

PP

APPROVAL RECORD

Planning Permission

Gramam

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

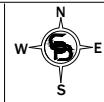
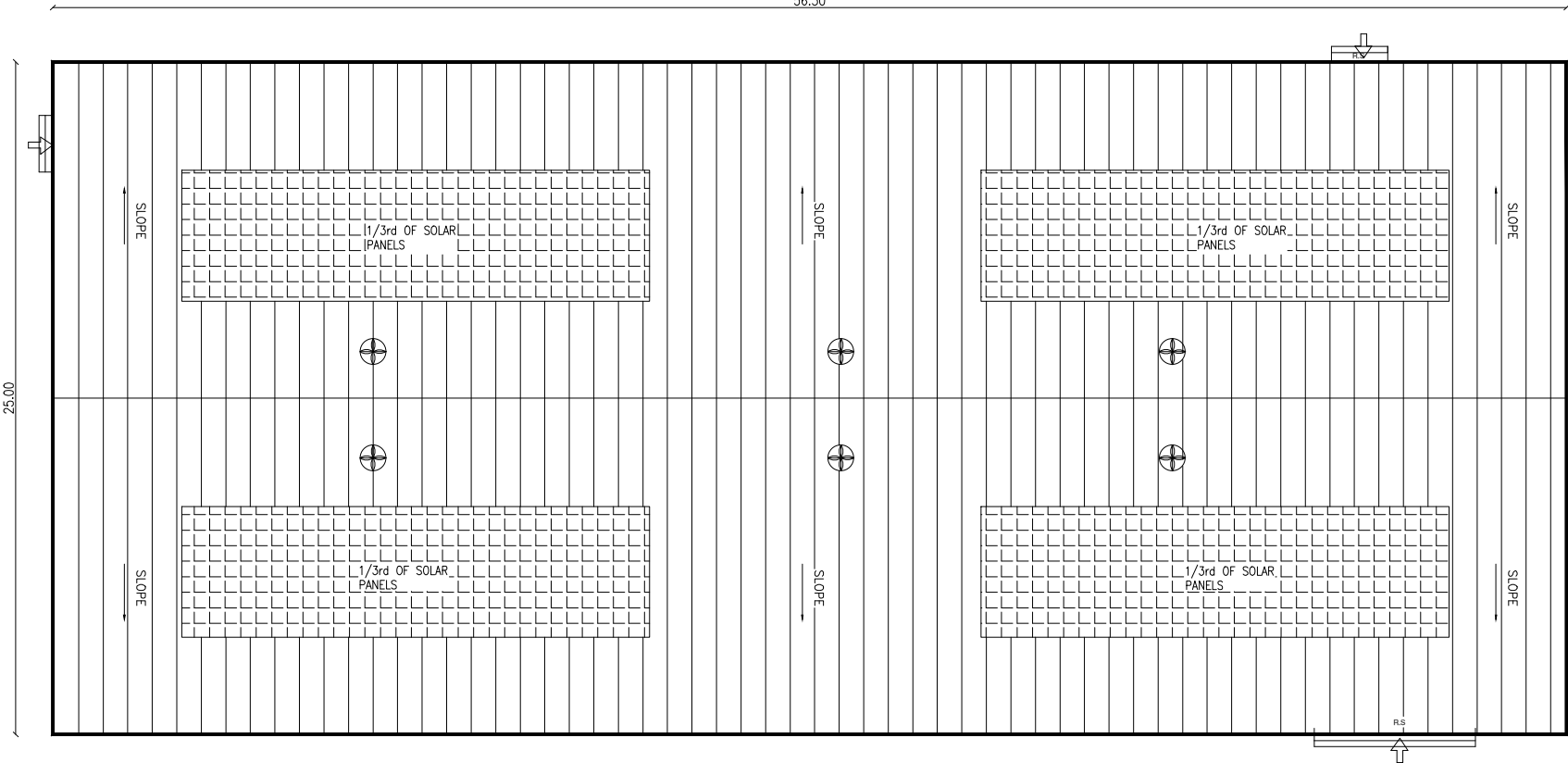
