

PP

APPROVAL RECORD

Planning Permission

Katrambakkam
Kancheepuram district, Tamil Nadu

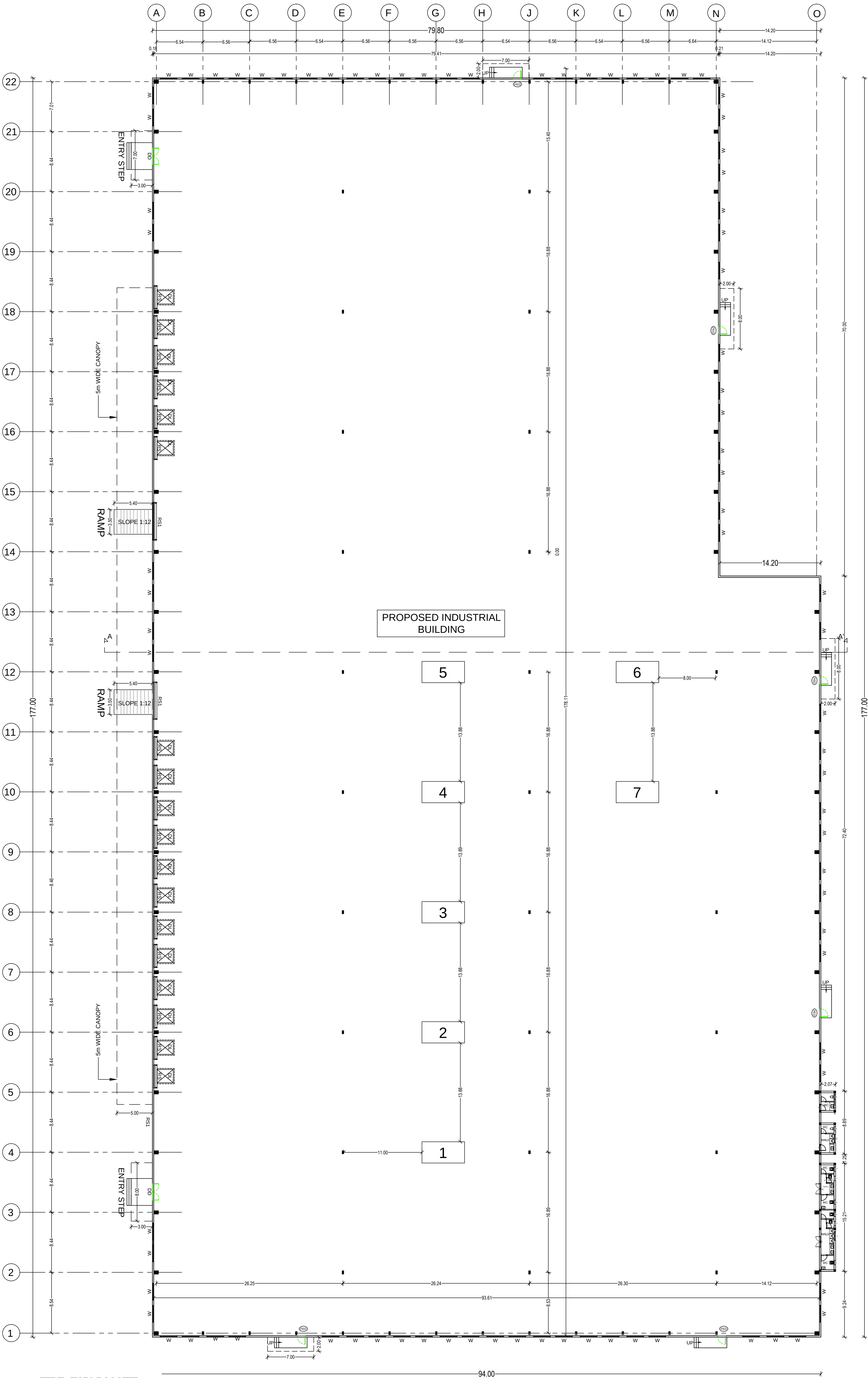
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Industrial

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.



PROPOSED INDUSTRIAL BUILDING

5

6

4

7

3

2

1

BLOCK - 1
GROUND FLOOR PLAN

NOTE:
MECHANICAL VENTILATION PROVIDED

SHEET NO - 02/05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR 'M/S.TGI BOARD & BOX L L P . A T K A T R A M B A K K A M . COMPRISED IN S.NO - 409/1A, 409/1B, 409/1C, 410/3, 411/1A3C, 411/2D, 414/2C, 414/3, 414/4, 415/3C & 415/8B,OF KATRAMBAKKAM 'B' VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

TYPE OF INDUSTRY - ORANGE CATEGORY MANUFACTURE - MANUFACTURING OF LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING.

MACHINERY DETAILS

S.NO	MACHINERY NAME	H.P DETAILS
1	OBLIQUE TYPE CORRUGATION MACHINE	20 H.P
2	SHEET CUTTER MACHINE	20 H.P
3	SHEET PASTING MACHINE	20 H.P
4	PRINTING MACHINE	20 H.P
5	4 BAR ROTARY CUTTING CREASING MACHINE	30 H.P
6	ECCENTRIC SLOTTER	20 H.P
7	STITCHING MACHINE	20 H.P
TOTAL H.P		150 H.P

JOINERY SCHEDULE

TYPE	DESCRIPTION	WIDTH	HEIGHT	NOS
RS	ROLLING SHUTTER	3.00 M	3.00 M	14
RS1	ROLLING SHUTTER	5.00 M	5.00 M	04
DD	DOUBLE DOOR	2.00 M	2.50 M	02
D	FIRE EXIT DOOR	1.20 M	2.50 M	06
W	WINDOW	2.40 M	1.50 M	74
DL	DOCK LEVELER PIT	2.50 M	2.04 M	11

COLOUR CODE:
PROPOSED

ARCHITECT:

Er. M. UMESHRAJ, SE.
Mobile : 95449 74734
Registered Engineer Grade-II (RE)
RE/Gr-II/Aug-2024/031
No. 32, Paari 1st Cross Street,
Exhili Nagar, Palavansathu,
Thorapadi Post, Vellere - 632 002.
E-mail: umeshraj1497@gmail.com

STRUCTURAL ENGINEER:

