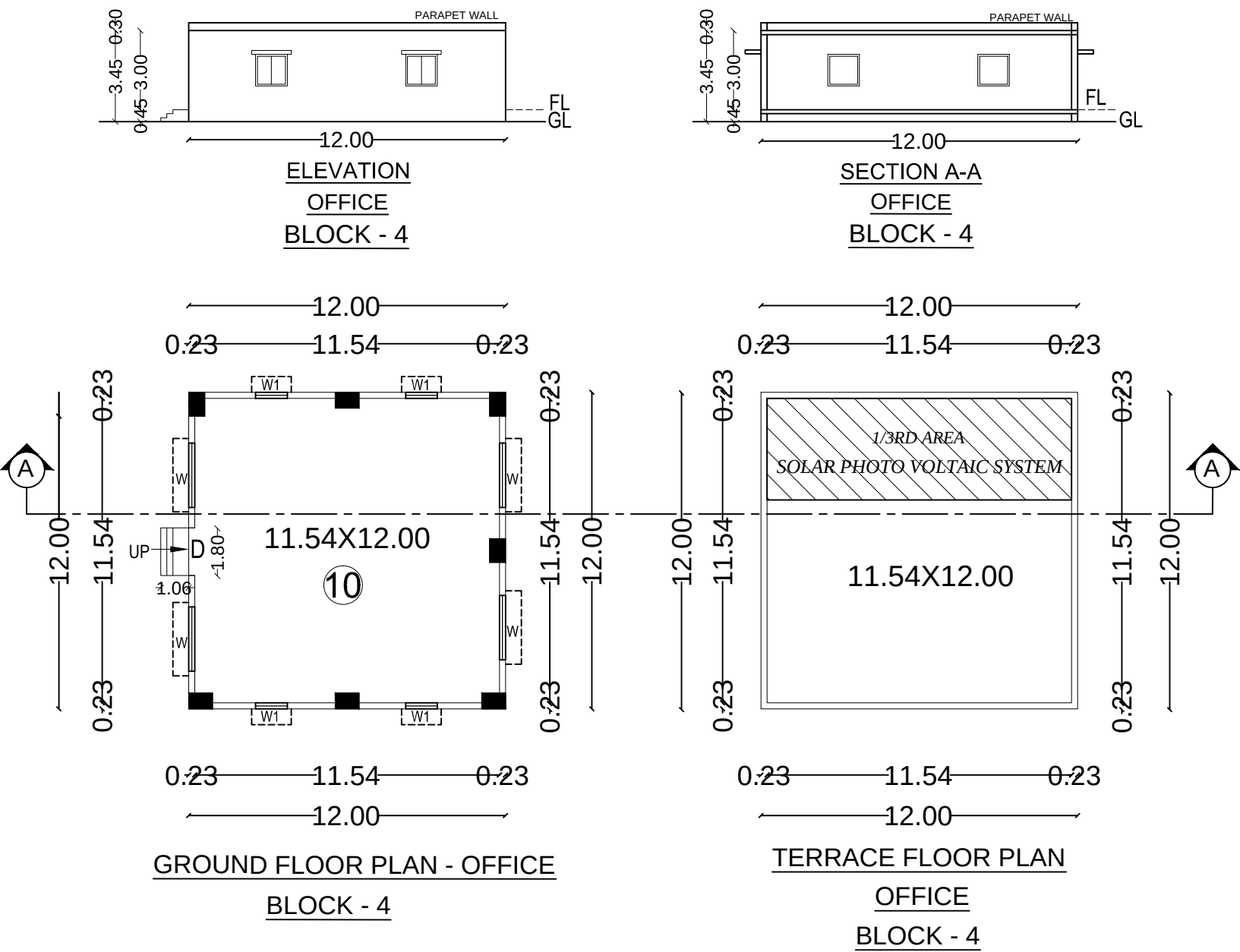
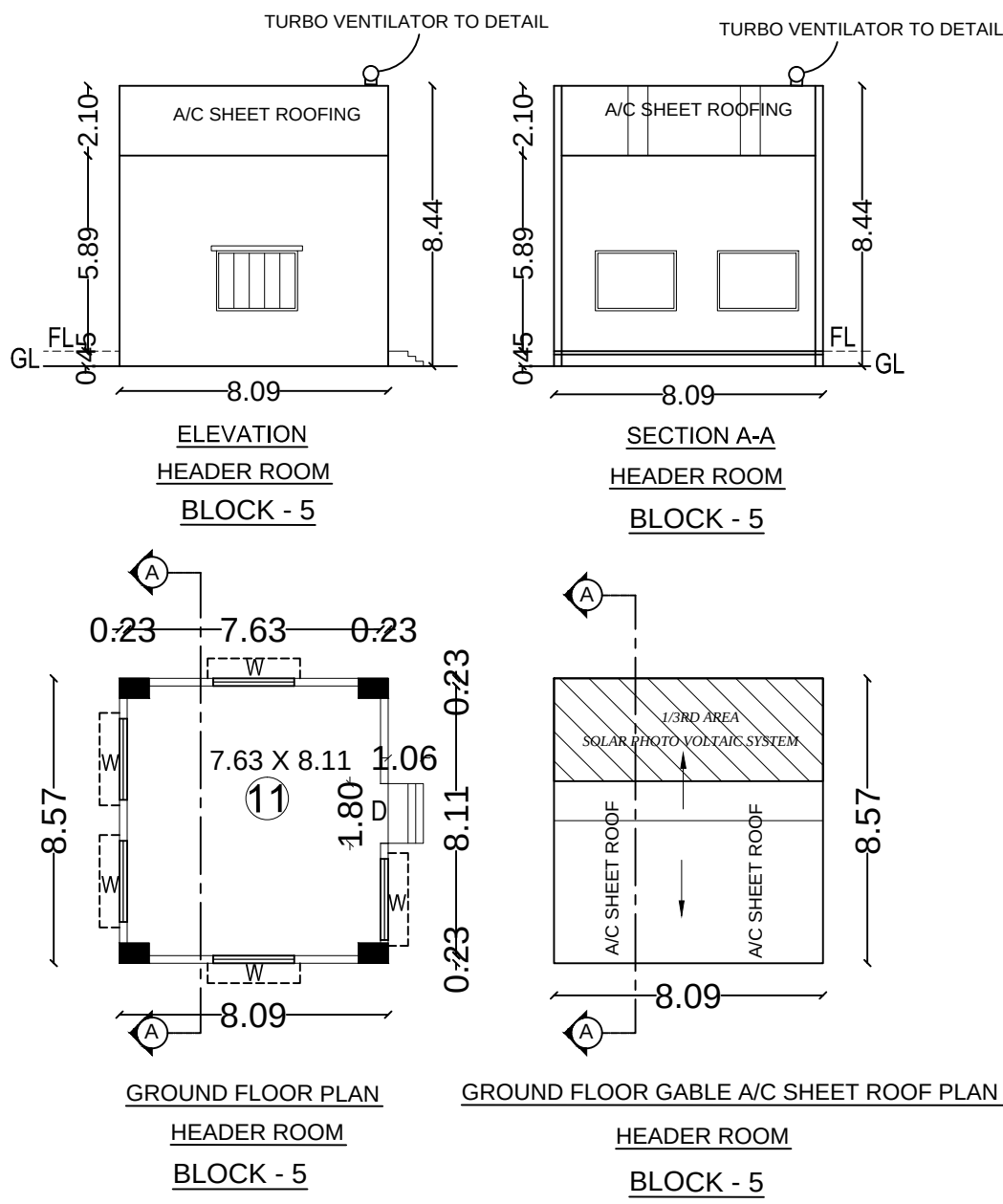
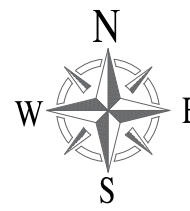
ALL DIMENSIONS ARE IN METERS
SCALE - 1:100

