

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 INDUSTRIAL MANUFACTURING UNIT
M/S SATISH RAVILLA BASKARAN & VENKATESH RAJA
AT SURVEY NO.443/3, 443/7, 454/1A, 454/2, 455, 458/2 OF SRIPERUMBUDUR "A" VILLAGE AND 568/2 OF SRIPERUMBUDUR "B" VILLAGE, SRIPERUMPUDUR TALUK, KANCHEEPURAM DISTRICT.

TITLE:

FACTORY BUILDING -2 PLAN, SECTION, ELEVATION & ROOF PLAN

TNPCB - GREEN CATEGORY,

VIDE PROCEEDING NO.F.3271SPR/GM/DEE/TNPCB/SPR/A/2023

DATE:12.06.2023 & PROCEEDINGS NO.F.3271SPR/GM/DEE/TNPCB/SPR/W/2023

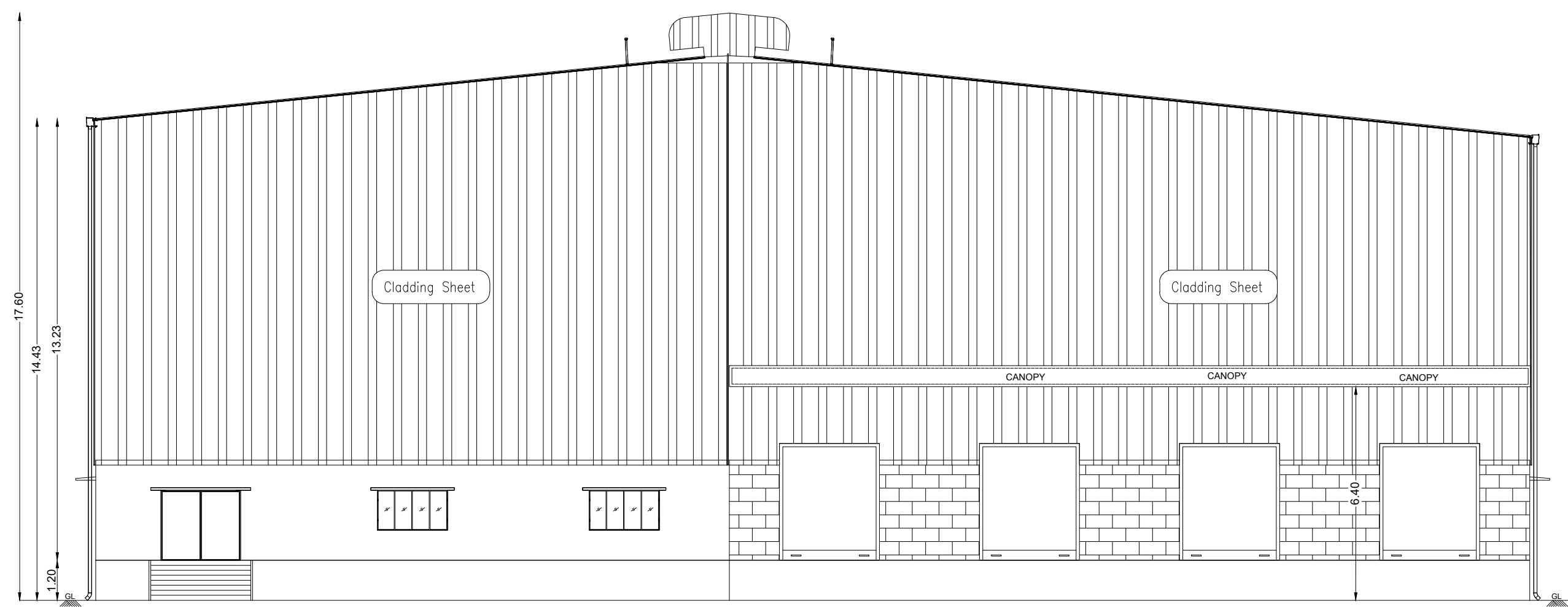
DATE:12.06.2023

SCHEDULE OF JOINERY

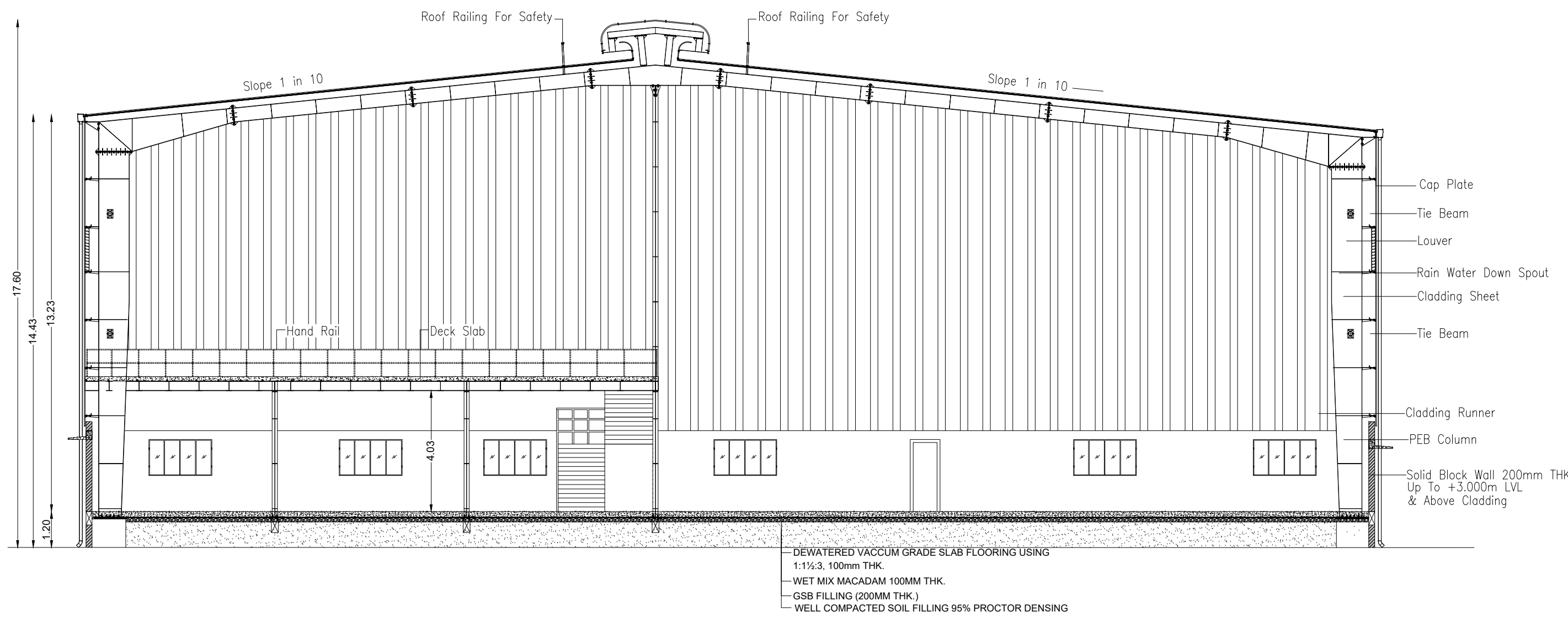
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.0 X 3.5
RS1	ROLLING SHUTTER	4.0 x 5.0
MD	MAIN DOOR	2.4 x 2.1
ED	EMERGENCY DOOR	1.2 x 2.1
W	WINDOW	2.1 x 1.5

