

PP

APPROVAL RECORD

# Planning Permission

Vallam

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

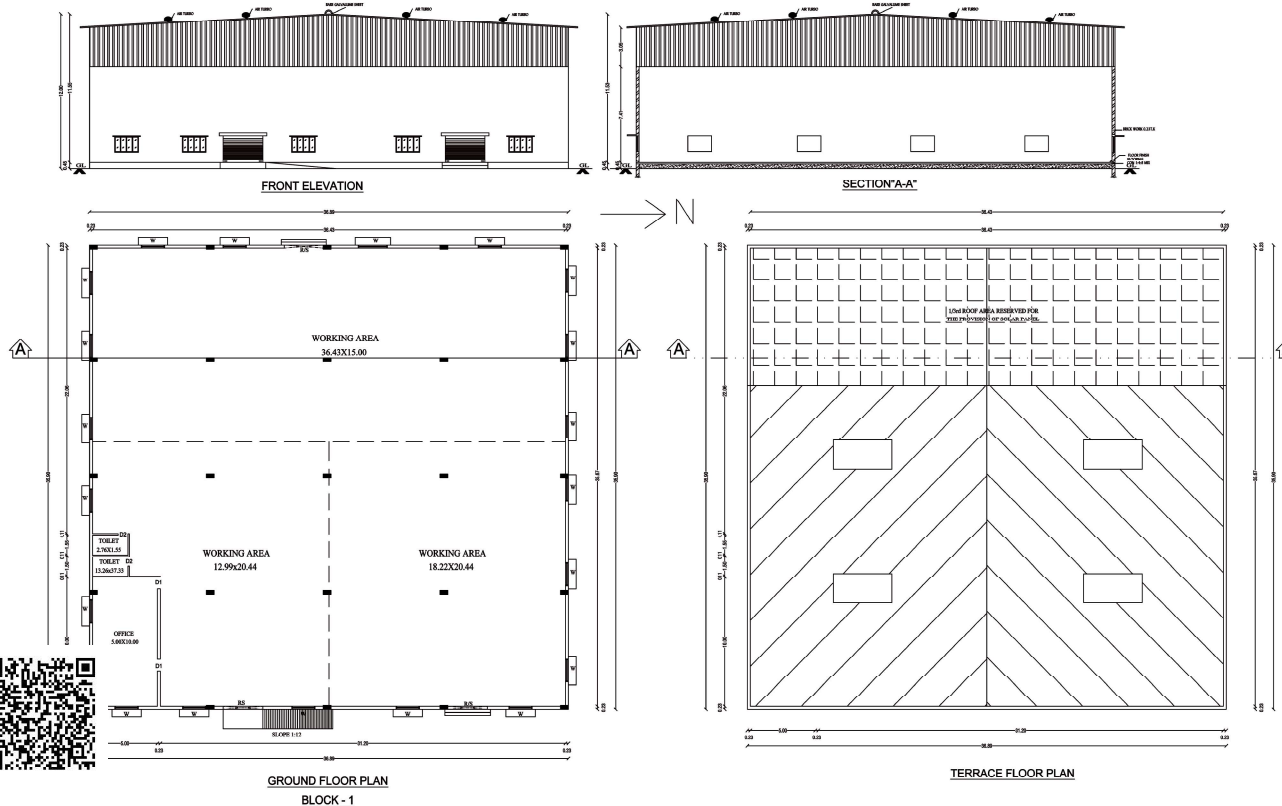
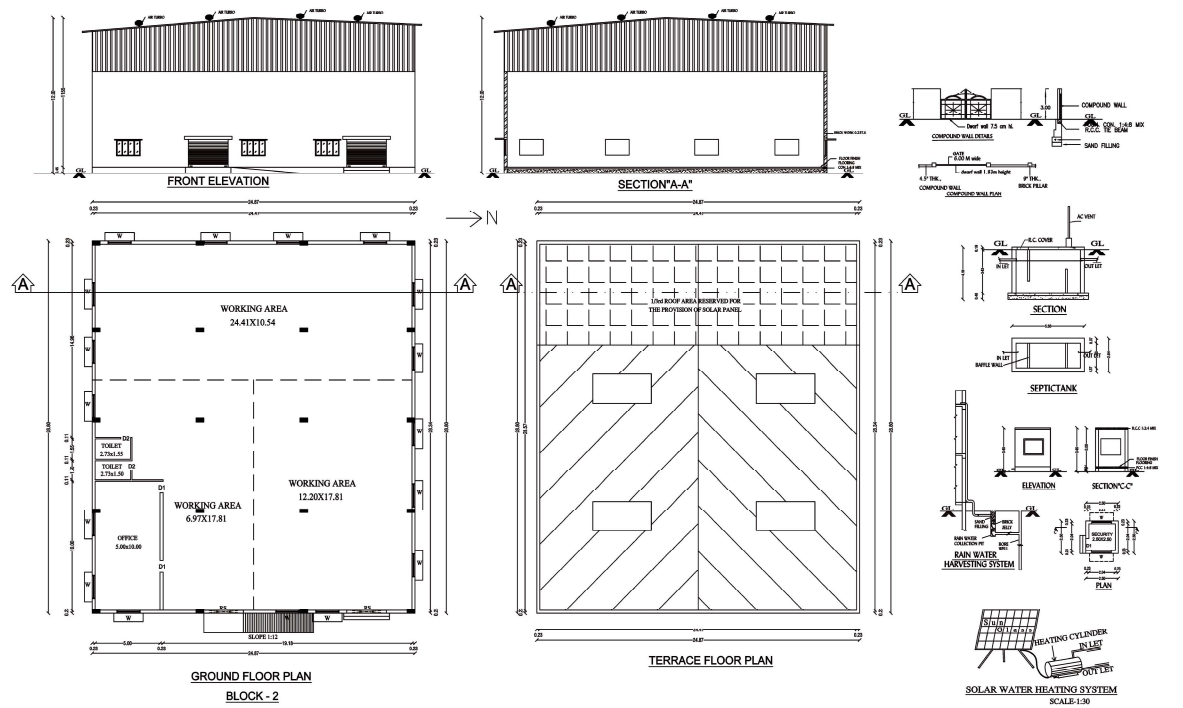
**Rural Panchayat**