AREA STATEMENT

S.NO.	BLOCK DETAILS	FSI AREA
BLOCK-2		
8	BOILER SECTION	513.26 SQ.M
BLOCK-3		
9	LIME GODOWN	192.28 SQ.M
BLOCK-4		
10	OFFICE	144.00 SQ.M
BLOCK-5		
11	HEADER ROOM	69.33 SQ.M

JOINERY DETAILS			AREA STATEMENT	
TYPE	DESCRIPTION	SIZE	PLOT EXTENT (As Per Patta) - 16,200.00 Sq.M. (4.00 Acres)	
RS	ROLLING SHUTTER	4.26 X 3.65	PLOT EXTENT (As Per Document) - 16,200.00 Sq.M. (4.00 Acres)	
RS1	ROLLING SHUTTER	3.65 X 3.65	PLOT EXTENT (As Per Site) - 16,140.03 Sq.M. (3.98 Acres)	
RS2	ROLLING SHUTTER	3.05 X 3.65		
D	DOOR	1.80 X 2.14		
D1	DOOR	1.22 X 2.14		
D2	DOOR	0.90 X 2.14		
D3	DOOR	0.75 X 2.14		
SD	SLIDING DOOR	1.06 X 2.14		
W	WINDOW	2.44 X 1.80		
W1	WINDOW	1.20 X 1.20		
V	VENTILATOR	0.60 X 0.90		

COLOUR INDEX	
SITE BOUNDARY	
PROPOSED	
EXISTING ROAD	
OSR	
DRIVEWAY	



For EKF INFRASTRUCTURE PVT LTD

Authorised Signatory

APPLICANT

E.V. PRAVEEN RAJ, A.E. CML
Registered Engineer Grade-II
Reg.No:RE/Gr-II/2022/03/003
18, Perumal Kovil Street, Nallur Village,
Kandhipuram. Ph: 905698249

REGISTERED ENGINEER

P.A. SENTHIL KUMAR
M.Tech. (Struct), M.R. CE
HAYDAS ENGINEERS
Registered Structural Engineer Grade-I
Specialized in Town & Country Planning
Reg.No:TVLA/RSI/Gr-I/2021/11/006

STRUCTURAL ENGINEER

PLAN SHOWING THE EXISTING INDUSTRY BUILDING OF M/S R S AERCON BLOCKS COMPRISED IN SURVEY NOS. 1/1A2,1/1B,1/13A OF KERAPPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

