PP APPROVAL RECORD

Planning Permission

Ramanathapuram

Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

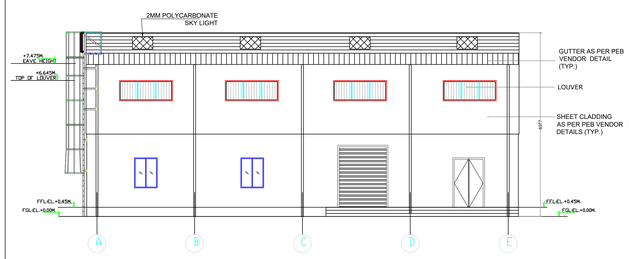
ISSUING AUTHORITY
DTCP

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

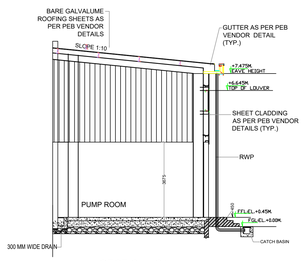
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

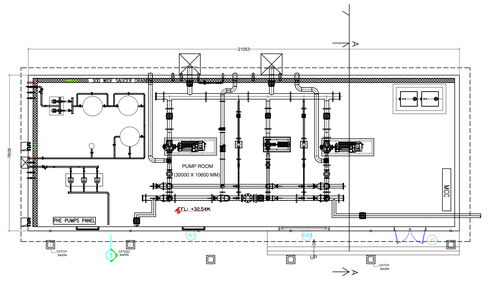
hello@verified.realestate
+91 9996 12 9996
verified.realestate



FRONT ELEVATION

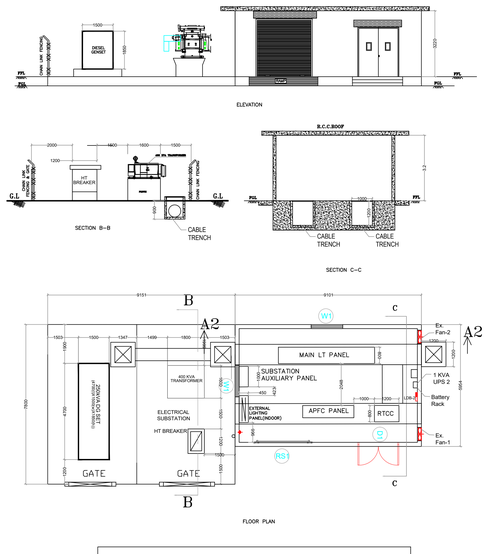


SECTION ON A–A

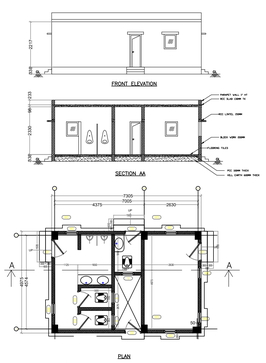


FLOOR PLAN

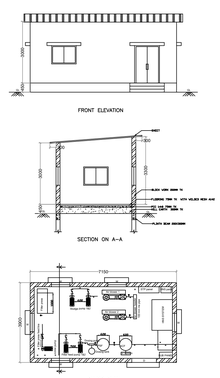
FIRE PUMP ROOM



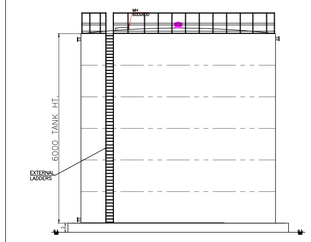
ELECTRICAL PANEL ROOM & TRANSFORMER BED



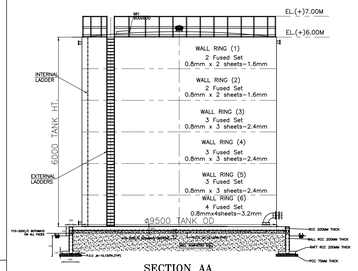
DRIVER REST ROOM



STP ROOM



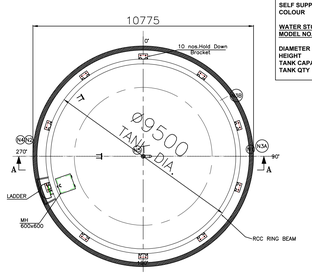
ELEVATION



SECTION AA

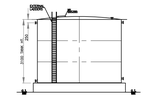
FIRE TANK SPECIFICATIONS:-

STEEL ROOF TYPE	:	ZINCALUME STEEL DOME ROOF
DESIGN SPECIFICATIONS		
SELF SUPPORTING COLOUR	:	HEAVY DUTY ZINCALUME
WATER STORAGE TANK MODEL NO. UBS10105		
DIAMETER	:	Ø9.50 M
HEIGHT	:	6.00 M
TANK CAPACITY	:	425.75 KL
TANK QTY	:	2 NO.

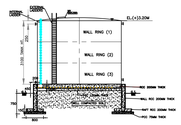


PLAN

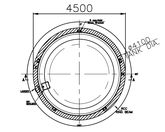
FIRE TANK 1&2



ELEVATION



SECTION – AA

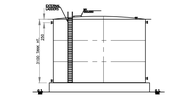


PLAN

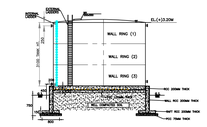
TREATED WATER TANK 1&2

TREATED TANK SPECIFICATIONS:-

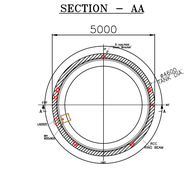
STEEL ROOF TYPE	:	ZINCALUME STEEL DOME ROOF
DESIGN SPECIFICATIONS		
SELF SUPPORTING COLOUR	:	HEAVY DUTY ZINCALUME
WATER STORAGE TANK MODEL NO. UBS10356		
DIAMETER	:	Ø9.50 M
HEIGHT	:	6.00 M
TANK CAPACITY	:	425.75 KL
TANK QTY	:	2 NO.



ELEVATION



SECTION – AA



PLAN

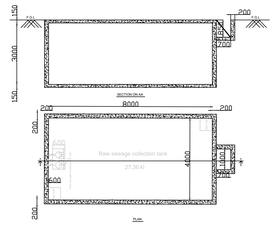
DOMESTIC WATER TANK 1&2

DOMESTIC TANK SPECIFICATIONS:-

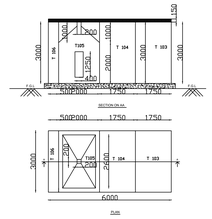
STEEL ROOF TYPE	:	ZINCALUME STEEL DOME ROOF
DESIGN SPECIFICATIONS		
SELF SUPPORTING COLOUR	:	HEAVY DUTY ZINCALUME
WATER STORAGE TANK Model no. UBS0653		
DIAMETER	:	Ø4.60 M
HEIGHT	:	3.10 M
TANK CAPACITY	:	50.00 KL
TANK QTY	:	2.00 NO.

