

PP

APPROVAL RECORD

Planning Permission

Mutthukaadu
Chengalpattu district, Tamil Nadu

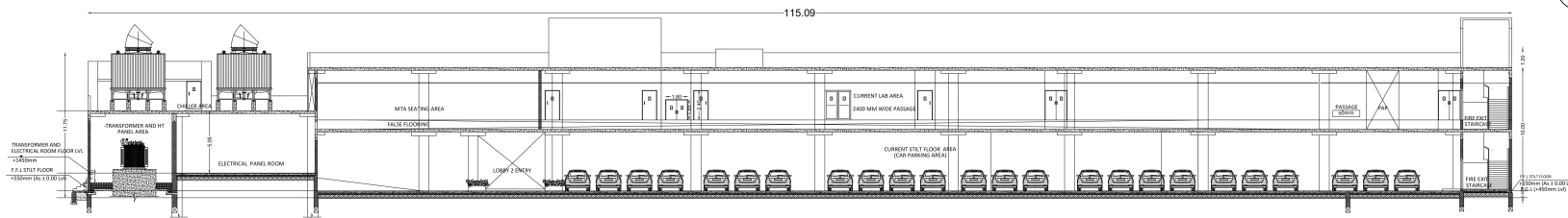
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

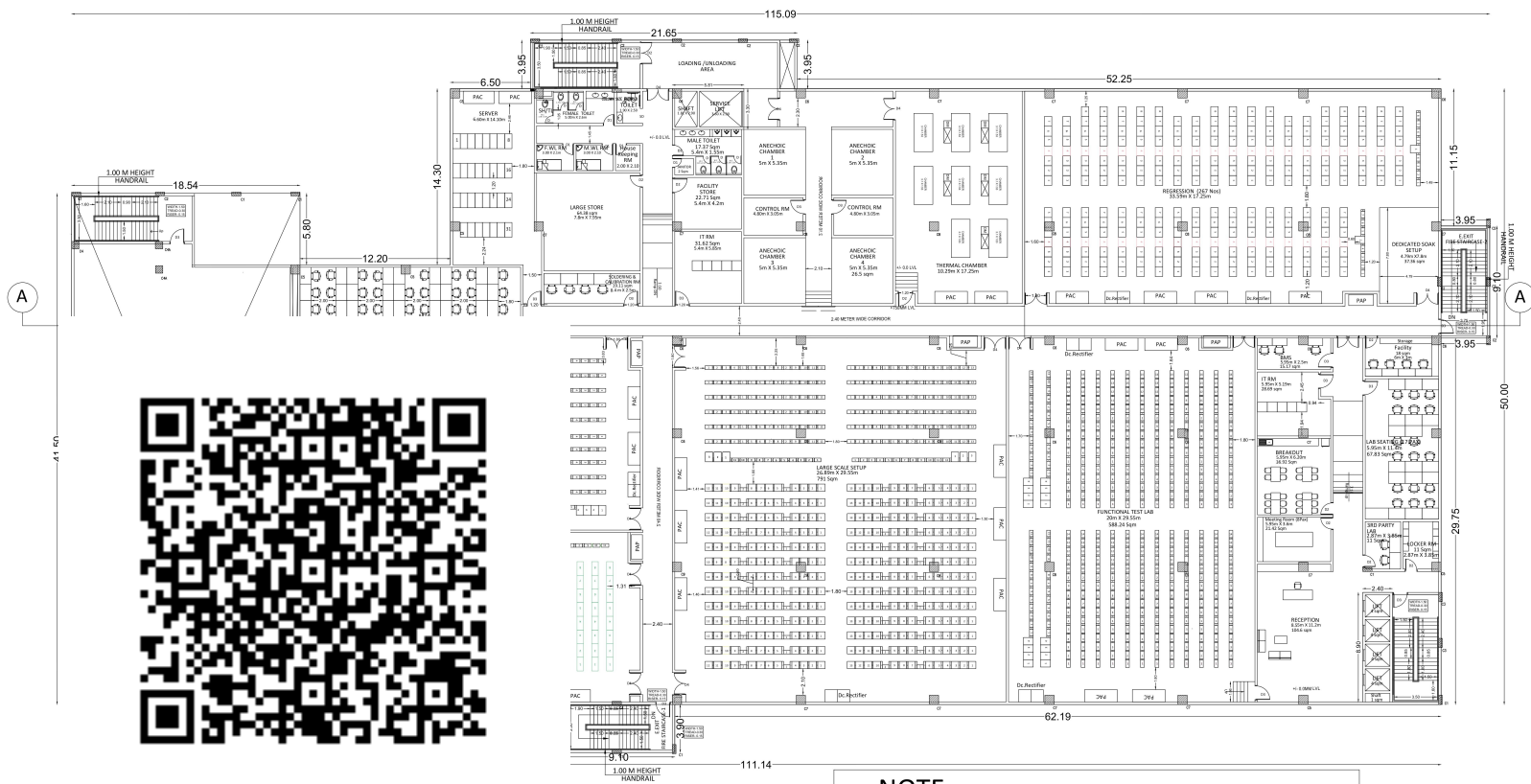
PURPOSE
Commercial

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.



SECTION AA



NOTE:
FULLY AIR CONDITIONED OFFICE

SHEET NO: 02/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
IT OFFICE BUILDING IN S.NO: 76 (PART), PLOT NO-H2
PT, SIPCOT INDUSTRIAL PARK, EGATTUR VILLAGE,
THIRUPUR TALUK, CHENGALPATTU DISTRICT.

Client:

M/S.NOKIA SOLUTIONS AND NETWORKS PVT LTD

Drawing Title:

FIRST FLOOR PLAN & SECTION-AA

SPECIFICATIONS

Foundation : Using R.C.C in M20(footing) upto 2.5m deep.
Isolated Footing with steel column.
Super Structure : R.C.C & Steel framed structure in M25concrete,
1mm Brick wall work in G.M 1:1.5 or engg building.
Roof : R.C.C in M25 grade / Steel Roof with Metal
Galvanized roof.
Flooring : Vacuum dewatered Marble/Granite/Kotta flooring.
Finishes : Interior and exterior in emulsion paint over
cement plastering.
Weathering course : Using brick jelly lime concrete and a layers
of weathering tiles.

Scale : 1:100

ALL DIMENSION ARE IN METER

AREA STATEMENT: (FSI AREA)

S.NO	DESCRIPTION	FSI AREA (SQ M)
1	IT OFFICE BUILDING	4607.01
2	FIRST FLOOR PLAN	

Color Index : Proposed building

Schedule of Joinery (MATERIAL STORE ROOM)

NAME	DESCRIPTION	SIZE
D1	DOOR	0.60 X 2.40
D2	DOOR	0.90 X 2.40
D3	DOOR	1.00 X 2.40
D4	DOOR	1.20 X 2.40
SD	SLIDING DOOR	2.40 X 2.40

