

PP

APPROVAL RECORD

Planning Permission

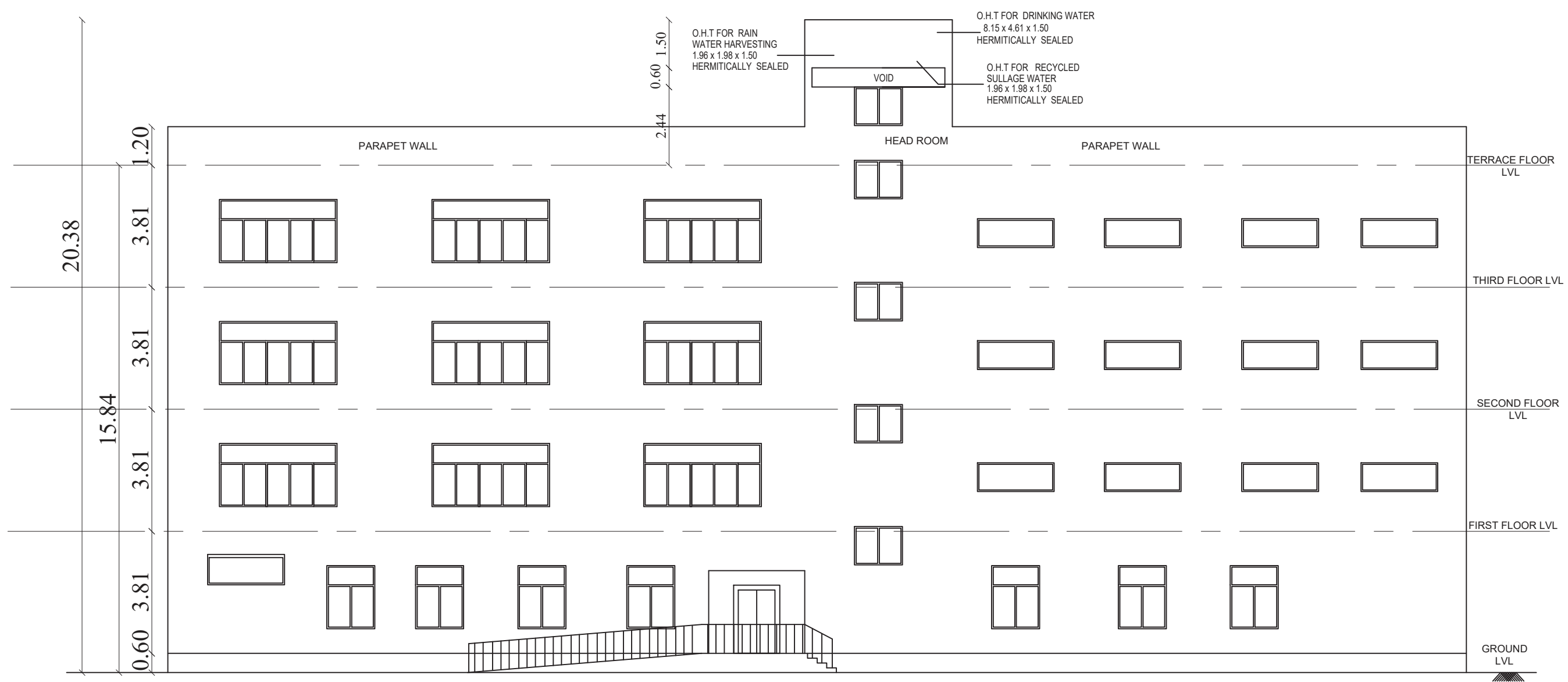
Kayar

Chengalpattu district, Tamil Nadu

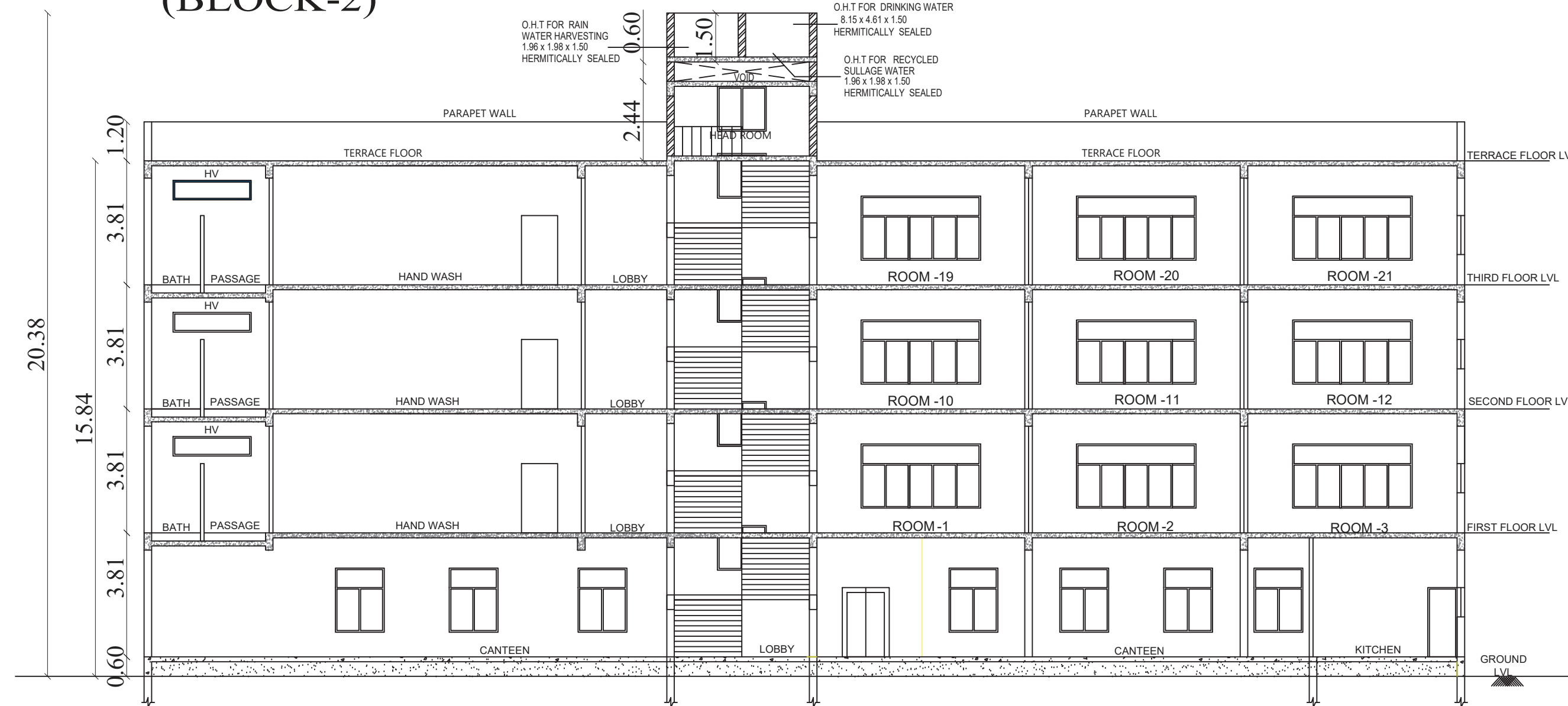
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Residential

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

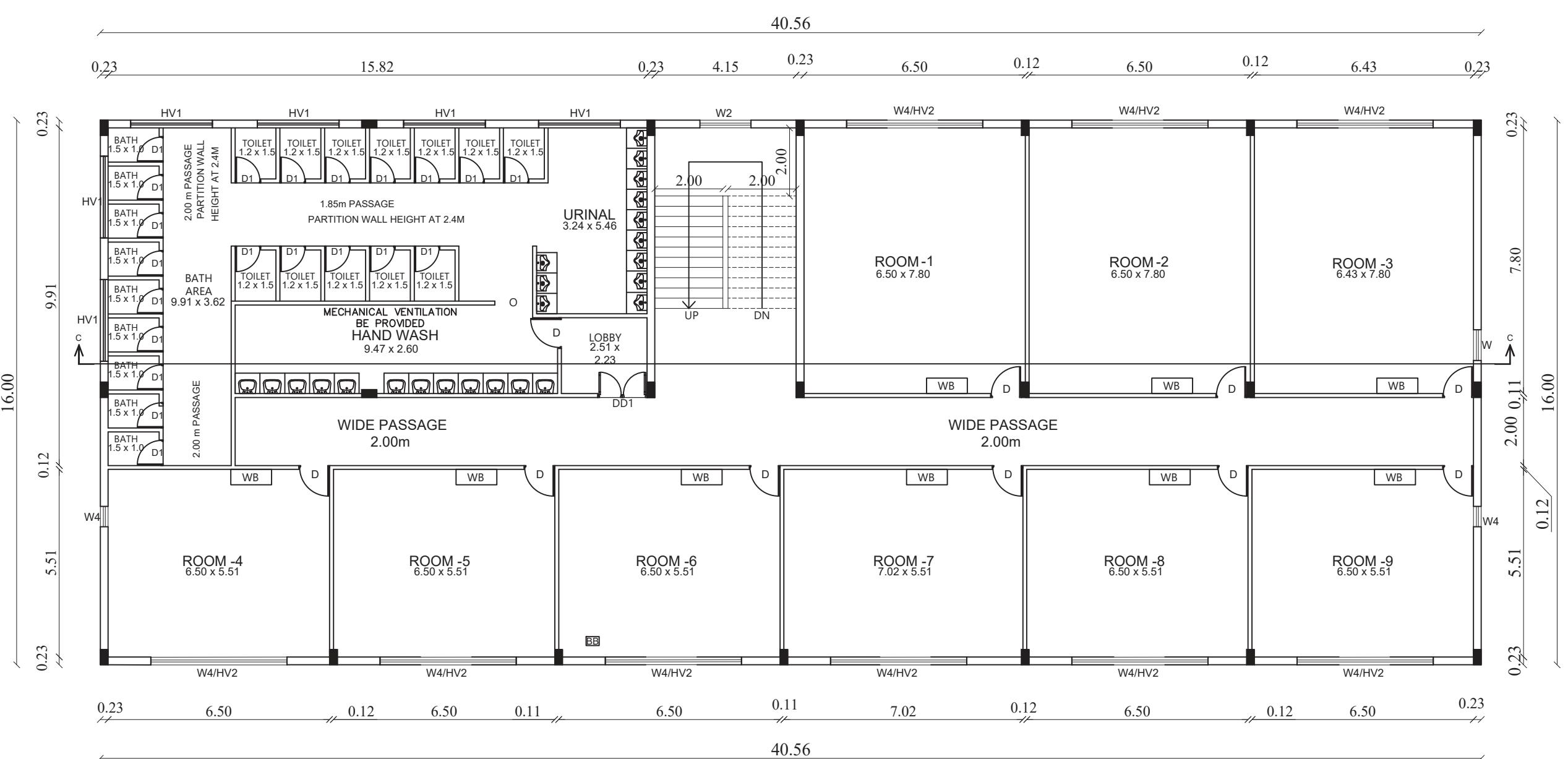
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



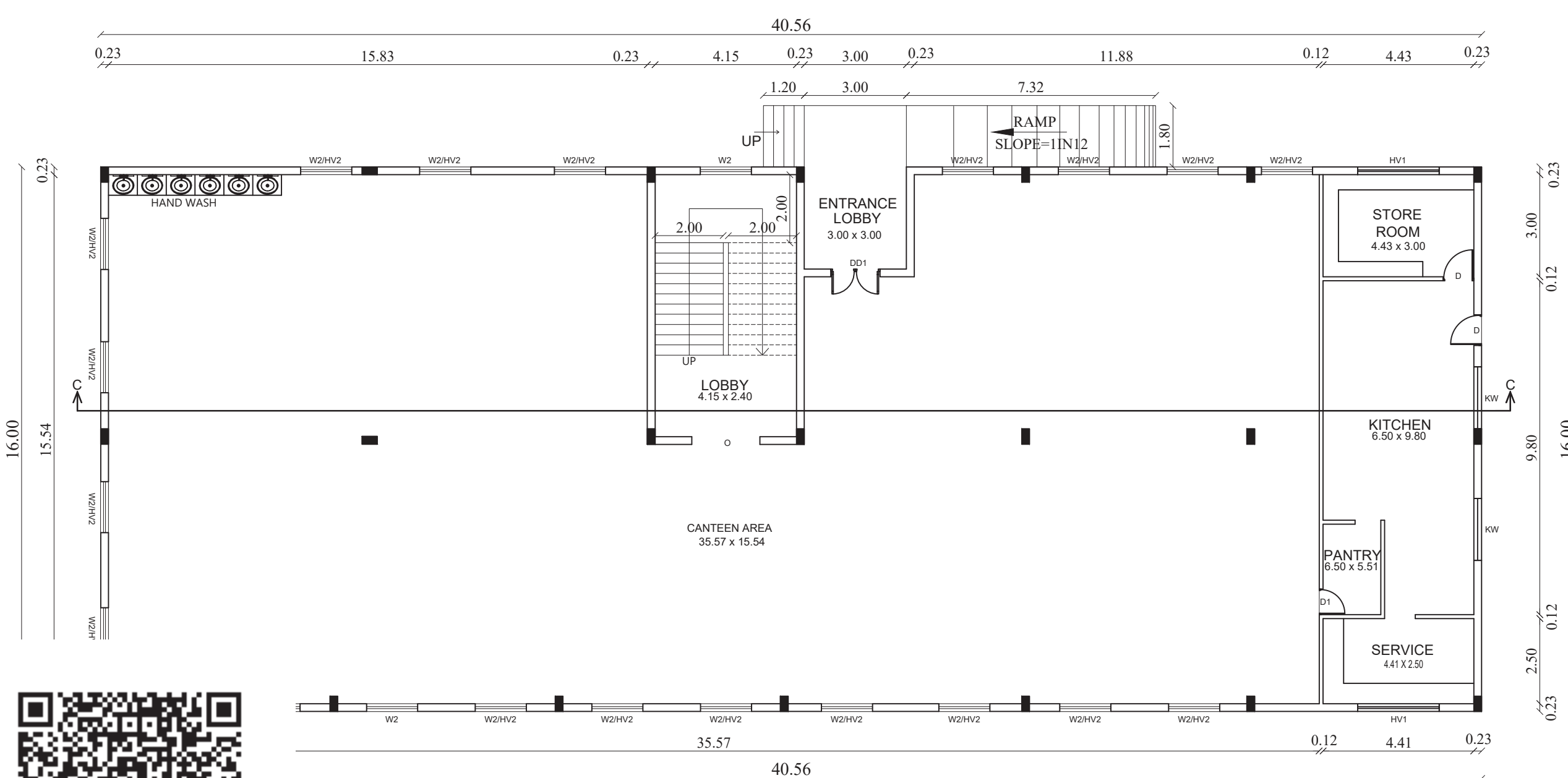
ELEVATION
(BLOCK-2)



