Verified RealEstate™

REFERENCE
05/2024-25

ISSUED
29 November 2024

PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

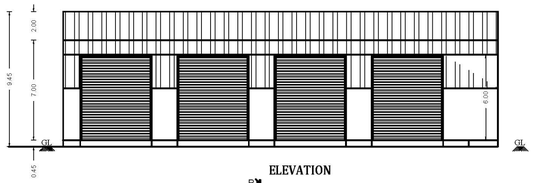
The approval as the planning authority issued it, reproduced in full behind this page.

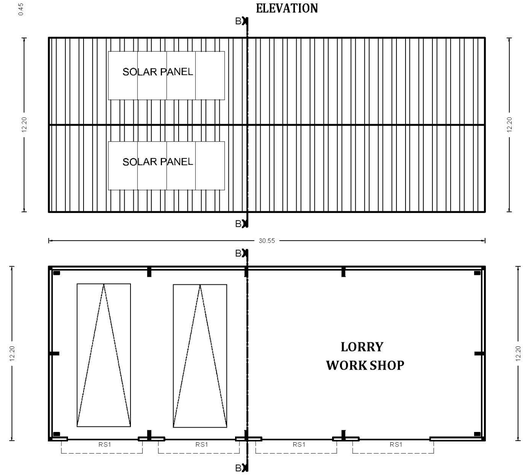
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

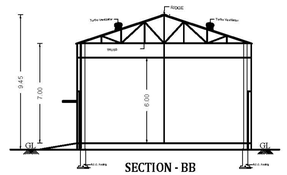
DIGITALLY VERIFIED RECORD

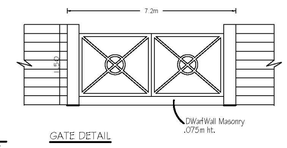


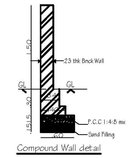


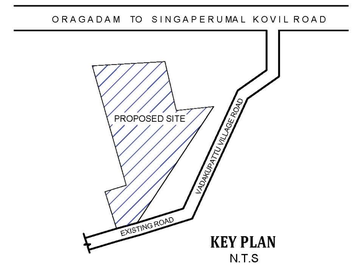
GROUND FLOOR PLAN

LORRY SHED / WORK SHOP

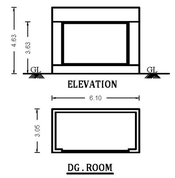


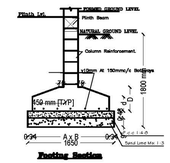


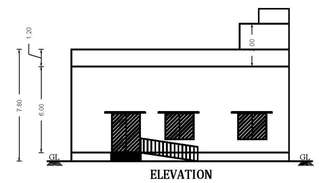


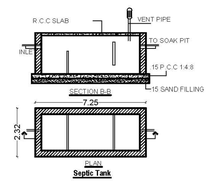


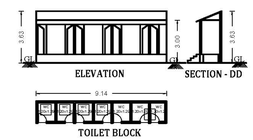
KEY PLAN
N.T.S

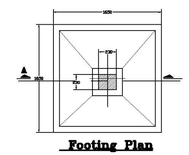


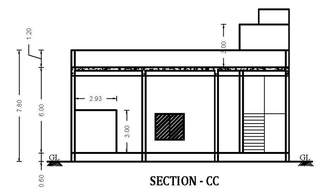




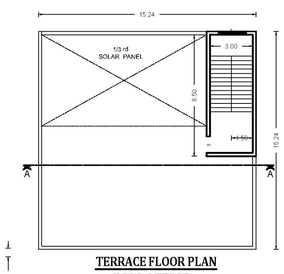




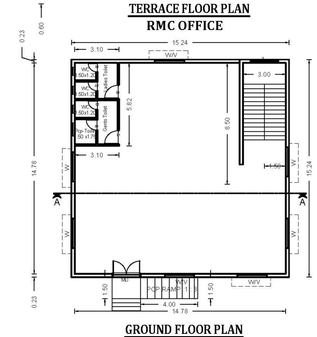




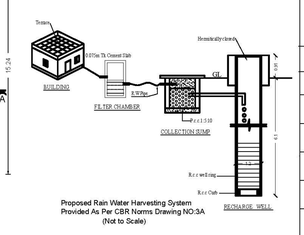
BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO :
SWP/BPA/01155561/2024
BUILDING PLANNING PERMISSION
SWP / INDUSTRIAL BUILDING /
A.D / D.T.C.P (CD-3) NO.26/2024

