Verified RealEstate™

REFERENCE
03-2024

ISSUED
17 December 2024

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.

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

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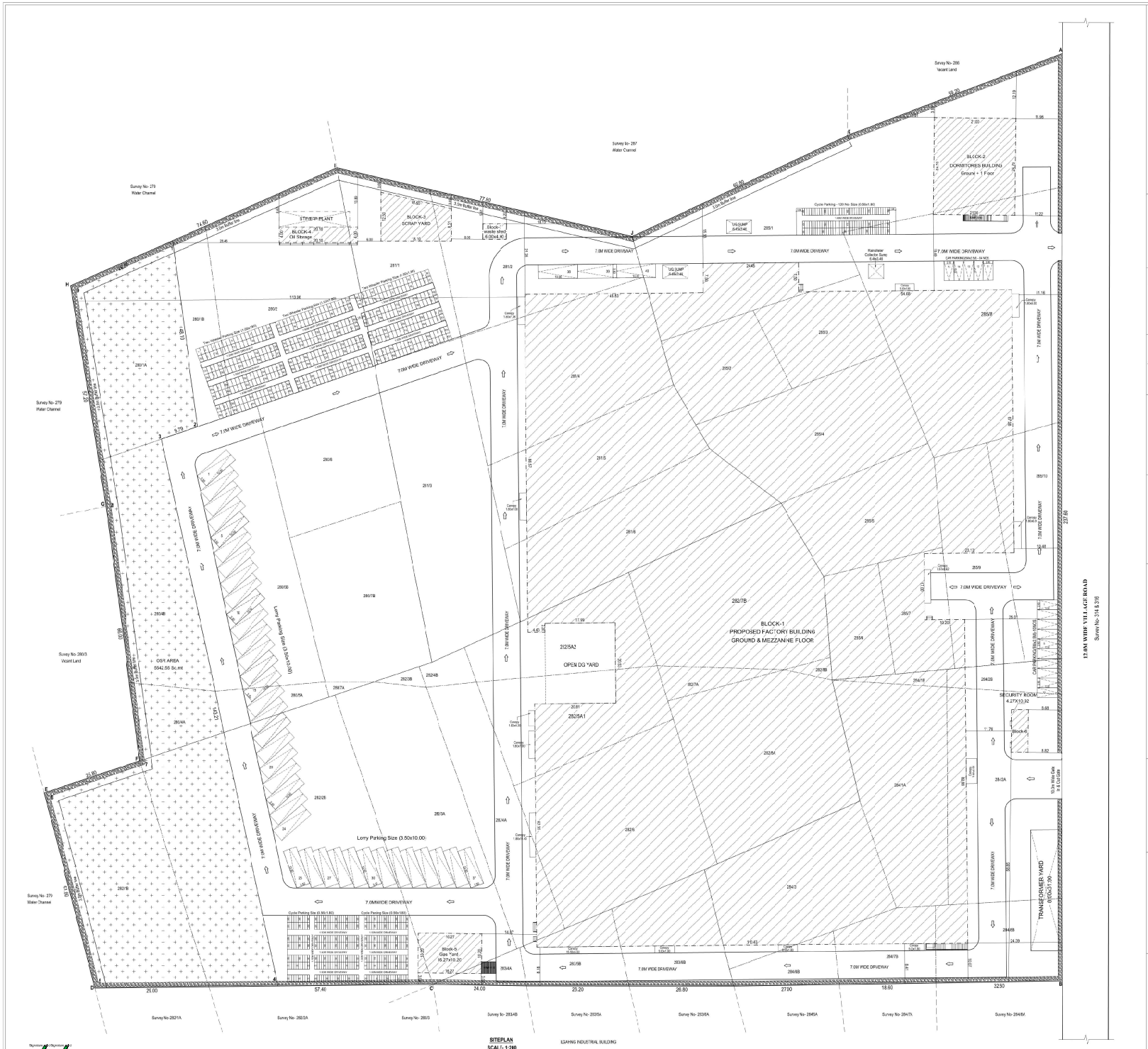
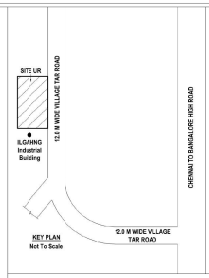
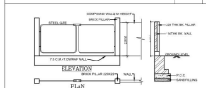
DIGITALLY VERIFIED RECORD