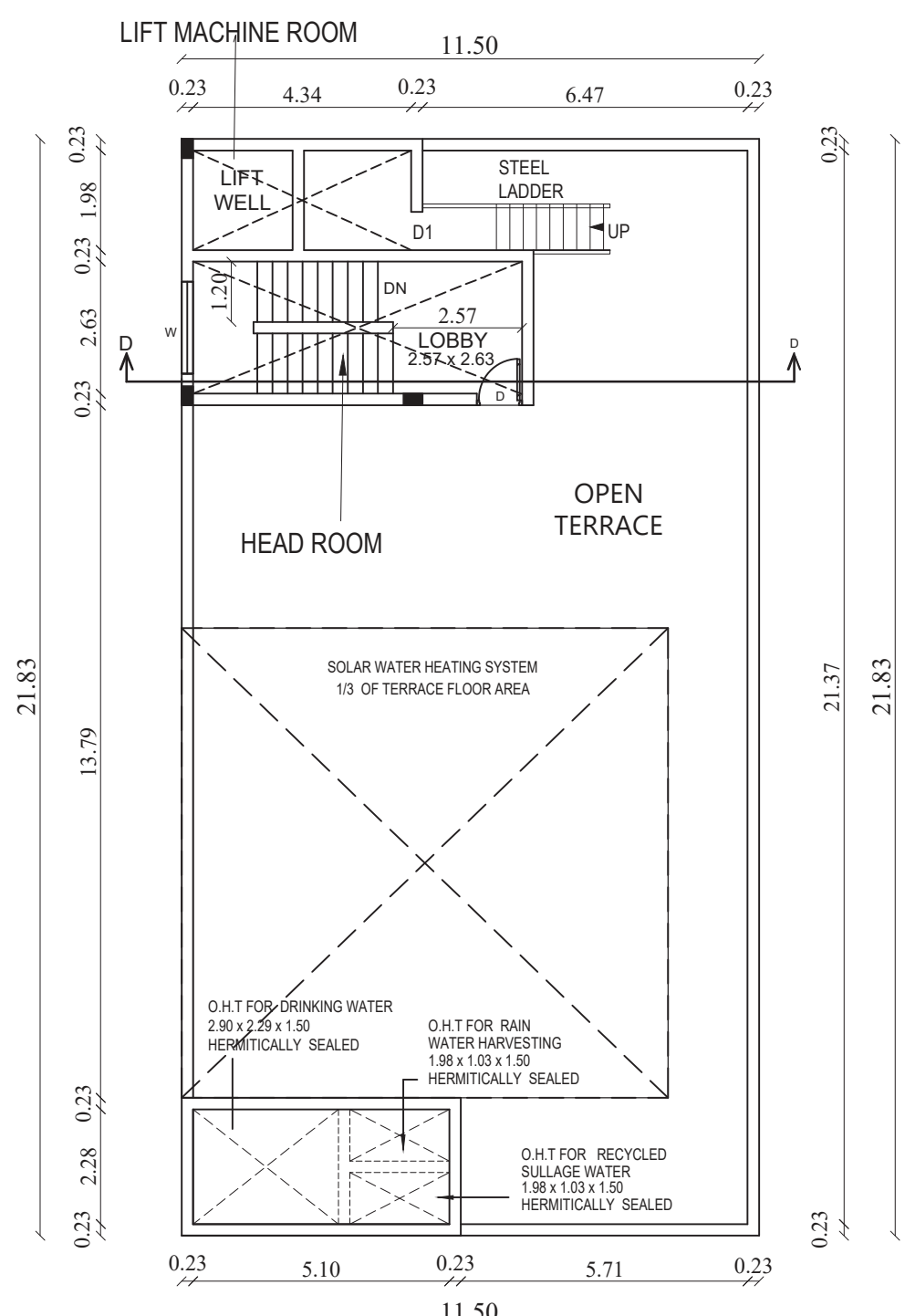
SECTION C-C
(BLOCK-2)



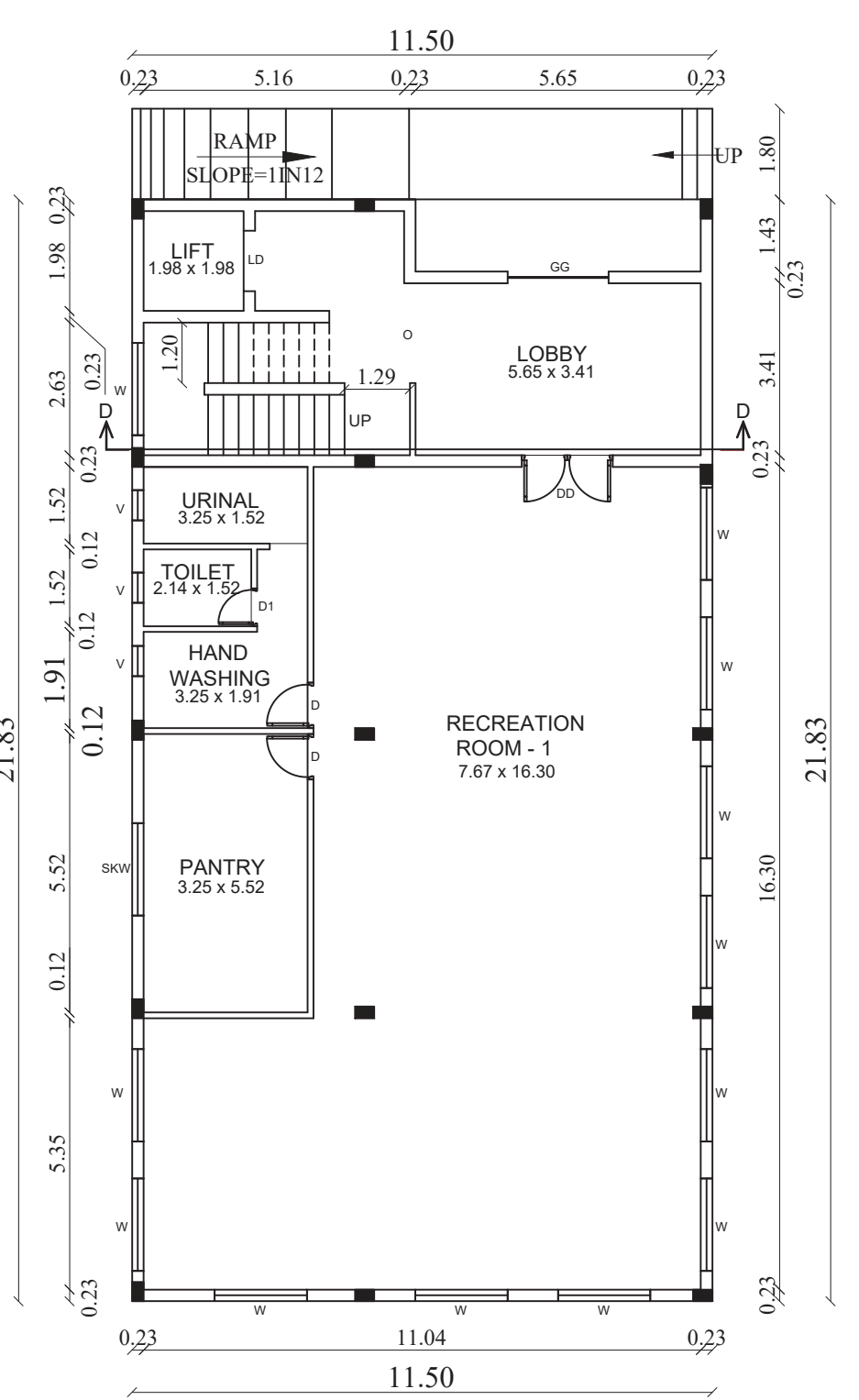
TYPICAL FLOOR I,II,III PLAN
(BLOCK-2)



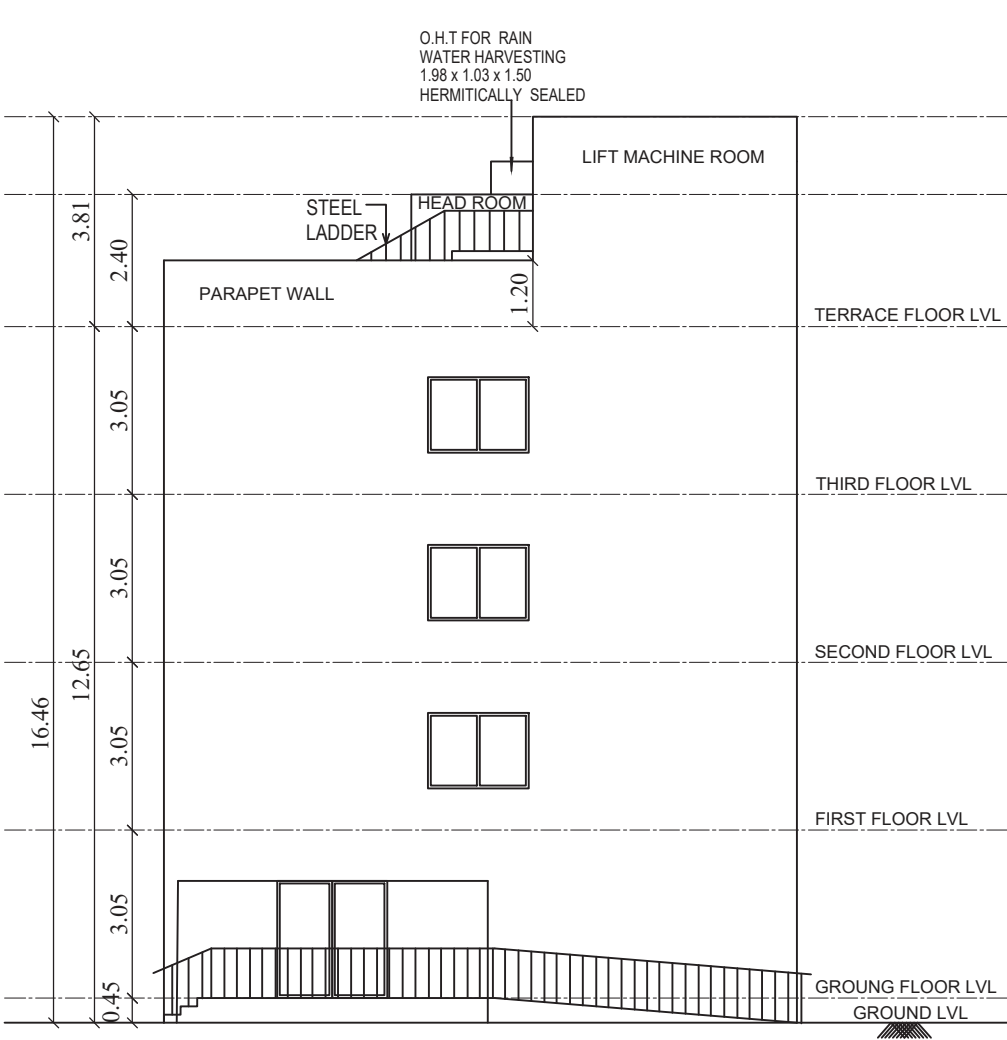
GROUND FLOOR PLAN
(BLOCK-2)



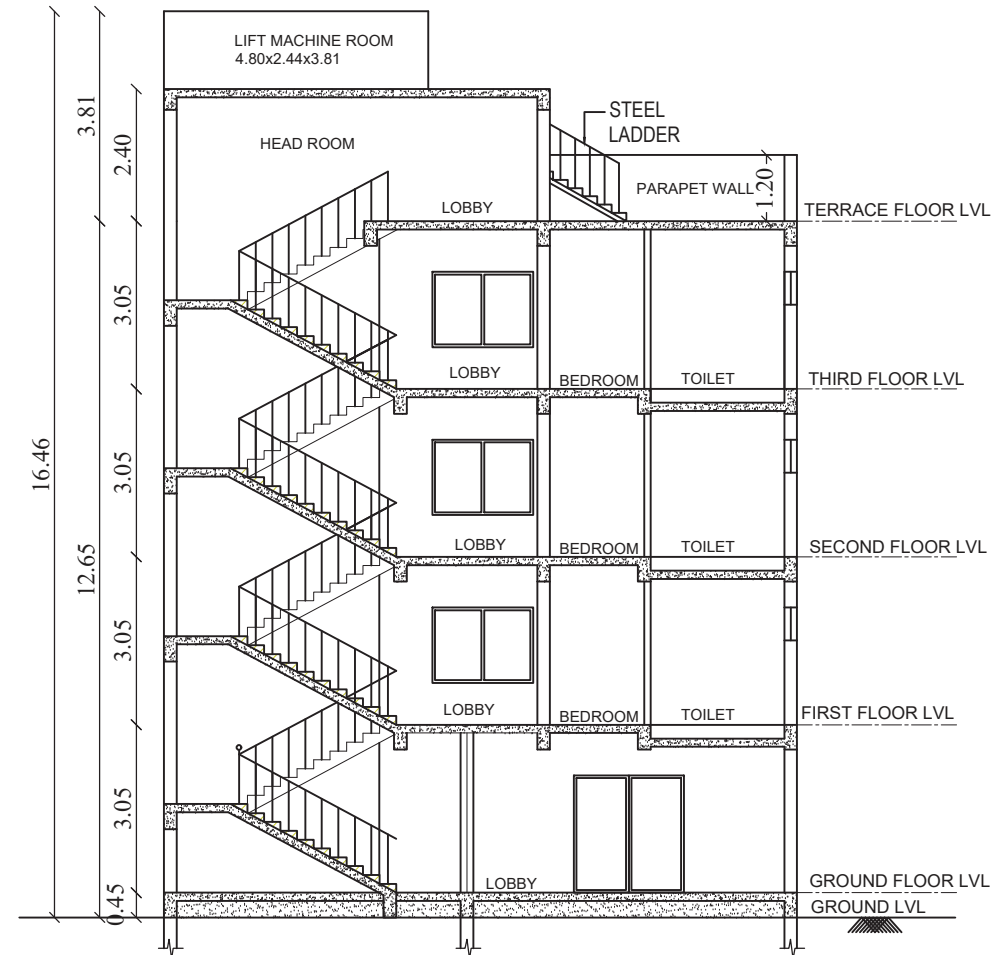
TERRACE PLAN
(BLOCK-3)



