PP APPROVAL RECORD

Planning Permission

Kancheepuram

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.

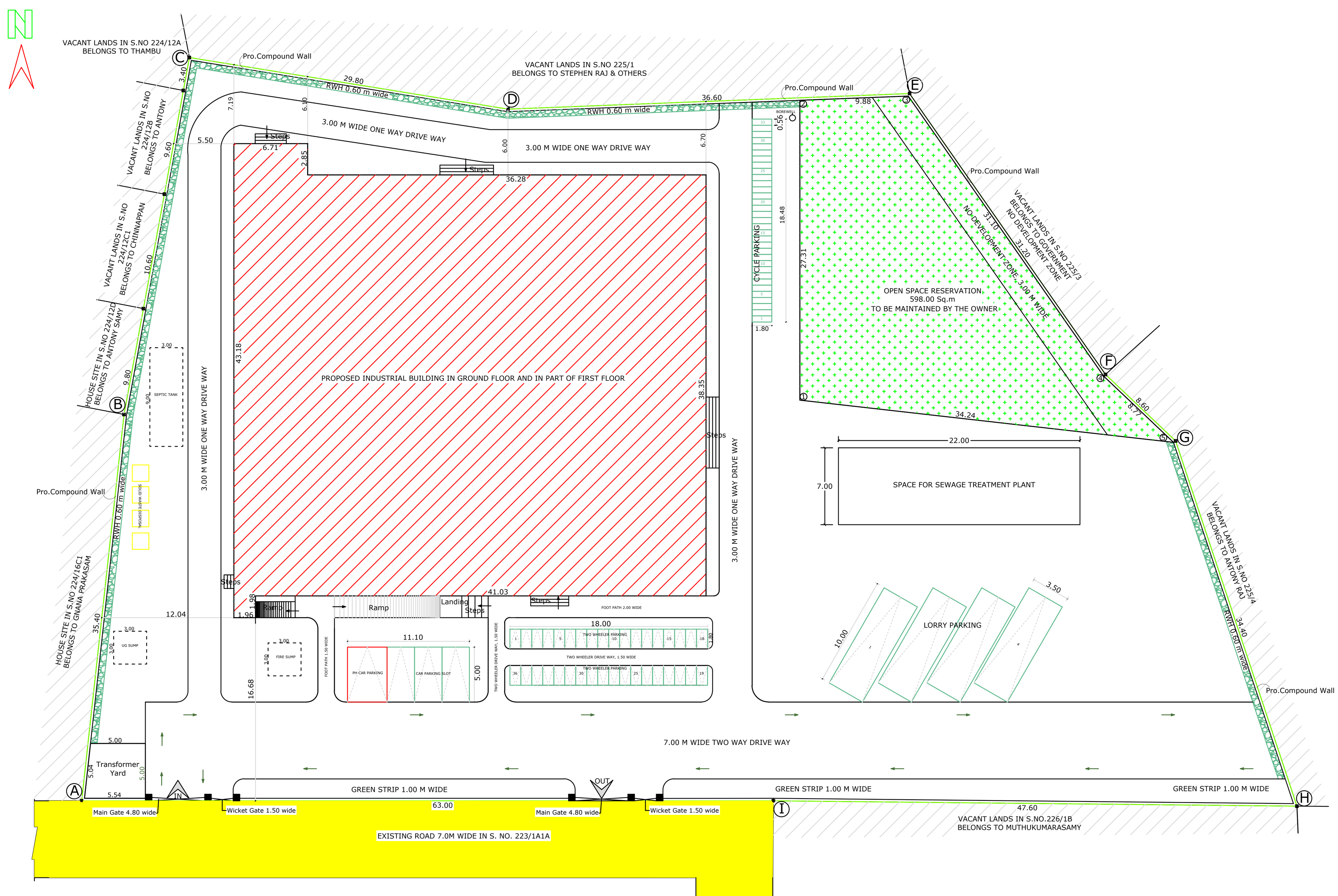
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING AT SURVEY NOS. 225/2A AND 225/2B, VAIPOOR 'B' BLOCK, ERAIYUR VILLAGE & PANCHAYAT, KUNDRATHUR TALUK, KANCHIPURAM DISTRICT FOR M/s REAMMAC PRECISION TOOLS.

