PP APPROVAL RECORD

# Planning Permission

## Survey 237

Alathur

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.

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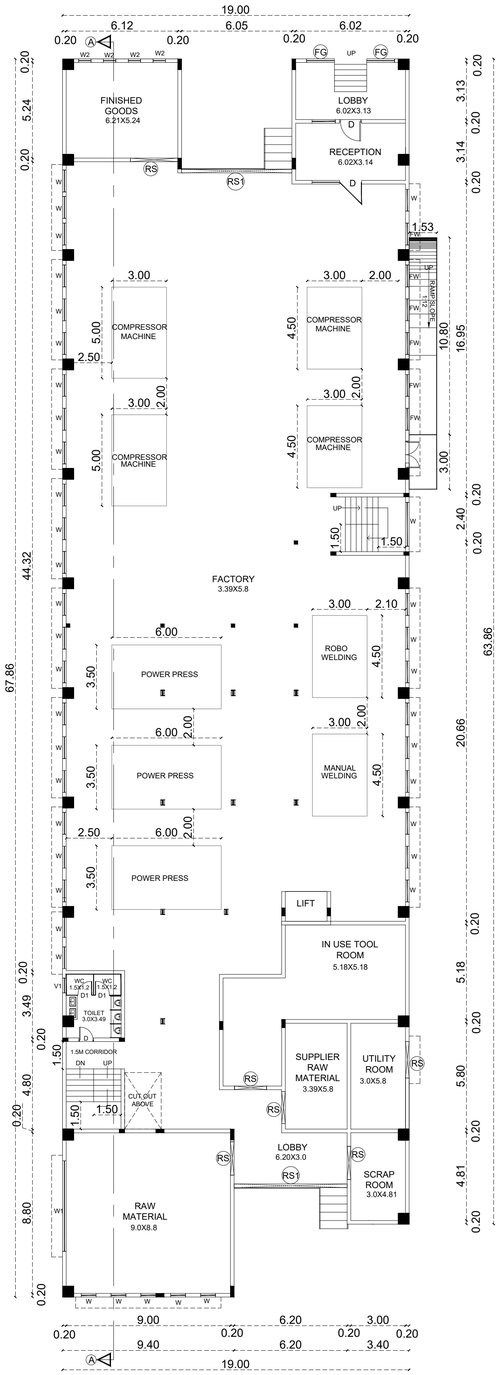
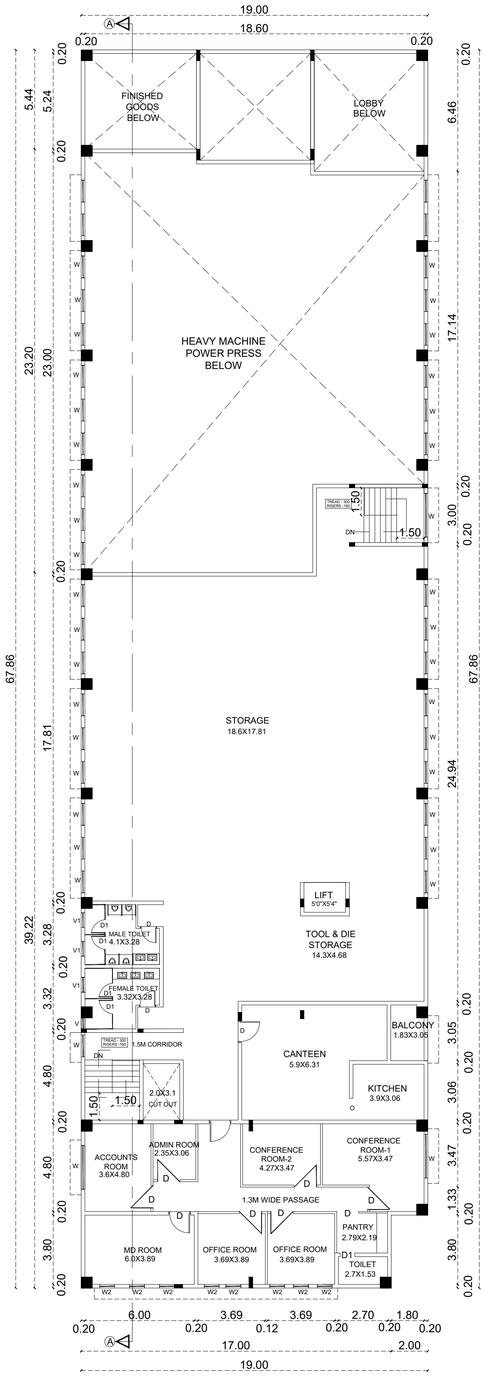
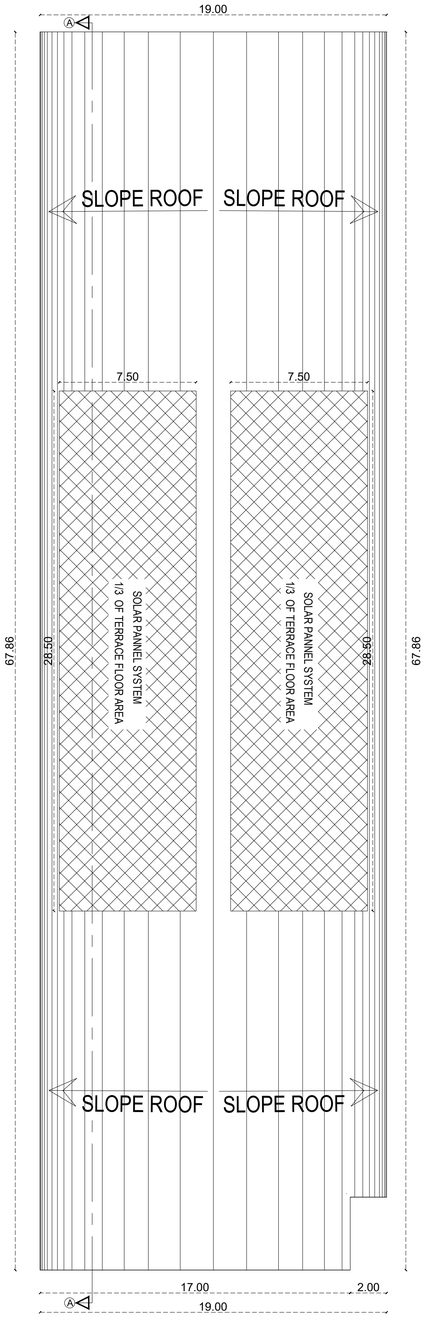