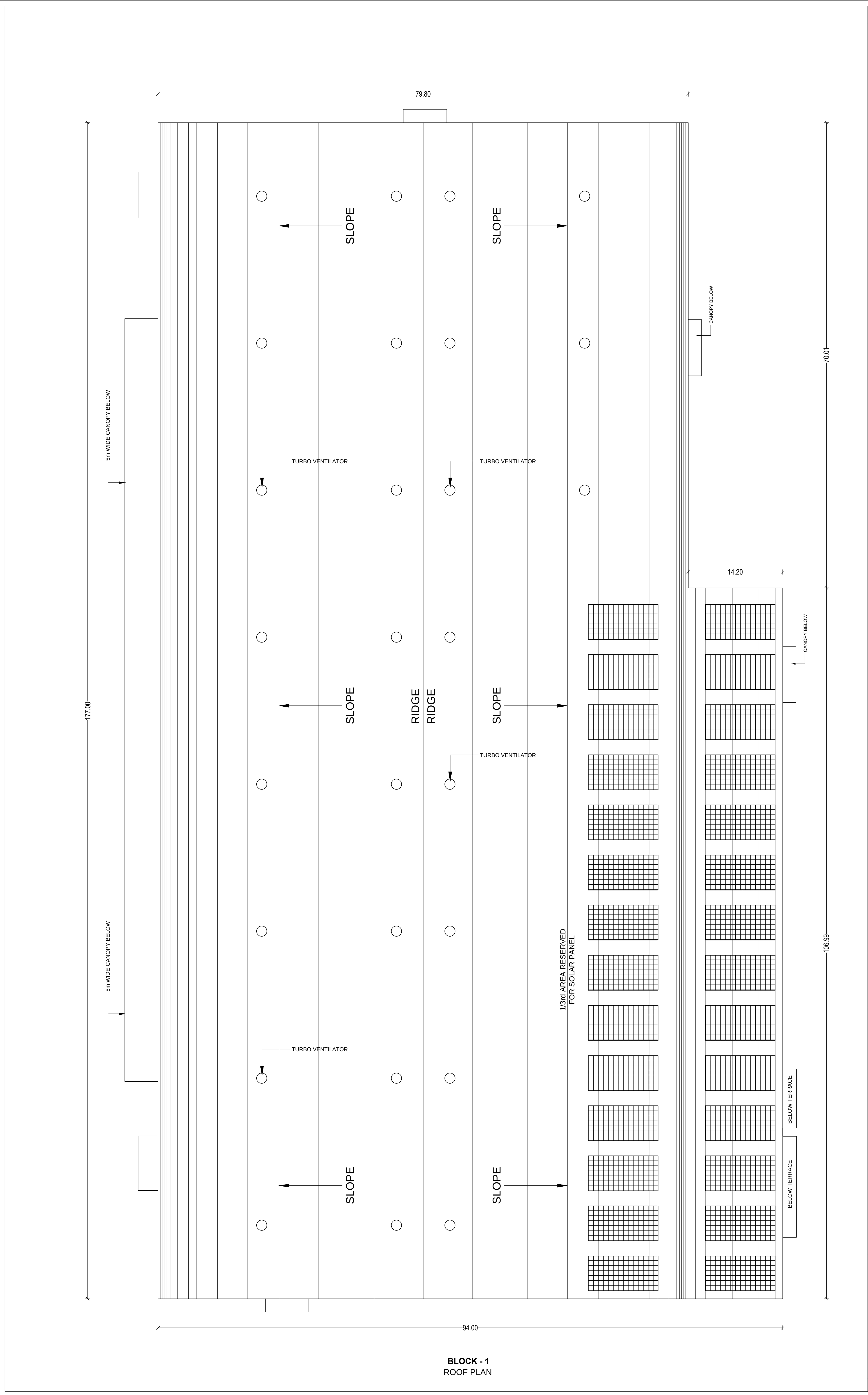
Er. R. UDHAYANANTHA, BE.(Civil Engg)
Registered Structural Engineer (SE) Grade II
RegNo:RSE/GR II/Dharmapuri/2024/001
No. G 32, Ayyethirum Nagar, Rajapalayam - 626 108.
Cell : 82484 96976

OWNER:

For T.G.I. BOARD & BOX LLP

Authorised Signatory

SCALE - 1:100



BLOCK - 1
ROOF PLAN

SHEET NO - 03/05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR 'M/S.TGI BOARD & BOX L L P . A T K A T R A M B A K K A M . COMPRISED IN S.NO - 409/1A, 409/1B, 409/1C, 410/3, 411/1A3C, 411/2D, 414/2C, 414/3, 414/4, 415/3C & 415/8B,OF KATRAMBAKKAM 'B' VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

