PP APPROVAL RECORD

Planning Permission

Survey 130/10D and 3 more

Melmaruvathur, Cheyyur taluk

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

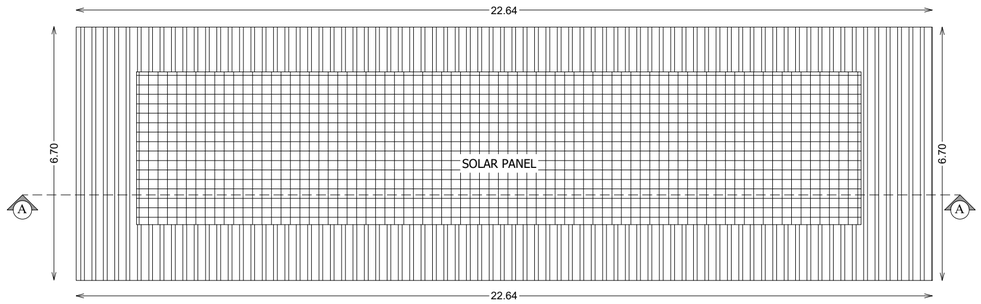
The approval as the planning authority issued it, reproduced in full behind this page.

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

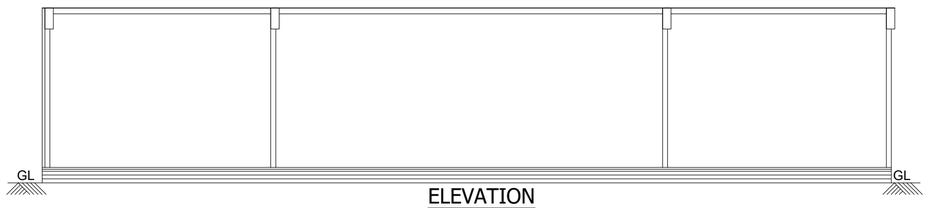
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (EV-CHARGING STATION & WAITING HALL) AT NEW S.F.No : 130/10C(PART),130/10D(PART) & 133/4(PART) (PATTA NO. 289) AT MELMARUVATHUR VILLAGE & PANCHAYAT, CHITHAMUR PANCHAYAT UNION, CHEYYUR TALUK, CHENGALPATTU DISTRICT.