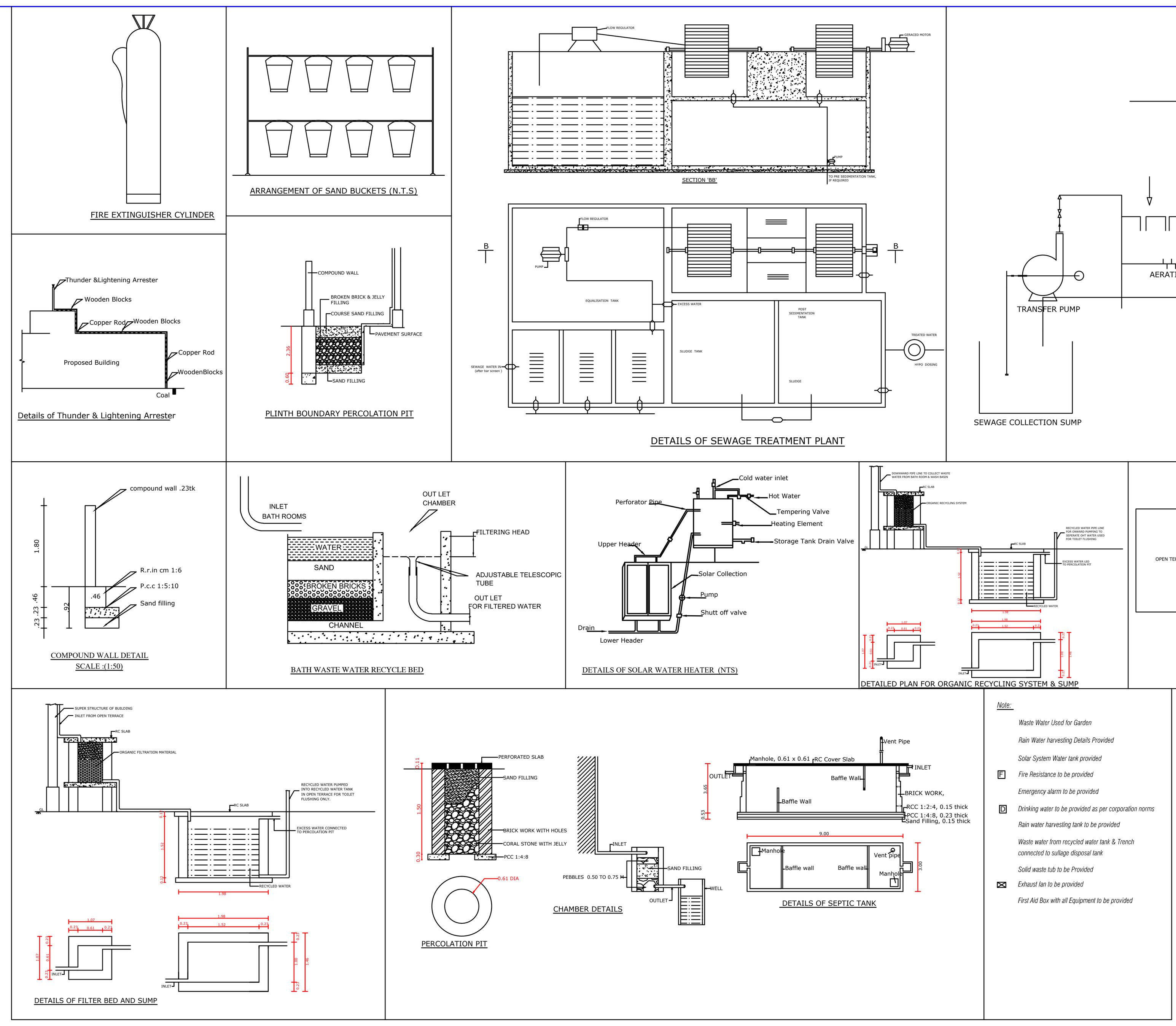
LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION AND FORGING - ORANGE INDUSTRY