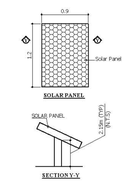


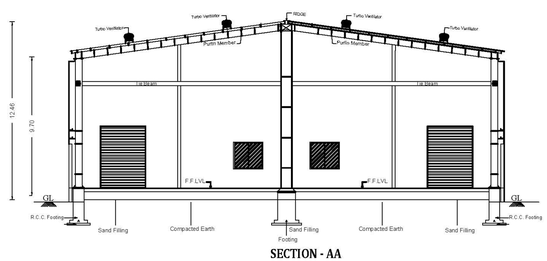
TERRACE FLOOR PLAN
RMC OFFICE

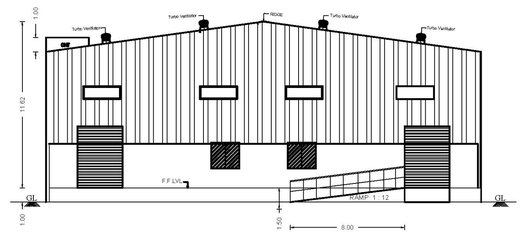


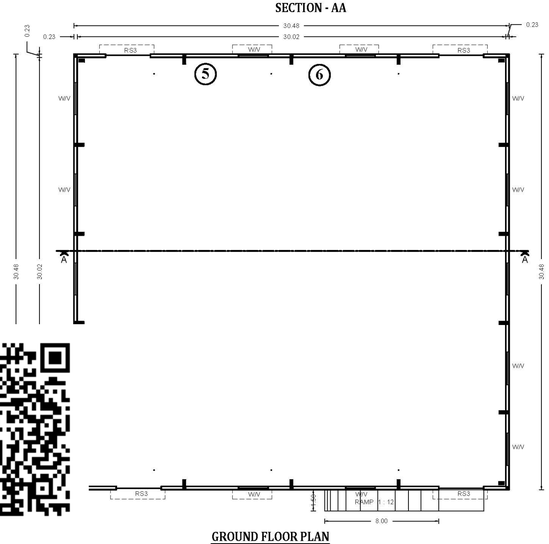
GROUND FLOOR PLAN
RMC OFFICE



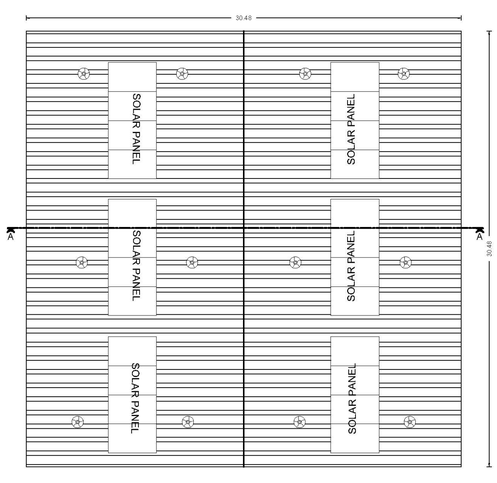








GROUND FLOOR PLAN
BLOCK & PAVER MAKER



ROOF PLAN

MACHINERY DETAILS

1.	CONVEYER MOTOR		- 10 Hp
2.	PAN MIXER		- 50 HP
3.	SKIP MOTOR		- 20 HP
4.	SILO MOTOR	3Nos x2.5	- 7.5 HP
5.	Pump motor		- 5 HP
6.	Compressor	-2 Nos	- 50 HP
	Total-		142.5 HP

SHEET 1 OF 2

DESCRIPTION OF THE PROPERTY

PROPOSED CONSTRUCTION OF RCC READMIX PLANT INDUSTRIAL BUILDING COMPRISED IN SURVEY Nos.89/1A,1B,2, 90/1A1,1A2 &1B OF SENTHAMANGALAM VILLAGE, CHENGALPATTU TALUK& DISTRICT.

