

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

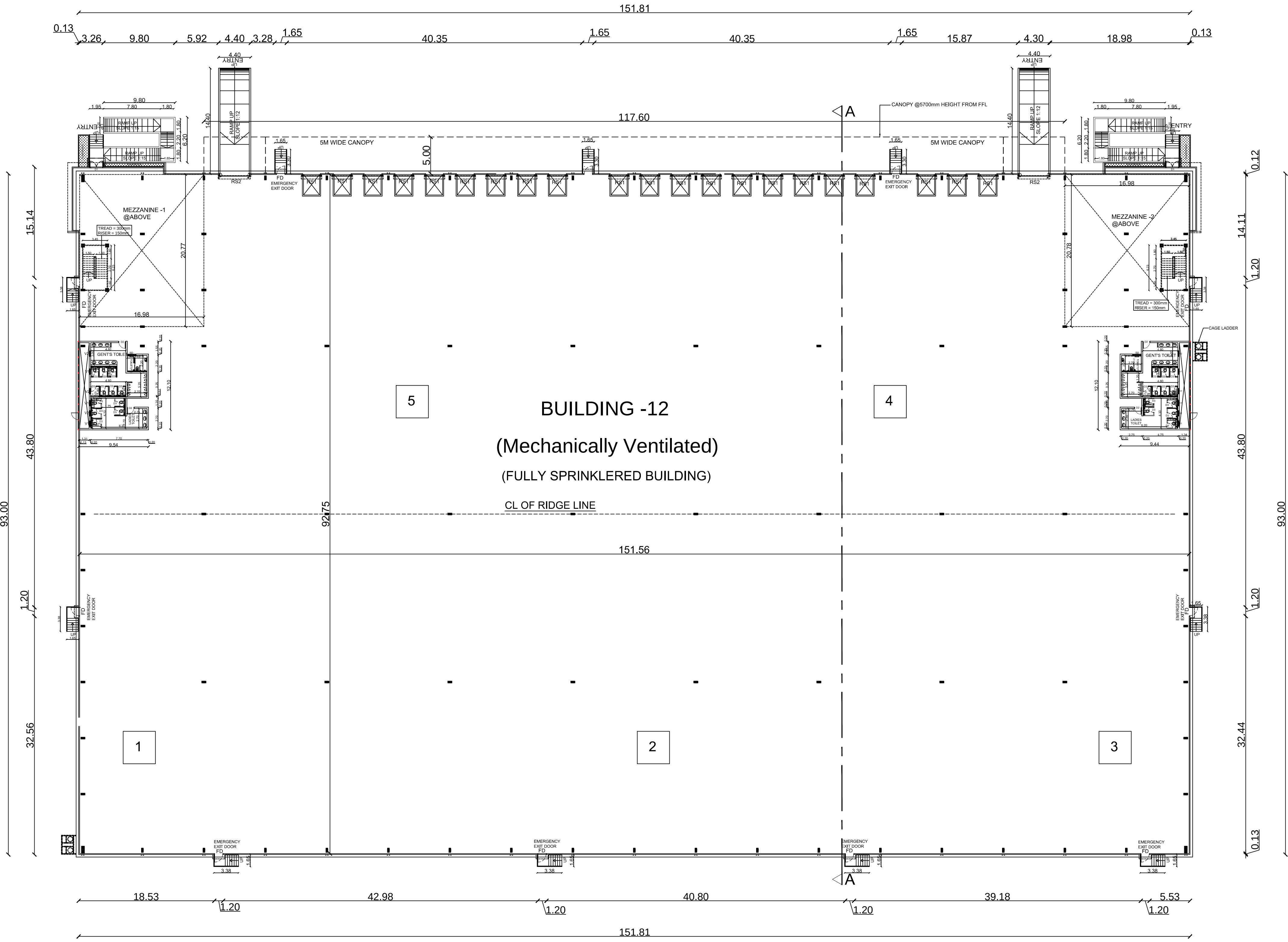
Building Plan

ISSUING AUTHORITY

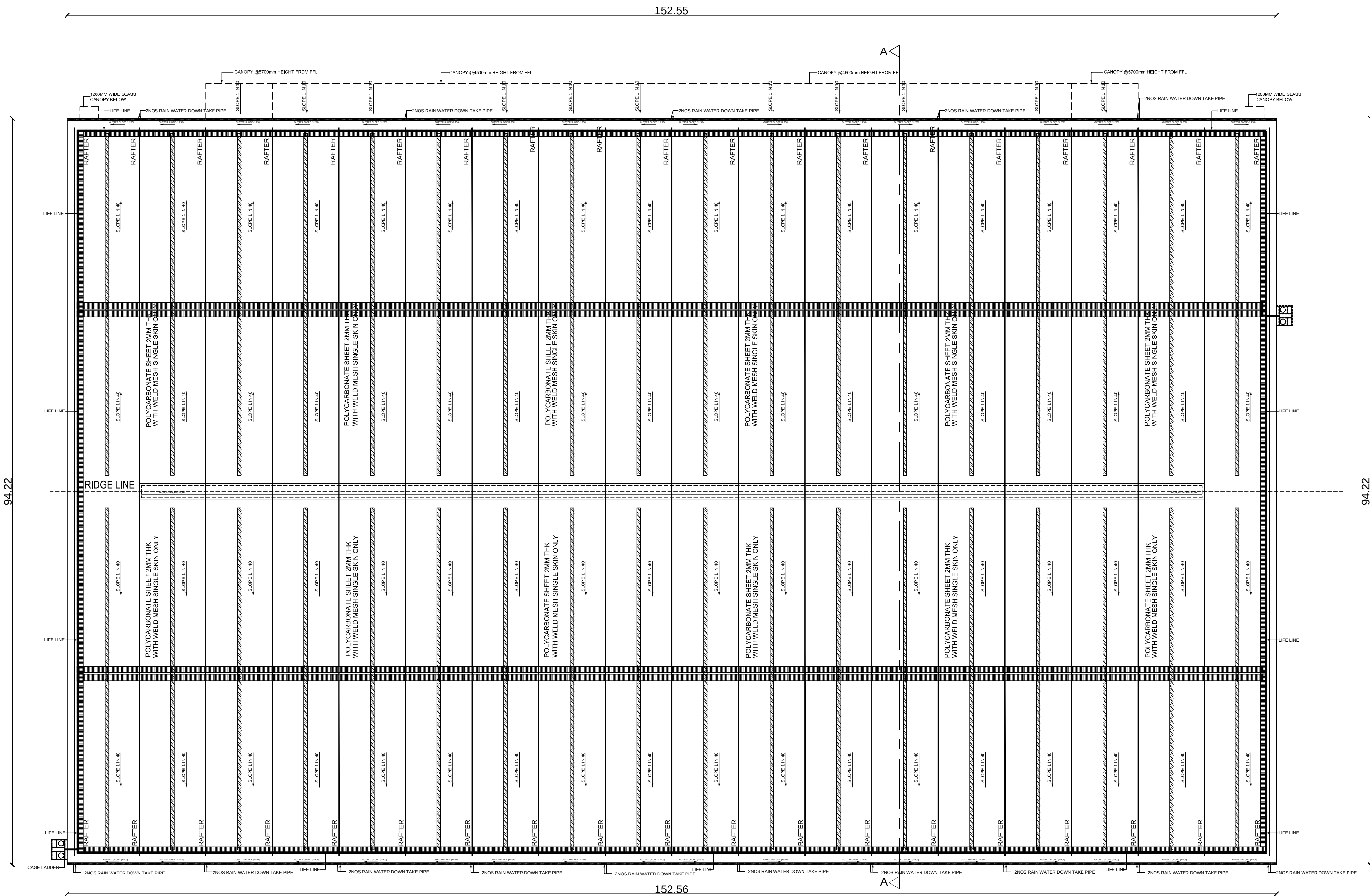
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

