

PP

APPROVAL RECORD

Planning Permission

Survey 324/1

Nayakkenkuppam

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

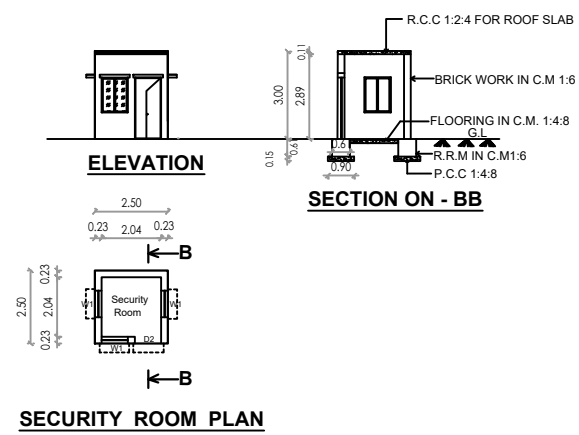
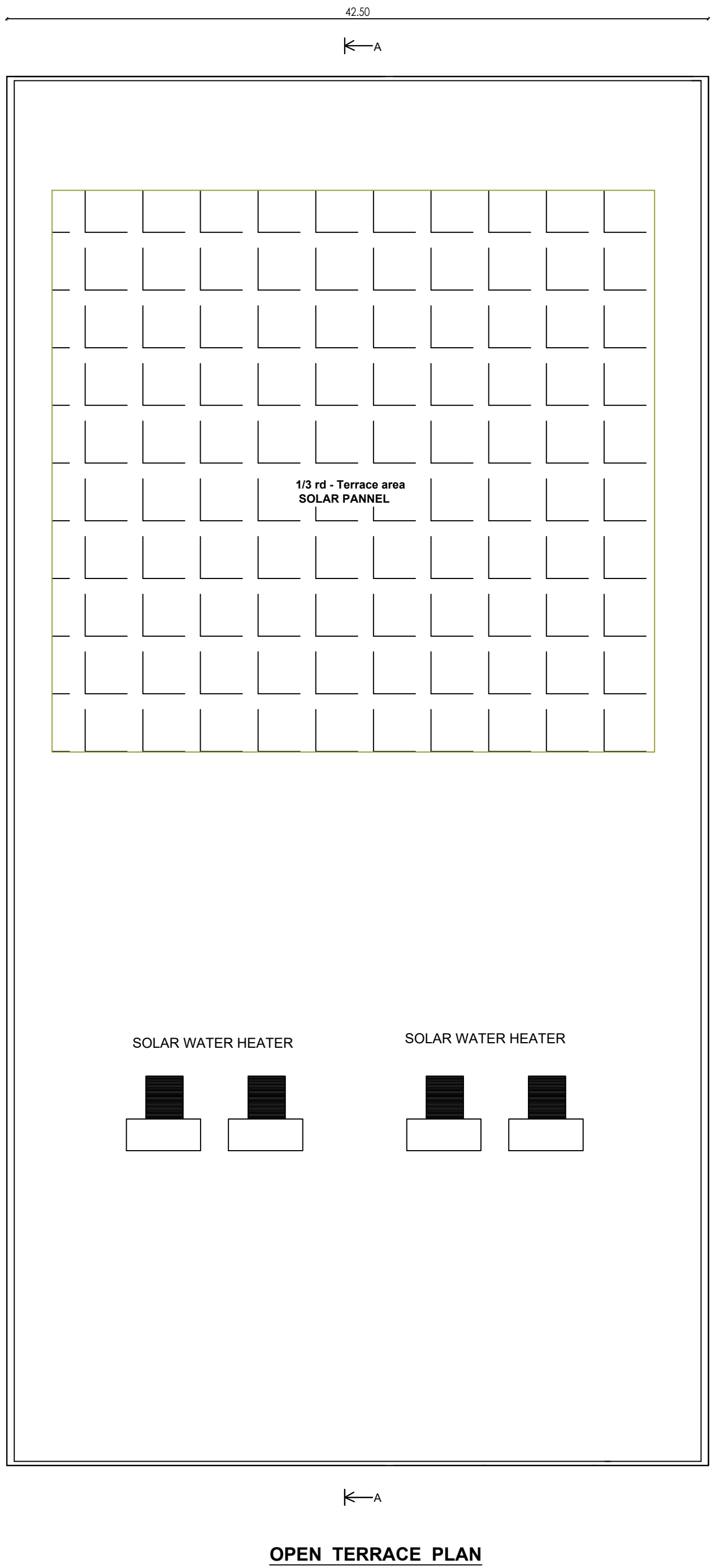
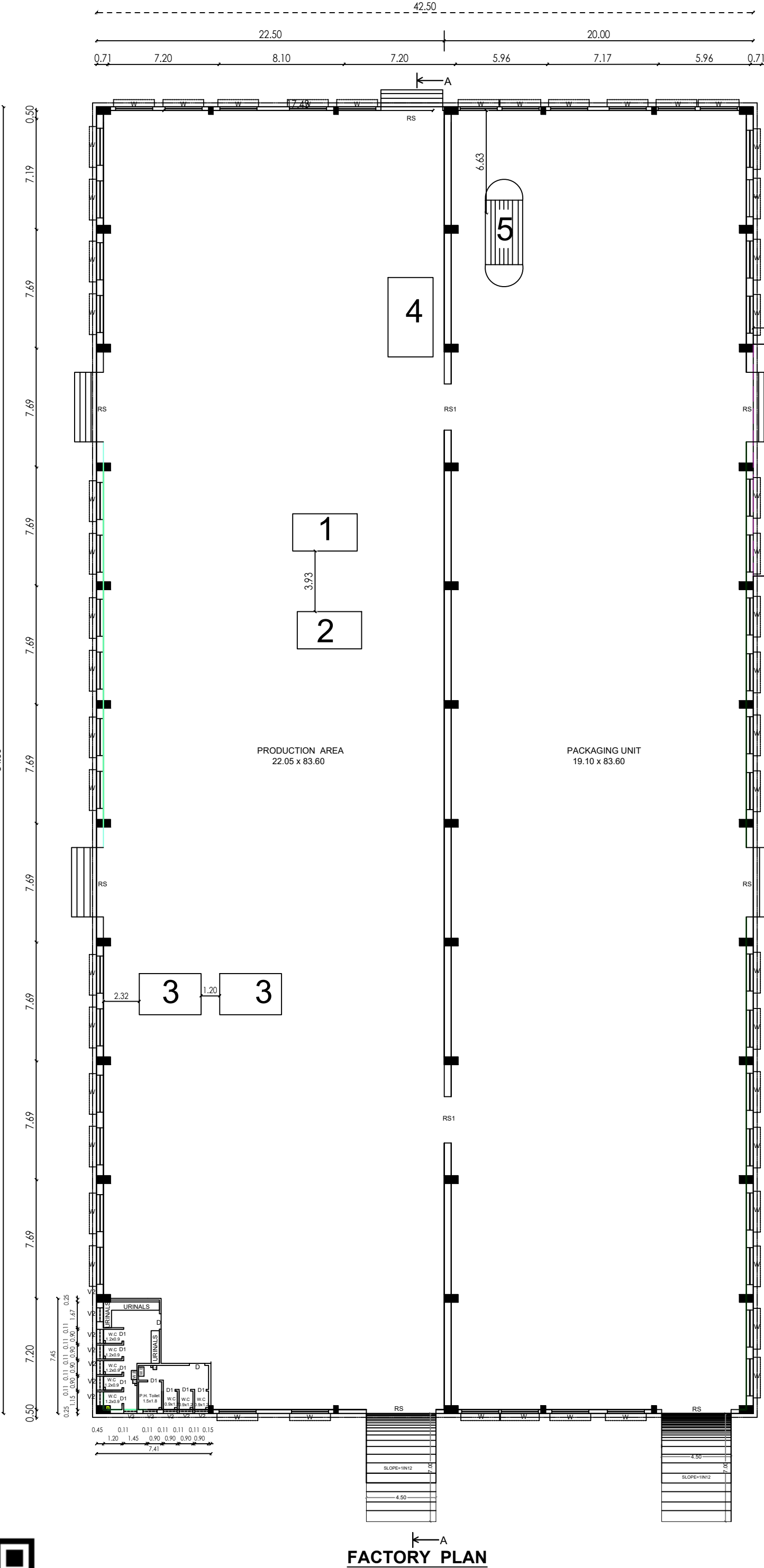
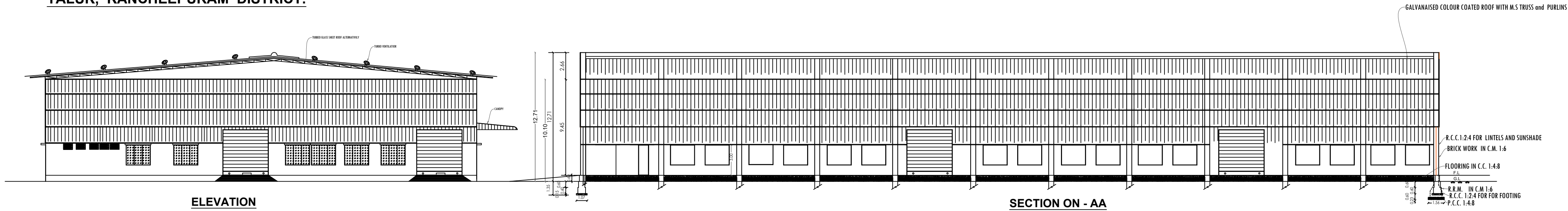
PURPOSE