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.	**BLOCK & PAVER MAKER** GROUND FLOOR(Sheet Roof)	929.00	-	929.00
2.	**RMC OFFICE** GROUND FLOOR(RCC. Roof)	232.26	-	232.26
3.	**LORRY SHED / WORK SHOP** GROUND FLOOR(Sheet Roof)	372.73	-	372.73
4.	**DG ROOM** GROUND FLOOR(RCC. Roof)	18.60	-	18.60
5.	**TOILET BLOCK**	13.92	-	13.92
6.	**SECURITY ROOM**		6.25	
	TOTAL EXTENT-	1566.51	6.25	1579.01

PLOT EXTENT

DESCRIPTION	AREA(Sq.m)
AS PER DOCUMENT	7450.00
AS PER PATTA	7450.00
AS PER SITE	7450.00
AS PER FMB	7450.00

SCALE
1 : 100

FSI Calculation:

Floor Space Index :- $\frac{\text{Building Area}}{\text{Land Area}} = \frac{1579.01}{7450.00}$ = FSI ACHIEVED = 0.211

PARKING CATEGORY (INDUSTRIAL BUILDING) :- PAVER & READY MIX INDUSTRIES

Parking Description	Required	Provided
Lorry Parking	4 Nos	5 Nos
Car Parking	3 Nos	4 Nos
Two Wheeler Parking	32 Nos	32 Nos
Cycle Parking	32Nos	32 Nos
Phy.Car Parking	1 Nos	1 Nos
Phy.Two Wheeler Parking	2 Nos	2 Nos

NORTH POINT

NO OF WORKERS	MALE	FEMALE	TOTAL
	4	1	5 Nos

SPECIFICATIONS

Foundation : Using R.C.C in M30(footing) Upto 3.5m deep

Super Structure : R.C.C framed structure in M25 concrete, Brick work in C.M 1:5 pre engg.building.

Roof : R.C.C in M25 grade / Gavalume roof.

Flooring : Vacuum dewatered/marble/granite/kotta flooring.

Finishes : Interior and exterior in emulsion paint over cement plastering.

Weathering coarse: Using brick jelly lime concrete and a layers of weathering tiles.

ALL DIMENSIONS ARE IN METERS

JOINERY SCHEDULE		
RS	3.40x6.00m	Steel Rolling Shutter
RS2	3.40x4.00m	Steel Rolling Shutter
RS3	3.40x2.50m	Steel Rolling Shutter
W	2.00x2.00m	Aluminium Steel Window
W1	2.00x1.20m	Aluminium Steel Window
D1	2.00x1.20m	Aluminium Steel Door
D2	2.00x1.20m	Aluminium Steel Door
V	0.60x1.20m	Ventilator
V1	0.60x0.45m	Ventilator

LEGENDS	
Proposed building	
Existing road	
Site boundary	

HEIGHT OF THE BUILDINGS (PROPOSED)	
Block & Paver Maker	12.40 M
LORRY SHED	9.45 M
RMC OFFICE	7.0 M
TOILET	3.3M

APPLICANT SIGNATURE :-

B. MALLIKA , ME , (PhD)
Registered Engineer Grade-II
RE-II / KKDTCP / 017 / 2022
54, Kallarchimman Koil Street,
Pasumpon Nagar, Madurai-625003.