As per Rule 36, Annexure VII of TNCDBR 2019

ALL DIMENSIONS ARE IN METRE — SCALE 1:100

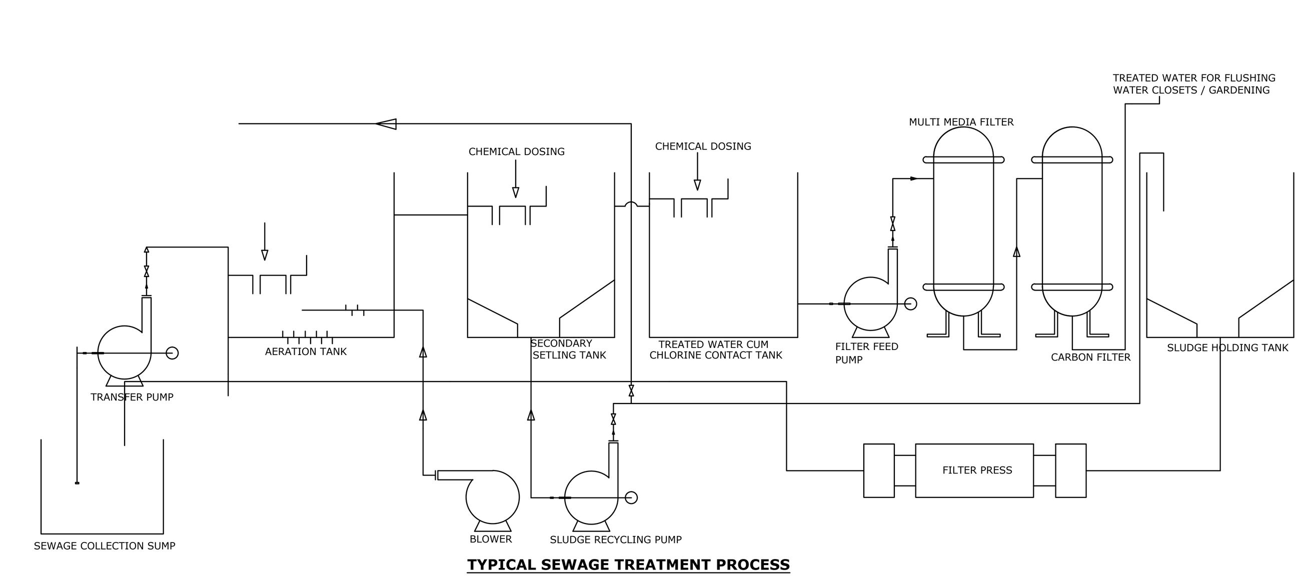


SITE PLAN
SCALE 1:200

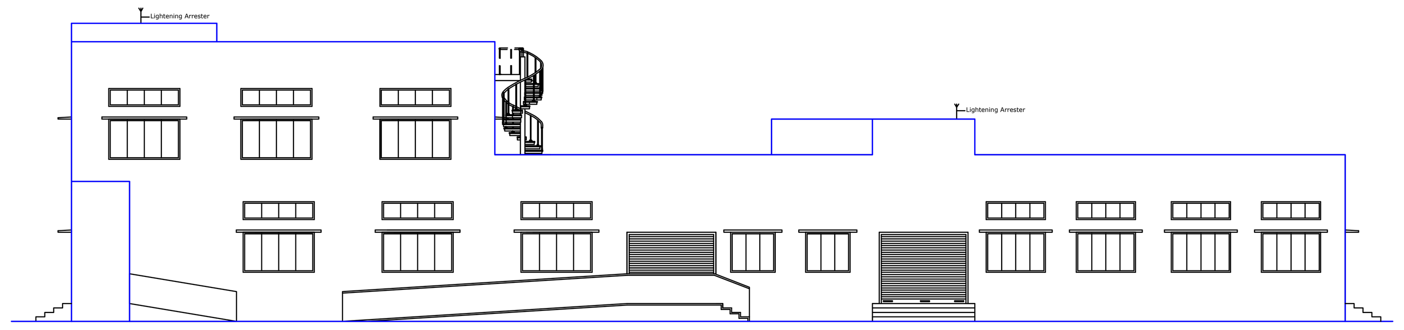


Note:

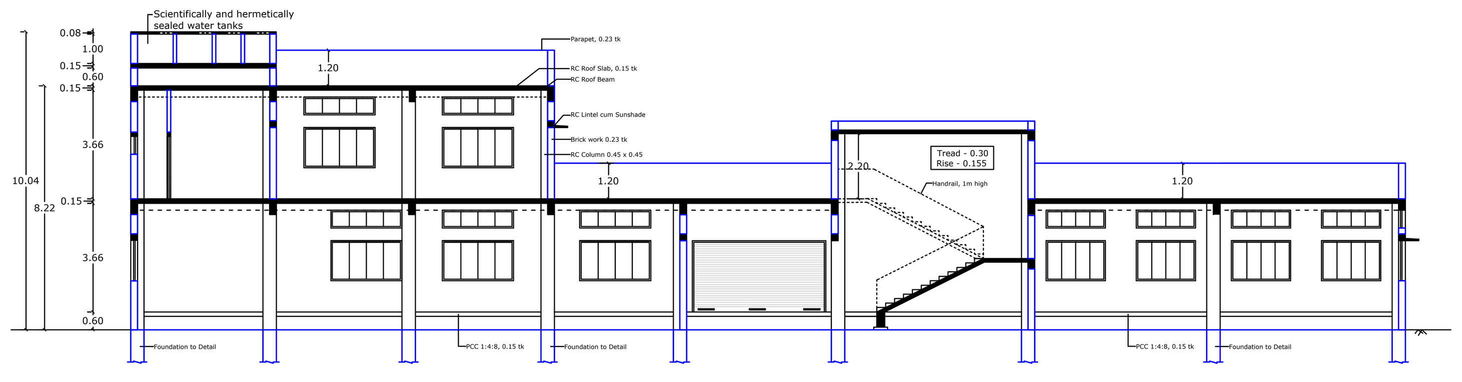
- Waste Water Used for Garden
- Rain Water harvesting Details Provided
- Solar System Water tank provided
- F Fire Resistance to be provided
- Emergency alarm to be provided
- D Drinking water to be provided as per corporation norms
- Rain water harvesting tank to be provided
- Waste water from recycled water tank & Trench connected to sullage disposal tank
- Solid waste tub to be Provided
- Exhaust fan to be provided
- First Aid Box with all Equipment to be provided