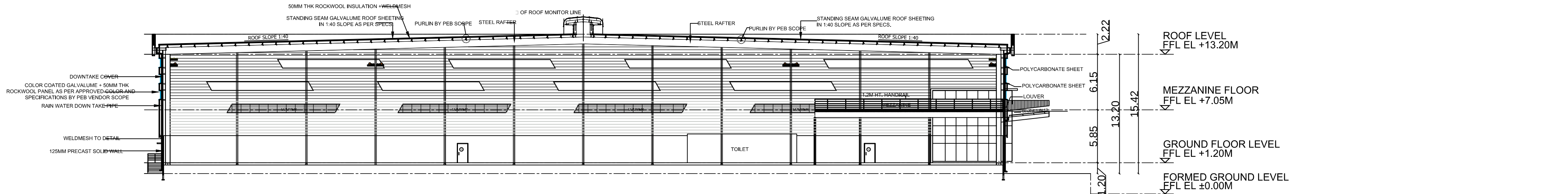
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



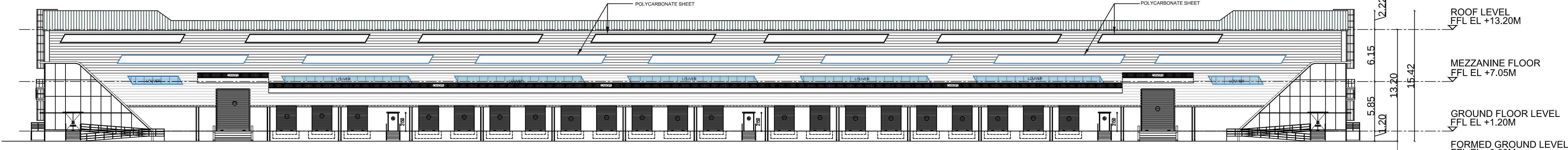
GROUND FLOOR PLAN (FACTORY)



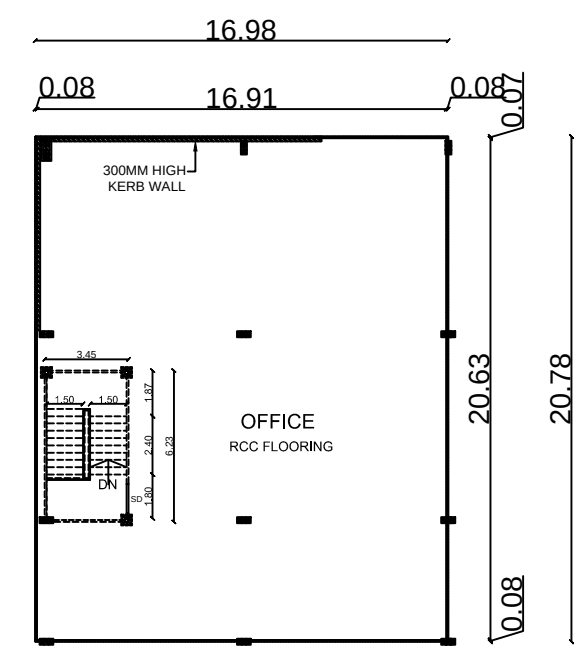
ROOF FLOOR PLAN (FACTORY)



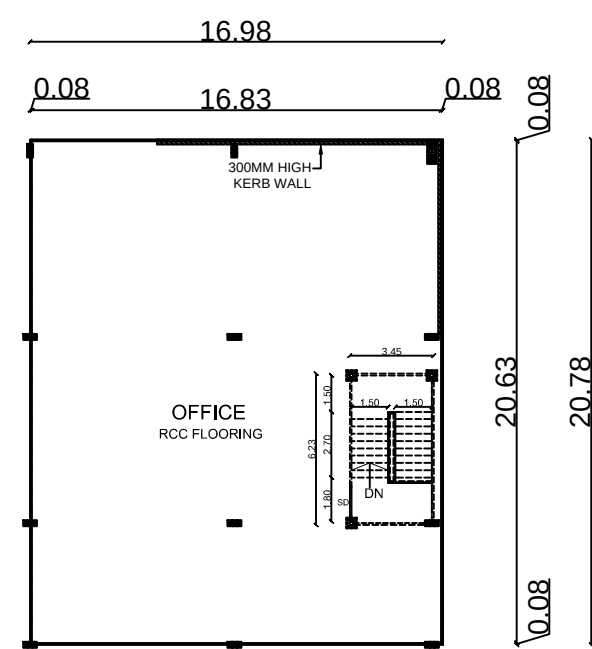
SECTION A-A



ELEVATION



OFFICE-MEZZANINE FLOOR-1



OFFICE-MEZZANINE FLOOR-2

NOTE : FULLY SPRINKLERED BUILDING

List of machineries				
Sl.no.	Name of machineries	Nos	HP	Total HP
1	RBD -1 machine	1	150	150
2	Drum rewriter	1	20	20
3	GI rewriter	1	20	20
4	Bobbin rewriter	1	10	10
5	Electric wire rope hoist	1	20	20
Total HP				220

ADDITIONAL BUILDING SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS 3Y PARKS PVT LTD", COMPRISED IN 73/16, 74/1, 74/2, 74/3, 74/9A, 74/9B, 75/5, 76/1B, 76/2, 76/4, 76/5, 76/6, 76/7, 76/8A, 77/5C, 77/6, 77/8A, 77/8B, 78/2, 78/3, 78/5, 78/10, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 11/16, 81/17A, 81/17B, 81/18, 82/4A, 82/4B, 11/11, 82/12, 82/13, 82/14, 82/15, 82/16, 33/4B, 83/5, 168/2A, 168/3A, 168/4A, 168/8, 16, 170/12, 176/5 & 176/6 AT PODAVUR TALUK, KANCHEEPURAM DISTRICT.



SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS1	ROLLING SHUTTER	2.40	3.00
RS2	ROLLING SHUTTER	4.00	5.00
FD	FIRE DOOR	1.20	2.15
D1	DOOR	1.80	2.15
SD	SLIDING DOOR	1.20	2.15
D2	DOOR	1.00	2.15
D3	DOOR	0.75	2.15
V1	LOUVERED VENTILATOR	0.75	0.60
V2	VENTILATOR	0.75	0.60

APPLICANT :

For Kanai Technology Parks Private Limited
Authorised Signatory

ARCHITECT :

B. SURESH, M.Arch
CA/2010/50045

STRUCTURAL ENGINEER :

Er. R. KUMARESAN, M.Ethnash, AME,
OTCP Registered Structural Engineer Grade-1005
Chartered Engineer (India) - JdE - 1914466
RSE/GR-1/2022/077011
No. 1, Vidyanetra Road, Mankiller Building,
1st Floor, Nungambakam, Chennai - 600 034,
Mobile: +91 - 97900 92904

