

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.

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	DESCRIPTION	AREA(Sq.m)
					AS PER DOCUMENT	7450.00
1.	BLOCK & PAVER MAKER GROUND FLOOR(Sheet Roof)	929.00	-	929.00	AS PER PATTI	7450.00
2.	RMC OFFICE GROUND FLOOR(RCC. Roof)	232.26	-	232.26	AS PER SITE	7450.00
3.	LORRY SHED / WORKSHOP GROUND FLOOR(Sheet Roof)	372.73	-	372.73	AS PER FMB	7450.00
4.	DG ROOM GROUND FLOOR(RCC. Roof)	18.60	-	18.60	SCALE 1 : 100	
5.	TOILET BLOCK	13.92	-	13.92		
6.	SECURITY ROOM		6.25			
	TOTAL EXTENT-	1566.51	6.25	1579.01		

FSI Calculation:

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

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

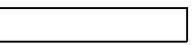
Parking Description	Required	Provided	NORTH POINT 
Lorry Parking	4 Nos	5 Nos	
Car Parking	3 Nos	4 Nos	
Two Wheeler Parking	32 Nos	32 Nos	
Cycle Parking	32Nos	32 Nos	
Phy.Car Parking	1 Nos	1 Nos	
Phy.Two Wheeler Parking	2 Nos	2 Nos	

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

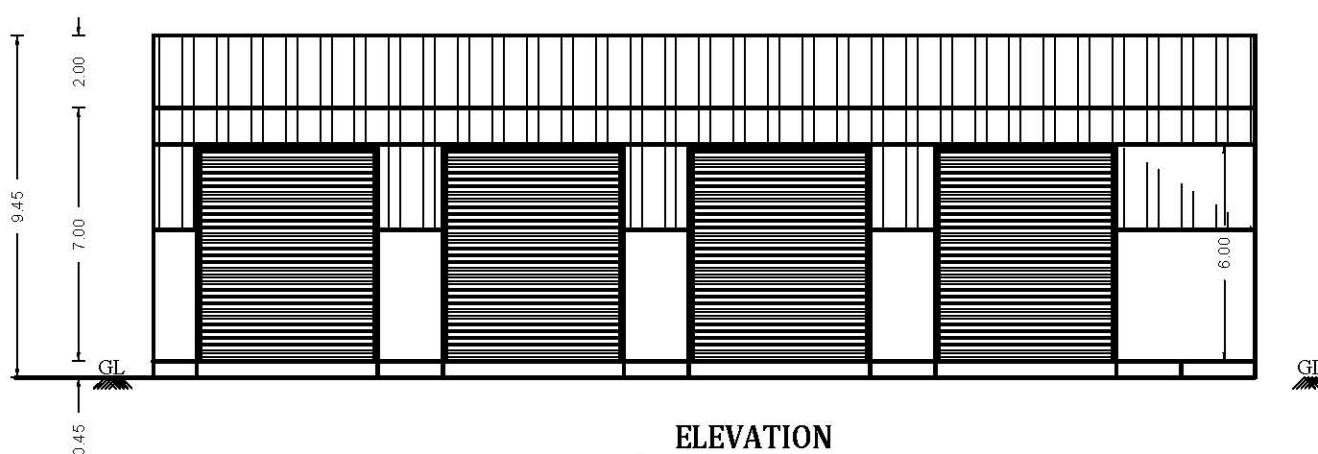
JOINERY SCHEDULE				LEGENDS	
RS	3.40x6.00m	Steel Rolling Shutter	Proposed building		
RS2	3.40x4.00m	Steel Rolling Shutter	Existing road		
RS3	3.40x2.50m	Steel Rolling Shutter	Site boundary		
W	2.00x2.00m	Aluminium Steel Window	HEIGHT OF THE BUILDINGS (PROPOSED)		
W1	2.00x1.20m	Aluminium Steel Window			
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:-