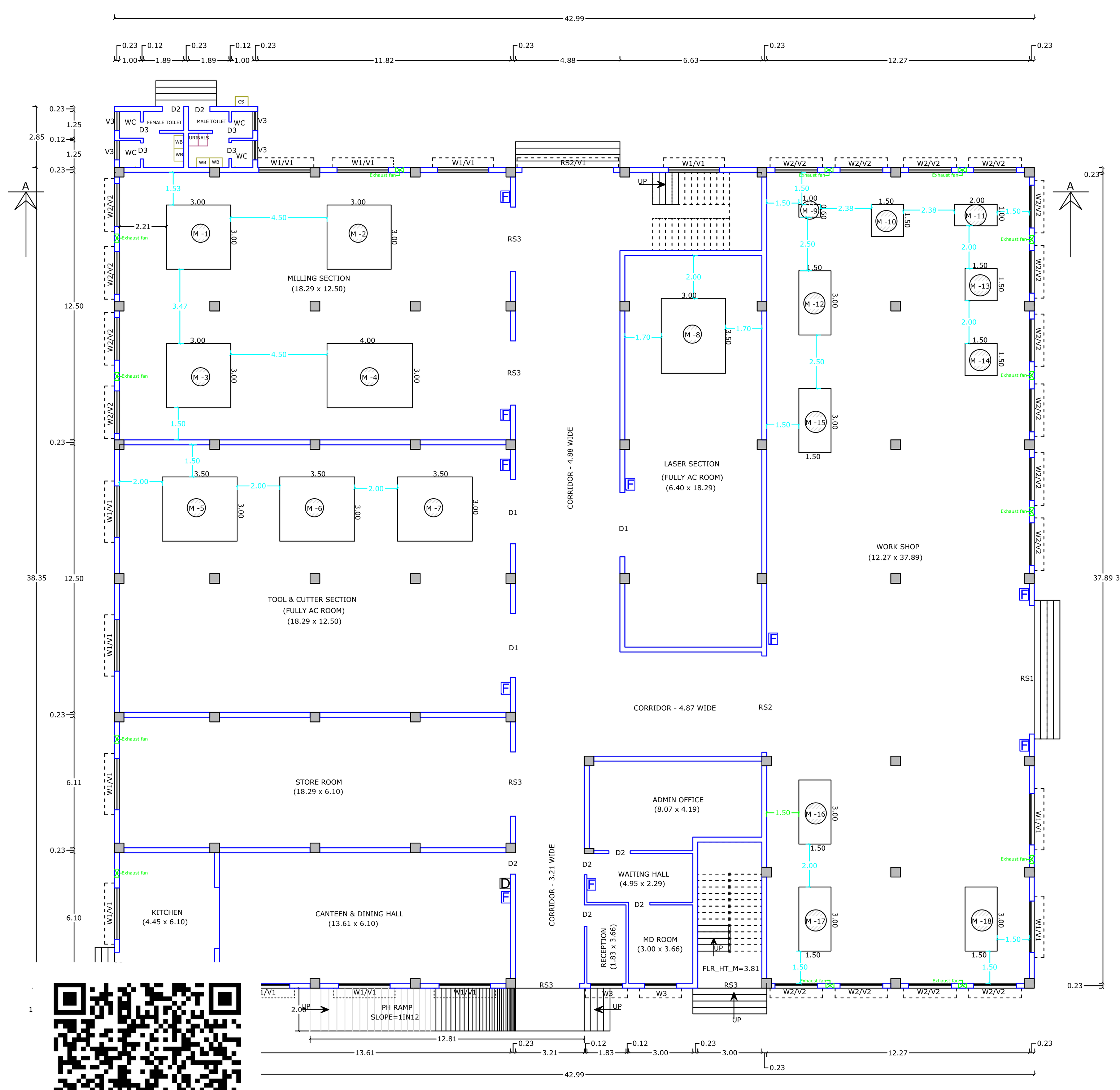
TYPICAL SEWAGE TREATMENT