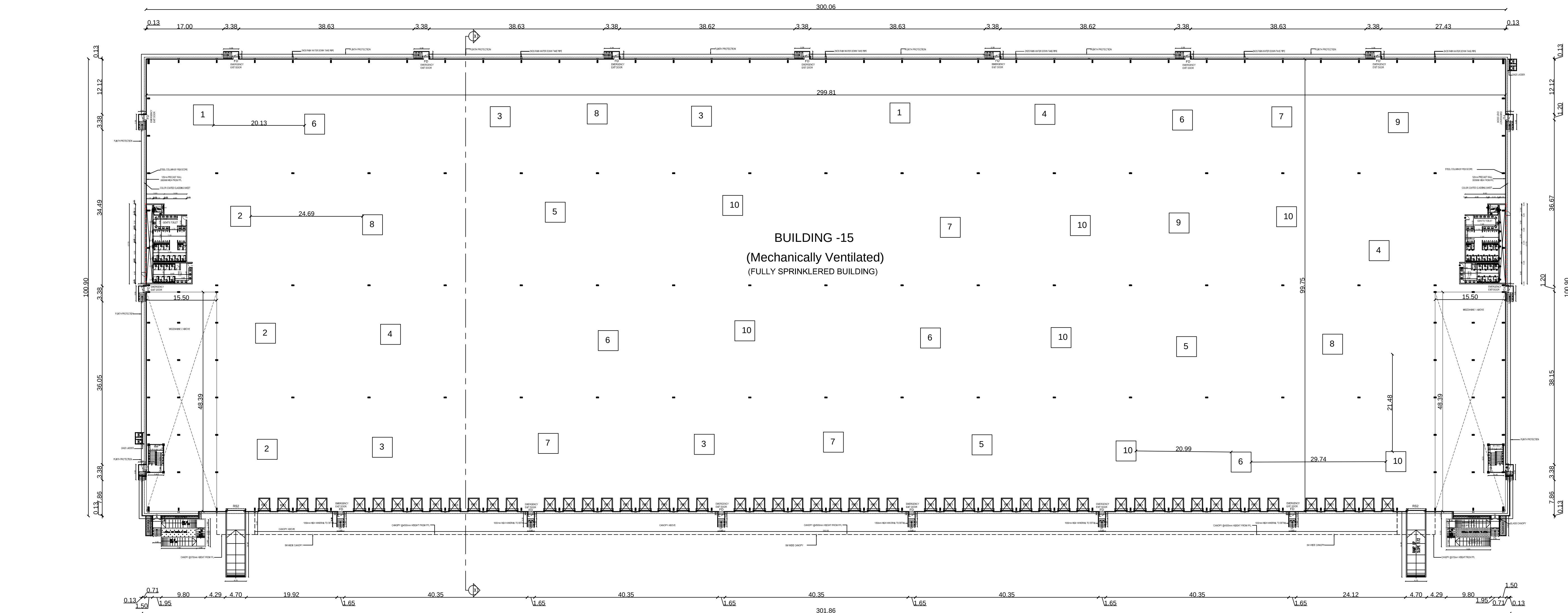
TITLE :

BUILDING -12
GROUND FLOOR PLAN, ROOF PLAN
ELEVATION & SECTION

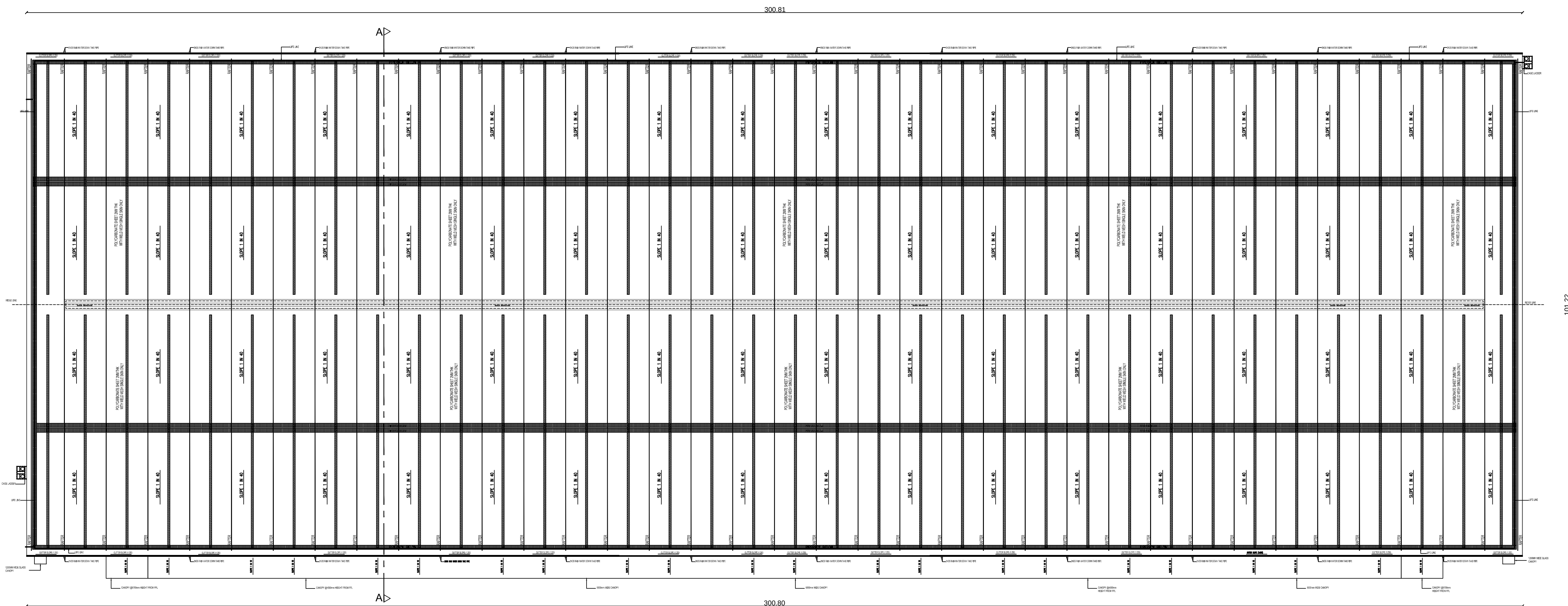
LEGEND :

PROPOSED BUILDING

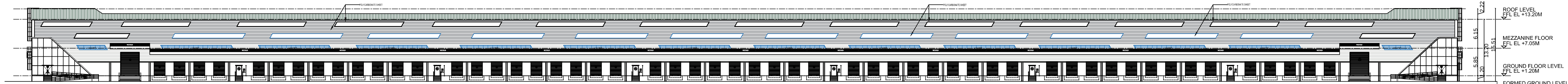
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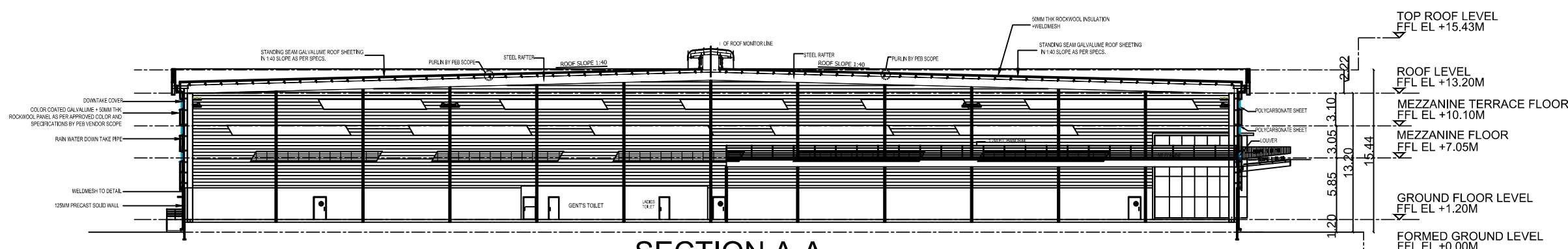
GROUND FLOOR PLAN (FACTORY)



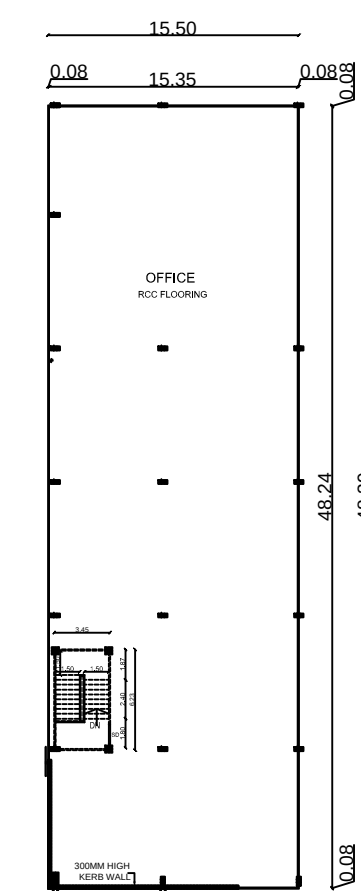
ROOF FLOOR PLAN (FACTORY)



