

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

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

CATEGORY - GREEN
MFG. OF ROOFING SHEETS/GI

VALLAM VADAGAL SIPCOT
LAYOUT APPROVED No : 126/2020

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

SPECIFICATION

FOUNDATION:
FOUNDATION AND BASEMENT IN RCC COLUMN AND
FOOTING. RAMP AREA AND OF RCC +4.50, 47.00X
AS PER STRUCTURAL DETAILS.
BASIC STRUCTURE:
STEEL WALLS WITH CONCRETE FLOORS 1.0
MET THICKNESS.
FLOORING : CEMENT POLISH WITH GRASS LANTERN
COVERING. CEMENT POLISH FLOOR, SLAB & STAIR WITH
RCC 1.0 TO 1.50 CM THICK NORMAL SIZE
REINFORCED CONCRETE.
ROOFING:
WALLS COVERED & OUTSIDE IN CH 1.5, 1.50X TH
COVERING IN CH 1.50X TH.
PAINTING:
PRIMER COAT THE WALL, CEILING WITH GEMET PAINT
FINISH COAT WITH GEMET PAINT.
FLOORING:
COVERING THE FLOOR WITH 15 TH GRADE FLOORING
OVER A BED OF PCC 1.00X 47.00X. AND OVER SAND
COVER SANDWICH.
DOORS WITH COUNTRY WOODEN FRAMES
2.00X, 2.00X DOOR PARTITION, 2.00X PARTITION,
HANDRAIL WITH MEDIUM WEIGHTED ALUMINIUM
RAILING. PARTITION WITH 1.00X GLASS &
STANDARD PARTITIONING.

COLOUR INDEX

PROPOSED BUILDING ☐

EXISTING BUILDING ☐

SCALE 1:100 ALL DIMENSIONS ARE IN METRES

SCHEDULE OF JOINERIES:

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

EXG.MACHINERY DETAIL:

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

PRO.MACHINERY DETAIL:

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

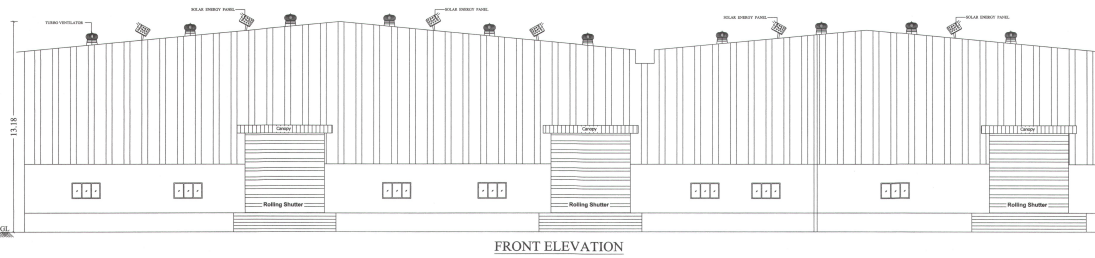
EXG. NUMBER OF WORKERS = 25Nos
PRO. NUMBER OF WORKERS = 32Nos

For SARO STEEL

OWNERS SIGNATURE

STRUCTURAL ENGINEER

ENGINEER/ARCHITECT



FRONT ELEVATION



ROOF FLOOR PLAN

VALLAM VADAGAL SIPCOT
LAYOUT APPROVED No : 126/2020

SPECIFICATION

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

SUPUR STRUCTURE
SUPUR STRUCTURE IN 2x12 TH, 21.5TH, STATION GURNT
BAY WITH 2x12 TH WITH CENTER HOOKER 2.0

RCC MEMBERS
FOOTING, COLUMN, PLINTH BEAMS, JUNCTION
COLUMN, FLOOR, ROOF BEAMS, SLAB & STAIR WITH
RCC 1:1.5:3 USING 10mm NOMINAL SIZE
REINFORCED STEEL.

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

PAINTING
FINISHING THE WALL, CEILING WITH CEMENT PAINT
OVER A PRIMER COAT.