PROCESS



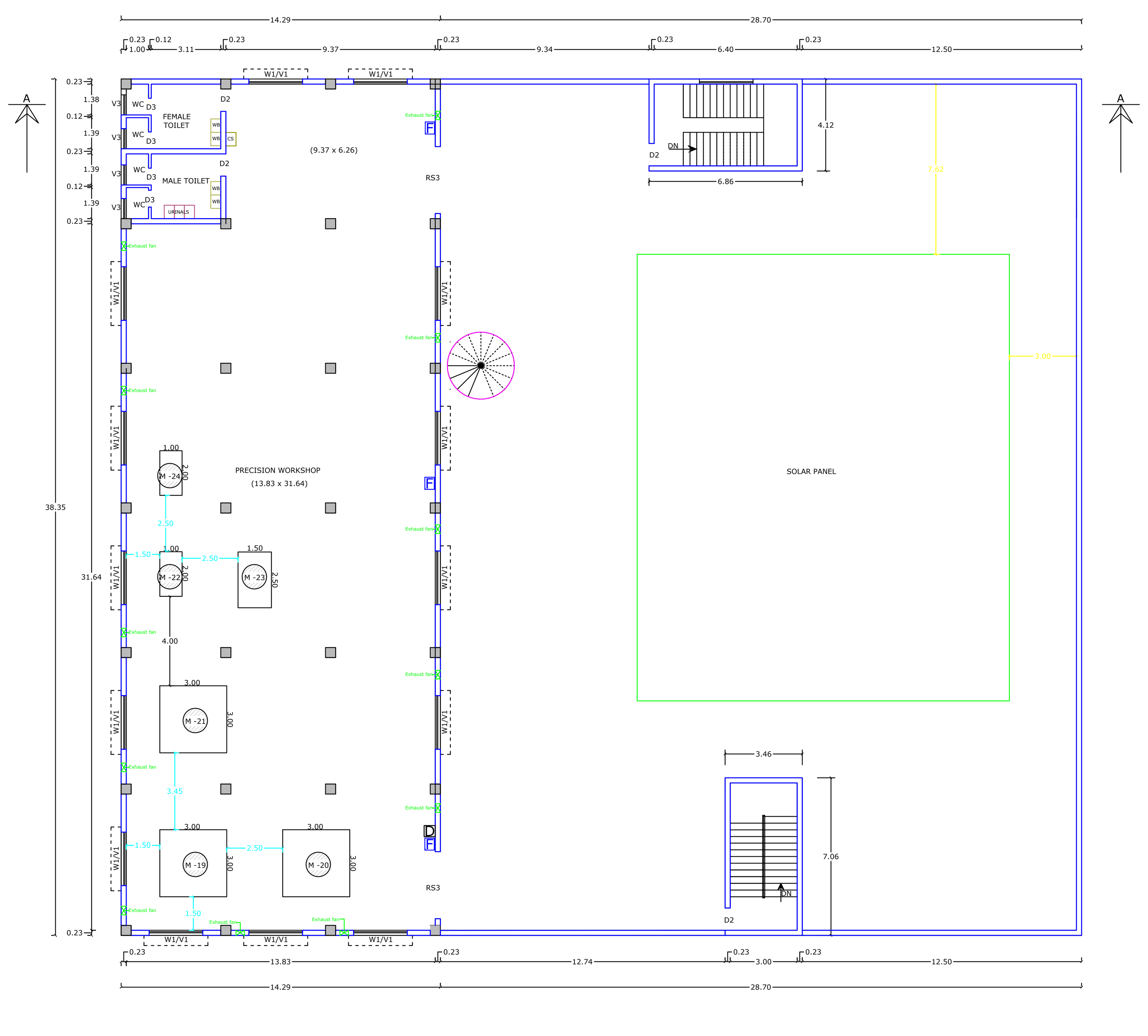
FRONT ELEVATION