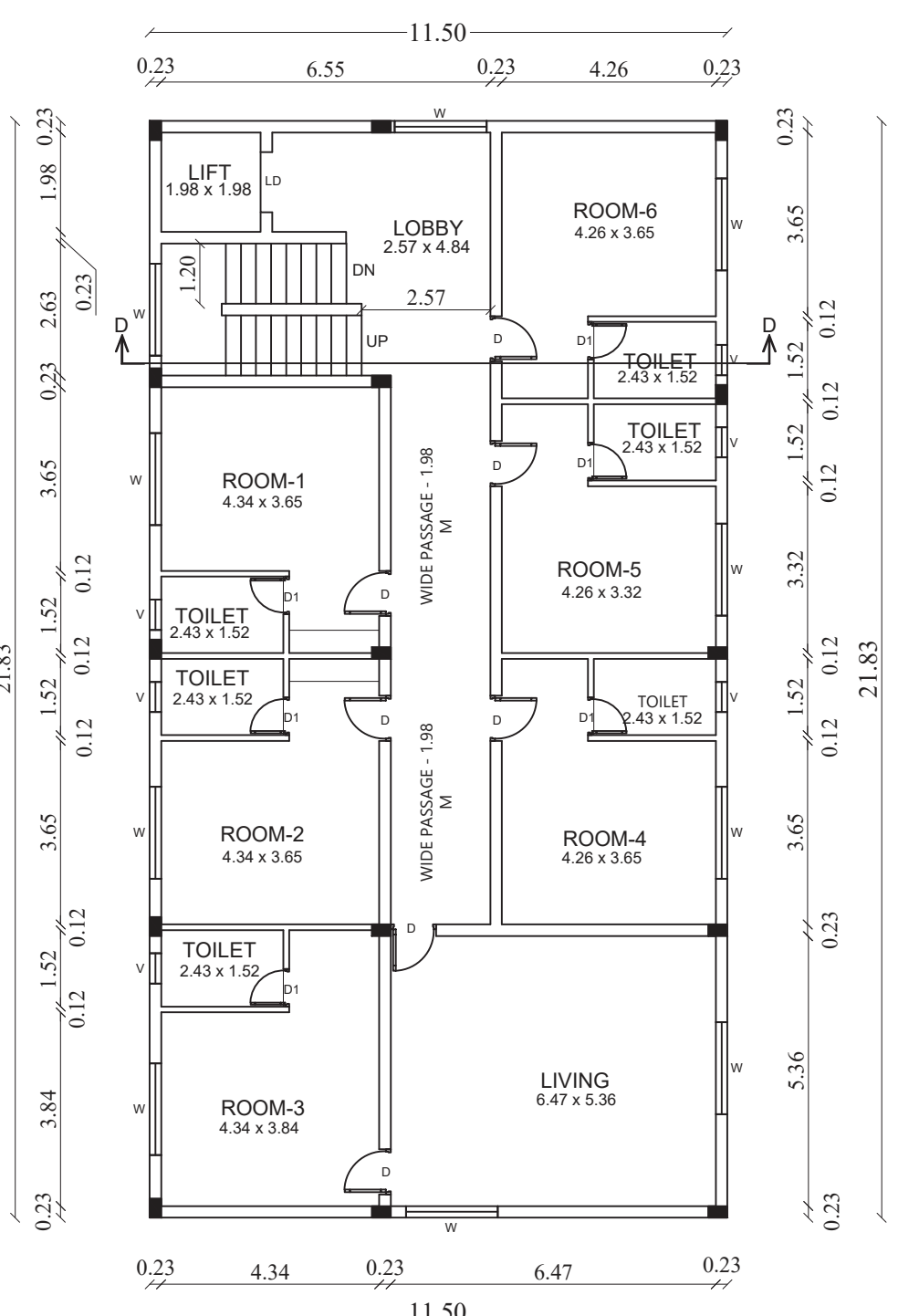
GROUND FLOOR PLAN
(BLOCK-3)



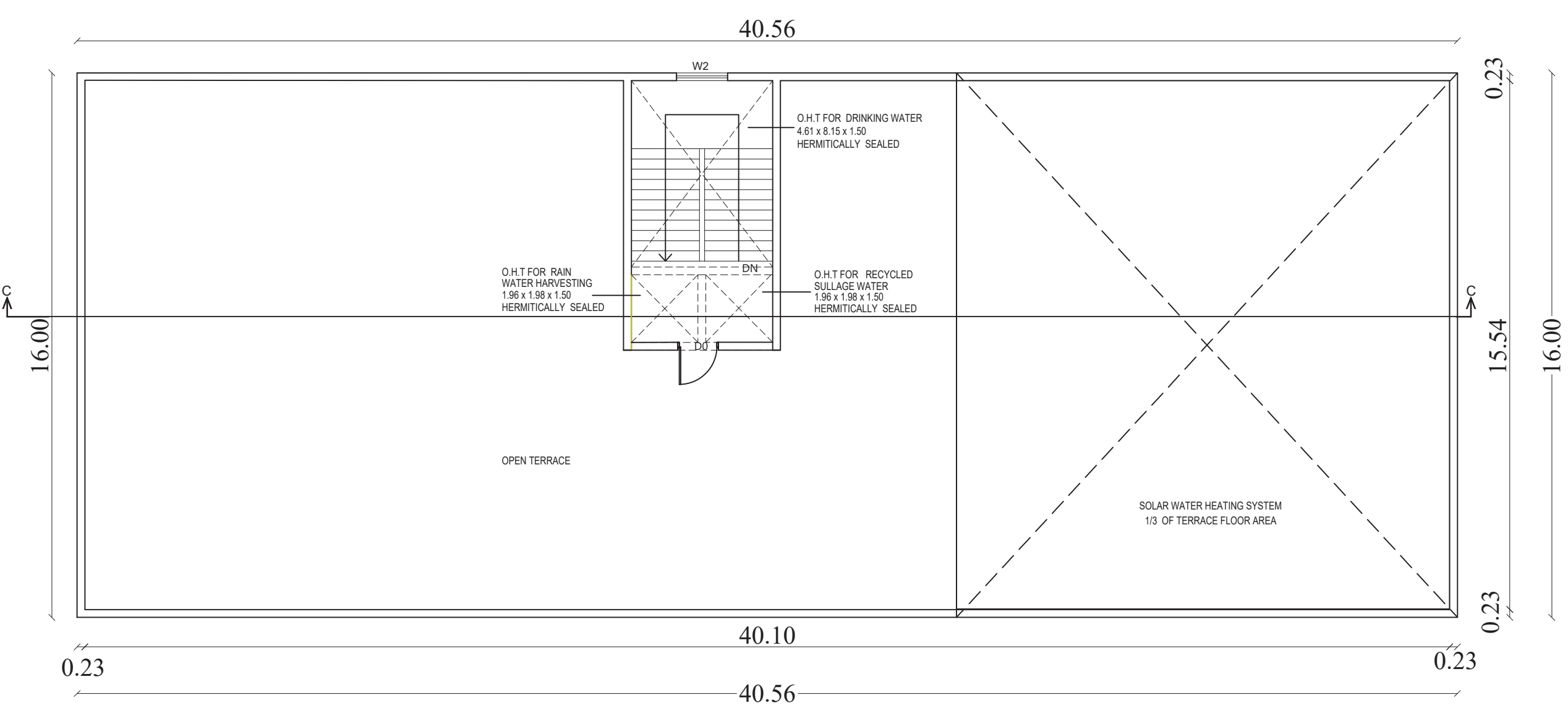
ELEVATION
(BLOCK-3)



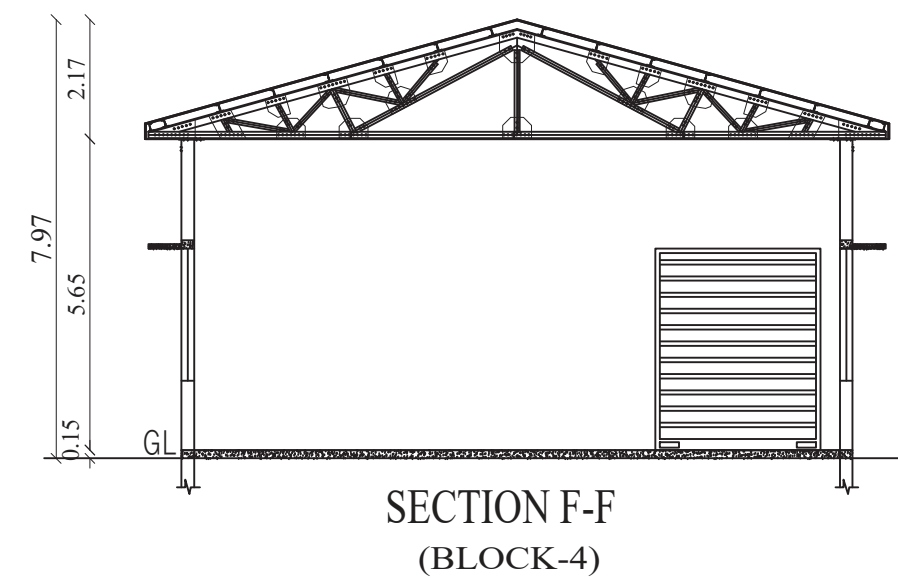
SECTION D-D
(BLOCK-3)



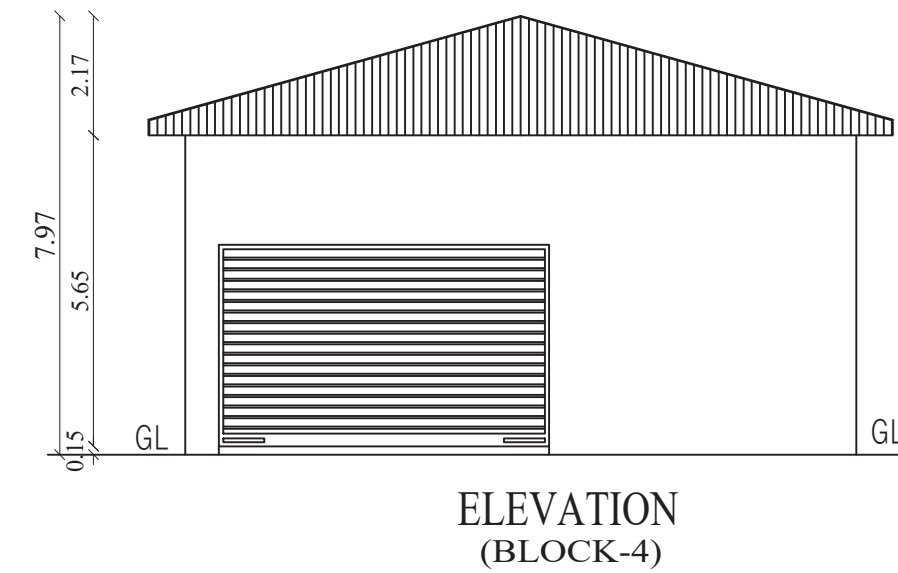
TYPICAL FLOOR I,II,III PLAN
(BLOCK-3)



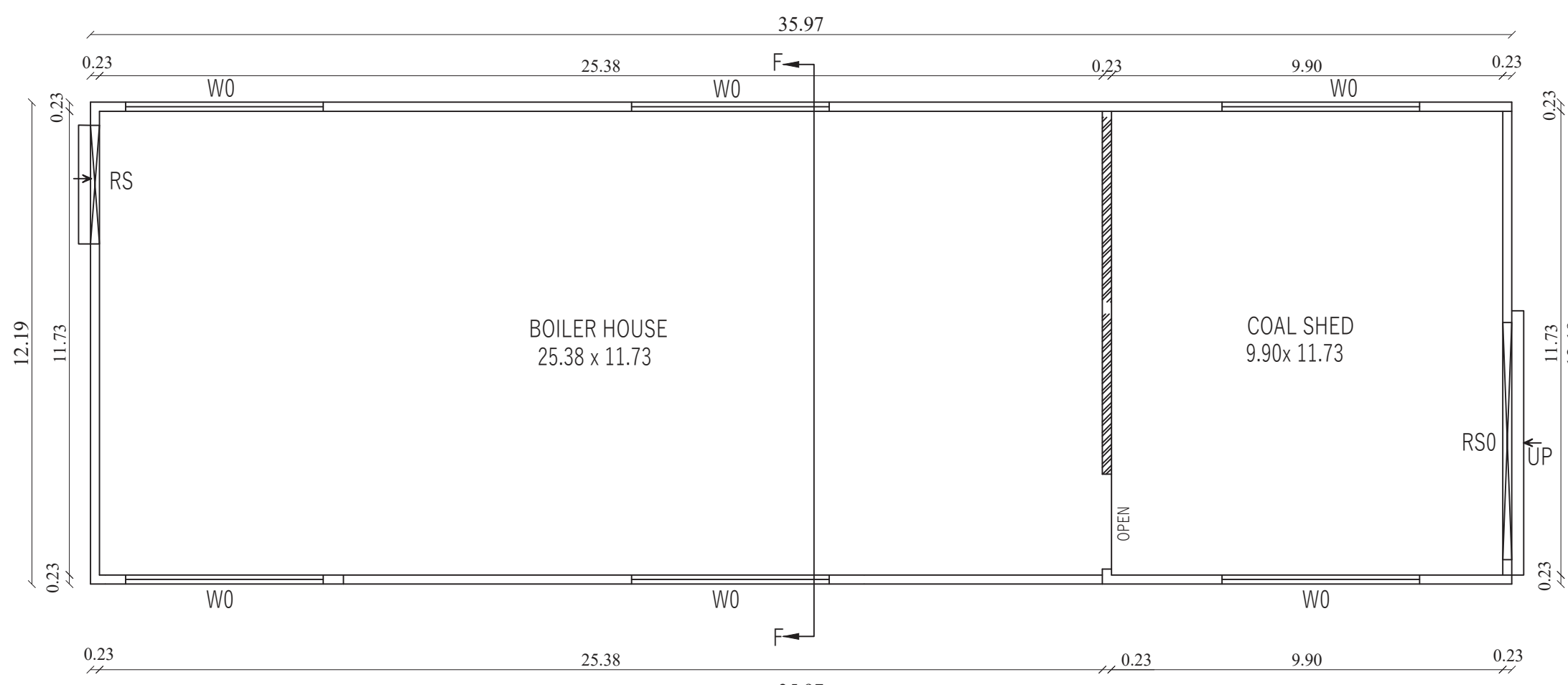
TERRACE PLAN
(BLOCK-2)