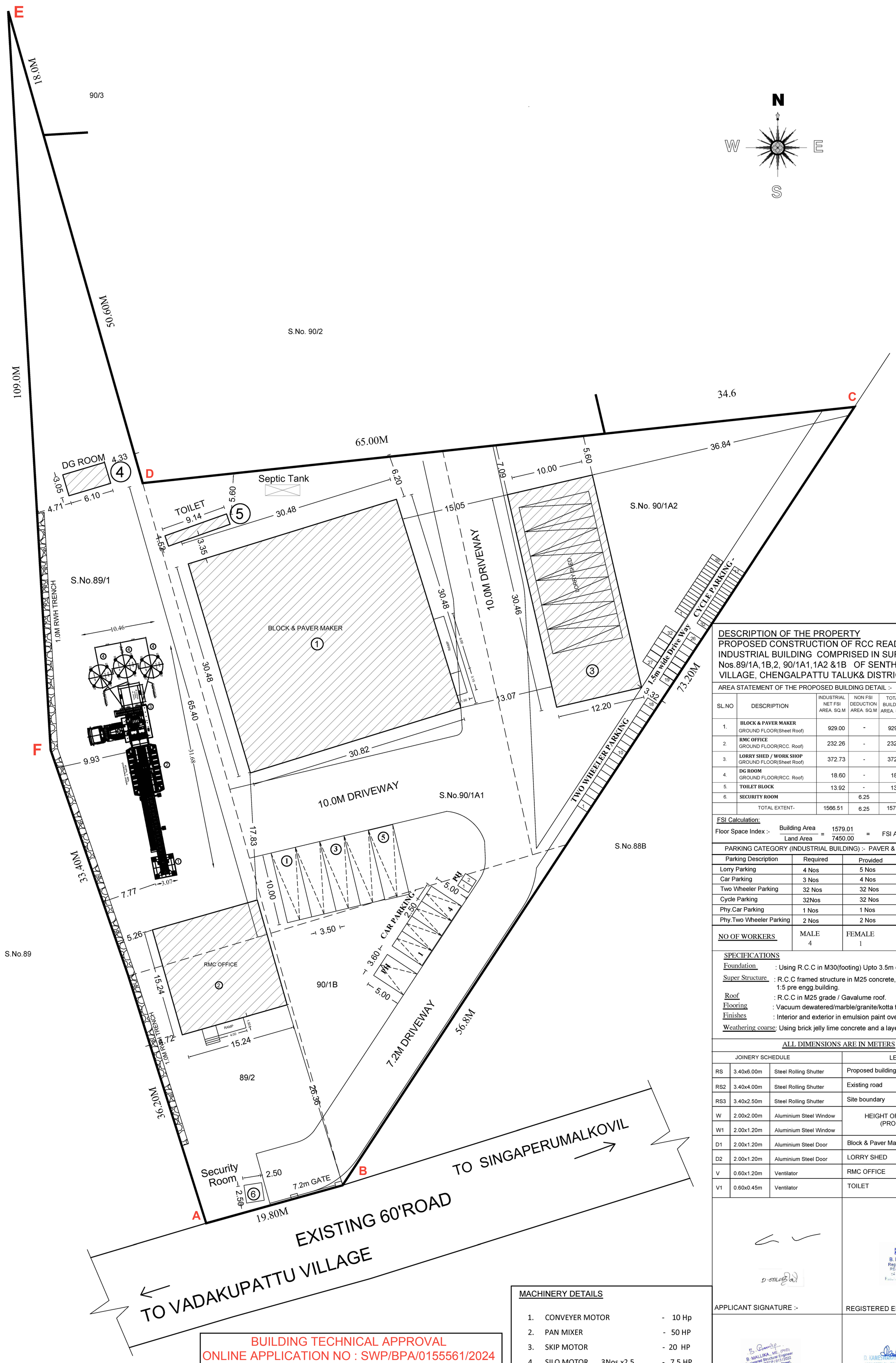
REGISTERED ENGINEER:-

B. MALLIKA , ME , (PhD)
Registered Structural Engineer
RE-II / KKDTCP / 013 / 2022.
54, Kallarchimman Koil Street,
Pasumpon Nagar, Madurai-625003.

STRUCTURAL ENGINEER :-

D. KAMESWARA RAO, M.Arch., FIA, FIV, AMIE.
STCP REGN. No: CC-[illegible] / RA / GI-I/2019/05/013
COUNCIL OF ARCHITECTURE REGN. No: CA/1994/16748
Flat No.6/63, 1st Floor, Anna Complex, 4th Avenue,
Ashok Nagar, Chennai - 600 083.

ARCHITECTS :-



BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO : SWP/BPA/0155561/2024
BUILDING PLANNING PERMISSION
SWP / INDUSTRIAL BUILDING /
A.D / D.T.C.P (CD-3) NO.26/2024

MACHINERY DETAILS

1.	CONVEYER MOTOR		- 10 Hp
2.	PAN MIXER		- 50 HP
3.	SKIP MOTOR		- 20 HP
4.	SILO MOTOR	3Nos x2.5	- 7.5 HP
5.	Pump motor		- 5 HP
6.	Compressor	-2 Nos	- 50 HP
		Total-	142.5 HP

SHEET 2 OF 2

DESCRIPTION OF THE PROPERTY

PROPOSED CONSTRUCTION OF RCC READMIX PLANT INDUSTRIAL BUILDING COMPRISED IN SURVEY Nos.89/1A,1B,2, 90/1A1,1A2 &1B OF SENTHAMANGALAM VILLAGE, CHENGALPATTU TALUK& DISTRICT.