SHEET NO:5/5

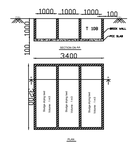
PLAN SHOWING EXISTING INDUSTRIAL BUILDING FOR M/S.RATHIK INDUSTRIAL & LOGISTICS PARK PRIVATE LIMITED, AT SURVEY NOS:209/1, 209/2, 209/3, 209/4, 209/5, 209/6, 229/1B , 229/2A, 229/2B, 229/2C, 229/2D, 229/2E, 229/2F, 229/2G, 229/2H, 229/2I, 229/2J, 229/2K, 229/2L, 229/2M, 230/1, 230/2, 231/1, 231/2, 232/8A, 232/8B, 234/2, 235/3B, 235/3C, 235/6, 235/7, 235/8, 235/9, 236/1B, 236/3, 237/5A, 237/5B, 237/6A, 237/7A1, 237/7A2, 249/1A1, 249/2A & 249/2C AT NO.151, KUNNAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT, TAMILNADU - 631604



RAW SEWAGE COLLECTION TANK



STP TANK



SLUDGE DRYING BED

NOTE : ALL DIMENSIONS AREA IN MM

AREA DETAILS :

DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
FIRE TANK - 1&2			
TANK - 1	92.11	-	92.11
TANK - 2	92.11	-	92.11
TOTAL AREA	184.22	-	184.22
TREATED TANK - 1&2			
TANK - 1	13.203	-	13.203
TANK - 2	13.203	-	13.203
TOTAL AREA	26.406	-	26.406
DOMESTIC TANK - 1&2			
TANK - 1	19.635	-	19.635
TANK - 2	19.635	-	19.635
TOTAL AREA	39.27	-	39.27
SLUDGE DRYING BED	-	10.88	10.88
RAW SEWAGE COLLECTION TANK	-	32.00	32.00
STP TANK	-	18.00	18.00
TOTAL AREA	-	60.88	60.88
AREA DETAILS			
FIRE PUMP ROOM	160.34	-	160.34
ELECTRICAL PANEL ROOM	55.05	-	55.05
TRANSFORMER BED	71.37	-	71.37
DRIVER REST ROOM	36.32	-	36.32
STP ROOM	27.885	-	27.885

REFERENCE :

N W E S

EXISTING FIRE TANK - 1&2, DOMESTIC TANK - 1&2 TREATED TANK - 1&2, STP TANK, SLUDGE DRYING BED & RAW SEWAGE COLLECTION TANK PLAN, SECTION & ELEVATION

DRAWING NO. 5

APPLICANT :

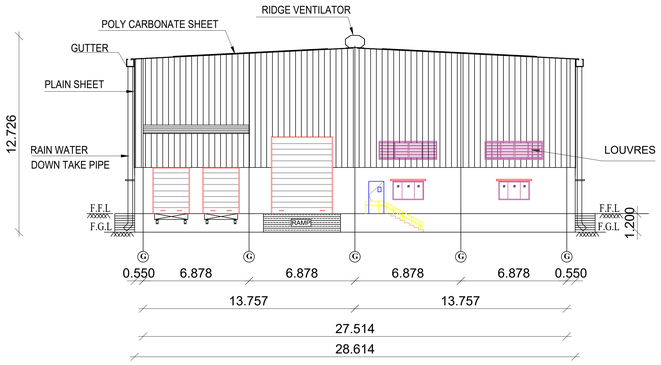
For Rathik Industrial & Logistics Park Pvt. Ltd.
Authorised Signatory

ARCHITECT :

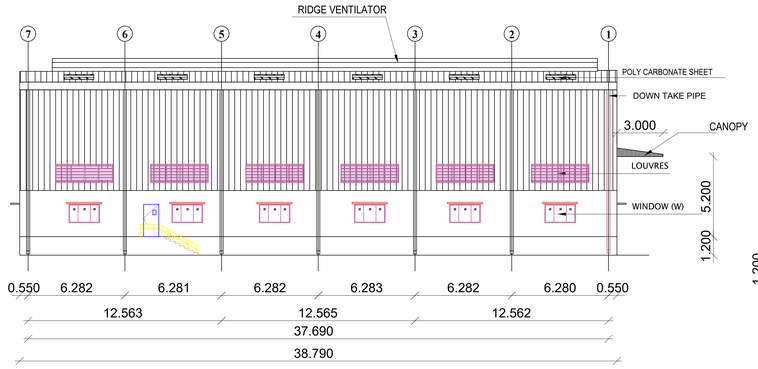
Preetha Jacob
B.Arch., M.Sc., Bldg. Sc. (Sing)
Regd. Architect
Coa. No. CA/2000/26854

STRUCTURAL ENGINEER :

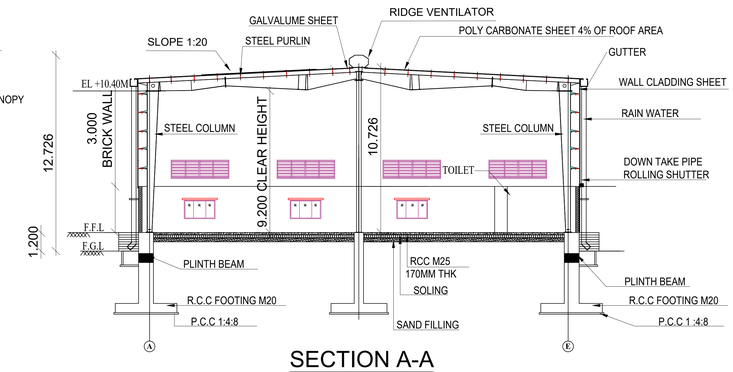
Dr. ALEX JACOB
B.E. M.Tech (Hon) Ph.D(Hon).
M.I.E. M.I.S.T.E. M.I.S.E.
STRUCTURAL ENGINEER
41/A, BEACH ROAD,
KALAKSHETRA COLONY,
CHENNAI - 600 090.
Reg.No.COLROM/SE/G-1/2010/009/041