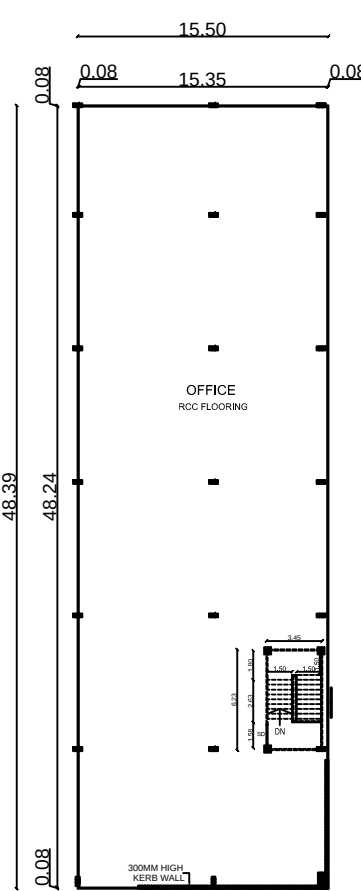
ELEVATION



SECTION A-A



OFFICE-MEZZANINE FLOOR-1



OFFICE-MEZZANINE FLOOR-2

NOTE : FULLY SPRINKLERED BUILDING

List of machineries

Sl.no.	Name of machineries	Nos	HP	Total HP
1	RBD -1 machine	2	300	600
2	Drum rewinder	3	150	450
3	GI rewinder	4	50	200
4	Bobbin rewinder	3	50	150
5	Electric wire rope hoist	3	50	150
6	Air compressor	5	50	250
7	Submersible pump	4	20	80
8	800 kva DG	3	50	150
9	Laser tube cutting machine	2	150	300
10	EOT 5 ton	7	25	175
Total HP				2505

ADDITIONAL BUILDING SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS FOR "M/S KANAI TECHNOLOGY PARKS PVT LTD", COMPRISED IN SURVEY NOS : 73/14B, 73/15, 73/16, 74/1, 74/2, 74/3, 74/9A, 74/9B, 75/5, 75/6, 76/1A1, 76/1A2, 76/1A3, 76/1B, 76/2, 76/4, 76/5, 76/6, 76/7, 76/8A, 76/9A, 77/1, 77/2, 77/4, 77/5B, 77/5C, 77/6, 77/8A, 77/8B, 78/2, 78/3, 78/5, 78/6, 78/7, 78/8A, 78/8B, 78/9, 78/10, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 81/13, 81/14A, 81/14B, 81/15, 81/16, 81/17A, 81/17B, 81/18, 82/4A, 82/4B, 82/5, 82/6, 82/7, 82/8, 82/10, 82/11, 82/12, 82/13, 82/14, 82/15, 82/16, 82/17, 83/1, 83/2, 83/3, 83/4A, 83/4B, 83/5, 168/2A, 168/3A, 168/4A, 168/8, 170/1, 170/2, 170/4, 170/5, 170/6, 170/12, 176/5 & 176/6 AT PODAVUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

SCHEDULE OF JOINERY

TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS1	ROLLING SHUTTER	2.40	3.00
RS2	ROLLING SHUTTER	4.00	5.00
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CA/2010/50045

STRUCTURAL ENGINEER :

R. KUMAR

Er. R. KUMAR, MARCH, MARCH,
DTPC Registered Structural Engineer Grade-III
Chartered Engineer (India) - AM - 1914440
RSE/GR-1/2022/07/011
No. 1, Krishnamoorthy Road, Madhavaram Building,
1st Floor, Madhavaram, Chennai - 600 034.
Mobile: +91 - 97800 92504

TITLE :