MACHINERY DETAILS

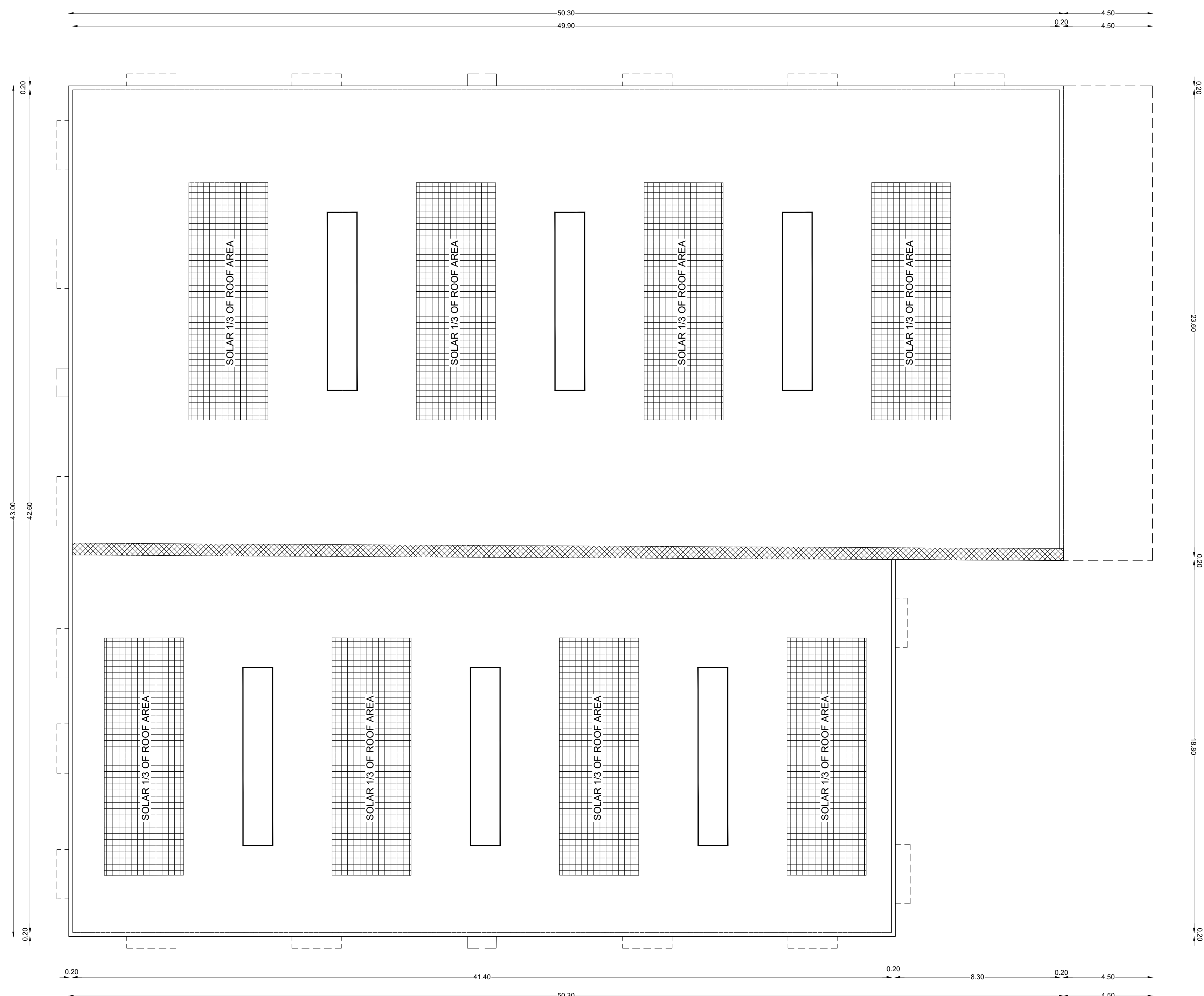
S.NO	NAME OF MACHINERY	EACH H.P	NOS	TOTAL H.P
1	LABELLING MACHINE	5 HP	2Nos.	10HP
2	STRAPPING MACHINE	5 HP	2Nos.	10HP
3	BUNDLING MACHINE	5 HP	2Nos.	10HP
4	DRILLING MACHINE	5 HP	1No	05HP
5	PACKING MACHINE	5 HP	2Nos.	10HP
6	MOULDING MACHINE	5 HP	1No	05HP
TOTAL HP =				50HP