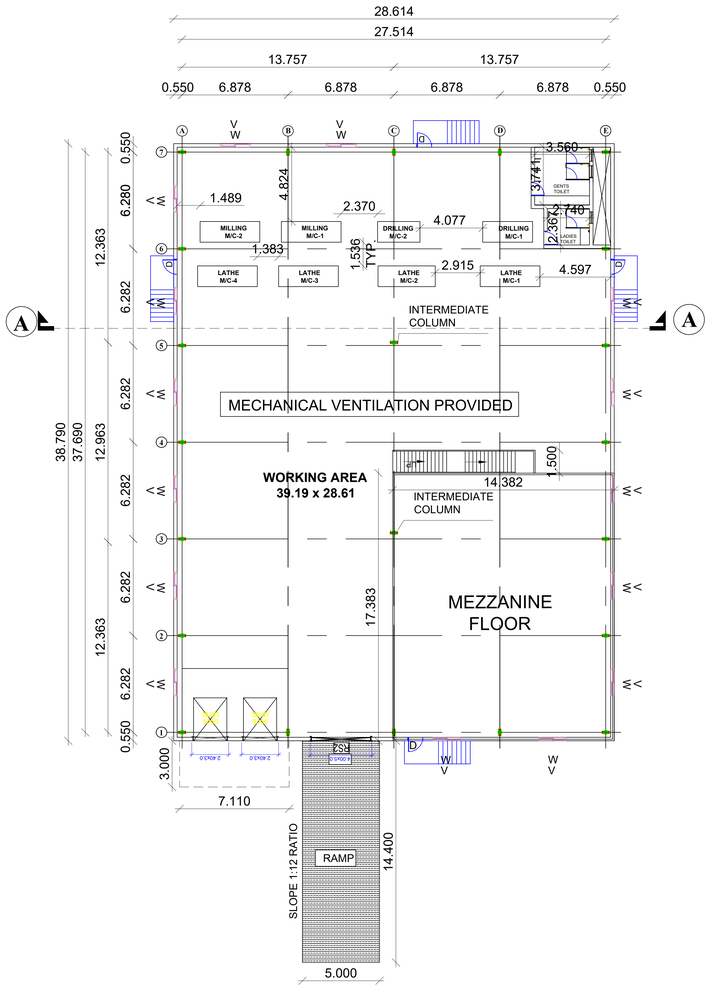
WEST SIDE ELEVATION



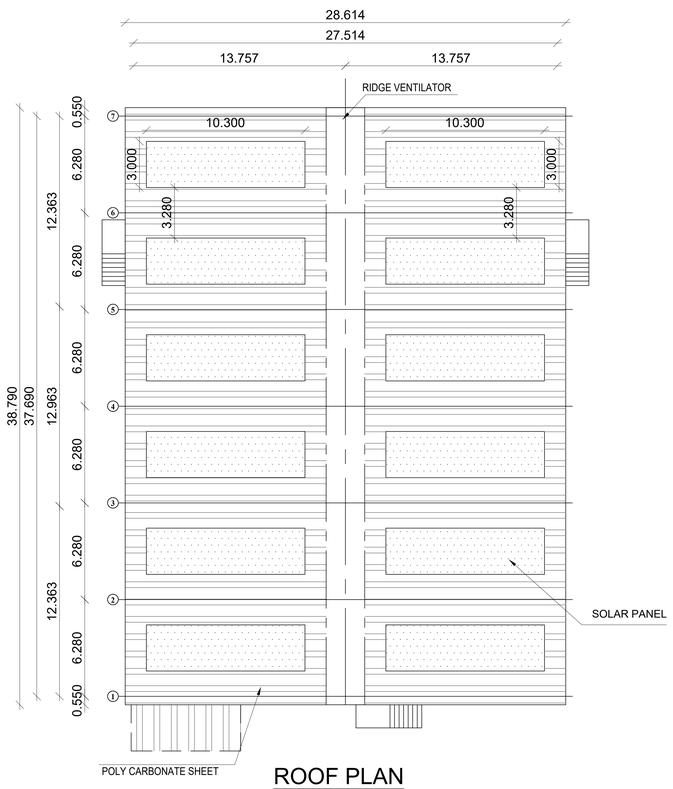
NORTH SIDE ELEVATION



SECTION A-A



FLOOR PLAN



ROOF PLAN

BLOCK NO - B500

NOTE:-

TOTAL AREA = 39.19 x 28.61 = 1109.933 SQM

SOLAR PANEL = $\frac{1}{3}$ OF BUILDING AREA

=1109.933*($\frac{1}{3}$)

REQUIRED PANEL AREA = 369.97 sqm

PER PANEL AREA = 3.0 x 10.3 = 30.9 SQM

= 30.9 *12 NOS

PROVIDE PANEL AREA **=370.80 SQM**

SHEET NO:4/5

PLAN SHOWING PROPOSED ADDITIONAL INDUSTRIAL BUILDING FOR M/S.RATHIK INDUSTRIAL & LOGISTICS PARK PRIVATE LIMITED, AT SURVEY NOS: 209/1, 209/2, 209/3, 209/4, 209/5, 209/6, 229/1B , 229/2A, 229/2B, 229/2C, 229/2D, 229/2E, 229/2F, 229/2G, 229/2H, 229/2I, 229/2J, 229/2K, 229/2L, 229/2M, 230/1, 230/2, 231/1, 231/2, 232/8A, 232/8B, 234/2, 235/3A, 235/3B, 235/3C, 235/6, 235/7, 235/8, 235/9, 236/1B, 236/3, 237/5A, 237/5B, 237/6A, 237/7A1, 237/7A2, 237/7B1, 237/7B2, 249/1A1, 249/2A & 249/2C AT NO.151, KUNNAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT, TAMILNADU - 631604

NOTE : ALL DIMENSIONS AREA IN METERS

JOINERY SCHEDULE

RS1	7'10" x 9'10"	2.40 x 3.00	ROLLING SHUTTER
RS2	13'2" x 16'5"	4.00 x 5.00	ROLLING SHUTTER
D	3'3" x 7'10"	1.00 x 2.10	DOOR
W	6'6" x 3'11"	2.00 x 1.20	WINDOW
V	12'4" x 3'11"	3.75 x 1.20	VENTILATOR

MACHINERY DETAILS

LATHE M/C - 1	3 HP	DRILLING M/C - 2	2 HP
LATHE M/C - 2	3 HP	MILLING M/C - 1	3 HP
LATHE M/C - 3	2 HP	MILLING M/C - 2	3 HP
LATHE M/C - 4	2 HP		
DRILLING M/C - 1	2 HP		
TOTAL HP	20 HP		

PROPOSED B500 BUILDING PLAN, SECTION & ELEVATION

DRAWING NO. 4

APPLICANT :

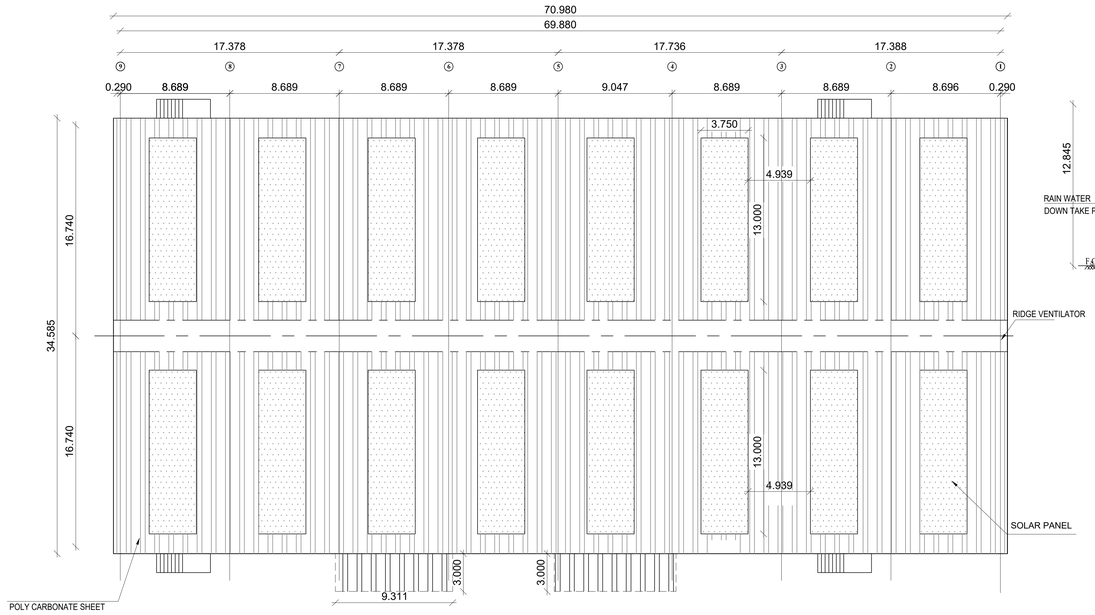
For Rathik Industrial & Logistics Park Pvt. Ltd.
Authorised Signatory