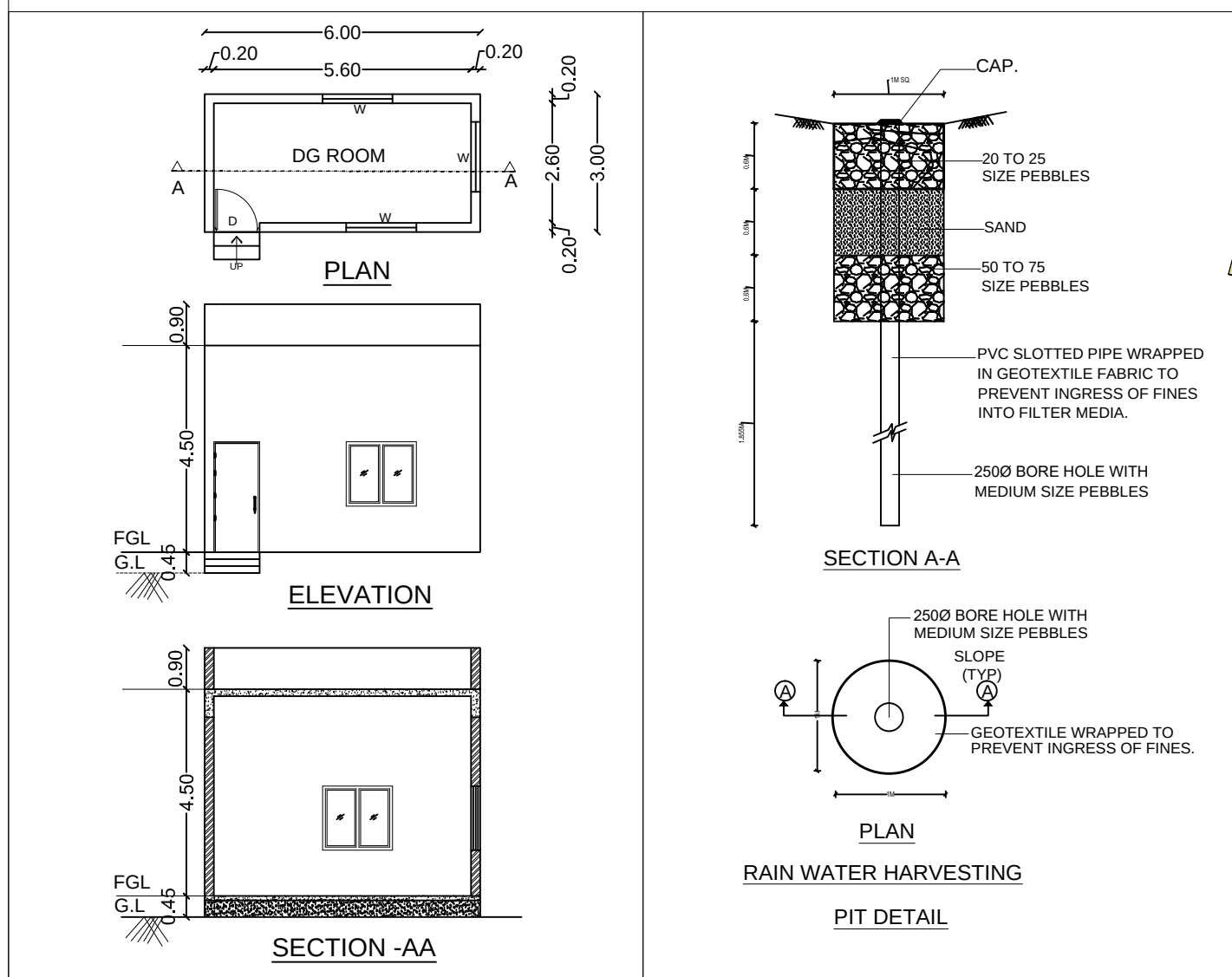
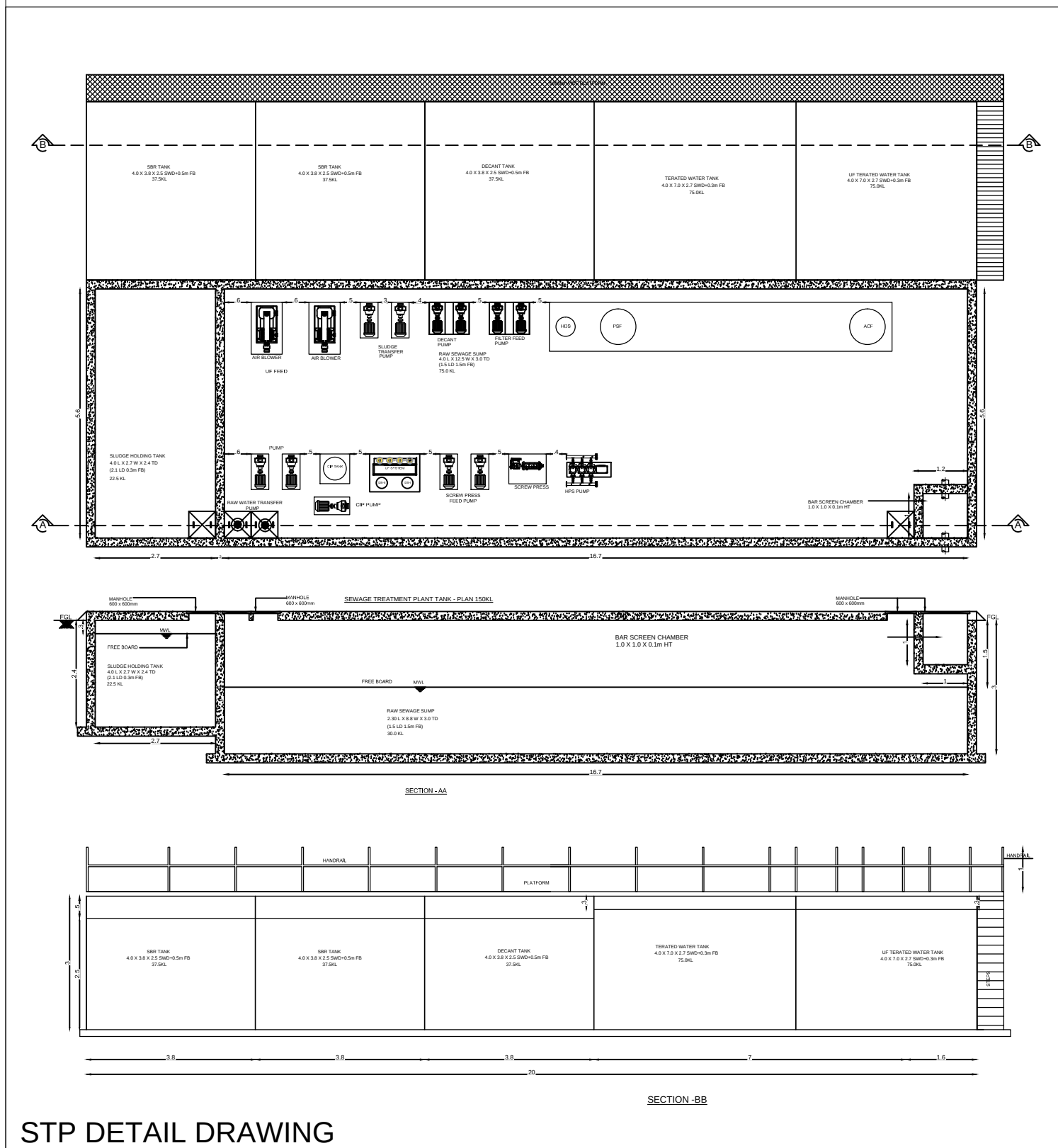
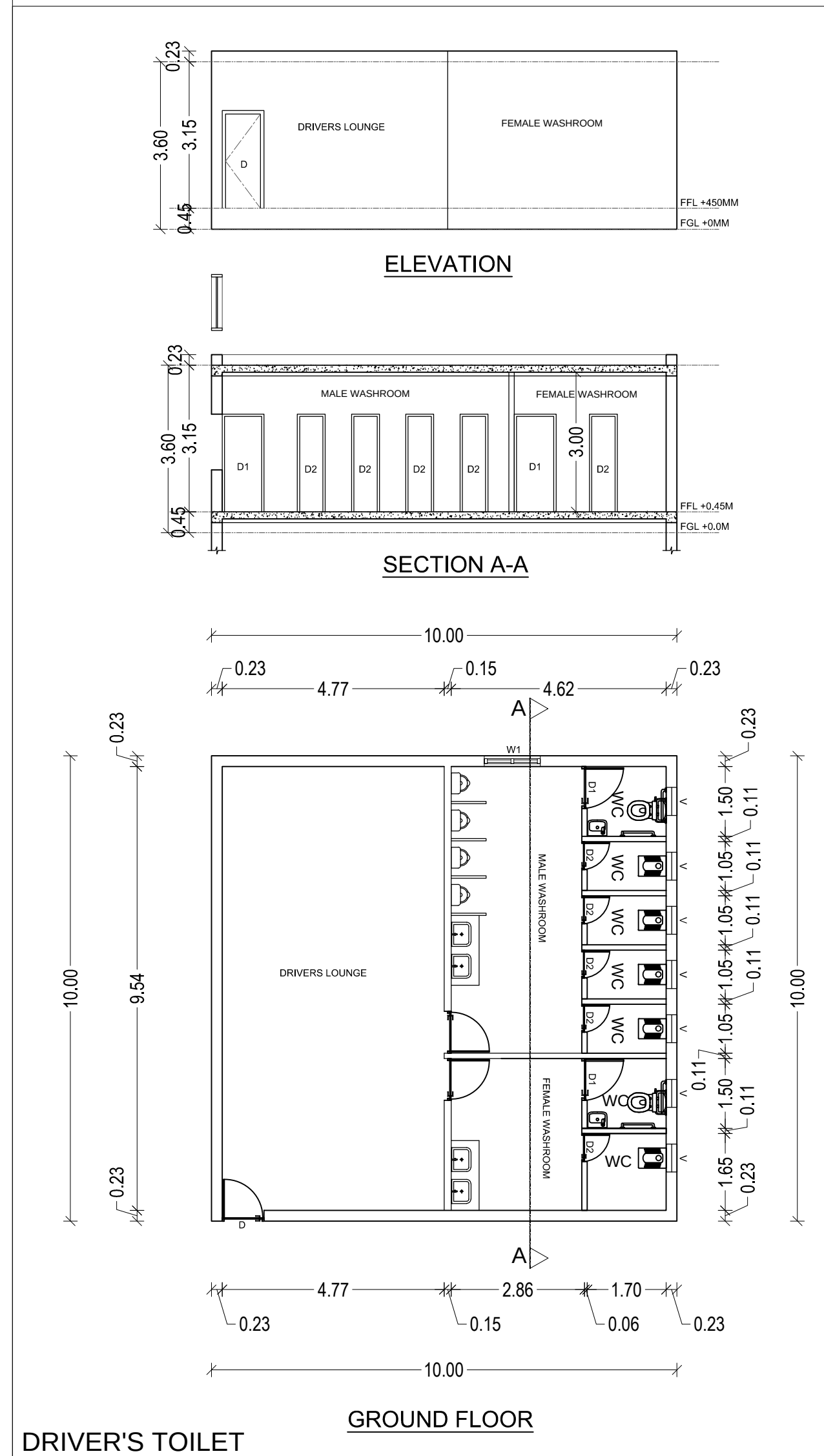
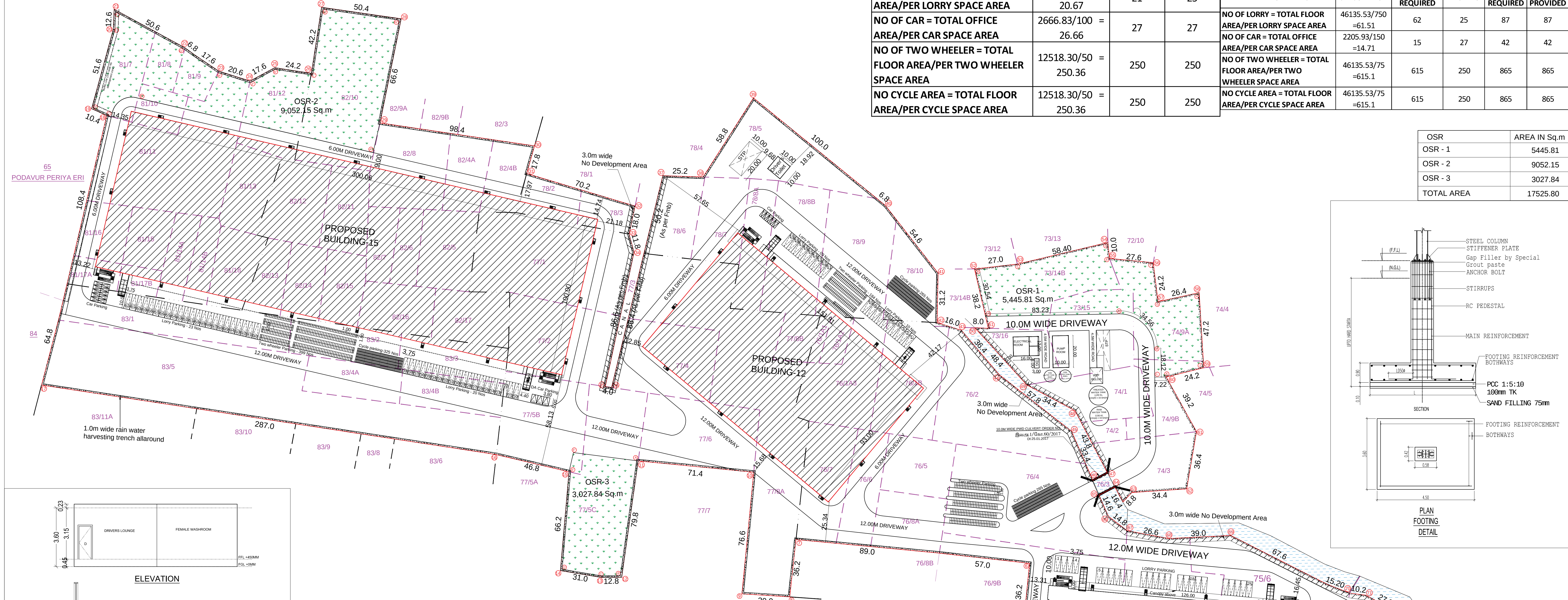
