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REFERENCE
03/2024-2025

ISSUED
05 February 2025

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™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

NOTE :

1. DTCP Approved Layout Vide No. 4/2009 Chengalpattu Region.
2. DTCP Revised-1 Approved Layout Vide No. 92/2020, Chengalpattu Region.
3. DTCP Revised-2 Approved Layout Vide No. 104/2023, Kancheepuram Region.

ALL DIMENSIONS ARE IN METER, SCALE 1: 100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A FACTORY BUILDING AT PLOT NO: D-28, 7TH MAINROAD SIPCOT INDUSTRIAL PARK, IRUNGATTUKOTTAI.

COMPRISED IN SURVEY NO: 257 PART, 272 PART, 273 PART OF KEEVALUR VILLAGE, SRIPERUMPUTHUR TALUK, KANCHEEPURAM DISTRICT.

CATEGORY: INDUSTRIES CLASSIFIED AS " ORANGE "

MANUFACTURING DETAILS:

LIGHT ENGINEERING IDUSTRY EXCLUDING FABRICATION & FORGING ANNEXURE - VII (SEE RULE NO: 36, SI. NO: 10) AS PER TNCD&BR-2019.

AREA STATEMENT				'SQ.M'
PLOT EXTENT - AS PER DOCUMENT				4046.44 (1.00 ACRE)
PLOT EXTENT - AS PER FMB				4050.00
SI.NO	DESCRIPTION	F.S.I AREA IN SQ.MTR	NON FSI AREA IN SQ.MTR	TOTAL BUILTUP AREA IN SQ.MTR
1	PROPOSED SHED	2200.51	—	2200.51
2	COVERED PARKING	125.09	—	125.09
		—	—	—
	TOTAL	2325.60	—	2325.60
F.S.I ACHIEVED		$\frac{2325.60}{4046.44}$ = 0.57		

TOTAL POWER - 200.00 HP

PARKING DETAILS

SI.NO	PARKING	REQUIRED	PROVIDED
1	LORRY	5	5
2	CAR	0	1
3	TWO WHEELER	50	53
4	CYCLE	50	55

WORKERS DETAILS:

1 NO. OF MALE LABOURS - 50 NOS

NO. OF FEMALE LABOURS - 30 NOS

SANITATION REQUIREMENTS FOR FACTORY BUILDING

SI.NO	SANITARY UNIT	MALE		FEMALE	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	WATER CLOSET	3	3	3	3
2	ABLUTION TAPS	3	3	3	3
3	URINALS	3	5	---	---
4	WASHING TABS WITH DRAINING ARRANGEMENT	2	2	2	2
5	DRINKING WATER FOUNTAINS	2	2	2	2
6	BATHS PREFERABLY SHOWERS	3	3	3	3
7	EMERGENCY SHOWER & EYE WASH FOUNTAIN	---	---	---	---

JOINARY DETAILS :

RS	STEEL ROLLING SHUTTER	3.00x3.05m
RS1	STEEL ROLLING SHUTTER	1.50x3.05m
D1	TEAK WOOD DOOR	0.91x2.10m
D2	TOILET DOOR	0.76x2.10m
W	STEEL GLAZED WINDOW	3.00x1.50m
W1	STEEL GLAZED WINDOW	1.20x1.20m
W2	STEEL GLAZED WINDOW	1.82x1.20m
V	STEEL GLAZED VENTILATOR	3.00x0.90m
V1	STEEL GLAZED VENTILATOR	0.90x0.60m

COLOR INDEX:

