

PP

APPROVAL RECORD

Planning Permission

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.

VALLAM VADAGAL SIPCOT
LAYOUT APPROVED No : 126/2020

EXISTING APPROVED No & DATE DTCP APPROVED No: 28'A'/2020 DTCP APPROVED DATE: 22/05/2020

FOURTEEN (14)

FOUNDATION AND INDOOR FINISH IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6" THICK AS STRUCTURAL DETAIL.

SUPUR STRUCTURE:-

POURING STRUCTURE (2623 TH, 11.5TH, COUNTRY GURRY BUILT) WITH RCC WITH CEMENT MORTAR 1:3

RCC MEMBERS

POURING, COLUMNS, PLINTH BEAMS, JUNCTIONS, FLOOR, ROOF RAFTERS, SLAB & STAIR WITH RCC 1:1.5 (3) USING NOMINAL SIZE BROWN STONES.

PLASTERING

WALLS INSIDE & OUTSIDE ON CM 1:3, 13mm TH, CEILING ON CM 1:3 9mm TH.

PAINTING

CEILING ON CM 1:3, CEILING WITH CEMENT PAINT OVER A PRIMER COAT

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF RCC 1:4:8 AT 1" AND REVER SAND

DOORS & WINDOWS

DOORS & WINDOW WOODEN FRAMES, 32 TH FLUOR DOOR SHUTTERS, 55 PARTITIONS, AT 10 FT

WINDOWS WITH MEDIUM GRADED ALUMINUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

PROPOSED BUILDING
EXISTING BUILDING

NO.	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	5.00 x 5.00
D	DOOR	1.00 x 2.10
D1	DOOR	0.75 x 1.33
W	WINDOW	1.80 x 1.50
V	VENTILATOR	0.75 x 0.60

S.No	MACHINE	EACH H.P	QUANTITY	TOTAL
1	Cut-To-Length	200	1	200
2	Sitting Machine	425	1	425
3	Narrow-Cut-To-Length	50	1	50
4	EOT Crane -30 Tonnes	40	2	80
5	EOT Crane -7.5 Tonnes	20	1	20
6	Profiling Machine	20	1	20
7	Crimping Machine	07	1	07
		TOTAL		802

S.No	MACHINE	EACH H.P	QUANTITY	TOTAL
8	Purlin Machine	60	1	60
9	EOT Crane -5 Tonnes	07	2	14
10	Air Compressor	10	1	10
11	Air Compressor	15	1	15
12	Narrow-Cut-To-Length	50	1	50
		TOTAL		149

PRO.NUMBER OF WORKERS = 32Nos



ENGINEER/ARCHITECT

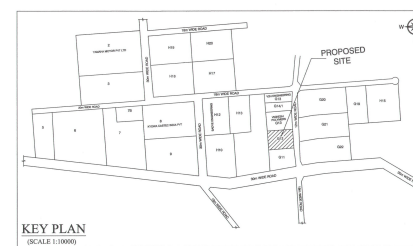
PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF FACTORY BUILDING IN "M/S.SARO STEEL" PLOT No: G12, IN SF.Nos :45/Pl, 46/Pl, 60/Pl, SIPCOT INDUSTRIAL PARK, VALLAM VADAGAL, VADAGAL-A VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, SRIPERUMPUUR PANCHAYAT UNION,

CATEGORY - GREEN
MFG. OF ROOFING SHEETS/GI

VALLAM VADAGAL SIPCOT
LAYOUT APPROVED No : 126/2020

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DTCP APPROVED No: 28A/2020
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KEY PLAN
(SCALE 1:10000)



AREA DETAIL:

TOTAL PLOT AREA AS PER DOCUMENT 8094.45 Sq.m
SUPERIMPOSED AREA 8094.45 Sq.m

BLOCK NAME	F.S.I	AREA IN Sq.m	NON F.S.I	TOTAL BUILT UP AREA IN Sq.m
1 FACTORY BUILDING G.F	3952.54	-	-	3952.54
2 ELECTRICAL METER ROOM	30.00	-	-	30.00
3 WATCHMEN ROOM	-	6.25	6.25	-
TOTAL BUILT UP AREA	3952.54	6.25	3958.79	

EXISTING AREA CALCULATION & PARKING DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	3952.54 8094.45 X 100	75%	48.83%
FLOOR SPACE INDEX	3952.54 8094.45	1.5	0.48

PARKING AREA
08 LORRY WITH DIMENSION 3.5m x 10.0m
02 CARS WITH DIMENSION 2.5m x 5.0m
80 BIKES WITH DIMENSION 1.0m x 1.8m
CYCLE AREA 144.00 Sq.m

PROPOSED BUILDING AREA STATEMENT

SL.No	BUILDING NAME	F.S.I IN Sq.m	NON F.S.I IN Sq.m	TOTAL AREA IN Sq.m
1.	FACTORY BUILDING-1	1126.30	-	1126.30
TOTAL		1126.30	-	1126.30

PROPOSED AREA CALCULATION & PARKING DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	1126.30 8094.45 X 100	75%	13.91%
FLOOR SPACE INDEX	1126.30 8094.45	1.5	0.13

TOTAL BUILDING AREA STATEMENT (EXG. + PRO.)