OCCUPIER SIGNATURE

H. Rabin Mohan
S. S. Sudhakar Kumar
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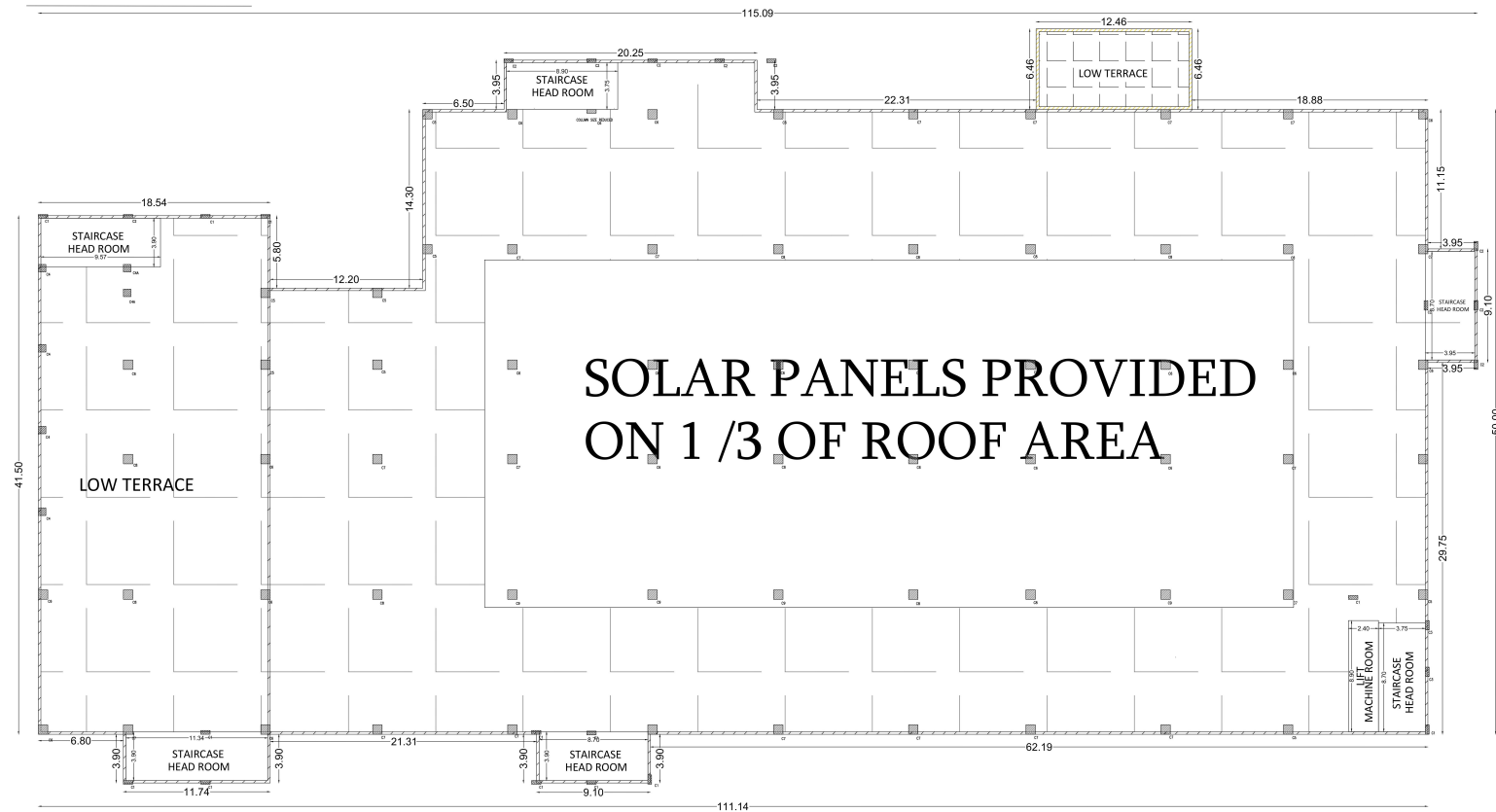
STRUCTURAL ENGINEER SIGNATURE

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ARCHITECT SIGNATURE

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NO-41, Winkley Street, VGN Victoria park,
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FRONT ELEVATION



ROOF PLAN

SHEET NO: 03/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
IT OFFICE BUILDING IN S.NO: 76 (PART), PLOT NO:H2
PT, SIPCOT INDUSTRIAL PARK, EGATTUR VILLAGE,
THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

Client:	M/S.NOKIA SOLUTIONS AND NETWORKS PVT LTD
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Drawing Title:
FRONT ELEVATION & ROOF PLAN

AREA STATEMENT: (FSI AREA)		
S.NO	DESCRIPTION	NON FSI AREA (SQ M)
	HEAD ROOM AND MACHINE ROOM	236.67

	SPECIFICATIONS
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Foundation	:Using R.C.C in M20(footing) upto 2.5m deep. :Isolated Footing with steel column.
Super Structure	:R.C.C & Steel framed structure in M25concrete, 1mm Brick wall work in C.M 1:5/ 'pr' eage building.
Roof	:R.C.C in M25 grade / Steel Roof with Metal Galvanized roof.
Flooring Finishes	:Vacuum dewatered/ Marble/ Granite/ Kota flooring. :Interior and exterior in emulsion paint or cement plastering.
Weathering course	:Using brick jelly lime concrete and a layers of weathering tiles.

Scale : 1:100

ALL DIMENSION ARE IN METER

VENTILATION AND SOLAR DETAILS:

1/8 VENTILATION PROVIDED AS PER TNCDBR - 2019

1/3 SOLAR PANEL PROVIDED AS PER TNCDBR - 2019

Color Index : Proposed building

OCCUPIER SIGNATURE

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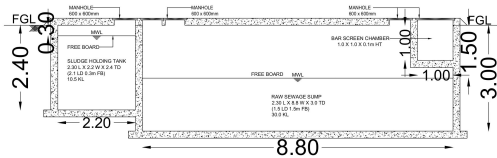
ARCHITECT SIGNATURE