SHEET NO: 2/3

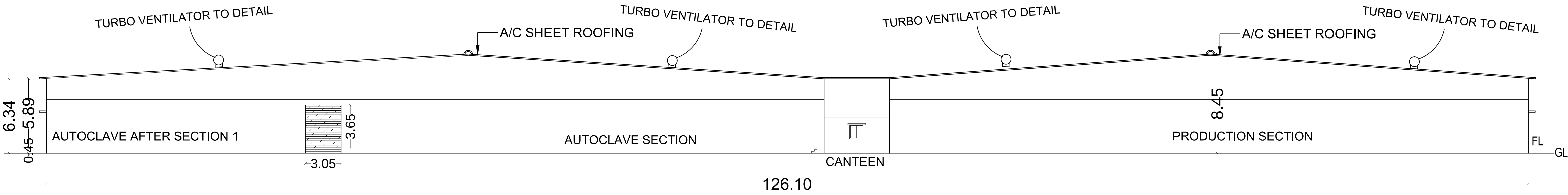
SPECIFICATION

- SAND FILLING FOR FOUNDATION AND BASEMENT
- P.C.C 1:4:8 FOR FOUNDATION AND BASEMENT
- 9" BRICK WORK WALLS IN C.M. 1:5
- 4.5" BRICK WORK WALLS IN C.M. 1:3
- ALL R.C.C. WORKS M25 GRADE CONCRETE
- CEILING PLASTERING IN CEMENT MORTAR 1:3
- WEATHERING COURSE USING BRICK JELLY & LIME CONCRETE IN 1:3 RATIO
- CLAY TILES IN TERRACE FLOOR USING CM 1:4
- WALLS & CEILING WITH CEMENT PAINT
- DOORS & WINDOWS WITH ENANEL PAINT
- CERAMIC FLOORING IN CM 1:3

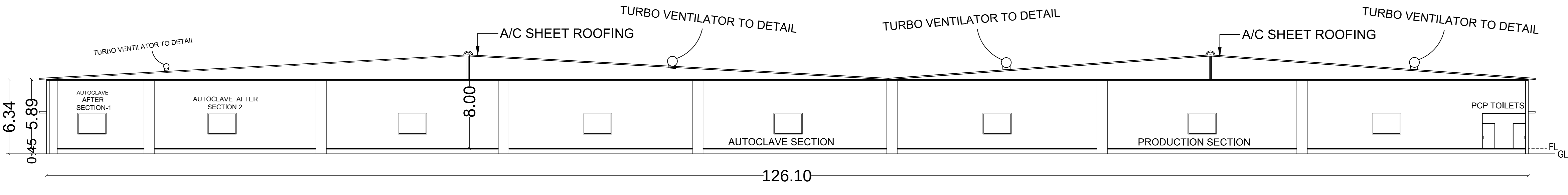
ALL DIMENSIONS ARE IN METERS
SCALE - 1:100

AREA STATEMENT

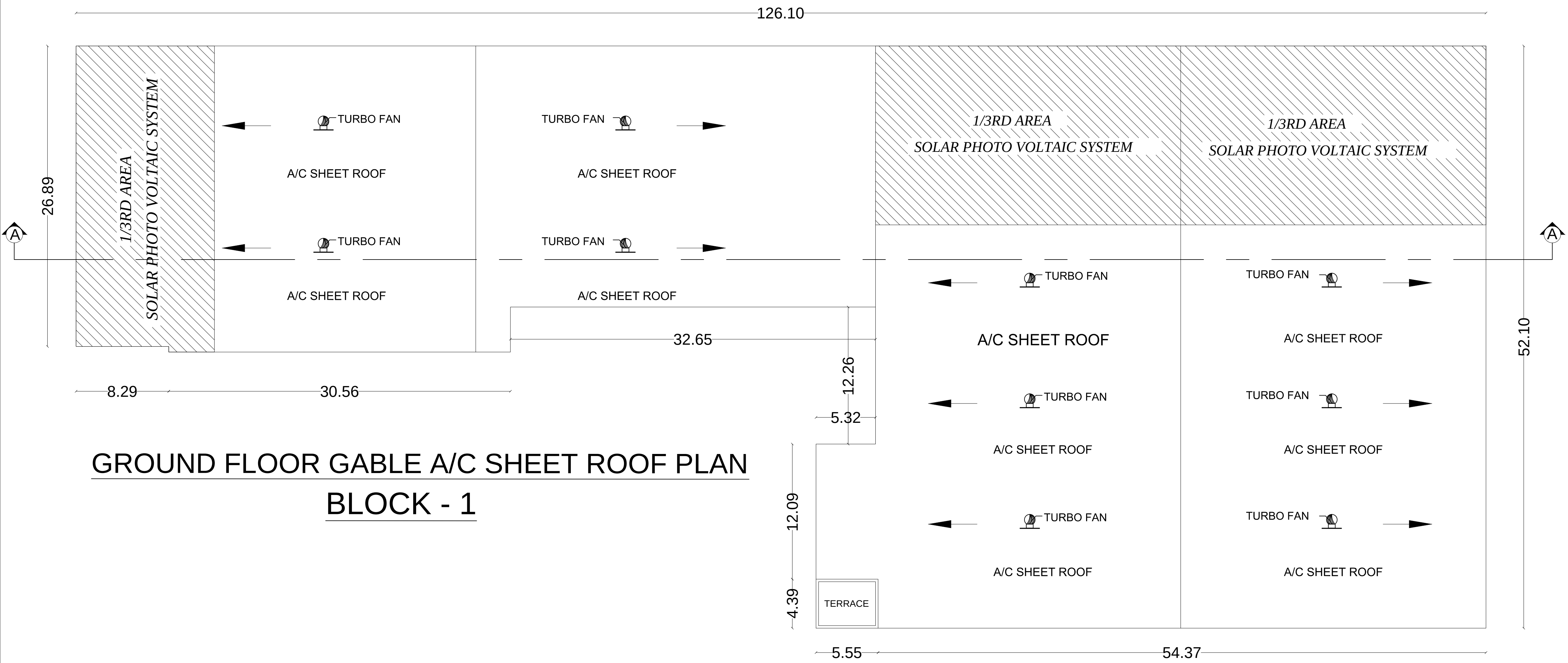
S.NO.	BLOCK DETAILS	FSI AREA
BLOCK -1		
1	AUTOCLAVE AFTER SECTION -1	222.84 SQ.M
2	AUTOCLAVE AFTER SECTION -2	704.54 SQ.M
3	AUTOCLAVE SECTION	772.05 SQ.M
4	PRODUCTION SECTION	2,844.83 SQ.M
5	STORE ROOM	64.32 SQ.M
6	CANTEEN	23.35 SQ.M
7	PACKING SECTION & LOADING AREA	164.30 SQ.M
BLOCK 1 - TOTAL AREA		4,796.23 SQ.M
BLOCK-6		
12	EB ROOM	56.85 SQ.M
BLOCK-7 (2 NOS.)		
13	SECURITY & DISPATCH ROOM - 1	46.99 SQ.M
14	SECURITY & DISPATCH ROOM - 2	46.99 SQ.M