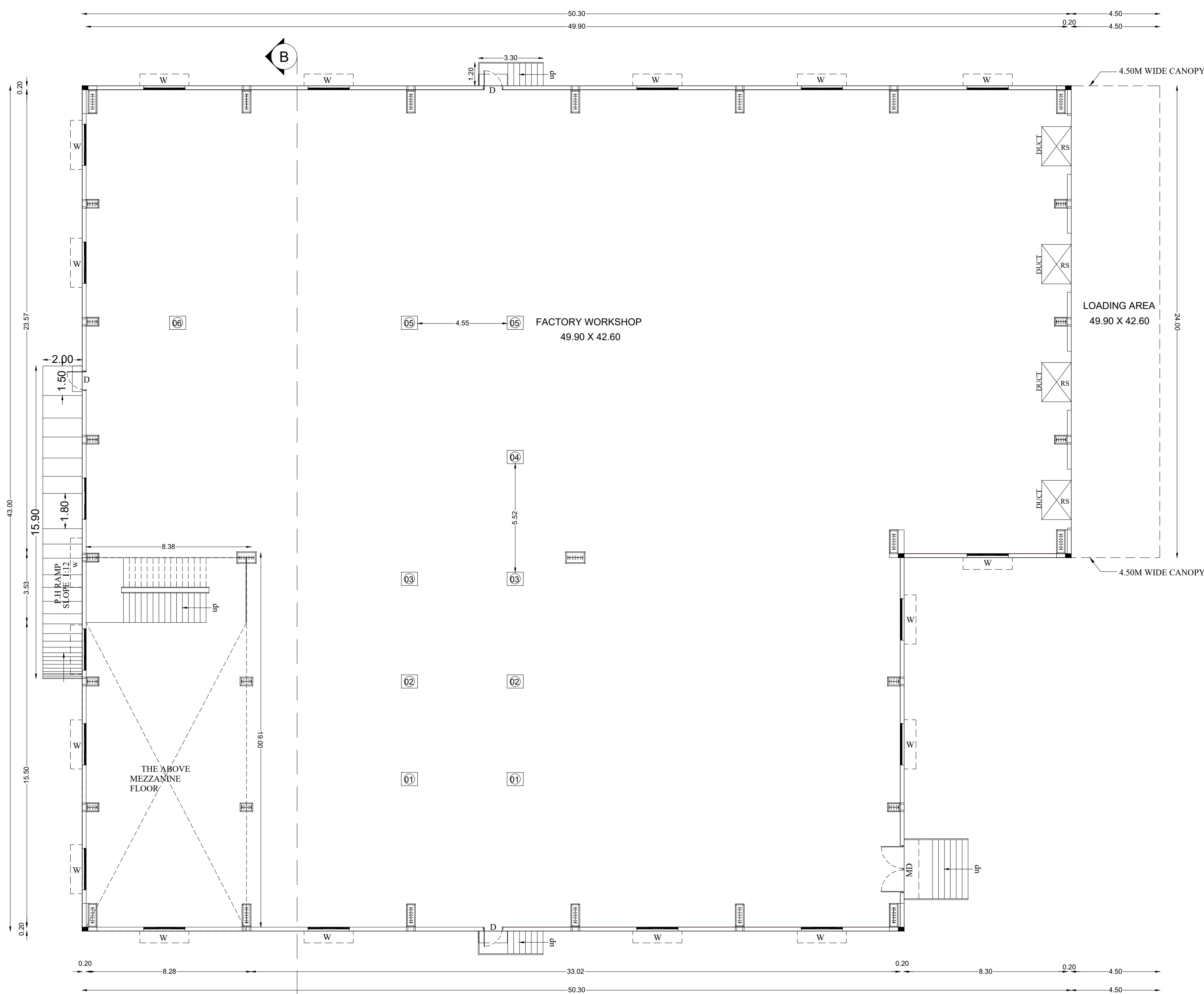
EAST SIDE ELEVATION
FACTORY BUILDING-2



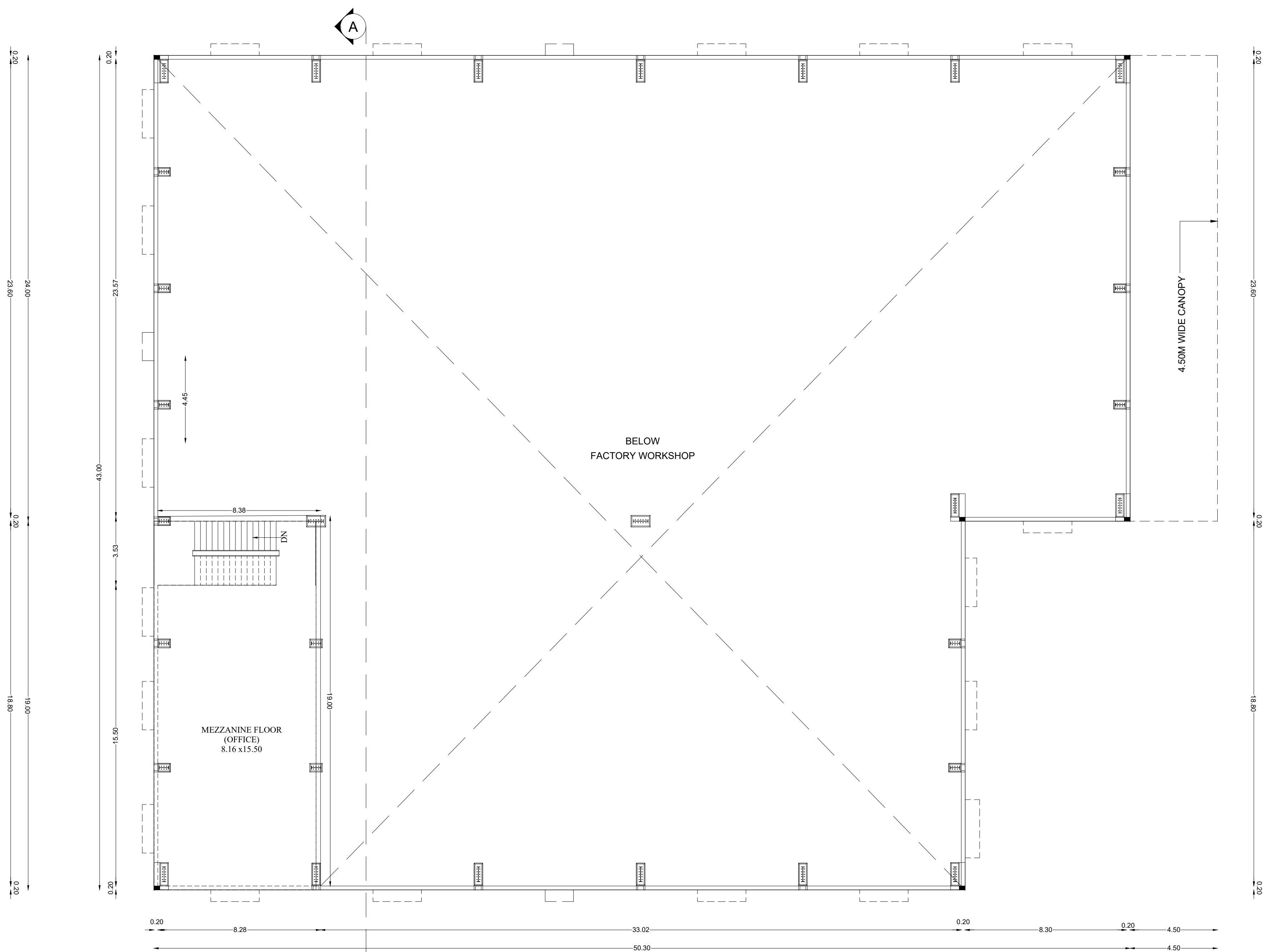
SECTION B-B
FACTORY BUILDING-2



ROOF PLAN
FACTORY BUILDING-2



GROUND FLOOR PLAN
FACTORY BUILDING-2



MEZZANINE FLOOR PLAN
FACTORY BUILDING-2

COLOUR REFERENCE

ROAD	PROPOSED BUILDING
BOUNDRY	EXISTING MACHINERY

OWNER / OCCUPIER

STRUCTURAL ENGINEER G-1

REGISTERED ENGINEER G-1

TNPCB - GREEN CATEGORY,
VIDE PROCEEDING NO.F.3271SPR/GM/DEE/TNPCB/SPR/A/2023
DATE:12.06.2023 &
PROCEEDINGS NO.F.3271SPR/GM/DEE/TNPCB/SPR/W/2023
DATE:12.06.2023

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☐	ROAD	☐	PROPOSED BUILDING
☐	BOUNDARY	☐	EXISTING MACHINERY

OWNER / OCCUPIER

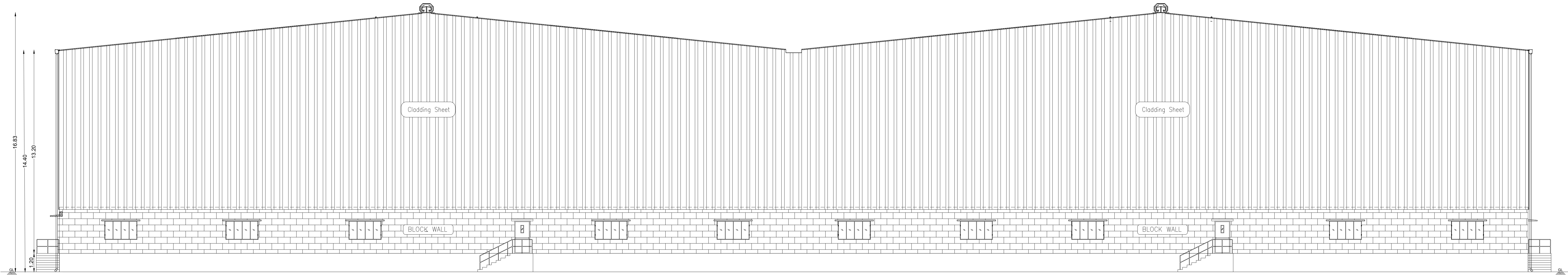
D. DHARMASAGANARAN
As ENR, M. TECH (STRUCT), M.S., C.E.S., B
Registered Structural Engineer, 68-4
COMBES-420281000, St. 11 to 12,
Jod Theroi, Block - 528, 94 Street, Hiranandani
Nagar Extension, Seabrook, Chennai - 600 075.
da23@rediffmail.com, + 9199520557

STRUCTURAL ENGINEER Gr-1

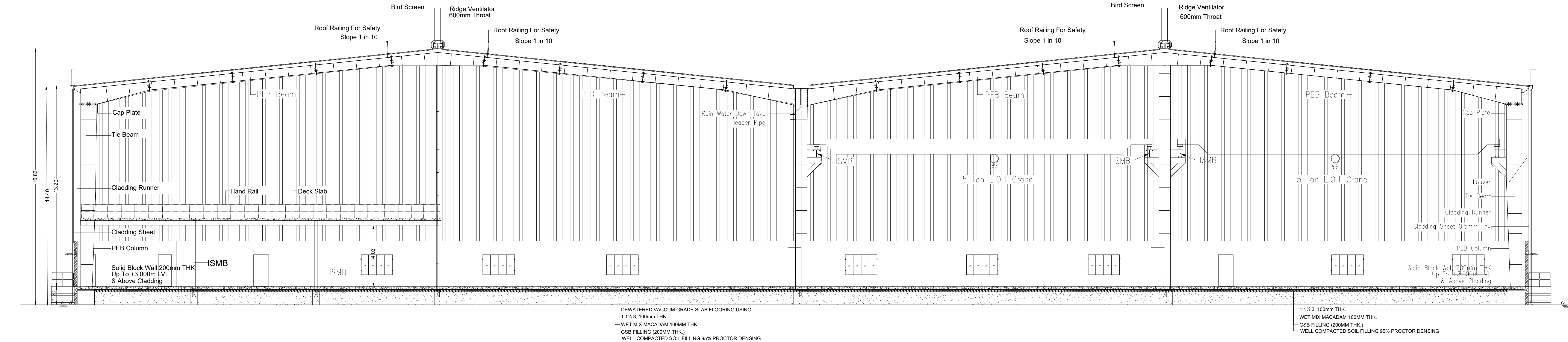
R. SATHISHKUMAR, A. Arch. Reg. M. Eng.
Licensed Surveyor & Registered Engineer Grade-1 (RIS)
Reg. No. CCL0517/RS/AR/12621/03/1004
6/2, Veerpath Nagar, Arkonapattanam Pond,
Madhavandapuram Taluk, Changanassery Dist - 682 201
Cell - 9444 91 2235 email - veerpathnagar.com@yahoo.com