STRUCTURAL ENGINEER :

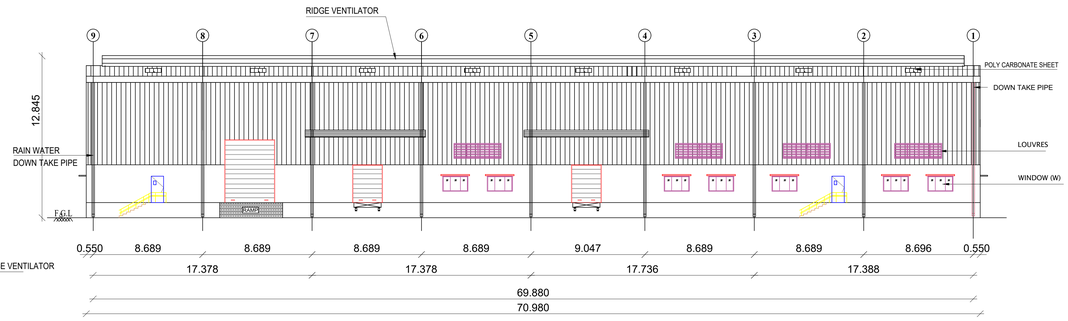
Dr. ALEX JACOB
B.E., M.Tech (Str), Ph.D(Hon),
M.I.E (Aust), M.I.E., (Ind)
STRUCTURAL ENGINEER
41/A, BEACH ROAD,
KALAKSHETRA COLONY,
CHENNAI - 600 090.
Reg.No.CGLRGN/SE/Gr-1/2019/09/041

ARCHITECT :

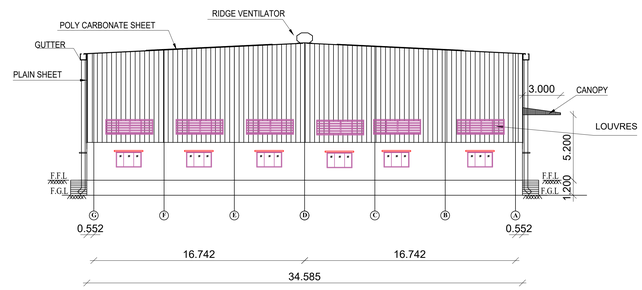
Preetha Jacob
B.Arch., M.Sc., Bldg. Sc. (Sing)
Regd. Architect
Coa. No. CA/2000/26854



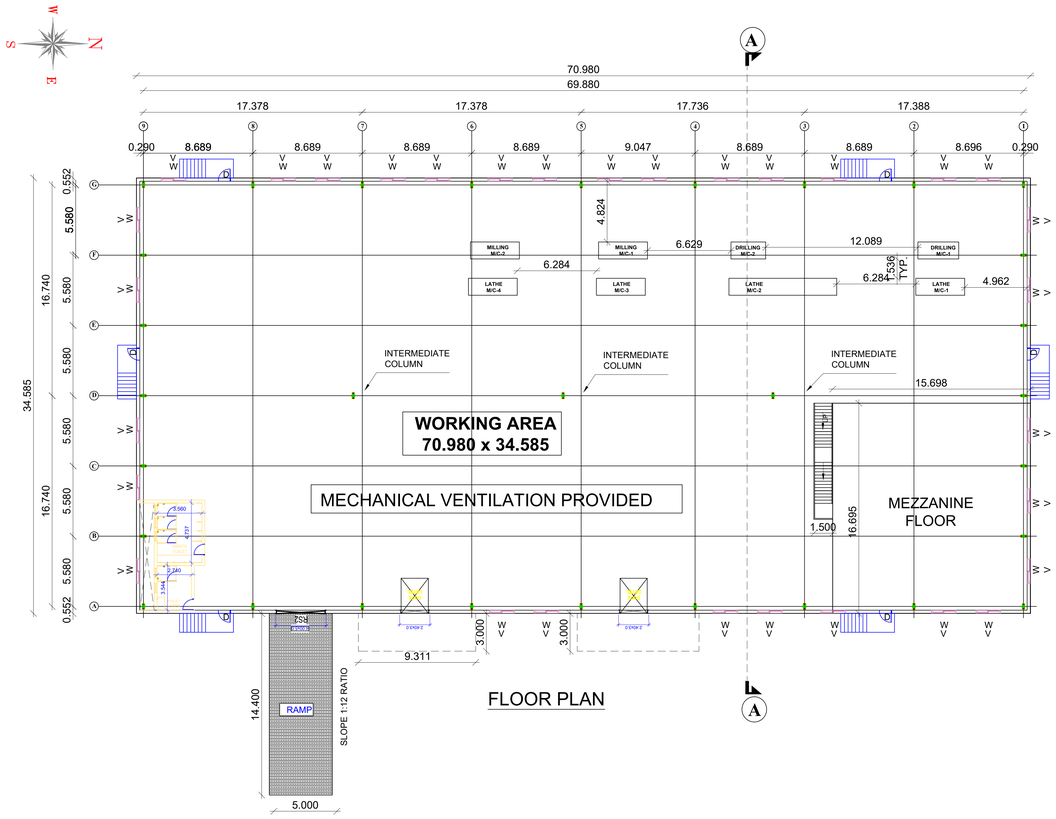
ROOF PLAN



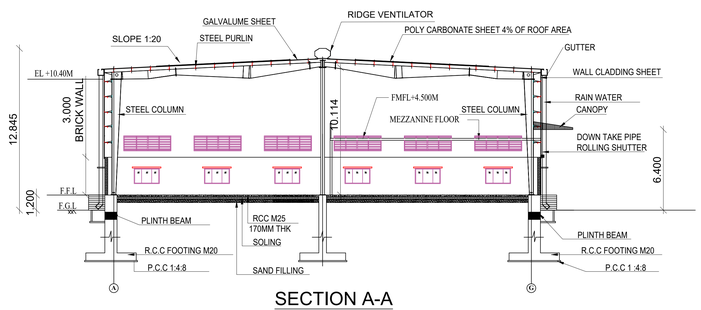
EAST SIDE ELEVATION



SOUTH SIDE ELEVATION



FLOOR PLAN



SECTION A-A

BLOCK NO - B400

NOTE:-

TOTAL AREA = 67.750 X 34.585 = 2343.108 SQM

SOLAR PANEL = $\frac{1}{3}$ OF BUILDING AREA

=2343.108*($\frac{1}{3}$)