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 AT PLOT NO: L-7/1B  
"SIPCOT AEROSPACE PARK" IN S.NOS: 230PT, 231PT  
(11PT & 23PT) OF VALLAM 'A' VILLAGE,  
(SRIPERUMBUDUR PANCHAYAT UNION),  
SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

CATEGORY - ORANGE  
MANUFACTURING- DESIGN OF FABRIC  
(AS PER TNCD & BR-2019, RULE-36, ANNEXURE-VII & SL. NO-14)

M/S.SRI SATYA SAI INC

LAYOUT PLAN WAS APPROVED

U.404/15.000.04.00 (04.10.21) 01/08/114/2021

SCALE: 1:100

| AREA DETAILS IN SQMT                              |                |                    |                    |
|---------------------------------------------------|----------------|--------------------|--------------------|
| PLOT AREA (AS PER DOCUMENT) 1 ACRE (4046.80 SQMT) |                |                    |                    |
| DESCRIPTION                                       | FSI AREA Sqmts | NON FSI AREA Sqmts | BUILTUP AREA Sqmts |
| GROUND FLOOR - BLOCK 1                            | 1224.80        | -                  | 1224.80            |
| GROUND FLOOR - BLOCK 2                            | 716.40         | -                  | 716.40             |
| SEPTIC TANK                                       | -              | 11.74              | 11.74              |
| SUMP                                              | -              | 11.19              | 11.19              |
| SECURITY ROOM                                     | -              | 6.25               | 6.25               |
| <b>TOTAL AREA</b>                                 | <b>2040.90</b> | <b>29.18</b>       | <b>2070.08</b>     |
| F.S.I.                                            | 2040.90        | -                  | 0.80               |
| 4046.80                                           | -              | -                  | 0.40/76            |
| PLOT COVERAGE                                     |                |                    |                    |
| JOINERIES                                         |                |                    |                    |
| ROLLING SHUTTER                                   | RS             | 3.00x3.00          |                    |
| DOOR                                              | D              | 1.50x2.13          |                    |
| DOOR                                              | D1             | 1.22x2.13          |                    |
| SLIDING DOOR                                      | SD             | 0.76x2.13          |                    |
| WINDOW                                            | W              | 1.52x2.13          |                    |
| VENTILATOR                                        | V              | 1.83x1.52          |                    |
|                                                   |                | 0.61x0.91          |                    |

| MECHANICAL VENTILATION PROVIDED |                                              |
|---------------------------------|----------------------------------------------|
| COLOUR INDEX                    |                                              |
| PROPOSED                        | <input type="radio"/> FE ▼ FIRE EXTINGUISHER |
| EXG. ROAD                       | <input type="radio"/>                        |
| SITE BOUNDARY                   | <input type="radio"/> FA ▲ FIRE ALARM        |