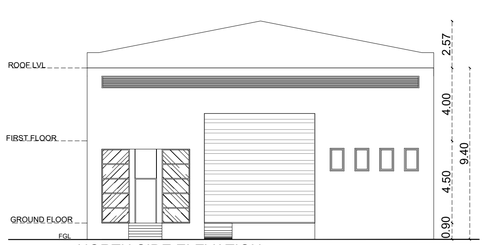

GROUND FLOOR PLAN



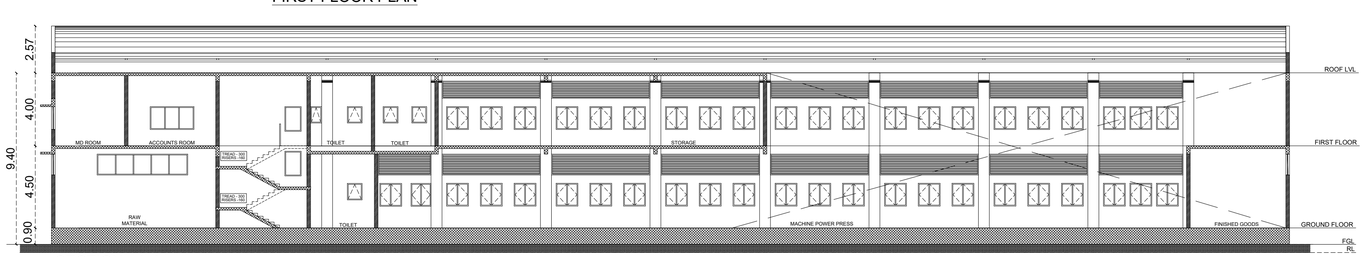

FIRST FLOOR PLAN




ROOF PLAN




NORTH SIDE ELEVATION




SECTION - A A

PROPOSED INDUSTRIAL BUILDING FOR M/S TECHNOCRAFT INDUSTRIES FOR THE PURPOSE OF MANUFACTURE OF FABRICATION METAL PRODUCT AND ASSEMBLIES, PLOT NO : E79 & 84, IN SIPCOT INDUSTRIAL ESTATE ALATHUR , PHASE - II, SF NO: 237/5 PART AT ALATHUR VILLAGE, TIRUPORUR TALUK, CHENGALPATTU DISTRICT- 602105