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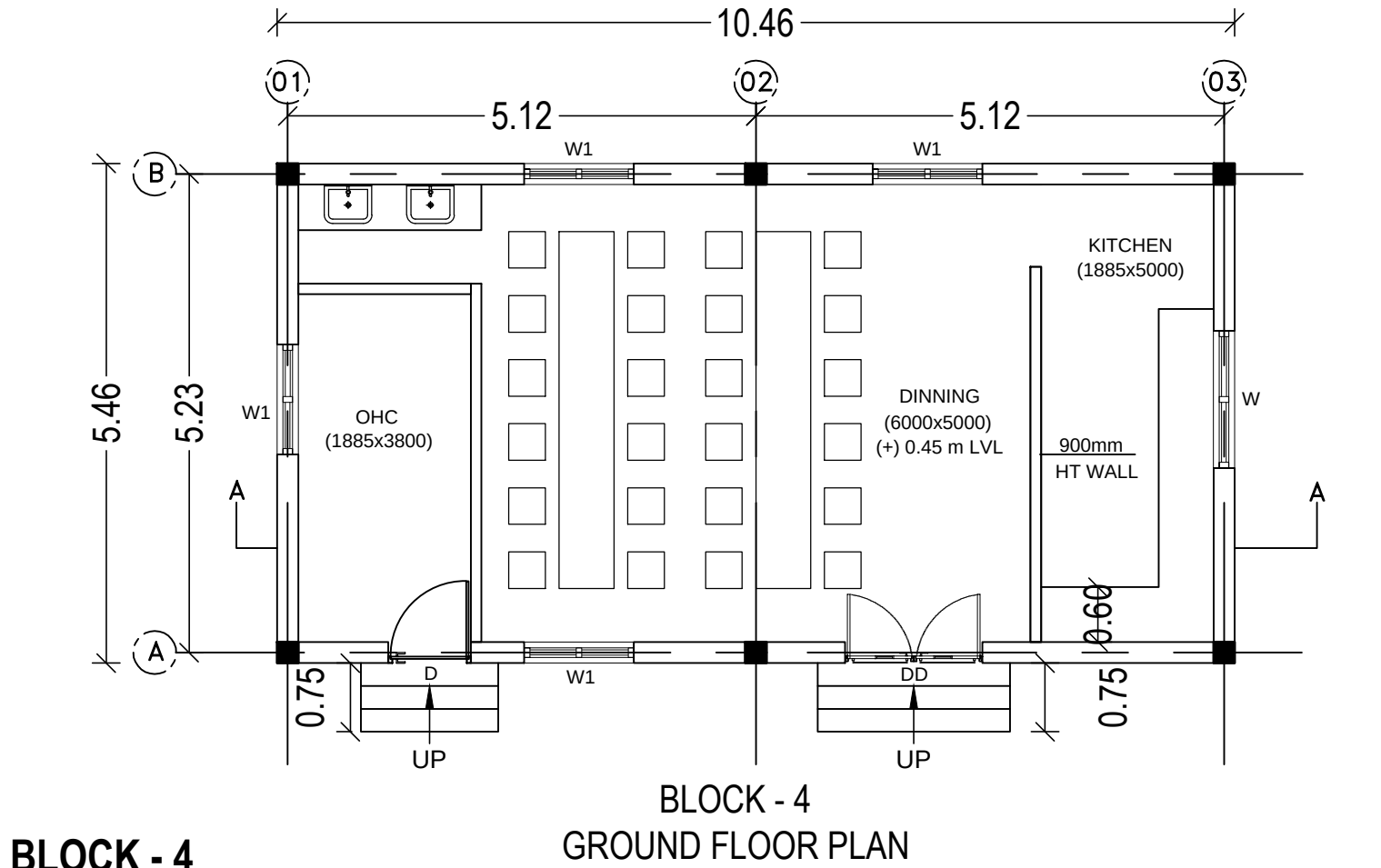
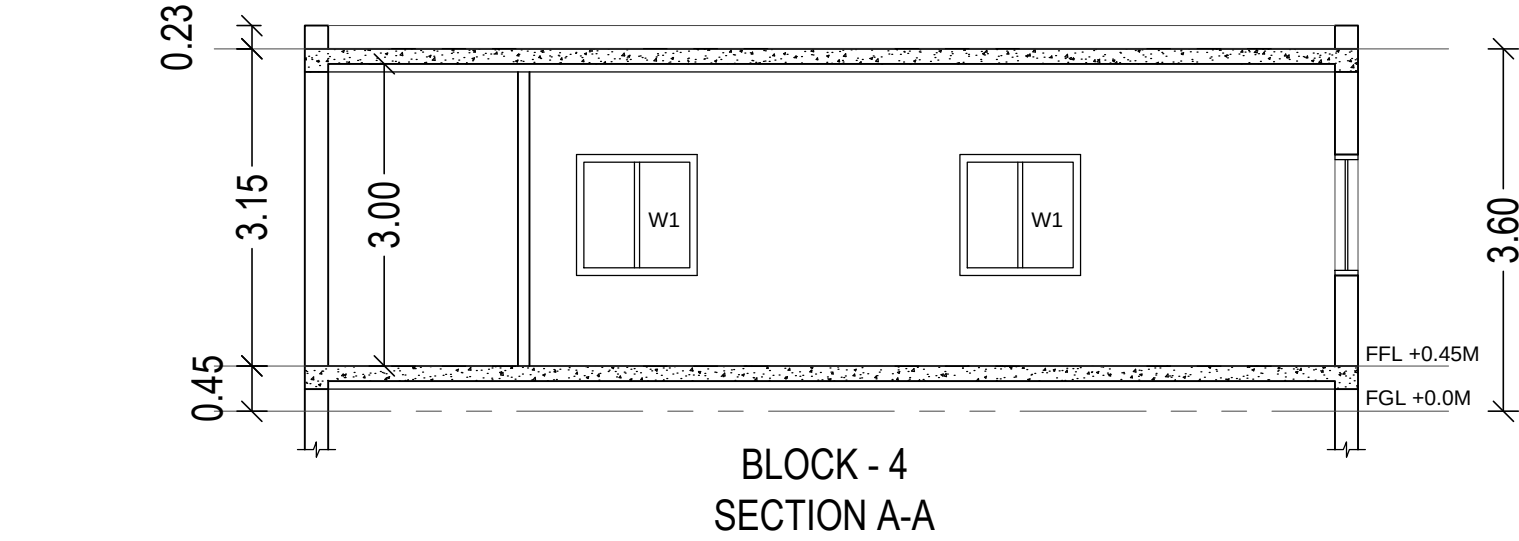
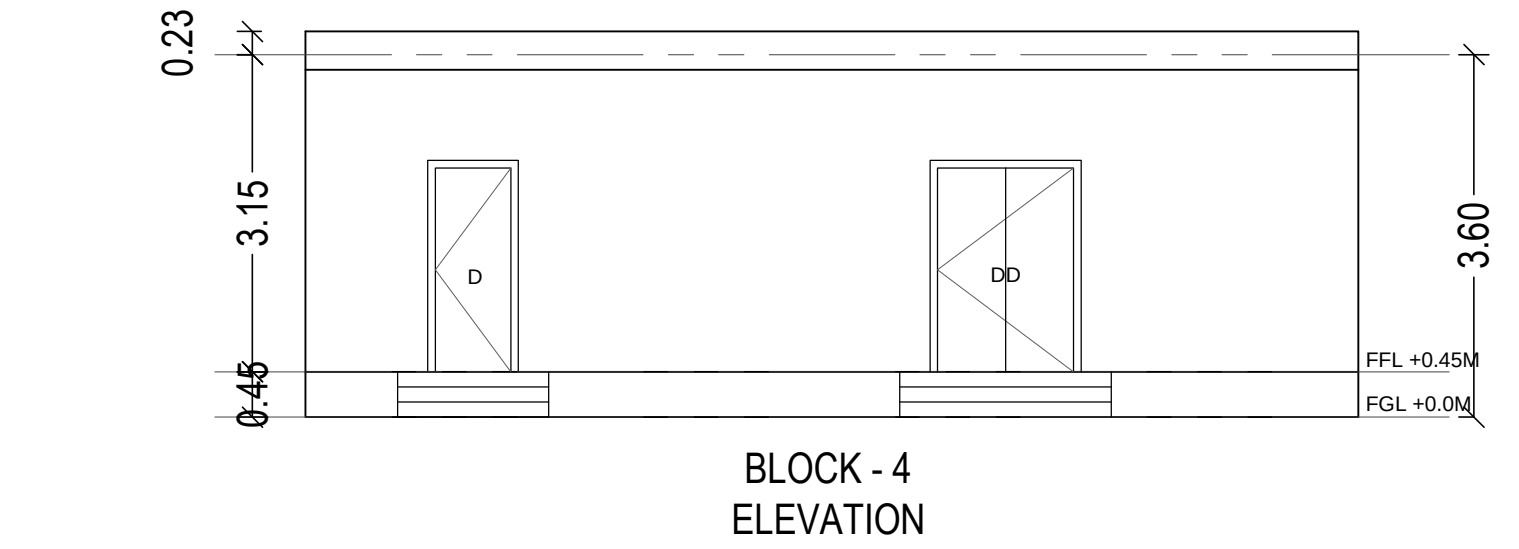
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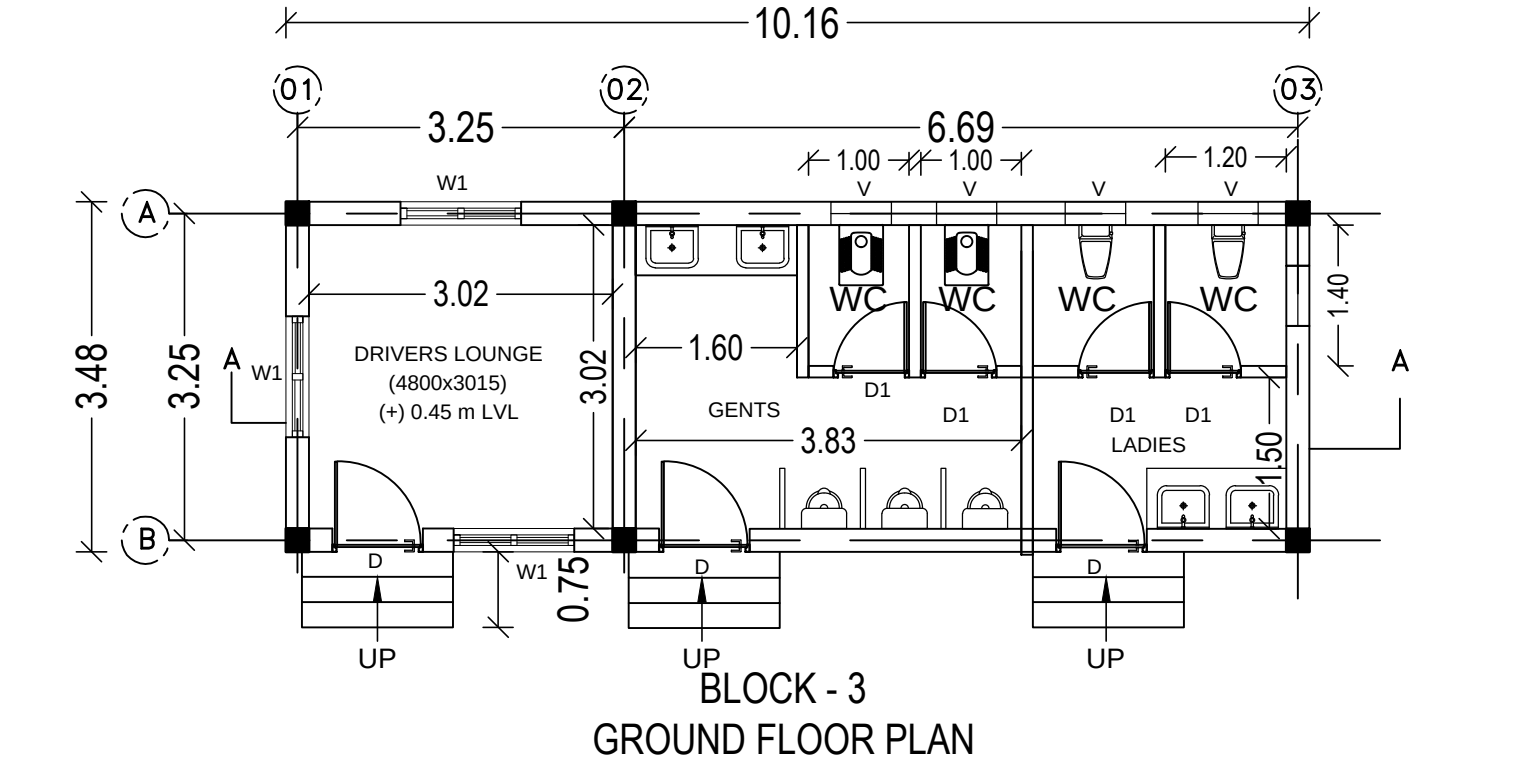
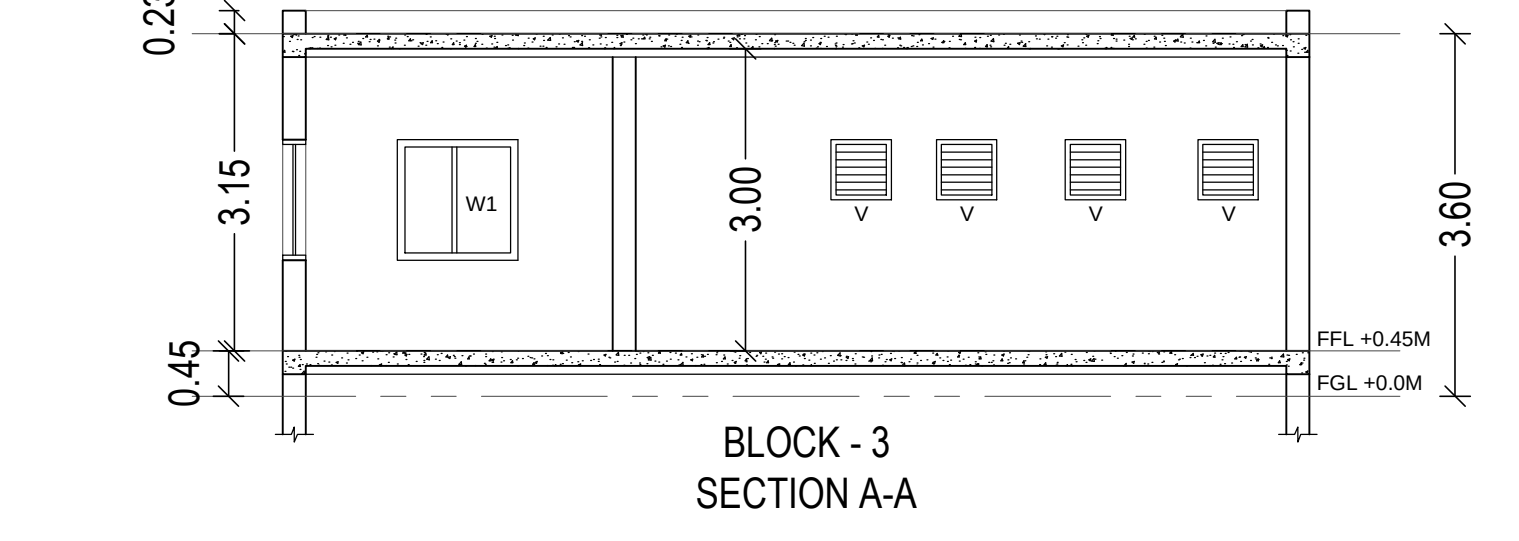