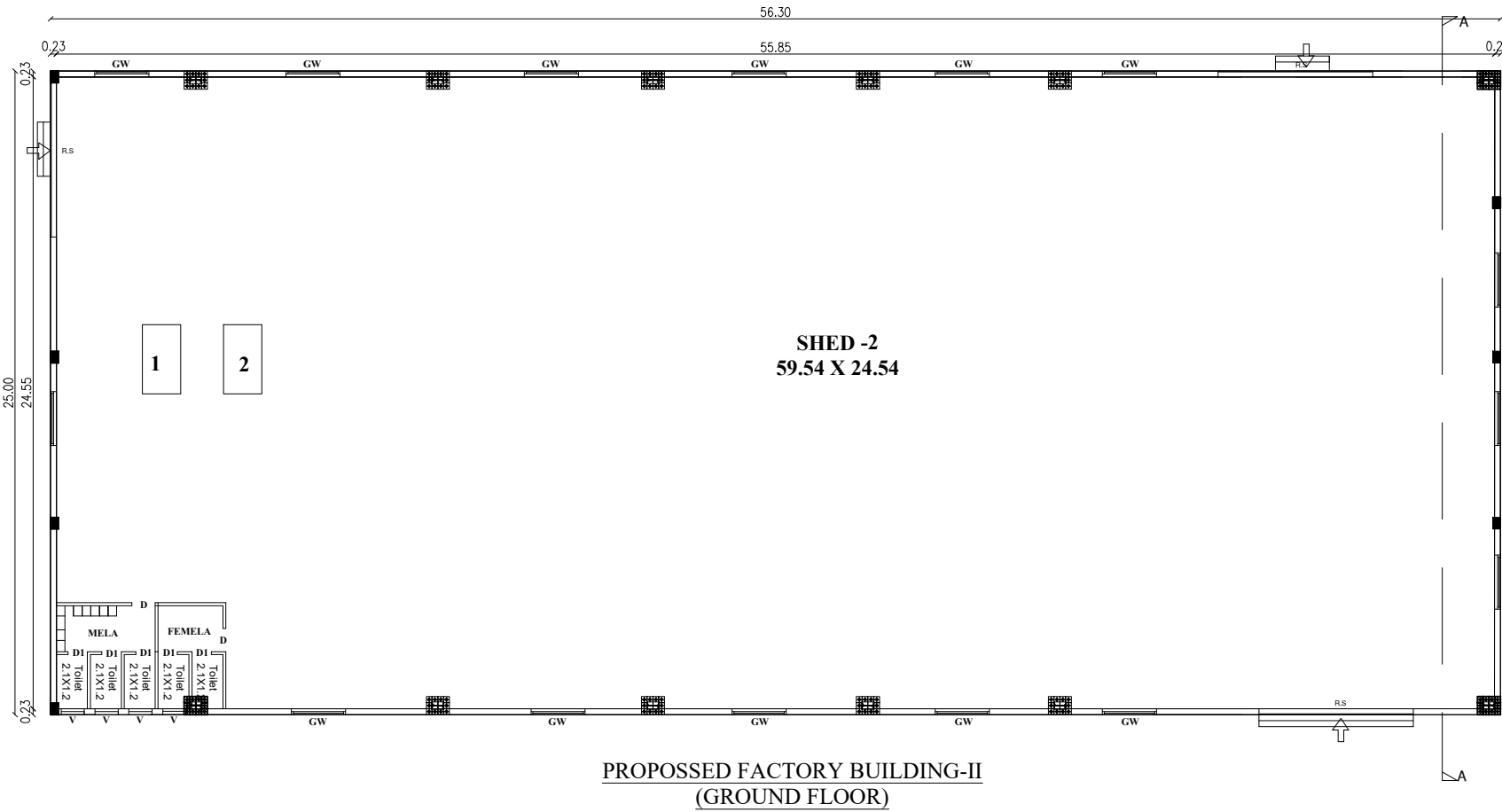
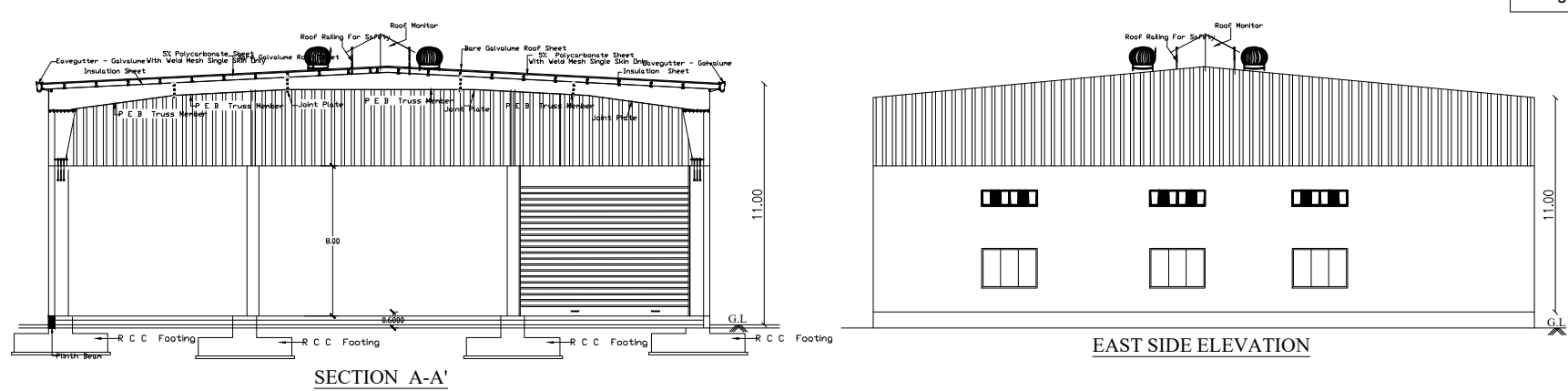
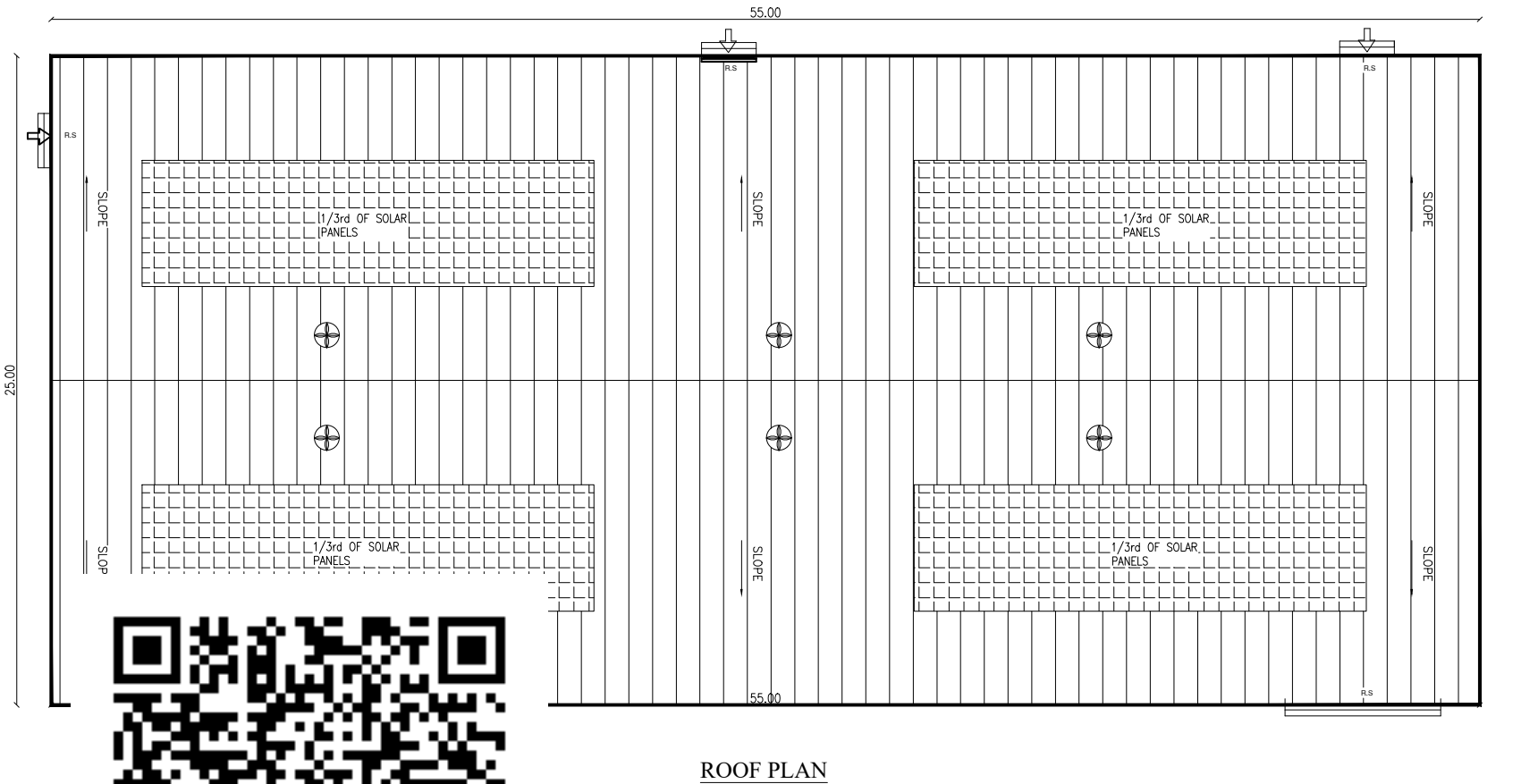