STRUCTURAL ENGINEER :-

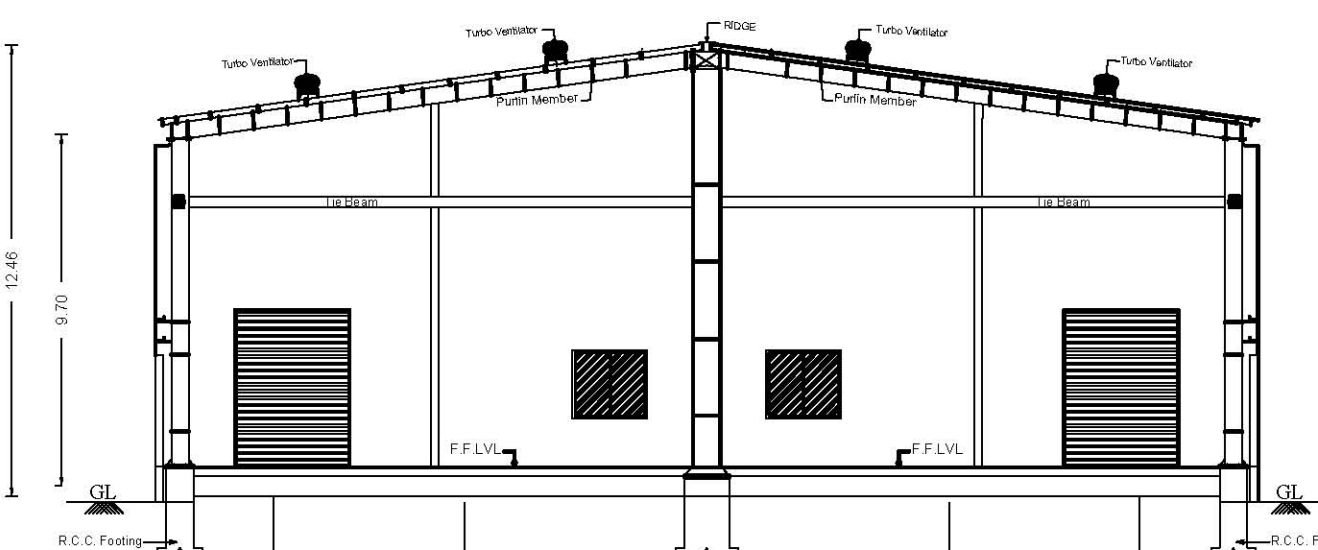
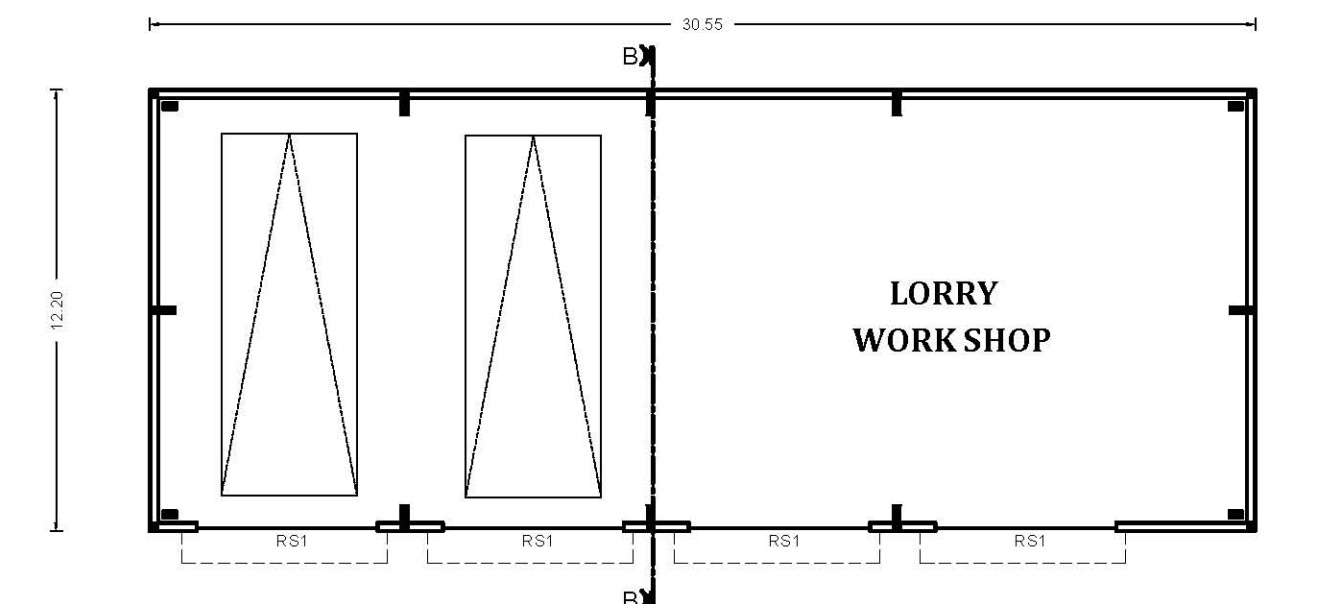
ARCHITECTS :-