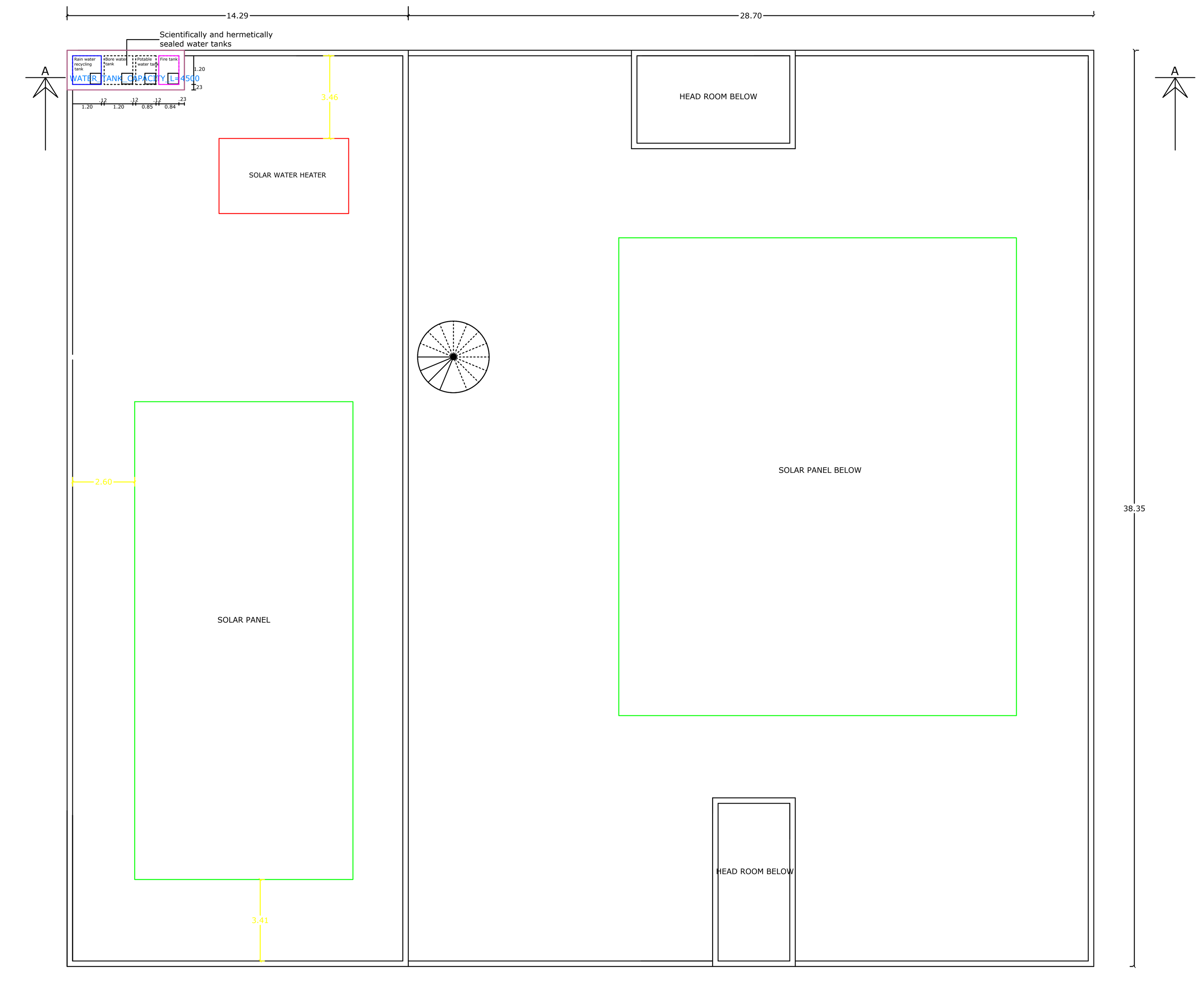
SECTION ON 'AA'