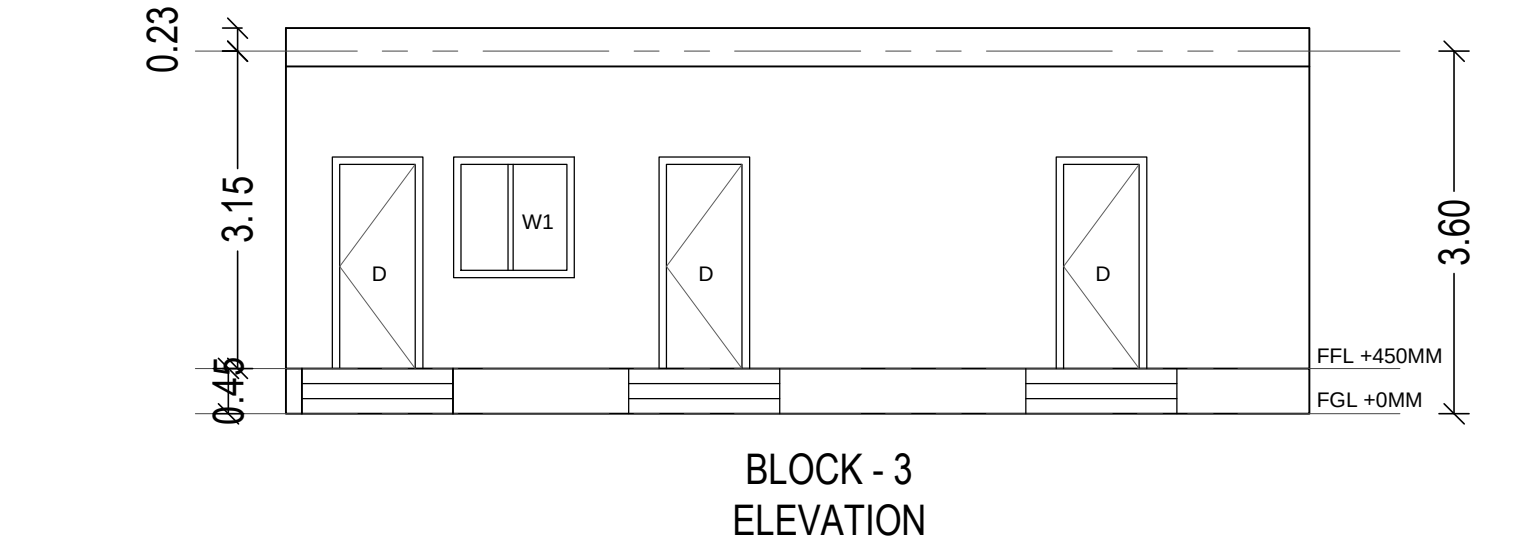
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR 'M/S.TGI BOARD & BOX LLP. AT KATRAMBAKKAM. COMPRISED IN S.NO - 409/1A, 409/1B, 409/1C, 410/3, 411/1A3C, 411/2D, 414/2C, 414/3, 414/4, 415/3C & 415/8B, OF KATRAMBAKKAM 'B' VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