ALL DIMENSION ARE IN Meter

| PARKING DETAILS     |          |          |
|---------------------|----------|----------|
| PARKING             | REQUIRED | PROVIDED |
| LORRY PARKING       | 03 Nos   | 04 Nos   |
| TWO WHEELER PARKING | 28 Nos   | 41 Nos   |
| CYCLE PARKING       | 28 Nos   | 31 Nos   |
| CAR PARKING         | 02 Nos   | 02 Nos   |
| PH CAR PARKING      | 01 Nos   | 01 Nos   |

| LIST OF MACHINERY |                             |     |       |                  |
|-------------------|-----------------------------|-----|-------|------------------|
| SL. NO            | NAME OF MACHINE             | QTY | H.P.  | TOTAL H.P.       |
| 1                 | VERTICAL MILLING MACHINE    | 1   | 05.00 | 05.00            |
| 2                 | CNC MILLING MACHINE         | 1   | 10.00 | 10.00            |
| 3.                | CONVENTIONAL VERTICAL LATHE | 2   | 07.50 | 15.00            |
| 4.                | CNC LATHE                   | 2   | 10.00 | 20.00            |
| 5.                | RADIAL DRILLING MACHINE     | 1   | 05.00 | 05.00            |
| 4.                | CNC LASER CUTTING MACHINE   | 1   | 30.00 | 30.00            |
| 5.                | CNC PRESS BRAKE (HYDRAULIC) | 1   | 20.00 | 20.00            |
| <b>TOTAL</b>      |                             |     |       | <b>105.00 HP</b> |

NO OF WORKERS:  
FEMALE : 10Nos  
MALE : 30Nos

OWNER:

**R. GANESAN, B.Tech.**  
REGISTERED ENGINEER (DTC)  
CGDIST/RE/Gr-1/2024/09/1009  
**ROYAL PLANNERS**  
No. 298, Phoenix Towers,  
Venkatesan Street, West Tambaram,  
Chennai - 600045. Ph: 044 - 2228 4216

STRUCTURAL ENGINEER:



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO.L-7/1B "SIPCO AEROSPACE PARK" IN S.NOS:230PT, 231PT (11PT & 23PT) OF VALLAM 'A' VILLAGE, (SRIPERUMBUDUR PANCHAYAT UNION), SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT. CATEGORY - ORANGE MANUFACTURING- DESIGN OF FABRIC (AS PER TNCD & BR-2019, RULE-36, ANNEXURE-VII & SL. NO-14) M/S.SRI SATYA SAI INC LAYOUT PLAN WAS APPROVED UD.வழ.அ.க.இ (கா.இர) எண்114/2021

SCALE 1:100

| AREA DETAILS IN SQMT        |                       |                    |                    |
|-----------------------------|-----------------------|--------------------|--------------------|
| PLOT AREA (AS PER DOCUMENT) | 1 ACRE (4046.80 SQMT) |                    |                    |
| DESCRIPTION                 | FBI AREA Sqmts        | NON FBI AREA Sqmts | BUILTUP AREA Sqmts |
| GROUND FLOOR -BLOCK 1       | 1324.50               | -                  | 1324.50            |
| GROUND FLOOR -BLOCK 2       | 716.40                | -                  | 716.40             |
| SEPTIC TANK                 | -                     | 11.74              | 11.74              |
| SUMP                        | -                     | 11.19              | 11.19              |
| SECURITY ROOM               | -                     | 8.25               | 8.25               |
| TOTAL AREA                  | 2040.90               | 29.10              | 2070.00            |
| F.S.I.                      | 2040.90               | -                  | 0.50               |
| PLOT COVERAGE               | 4046.80               | -                  | 50.43%             |

| JOINERIES       |    |           |
|-----------------|----|-----------|
| ROLLING SHUTTER | RS | 3.00X3.00 |
| DOOR            | D  | 1.50X2.13 |
| DOOR            | D1 | 1.22X2.13 |
| DOOR            | D2 | 0.76X2.13 |
| SLIDING DOOR    | SD | 1.52X2.13 |
| WINDOW          | W  | 1.83X1.52 |
| VENTILATOR      | V  | 0.81X0.91 |