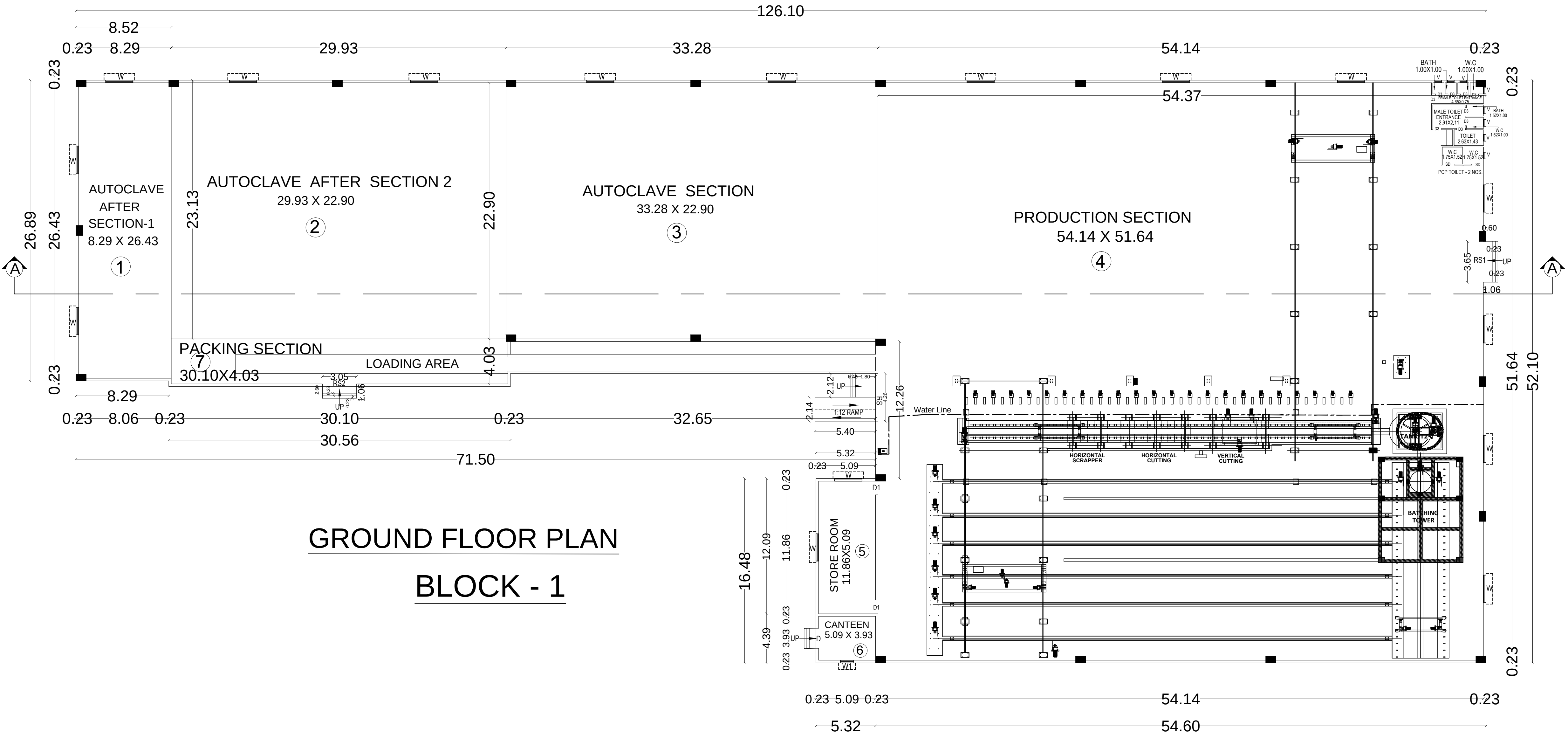
ELEVATION OF BLOCK - 1



SECTION A-A OF BLOCK - 1



GROUND FLOOR GABLE A/C SHEET ROOF PLAN
BLOCK - 1



GROUND FLOOR PLAN