REGISTERED ENGINEER Gr-1

ROOF PLAN
FACTORY BUILDING-1



SOUTH SIDE ELEVATION
FACTORY BUILDING-1



DEWATERED VACUUM GRADE SLAB FLOORING USING
1:1 1/2:3, 100mm THK
WET MIX MACADAM 100MM THK
GSB FILLING (200MM THK.)
WELL COMPACTED SOIL FILLING 95% PROCTOR DENSING

1:1 1/2:3, 100mm THK
WET MIX MACADAM 100MM THK
GSB FILLING (200MM THK.)
WELL COMPACTED SOIL FILLING 95% PROCTOR DENSING

SECTION A-A
FACTORY BUILDING-1

SHEET NO - 03/05

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF INDUSTRIAL MANUFACTURING UNIT
M/S.SATISH RAVILLA BASKARAN & VENKATESH
RAJA AT SURVEY NO.443/3, 443/7, 454/1A, 454/2, 455,
458/2 OF SRIPERUMBUDUR "A" VILLAGE AND 568/2 OF
SRIPERUMBUDUR "B" VILLAGE, SRIPERUMPUDUR
TALUK, KANCHEEPURAM DISTRICT.

TITLE:

FACTORY BUILDING -1 SECTION & ELEVATION

TNPCB - GREEN CATEGORY,

VIDE PROCEEDING NO.F.3271SPR/GM/DEE/TNPCB/SPR/A/2023
DATE:12.06.2023 &
PROCEEDINGS NO.F.3271SPR/GM/DEE/TNPCB/SPR/W/2023
DATE:12.06.2023

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.0 X 3.5
RS1	ROLLING SHUTTER	4.0 x 5.0
MD	MAIN DOOR	2.4 x 2.1
ED	EMERGENCY DOOR	1.2 x 2.1
W	WINDOW	2.1 x 1.5

COLOUR REFERENCE

ROAD	PROPOSED BUILDING
BOUNDARY	EXISTING MACHINERY

OWNER / OCCUPIER

D. SHANMUGASUNDARAM
B.E. CIVIL, M.B.E. (MILITARY), M.A., C.E. (CIVIL), B.
Registered Structural Engineer (G-1)
REGISTERED CIVIL ENGINEER, P. 1213-14
And North, South, Civil, Soil, Steel, Surveying,
Water, Sewer, Sanitary, Electrical, etc.
and all types of construction work.

STRUCTURAL ENGINEER G-1

R. SATISH RAVILLA BASKARAN & VENKATESH RAJA
B.E. CIVIL, M.B.E. (MILITARY), M.A., C.E. (CIVIL), B.
Registered Structural Engineer (G-1)
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REGISTERED ENGINEER G-1

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M/S.SATISH RAVILLA BASKARAN & VENKATESH RAJA
AT SURVEY NO.443/3, 443/7, 454/1A, 454/2, 455, 458/2
OF SRIPERUMBUDUR "A" VILLAGE AND 568/2 OF
SRIPERUMBUDUR "B" VILLAGE, SRIPERUMPUDUR
TALUK, KANCHEEPURAM DISTRICT.

TITLE:

FACTORY BUILDING -1 GROUND FLOOR PLAN &
MEZZANINE FLOOR

TNPGB - GREEN CATEGORY,
VIDE PROCEEDING NO.F.3271SPR/GM/DEE/TNPGB/SPR/A/2023
DATE:12.06.2023 &
PROCEEDINGS NO.F.3271SPR/GM/DEE/TNPGB/SPR/W/2023
DATE:12.06.2023

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.0 X 3.5
RS1	ROLLING SHUTTER	4.0 x 5.0
PD	P.H TOILET DOOR	1.0 x 2.1
D1	DOOR -1	0.76 x 2.1
MD	MAIN DOOR	2.4 x 2.1
ED	EMERGENCY DOOR	1.2 x 2.1
W	WINDOW	2.1 x 1.5

MACHINERY DETAILS

S.NO	NAME OF MACHINERY	EACH H.P	NOS	TOTAL H.P
1	LABELLING MACHINE	5 HP	2Nos.	10HP
2	STRAPPING MACHINE	5 HP	2Nos.	10HP
3	BUNDLING MACHINE	5 HP	2Nos.	10HP
4	DRILLING MACHINE	5 HP	1No	05HP
5	PACKING MACHINE	5 HP	2Nos.	10HP
6	MOULDING MACHINE	5 HP	1No	05HP
7	5 TON E.O.T CRANE	10 HP	2 Nos.	20HP
TOTAL HP =				70HP