CATEGORY OF INDUSTRY = GREEN

MANUFACTURE: 37. JOBBING AND MACHINING

AS PER RULE-36 OF ANNEXURE -V1, OF TNCDBR

SIDCO DTCP APPROVAL NO: 21/2020 DATED :09/12/2020

PLOT EXTENT = 0.494 ACRES = 2000.0 SQM

SCHEDULE OF JOINERY

| | | |
|---|---|---|
| D | DOOR | 1.20 X 3.05M |
| O | DOOR | 1.20 X 3.05M |
| D2 | DOOR | 0.76 X 3.05M |
| W | WINDOW | 1.20 X 1.82M |
| W1 | WINDOW | 5.00 X 1.82M |
| W2 | WINDOW | 0.68 X 1.82M |
| FW | FIXED WINDOW | 1.20 X 1.82M |
| V1 | VENTILATOR | 0.6 X 0.60M |
| RS | ROLLING SHUTTER | 1.7 X 2.75M |
| RS1 | ROLLING SHUTTER | 6.2 X 6.00M |

ROOMS ARE MECHANICALLY VENTILATED

COLOUR INDEX

| | |
|---|---|
| ROAD | PROPOSED BLDG |
| BOUNDARY | |

Title : FLOOR PLAN, SECTION ELEVATION.

Scale : 1: 100

For TECHNOCRAFT INDUSTRIES Proprietor

OCCUPIER.

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Structural Engineer
B.E(Civil),M.Tech (Structures),B.C.Tech
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DTCP REGN : CGLDIST/SE/Gr-I /2025/04/006

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V. P.K. VIJAYARAGHAVAN, B.Arch
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SAJITH & VIVEK
ARCHITECTS LLP
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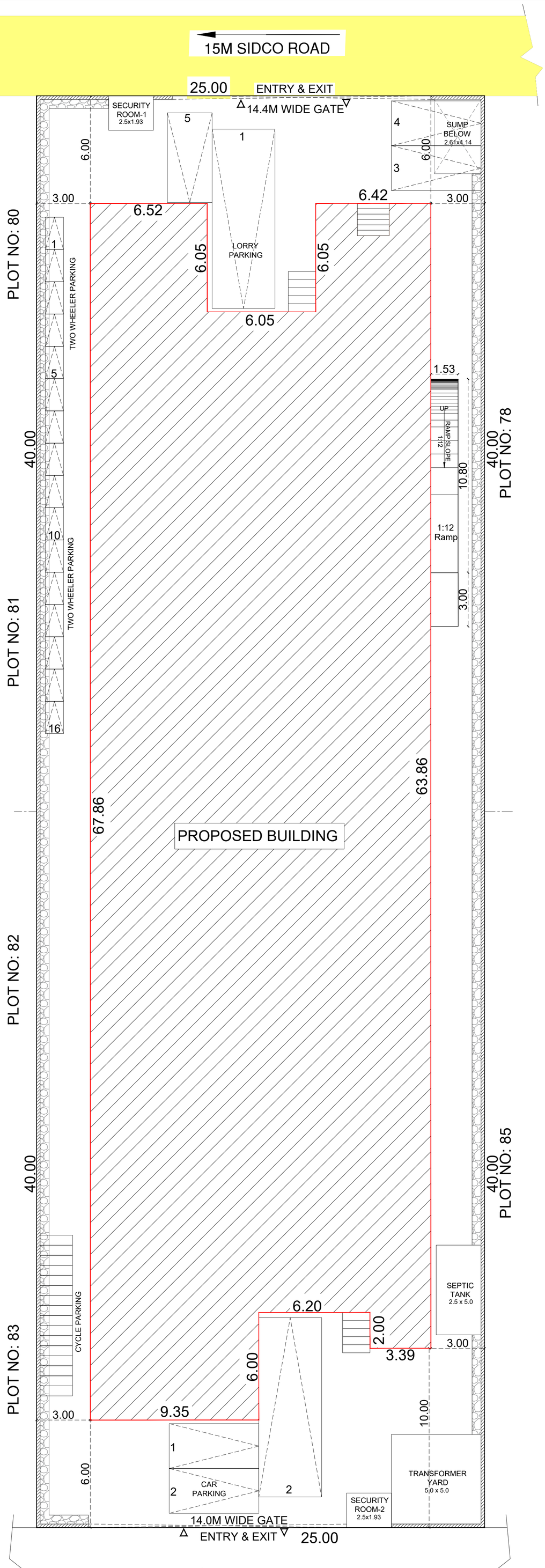
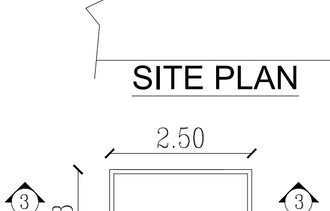
ARCHITECT