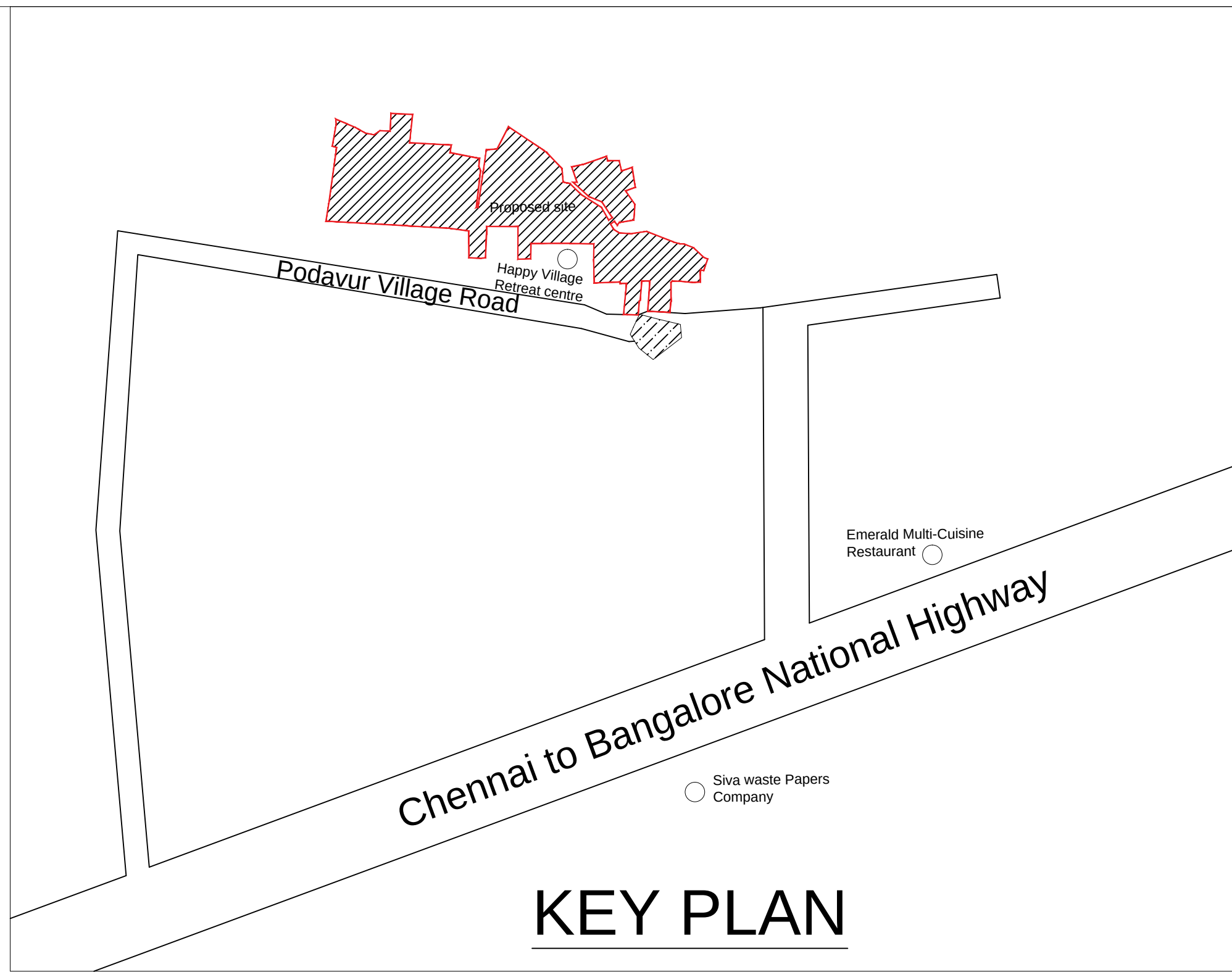
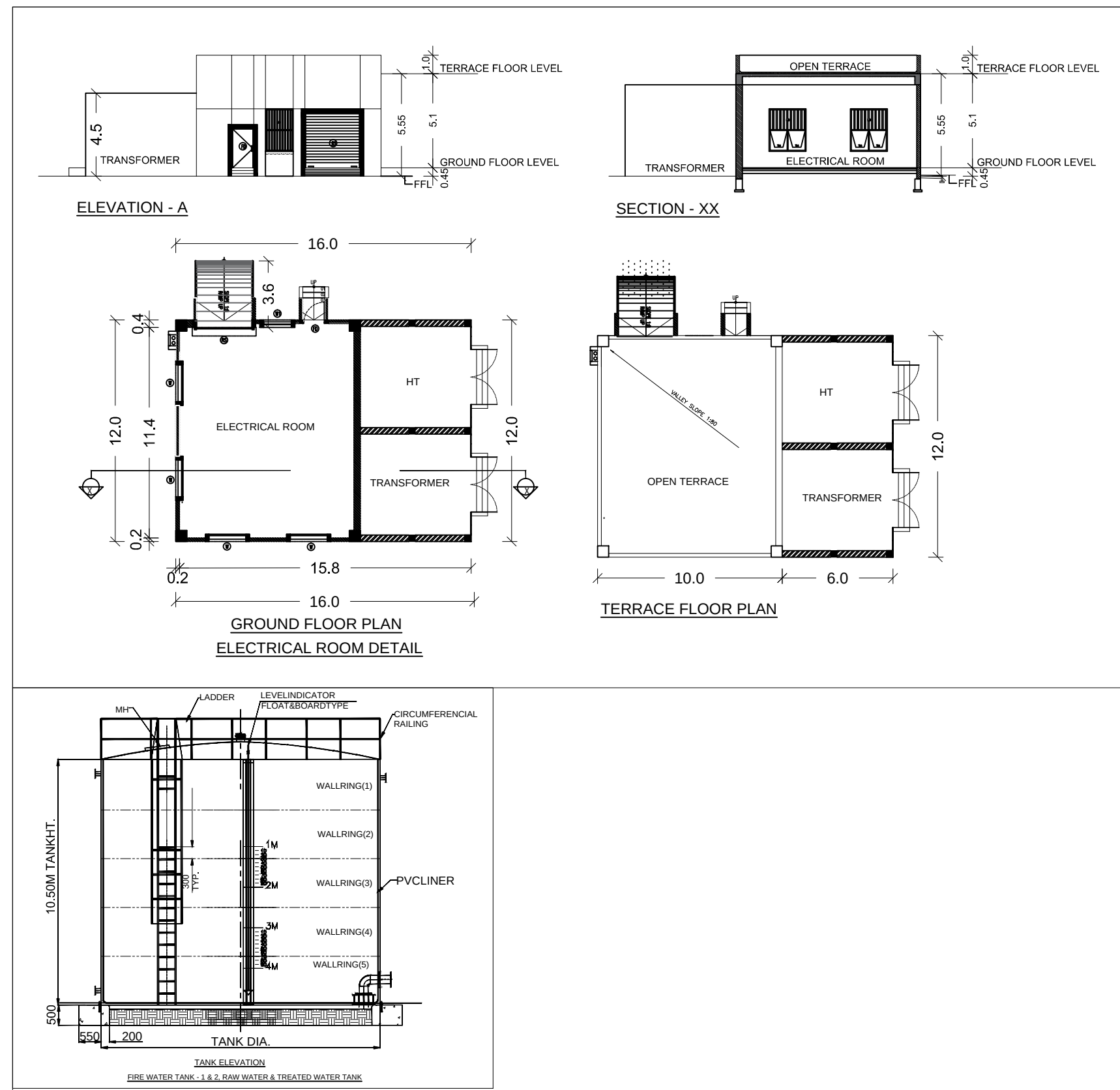
BUILDING -15
GROUND FLOOR PLAN, ROOF PLAN
ELEVATION & SECTION