MECHANICAL VENTILATION PROVIDED

| COLOUR INDEX   |                                                 |
|----------------|-------------------------------------------------|
| PROPOSED       | <input type="checkbox"/> FE ▼ FIRE EXTINGUISHER |
| EXG.ROAD       | <input type="checkbox"/> FA ▲ FIRE ALARM        |
| SITF ROUINDARY | <input type="checkbox"/>                        |

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| PARKING DETAILS     |          |          |
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| 4.                | CNC LATHE                   | 2   | 10.00     | 20.00     |
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| 5.                | CNC PRESS BRAKE(HYDRAULIC)  | 1   | 20.00     | 20.00     |
| TOTAL             |                             |     | 105.00 HP |           |

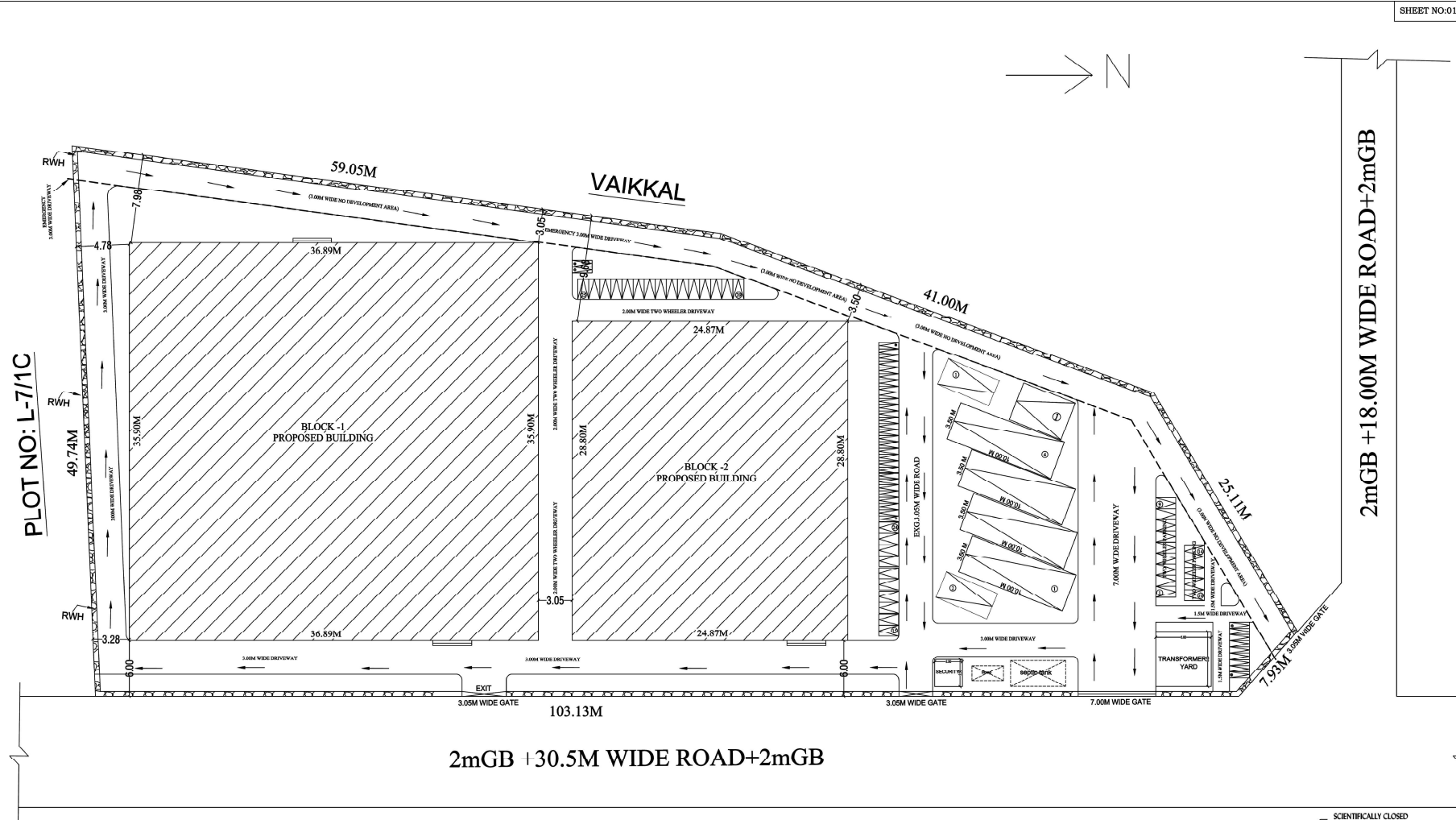
|                |       |
|----------------|-------|
| NO OF WORKERS: |       |
| FEMALE         | 10Nos |
| MALE           | 30Nos |