FLOORING
FINISHING THE FLOOR WITH 20 TH GRAIND FLOORING
OVER A BED OF RCC 1:4:8 6"TH, AND REVER SAND

DOORS & WINDOWS
DOORS: COCKWOOD DOOR WOODEN FRAMES,
32 TH FLUSER DOOR SHUTTERS, 15 FASTENINGS,
100 PLY GLASS

WINDOWS
WINDOWS WITH MEDIUM ALUMINUM ALUMINUM
OPERABLE SHUTTERS WITH 4 pane GLASS &
STANDARD FASTENINGS

PROPOSED BUILDING
EXISTING BUILDING

SCHEDULE OF JOINERIES:

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

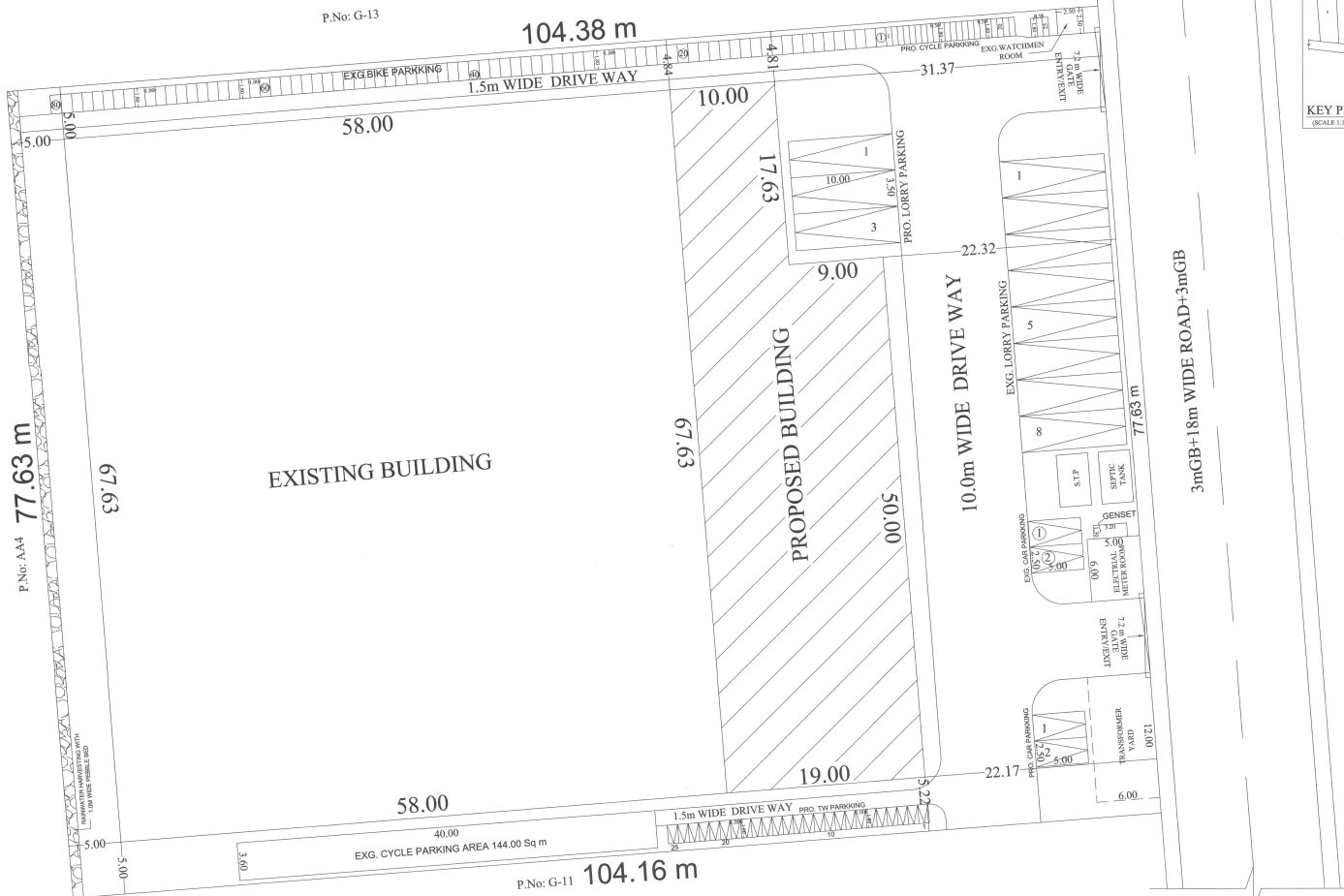
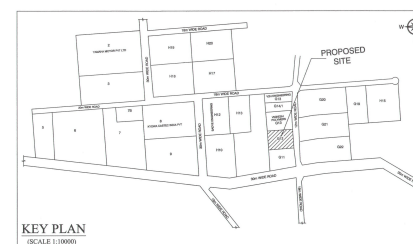
S.No	MACHINE	EACH H.P	QUANTITY	TOTAL
8	Purlin Machine	60	1	60
9	EOT Crane -5 Tonnes	07	2	14
10	Air Compressor	10	1	10
11	Air Compressor	15	1	15
12	Narrow-Cut-To-Length	50	1	50
		TOTAL		149