APPLICANT NAME : M/s.REMON SOLAR AND INFRA LLP

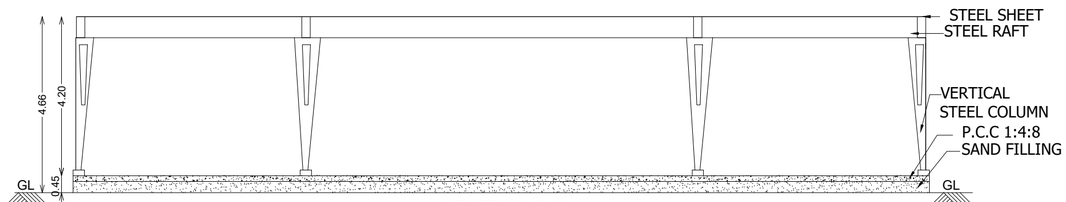
NORTH



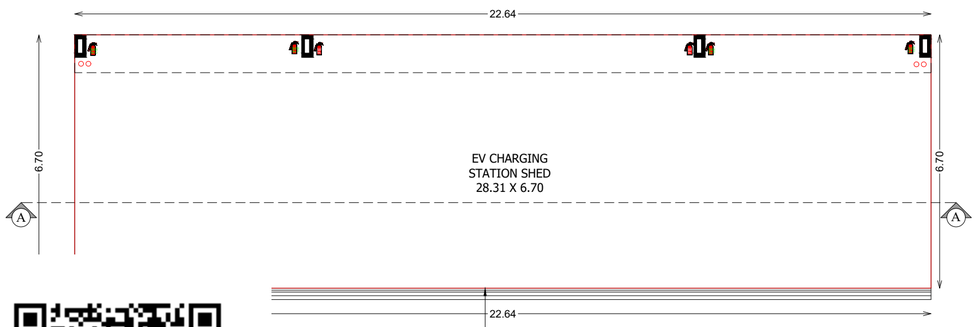
ROOF PLAN



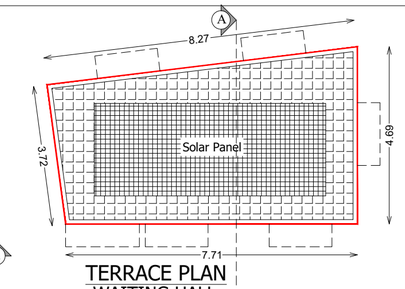
ELEVATION



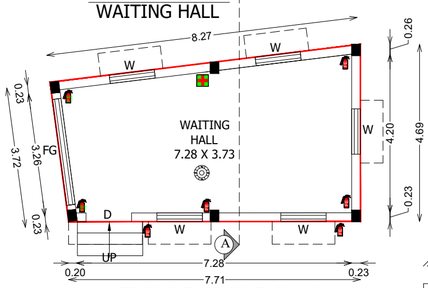
SECTION A-A



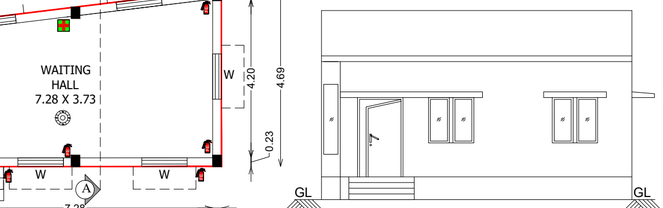
GROUND FLOOR PLAN
EV CHARGING STATION



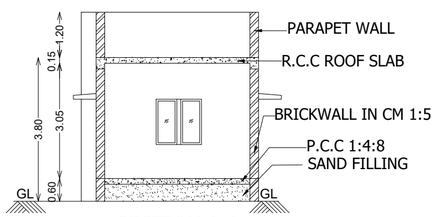
TERRACE PLAN
WAITING HALL



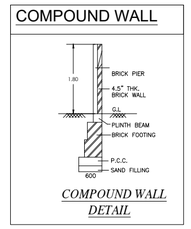
GROUND FLOOR PLAN
WAITING HALL



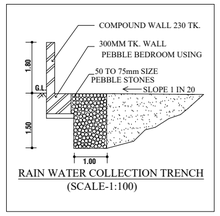
ELEVATION
WAITING HALL



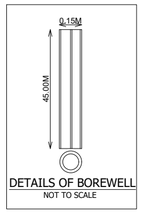
SECTION A-A



COMPOUND WALL DETAIL

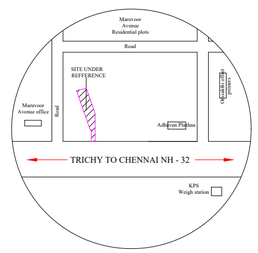


RAIN WATER COLLECTION TRENCH
(SCALE-1:100)



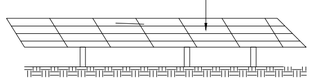
DETAILS OF BOREWELL
NOT TO SCALE

SITE PLAN
SCALE 1:800



KEY PLAN
NOT TO SCALE

10sq.m erecting of solar photo voltaic panels
For generating 1 KW of electricity



FIRE FIGHTING SYSTEM

- FIRST AID BOX
- SAND BUCKET
- FE - CO2 FIRE EXTINGUISHER
- SD - SMOKE DETACTOR
- FRA - FIRE ALARM
- FE - ABC FIRE EXTINGUISHER

COLOUR REFERENCE

APPROACH ROAD	
SITE BOUNDARY	
PROPOSED BUILDING	
PROPOSED SITE	

SCALE: SITE PLAN : 1:800 & FLOOR PLAN 1: 100

TITLE : GROUND FLOOR & CANOPY PLAN, SECTION, ELEVATION, SITE PLAN & KEY PLAN.

AREA STATEMENT (Sq.m)

TOTAL IMPOSED PLOT AREA (As per Lease deed) : 527.41 Sq.m (or) 5677 Sq.Ft.

BUILDING DETAILS	FLOOR DETAILS	FLOOR AREA (Sq.mt)	FLOOR AREA (Sq.ft)	BUILDING HEIGHT (m)
EV CHARGING STATION	EV CHARGING AREA	151.66	1632.46	4.66
	WAITING HALL	33.44	359.94	
TOTAL BUILDUP AREA =		185.10	1992.41	

F.S.I : TOTAL FSI AREA / PLOT AREA = 185.10 / 527.41 = 0.35

JOINERY DETAILS		
TYPES	DESCRIPTION	SIZE
D	DOOR	1.00 X 2.10
W	WINDOW	1.20 X 1.20

PARKING DETAILS	PROVIDED
CAR PARKING	2 Nos
TWO WHEELER PARKING	2 Nos
EV CHARGING POINTS -TWO WHEELER	08 Nos
FAST EV CHARGING POINTS - CAR	08 Nos

GENERAL SPECIFICATION:-

1. Structural & Foundation: Structure designed as per IS 456 (M25 RCC / Fe 500D) and IS 800 / IS 875 (steel canopy with min. 3.0 m clear height); foundation depth min. 1.2 m as per soil test.
2. Charger Plinth & Protection: Charger mounting pad raised min. 150 mm above FFL with concrete-filled MS crash bollards and wheel stoppers as per IS 17017 safety requirements.
3. Safety & Earthing: Independent chemical earthing with resistance < 1.0 Ω as per IS 3043, paired with fire extinguishers and emergency power cut-off complying with CEA & NBC (Part 4) norms.

Er.R.JANAGIRAMAN,M.E.,(Str),M.Sc.,(REV),A.I.V.,
LICENSED SURVEYOR & CHARTERED ENGINEER
REG.No.RSE/GR.II/VO1/OCTOBER-2024/022
No.2, RAMA COMPLEX, ESWARAN KOIL STREET,
TINDIVANAM-604 001. Cell: 8056560242, 8825418068

REGISTERED ENGINEER (SEAL/SIGN)

APPLICANT:
(M/s.REMON SOLAR AND INFRA LLP)

(REMON SOLAR AND INFRA LLP)

OWNER SIGNATURE

SHEET NO - 01/01

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

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.