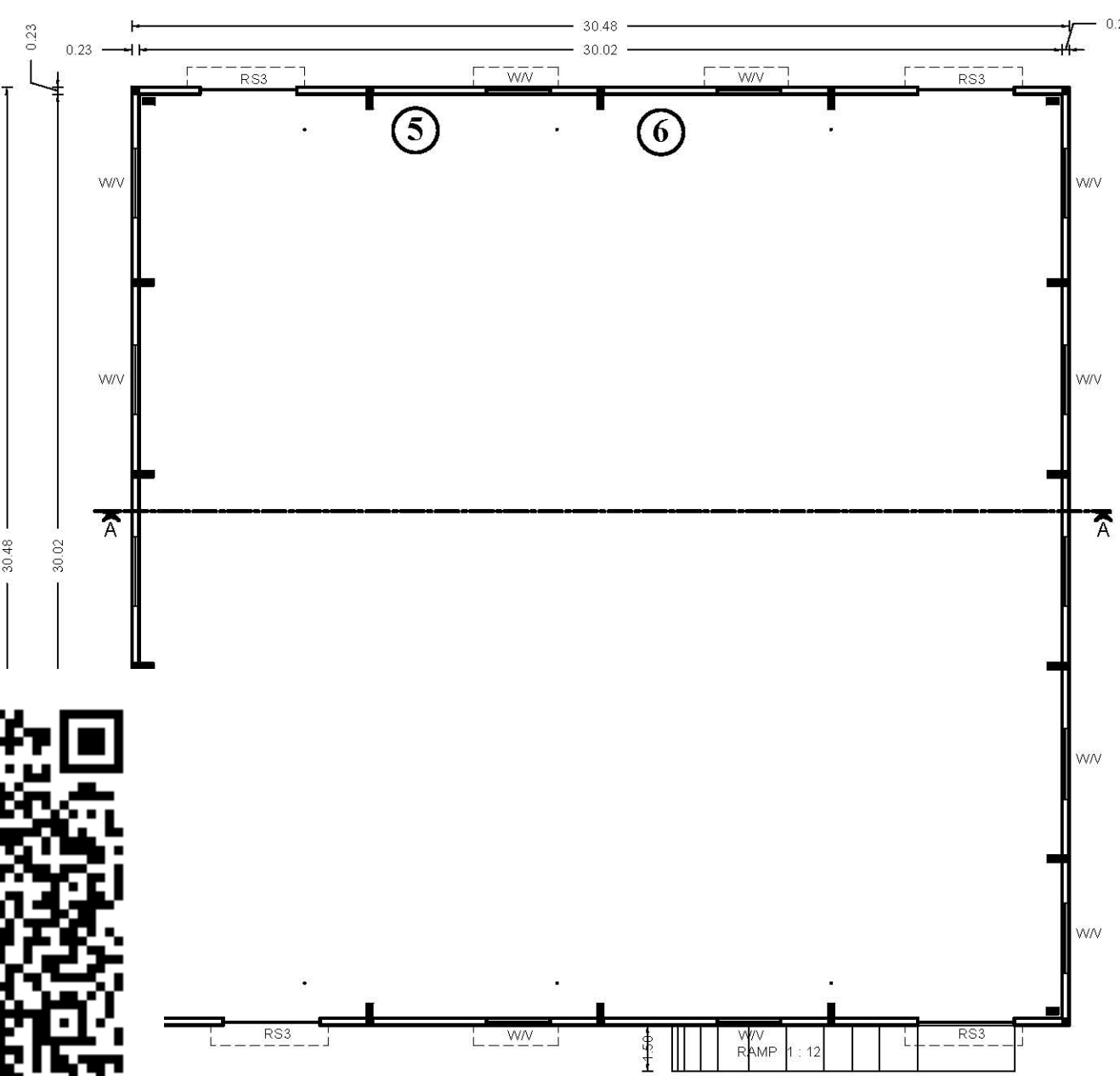
ELEVATION



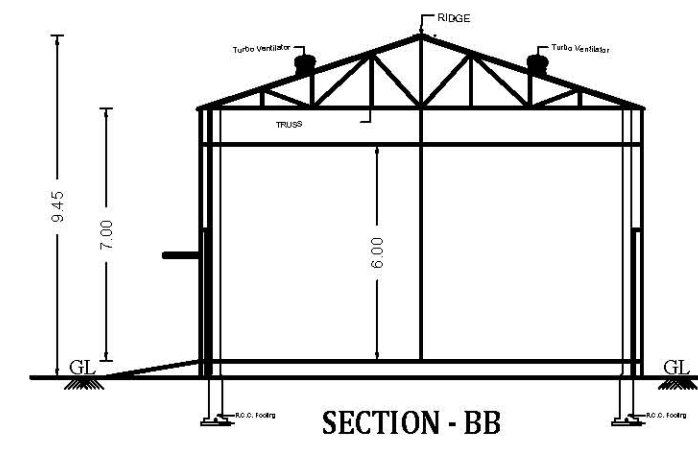
GROUND FLOOR PLAN
LORRY SHED / WORK SHOP