BLOCK - 1

For EKF INFRASTRUCTURE PVT LTD

Authorised Signatory

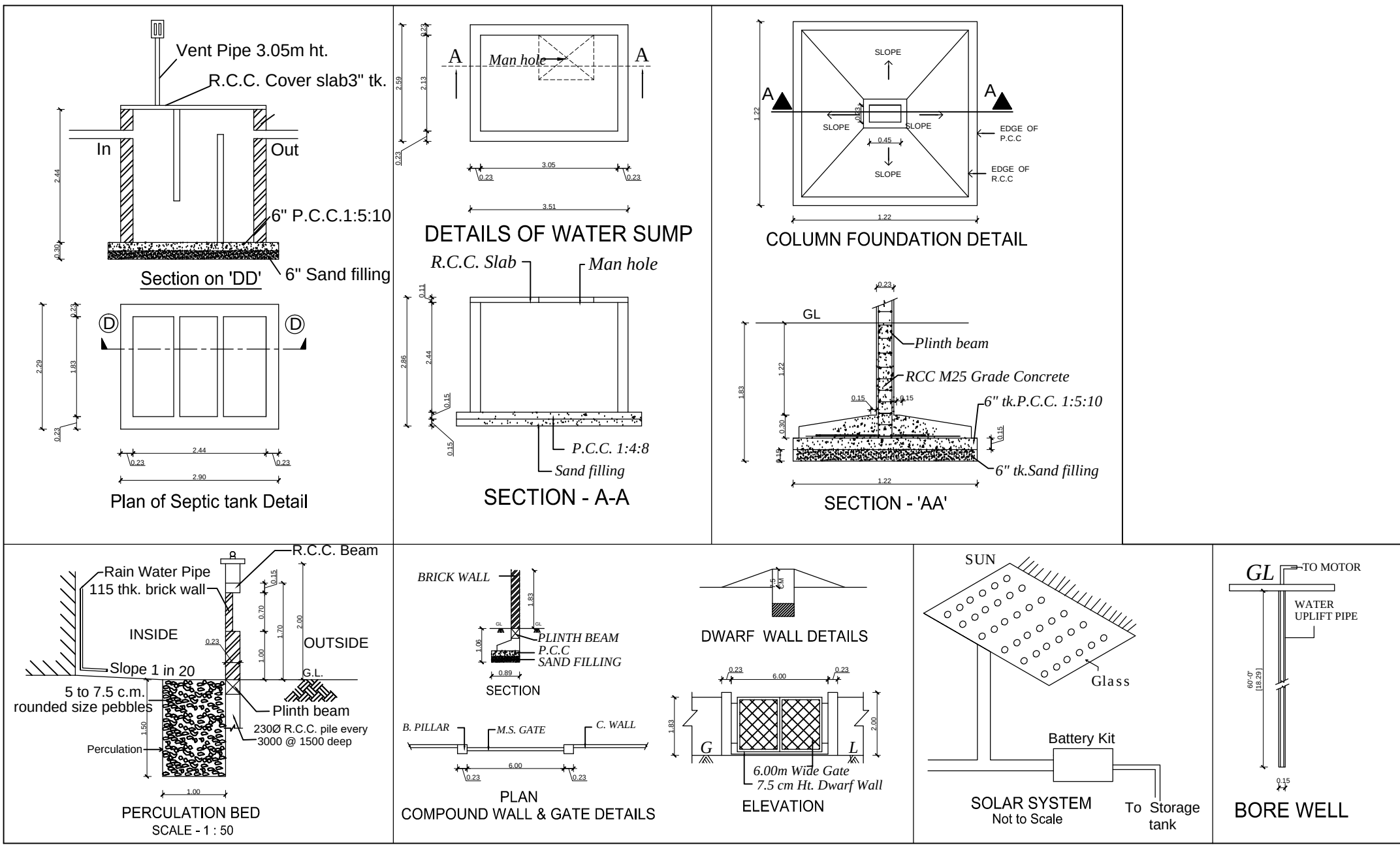
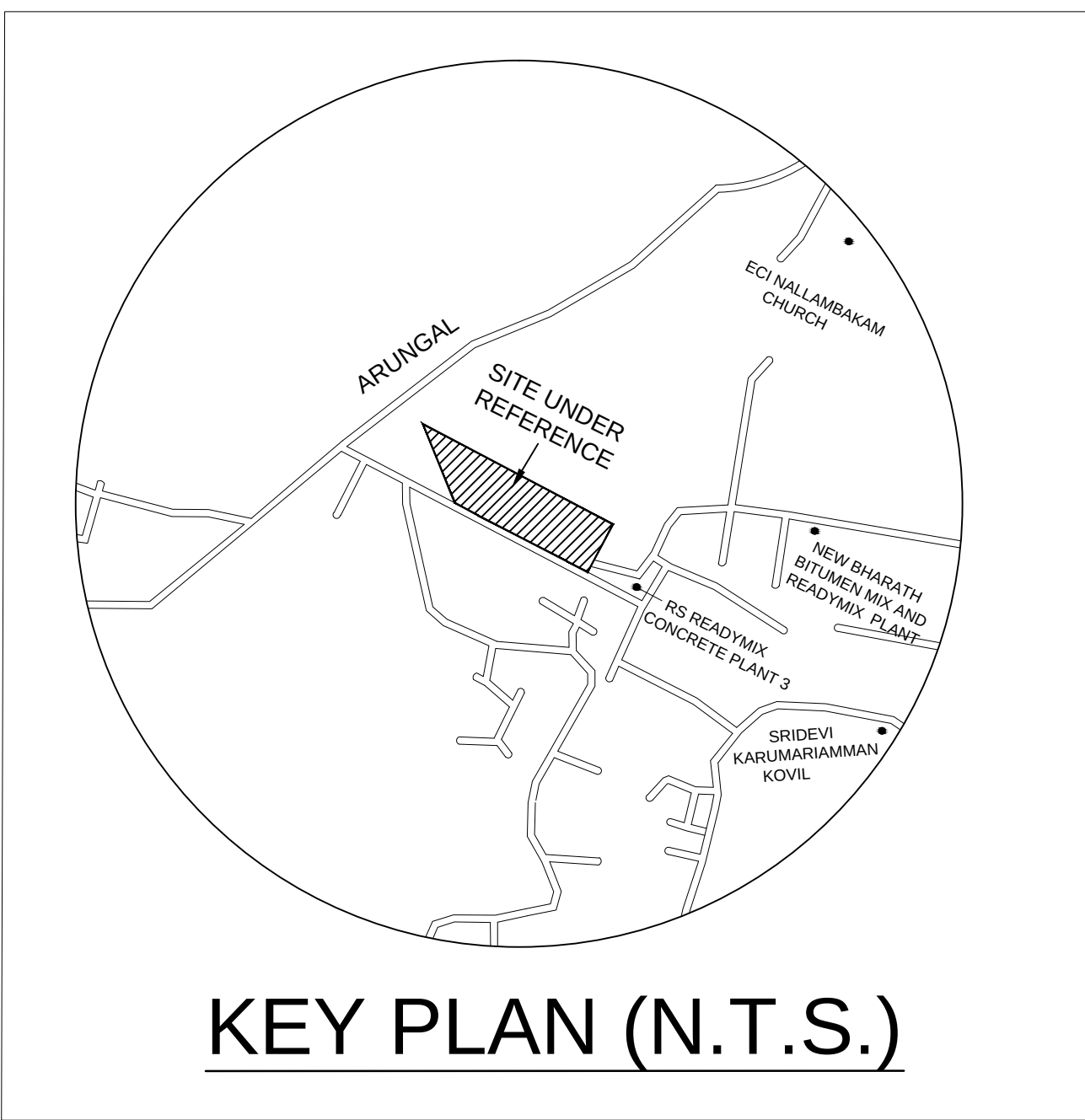
APPLICANT

