

PP

APPROVAL RECORD

Planning Permission

Kancheepuram

Kancheepuram 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.

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF FACTORY BUILDING AT
PLOT NO. L-7/1E- FOR M/S ESTRIDE
ENGINEERING S.NO. 11pt, 12pt, &13pt SIPCOT
AEROSPACE PARK (VALLAM VADAGAL) IN
VALLAM-A' VILLAGE, SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT.

SIPCOT LAYOUT :  14/2021
APPROVAL NO (REVISION OF  22/2021)

INDUSTRIAL CATEGORY : GREEN

AS PER ANNEXURE -VI

(29 - ASSEMBLY OF AIR COOLERS & CONDITIONERS)

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA As per Document : 11299.84 SQ.M

BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL BUILT-UP AREA(SQ.M)
1	FACTORY (GROUND FLOOR)	6578.20	-	6578.20
2	OFFICE (GROUND FLOOR)	403.30	-	403.30
3	OFFICE (MEZZANINE FLOOR)	403.30	-	403.30
4	CANOPY AREA	121.94	-	121.94
SUB -TOTAL		7506.74	-	7506.74
5	SECURITY ROOM	13.80	-	13.80
6	STP	-	60.00	60.00
7	UG SUMP(DOMESTIC & FIRE SAFETY)	-	119.00	119.00
TOTAL AREA		7520.25	179.00	7699.25

FLOOR SPACE INDEX = $\frac{7520.25}{11299.84} = 0.665$

PARKING DETAILS :

FACTORY :

GROUND FLOOR AREA : 6578.13 SQ.M

1 LORRY PARKING SPACE FOR EVERY 500.00 SQ.M

1 TWO WHEELER & CYCLE SPACE FOR EVERY 50.00 SQ.M

LORRY PARKING REQUIRED : 13 NOS

TWO WHEELER & CYCLE REQUIRED : 131 NOS

OFFICE :

GROUND FLOOR AREA : 403.30 SQ.M

1 CAR SPACE FOR EVERY 100.00 SQ.M

CAR REQUIRED : 04 NOS

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	13 NOS	13 NOS
CAR PARKING	04 NOS	04 NOS
TWO WHEELER PARKING	131 NOS	135 NOS
CYCLING PARKING	131 Sq.M	146 Sq.M

HORSE POWER DETAILS : 900.00 HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	50	50	100

WATER REQUIREMENT - 20.00 LITRES PER DAY

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

COLOUR INDEX :

REFERENCE :

SCALE = 1 : 100

PROPOSED ☐
BOUNDARY ☐
ROAD ☐
DRIVEWAY ☐

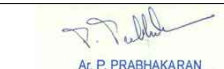
APPLICANT :

For ESTRIDE ENGINEERING

Authorised Signatory

REG. ARCHITECT REG. STRUCTURAL ENGINEER :

REG. ARCHITECT REG. STRUCTURAL ENGINEER :