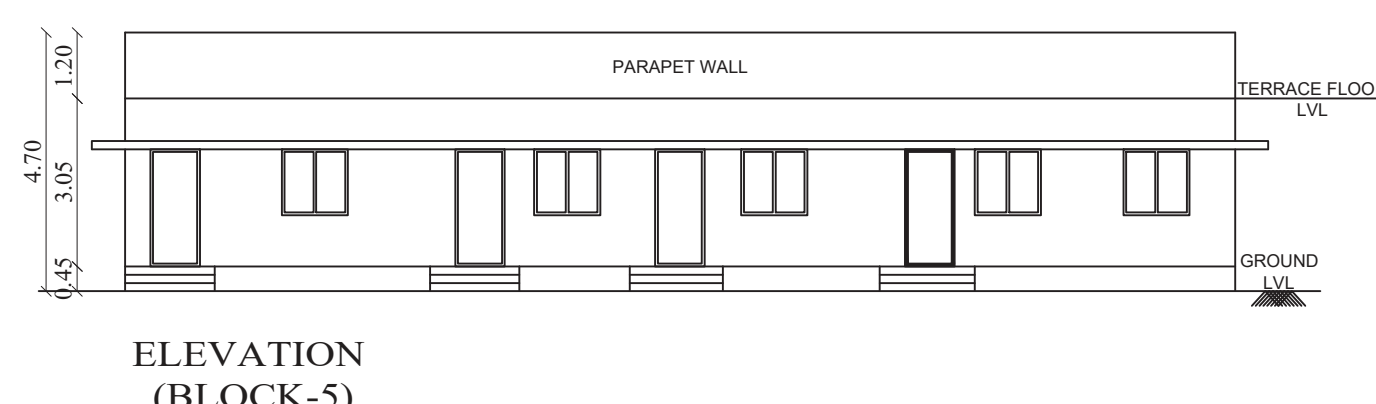
SECTION F-F
(BLOCK-4)



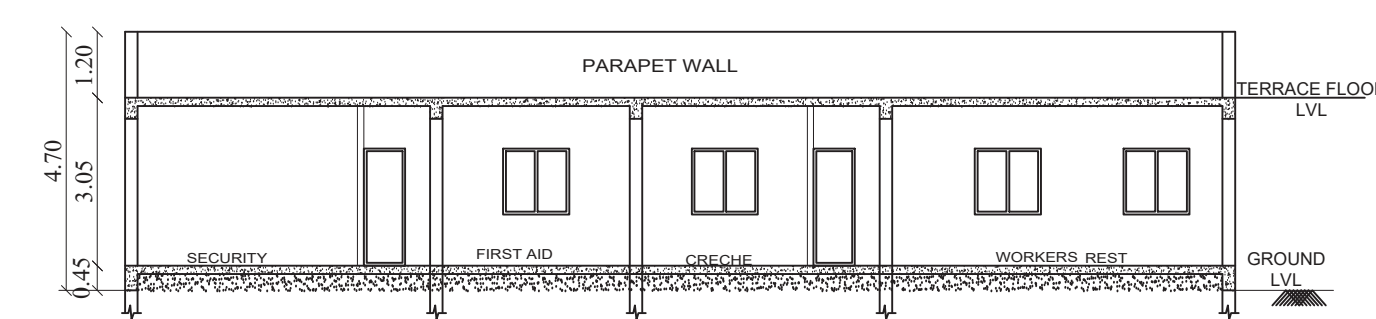
ELEVATION
(BLOCK-4)



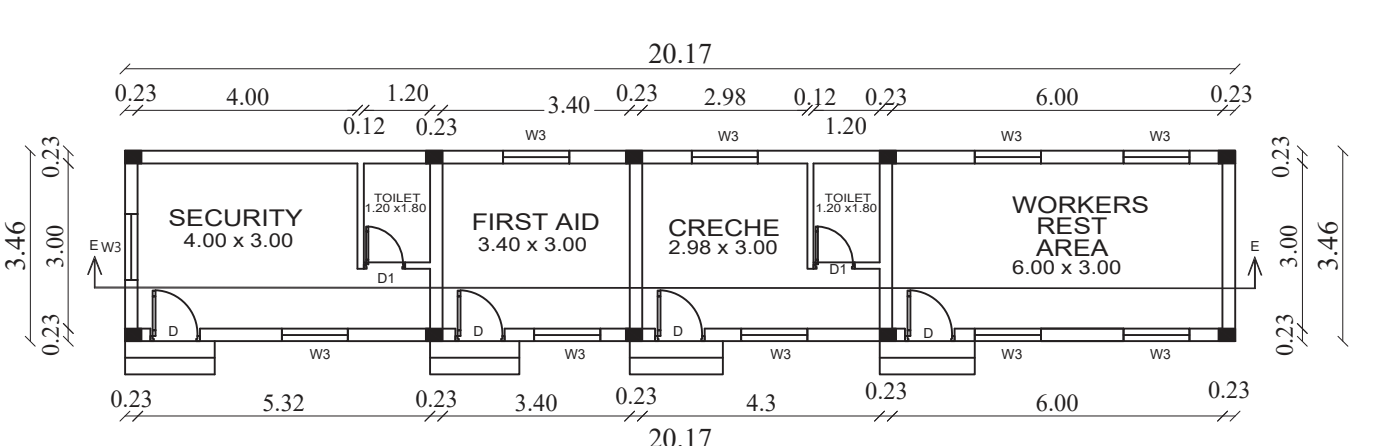
GROUND FLOOR PLAN
(BLOCK-4)



ELEVATION
(BLOCK-5)



SECTION E-E
(BLOCK-5)



GROUND FLOOR PLAN
(BLOCK-5)

PROPOSED INDUSTRIAL BUILDING FOR
M/S SREE GUPTA BHAVAN PVT LTD
THE ORGANISATION OF FOOD
PROCESSING PLANT FOR
MANUFACTURING BAKERY,
CONFECTIONARY-SWEETS.
SURVEY NO: 18/1,2,3A,3B,4A,4B,6A,
6B,6C,6D,6E,6F,19/1A,1B,1C,2A1,
2A2,2A3,2A4,2B1,2B2,2B3,2B4,2B5,
2B6,3A,3B1,3B2,4A &19/4B2 AT KAYAAR
VILLAGE, THIRUPOUR TALUK,
CHENGALPATTU DISTRICT- 603110

CATEGORY OF THE INDUSTRY : GREEN

ANNEXURE -VI,

52. FACTORY PRODUCTS, BISCUITS,
CONFECTIONARIES.

PLOT EXTENT = 5.0 ACRES = 20234.282 SQM AS DOCUMENT

PLOT EXTENT = 2.025 HECTARES = 20250 SQM AS PATT

AREA STATEMENT				
S.No	DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	TOTAL BUILTUP AREA (IN SQ.M)
BLOCK - 2 (LABOUR QUARTERS)				
5	GROUND FLOOR QUARTERS	648.94	---	648.94
6	FIRST FLOOR QUARTERS	648.94	---	648.94
7	SECOND FLOOR QUARTERS	648.94	---	648.94
8	THIRD FLOOR QUARTERS	648.94	---	648.94
9	HEAD ROOM & MACHINE ROOM	---	37.55	37.55
BLOCK - 2 TOTAL AREA		2595.76	37.55	2633.31
BLOCK - 3 (STAFF QUARTERS)				
10	GROUND FLOOR QUARTERS	251.05	---	251.05
11	FIRST FLOOR QUARTERS	251.05	---	251.05
12	SECOND FLOOR QUARTERS	251.05	---	251.05
13	THIRD FLOOR QUARTERS	251.05	---	251.05
14	HEAD ROOM & MACHINE ROOM	---	37.15	37.15
BLOCK - 3 TOTAL AREA		1004.2	37.15	1041.35
BLOCK - 4 (BOILER SHED)				
15	BOILER SHED	438.50	---	438.50
BLOCK - 4 TOTAL AREA		438.50	---	438.50
BLOCK - 5 (AMENITY AREA)				
16	WATCHMAN BOOTH	19.57	---	19.57
17	FIRST AID	12.56	---	12.56
18	CARE TAKER BOOTH	15.71	---	15.71
19	WORKERS REST AREA	21.95	---	21.95
20	SUMP HEAD ROOM	25.87	---	25.87
BLOCK - 5 TOTAL AREA		95.66	---	95.66

SCHEDULE OF JOINERY					
OSD	Door	2.50 x 2.13M	W3	Window	1.20 x 1.20M
CSD	Door	1.50 x 2.13M	W4	Window	0.60 x 1.37M
GG	Grill Gate	2.00 x 2.13M	SW	Sliding Window	1.80 x 0.90M
DD	Double Door	1.80 x 2.13M	KW	Kitchen Window	1.82 x 1.20M
DD1	Double Door	1.44 x 2.13M	SKW	Sliding Kitchen Win	1.83 x 1.20M
LD	Lift Door	1.20 x 2.13M	V	Ventilator	0.60 x 0.60M
D	Door	1.20 x 2.13M	HV	High Ventilator	1.80 x 0.60M
D	Door	0.90 x 2.13M	HV1	High Ventilator	2.40 x 0.60M
D1	Door	0.75 x 2.13M	HV2	High Ventilator	1.50 x 0.90M
W0	Window	5.00 x 1.37M	RS0	Rolling Shutter	6.00 x 3.66M
W	Window	1.80 x 1.37M	RS	Rolling Shutter	3.00 x 3.66M
W1	Window	1.83 x 1.37M	EX	Exhaust Fan	0.23 x 0.23M
W2	Window	1.50 x 1.37M	W4	Window	4.00 x 1.37M

MECHANICAL VENTILATION TO BE PROVIDED

COLOUR INDEX	
	ROAD
	BOUNDARY
	PROPOSED BLDG
Title : BLOCK - 2,3,4,5 PLAN, ELEVATION, SECTION	
Scale : 1: 100	

ALL DIMENSION ARE IN METER

For SREE GUPTA BHAVAN PVT. LTD,

Authorised Signatory

OCCUPIER.

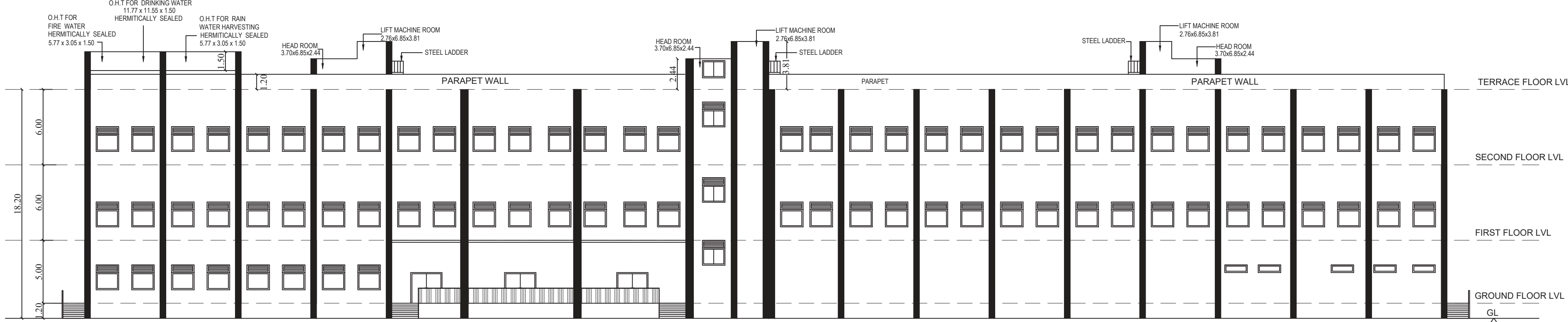
M. VENKATASUBBA RAO,
Structural Engineer Grade-I (SE),
B.E., DTC/No. SE/GR-1/19/07/010,
38/74, Bazuli Road, T.Nagar, Ch-17,
Ph. 28344962/28344857,
Email: vmadala@yahoo.com

Structural Engineer.