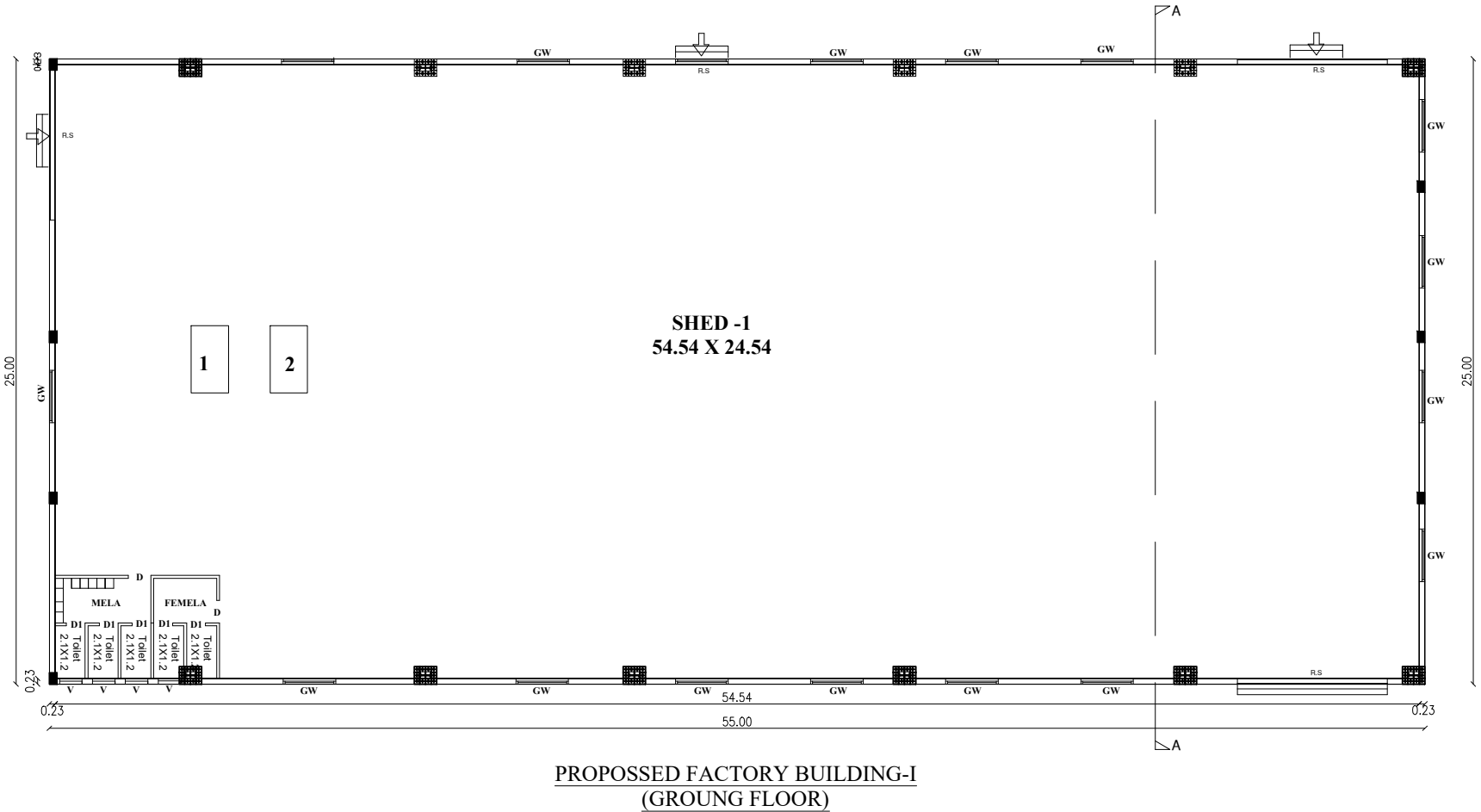
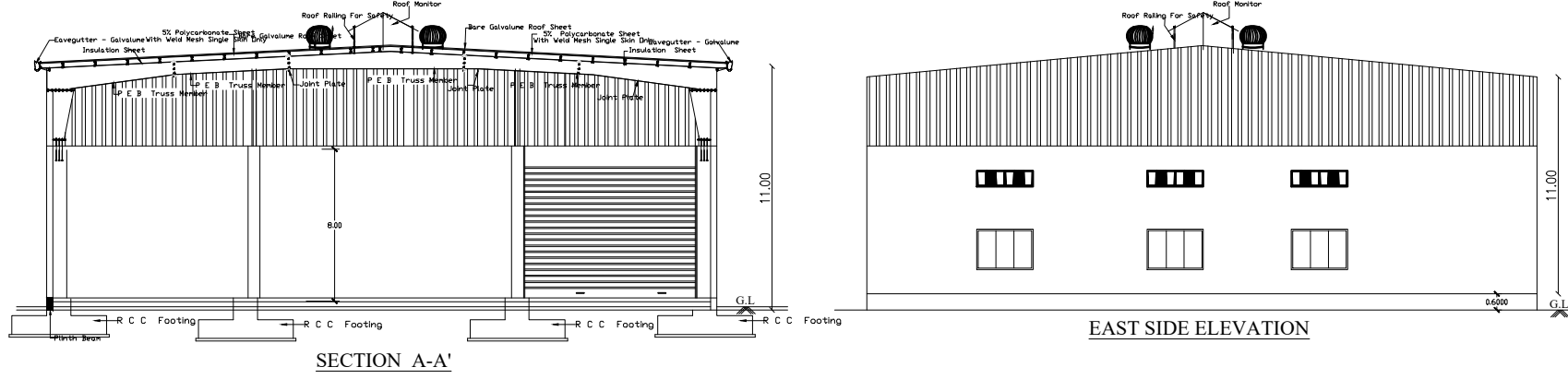
Rural Panchayat