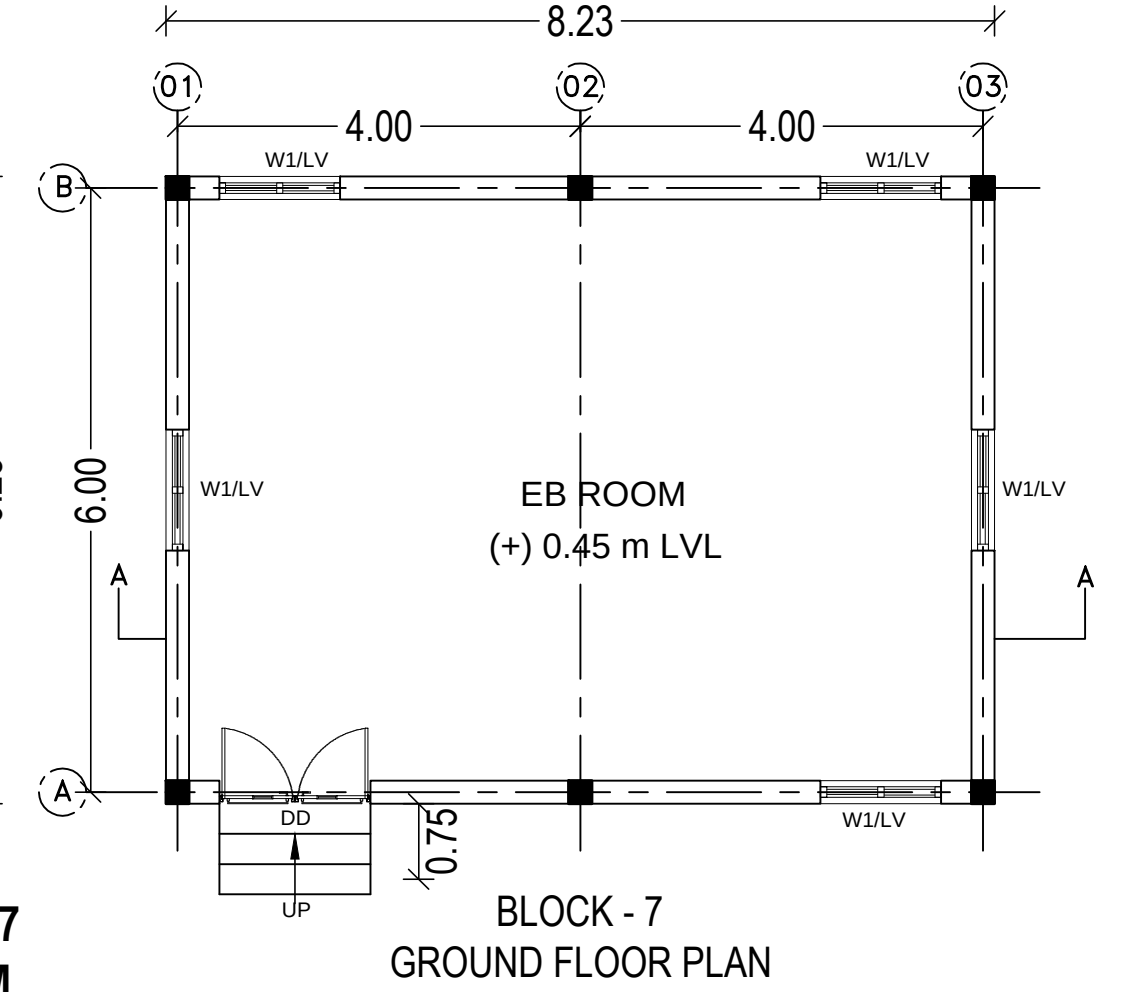
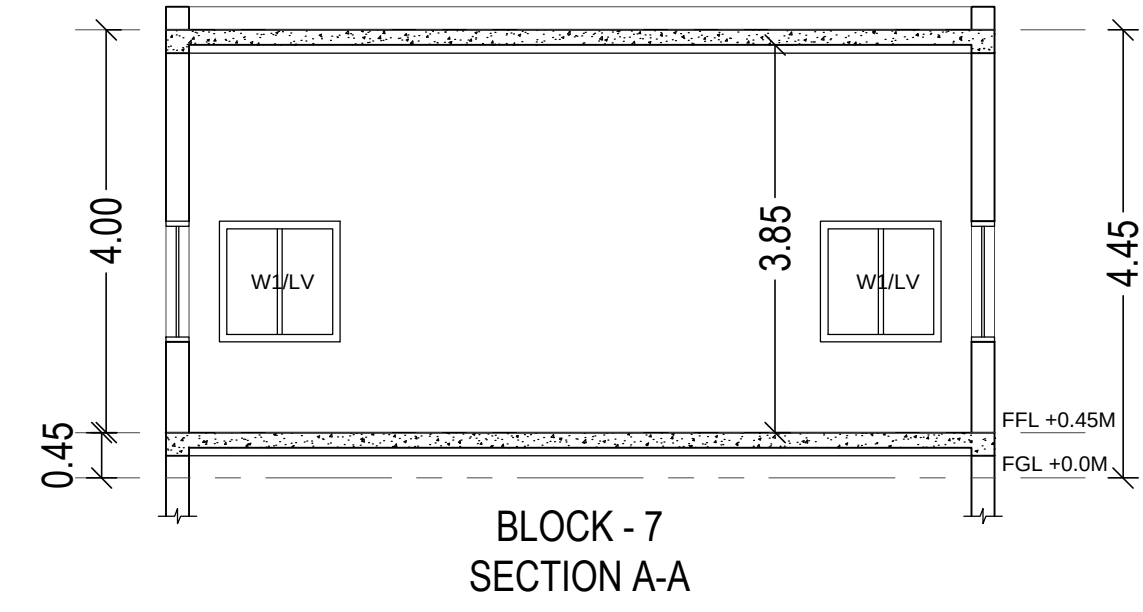
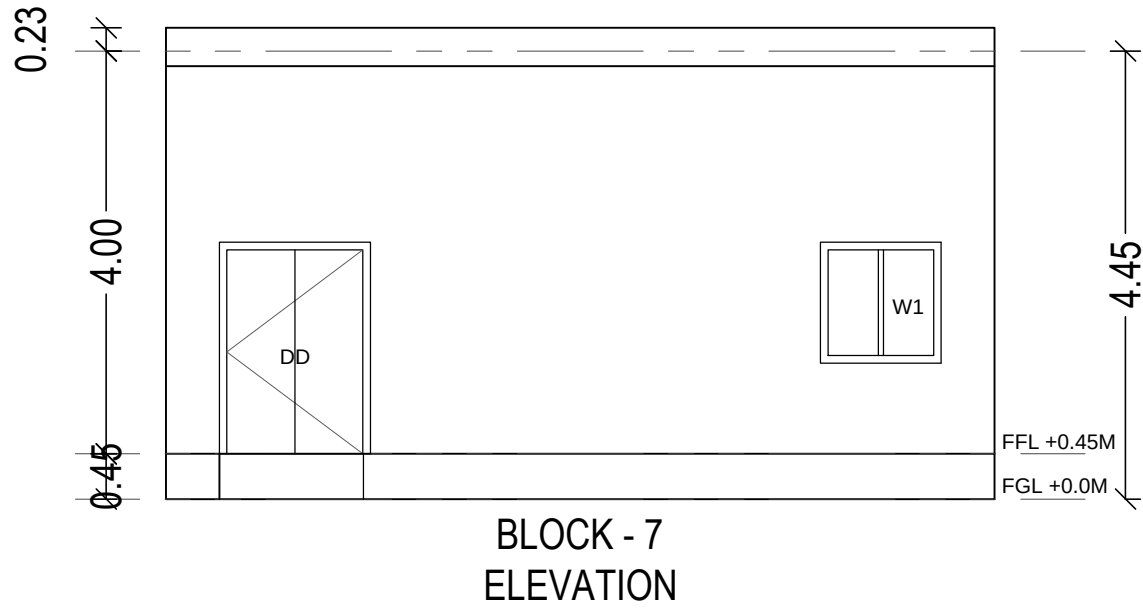
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