LEGEND :

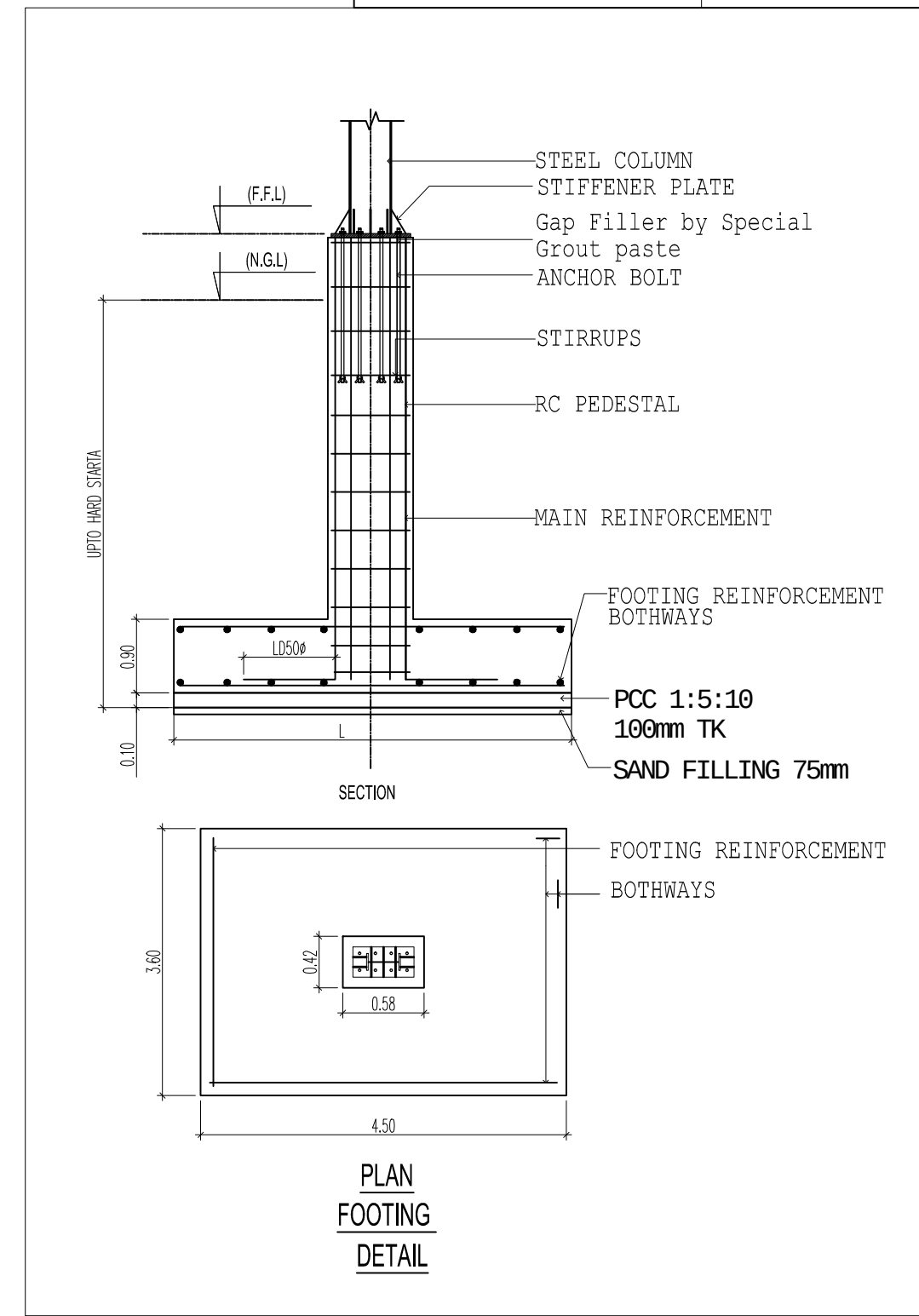
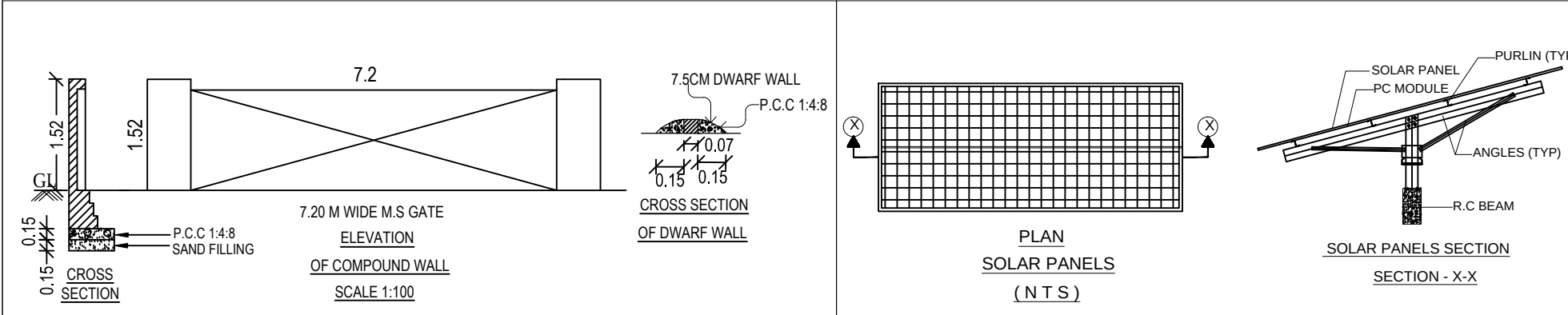
PROPOSED BUILDING

