PP APPROVAL RECORD

Planning Permission

Kancheepuram

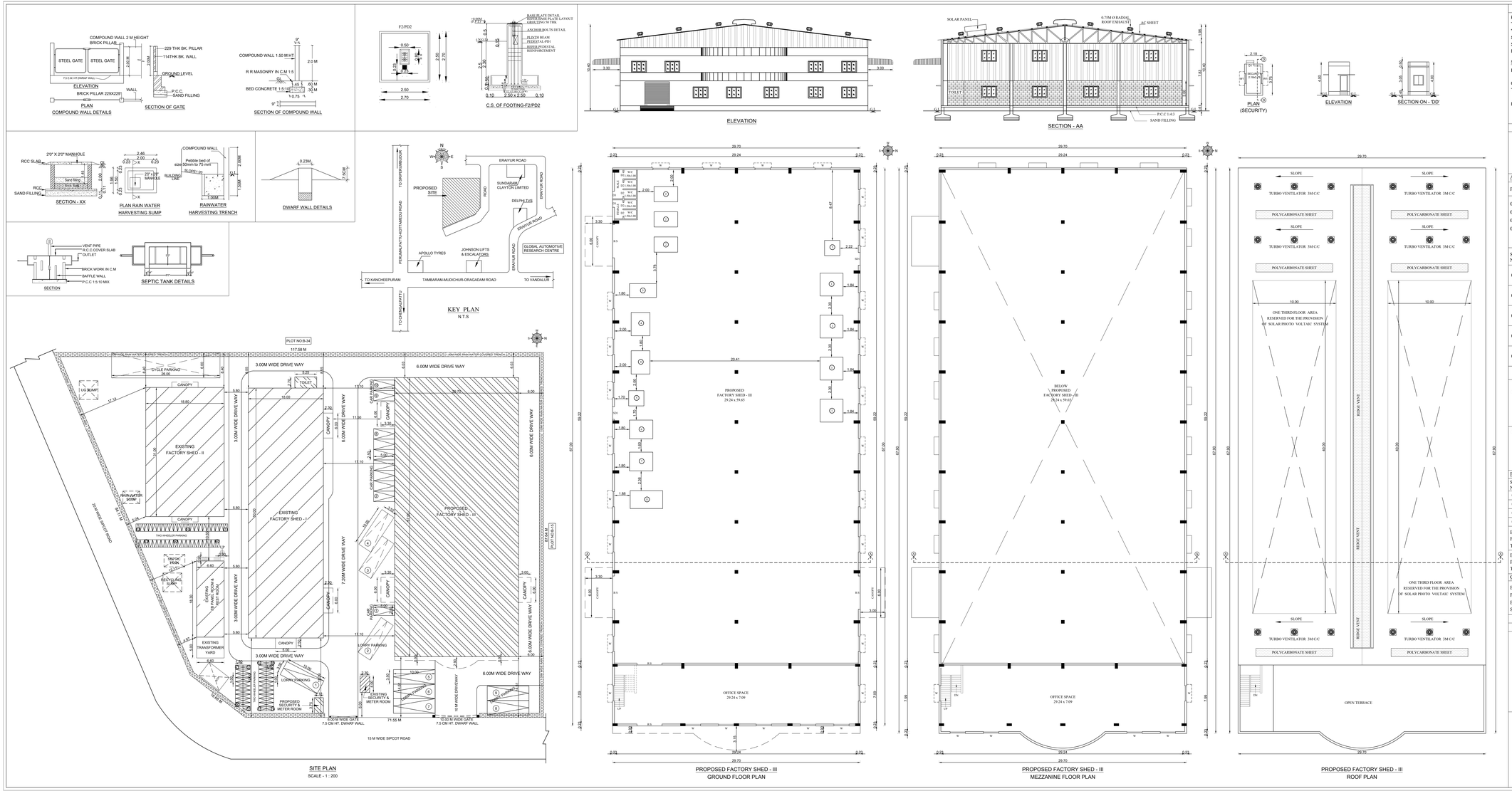
Kancheepuram district, Tamil Nadu

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.