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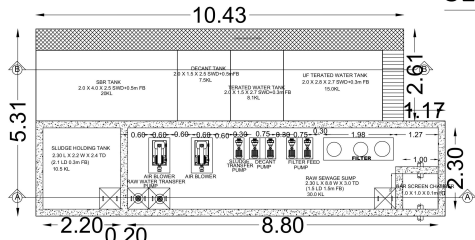


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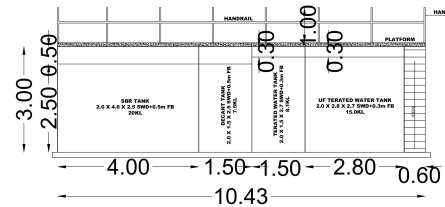
6. STP



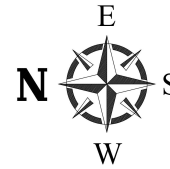
SECTION - AA



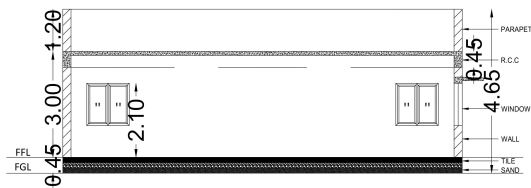
STP TANK - PLAN 35KL



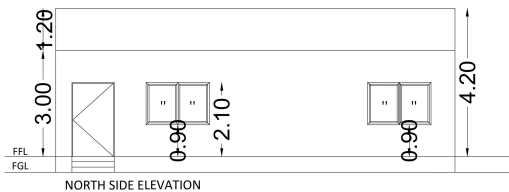
SECTION -BB



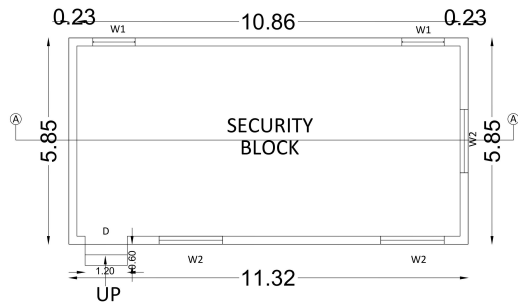
2. SECURITY BLOCK



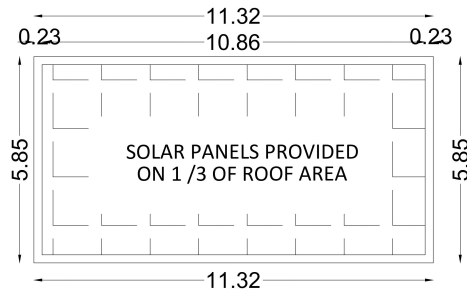
SECTION AA



NORTH SIDE ELEVATION



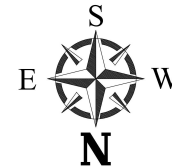
FLOOR PLAN



TERRACE FLOOR

Schedule of Joinery (MATERIAL STORE ROOM)

NAME	DESCRIPTION	SIZE
D	DOOR	1.20 X 2.40
W1	WINDOW	1.20 X 1.20
W2	WINDOW	1.80 X 1.20



SHEET NO: 04/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF IT
OFFICE BUILDING IN S.NO: 76 (PART), PLOT NO:H2 PT,
SIPCOT INDUSTRIAL PARK, EGATTUR VILLAGE,
THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

Client:

M/S.NOKIA SOLUTIONS AND NETWORKS PVT LTD

Drawing Title: SECURITY BLOCK, STP PLAN,
SECTION, ELEVATION & ROOF

SPECIFICATIONS

Foundation	:Using R.C.C in M20(footing) upto 2.5m deep. Isolated Footing with steel column.
Super Structure	:R.C.C & Steel framed structure in M25concrete, 1mm Brick wall work in C.M 1:5/ pr engg.building.
Roof	:R.C.C in M25 grade / Steel Roof with Metal Galvanized roof.
Flooring	:Vacuum dewatered/Marble/Granite/Kotta flooring.
Finishes	:Interior and exterior in emulsion paint over cement plastering.
Weathering course	:Using brick jelly lime concrete and a layers of weathering tiles.