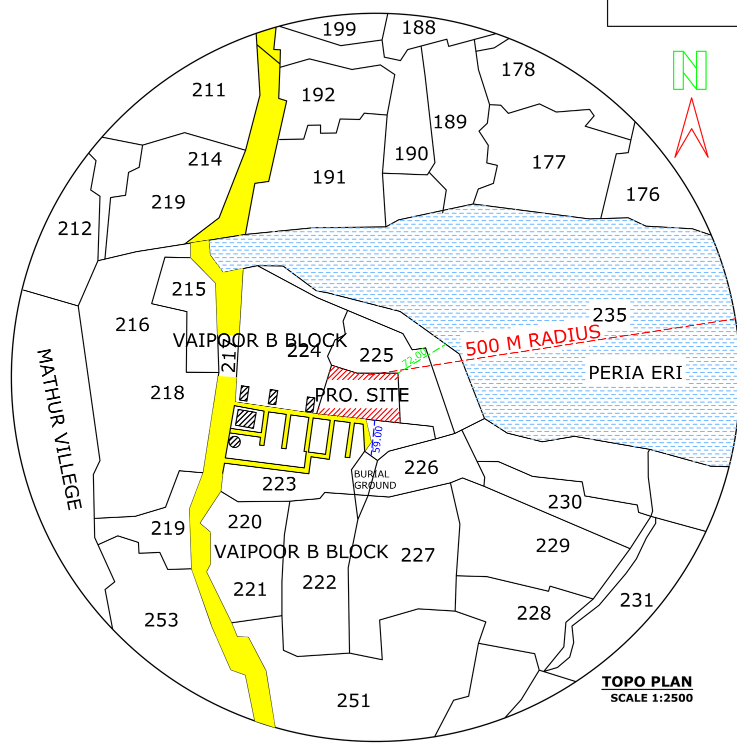
GROUND FLOOR PLAN



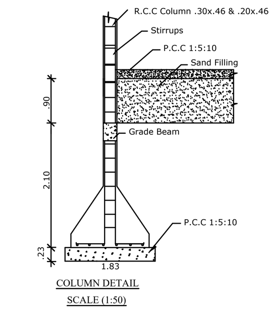
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TOPO PLAN
SCALE 1:2500



COLUMN DETAIL
SCALE (1:50)

LIST OF MACHINERIES WITH POWER DETAILS

ID	Name of the Machine	Power in KW
M-1	Milling Machine, JYOTI VMC 800	6.00 KW
M-2	Milling Machine, DMU 50 V	10.00 KW
M-3	Milling Machine, DMU 60 T	6.00 KW
M-4	Milling Machine, DMU 80 P	11.00 KW
M-5	Tool cutting & grinding, SAACKE UIID	8.50 KW
M-6	Tool cutting & grinding, SAACKE UIID	8.50 KW
M-7	Tool cutting & grinding, SAACKE UIID	8.50 KW
M-8	DMU LaserTech 20	10.00 KW
M-9	Rod Cutting Machine	0.50 KW
M-10	Super Drill, Sparkonix	2.50 KW
M-11	Induction Brazing Machine	6.00 KW
M-12	Jyoti DX 200	5.00 KW
M-13	Sand Blasting Machine (Rough)	0.50 KW
M-14	Sand Blasting Machine (Finish)	0.50 KW
M-15	Gun Drill	1.40 KW
M-16	Cylindrical Grinding Machine	2.50 KW
M-17	Cylindrical Grinding Machine	2.50 KW
M-18	Cylindrical Grinding Machine	2.50 KW
M-19	Grinding Machine, Vollmer	1.20 KW
M-20	Grinding Machine, Vollmer	1.20 KW
M-21	Grinding Machine, Vollmer	1.20 KW
M-22	Zoller Presetting & Measuring	0.00 KW
M-23	Video Measurement Machine	0.00 KW
M-24	Laser Micrometer	0.00 KW
TOTAL POWER REQUIRED		96.00 KW

PLOT AREA STATEMENT

SITE AREA DETAILS			AS PER DOCUMENT	AS PER PATTA
S.NO	DOCUMENT NO	PATTA NO	SQ.MT	SQ.MT
225/2A	12894/2023	3429	2751.96	2750.00
225/2B			3035.25	3000.00
TOTAL			5787.21	5750.00
TAKE LEAST			5750.00	

BUILD UP AREA STATEMENT

SL.NO	FLOOR	FSI AREA	NON FSI AREA	TOTAL AREA
1.	GROUND FLOOR	1671.67	---	1671.67
2.	FIRST FLOOR	548.02	52.69	600.71
	TOTAL	2219.69	52.69	2272.38

PLOT COVERAGE

$= \frac{G.F}{SITE\ AREA} \times 100 = \frac{1671.67}{5750.00} \times 100 = 29.07\ \%$

FLOOR SPACE INDEX

$= \frac{FSI\ AREA}{SITE\ AREA} = \frac{2219.69}{5750.00} = 0.39 < 2.0$

OSR CALCULATION

Site Area =5750.00 sq.mt

Hence more than 3,000.00 sq.mt

So 10% of the site area to be Provided as OSR

OSR = $\frac{5750 \times 10}{100}$ = 575.00 Sq.mt

Provided OSR Area = 598.00 Sq.mt (10.40%)

Note:-

The OSR area should be maintained duly by the owner

The OSR area should be left open and no new Construction / Structures should be Carried out / erected.