E.V.PRAVEEN RAJ, B.E. CIVIL
Registered Engineer Grade-II
Reg No: RE/Gr II/2022/034003
18, Perumal Kovil Street, Nellore Village,
Kandipuram. Ph: 905868248

REGISTERED ENGINEER

P.R. SENTHIL KUMAR
M.Tech (Struct), MIRA, CE
BAYDASS ENGINEERING
Registered Structural Engineer Grade I
Subsect Town & Country Planning
Reg.No.TVLA/RSR/Gr-I/2021/11/008

STRUCTURAL ENGINEER



PLAN SHOWING THE EXISTING INDUSTRY BUILDING OF M/S R S AEROCON BLOCKS COMPRISED IN SURVEY NOS. 1/1A2,1/1B,1/13A OF KERAPPAKKAM VILLAGE,VANDALUR TALUK,CHENGALPATTU DISTRICT.

MACHINERY DETAILS					
BOILER SECTION			PRODUCTION SECTION		
SI.NO.	DESCRIPTION	MOTOR	SI.NO.	DESCRIPTION	MOTOR
1	FEED PUMP MOTOR	20HP	1	WINDLESS PANEL	7.5HP
2	BUCKET ELEVATOR MOTOR	3HP	2	BEFORE A/C WINCH MOTOR	7.5HP
3	CRUSHER MOTOR	10HP	3	RETURN PLATE PANEL BOARD	15.5HP
4	SCREW FEEDER MOTOR	2HP	4	CART-1 MOTOR	5HP
5	F.D. FAN MOTOR	30HP	5	CART-2 MOTOR	5HP
6	ASH COLLECTOR MOTOR	1HP	6	RETURN PLATE MOTOR (17 NOS)	8.5HP
7	CYCLONE MOTOR	1HP	7	DRAWING PUSHER MOTOR (2 NOS)	3HP
8	I.D. FAN MOTOR	50HP	8	DRAWING PUSHER MOTOR (4 NOS)	2HP
9	BACK FILTER MOTOR	2HP	9	DRAWING PUSHER PANEL	14HP
LIME GODOWN SECTION			10	COMPRESSOR MOTOR	10HP
SI.NO.	DESCRIPTION	MOTOR	11	TILTING PANEL BOARD	16.5HP
1	MONO CRANE U/R MOTOR	0.25HP	12	HYDRAULIC MOTOR	5HP
2	2 MONO CRANE U/D MOTOR	5HP	13	TILTING U/D MOTOR	7.5HP
3	MONO CRANE CARRIAGE MOTOR	1HP	14	TILTING CARRIAGE MOTOR	4HP
AUTOCALVE SECTION			15	CAKE LIFTER MOTOR	7.5HP
SI.NO.	DESCRIPTION	MOTOR	16	GROUPING CARRIAGE MOTOR	4HP
1	WINDLESS PANEL	7.5HP	17	FERRY CART - 1 CARRIAGE MOTOR	4HP
2	FERRY CART-2 CARRIAGE MOTOR	4HP	18	CUTTING PANEL BOARD	35.5HP
3	MOTOR	3.5HP	19	OSILLATION MOTOR	3HP
TOTAL HP		140.25	20	FRAME U/D MOTOR	7.5HP
			21	RETURN TROLLY 1 MOTOR	3.5HP
			22	CUTTING LINE WASTE AGITATOR MOTOR	25HP
			23	CUTTING LINE WASTE PUMP MOTOR	25HP
			24	GROUPING U/D MOTOR	7.5HP
			25	GROUPING PANEL BOARD	11.5HP
TOTAL HP		245.00			

TAMILNADU POLLUTION CONTROL BOARD

CONSENT ORDER NO. 2201244450792

PROCEEDINGS NO.F.3664MMN/OS/DEETNPCB/MMN/A/2022 DATED 30/05/2022

CATEGORY OF INDUSTRY : ORANGE

NO.OF WORKERS : 40

Online Application No.

TOTAL HP : 385.25

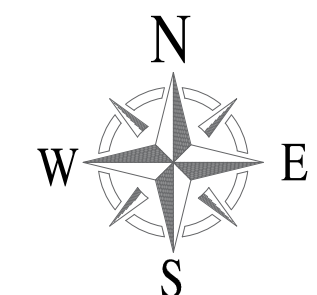
SWP/BPA/0071807/2023

MANUFACTURING INDUSTRY : FLY ASH AEROCON BLOCKS INDUSTRY

PARKING AREA DETAILS (AS PER TNCDDBR 2019)

TOTAL WORKSHOP AREA - 5,571.1 SQ.M

SI.NO.	VEHICLE	REQUIREMENT	PROVIDED
1	LORRY	1 lorry for every 500 sq.m. of workshop area - 5,571.1 / 500 - 11 Nos.	11 NOS.
2	CAR	1 car for every 100 sq.m. of office area - 144 / 100 - 2 Nos.	2 NOS.
3	TWO WHEELER	1 two wheeler for every 50 sq.m. of workshop area - 5,571.1 / 50 - 112 Nos.	116 NOS.
4	CYCLE	1 cycle for every 50 sq.m. of workshop area - 5,571.1 / 50 - 112 Nos.	116 NOS.



JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.26 X 3.65
RS1	ROLLING SHUTTER	3.65 X 3.65
RS2	ROLLING SHUTTER	3.05 X 3.65
D	DOOR	1.80 X 2.14
D1	DOOR	1.22 X 2.14
D2	DOOR	0.90 X 2.14
D3	DOOR	0.75 X 2.14
SD	SLIDING DOOR	1.06 X 2.14
W	WINDOW	2.44 X 1.80
W1	WINDOW	1.20 X 1.20
V	VENTILATOR	0.60 X 0.90

AREA STATEMENT

PLOT EXTENT (As Per Patta) - 16,200.00 SQ.M. (4.00 Acres)

PLOT EXTENT (As Per Document) - 16,200.00 SQ.M. (4.00 Acres)

PLOT EXTENT (As Per Site) - 16,140.03 SQ.M. (3.98 Acres)

COLOUR INDEX

SITE BOUNDARY	
PROPOSED	
EXISTING ROAD	
OSR	
DRIVEWAY	

SPECIFICATION

SAND FILLING FOR FOUNDATION AND BASEMENT
P.C.C 1:4:8 FOR FOUNDATION AND BASEMENT
9" BRICK WORK WALLS IN C.M. 1:5
4.5" BRICK WORK WALLS IN C.M. 1:3
ALL R.C.C. WORKS M25 GRADE CONCRETE
CEILING PLASTERING IN CEMENT MORTAR 1:3
WEATHERING COURSE USING BRICK JELLY & LIME CONCRETE IN 1:3 RATIO
CLAY TILES IN TERRACE FLOOR USING CM 1:4
WALLS & CEILING WITH CEMENT PAINT
DOORS & WINDOWS WITH ENANEL PAINT
CERAMIC FLOORING IN CM 1:3