REQUIRED PANEL AREA = 780.00 sqm

PER PANEL AREA = 3.75 x 13.00 = 48.75 SQM

= 178.78 *16 NOS

PROVIDE PANEL AREA = **780.00 SQM**

SHEET NO:3/11

PLAN SHOWING PROPOSED ADDITIONAL INDUSTRIAL BUILDING FOR M/S.RATHIK INDUSTRIAL & LOGISTICS PARK PRIVATE LIMITED, AT SURVEY NOS: 209/1, 209/2, 209/3, 209/4, 209/5, 209/6, 229/1B , 229/2A, 229/2B, 229/2C, 229/2D, 229/2E, 229/2F, 229/2G, 229/2H, 229/2I, 229/2J, 229/2K, 229/2L, 229/2M, 230/1, 230/2, 231/1, 231/2, 232/8A, 232/8B, 234/2, 235/3A, 235/3B, 235/3C, 235/6, 235/7, 235/8, 235/9, 236/1B, 236/3, 237/5A, 237/5B, 237/6A, 237/7A1, 237/7A2, 237/7B1, 237/7B2, 249/1A1, 249/2A & 249/2C AT NO.151, KUNNAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT, TAMILNADU - 631604

NOTE : ALL DIMENSIONS AREA IN METERS

JOINERY SCHEDULE

RS1	7'10" x 9'10"	2.40 x 3.00	ROLLING SHUTTER
RS2	13'2" x 16'5"	4.00 x 5.00	ROLLING SHUTTER
D	3'3" x 7'10"	1.00 x 2.10	DOOR
W	6'6" x 3'11"	2.00 x 1.20	WINDOW
V	12'4" x 3'11"	3.75 x 1.20	VENTILATOR

MACHINERY DETAILS

LATHE M/C - 1	3 HP	DRILLING M/C - 2	2 HP
LATHE M/C - 2	3 HP	MILLING M/C - 1	3 HP
LATHE M/C - 3	2 HP	MILLING M/C - 2	3 HP
LATHE M/C - 4	2 HP		
DRILLING M/C - 1	2 HP		
TOTAL HP	20 HP		

PROPOSED B400 BUILDING PLAN, SECTION & ELEVATION

DRAWING NO. 3

APPLICANT :

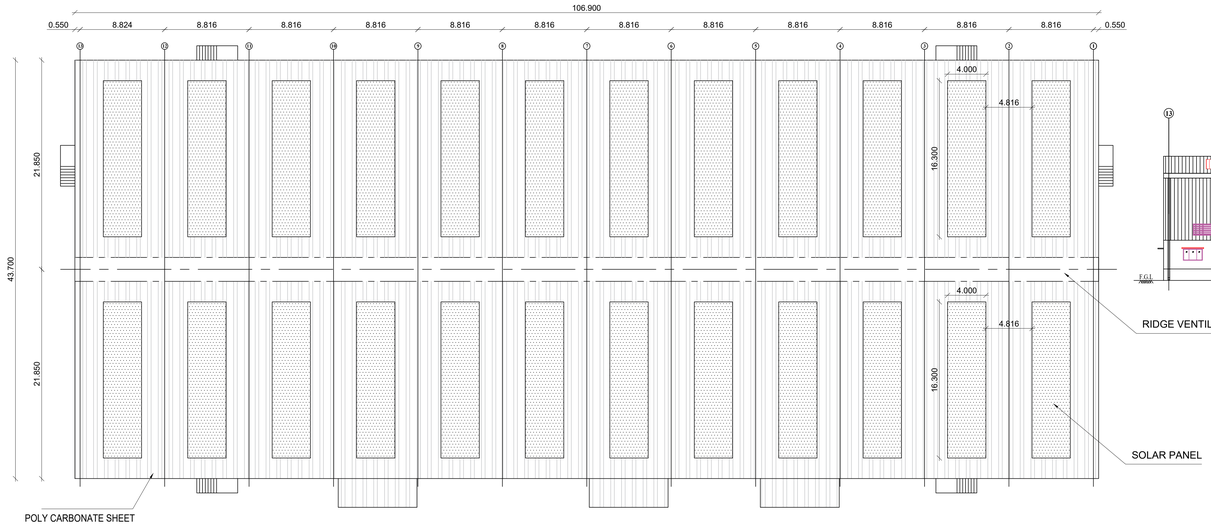
For Rathik Industrial & Logistics Park Pvt. Ltd.
Authorised Signatory

STRUCTURAL ENGINEER :

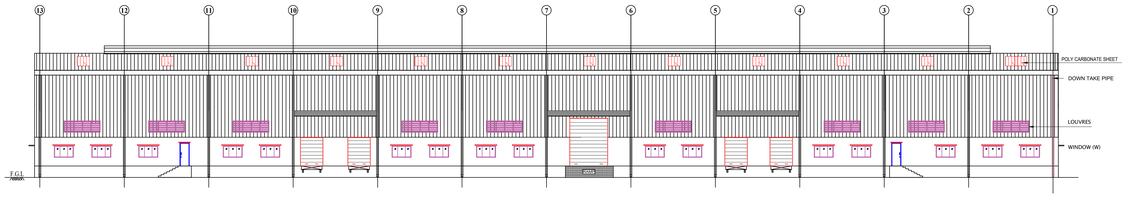
Dr. ALEX JACOB
B.E., M.Tech (Str), Ph.D(Hon),
M.I.E (Aust), M.I.E., (Ind)
STRUCTURAL ENGINEER
41/A, BEACH ROAD,
KALAKSHETRA COLONY,
CHENNAI - 600 090.
Reg.No.CGLRGN/SE/Gr-I/2019/09/041

ARCHITECT :

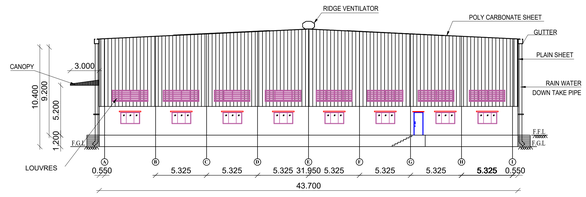
Preetha Jacob
B.Arch., M.Sc., Bldg. Sc. (Sing)
Regd. Architect
Coa. No. CA/2000/26854