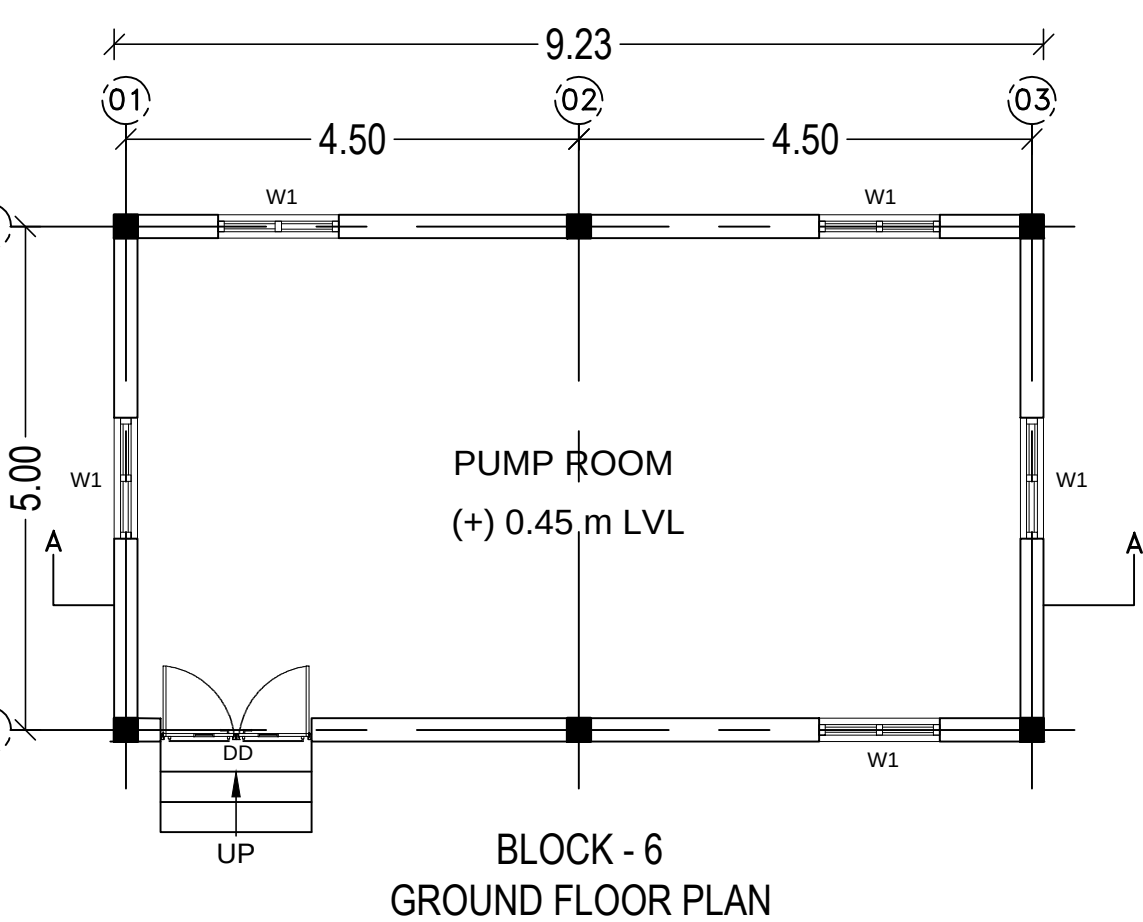
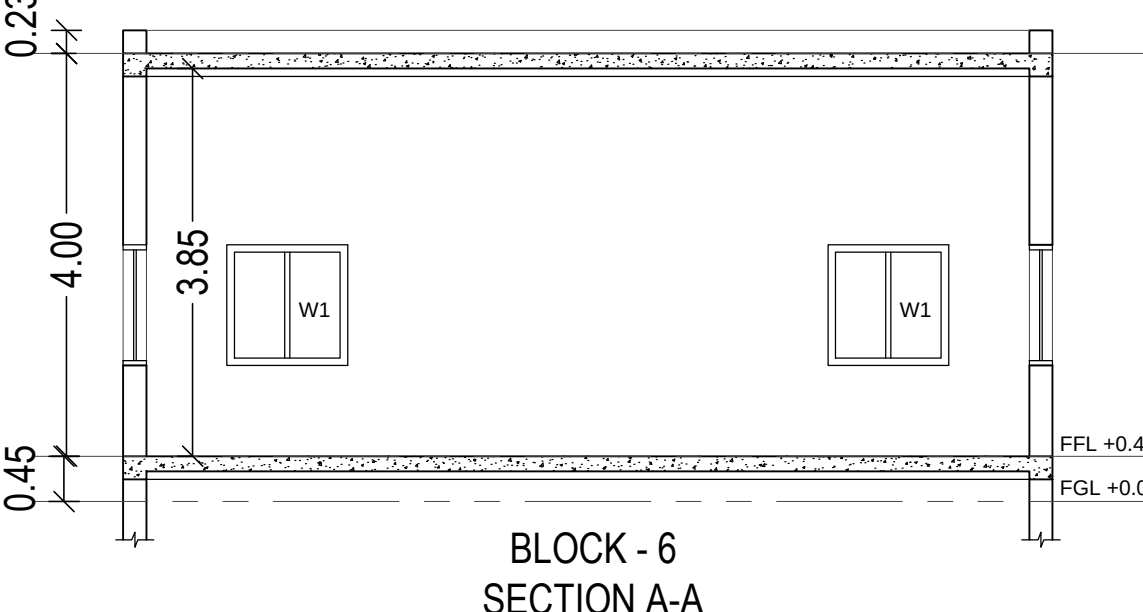
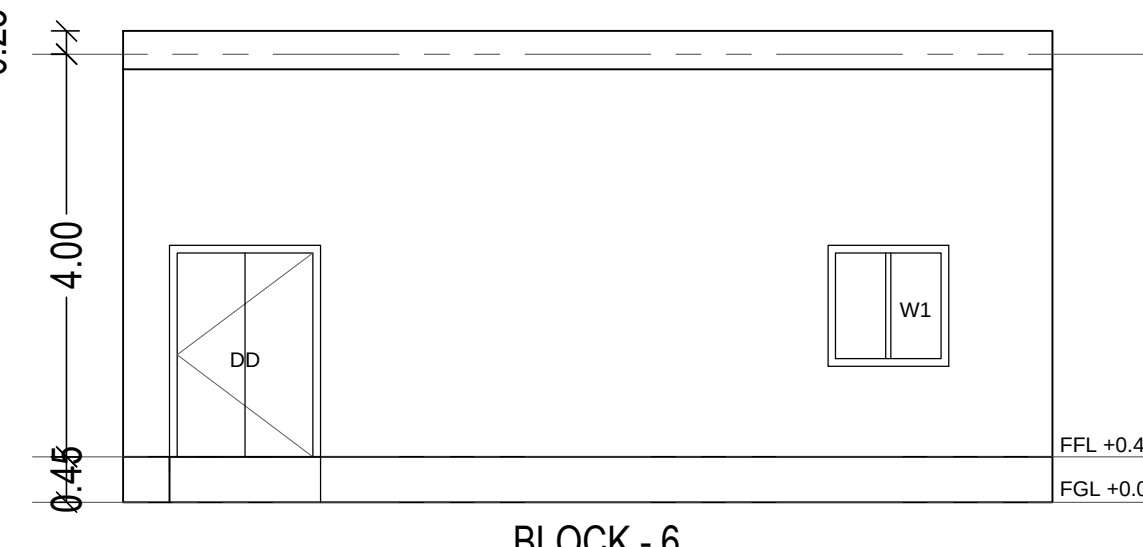
BLOCK - 4 DINING BLOCK