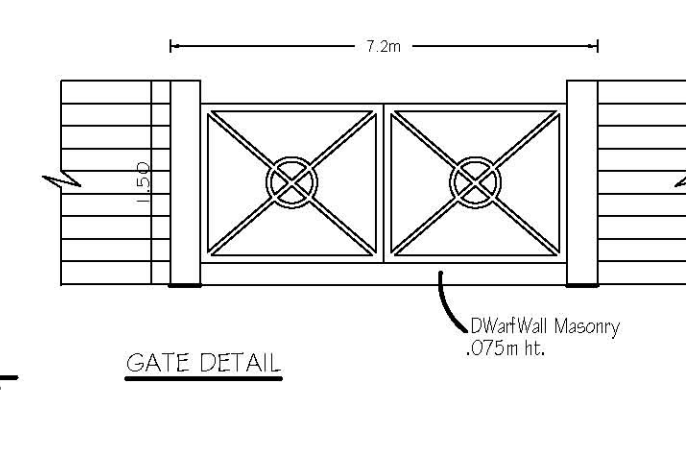
SECTION - AA



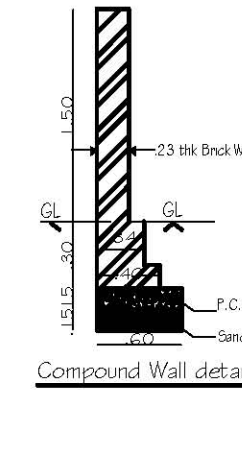
GROUND FLOOR PLAN
BLOCK & PAVER MAKER



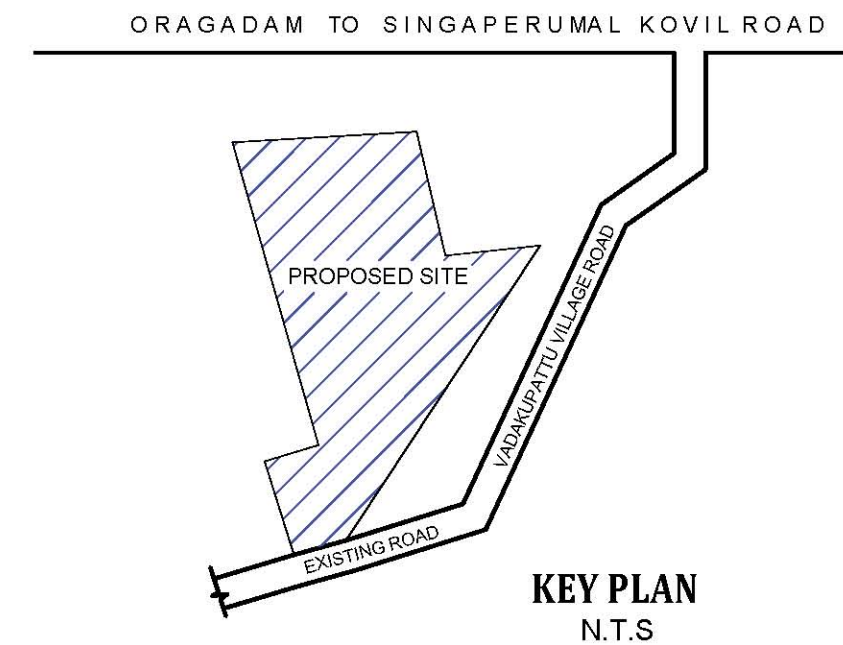
SECTION - BB



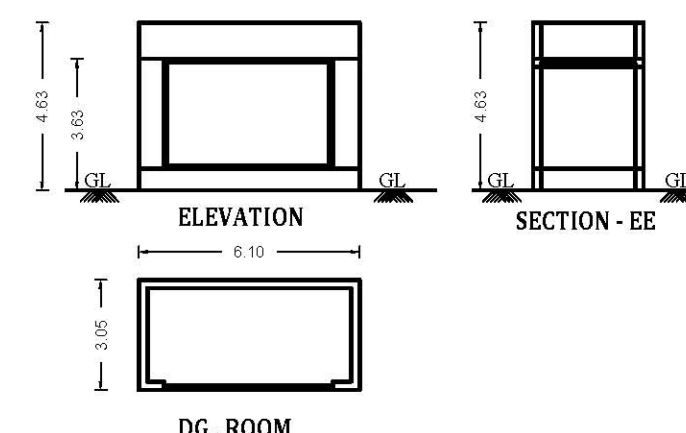
GATE DETAIL



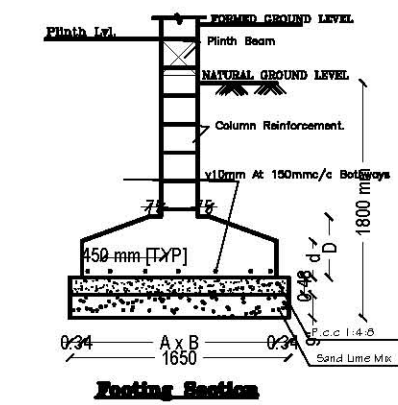
Compound Wall detail



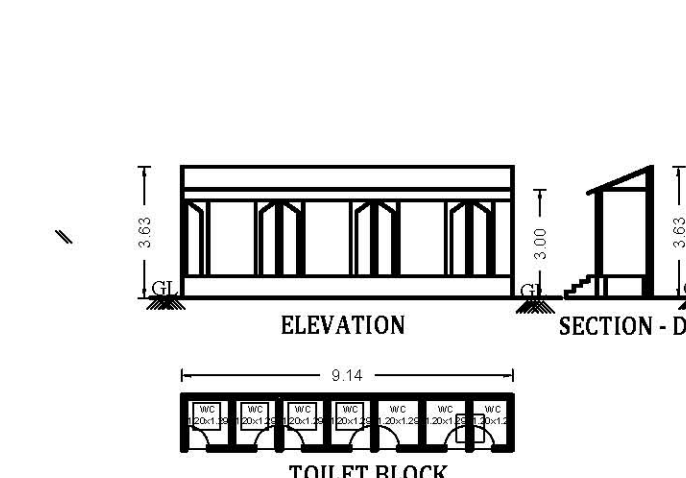
KEY PLAN
N.T.S