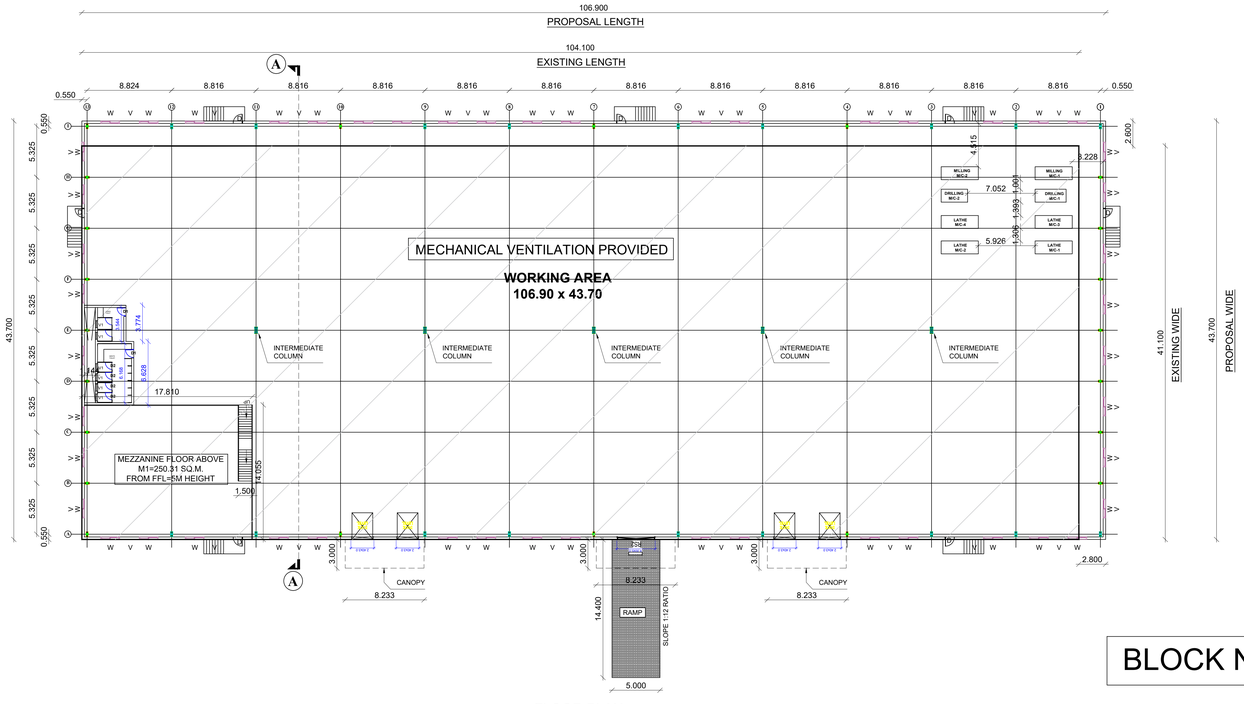
ROOF PLAN



SOUTH SIDE ELEVATION

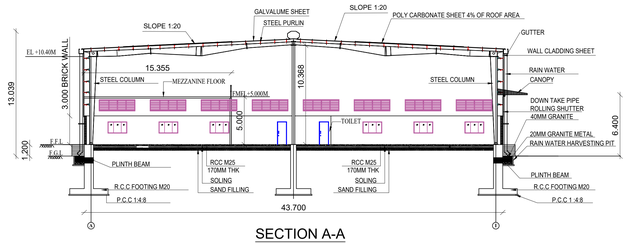


WEST SIDE ELEVATION



FLOOR PLAN

BLOCK NO - B100



SECTION A-A

NOTE:-

TOTAL AREA = 106.90 x 43.70 = 4671.530 SQM

SOLAR PANEL = $\frac{1}{3}$ OF BUILDING AREA

= 4671.530*($\frac{1}{3}$)

REQUIRED PANEL AREA = 1557.176 sqm

PER PANEL AREA = 4.00 X 16.30 = 65.20 SQM

= 65.20 * 24 NOS

PROVIDE PANEL AREA = 1564.80 SQM

SHEET NO:2/5

PLAN SHOWING PROPOSED ADDITIONAL INDUSTRIAL BUILDING FOR M/S.RATHIK INDUSTRIAL & LOGISTICS PARK PRIVATE LIMITED, AT SURVEY NOS: 209/1, 209/2, 209/3, 209/4, 209/5, 209/6, 229/1B , 229/2A, 229/2B, 229/2C, 229/2D, 229/2E, 229/2F, 229/2G, 229/2H, 229/2I, 229/2J, 229/2K, 229/2L, 229/2M, 230/1, 230/2, 231/1, 231/2, 232/8A, 232/8B, 234/2, 235/3A, 235/3B, 235/3C, 235/6, 235/7, 235/8, 235/9, 236/1B, 236/3, 237/5A, 237/5B, 237/6A, 237/7A1, 237/7A2, 237/7B1, 237/7B2, 249/1A1, 249/2A & 249/2C AT NO.151, KUNNAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT, TAMILNADU - 631604

NOTE : ALL DIMENSIONS AREA IN METRE

JOINERY SCHEDULE

RS1	7'10" x 9'10"	2.40 x 3.00	ROLLING SHUTTER
RS2	13'2" x 16'5"	4.00 x 5.00	ROLLING SHUTTER
D	3'3" x 7'10"	1.00 x 2.10	DOOR
D1	3'0" x 7'10"	0.91 x 2.10	DOOR
D2	2'6" x 7'10"	0.76 x 2.10	DOOR
W	6'6" x 3'11"	2.00 x 1.20	WINDOW
V	12'4" x 3'11"	3.75 x 1.20	VENTILATOR
V1	3'0" x 2'0"	0.91 x 0.61	VENTILATOR

MACHINERY DETAILS

LATHE M/C - 1	3 HP
LATHE M/C - 2	3 HP
DRILLING M/C - 1	1 HP
DRILLING M/C - 2	1 HP
MILLING M/C - 1	3 HP
MILLING M/C - 2	3 HP
TOTAL HP	14 HP

N W E S

PROPOSED B100 BUILDING PLAN, SECTION & ELEVATION

DRAWING NO. 2

APPLICANT :

For Rathik Industrial & Logistics Park Pvt. Ltd.
Authorised Signatory

STRUCTURAL ENGINEER :

Dr. ALEX JACOB
B.E., M.Tech (Str), Ph.D(Hon),
M.I.E (Aust), M.I.E., (Ind)
STRUCTURAL ENGINEER
41/A, BEACH ROAD,
KALAKSHETRA COLONY,
CHENNAI - 600 090.
Reg.No.CGURGN/SE/Gr-I/2019/09/041

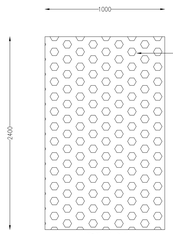
ARCHITECT :

Preetha Jacob
B.Arch., M.Sc., Bldg. Sc. (Sing)
Regd. Architect
Coa. No. CA/2000/26854

SHEET NO:1/5

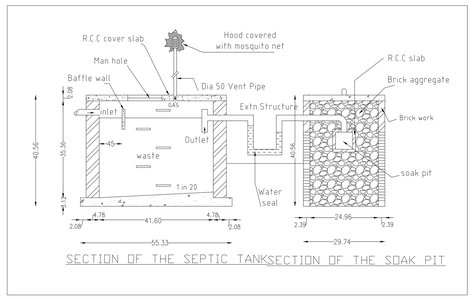
KANCHIPURAM DTCP APPROVAL NO:1296/2021, DATE:04/08/2021