PROPOSED CONSTRUCTION

SITE BOUNDARY

EXISTING ROAD

For GLOBE ENGINEERING
Proprietor

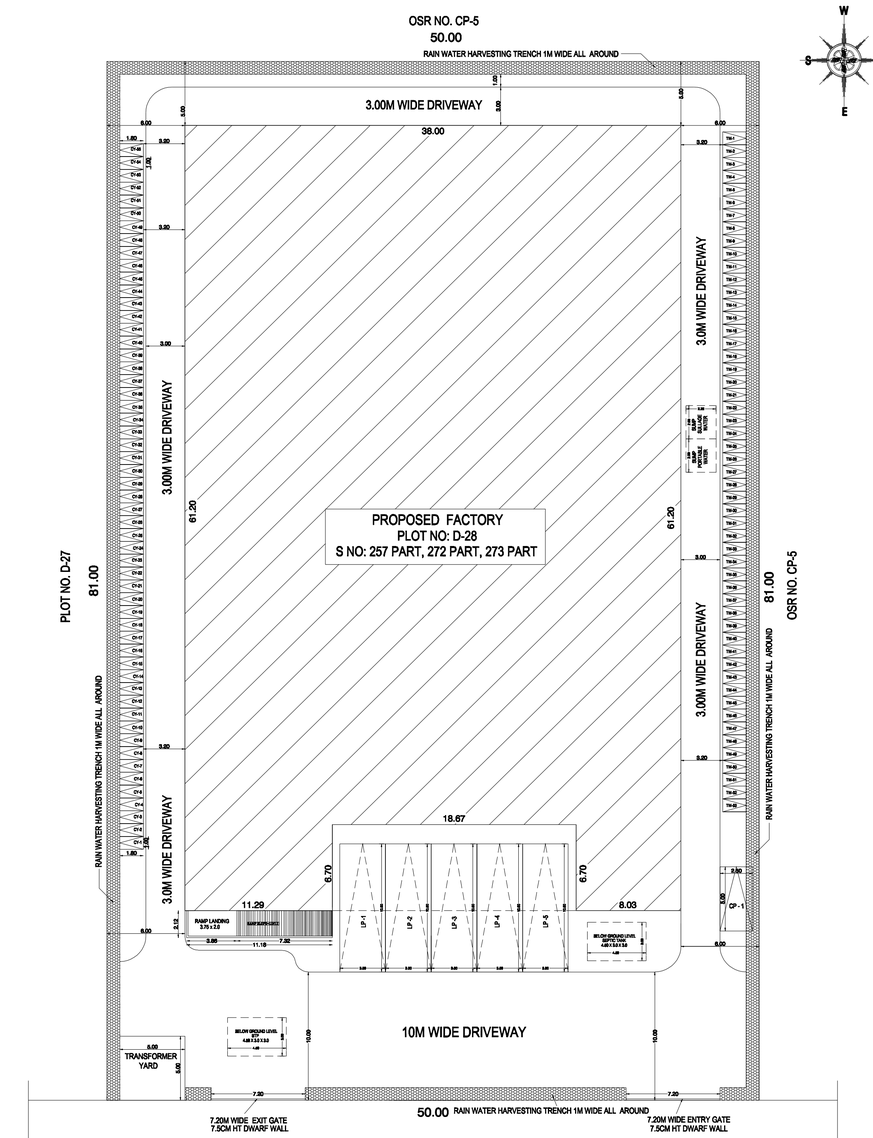
M/S. GLOBE ENGINEERING
PROPRIETOR FAKIR MOHAMED THAHIR
APPLICANT

R. MANIKANDAN, M.Tech, (Structural)
Registered Structural Engineer Grade I
SE/GA-I/19/05/154 (CMDA), RSE 5005/2019 (GCC)
CCLRGN/SE/Gr-I/2019/09/036(DTCP)
AURA ENGINEERING CONSULTANTS
#16, 50th Street, 7th Avenue, Ashok Nagar,
Chennai - 600 083. Ph: 9790751378

STRUCTURAL ENGINEER

Er. P. MURUGAN
VELAVAN PLANNERS
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG No. RE/GR-III/18/08/288
GREATER CHENNAI CORPORATION
REGISTRATION No. RE30321019
DTCP REGN. No. CLLR&RE/GR.III/2018/01003
127/31, GOLBEN COLONY, ANNA NAGAR WEST EXTN.,
CHENNAI-600 950
Mobile No. 8056005765