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	5078.84 8094.45 X 100	75%	62.74%
FLOOR SPACE INDEX	5078.84 8094.45	1.5	0.62

PARKING DETAILS (EXG. + PRO.)

SLOT	EXISTING	PROPOSED	TOTAL
LORRY	08 Nos	03 Nos	11 Nos
CAR	02 Nos	02 Nos	04 Nos
TWO WHEELER	80 Nos	25 Nos	105 Nos
CYCLE	144 Sq m	25 Nos	144 Sq m 25 Nos

COLOUR INDEX

BOUNDARY	PROPOSED BUILDING	EXISTING ROAD	DRIVEWAY	EXISTING BUILDING

SCALE 1:200 ALL DIMENSIONS ARE IN METRES

OWNERS SIGNATURE

STRUCTURAL ENGINEER

ENGINEER/ARCHITECT

P.No: G-13

104.38 m

58.00

1.5m WIDE DRIVE WAY

10.00

17.63

10.00

3.50

PRO. LOREY PARKING

9.00

22.32

EXG. LOREY PARKING

1

5

8

77.63 m

3mGB+18m WIDE ROAD+3mGB

12.00

6.00

TRANSFORMER

YARD

LUXE (LINE)

ELECTRICAL

METER ROOM

GENSET

S.T.P

S.T.P

S.T.P

S.T.P

S.T.P

S.T.P

S.T.P

S.T.P

S.T.P

S.T.P

EXISTING BUILDING

67.63

PROPOSED BUILDING

10.0m WIDE DRIVE WAY

50.00

19.00

5.22

PRO. TYR PARKING

1.5m WIDE DRIVE WAY

40.00

EXG. CYCLE PARKING AREA 144.00 Sq m

3.50

5.00

5.00

5.00

5.00

5.00

5.00

5.00

5.00

5.00

5.00

5.00

5.00

5.00

5.00

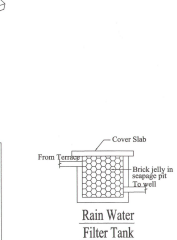
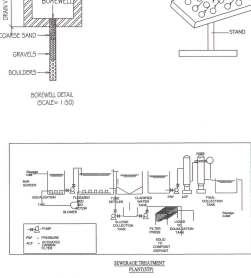
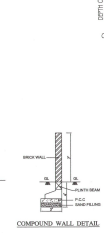
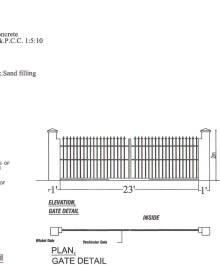
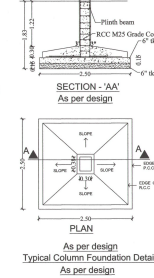
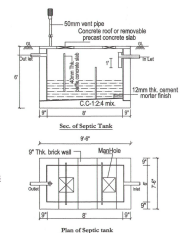
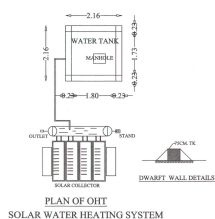
5.00

5.00

5.00

P.No: G-11

104.16 m



S.No	MACHINE	EACH H.P	QUANTITY	TOTAL
1	Cut-To-Length	200	1	200
2	Sitting Machine	425	1	425
3	Narrow-Cut-To-Length	50	1	50
4	EOT Crane -30 Tonnes	40	2	80
5	EOT Crane -7.5 Tonnes	20	1	20
6	Profiling Machine	20	1	20
7	Crimping Machine	07	1	07
TOTAL				802

S.No	MACHINE	EACH H.P	QUANTITY	TOTAL
8	Pulin Machine	60	1	60
9	EOT Crane -5 Tonnes	07	2	14
10	Air Compressor	10	1	10
11	Air Compressor	15	1	15
12	Narrow-Cut-To-Length	50	1	50
TOTAL				149

EXG NUMBER OF WORKERS = 25Nos
PRO NUMBER OF WORKERS = 32Nos

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

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



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.