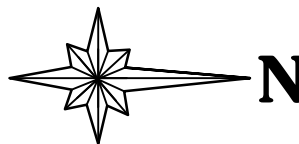
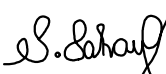
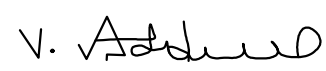
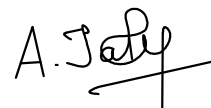
Industrial

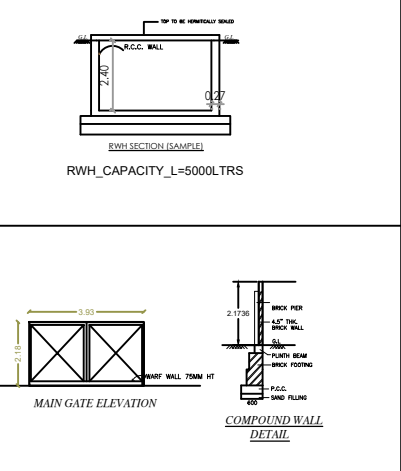
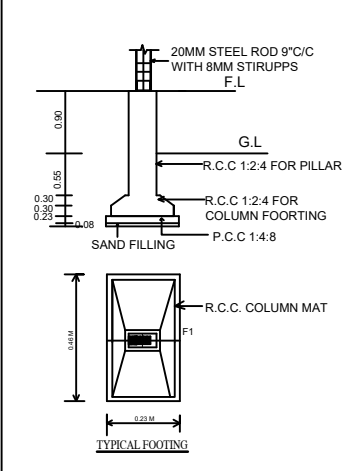
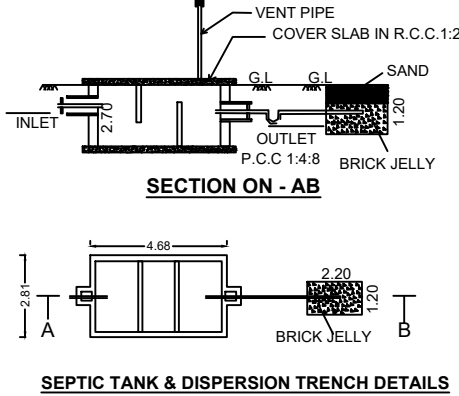
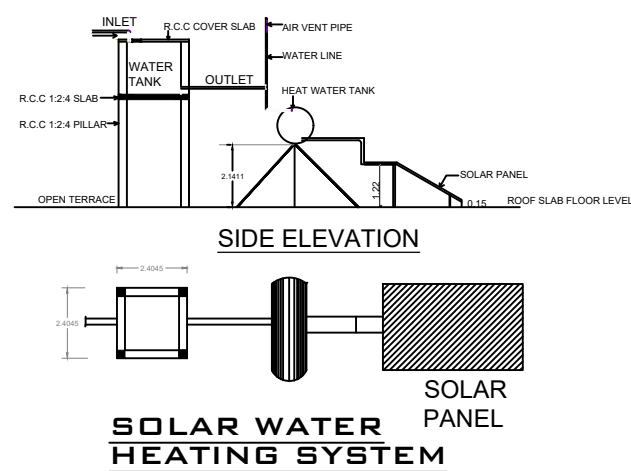