SITE PLAN, GROUND, FIRST, ROOF FLOOR PLAN

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF THE EXISTING INDUSTRIAL BUILDING AT PLOT NO: B-35, "SIPCOT INDUSTRIAL PARK", ORAGADAM, COMPRISED IN S.NO: 262 PART, 263 PART, 264 PART OF VAIPPURI 'B' VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.
FOR M/s. BUHIN ENGINEERS PVT LTD

SIPCOT LAYOUT APPROVED NO.
ம.எண்/ப.தொ.திட்டம்/ஒ.க(ஒ.மே.)/அங்கீ:13/2011

CATEGORY OF INDUSTRY - ORANGE
THROTTLE SHAFT, ELECTRICAL AND IC COMPONENTS

REFERENCE:
EXISTING DTCP APPROVAL NO: 3009/2019, DATE: 30/08/2019
ஒருங்கிணைப்பு திட்டம் ஒரு(ஒ.மே.)அங்கீ:59/எ(ஒ)/2011

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	5.00 x 6.00
D	DOOR	0.90 x 2.13
D1	DOOR	0.70 x 2.13
DD	DOUBLE DOOR	1.80 x 2.13
W	WINDOW	2.80 x 1.22
W1	WINDOW	1.20 x 1.22
V	VENTILATOR	0.60 x 0.60

AREA STATEMENT:-

PLOT EXTENT	8619.80 Sq.m (2.13 Acres)
01. EXISTING FACTORY SHED - I	1080.00 Sq.m
01. EXISTING FACTORY SHED - II	582.80 Sq.m
03. EXISTING EB PANEL ROOM & REST ROOM	120.78 Sq.m
04. EXISTING SECURITY & METER ROOM	28.00 Sq.m
TOTAL EXISTING F.S.I AREA	1811.58 Sq.m

SL. NO.	DESCRIPTION	TOTAL F.S.I AREA. SQ.M	NON F.S.I AREA. SQ.M	TOTAL BUILT UP AREA. SQ.M
01.	PROPOSED ADDITIONAL FACTORY SHED - I (GROUND FLOOR- CANOPY)	54.28	-	54.28
02.	PROPOSED ADDITIONAL FACTORY SHED - II (GROUND FLOOR- CANOPY))	16.38	-	16.38
03.	PROPOSED FACTORY SHED - III (GROUND FLOOR)	2088.37	-	2088.37
04.	PROPOSED OFFICE (FIRST FLOOR)	265.02	-	265.02
05.	SECURITY	8.18	-	8.18
TOTAL AREA		2432.23	-	2432.23

F.S.I - EXISTING FSI AREA + PROPOSED FSI AREA / TOTAL PLOT EXTENT

- 1811.58 + 2432.23 / 8619.80 = 4243.81 / 8619.80 = 0.49

PLOT COVERAGE

EX. PLOT COVERAGE AREA + PRO. PLOT COVERAGEAREA / TOTAL PLOT EXTENT x 100

1811.58 + 2167.21 / 8619.80 = 3978.79 / 8619.80 x 100 = 46.15 %

PARKING DETAILS:-

SL. NO.	PARKING	REQUIRED	PROVIDED
01.	LORRY	09 NOS	09 NOS
02.	CAR	04 NOS	10 NOS
03.	TWO WHEELER PARKING	85 NOS	85 NOS
04.	CYCLE PARKING	153 Sq.m	156 Sq.m

EXISTING H.P - 480 H.P
PROPOSED H.P - 480 H.P
TOTAL H.P - 960 H.P

EXISTING WORKERS (MALE - 45, FEMALE - 05) - 50 Nos
PROPOSED WORKERS (MALE - 90, FEMALE - 10) - 100 Nos
TOTAL WORKERS - 150 Nos

COLOUR INDEX:-

EXISTING BUILDING
PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY

SCALE - 1 : 200

ALL MEASUREMENTS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

OWNER

S.MOSES ARANGANATHAN
B.E. M.E(Struct) FIE, FNSM(Ind.), FM,
(IICD Registered Structural Engineer Grade-I (S))
DTCP Reg.No. CS/2006/STG-(S)/0108/03
Mandaveli, Chennai-600 028.
Email Id: msasanthm@gmail.com
STRUCTURAL ENGINEER

Ar.J.GOPINATH B. Arch
DTCP REGISTERED ARCHITECT
REG. NO. CC/1/2010 RANGI - I/2010/12/0009
KATTUPPADAKA, CHENNAI - 600 008.
EMAIL ID: jaj.gopinath76@gmail.com
ARCHITECT / LICENSED SURVEYOR

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

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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

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Services we run for you
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The LandLens suite
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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.