Scale : 1:100

ALL DIMENSION ARE IN METER

Color Index :

Proposed building

AREA STATEMENT: (FSI AREA)

S.NO	DESCRIPTION	Non FSI (SQ.M)	FSI Area (SQ.M)
2	SECURITY BLOCK	-----	66.21
6	STP	58.51	-----
	TOTAL	58.51	66.21

OCCUPIER SIGNATURE

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STRUCTURAL ENGINEER SIGNATURE

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(M)-91 9841613506 - 9382161397

PLAN SHOWING THE PROPOSED CONSTRUCTION OF IT OFFICE BUILDING IN S.NO: 76 (PART), PLOT NO:H2 PT, SIPCOT INDUSTRIAL PARK, EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

CLIENT NAME:
M/S.NOKIA SOLUTIONS AND NETWORKS PVT LTD

SIPCOT APPROVAL NO: 39/2021

FILE NO: SWP/BPA/385927/2024/TCP

AS PER TNPCB:
R & D SERVICE - WIRELESS TELECOMMUNICATIONS ACTIVITIES

CATEGORY: GREEN CATEGORY
AREA STATEMENT

PLOT AREA AS PER DOCUMENT = 3.14 Acres (OR) 12707.13 Sq.M
PLOT AREA AS PER FMB = 12707.13 Sq.M
PLOT AREA AS PER SITE = 12682.23 Sq.M

BUILDING AREA STATEMENT

S.NO	DESCRIPTION	AREA IN SQ.M FSI	NON FSI UP AREA	TOTAL BUILT UP AREA
1	IT OFFICE BUILDING STILT FLOOR(PARKING)	-----	3978.44	3978.44
1A	FACILITY STORE LOBBY - 2 STORE - 2	366.43	-----	366.43
1B	UTILITY BUILDING HT PANEL TRANSFORMER - 1 TRANSFORMER - 2 TRANSFORMER - 3 TRANSFORMER - 4	807.72	-----	807.72
1C	FIRE AND PHE PUMP ROOM LOBBY - 1	80.49	-----	80.49
2	LOBBY - 1	207.44	-----	207.44
3	FIRST FLOOR HEAD ROOM & MACHINE ROOM	4607.01	-----	4607.01
4	2	236.67	-----	236.67
5	SECURITY BLOCK	66.21	-----	66.21
6	UG STROM WATER DOMESTIC WATER TANK& FIRE WATER TANK	29.81	-----	29.81
7	4	139.44	-----	139.44
8	5	94.60	-----	94.60
9	6	58.51	-----	58.51
10	STP	-----	58.51	58.51
11	TOTAL AREA	6135.30	4537.47	10672.77

TOTAL FSI AREA= 6135.30

PLOT COVERAGE = PLINTH AREA = 1528.29/12682.23=12.05%

FSI = TOTAL AREA = 6135.30 = 0.48
SITE AREA = 12682.23

HP DETAILS: MAN POWER DETAILS
PROPOSED HP = 164.5 HP
TOTAL HP = 164.5 HP
MALE - 30
FEMALE - 0
TOTAL NO OF WORKERS- 30

SANITATION REQUIREMENTS :

S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	MALE - WC	02	03
2	FEMALE - WC	00	00
3	URINALS	02	03

PARKING CALCULATION

OFFICE AREA = 4607.01
CAR PARKING = 50 = 92 No's
TWO WHEELER = 184 No's

PARKING REQUIREMENT (PROPOSED)