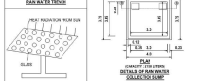


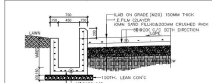
SITEPLAN
SCALE- 1:200



KEY PLAN
Not To Scale







PILE CAP DETAILS

Er.S.MOSES ARUNGANAPHAN
B.E. M.E.(Struct.) F.I.E. F.I.V. (Bombay), F.I.V.
(TCP Registered Structural Engineer Order I (SE)
(TCP Reg.No. COR/CONSE/SO-VO/018/2023
Madurawoyal, Chennai-600095
Email Id: moseserch@gmail.com

STRUCTURAL ENGINEER :-

Er. R. MUNUSAMY (C.E. B.Sc.,Civil), M.E.,
DARSHIN CONSTRUCTION- GETHUSEKPMOR 123
(TCP Registered Engineer Order - I (SE) Reg.No. R/CE/2000/0011
Velachery, Chennai - 600 042
Phone: 9841062287 Email: arm1234@gmail.com

REGISTERED ENGINEER :-

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR. DAESEUNG AUTOPARTS INDIA PVT LIMITED IN SURVEY NO - 280/1A, 1B, 2, 4A, 4B, 5A, 5B, 6, 7a, 7B, 281/1, 2, 3, 4, 5, 6, 282/1S, 2B, 3A, 3B, 4A, 4B, 5A1, 5A2, 6,7A, 7B, 8A, 8B, 283/4A, 5B, 6B, 284/1A, 1B, 2A, 2B, 3, 6B, 7B, 8B, 285/1, 2, 3, 4, 5,6, 7, 8, 9, 10 OF KEERANALLUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

SRIPERUMBUDUR PANCHAYAT UNION LIMIT.

CATEGORY : ORANGEINDUSTRIAL
CONSENT ORDER NO. 230015580K2840 - DATEC: 13/12/2023.
PROCEEDINGS NO.F.24946/PR/OLDEE/"NPCBSPRW/2023

AS PER DOCUMENT EXTENT - 12.66' Acre / 51260.81 Sq.mt

AS PER PATTA EXTENT - 51277.3 Sq.mt

OSR PROVIDING AREA - 5542.55 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	PB AREA SQ.M	NON PB AREA SQ.M	TOTAL BUILD UP AREA SQ.M
1.	B.CONC-1 FACTORY BUILDING (Ground Floor)	15869.34	-	15869.34
2.	B.CONC-1 OFFICEROOM (Mezzanine Floor)	913.74	-	913.74
3.	B.CONC-1 CANTEEN (Mezzanine Floor)	1312.19	-	1312.19
4.	B.CONC-1 CANOPY	107.06	-	107.06
5.	B.CONC-2 DORMITORIES BUILDING (Ground Floor	519.07	-	519.07
6.	B.CONC-2 DORMITORIES BUILDING (Pole Floor)	519.07	-	519.07
7.	B.CONC-3 SCRAPYARD (Ground Floor)	188.28	-	188.28
8.	B.CONC-4 OIL STORAGE (Ground Floor)	80.40	-	80.40
9.	B.CONC-5 GAS YARD (Ground Floor)	168.66	-	168.66
10.	B.CONC-6 SECURITY ROOM (Ground Floor)	46.43	-	46.63
11.	B.CONC-7 WASTESHED (Ground Floor)	24.40	-	24.00
	TOTAL EXTENT	23927.35	-	23927.15

Floor Space Index :- 23927.15 / 51260.81 FSI ARCHIVEE = 0.449 =< 15

PARKINGDETAILS:

PAIKING CATEGORY (Industrial Building) :-
FSIAREA : 23927.35 Sqmt

PARKINGDESCRIPTION	REQUIRED	PROVIDED
Lorry Parking Stalls	39 Nos	40 Nos
Car Parking	10 Nos	15 Nos
Two Wheelers	461 Nos	680 Nos
Cycle Space	461 Nos	680 Nos

SOLAR HOT WATER SYSTEMDETAIL :

NO OF WORKERS - MALE : 500 Nos
TO'AL NO OF WORKERS : 500 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day.
TO'AL CONSUMPTION 500 X 80) : 40000 Lits
NO OF SWHS (2000 lit Capacity) : 1 No

SCALE - 1:200

Sanitary Requirements As Per TNCBSR-2019

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	25	25
URINAL	15	15
WASH TAPS	25	
DRINKER WATER FOUNTAINS	05	

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER1	2.00 x 3.00
RS2	ROLLING SHUTTER2	4.50 x 3.00
MD	MAIN DOOR	3.00 x 3.00
DD	DOUBLE DOOR	2.00 x 2.20
D1	DOOR-1	1.00 x 3.00
D2	DOOR-2	1.00 x 2.20
D3	DOOR-3	0.75 x 2.20
HD1	HYDRAULIC DOOR-	4.00 x 5.20
HD2	HYDRAULIC DOOR-1	5.00 x 5.20
AW1	ALUMINUM WINDOW-1	4.20 x 2.20
AW2	ALUMINUM WINDOW-2	3.20 x 6.00
AW2	ALUMINUM WINDOW-3	3.00 x 1.50
W	WINDOW	1.20 x 1.20
SD1	SLIDING DOOR-1	1.00 x 2.20
SD2	SLIDING DOOR-2	2.00 x 2.20
V	VENT_ATOR	0.60 x 0.60

ALL DIMENSIONS ARE IN METER

TOTAL HOSE POWER - 2243 HP

SL.NO	SURVEY NO	PATTA EXTENT	DOCUMENT EXTENT
1.	280/1A	1400.E	0.36
2.	280/1B	450.00	0.11
3.	280/2	1800.E	0.44
4.	280/4A	270.00	0.000
5.	280/4B	1180.E	0.29
6.	280/5A	180.00	0.05
7.	280/5B	2070.E	0.51
8.	280/6	1000.E	0.25
9.	280/7A	20.00	0.005
10.	280/7B	1180.E	0.295
11.	281/1	1050.E	0.26
12.	281/2	1150.E	0.29
13.	281/3	1850.E	0.46
14.	281/4	1550.E	0.38
15.	281/5	1100.E	0.27
16.	281/6	1350.E	0.33
17.	282/1B	1510.E	0.373
18.	282/2B	2580.E	0.591
19.	282/3A	1620.E	0.40
20.	282/3B	30.00	0.007
21.	282/4A	750.00	0.185
22.	282/4B	2000.E	0.512
23.	282/5A1	900.00	0.22
24.	282/5A2	900.00	0.22
25.	282/6	1650.E	0.410
26.	282/7A	1010.E	0.005
27.	282/7B	1590.E	0.395
28.	283/5A	1543.E	0.384
29.	283/6B	187.00	0.046
30.	283/4A	695.00	0.420
31.	283/5B	384.00	0.095
32.	283/6B	661.00	0.163
33.	284/1A	1640.E	0.405
34.	284/1B	668.00	0.415
35.	284/2A	1467.E	0.365
36.	284/2B	183.00	0.045
37.	284/3	1158.E	0.280
38.	284/6B	315.00	0.078
39.	284/7B	562.00	0.139
40.	284/8B	681.00	0.168
41.	285/1	3400.E	0.84
42.	285/2	650.00	0.16
43.	285/3	558.00	0.14
44.	285/4	1250.E	0.31
45.	285/5	800.00	0.20
46.	285/6	400.00	0.10
47.	285/7	500.00	0.12
48.	285/8	2650.E	0.66
49.	285/9	900.00	0.22
50.	285/10	900.00	0.22

For DAESEUNG AUTOPARTS INDIA PVT. LTD.

Authorised Signatory

APPLICANT SIGNATURE :-

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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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

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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.