BLOCK - 3 DRIVER'S LOUNGE & TOILET BLOCK



BLOCK - 7 EB ROOM



BLOCK - 6 PUMP ROOM

COLOUR CODE:

PROPOSED



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**TYPE OF INDUSTRY - ORANGE CATEGORY
MANUFACTURE - MANUFACTURING OF LIGHT
ENGINEERING INDUSTRY EXCLUDING FABRICATION
& FORGING**

SITE EXTENT DETAILS:

SITE EXTENT (AS PER PATTA) : 29,325.00 SQ.M (7.25 ACRES)
SITE EXTENT (AS PER DOCUMENT) : 29,582.52 SQ.M (7.31 ACRES)

AREA STATEMENT - (SQ.M)

BLOCK NO.	BLOCK NAME	GROUND FLOOR	TOTAL FSI	NON FSI	BUILTUP AREA	PLOT COVERAGE (GROUND)	HEIGHT OF BUILDING
1	SECURITY ROOM	0.00	0.00	6.25	6.25	6.25	3.00 M
2	INDUSTRIAL BUILDING CANOPY	15,693.84	16,373.00	-	16,373.00	16,373.00	17.10 M
3	DRIVER'S LOUNGE & TOILET BLOCK	35.36	35.36	-	35.36	35.36	3.60 M
4	DINING BLOCK	57.11	57.11	-	57.11	57.11	3.60 M
5	WATER TANK	28.27	28.27	-	28.27	28.27	3.00 M
6	PUMP ROOM	48.27	48.27	-	48.27	48.27	4.45 M
7	EB ROOM	51.27	51.27	-	51.27	51.27	4.45 M
8	STP (OPEN)	0.00	0.00	6.00	6.00	6.00	-
TOTAL AREA		16,593.28	16,593.28	12.25	16,605.53	16,605.53	-

PLOT COVERAGE = $\frac{\text{BUILTUP AREA (GROUND)} \times 100}{\text{TOTAL PLOT AREA}}$ F.S.I = $\frac{\text{FSI AREA}}{\text{TOTAL PLOT AREA}}$
 $= \frac{16,605.53}{29,325.00} = 56.62\%$
 $= \frac{16,593.28}{29,325.00} = 0.565$