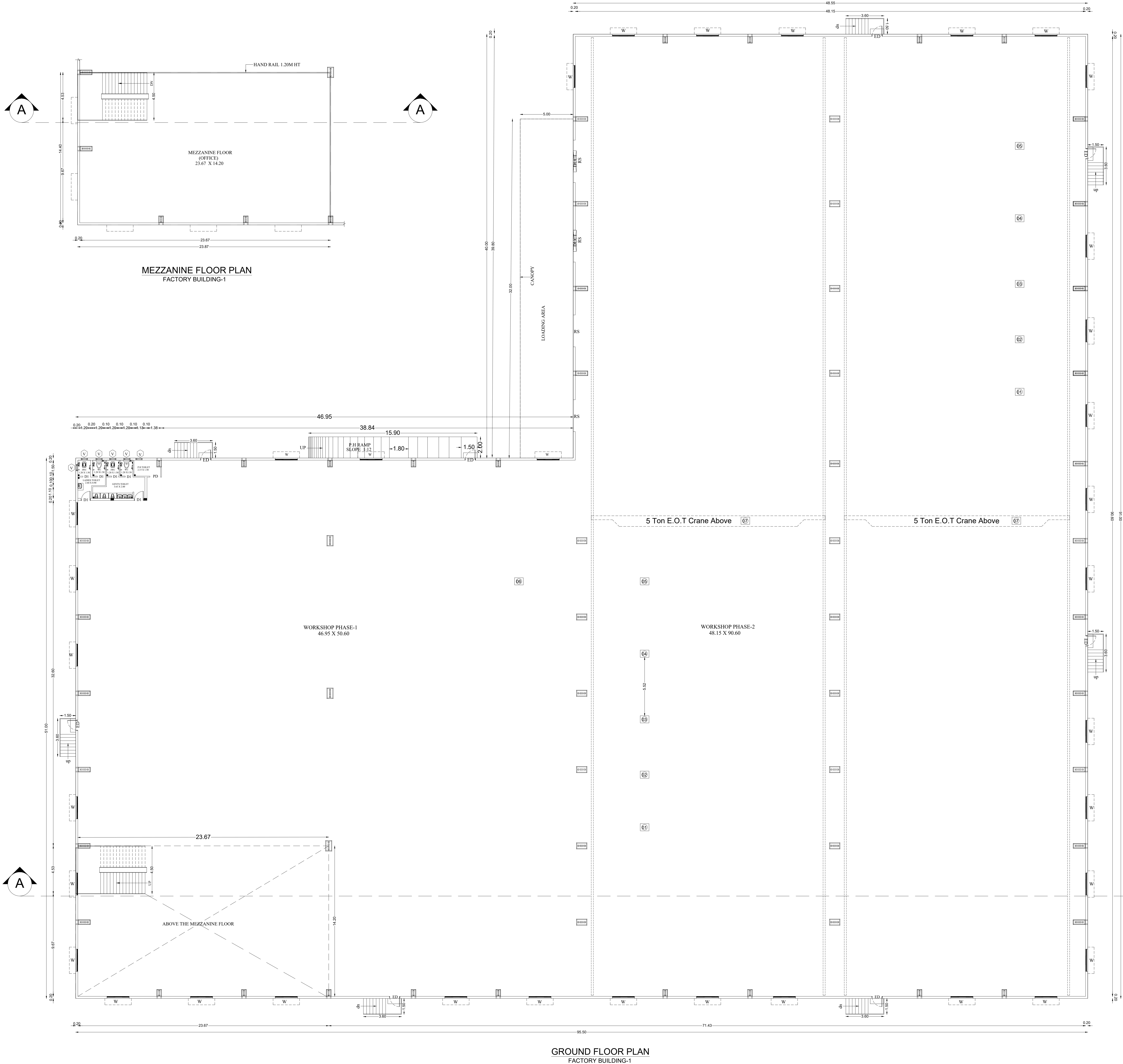
COLOUR REFERENCE

	ROAD		PROPOSED BUILDING
	BOUNDARY		EXISTING MACHINERY

OWNER / OCCUPIER

STRUCTURAL ENGINEER G-1

REGISTERED ENGINEER G-1



GROUND FLOOR PLAN
FACTORY BUILDING-1

NORTH

A compass rose with four main points and four secondary points. The top point is labeled 'NORTH', the bottom 'SOUTH', the left 'WEST', and the right 'EAST'. The secondary points are labeled 'NORTH-EAST', 'SOUTH-EAST', 'SOUTH-WEST', and 'NORTH-WEST'.

100

200

300

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

1700

1800

1900

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9200

9300

9400

9500

9600

9700

9800

9900

10000

10100

10200

10300

SCALE: SITE PLAN- 1:400, FLOOR PLAN 1: 100

VILLAGE NAME	SURVEY NO	LAND EXTEND AS PER DOCUMENT (IN ACRES)	PATTA NO	LAND EXTEND AS PER PATTA (HECTARES-ARES)
SRIPERUMBUDUR 'A' VILLAGE	443/3	0.14	2693	0-5.50
SRIPERUMBUDUR 'A' VILLAGE	443/7	0.44	2693	0-18.0
SRIPERUMBUDUR 'A' VILLAGE	454/1A	2.36	2693	0-95.50
SRIPERUMBUDUR 'A' VILLAGE	454/2	0.20	2693	0-8.00
SRIPERUMBUDUR 'A' VILLAGE	455	0.27	2693	0-11.00
SRIPERUMBUDUR 'A' VILLAGE	458/2	0.44	2693	0-18.00
SRIPERUMBUDUR 'B' VILLAGE	568/2	0.96	6363	0-39.00
TOTAL		4.81Acre		1-95.00

NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)	BUILDING HEIGHT (m)
1.	FACTORY BUILDING-1	GROUND FLOOR (WORKSHOP)	6812.68	----	7316.48	16.83
		MEZZANINE FLOOR (OFFICE)	343.80	----		
		CANOPY (5.00X32.00)	160.00	----		
2.	FACTORY BUILDING-2	GROUND FLOOR (WORKSHOP)	2001.45	----	2268.22	17.60
		MEZZANINE FLOOR (OFFICE)	158.77	----		
		CANOPY (4.50X24.00)	108.00	----		
3.	SECURITY	GROUND FLOOR	----	5.76	5.76	3.65
4.	FIRE WATER PUMP ROOM	GROUND FLOOR	15.00	----	15.00	3.00
5.	PANEL ROOM	GROUND FLOOR	60.00	----	60.00	3.65
6.	TRANSFORMER YARD	GROUND FLOOR	----	74.00	74.00	2.15
7.	DG 175KVA	GROUND FLOOR	----	30.00	30.00	2.70
8.	S.T.P	GROUND FLOOR	----	24.00	24.00	1.63

TOTAL AREA	9,659.70	133.76	9,793.46
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$$\text{F.S.I: } \frac{\text{TOTAL F.S.I AREA}}{\text{PLOT AREA}} = \frac{9,659.70 \text{ Sq.m}}{19465.38 \text{ Sq.m}} = 0.496$$

PARKING	REQUIRED	PROVIDED
LORRY PARKING	18 Nos	18 Nos
CAR PARKING	2 Nos	6 Nos
TWO WHEELER PARKING	184 Nos	188 Nos
CYCLE PARKING	167 Nos	172 NOS