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 INDUSTRIES BUILDING FOR MANUFACTURING OF Automobiles Servicing and Repair Stations AT S.NO:218/1,219/1A,1B,2,220/1,2, PATTA NO:1333 , VARANAVASI VILLAGE, WALAJABAD TALUK AND KANCHEEPURAM DISTRICT.

CATEGORY OF INDUSTRY-ORANGE AS PER TNCD & BR-2019, RULE NO:36 AS PER ANNEXURE-VII, S.NO:4)Automobiles Servicing and Repair Station

A1 to A16 Numbered Area Maintained as Public Pathway

AS PER PATTA ---- 8800.00 SQM

AS PER DOCUMENT ---- 2Acre17 Cent(8800.00sqm) Boundary Numbered as (A to J)

AREA DETAILS	FSI IN Sqm	NON FSI IN Sqm	TOTAL BUILD UP AREA IN Sqm
PRO.FACTORY BUILDING-1(G.F)	1375.00	-	1375.00
PRO.FACTORY BUILDING-2(G.F)	1407.50	-	1407.50
PRO.CANTEEN BUILDING			
G.F BUILDING AREA	135.00	-	135.00
F.F BUILDING AREA	135.00	-	135.00
PRO.OFFICE BUILDING			
G.F BUILDING AREA	216.00	-	216.00
F.F BUILDING AREA	216.00	-	216.00
STP	-	9.00	9.00
UG SUMP	-	9.00	9.00
FIRE SUMP	-	9.00	9.00
TRANFORMER YARD	-	25.00	25.00
TOTAL BUILD UP AREA	3484.50	52.00	3536.50

F.S.I = $\frac{3484.50}{8800.00} = 0.396 < 2.00$

OSR Required $\frac{8800.00 \times 10}{100} = 880.00\text{sqm}$ (10.00%)

OSR Provided = 885.00sqm(10.05%)Boundary as 1 to 5

JOINERY DETAILS

DESCRIPTION	METER
RS ROLLING SHUTTER	4.00 X 3.00
D DOOR	1.00 X 2.14
W WINDOW	1.22 X 1.22
V VENTILATOR	1.22 X 0.60

Mechanical Ventilation Has Been Provided For The Entire Building

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	4 No's	4 No's
CAR PARKING	6 No's	6 No's
TWO WHEELER PARKING	40 No's	41 No's
CYCLE PARKING	40 No's	41 No's

NUMBER OF WORKERS:- MALE = 30 nos, FEMALE = 30 nos TOTAL WORKERS = 60 nos

DESCRIPTION	H.P
1. CUTTING MACHINES	100
2. SURFACE MACHINES	100
TOTAL POWER H.P	200

SANITARY REQUIREMENTS AS PER TNCDOR-2019

DESCRIPTION	REQUIRED (Male & Female)	PROVIDED (Male & Female)
WATER CLOSET	12	12
URINAL	08	08
WASH TAPS	7	8

DRINKER WATER FOUNTAINS 4 5

COLOUR INDEX

PROPOSED BOUNDARY

OWNER

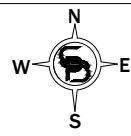
For ABHINAVA RIZEL PRIVATE LTD.
R. Ka. Thiya
Authorised Signatory

ARCHITET SIGNATURE

M. Chokkalingam
M. CHOKKALINGAM, B.E., AMIE, C.E.
REGISTERED ENGINEER
DTCP/GRI/SVG012/25
Sri Vinayaga Builders
Sri Mathuvajinayaki Illam,
Kavinadu East, Pudukkottai 3.
7502286126, erchokku@gmail.com

STRUCTURAL ENGINEER

Dr. P. RAGHUNATHANANDAN, M.E., Ph.D
Structural Engineer Grade - I
Reg. No: SE/GRI/2023/03/003, dt: 09.03.2023
Sree Subramanya Construction
No: 49/20 A, Nadu Street, Pillayar Palayam,
Kanchipuram. Cell: +91-9790442162



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIES BUILDING FOR MANUFACTURING OF Automobiles Servicing and Repair Stations AT S.NO:218/1,219/1A,1B,2,220/1,2, PATT A NO:1333,VARANAVASI VILLAGE, WALAJABAD TALUK AND KANCHEEPURAM DISTRICT.