ALL DIMENSIONS ARE IN METERS
SCALE - 1:100

AREA STATEMENT

S.NO.	BLOCK DETAILS	FSI AREA
BLOCK -1		
1	AUTOCALVE AFTER SECTION -1	222.84 SQ.M
2	AUTOCALVE AFTER SECTION -2	704.54 SQ.M
3	AUTOCALVE SECTION	772.05 SQ.M
4	PRODUCTION SECTION	2,844.83 SQ.M
5	STORE ROOM	64.32 SQ.M
6	CANTEEN	23.35 SQ.M
7	PACKING SECTION & LOADING AREA	164.30 SQ.M
BLOCK 1 - TOTAL AREA		4,796.23 SQ.M

BLOCK-2

8	BOILER SECTION	513.26 SQ.M
---	----------------	-------------

BLOCK-3

9	LIME GODOWN	192.28 SQ.M
---	-------------	-------------

BLOCK-4

10	OFFICE	144.00 SQ.M
----	--------	-------------

BLOCK-5

11	HEADER ROOM	69.33 SQ.M
----	-------------	------------

BLOCK-6

12	EB ROOM	56.85 SQ.M
----	---------	------------

BLOCK-7 (2 NOS.)

13	SECURITY & DISPATCH ROOM - 1	46.99 SQ.M
----	------------------------------	------------

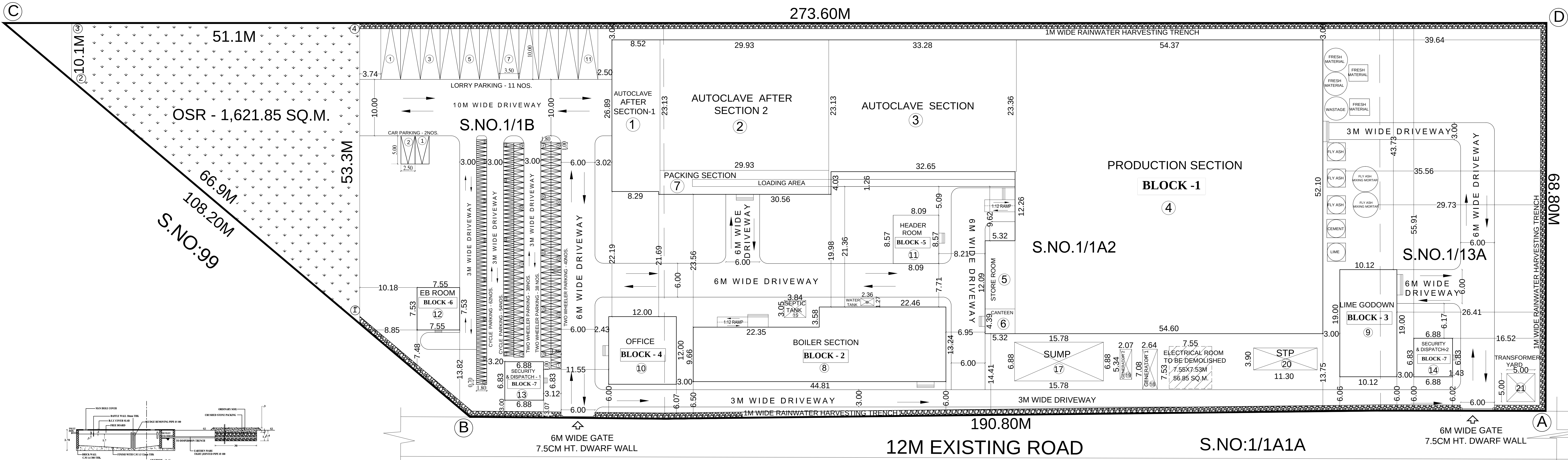
14	SECURITY & DISPATCH ROOM - 2	46.99 SQ.M
----	------------------------------	------------

TOTAL FSI AREA 5,865.93 SQ.M

S.NO.	BLOCK DETAILS	NON- FSI AREA
15	SEPTIC TANK	11.74 SQ.M
16	WATER TANK	3.00 SQ.M
17	SUMP	108.58 SQ.M
18	GENERATOR 1	18.65 SQ.M
19	GENERATOR 2	11.07 SQ.M
20	STP	44.07 SQ.M
21	TRANSFORMER YARD	25.00 SQ.M

TOTAL NON- FSI AREA 222.11 SQ.M

FSI ACHIEVED	= 5865.93 / 16140.03 = 0.36
PLOT COVERAGE	= 5865.93 / 16140.03 = 0.3634 X 100 = 36.34%
10% OSR REQUIRED (AS PER PATT)	1,620.00 SQ.M
10% OSR PROVIDED	1,621.85 SQ.M



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.