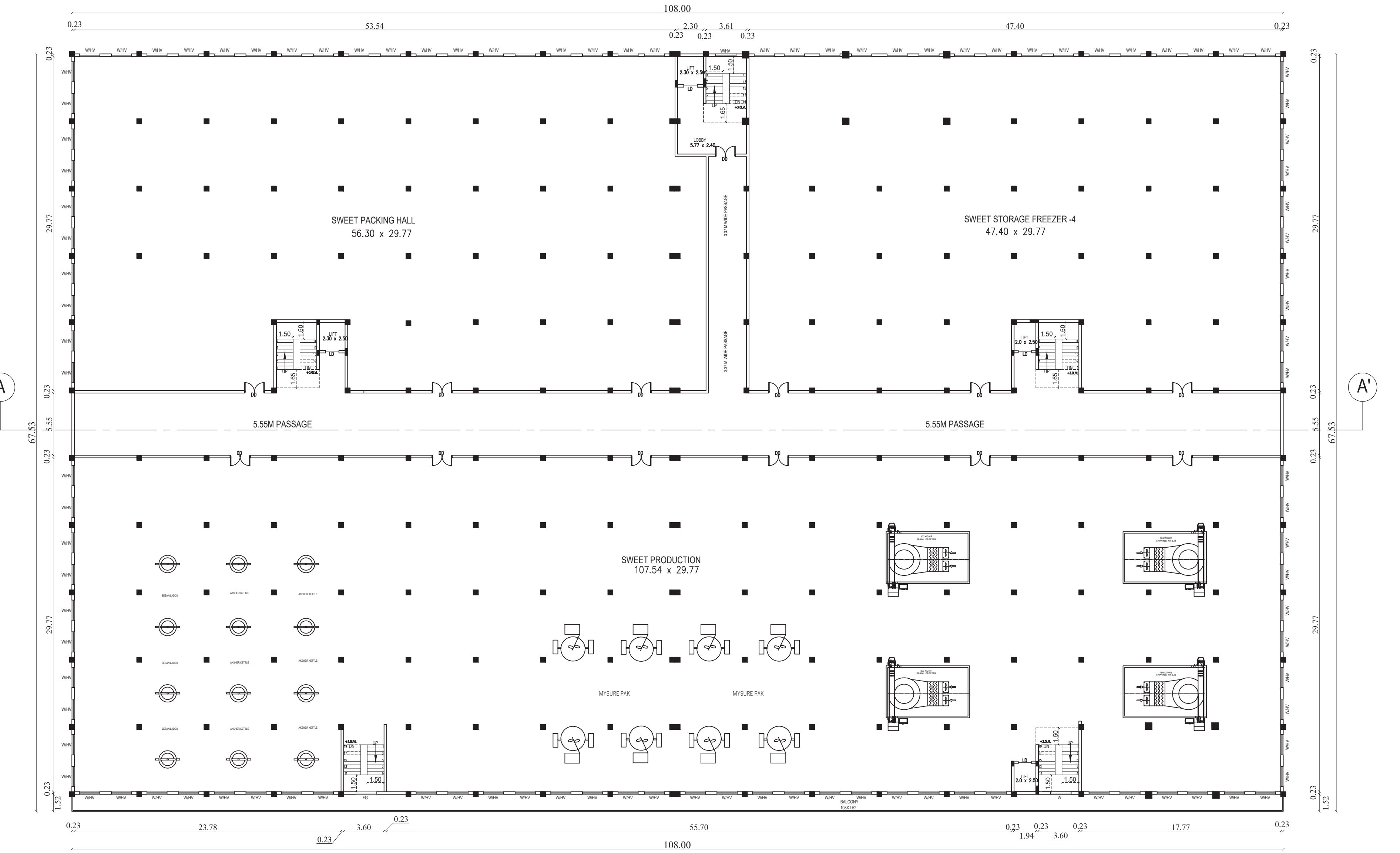
R. ARULNITHI, B.Arch.,
Regd. Architect
No: 10/5, Chairman Ekanagar Street,
Vedhachalam Nagar, Chengalpattu-603001
Cell: 99941 68973

Architect.

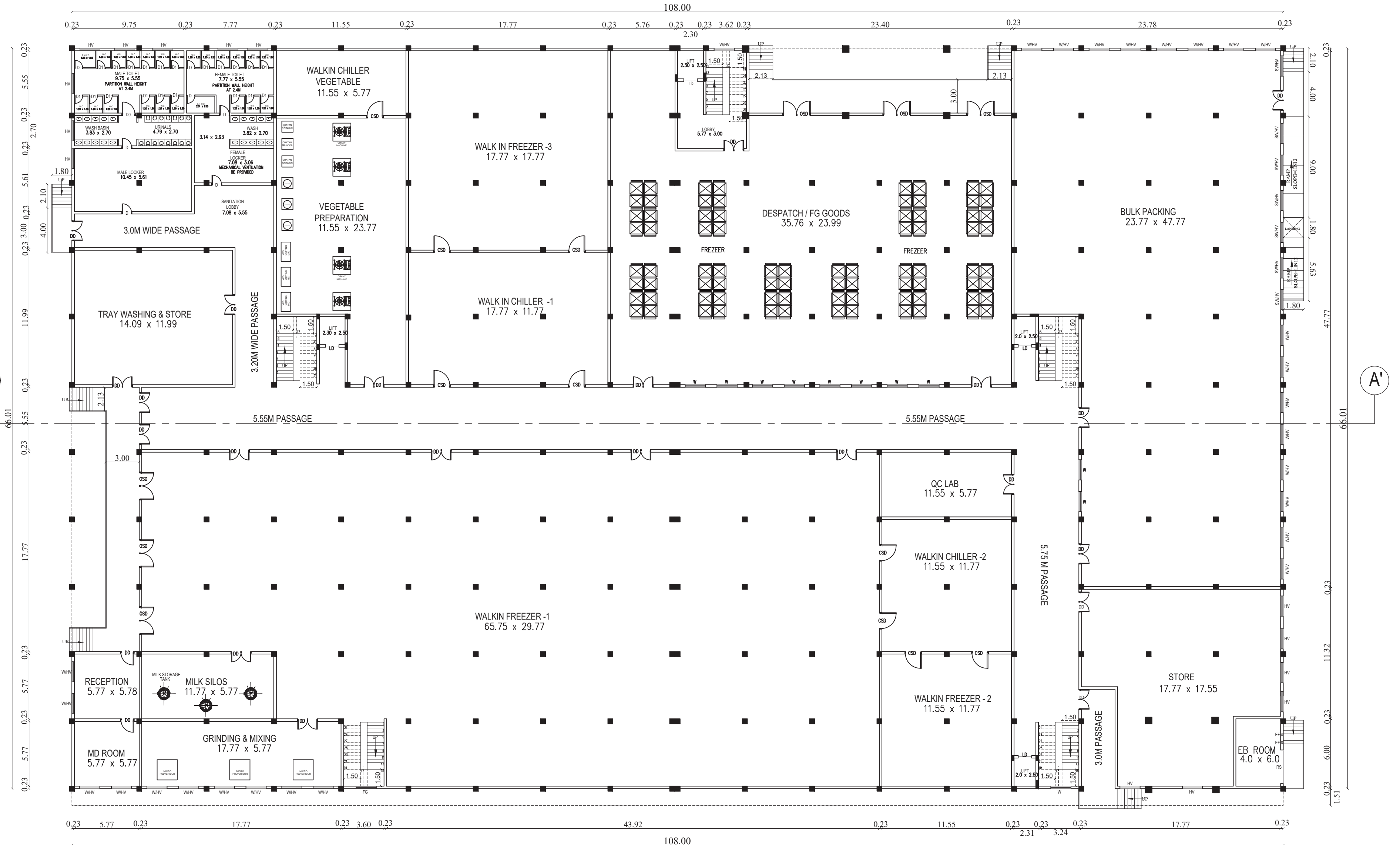
Sheet No. 002 / 003



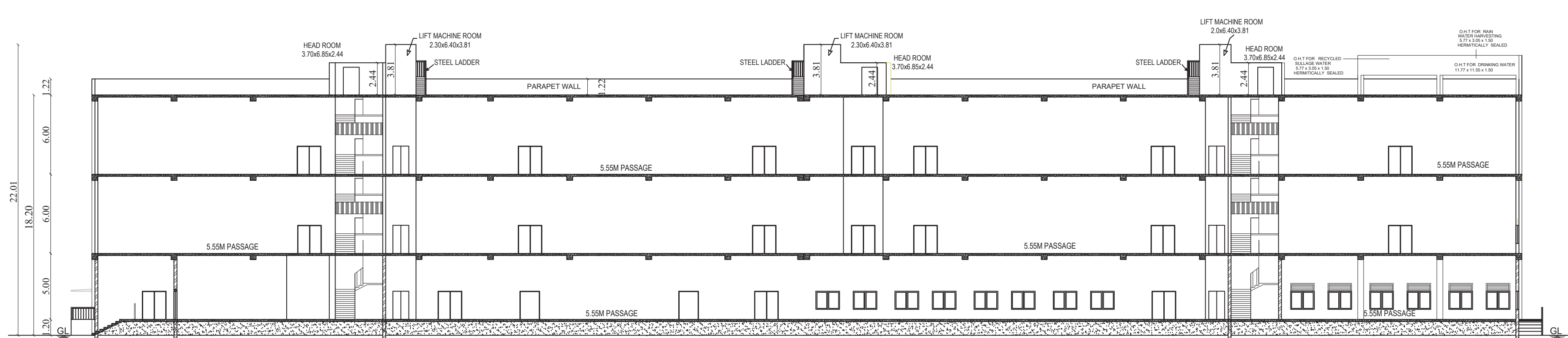
ELEVATION (BLOCK-1)



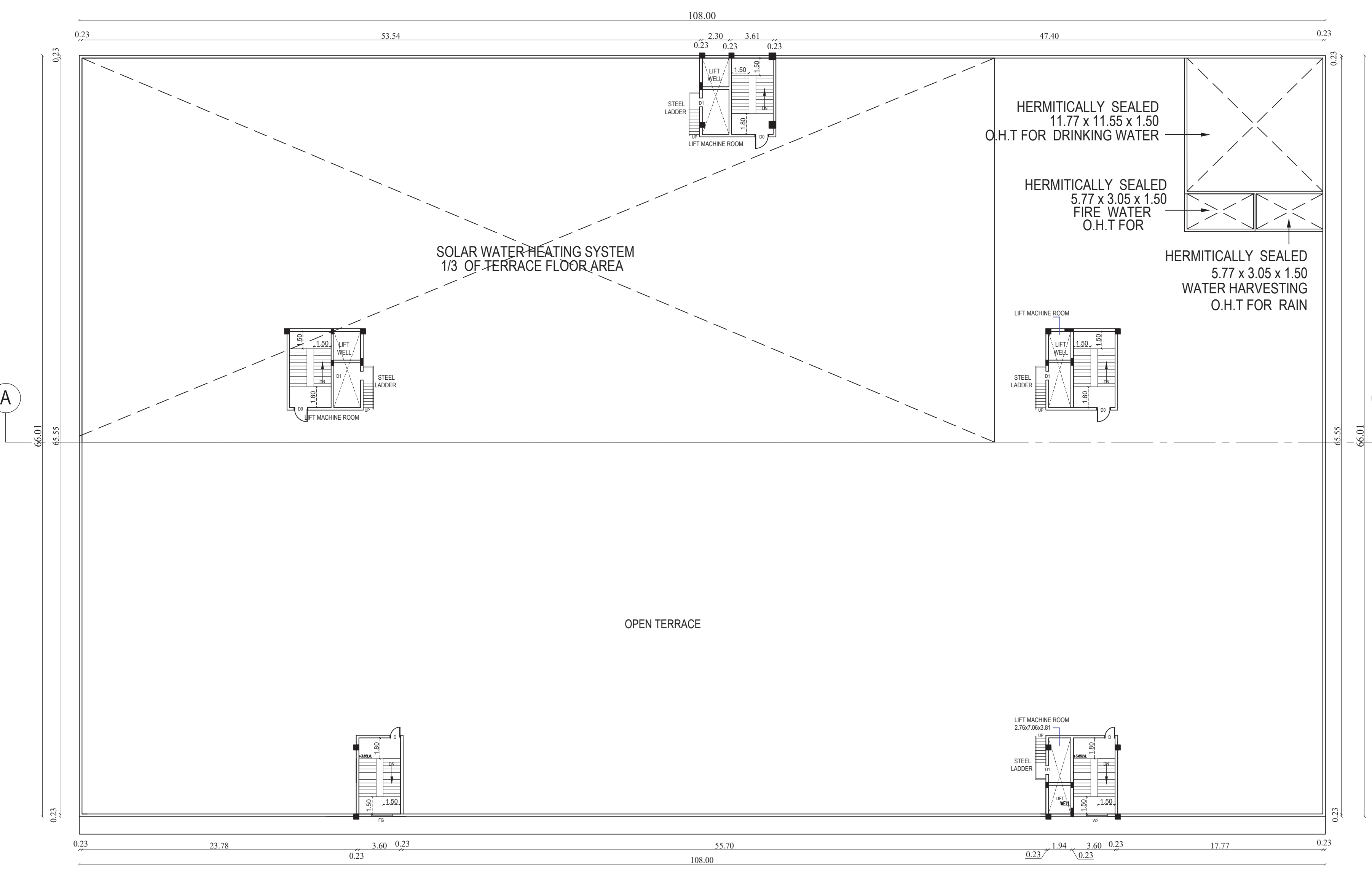
FIRST FLOOR PLAN
(BLOCK-1)



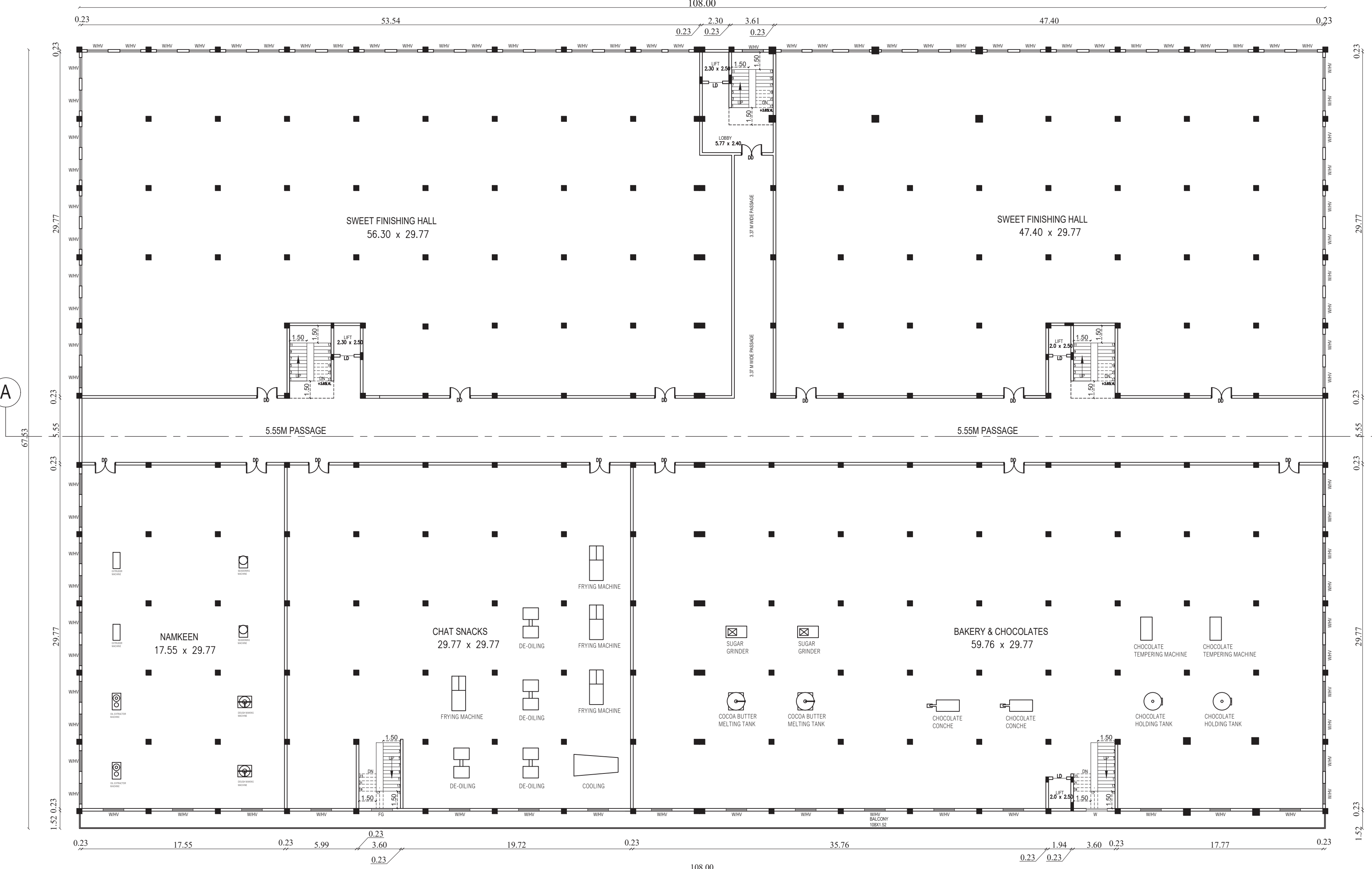
GROUND FLOOR PLAN
(BLOCK-1)