SHEET:2/3

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JOINERY DETAILS

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SANITARY REQUIREMENTS AS PER TNCBDR-2019

DESCRIPTION	REQUIRED (Male & Female)	PROVIDED (Male & Female)
WATER CLOSET	12	12
URINAL	08	08
WASH TAPS	7	8
DRINKER WATER FOUNTAINS	4	5

COLOUR INDEX

PROPOSED  **ROAD** 

BOUNDARY 

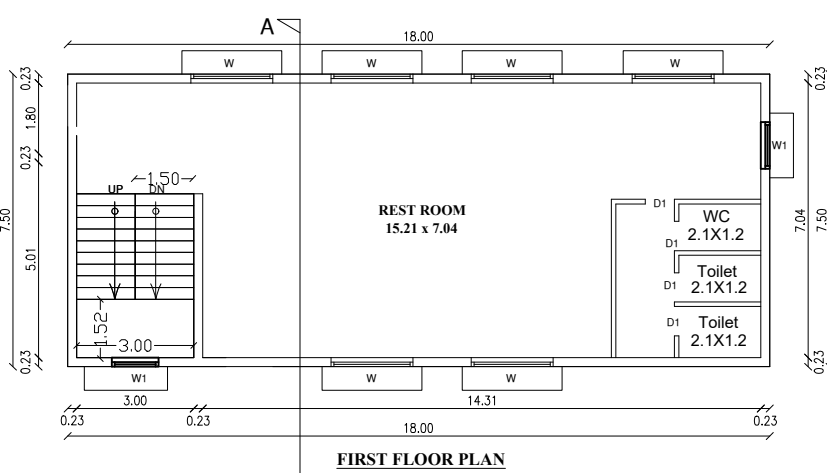
OWNER

For ABHINAVA RIZEL PRIVATE LTD.

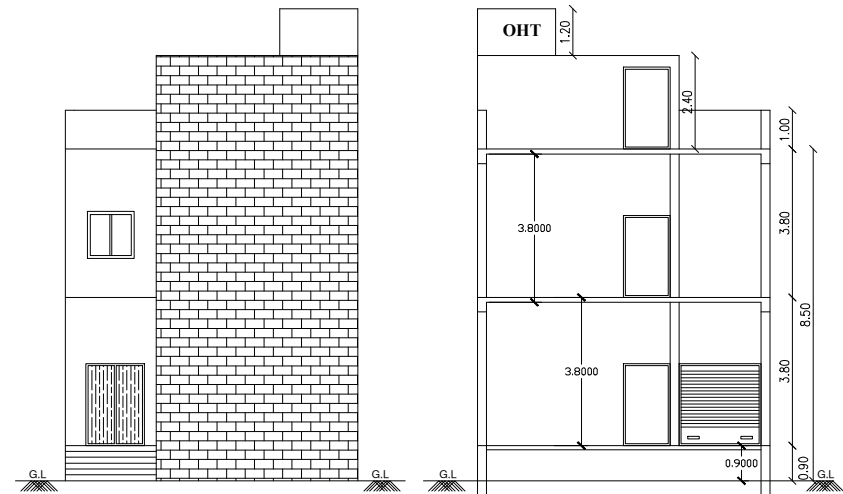
Authorised Signatory

STRUCTURAL ENGINEER


Dr. P. RAGHUNATHAPANDIAN, M.E., Ph.D
Structural Engineer Grade-I
Reg No: SE/Gr.I/2023/03/003, dt: 09.03.2023
Sree Subramanyam Construction
No: 49/20 A, Nadu Street, Pillayar Palayam,
Kanchipuram, Cell: +91-9790442182