COLOUR LEGEND

- SITE BOUNDARY
- PROPOSED BUILDING
- EXISTING BUILDING
- EXISTING ROAD
- OSR

SANITARY REQUIREMENTS CALCULATION

Rule 54 (2) (b), Annexure - X, Table 11 of TNCDBR 2019

PROPOSED NUMBER OF EMPLOYEES : MALE - 40 and FEMALE - 20

SL. NO	Sanitary Units	For Male (40 nos)		For Female (20nos)	
		Required	Provided	Required	Provided
1	Water Closet	3	4	1	4
2	Urinals	2	5	-	-
3	Ablution Taps	4	4	4	4
4	Wash Basin	2	4	1	4
5	Drinking Water Fountain	One For Every 100 Persons - 2 Nos. provided			
6	Emergency Shower	One For Every Floor - 2 Nos. provided			

SCHEDULE OF JOINERIES

RS1	ROLLING SHUTTER	6.00 x 2.40
RS2	ROLLING SHUTTER	4.50 x 2.40
RS3	ROLLING SHUTTER	3.00 x 2.40
D1	WOODEN DOOR	3.00 x 2.40
D2	WOODEN DOOR	1.00 x 2.40
D3	WOODEN DOOR	0.75 x 2.10
W1	WINDOW	2.40 x 1.35
W2	WINDOW	2.00 x 1.35
W3	WINDOW	1.50 x 1.35
V1	VENTILATOR	2.40 x 0.60
V2	VENTILATOR	2.00 x 0.60
V3	VENTILATOR	0.90 x 0.60

WORK SHOP AREA CALCULATION

MILLING SECTION	228.63
TOOL & CUTTER SECTION	232.83
LASER SECTION	117.06
WORK SHOP	464.91
PRECISION WORKSHOP	496.09
TOTAL WORK SHOP FLOOR AREA	1535.32

OFFICE AREA CALCULATION

MD ROOM	10.98
RECEPTION	6.70
WAITING HALL	11.34
ADMIN OFFICE	33.81
TOTAL OFFICE FLOOR AREA	62.83

PARKING CALCULATION

Rule 38(4) and 39(8), Annexure - IV, Part -I, Table 17(a) and Part -II, Table (A) of TNCDBR 2019

LORRY PARKING

Workshop Area = 1535.32 Sq.m

1 Lorry space for every 500 Sq.m of Workshop floor area

$\frac{1535.32}{500}$ =3.07 SAY 4

Required parking = 4 Lorry Space

Provided parking = 4 Lorry Space

CAR PARKING

1 Car Space for every 100 sq.m of Office Floor Area

Office Area = 62.83 Sq.m

$\frac{62.83}{100}$ = 0.63 SAY =1 car Space

Total Required Car parking = 1 car Space

Provided Car parking = 4 car Space

TWO WHEELER PARKING

1 Two Wheeler Space for every 50 sq.m of Work shop floor Area

$\frac{1535.32}{50}$ = 30.70 SAY 31

Total Required Two Wheeler parking = 31 Two Wheeler Space

Total Provided Two Wheeler parking = 36 Two Wheeler Space

CYCLE PARKING

1 Cycle Space for every 50 sq.m of Work shop floor Area

$\frac{1535.32}{50}$ = 30.70 SAY 31

Total Required Cycle parking = 31 Cycle Space

Total Provided Cycle parking = 33 Cycle Space

Close Circuit Television (CCTV) Unit shall be installed by the Owner of the Building as per Annexure XXI in TNCDBR

Er.S.ANAND, M.E., M.I.G.S (Geotechnical Engineer) DTCP Reg. No: CGLRGN/GTE/2025/001 No: 46/38, Chellamman Kovil Street, Gandhi Nagar, Kolkattai, Chennai - 600 117. / Ph: 81443 08899

GEO TECHNICAL ENGINEER

ER. K. MURUGAIAH B.E., Registered Construction Engineer Reg. No. RCE 01/TVLD/2024 82, 1st Street, Pothys Nagar VM Chatram, Tirunelveli - 11 Mob: 73732 77131

CONSTRUCTION ENGINEER

Er. M. ESAKIMUTHU M.E., MIE., Registered Structural Engineer Grade I Reg. No. RSE/Gr I/TEN/Jan/2021/001 7-1-84A, Kamarajar Street Achanputhur, Tenkasi 627803 Cell: 97894 27743

STRUCTURAL ENGINEER

Er. M. ESAKIMUTHU M.E., MIE., Registered Engineer – DTCP RE/Gr.I/TEN/March/2021/002 7-1-84A, Kamarajar Street, Achanputhur, Tenkasi – 627803 Cell: 97894 27743

REGISTERED ENGINEER

for REAMMAC PRECISION TOOLS Partner

APPLICANT

ONLINE APPLICATION NO. SWP/BPA/331345/2024

THE JOINT DIRECTOR
DEPARTMENT OF TOWN AND COUNTRY PLANNING
KANCHIPURAM DISTRICT

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.
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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.
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- 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

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- Legal opinions, due diligence and title verification
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- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
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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.