PLAN SHOWING EXISTING BUILDING & PROPOSED ADDITIONAL INDUSTRIAL BUILDING FOR M/S.RATHIK INDUSTRIAL & LOGISTICS PARK PRIVATE LIMITED, AT SURVEY NOS: 209/1, 209/2, 209/3, 209/4, 209/5, 209/6, 229/1B , 229/2A, 229/2B, 229/2C, 229/2D, 229/2E, 229/2F, 229/2G, 229/2H, 229/2I, 229/2J, 229/2K, 229/2L, 229/2M, 230/1, 230/2, 231/1, 231/2, 232/8A, 232/8B, 234/2(PART 1),235/3A, 235/3B, 235/3C, 235/6, 235/7, 235/8, 235/9, 236/1B(PART 1), 236/3, 237/5A, 237/5B, 237/6A, 237/7A1, 237/7A2, 237/7B1, 237/7B2, 249/1A1, 249/2A & 249/2C AT NO.151, KUNNAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHIPURAM DISTRICT, TAMILNADU - 631604

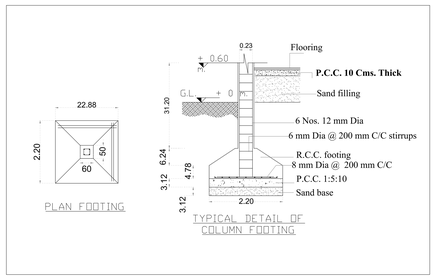


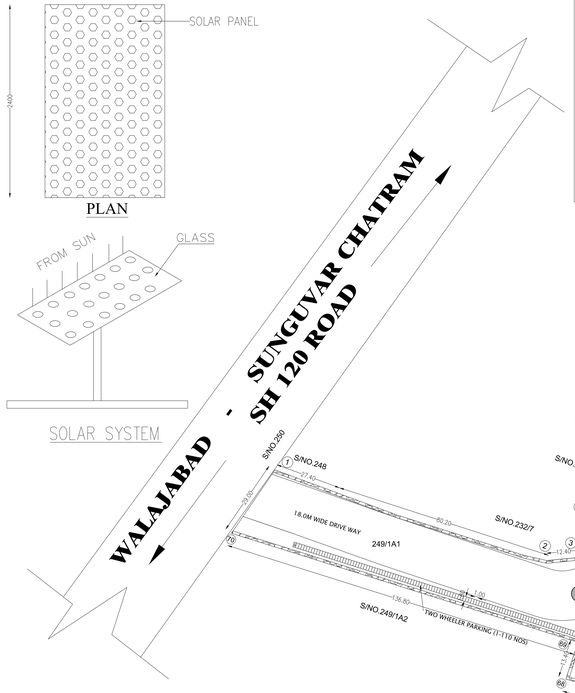
PLAN

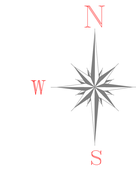
SOLAR SYSTEM

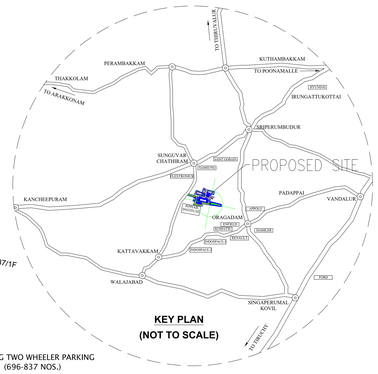


SECTION OF THE SEPTIC TANK SECTION OF THE SOAK PIT







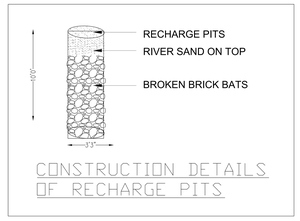


KEY PLAN (NOT TO SCALE)

EXISTING APPROVED SITE AREA	
SURVEY NUMBER	PATTA SQM
209/1	950.00
209/2	900.00
209/3	3000.00
209/4	800.00
209/5	950.00
209/6	950.00
229/1B	4850.00
229/2A	1000.00
229/2B	900.00
229/2C	1150.00
229/2D	1000.00
229/2E	1900.00
229/2F	1900.00
229/2G	3000.00
229/2H	800.00
229/2I	750.00
229/2J	550.00
229/2K	950.00
229/2L	950.00
229/2M	950.00
230/1	3300.00
230/2	4650.00
231/1	6950.00
231/2	7400.00
232/8A	3900.00
232/8B	3900.00
234/2	2500.00
235/3B	800.00
235/3C	800.00
235/6	1400.00
235/7	1300.00
235/8	1400.00
235/9	1350.00
236/1B	3480.00
236/3	3350.00
237/5A	2250.00
237/5B	2100.00
237/6A	2150.00
237/7A1	1550.00
237/7A2	1500.00
249/1A1	3550.00
249/2A	1650.00
249/2C	2700.00
A - TOTAL	92130.00

PROPOSED ADDITIONAL SITE AREA	
SURVEY NUMBER	EXTENT IN SQ.M.
235/3A	700
237/7B1	1100
237/7B2	1100
B - TOTAL	2900

TOTAL PROPOSED SITE AREA SQ.M	A+B
	95030.00



CONSTRUCTION DETAILS OF RECHARGE PITS

CATEGORY OF INDUSTRY	ORANGE
TNPCB CONSENT ORDER NO (WATER)	2201139665007, DATED:15/06/2022
TNPCB CONSENT ORDER NO (AIR)	2201239665007, DATED:15/06/2022

NOTE : ALL DIMENSIONS AREA IN METERS

PLOT AREA AS PER DOCUMENT = 96863.48 SQ.M.

PLOT AREA AS PER PATTA = 95030.00 SQ.M.

EXISITNG APPROVED BUILDING AREA DETAILS :-

DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
FACTORY BUILDING B100 (EXISTING) G.FLOOR	4352.60	-	4352.60
B100 MEZZANINE - 1 (EXISTING) G.FLOOR	250.16	-	250.16
FACTORY BUILDING B200 (EXISITNG) G.FLOOR	25687.43	-	25687.43
B200 MEZZANINE - 1 (EXISITNG)	250.01	-	250.01
B200 MEZZANINE - 2 (EXISITNG)	250.01	-	250.01
FACTORY BUILDING B300 (EXISITNG) G.FLOOR	9242.31	-	9242.31
B300 MEZZANINE - 1 (EXISITNG)	250.12	-	250.12
EB SUB - STATION (EXISTING) G.FLOOR	357.60	-	357.60
ELECTRICAL TRANSFORMER (EXISTING) G.FLOOR	-	90.00	90.00
FIRE SUMP ROOM (EXISTING) G.FLOOR	160.00	-	160.00
SEWAGE TREATMENT PLANT (EXISTING)	-	50.00	50.00
SEPTIC TANK (EXISTING) G.FLOOR	-	15.00	15.00
SECURITY BUILDING (EXISTING) G.FLOOR	16.20	-	16.20
EXISTING TOTAL BUILT AREA	40816.44	155.00	40971.59
PROPOSED BUILDING AREA DETAILS :-			
FACTORY BUILDING B100 (ADDITIONAL PROPOSED)	318.93	-	318.93
FACTORY BUILDING B400 G.FLOOR	2343.12	-	2343.12
B400 MEZZANINE FLOOR (PROPOSED)	250.15	-	250.15
B400 CANOPY (PROPOSED)	42.241	-	42.241
FACTORY BUILDING B500 (PROPOSED) G.FLOOR	1109.927	-	1109.927
B500 MEZZANINE FLOOR (PROPOSED)	250.01	-	250.01
B500 CANOPY (PROPOSED)	21.33	-	21.33
PROPOSED TOTAL BUILT AREA	4335.70	-	4335.70
TOTAL AREA DETAILS :			
TOTAL BUILT AREA	45152.14	155.00	45307.14
TOTAL FSI AREA	= 40816.44 + 4335.70		45152.14