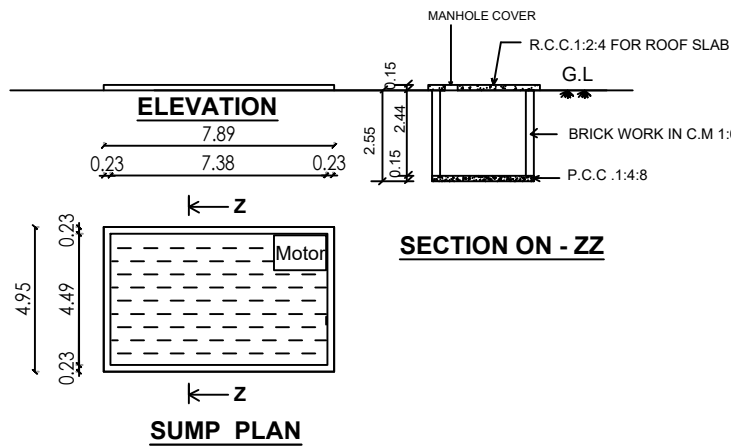
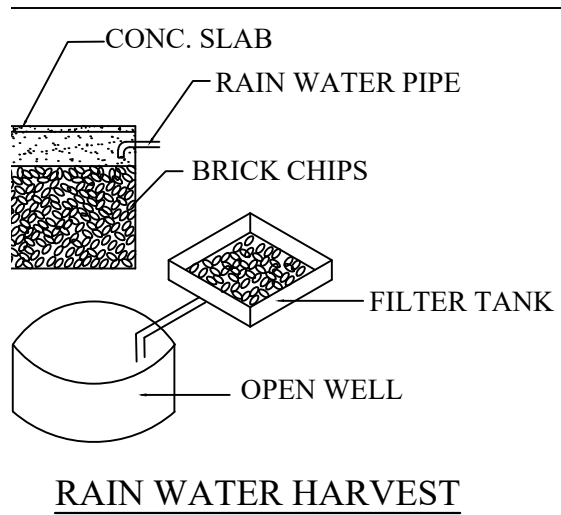
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR M/S PARACOA PRODUCTS LIMITED
IN SF. NO: 324/1A4C2, 324/1A5A, 324/1A5B & 324/1A6A AT NAYAKKANKUPPAM VILLAGE & PANCHAYAT, WALAJAPAD
TALUK, KANCHEEPURAM DISTRICT.