REGISTERED ENGINEER



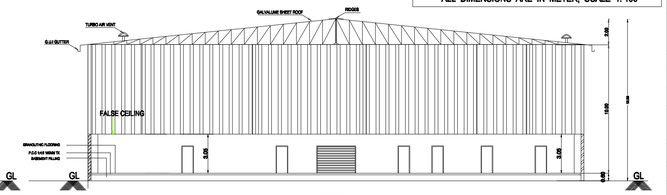
SITE PLAN

(SCALE - 1:100)

20.00 M WIDE ROAD

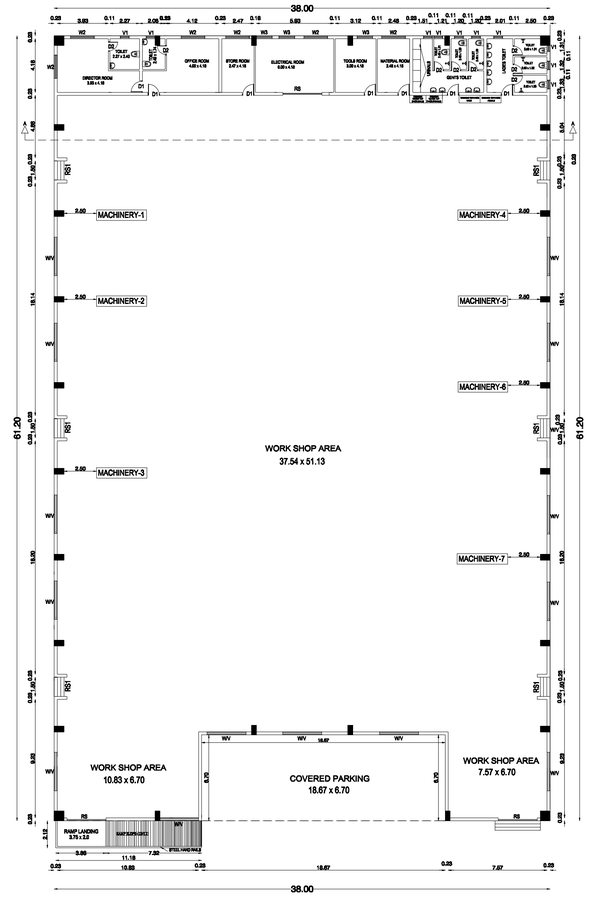
EAST SDE ELEVATION

(SCALE - 1:100)



SECTION ON 'AA'

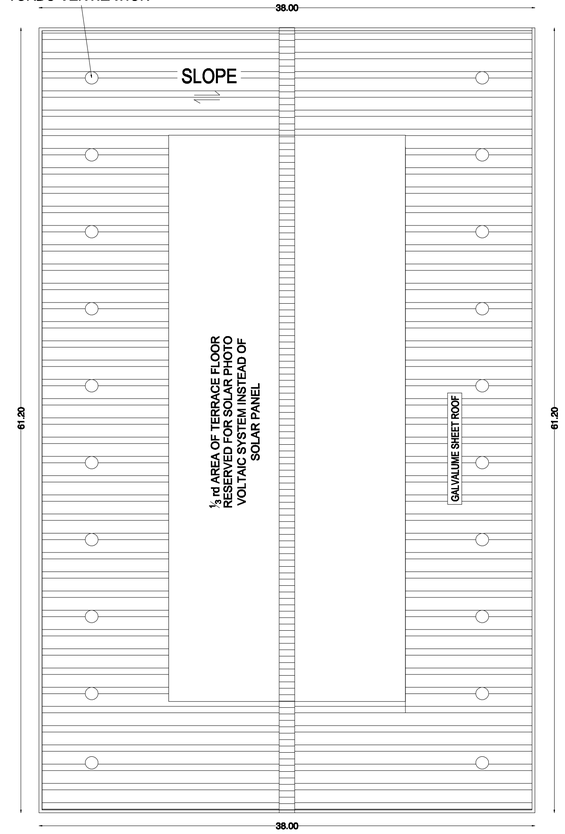
(SCALE - 1:100)