PRO.NUMBER OF WORKERS = 32Nos



ENGINEER/ARCHITECT

Y.P. KIRISHWAPPRASAD B.Arch.,
CA/2014/85893
Registered Architect G-2
DPO Reg. No. CGLRQWRA/GH-1/2014/95/006
CMA/RA/GH-1/15/04/140
222, Arvind Majestic Towers, Jyotiashahar/Kalyan Road,
Koyambhed, Chhawal - 187, Jyotiashahar, maharashtra



AREA DETAIL:	
TOTAL PLOT AREA AS PER DOCUMENT	8094.45 Sq.m
UNDERBROOD AREA	9004.45 Sq.m

EXISTING BUILDING AREA STATEMENT			
BLOCK NAME	F.S.J AREA IN Sq m	NON F.S.J AREA IN Sq m	TOTAL BUILT UP AREA Sq m
1 FACTORY BUILDING G.F	3922.54	-	3922.54
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

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	$\frac{3952.54}{8094.45} \times 100$	75%	48.83%
FLOOR SPACE INDEX	$\frac{3952.54}{8094.45}$	1.5	0.48

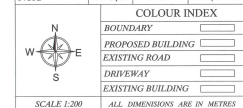
PARKING AREA	08 LORRY WITH DIMENSION 3.5m x 10.0m 02 CARS WITH DIMENSION 2.5m x 5.0m 80 BIKES WITH DIMENSION 1.0m x 1.8m CYCLE AREA 144.00 Sq.m
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PROPOSED BUILDING AREA STATEMENT				
SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m	TOTAL AREA IN Sq
1.	FACTORY BUILDING- 1			
	GROUND FLOOR	1126.30	-	1126.30
	TOTAL	1126.30	-	1126.30

PROPOSED AREA CALCULATION & PARKING DETAILS			
DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	$\frac{1128.30}{8094.45} \times 100$	75%	13.91%
FLOOR SPACE INDEX	$\frac{1128.30}{8094.45}$	1.5	0.13

TOTAL BUILDING AREA STATEMENT (EXG. + PRO.)			
DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	$\frac{5078.84}{8094.45} \times 100$	75%	62.74%
FLOOR SPACE INDEX	$\frac{5078.84}{8094.45}$	1.5	0.62

PARKING DETAILS (EXG. + PRO.)			
SLOT	EXISTING	PROPOSED	TOTAL
LORRY	06 Nos	03 Nos	11 Nos
CAR	02 Nos	02 Nos	04 Nos
TWO WHEELER	80 Nos	25 Nos	105 Nos
CYLCE	144 Sq m	25 Nos	144 Sq m 25 Nos



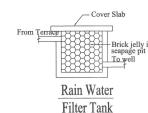
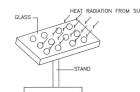
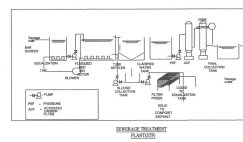
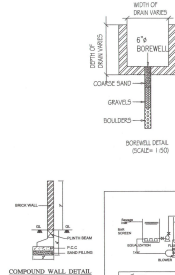
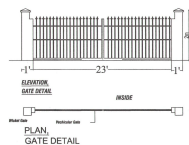
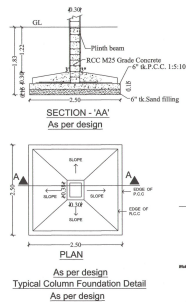
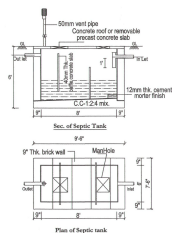
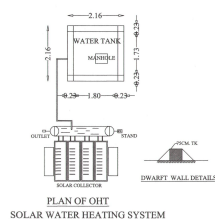
OWNER'S SIGNATURE _____

Dr. KRATHANAM, M.E., M.Sc., Ph.D.,
Structural Engineer Co-2
DTPC Reg.No : CE/AGN/ST/CD-1/2019/06/0
Registered Engineer Co-1

STRUCTURAL ENGINEER

VP KIRANMAFIONAN B. ANOJ.,
CA/201465828
Regd. Architect G+1
OTEP Reg. No. CGR/AN/VA/ER-120/006/068
CHDA RA.G-015/04140
222, Ashraf Masjid Towers, Jawahar Nehru Road
Koyambedu, Chennai - 157 Mobile: 9582823342

ENGINEER/ARCHITECT



EXG.MACHINERY DETAIL:				
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
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5	EOT Crane -7.5 Tonnes	20	1	20
6	Profiling Machine	20	1	20
7	Crimping Machine	07	1	07
		TOTAL		804

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

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

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.