SECTION A-A' (BLOCK -1)



TERRACE PLAN
(BLOCK-1)



SECOND FLOOR PLAN
(BLOCK-1)

PROPOSED INDUSTRIAL BUILDING FOR
M/S SREE GUPTA BHAVAN PVT LTD
THE ORGANISATION OF FOOD
PROCESSING PLANT FOR
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SURVEY NO: 18/1,2,3A,3B,4A,4B,6A,
6B,6C,6D,6E,6F,19/1A,1B,1C,2A1,
2A2,2A3,2A4,2B1,2B2,2B3,2B4,2B5,
2B6,3A,3B1,3B2,4A &19/4B2 AT KAYAAR
VILLAGE, THIRUPOUR TALUK,
CHENGALPATTU DISTRICT- 603110

CATEGORY OF THE INDUSTRY : GREEN
ANNEXURE -VI,
52. FACTORY PRODUCTS, BISCUITS, CONFECTIONARIES.

PLOT EXTENT = 5.0 ACRES = 20234.282 SQM AS DOCUMENT
PLOT EXTENT = 2.025 HECTARES = 20250 SQM AS PATTI

AREA STATEMENT			
S.No	DESCRIPTION	FSI AREA (IN SQ.M)	TOTAL BUILTUP AREA (IN SQ.M)
BLOCK - 1 (FACTORY)			
1	G. FLOOR FACTORY AREA	7019.12	7019.12
2	F. FLOOR FACTORY AREA	7291.82	7291.82
3	S. FLOOR FACTORY AREA	7291.82	7291.82
4	HEAD ROOM & MACHINE ROOM	180.99	180.99
BLOCK - 1 TOTAL AREA		21602.76	21783.75

SCHEDULE OF JOINERY			
OSD	Door	2.50 x 2.13M W3	Window 1.20 x 1.20M
CSD	Door	1.50 x 2.13M W4	Window 0.60 x 1.37M
GG	Grill Gate	2.00 x 2.13M SW	Sliding Window 1.80 x 0.90M
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DD1	Double Door	1.44 x 2.13M SKW	Sliding Kitchen Win 1.83 x 1.20M
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D0	Door	1.20 x 2.13M HV	High Ventilator 1.80 x 0.60M
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D1	Door	0.75 x 2.13M HV2	High Ventilator 1.50 x 0.90M
W0	Window	5.00 x 1.37M RS0	Rolling Shutter 6.00 x 3.66M
W	Window	1.80 x 1.37M RS	Rolling Shutter 3.00 x 3.66M
W1	Window	1.83 x 1.37M EX	Exhaust Fan 0.23 x 0.23M
W2	Window	1.50 x 1.37M W4	Window 4.00 x 1.37M

MECHANICAL VENTILATION TO BE PROVIDED

COLOUR INDEX		
ROAD	BOUNDARY	PROPOSED BLDG
Title : BLOCK - 1 _ PLAN, ELEVATION, SECTION		Scale : 1: 100
ALL DIMENSION ARE IN METER		

For SREE GUPTA BHAVAN PVT. LTD.
Authorised Signatory

OCCUPIER.