FLOOR SPACE INDEX (FSI)= 45152.14 SQ.M. / 94890.54 SQ.M. = 0.475

PARKING DETAILS :	EXISTING APPROVED NOS	ADDITIONAL REQUIRED	ADDITIONAL PROVIDED	TOTAL
LORRY	80 No's	4335.70 / 500 = 8.6 No's	10 No's	90 No's
CAR	10 No's	500.16 / 100 = 5.0 No's	5 No's	15 No's
TWO WHEELER	800 No's	4335.70 / 50 = 86.7No's	90 No's	890 No's
CYCLE	800 No's	86 No's	90 No's	890 No's

OSR AREA DETAILS:-

REQUIRED OSR AREA (10%) = 95030.00 X (10/100) = 9503.00 SQ.M.

EXISTING OSR AREA-1 = 9405.00 SQ.M.

ADDITIONAL OSR AREA-2 = 345.00 SQ.M.

TOTAL OSR AREA PROVIDED = 9750.00 SQ.M.

HORSE POWER DETAILS :

HORSE POWER FOR B100 BUILDING (PRO)	=	14 HP
HORSE POWER FOR B200 BUILDING (EXG)	=	26 HP
HORSE POWER FOR B300 BUILDING (EXG)	=	20 HP
HORSE POWER FOR B400 BUILDING (PRO)	=	20 HP
HORSE POWER FOR B500 BUILDING (PRO)	=	20 HP
HORSE POWER FOR PUMP ROOM & OTHERS (EXG)	=	260 HP
TOTAL HORSE POWER REQUIED	=	360 HP

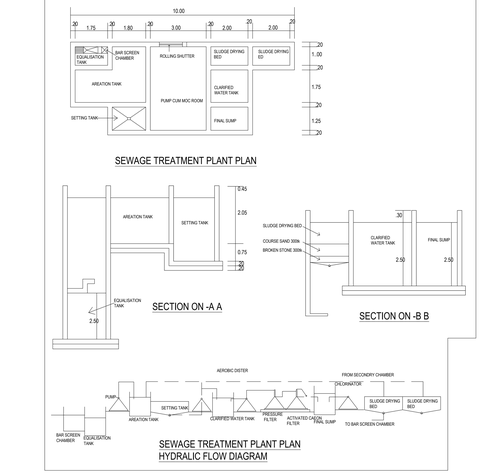
MECHANICAL VENTILATION PROVIDED

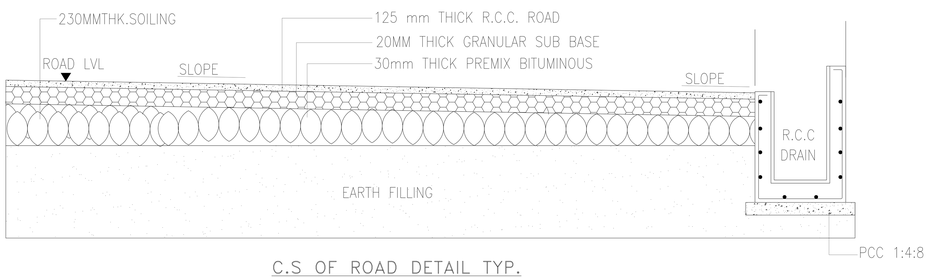
NUMBER OF WORKERS:-

WORKERS	EXISTING APPROVED NOS	ADDITIONAL NOS	TOTAL
MALE	25 Nos	15 Nos	40 Nos
FEMALE	25 Nos	15 Nos	40 Nos
TOTAL WORKERS	50 Nos	30 Nos	80 Nos

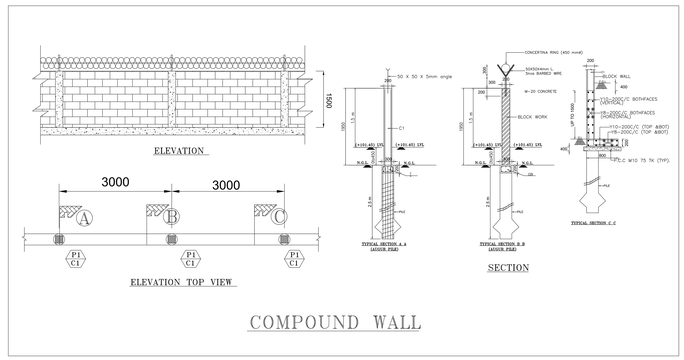
COLOUR INDEX :

- EXISTING
- PROPOSED
- BOUNDARY
- ROAD
- DRIVEWAY

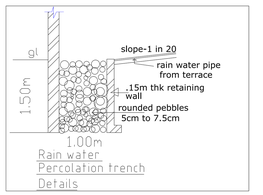




C.S OF ROAD DETAIL TYP.

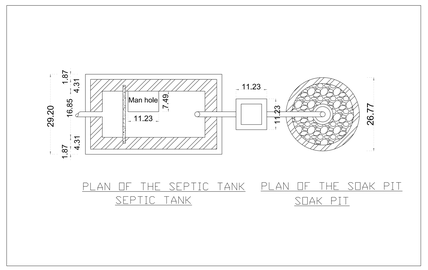


COMPOUND WALL



Remarks:-

- EXISITNG BUILDING
- EXISTING OSR
- PROPOSED ADDITIONAL BUILDING
- PROPOSED OSR
- TO BE GIFTED TO PANCHAYAT



SITE PLAN

DRAWING NO. 1

APPLICANT :

For Rathik Industrial & Logistics Park Pvt. Ltd.
Authorised Signatory

STRUCTURAL ENGINEER :

Dr. ALEX JACOB
M.E.(Hons.), Ph.D.(Hons.), M.B.A.(Hons.), M.S., Dnb
STRUCTURAL ENGINEER
No.1, Ground Floor, Kaliamman Koil Street, KALAKSHETRA COLONY, CHENNAI - 600 090.
Reg.No.CQL/SUN/STE/Gr-1/2019/009/041

ARCHITECT :

Preetha Jacob
B.Arch., M.Sc., M.Sc. (Eng)
Regd. Architect
Coo. No. CA/2000/26854

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

hello@verified.realestate · +91 9996 12 9996

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.