SL.NO	DESCRIPTION	TOTAL HP
1	SHEET NO - 02 / 06	70.00
2	SHEET NO - 05 / 06	50.00
	TOTAL H.P =	120.00

NO OF WORKERS : 25(M) + 20(F) = 45Nos

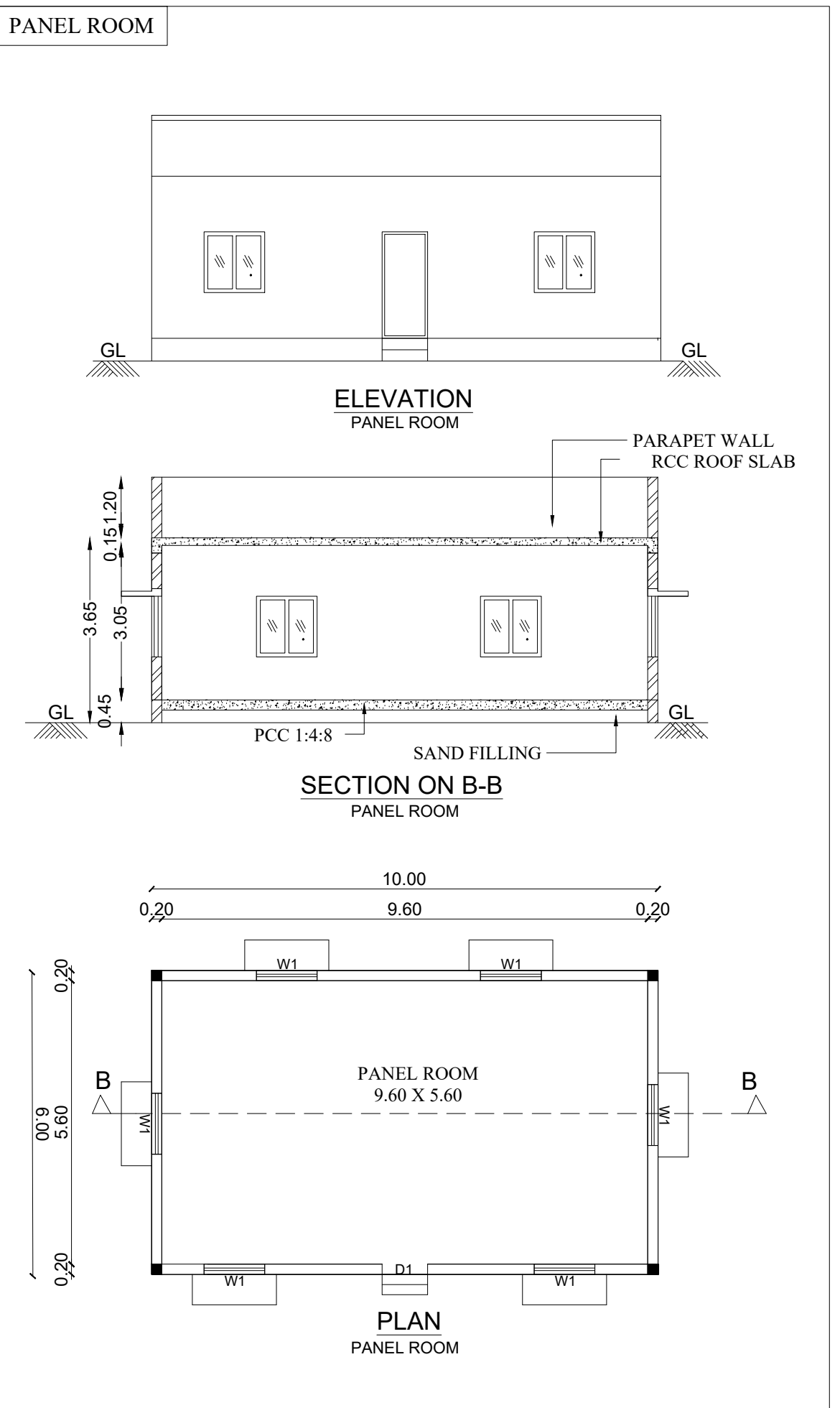
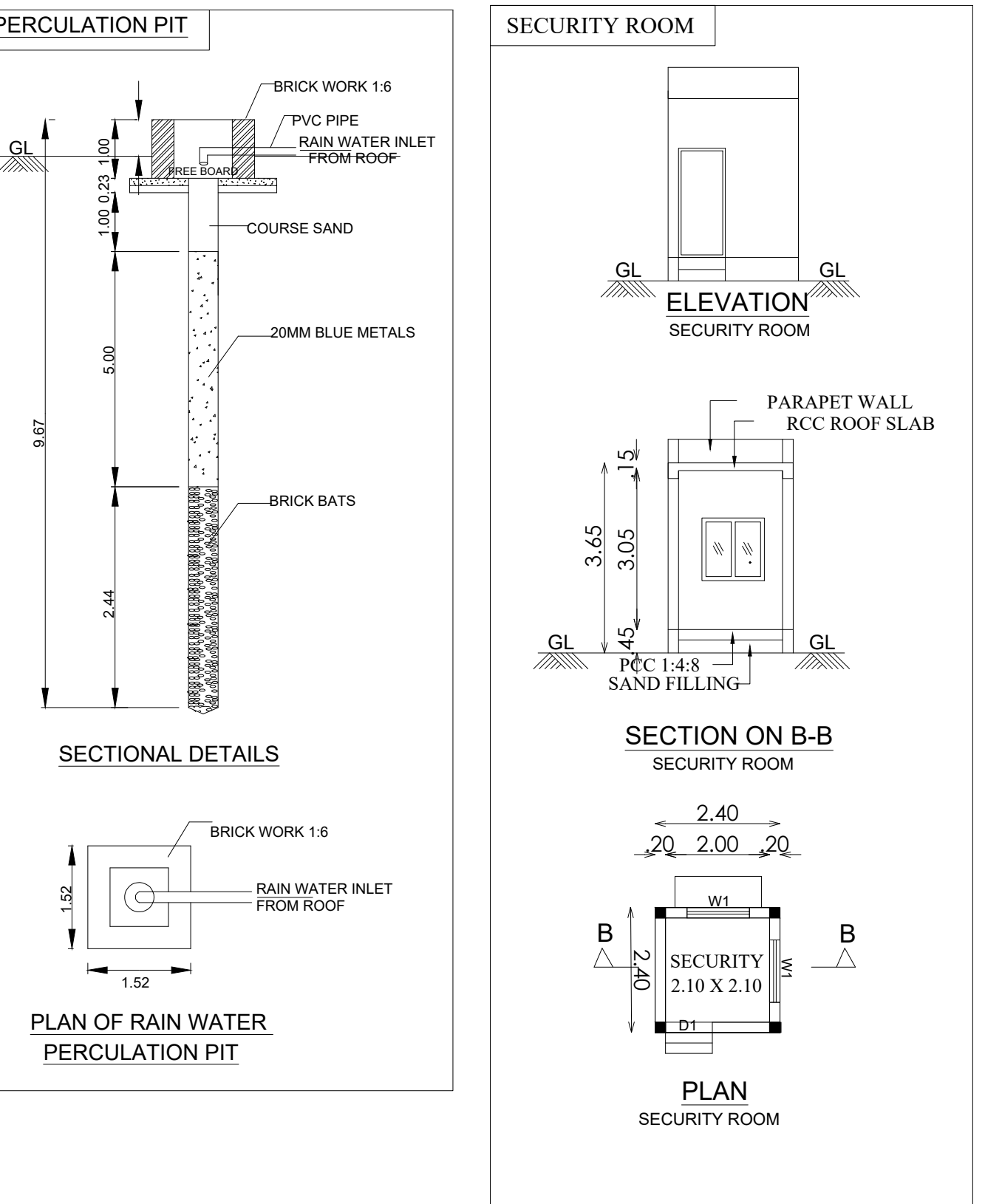
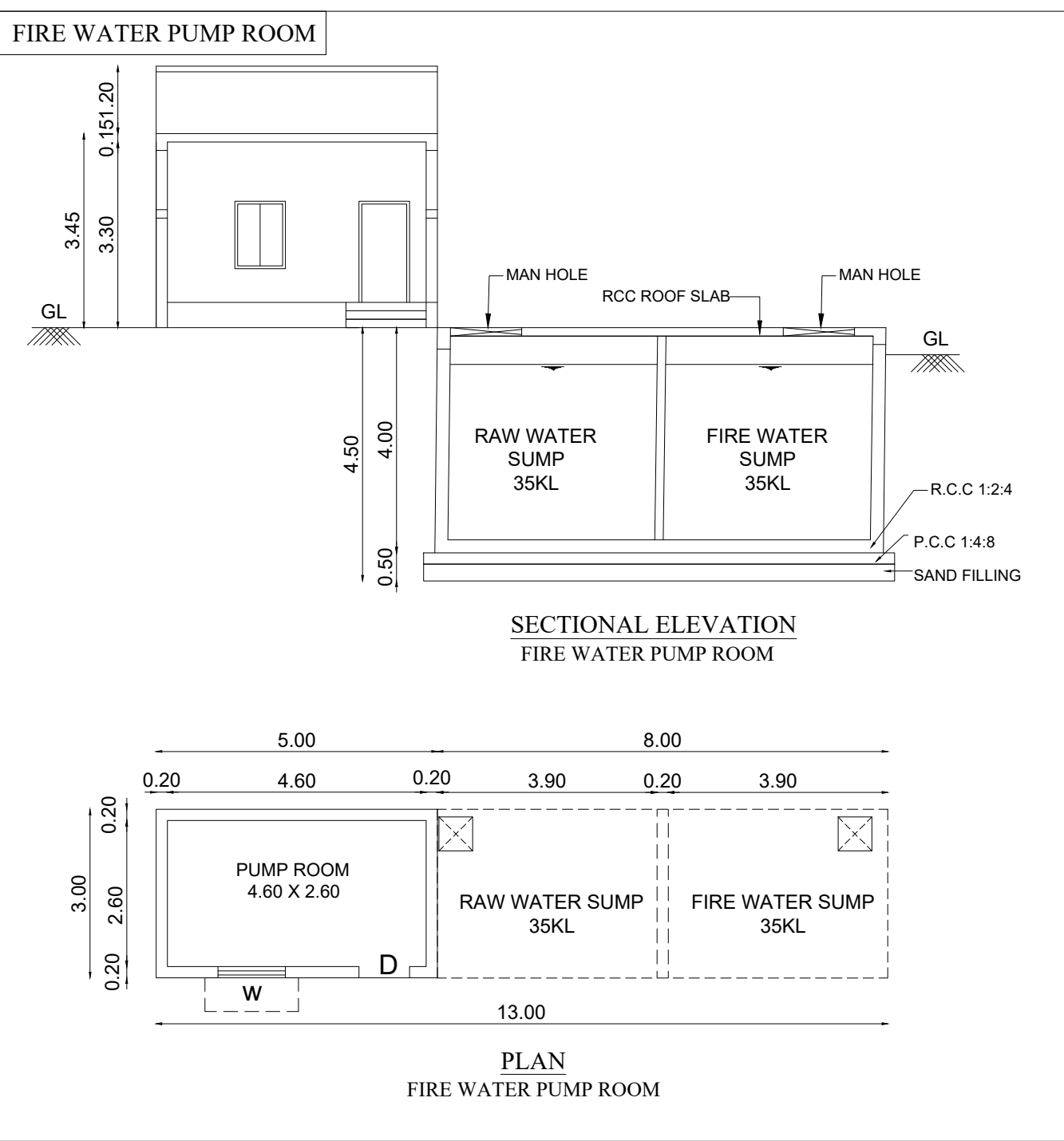
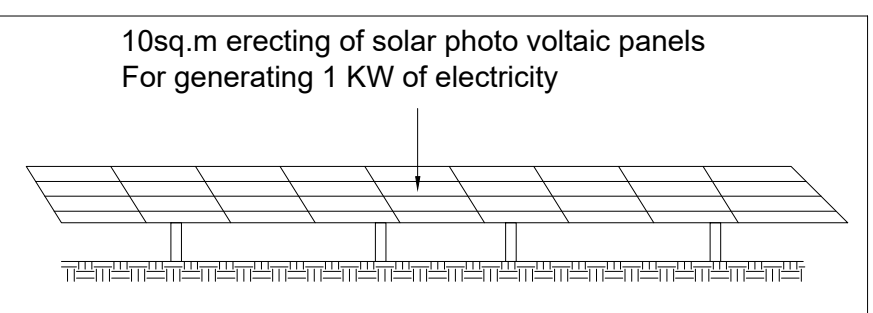
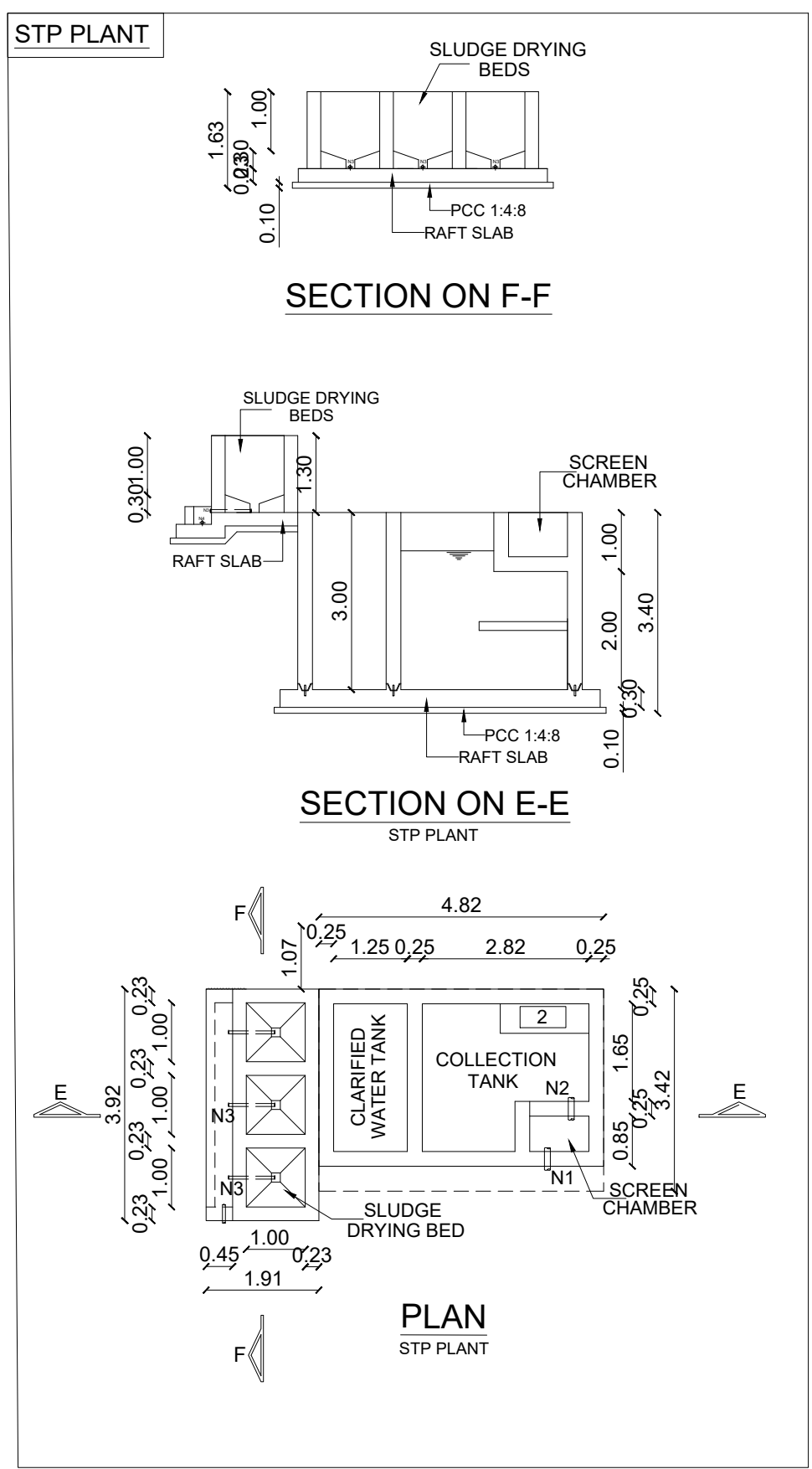
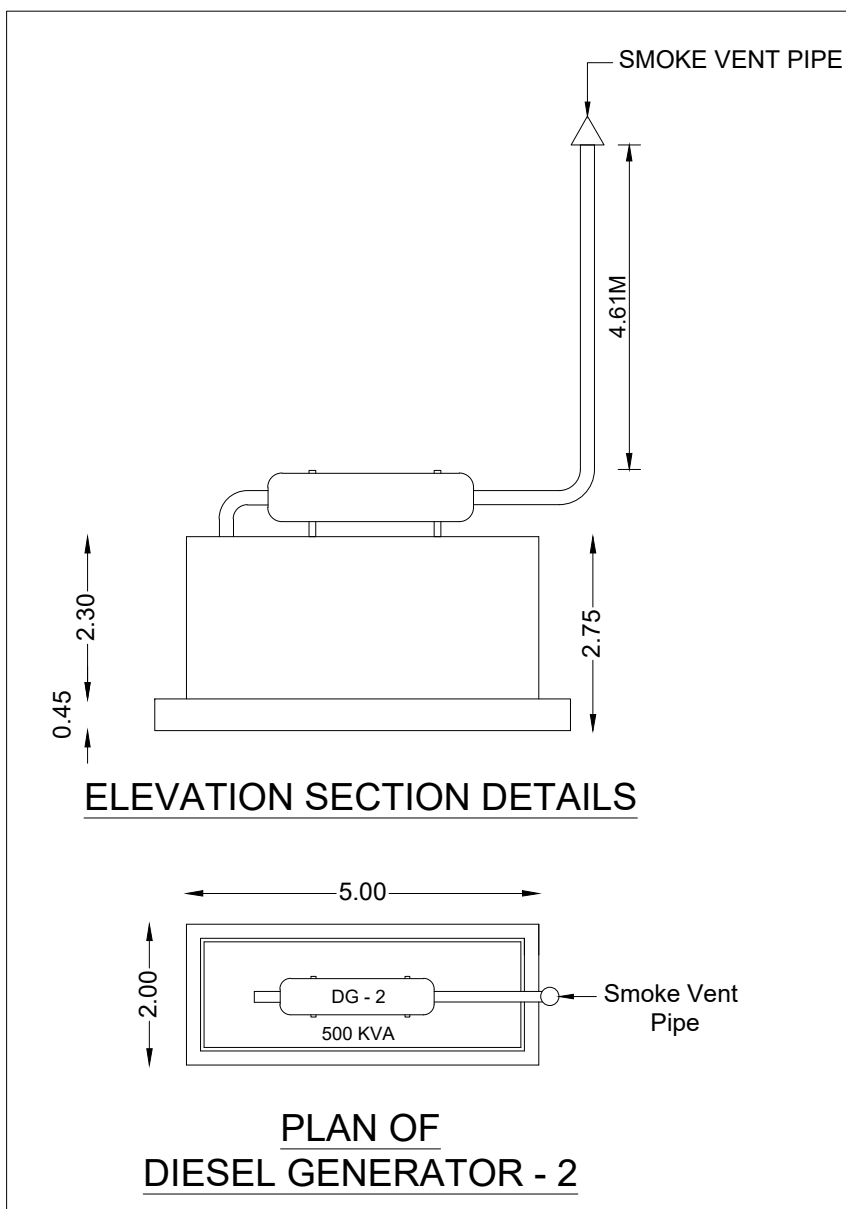
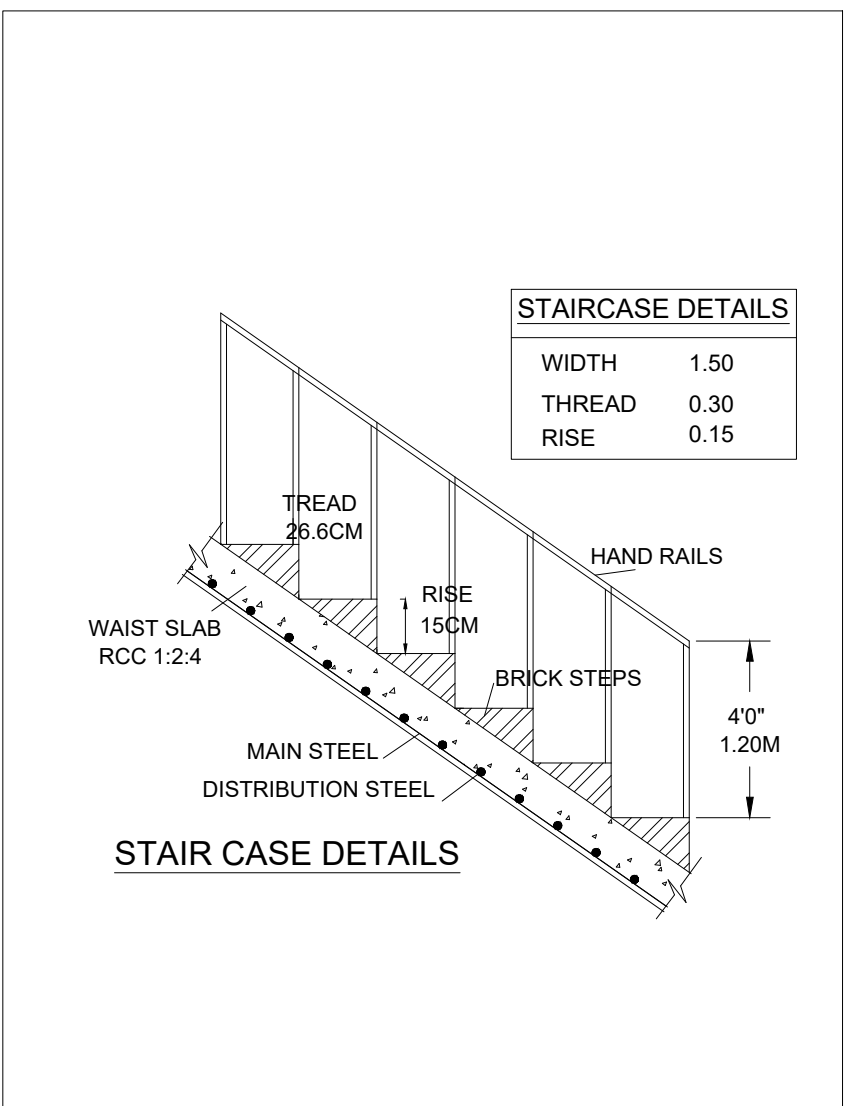