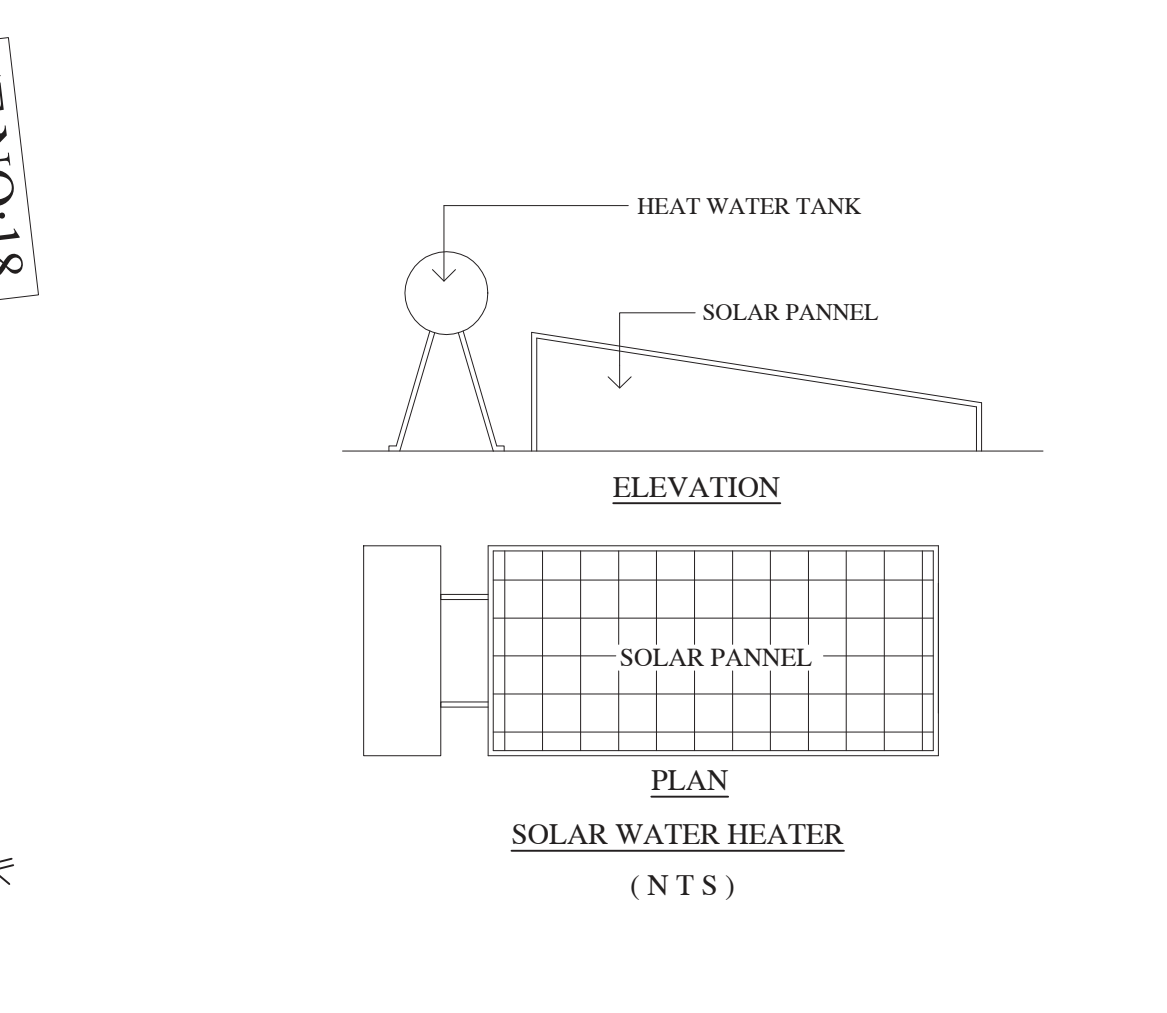
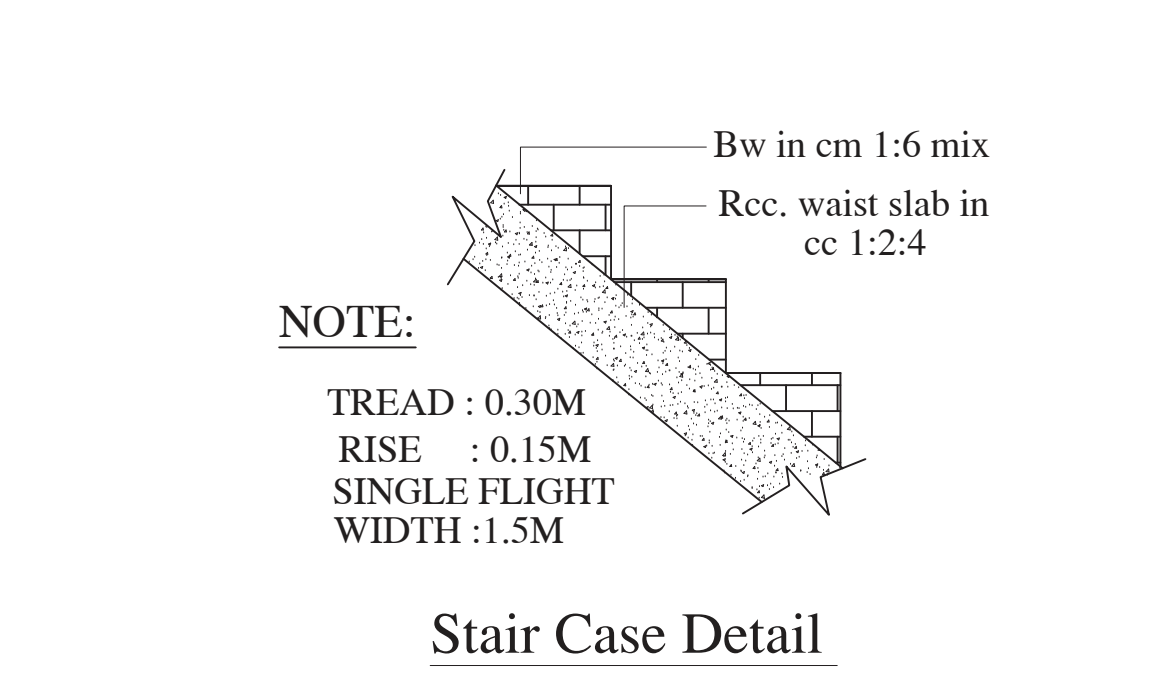
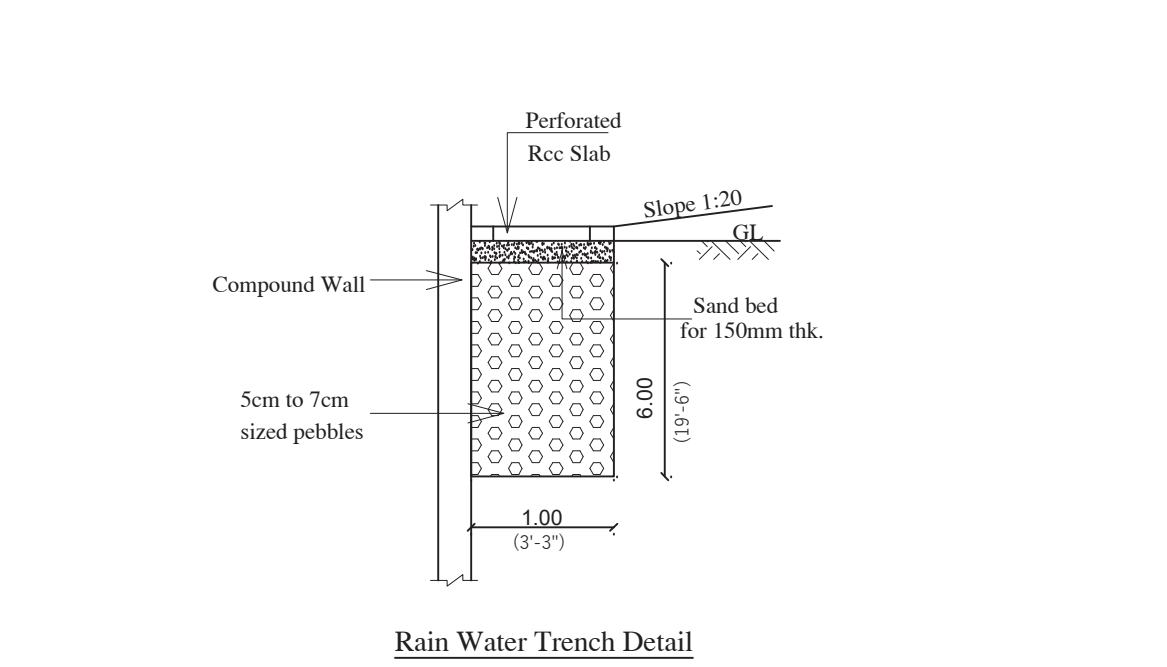
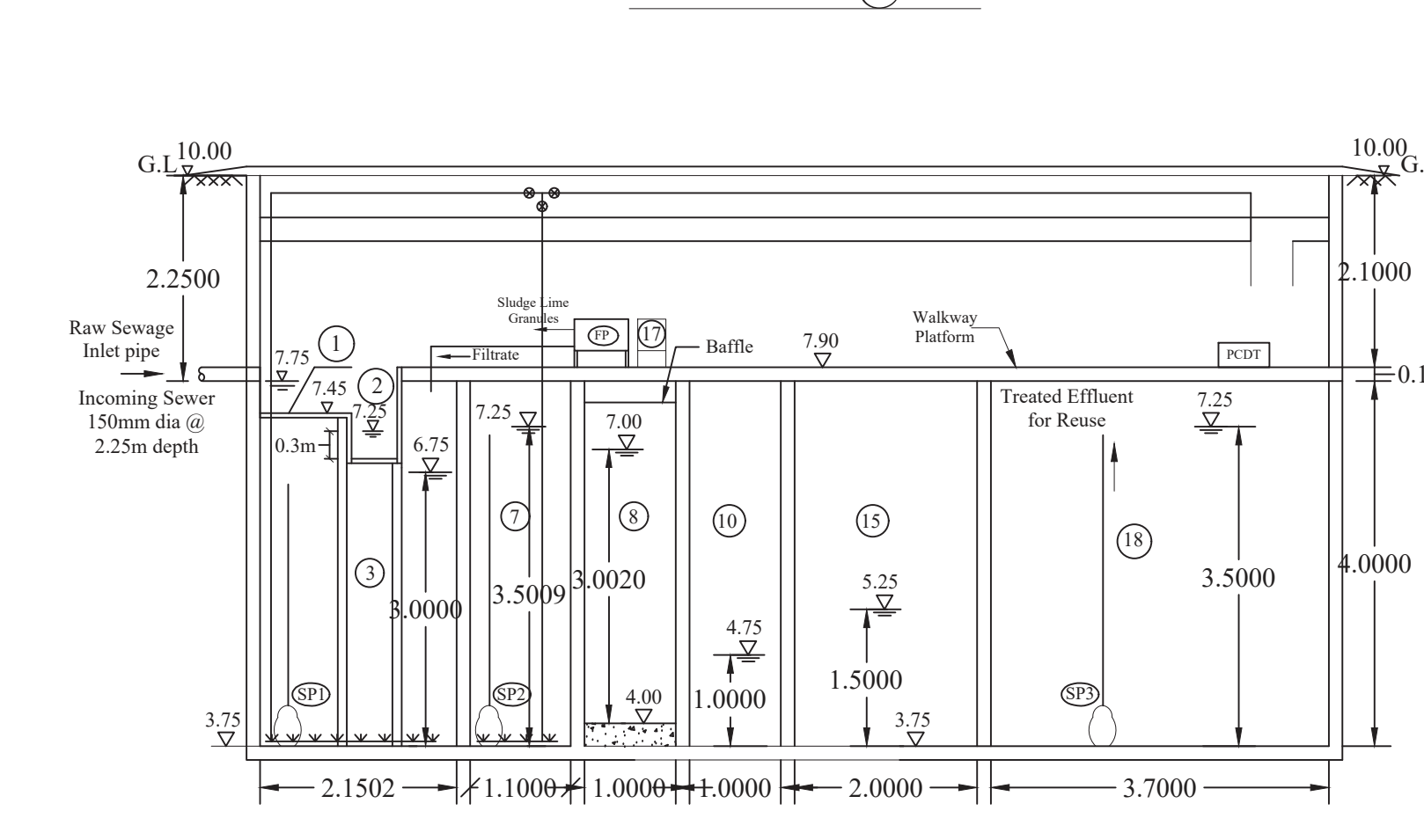
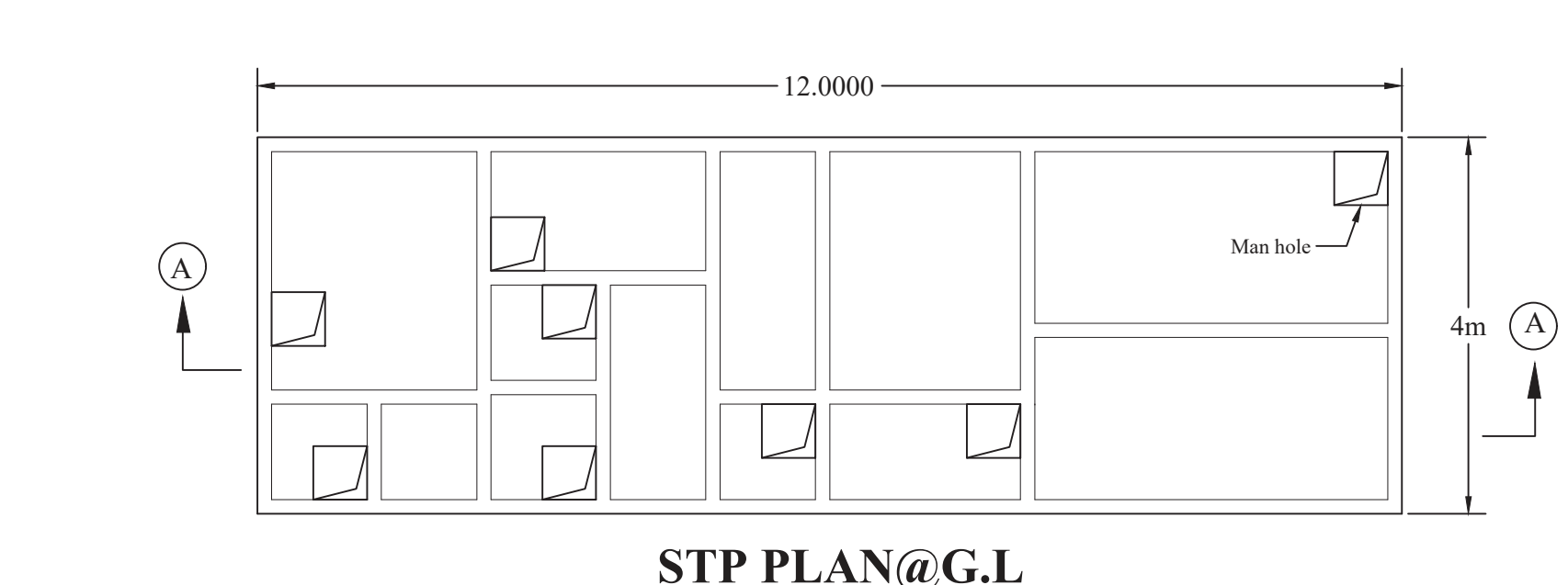
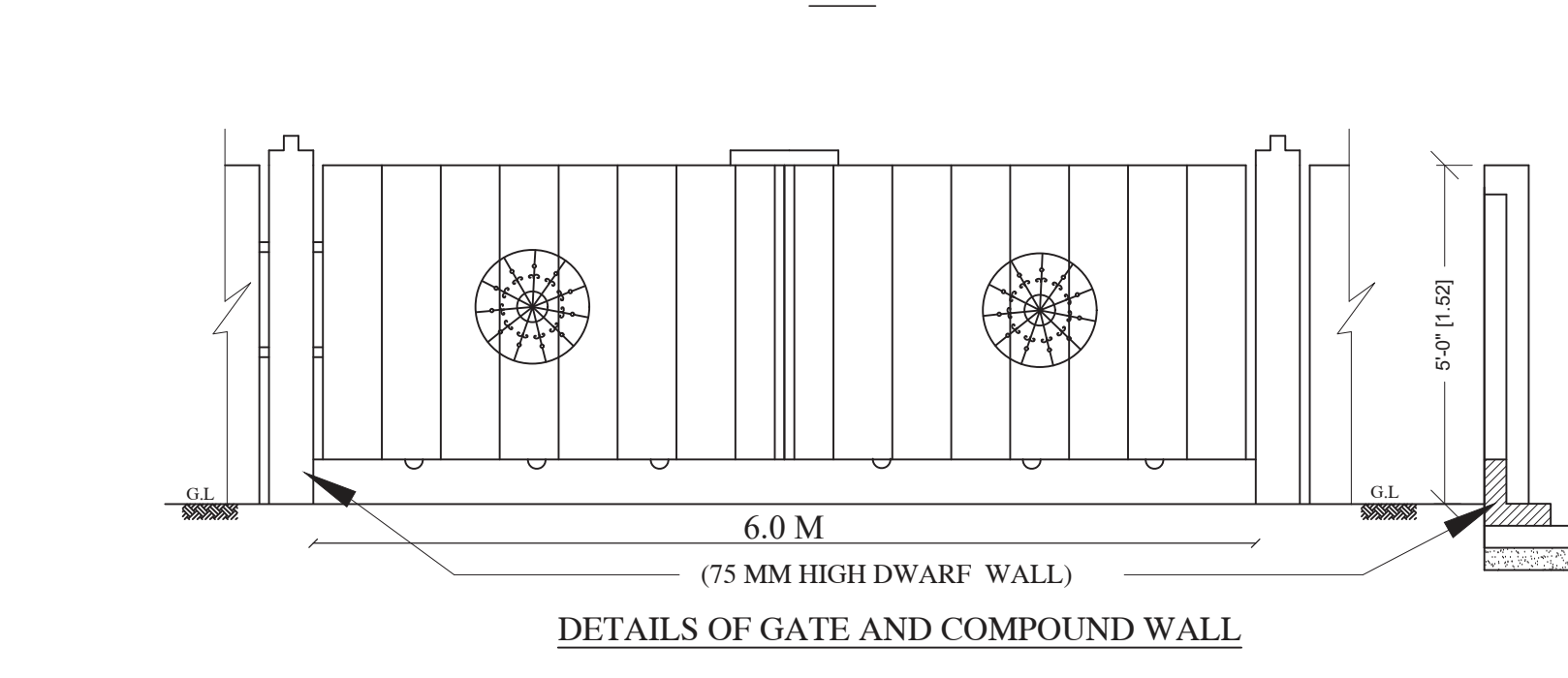
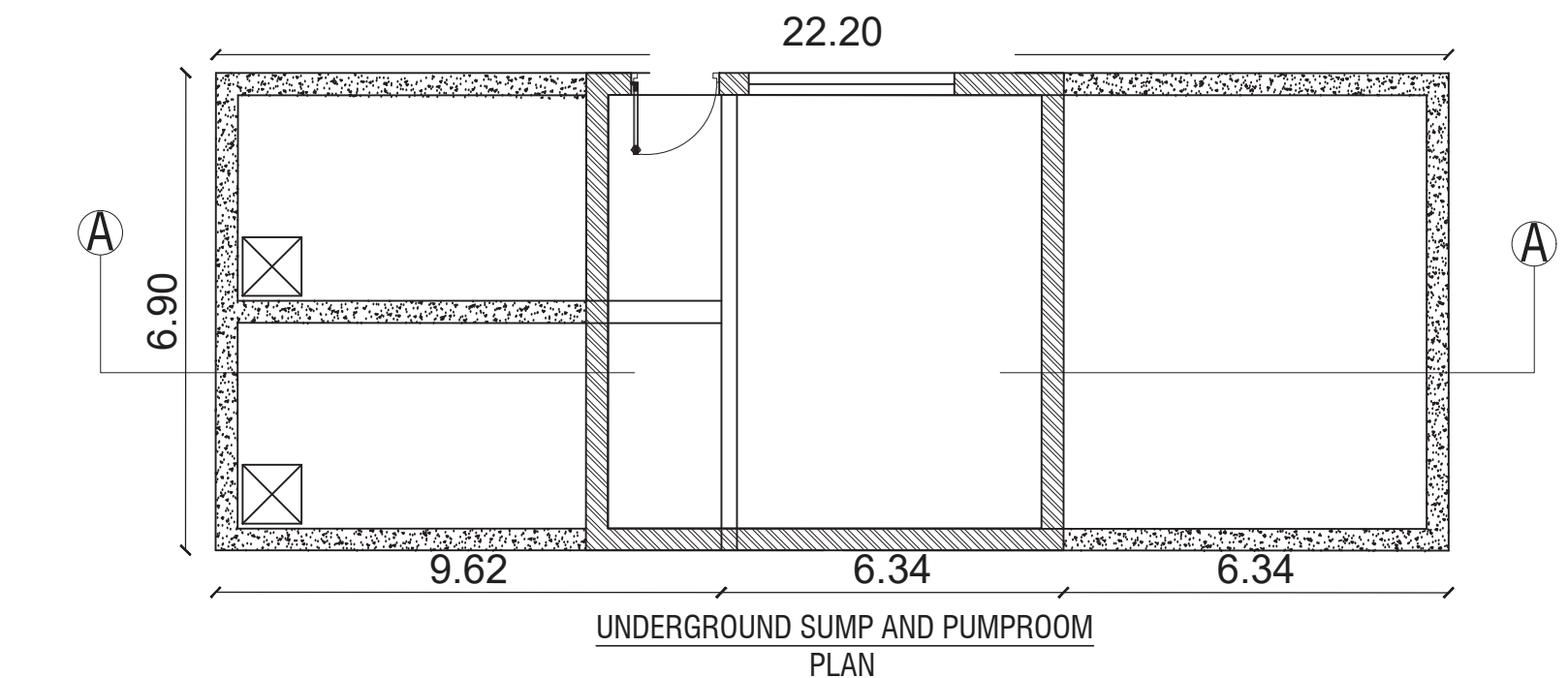
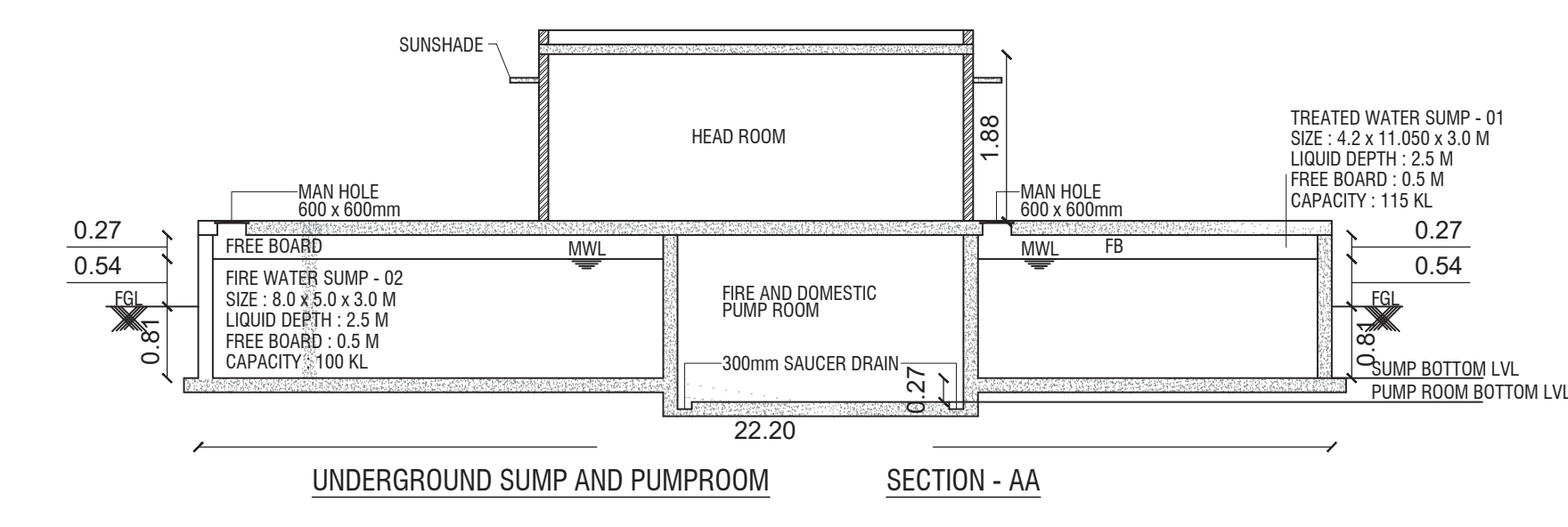
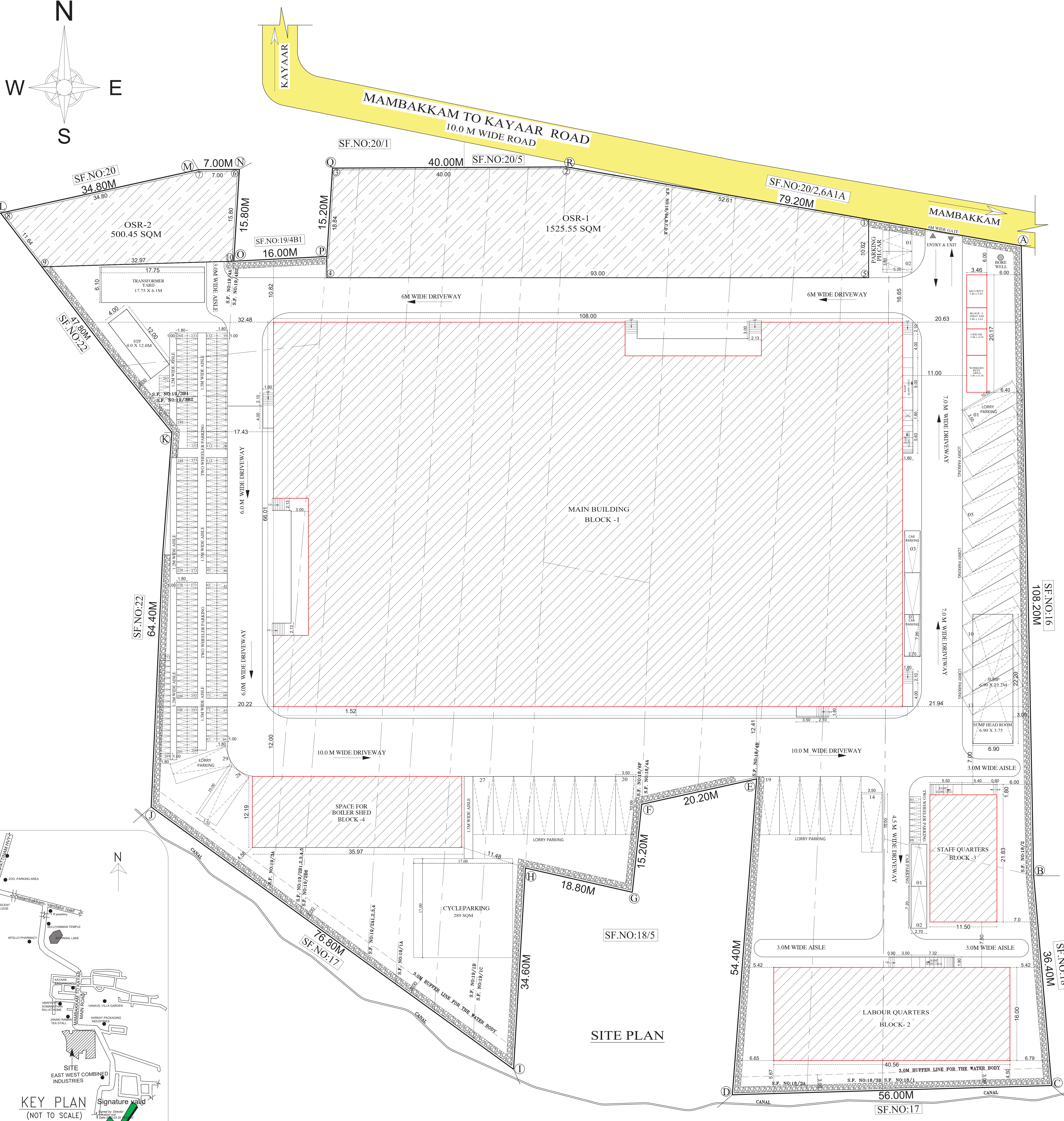
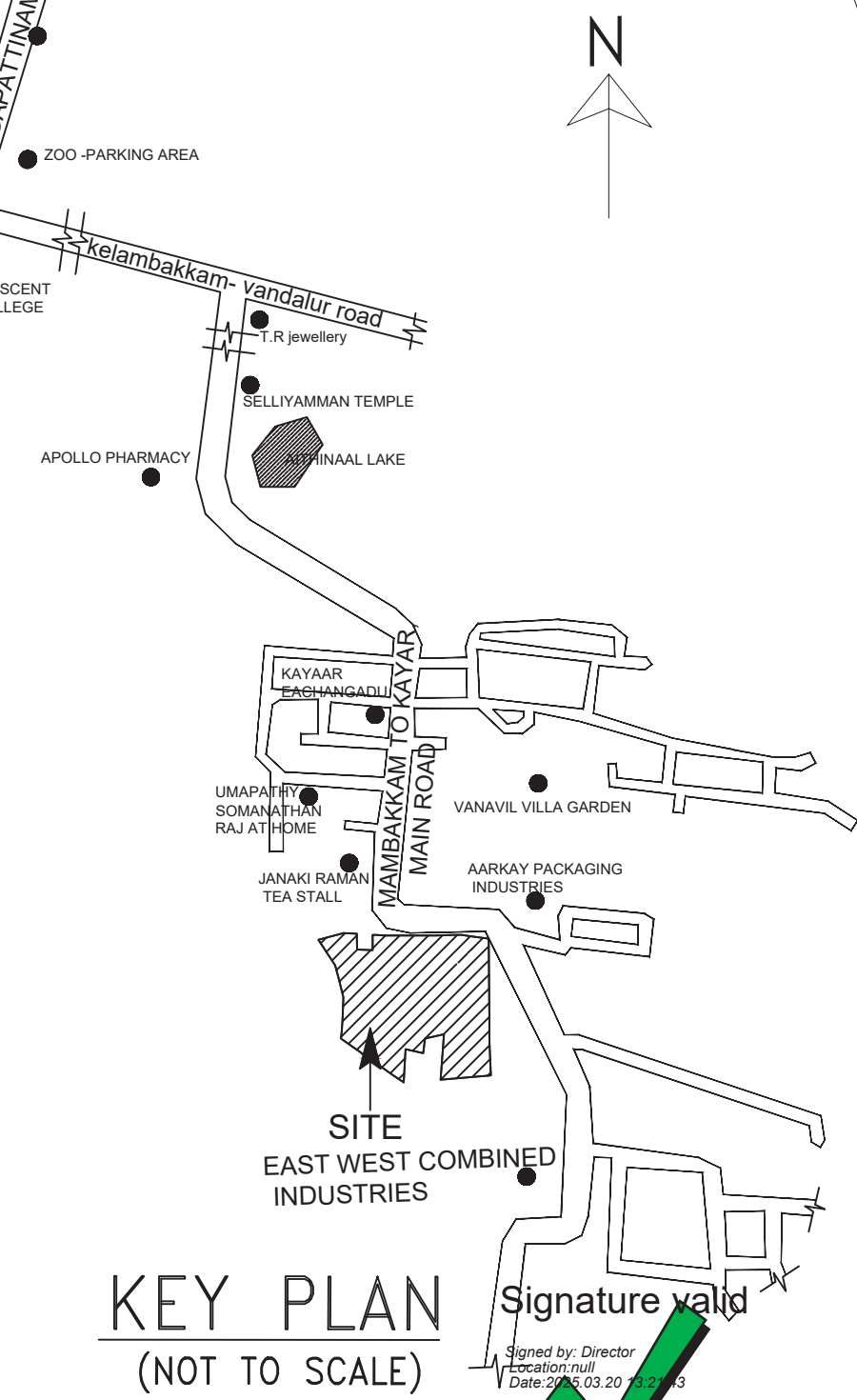
M. VENKATASUBBA RAO,
Structural Engineer Grade-I (SE),
S.E., DTP.No SE/GR-1/19/07/010,
8.E., Bazulash Road, T.Nagar, Ch-17,
38/74, Bazulash Road, T.Nagar, Ch-17,
Ph: 28344982/28344957,
Email: vmadola@yahoo.com