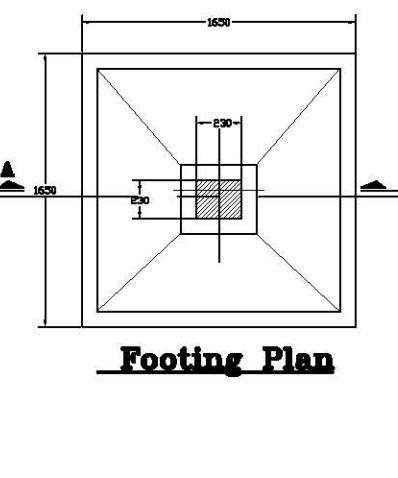
DG ROOM



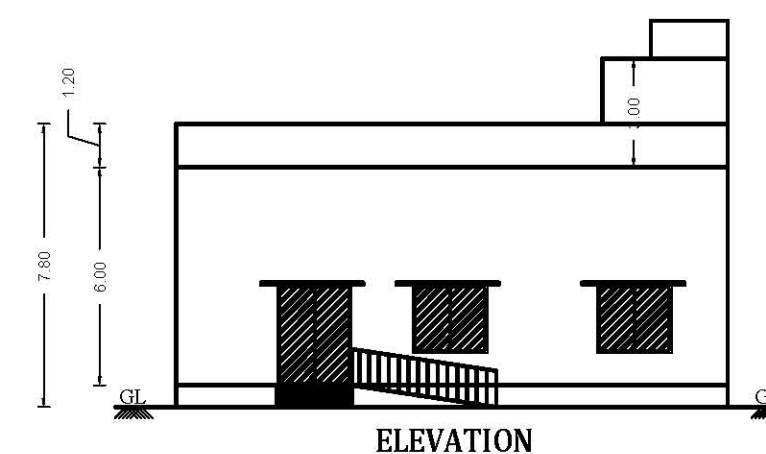
Footing Plan



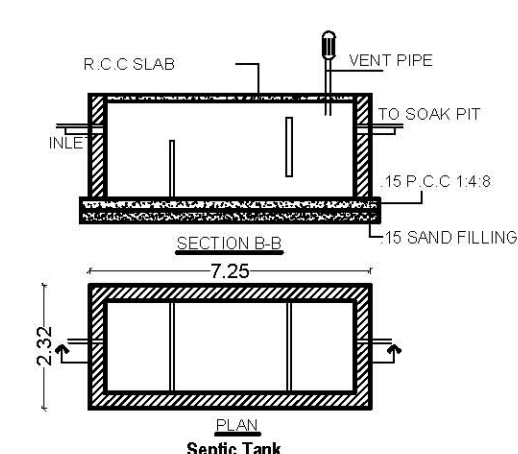
TOILET BLOCK



Footing Plan

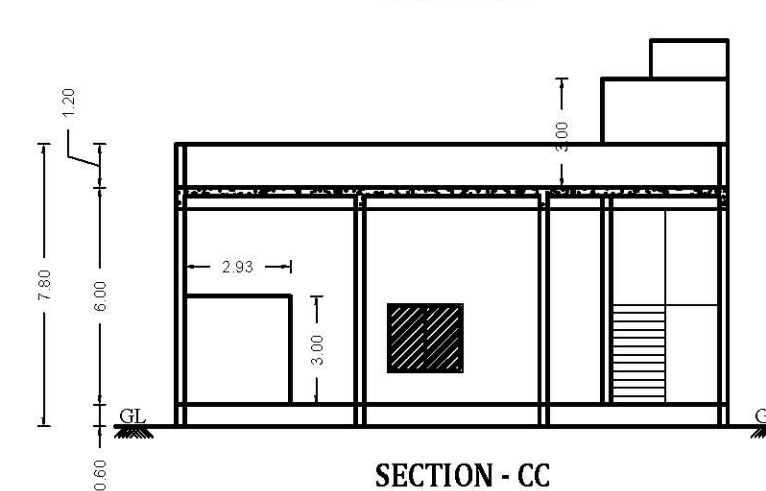


ELEVATION

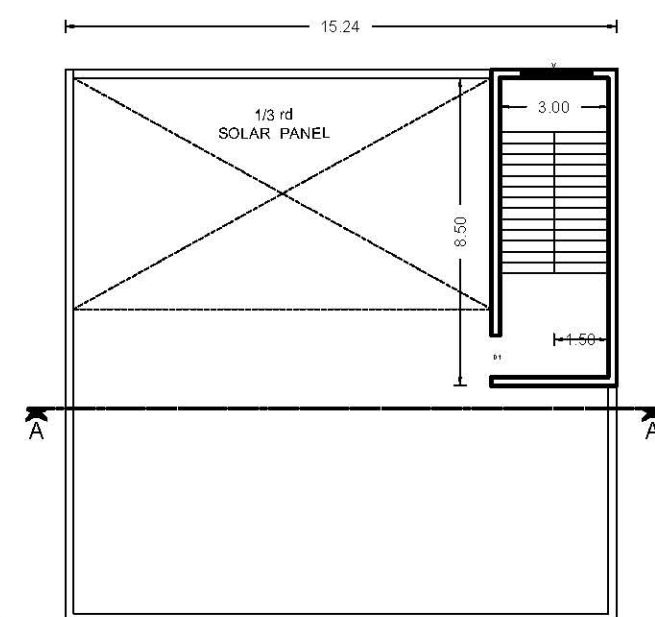


SECTION BB

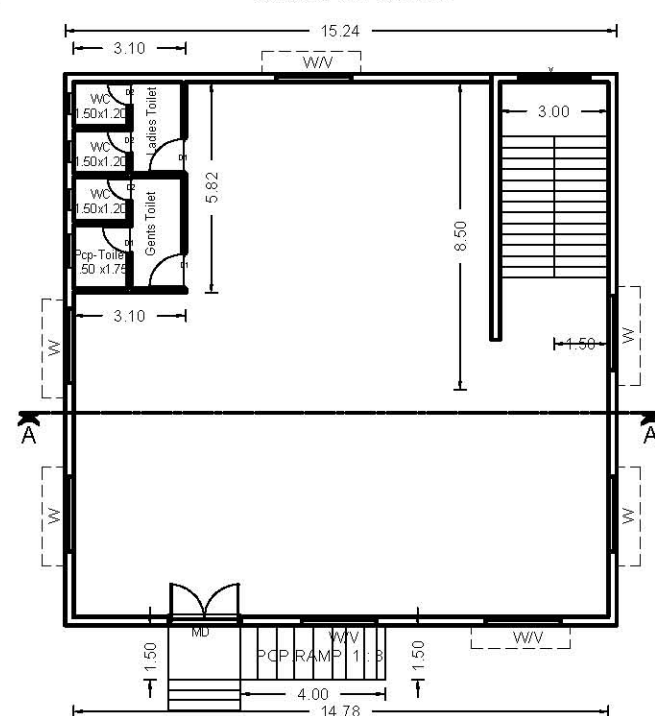
BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO :
SWP/BPA/0155561/2024
BUILDING PLANNING PERMISSION
SWP / INDUSTRIAL BUILDING /
A.D / D.T.C.P (CD-3) NO.26/2024



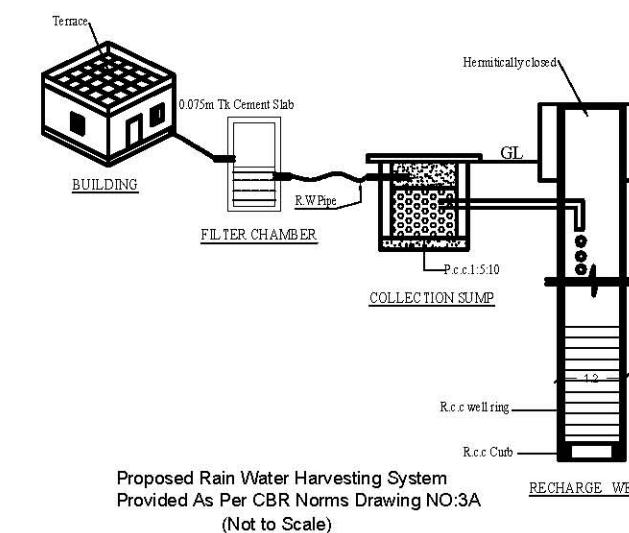
SECTION - CC



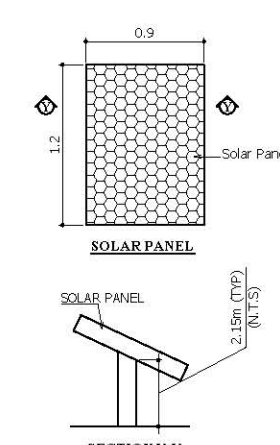
TERRACE FLOOR PLAN
RMC OFFICE



GROUND FLOOR PLAN
RMC OFFICE



Proposed Rain Water Harvesting System
 Provided As Per CBR Norms Drawing NO.3A
 (Not to Scale)



SECTION YY

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



B. MALLIKA, ME. (PhD)
 Registered Engineer Grade-II
 RE-II/KKDTCP/017/2022
 64, Kallanur Kovil Street,
 Pasupuram Nagar, Madurai-625003.

D. KAMESWARAN, ME. (PhD)
 Registered Engineer Grade-II
 RE-II/KKDTCP/017/2022
 64, Kallanur Kovil Street,
 Pasupuram Nagar, Madurai-625003.

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.