SCALE : 1:400

SHEET : 03/03



SITE PLAN



ALREADY APPROVED AREA STATEMENT (SQ.M) (SWP/BP/DTCP. No. 16/2025 Dated : 24.01.2025)					
S.NO.	BLOCK NAME	FLOORS	FSI AREA (In Sq.m)	NON-FSI AREA	BUILTUP AREA (In Sq.m)
1	BUILDING - 11	GROUND FLOOR	10,336.61	-	10,821.71
2		MEZZANINE FLOOR	485.10	-	
3	SALES OFFICE BUILDING	GROUND FLOOR	2,181.73	-	2,181.73
4	PUMP ROOM		200.00	-	200.00
5	ELECTRICAL ROOM		192.00	-	192.00
6	DG ROOM		18.00	-	18.00
7	SECURITY ROOM		6.25	-	6.25
8	FIRE, TREATED & RAW WATER TANKS		314.55	-	314.55
9	STP		102.00	-	102.00
TOTAL			13,836.24	-	13,836.24
PLOT EXTENT (AS PER PATTA)			51,550.00		
FSI ACHIEVED - 13,836.24 / 51,550.00 = 0.268			0.268		
OSR PROVIDED			5,445.81		

PROPOSED AREA STATEMENT (SQ.M)					
S.NO.	BLOCK NAME	FLOORS	FSI AREA (In Sq.m)	NON-FSI AREA	BUILTUP AREA (In Sq.m)
1	BUILDING - 12	GROUND FLOOR	14749.09	-	15,454.65
		MEZZANINE FLOOR	705.56	-	
2	BUILDING - 15	GROUND FLOOR	31386.44	-	32,886.81
		MEZZANINE FLOOR	1500.37	-	
3	DRIVERS TOILET		100.00	-	100.00
4	STP		200.00	-	200.00
TOTAL			48,641.46	-	48,641.46
ALREADY APPROVED PLOT EXTENT (AS PER PATTA)			51,550.00		
ADDITIONAL PLOT EXTENT (AS PER PATTA)			1,19,400.00		
TOTAL PLOT EXTENT (AS PER PATTA)			1,70,950.00		
ALREADY APPROVED FSI AREA			13,836.24		
ADDITIONAL FSI AREA			48,641.46		
FSI ACHIEVED - 62,477.70 / 1,70,950.00 = 0.365			62,477.70 (0.365)		
OSR PROVIDED			17,525.80 (10.25%)		

EXISTING PARKING AREA DETAILS BREAK UP			
PARKING DETAILS	CALCULATION	REQUIRED	PROVIDED
NO OF LORRY = TOTAL FLOOR AREA/PER LORRY SPACE AREA	10336.61/500 = 20.67	21	25
NO OF CAR = TOTAL OFFICE AREA/PER CAR SPACE AREA	2666.83/100 = 26.66	27	27
NO OF TWO WHEELER = TOTAL FLOOR AREA/PER TWO WHEELER SPACE AREA	12518.30/50 = 250.36	250	250
NO CYCLE AREA = TOTAL FLOOR AREA/PER CYCLE SPACE AREA	12518.30/50 = 250.36	250	250

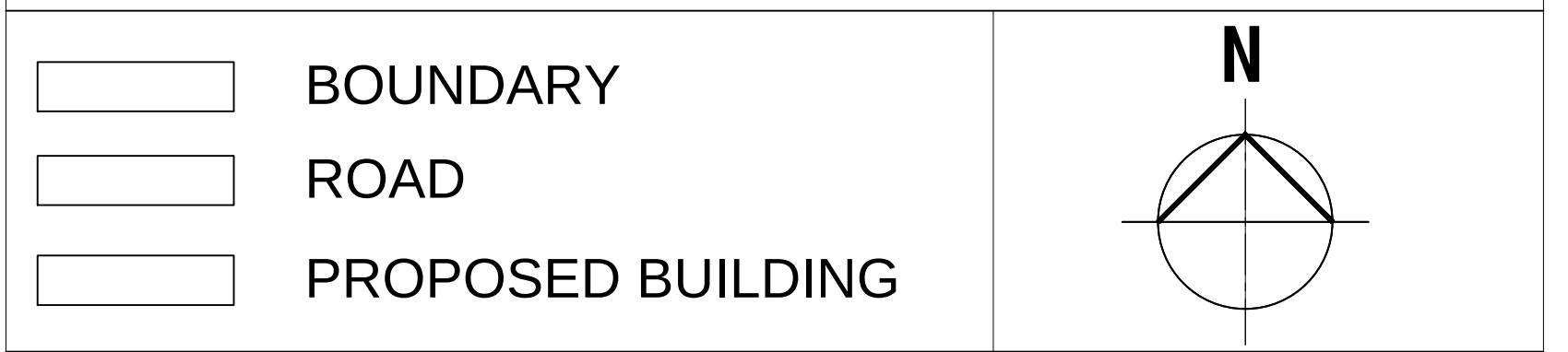
PARKING AREA DETAILS BREAK UP					
PARKING DETAILS	CALCULATION	PROPOSED REQUIRED	EXISTING	TOTAL REQUIRED	TOTAL PROVIDED
NO OF LORRY = TOTAL FLOOR AREA/PER LORRY SPACE AREA	46135.53/750 =61.51	62	25	87	87
NO OF CAR = TOTAL OFFICE AREA/PER CAR SPACE AREA	2205.93/150 =14.71	15	27	42	42
NO OF TWO WHEELER = TOTAL FLOOR AREA/PER TWO WHEELER SPACE AREA	46135.53/75 =615.1	615	250	865	865
NO CYCLE AREA = TOTAL FLOOR AREA/PER CYCLE SPACE AREA	46135.53/75 =615.1	615	250	865	865

OSR	AREA IN Sq.m
OSR - 1	5445.81
OSR - 2	9052.15
OSR - 3	3027.84
TOTAL AREA	17525.80

ADDITIONAL BUILDING SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS FOR "M/S KANAI TECHNOLOGY PARKS PVT LTD", COMPRISED IN SURVEY NOS : 73/14B, 73/15, 73/16, 74/1, 74/2, 74/3, 74/9A, 74/9B, 75/5, 75/6, 76/1A1, 76/1A2, 76/1A3, 76/1B, 76/2, 76/4, 76/5, 76/6, 76/7, 76/8A, 76/9A, 77/1, 77/2, 77/4, 77/5B, 77/5C, 77/6, 77/8A, 77/8B, 78/2, 78/3, 78/5, 78/6, 78/7, 78/8A, 78/8B, 78/9, 78/10, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 81/13, 81/14A, 81/14B, 81/15, 81/16, 81/17A, 81/17B, 81/18, 82/4A, 82/4B, 82/5, 82/6, 82/7, 82/8, 82/10, 82/11, 82/12, 82/13, 82/14, 82/15, 82/16, 82/17, 83/1, 83/2, 83/3, 83/4A, 83/4B, 83/5, 168/2A, 168/3A, 168/4A, 168/8, 170/1, 170/2, 170/4, 170/5, 170/6, 170/12, 176/5 & 176/6 AT PODAVUR VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

Category of Industry : Orange category
As per TNCD BR Rule No - 36. S.no - 10: Light Engineering
Industry Excluding Fabrication & Forging

EXISTING HP	150 HP
EXISTING NO OF PERSONS	325 Nos
PROPOSED HP	2725 HP
TOTAL NO OF PERSONS	1475 Nos



NOTE:
1. ALL DIMENSIONS & LEVELS ARE IN METRE.

OWNER:

For Kanai Technology Parks Private Limited

Authorised Signatory

ARCHITECT :

R. SURESH, M.Arch
CA/2010/50045

STRUCTURAL ENGINEER :

Er. R. KUMARASAN, M.E.(Struct), AMSE,
DTCP Registered Structural Engineer Grade-I/SE
Chartered Engineer (India) - AM - 1914440
RSE/GR-1/2022/107/011
No. 1, Krishnama Road, Masinur Building,
1st Floor, Humberbakkam, Chennai - 600 034.
Mobile: +91 - 97900 92904

SITE PLAN

SCALE = 1:500

SHEET NO: 1/3

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

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



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.