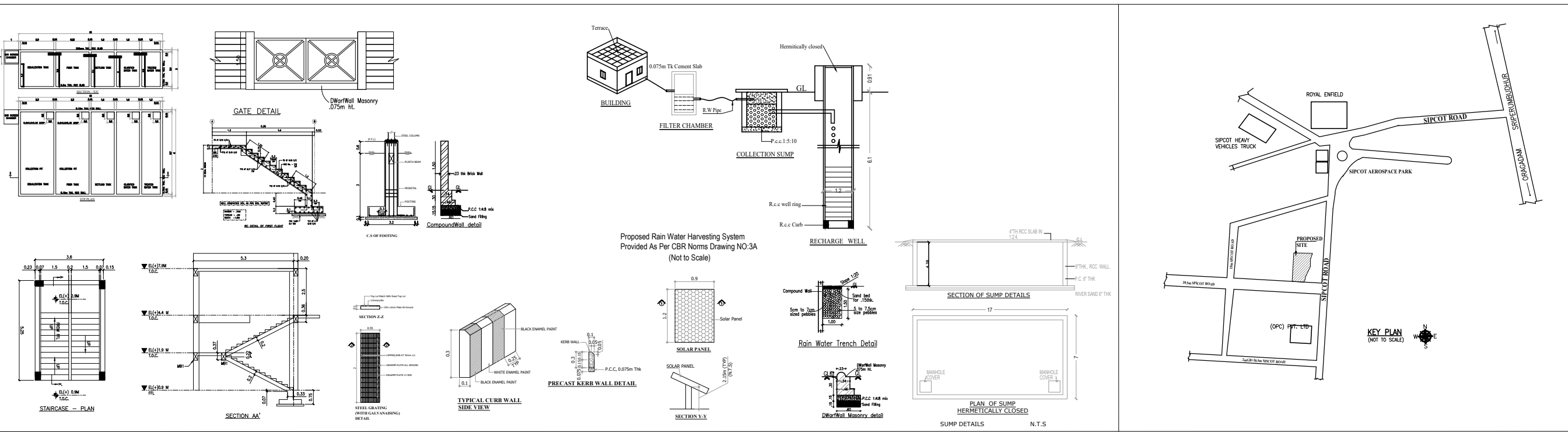
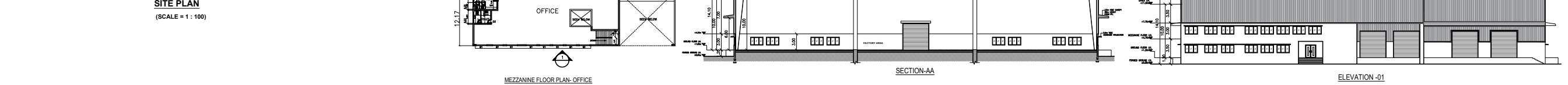
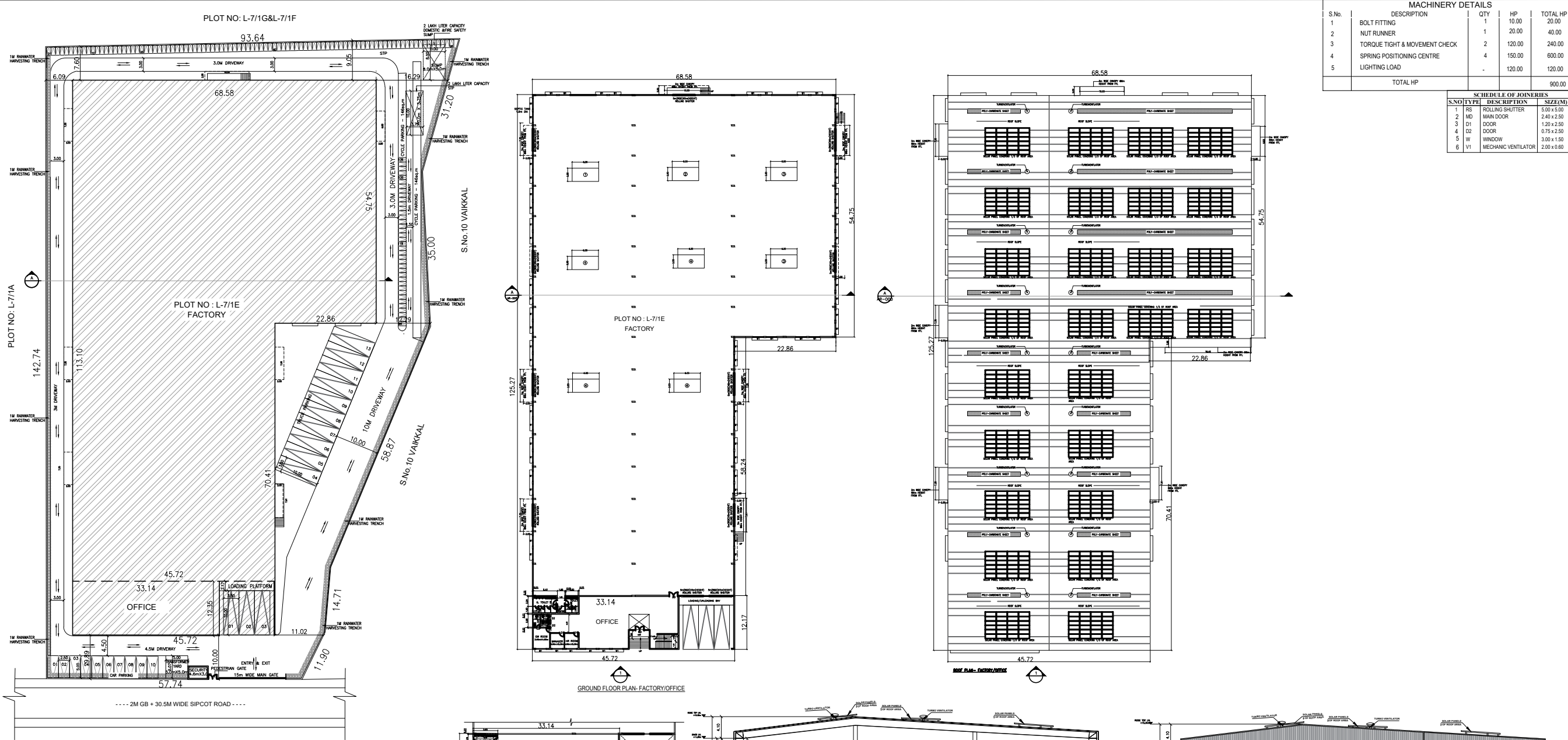

Ar. P. PRABHAKARAN
DTCP REGISTERED ARCHITECT
Reg No TVL/R/GR-I/2021/03/001
Kattupakkam, Chennai-600 056.
Email Id: Karanmaibag@gmail.com

REG. ARCHITECT REG. STRUCTURAL ENGINEER :


Er. S. MOYES ARANGANATHAN
B.E. M.E(Struct.) FIE, FIA(Struct.), FIV,
DTCP Registered Structural Engineer-Grade I (SE)
DTCP Reg No: G2/AR/REG-2019/00003
Maduravoyal, Chennai-600065
Email Id: moysesm2@gmail.com

S.No.	DESCRIPTION	QTY	HP	TOTAL HP
1	BOLT FITTING	1	10.00	20.00
2	NUT RUNNER	1	20.00	40.00
3	TORQUE TIGHT & MOVEMENT CHECK	2	120.00	240.00
4	SPRING POSITIONING CENTRE	4	150.00	600.00
5	LIGHTING LOAD	-	120.00	120.00
TOTAL HP				900.00

S.NO	TYPE	DESCRIPTION	SIZE(M)
1	RS	ROLLING SHUTTER	5.00 x 5.00
2	MD	MAIN DOOR	2.40 x 2.50
3	D1	DOOR	1.20 x 2.50
4	D2	DOOR	0.75 x 2.50
5	W	WINDOW	3.00 x 1.50
6	V1	MECHANIC VENTILATOR	2.00 x 0.60



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

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

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.