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.	BLOCK & PAVER MAKER GROUND FLOOR(Sheet Roof)	929.00	-	929.00
2.	RMC OFFICE GROUND FLOOR(RCC. Roof)	232.26	-	232.26
3.	LORRY SHED / WORK SHOP GROUND FLOOR(Sheet Roof)	372.73	-	372.73
4.	DG ROOM GROUND FLOOR(RCC. Roof)	18.60	-	18.60
5.	TOILET BLOCK	13.92	-	13.92
6.	SECURITY ROOM		6.25	
	TOTAL EXTENT-	1566.51	6.25	1579.01

PLOT EXTENT

DESCRIPTION	AREA(Sq.m)
AS PER DOCUMENT	7450.00
AS PER PATTA	7450.00
AS PER SITE	7450.00
AS PER FMB	7450.00

SCALE 1 : 100

FSI Calculation:

Floor Space Index :- Building Area / Land Area = 1579.01 / 7450.00 = FSI ACHIEVED = 0.211

PARKING CATEGORY (INDUSTRIAL BUILDING) :- PAVER & READY MIX INDUSTRIES

Parking Description	Required	Provided
Lorry Parking	4 Nos	5 Nos
Car Parking	3 Nos	4 Nos
Two Wheeler Parking	32 Nos	32 Nos
Cycle Parking	32Nos	32 Nos
Phy.Car Parking	1 Nos	1 Nos
Phy.Two Wheeler Parking	2 Nos	2 Nos

NORTH POINT

NO OF WORKERS	MALE	FEMALE	TOTAL
	4	1	5 Nos

SPECIFICATIONS

Foundation : Using R.C.C in M30(footing) Upto 3.5m deep

Super Structure : R.C.C framed structure in M25 concrete, Brick work in C.M 1:5 pre engg.building.

Roof : R.C.C in M25 grade / Gavalume roof.

Flooring : Vacuum dewatered/marble/granite/kotta flooring.

Finishes : Interior and exterior in emulsion paint over cement plastering.

Weathering coarse: Using brick jelly lime concrete and a layers of weathering tiles.

ALL DIMENSIONS ARE IN METERS

JOINERY SCHEDULE			LEGENDS	
RS	3.40x6.00m	Steel Rolling Shutter	Proposed building	
RS2	3.40x4.00m	Steel Rolling Shutter	Existing road	
RS3	3.40x2.50m	Steel Rolling Shutter	Site boundary	
W	2.00x2.00m	Aluminium Steel Window	HEIGHT OF THE BUILDINGS (PROPOSED)	
W1	2.00x1.20m	Aluminium Steel Window		
D1	2.00x1.20m	Aluminium Steel Door	Block & Paver Maker	12.40 M
D2	2.00x1.20m	Aluminium Steel Door	LORRY SHED	9.45 M
V	0.60x1.20m	Ventilator	RMC OFFICE	7.0 M
V1	0.60x0.45m	Ventilator	TOILET	3.3M

APPLICANT SIGNATURE :-

REGISTERED ENGINEER:-
B. MALLIKA, ME., (PhD)
Registered Engineer Grade-II
RE-II / KKDTCP / 017 / 2022
54, Kallamman Koil Street,
Pasumpon Nagar, Madurai-625003.

STRUCTURAL ENGINEER :-
B. MALLIKA, ME., (PhD)
Registered Structural Engineer
RE-II / KKDTCP / 013 / 2022
54, Kallamman Koil Street,
Pasumpon Nagar, Madurai-625003.

ARCHITECTS :-
D. KAMESWARA RAO, B.Arch.,FIIA.,FIV,AMIE.
DTCP REGN. No: CC/ [illegible] / RA / Gr-I/2019/08/013
COUNCIL OF ARCHITECT REGN. No: CA/1994/16748
Flat No.6/63, 1st Floor, K.G. Complex, 4th Avenue,
Ashok Nagar, Chennai - 600 083.

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

hello@verified.realestate · +91 9996 12 9996

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

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.