Scale - 1:100					
SHCEDULE OF JOINERY					
R.S	ROLLING SHUTTER	4.50 x 4.00			
R.S1	ROLLING SHUTTER	3.00 x 3.50			
D	DOOR	1.00 x 2.40			
D1	DOOR	0.75 x 2.10			
D2	DOOR	0.90 x 2.10			
W	WINDOW	2.40 x 2.00			
W1	WINDOW	0.90 x 1.20			
V	VENTILATOR	2.00 x 0.60			
V1	VENTILATOR	1.50 x 0.60			
V2	VENTILATOR	0.90 x 0.60			
MECHANICAL VENTILATOR PROVIDED.					
AREA DETAILS					
		FSI Area Sq.Mt.	Non FSI Area Sq.Mt.	Built-up Area Sq.mt.	
AREA OF BUILDING - Ground Floor		3655.50	---	3655.50	
AREA OF SECURITY ROOM		---	6.25	6.25	
TOTAL BUILT UP AREA		3655.50	6.25	3661.75	
MACHINARY DETAILS					
SL.NO:	NAME OF MACHINES		NOS	POWER IN H.P.	TOTAL POWER H.P.
1.	HOT PLATE		1	15.0	15.0
2.	HYDRAULIC PRESS 500 TON		1	50.0	50.0
3.	CUTTING MACHINE		2	5.0	10.0
4.	CHILLER		1	20.0	20.0
5.	COMPRESSOR		1	30.0	30.0
6.	LIGHTING LOAD : Security Gate, Water Pump, Street Light, Office System Etc.		1	5.0	5.0
TOTAL POWER				130.0 H.P.	
D.G SET		-	180.0 KVA		
REGISTERED STRUCTURAL ENGINEER					
 Er. S. SELVAM (M.E.), SAI RAM CONSTRUCTION Structural Engineer Govt. HNTDA Reg. Structural Engineer -I (19/2025) MOBILE : 98682099719, 9270796686 MAIL : sanjucivil2000@gmail.com					
REGISTERED ENGINEER					
 Er. V. VINODHKUMAR, BE., AMIE., FIV., Chartered Engineer, Approved Valuer, Panel Valuer:F-22869 Registered Engineer Grade-I HNTDA No:01/2019, HCMC No:77/2019, #1, 1st. Floor, Opp. Dhanunjaya Hotel, Bagalur Road, HOSUR-635 109. Mob: 9894825416.					
REGISTERED CONSTRUCTION ENGINEER					
 Er. A. JASEEMA BEGUM, D.C.E., Registered Construction Engineer KOTCP Licence No : 08/2019-CE HCMC Licence No : 95/2019-CE Civil Engineering Consultancy, 52/1B, Nethaji Road, HOSUR -635109. Cell : 9442877313, 9362321812					
APPLICANT					
 PARACOA PRODUCT LTD. Director					



INDUSTRIAL CATEGORY	: ORANGE
MANUFACTURING	: Light Engineering Industry Excluding Fabrication & Forging (TNCBDR Rule No : 36, ANNEXURE - VII, Sl. No : 10)
<u>TOTAL SITE AREA :</u>	
As per Patta	: 48400.00 SQ.MT.
As per Document	: 48400.00 SQ.MT. (Boundary Number As A to H)
Required OSR Area	: 4840.00 (10.00%)
Provided OSR Area	: 4945.50 (10.22%) (Boundary Number As 1 to 4)

PC	3753.57/48400.00 = 7.76%
FSI	3595.50/48400.00 = 0.075 < 2.0

PARTICULARS	REQUIRED	PROVIDED
LORRY	5 Nos.	10 Nos.
CAR	2 Nos.	05 Nos.
TWO WHEELER	49 Nos.	50 Nos.
CYCLE	49 Nos.	50 Nos.

TOTAL MACHINES POWER REQUIRED	- 130.0 H.P

SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING ROAD	
OSR BOUNDARY	

MALE WORKERS	--	48 NOS.
FEMALE WORKERS	--	02 NOS.
TOTAL WORKERS	--	50 Nos.

PARTICULARS	REQUIRED	PROVIDED
MALE WATER CLOSET	01	05
FEMALE WATER CLOSET	01	03
P.H TOILET	01	01
Drinking Water Fouadation	00	02
ABLUTION TAP	09	09
URINALS	02	02

Er. S. SELVAM, ME.,
SAI RAM CONSTRUCTION
Structural Engineer
Govt. HNTDA Reg. Structural Engineer -I (19/2025)
MOBILE : 8682099719, 8270796686
MAIL : sanjucivil2000@gmail.com

V. Vinodh Kumar

Er. V. VINODHKUMAR, BE., AMIE., FIV.,
Chartered Engineer, Approved Valuer,
Panel Valuer::F-22869
Registered Engineer Grade-I
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Cell : 9442877313, 9362321812

PARACOAT PRODUCT LTD.

Director

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.