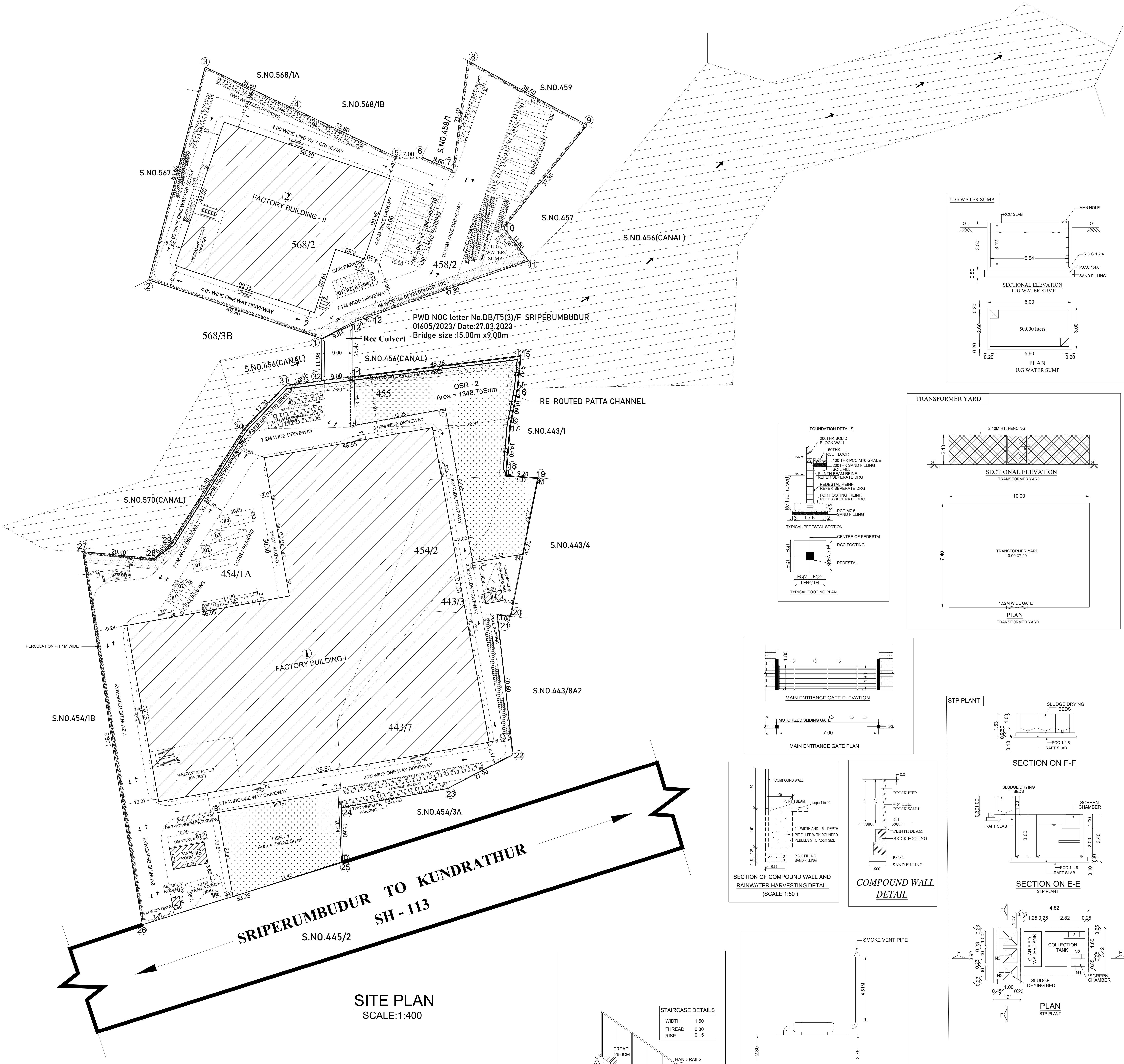
O.S.R CALCULATION:

O.S.R REQUIRED (10%) :	$\frac{\text{TOTAL PLOT AREA} \times 10\%}{100}$:	$\frac{19500 \times 10\%}{100}$:	1,950.00 Sq.mt
O.S.R - I	:	736.32	
O.S.R -II	:	1348.75	
TOTAL (PROVIDED)	:	2,085.07 Sq.mt (10.69%)	

 ROAD
 PROPOSED BUILDING

 SITE BOUNDARY
 PROPOSED MACHINERY

 N. ARAVINDHAN, Indra Jitendra Kumar Registered Engineer Grade III Reg. No. LG10157 (07/07/2017) 100 K.L. Narayanappa, Aksharapada Rajahmundry Dist. (09/07/17) 44239 K.L. Narayanappa and aksharapada@gmail.com	 S. SRINIVASAN R. GUNDEL, M. P. SUDHAKAR, MALLA CH. SURESH Registered Engineer Grade III Reg. No. LG10157 (07/07/2017) 100 K.L. Narayanappa, Aksharapada Rajahmundry Dist. (09/07/17) 44239 K.L. Narayanappa and aksharapada@gmail.com
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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.