Sheet No: 001 / 002



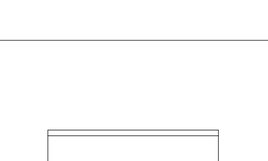

SITE PLAN



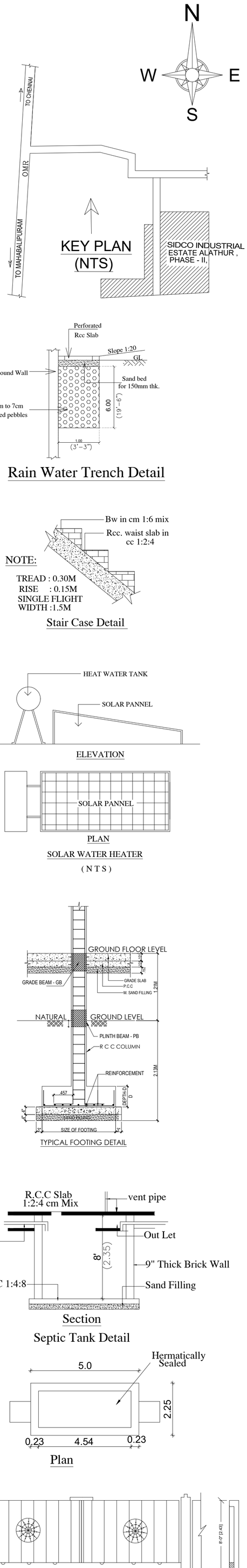

SECURITY ROOM PLAN




SECTION 3-3




FRONT ELEVATION







TYPICAL FOOTING DETAIL




Section

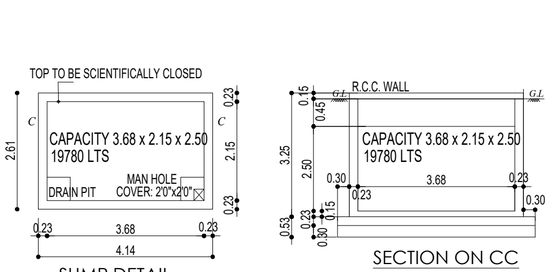
Septic Tank Detail




Plan




DETAILS OF GATE AND COMPOUND WALL




SUMP DETAIL

SECTION ON CC

DETAILING ARE NOT TO SCALE

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SIDCO DTCP APPROVAL NO: 21/2020 DATED :09/12/2020

PLOT EXTENT = 0.494 ACRES = 2000.0 SQM

## AREA STATEMENT

| DESCRIPTION | FSI AREA (IN SQ.M) | NON FSI AREA (IN SQ.M) | TOTAL BUILTUP AREA (IN SQ.M) |
|---|---|---|---|
| GROUND FLOOR AREA | 1201.54 | --- | 1201.54 |
| FIRST FLOOR AREA | 781.61 | --- | 781.61 |
| SECURITY ROOM-1 | --- | 4.81 | 4.81 |
| SECURITY ROOM-2 | --- | 4.81 | 4.81 |
| TOTAL FLOOR AREA | 1983.15 | 9.62 | 1992.77 |
| PLOT COVERAGE | | | 60.0% |
| FLOOR SPACE INDEX | | | 0.99 |

## PARKING DETAILS

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| TWO WHEELERS PARKING | 16 Nos. | 16 Nos. |
| CYCLE PARKING | 16 Nos. | 16 Nos. |
| LORRY PARKING | 02 Nos. | 02 Nos. |
| CAR PARKING | 05 Nos. | 05 Nos. |

## SANITATION DETAILS

NO OF WORKERS (FEMALE - 24, MALE - 25) 49 Nos.

| DESCRIPTION | FEMALE | | MALE | |
|---|---|---|---|---|
| | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| WATER CLOSET | 02 | 02 Nos. | 02 | 02 Nos. |
| ABLUTION TAP | 02 | 02 Nos. | 02 | 02 Nos. |
| URINALS | 00 | 00 Nos. | 02 | 02 Nos. |
| WASH BASIN | 01 | 01 Nos. | 01 | 01 Nos. |

## SOLAR PANEL COVERAGE AREA

| | |
|---|---|
| OPEN TERRACE AREA: | 986.37 SQM |
| 1/3 TERRACE AREA: | 328.79 SQM |
| SOLAR PANEL COVERAGE AREA: | 330.00 SQM |

## HP

| DESCRIPTION | NOS | HP |
|---|---|---|
| ROBO WELDING | 1 Nos | 20 |
| MANUAL WELDING | 1 Nos | 40 |
| POWER PRESS | 3 Nos | 80 |
| COMPRESSOR | 4 Nos | 100 |
| LIGHT AND FAN | 20 Nos | 10 |
| TOTAL NOS OF HP | | 250 HP |

## COLOUR INDEX

| | |
|---|---|
| ROAD | PROPOSED BLDG |
| BOUNDARY | |

Title : SITE PLAN, DETAILING.

Scale : 1: 100

For TECHNOCRAFT INDUSTRIES
Proprietor

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ARCHITECT.

Sheet No: 002 / 002

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**

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

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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.