NOTE : 20 % OF FLOOR AREA VENTILATION PROVIDED
VENTILATION FLOOR AREA OF WORKSHOP = 15,914.12 X 20 % = 3182.82 SQ.M

PARKING AREA REQUIRED & PROVIDED

TWO WHEELER PARKING (REQUIRED)	PROPOSED FSI AREA
	= 50
	= 16,593.28
	= 50
	= 331.86 = 332 NOS.
TWO WHEELER PROVIDED	= 337 NOS
TWO WHEELER PARKING AREA	= 1.8 SQ.M X 337 NOS = 606.60 SQ.M
CYCLE PARKING REQUIRED	= 332 NOS.
CYCLE PARKING PROVIDED	= 350 NOS = 1.05 SQ.M X 350 NOS = 367.50 SQ.M
LORRY PARKING (REQUIRED)	PROPOSED FSI AREA
	= 500
	= 16,593.28
	= 500
	= 33.18 = 33 NOS.
LORRY PARKING (PROVIDED)	= 33 NOS
LORRY PARKING AREA	= 35.0 SQ.M X 33 NOS = 1155.00 SQ.M
CAR PARKING REQUIRED	= NIL
CAR PARKING PROVIDED	= 10 NOS. = 10 X 12.5 = 125.00 SQ.M
OSR 10 % OF SITE AREA REQUIRED	= 29,325.00 X 10 / 100 = 2,932.50 SQ.M
OSR PROVIDED (OSR -1 & 2)	= 1900.00 + 1042.72 = 2942.72 SQ.M

MAN POWER DETAILS

EMPLOYMENT	PROPOSED = 60 NOS. (MALE - 40 NOS.) (FEMALE - 20 NOS.)
TOTAL HORSEPOWER	PROPOSED TOTAL HP = 150 H.P

SET BACK DETAILS

NORTH	33.18 M	BUILDING HEIGHT	
SOUTH	7.01 M	RIDGE	14.00 M
EAST	5.07 M	EAVES	12.00 M
WEST	11.32 M		

PARKING STATEMENT

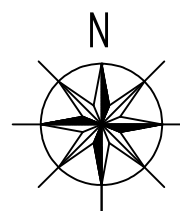
SL.NO	PARKING	REQUIRED	PROVIDED
1.	LORRY PARKING	33 Nos	33 Nos
2.	CAR PARKING	00 Nos	05 Nos
3.	TWO WHEELER PARKING	337 Nos	337 Nos
4.	CYCLE PARKING	332 Nos	350 Nos

SANITATION REQUIREMENTS

SL.NO	SANITARY UNIT	REQUIRED	PROVIDED
		MALE	FEMALE
1.	WATER CLOSET	3 Nos	1 Nos
2.	URINALS	2 Nos	-
3.	WASHING TAPS	3Nos	10 Nos
4.	DRINKING WATER	1 Nos	5 Nos

COLOR INDEX -

SITE BOUNDARY	==
PROPOSED	==
EXISTING ROAD	==



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ARCHITECT

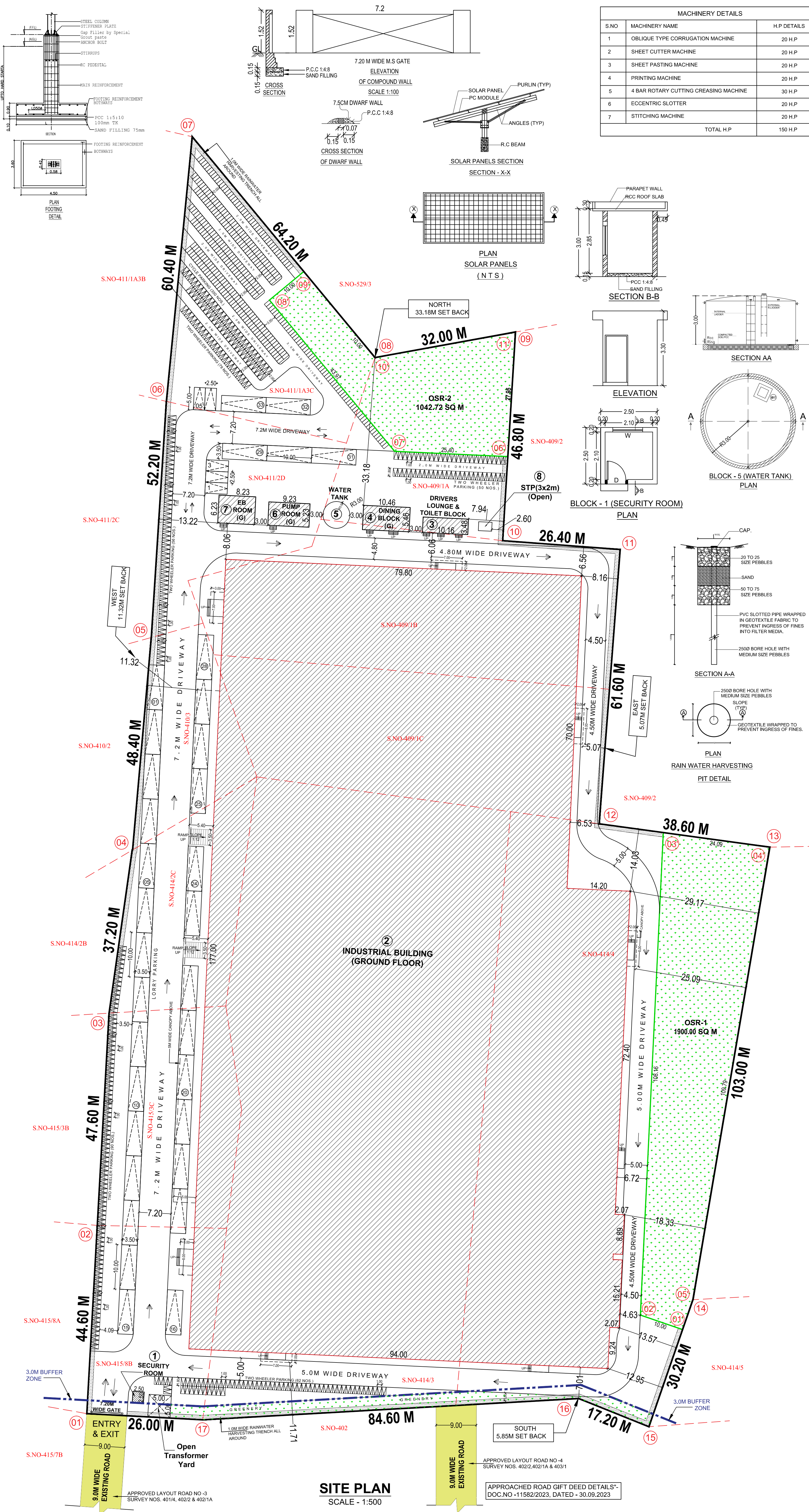
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OWNER

For T.G.I. BOARD & BOX LLP
Authorised Signatory

SITE PLAN

SCALE - 1:500



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.