Structural Engineer.

R. ARULNITHI, B.Arch.,
Regd. Architect
No: 105, Chairman Kannaiah Street,
Vedhachalam Nagar, Chengalpattu-603001
Cell: 99941 68973

Architect.

Sheet No. 002 / 003



HP DETAIL			
TOTAL HP FOR INDUSTRY		150 HP	
DESCRIPTION	HP	NOS	TOTAL HP
WALKIN FREEZER	19	03	57
WALKIN CHILLER	10	02	20
FREEZER	0.5	80	40
GRINDER	1	06	06
GRINDY MACHINE	1	04	04
VEG. CUTTING MC	0.5	03	1.5
MILK STORAGE TANK	0.5	03	1.5
FRYING FRYTLE	1	06	06
DOUGH MIXER	2	04	08
CHAY MACHINE	1	06	06
TOTAL HP			150
SITE AREA STATMENT			
S.F.No	PATTA AREA (SQM)		
18/1	1150		
18/2	2700		
18/3A	1550		
18/3B	1550		
18/4A	1050		
18/4B	1100		
18/5A	450		
18/6B	250		
18/6C	250		
18/6D	200		
18/6E	200		
18/6F	800		
19/1A	1000		
19/1B	1000		
19/1C	1000		
19/2A1	200		
19/2A2	200		
19/2A3	200		
19/2A4	250		
19/2B1	100		
19/2B2	50		
19/2B3	50		
19/2B4	50		
19/2B5	350		
19/2B6	1400		
19/3A	1650		
19/4A	900		
19/4B2	250		
19/3B1	110		
19/3B2	240		
TOTAL	20250		

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THE ORGANISATION OF FOOD
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2A2,2A3,2A4,2B1,2B2,2B3,2B4,2B5,
2B6,3A,3B1,3B2,4A & 19/4B2 AT KAYAAR
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15	BOILER SHED	438.50	---	438.50
BLOCK - 4 TOTAL AREA		438.50	---	438.50
BLOCK - 5 (AMENITY AREA)				
16	WATCHMAN BOOTH	19.57	---	19.57
17	FIRST AID	12.56	---	12.56
18	CARE TAKER BOOTH	15.71	---	15.71
19	WORKERS REST AREA	21.95	---	21.95
20	SUMP HEAD ROOM	25.87	---	25.87
BLOCK - 5 TOTAL AREA		95.66	---	95.66
TOTAL AREA		25736.88	255.69	25992.57

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI}}{\text{TOTAL SITE AREA}} = \frac{25736.88}{20234.282} = 1.271$$

OPEN SPACE RESERVATION DETAILS	
OSR - 1	1525.55 SQM
OSR - 2	500.45 SQM
TOTAL OSR PROVIDED	2026.00 SQM (10.01%)

PARKING DETAILS	
NOS OF ROOMS	45 Nos (BLOCK 2 = 27 + BLOCK 3 = 18)
WORKSHOP AREA	21,526.76 SQM
OFFICE AREA	76.00 SQM

DESCRIPTION	INDUSTRIAL		QUARTERS	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LORRY PARKING	29 Nos.	29 Nos.		
CAR PARKING	01 Nos.	03 Nos.		02 NOS.
PHYSICALLY CHALLENGED PARKING	01 Nos.	02 Nos.		
TWO WHEELERS PARKING	289 Nos.	289 Nos.	5 NOS.	08 NOS.
CYCLE PARKING	289 Sqm	289 Sqm		
NO OF WORKERS (FEMALE - 75, MALE - 75)			150 Nos.	

SANITARY DETAILS		
	REQUIRED	PROVIDED
FEMALE TOILET	04 Nos	09 Nos
MALE TOILET	04 Nos	12 Nos
P.H TOILET	02 Nos	02 Nos
URINALS	04 Nos	15 Nos
ABLUTION TAP	08 Nos	21 Nos

SOLAR PANEL COVERAGE AREA	
OPEN TERRACE AREA: (BLOCKS 1+2+3)	7450.0 SQM
1/3 TERRACE AREA:	2483.3 SQM
SOLAR PANEL COVERAGE AREA:	2500.0 SQM

ALL DIMENSION ARE IN METER	
COLOUR INDEX	
	ROAD
	BOUNDARY
	PROPOSED BLDG
Title : SITE PLAN, DETAILING	Scale : 1: 300

For SREE GUPTA BHAVAN PVT. LTD,
(Signature)
Authorised Signatory

OCCUPIER


M. VENKATASUBBA RAO.
Structural Engineer Grade-1 (SE).
B.E., DCP-MoSE/GR-1/19/07/010.
33/74, Bazuliah Road, T.Nagar, Ch-17.
Ph: 28344962/28344857.
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R. ARULNITHI, B.Arch.,
Regd. Architect
No: 105, Chairman Ekanagarath Street,
Vedhagalambi Nagar, Chengalpattu-600001
Cell: 99941 68973

Structural Engineer

Architect.

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.

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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

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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.