OWNER:  
  
B.R.ASENTHIL KUMAR  
M.Tech. (Struc), MIE, CE.  
HATDANS ENGINEERS  
Registered Structural Engineer Grade 1  
District Town & Country Planner  
Reg.No.TVLR/RSB/UR-1/2023/31/2000

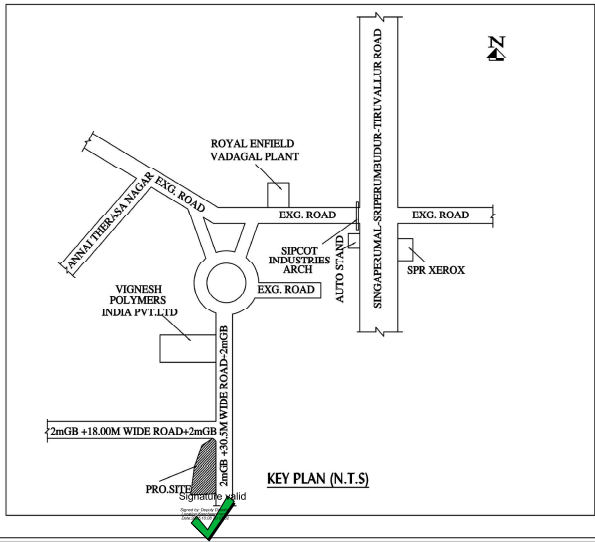
STRUCTURAL ENGINEER:

R. GANESAN, B.Tech.  
REGISTERED ENGINEER (DTP)  
CGLDIST/RE/Gr-1/2024/09/009  
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No. 29/6, Phoenix Towers,  
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Griental - 600045. Ph: 944 - 2228 4216

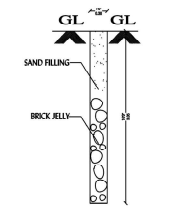
REGISTERED ENGINEER:



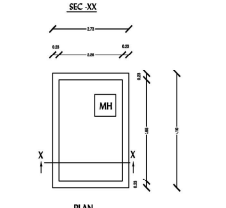
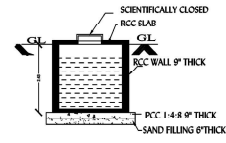
### SITE PLAN



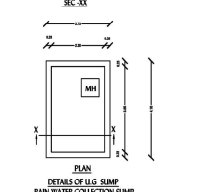
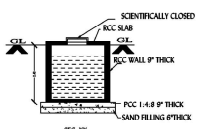
KEY PLAN (N.T.S)



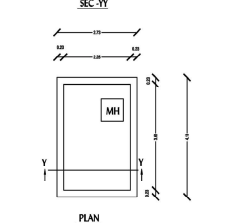
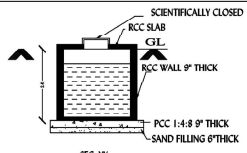
PERCOLATION PIT



DETAILS OF SULLAGE WATER SUMP



DETAILS OF U.G. SUMP RAIN WATER COLLECTION SUMP



DETAILS OF U.G. SUMP DRINKING WATER

| SANITATION DETAILS             |          |          |        |
|--------------------------------|----------|----------|--------|
| DESCRIPTION (PRO CONSTRUCTION) | REQUIRED | PROPOSED |        |
|                                | MALE     | FEMALE   | FEMALE |
| WATER CLOSET                   | 3 Nos    | 1 Nos    | 4 Nos  |
| URINALS                        | 2 Nos    | -        | 2 Nos  |
| WASH BASINS                    | 2 Nos    | -        | 2 Nos  |
| DRINKING WATER                 | 3 Nos    | -        | 6 Nos  |
| ABLUTION TAPS                  | 5 Nos    | -        | 6 Nos  |
| CLEANER'S SINK                 | 3 Nos    | -        | 3 Nos  |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