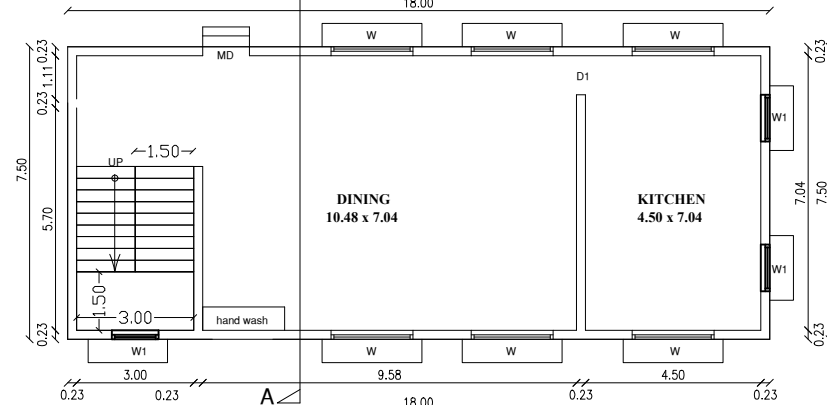


FIRST FLOOR PLAN

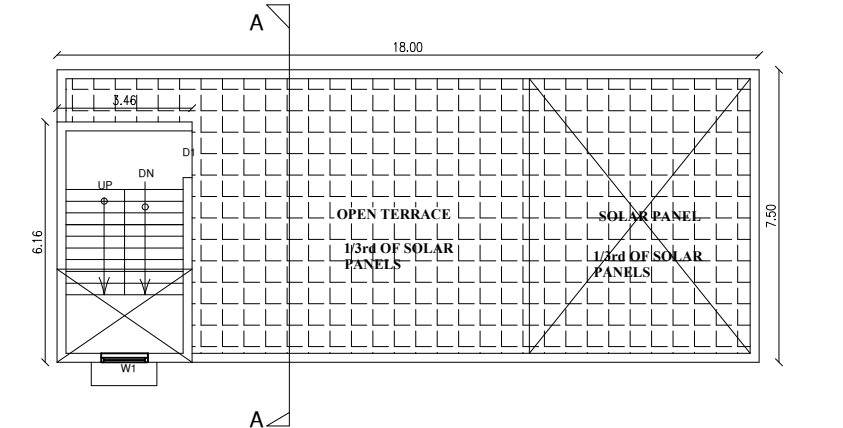


FRONT ELEVATION

SECTION - AA'