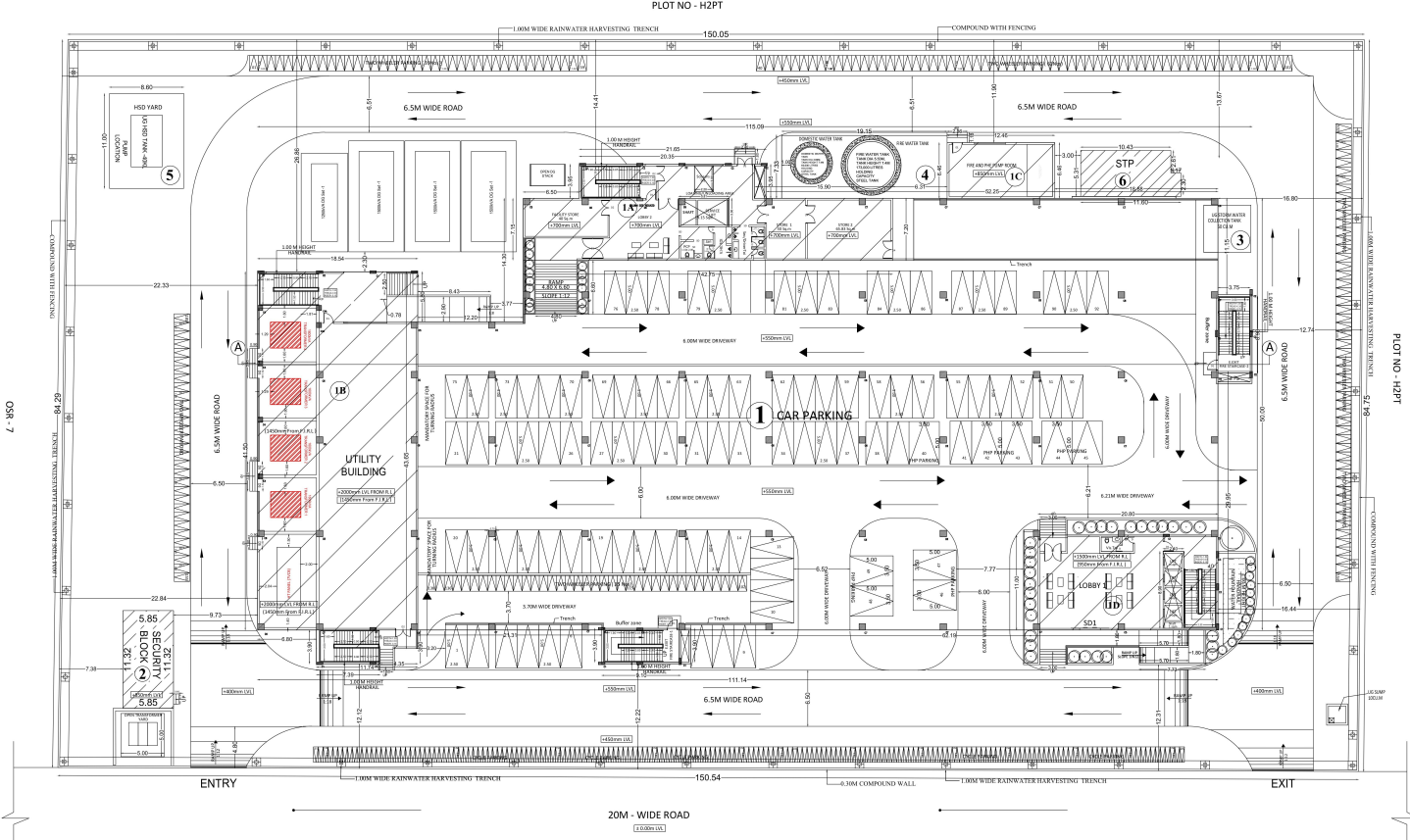
S.NO	SLOTS NAME / SIZE	REQUIRED	PROVIDED
1	CAR (2.50M X 5.00M)	92 No's	83 No's
2	PHP (3.50M X 5.00M)	09 No's	09 No's
3	TWOWHEELER(1.00M X 1.80M)	184 No's	185 No's

OWNER SIGNATURE

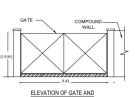
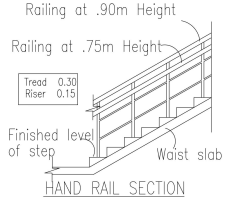
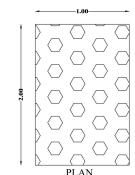
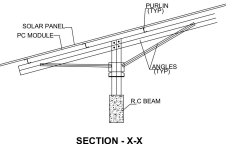
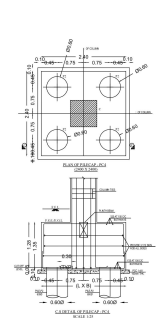
STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE

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(M)-91 9841613506 - 9382161397



SITE PLAN (1:100)



NAME	DESCRIPTION	SIZE
D	DOOR	0.75 X 2.40
D1	DOOR	1.20 X 2.40
D2	DOOR	1.80 X 2.40
D3	DOOR	2.40 X 2.40
D4	DOOR	2.10 X 2.40
D5	DOOR	2.40 X 2.40
D6	STEEL DOOR	1.50 X 2.10
D7	SLIDING DOOR	1.80 X 2.10
SD1	SLIDING DOOR	1.80 X 2.10

NOTES:
1. FIRE WATER TANK DIA 5.53M, TANK HEIGHT 7.4M 173,000 LITRES HOLDING CAPACITY STEEL TANK
2. DOMESTIC WATER TANK DIA 3.69M, TANK HEIGHT 7.4M 60,000 LITRES HOLDING CAPACITY STEEL TANK

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

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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.