GROUND FLOOR PLAN

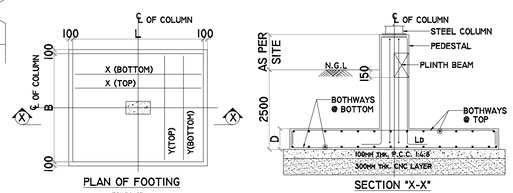
(SCALE - 1:100)

TURBO VENTILATION



ROOF PLAN

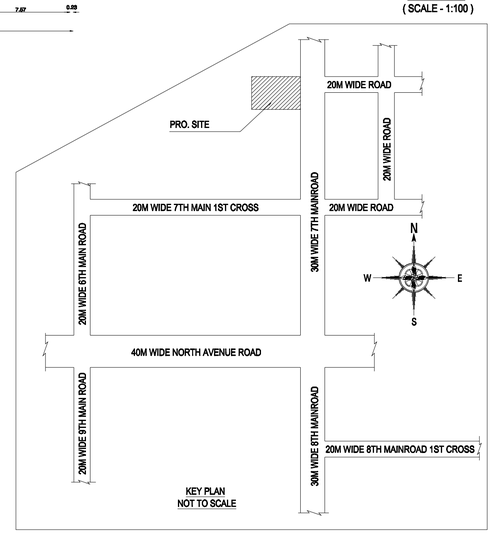
(SCALE - 1:100)



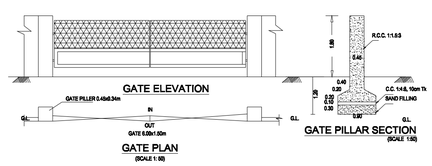
PLAN OF FOOTING

(SCALE 1:400)

SECTION "X-X"



KEY PLAN
NOT TO SCALE



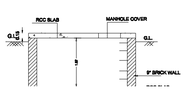
GATE ELEVATION

GATE PLAN

(SCALE 1:50)

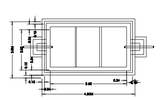
GATE PILLAR SECTION

(SCALE 1:50)



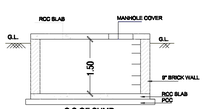
SOLAR ENERGY ACTIVATOR SYSTEM

(NOT TO SCALE)

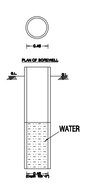


PLAN OF SEPTIC TANK

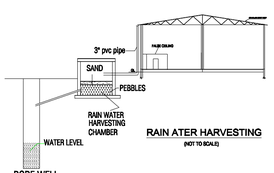
(SCALE 1:100)



C.S.OF SUMP



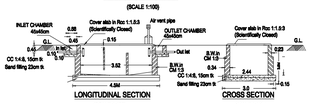
RAMP DETAILS



BORE WELL

RAIN ATER HARVESTING

(NOT TO SCALE)

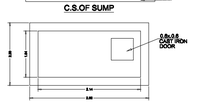


LONGITUDINAL SECTION

(SCALE 1:100)

CROSS SECTION

(SCALE 1:100)



SUMP DETAIL FOR PORTABLE WATER TANK

SUMP PLAN

MACHINERY DETAILS

SI.NO	DESCRIPTION	POWER
1	LASER CUTTING MACHINE	65.00 HP
2	BENDING MACHINE - 1	15.00 HP
3	BENDING MACHINE - 2	42.00 HP
4	WELDING MACHINE - 3 NOS	45.00 HP
5	DRILLING MACHINE - 2	10.00 HP
6	GRINDING MACHINE - 2	10.00 HP
7	POWDER PRESS	13.00 HP
	TOTAL POWER	200.00 HP

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.