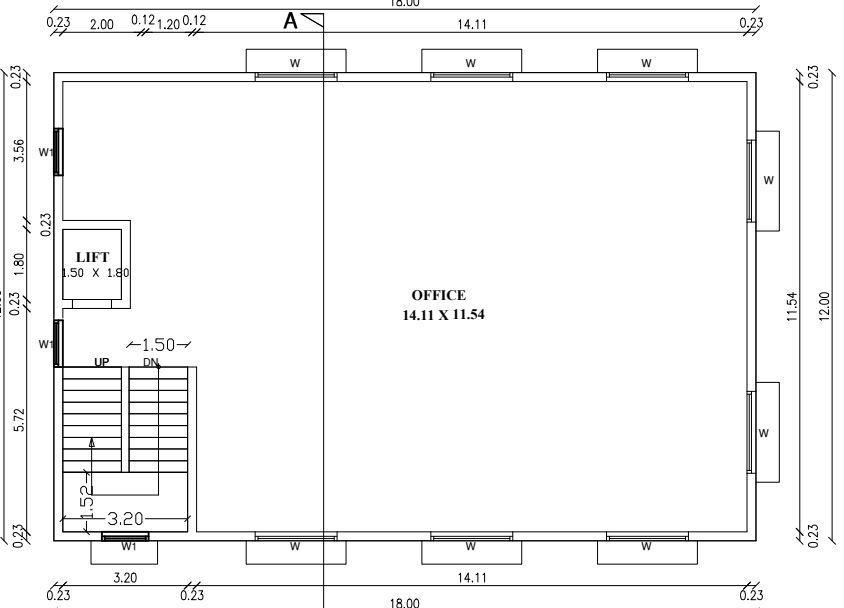


GROUND FLOOR PLAN

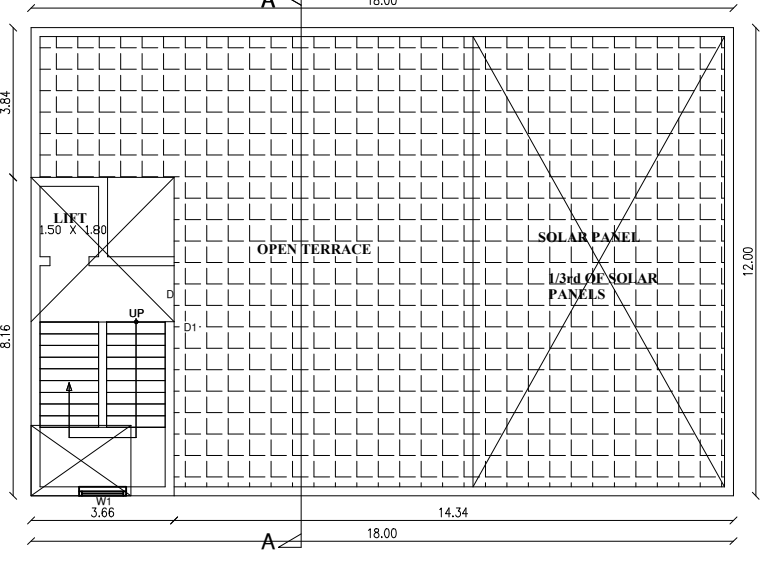


TERRACE FLOOR PLAN

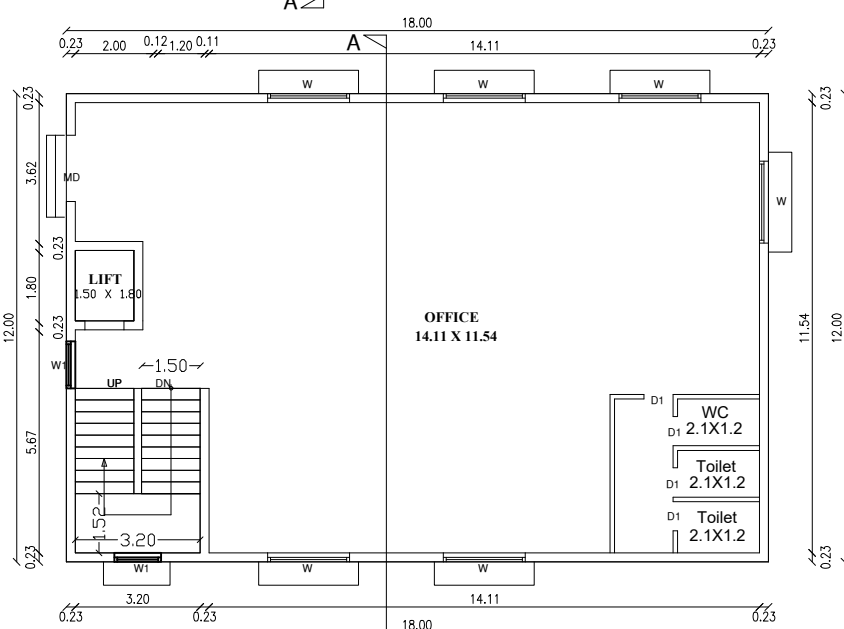
CANTEEN BUILDING



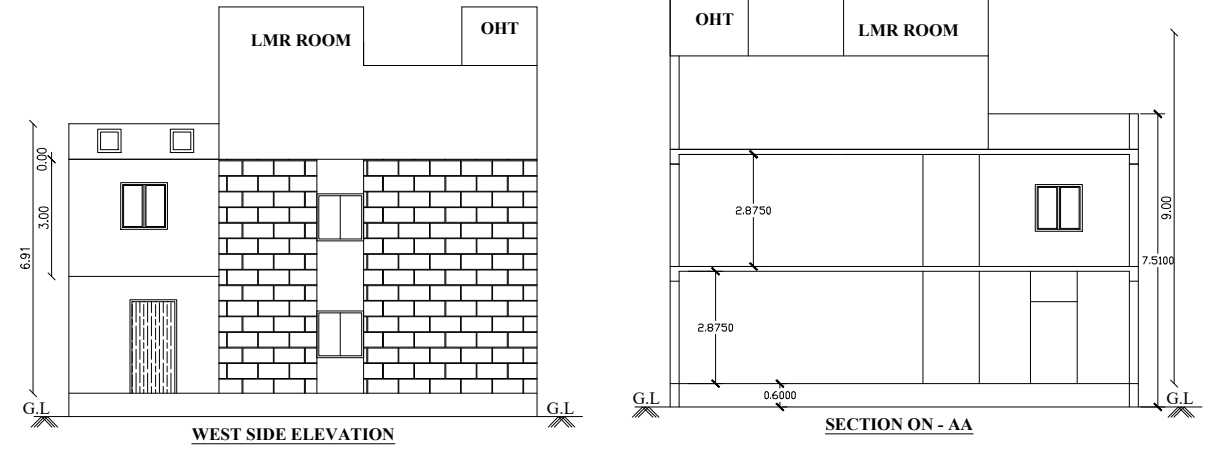
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



WEST SIDE ELEVATION

SECTION ON - AA'

OFFICE BUILDING

ARCHITET SIGNATURE


M. CHOKKALINGAM, B.E., A.M.I.E., C.E.,
REGISTERED ENGINEER
DTCPI/GR/ISVG/012/25
Sri Vinayaga Builders
Sri Mathuvajayakillam,
Kavinadu East, Pudukkottai 3,
7502286126, erchokku@gmail.com



AS PER PATTA ----		8800.00 SQM	
AS PER DOCUMENT ----		2Acres 17 Cent(8800.00sqm)	
Boundary Numbered as (A to J)			
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DRINKER WATER FOUNTAINS		

COLOUR INDEX	4	5
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PROPOSED ROAD

BOUNDARY

OWNER For ABHINAVA RIZEL PRIVATE LTD.

R. Kanthi kagan
Authorised Signatory

STRUCTURAL ENGINEER

STRUCTURAL ENGINEER

Dr. P. RAGHUNATHAPANDIAN, M.E., Ph.D
Structural Engineer Grade-I
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ARCHITECT SIGNATURE

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E. M. CHOKKALINGAM, B.E., AMIE, C.E.,
REGISTERED ENGINEER
DTPC/GR/ISVG 012/25
Sri Vinayaga Builders
Sri Mathuvajinayaki Illam,
Kavinadu East, Pudukkottai. 3.
7902286126, erchokku@gmail.com

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.

