

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

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 IN S.NOS: 91/2, 3, 4B, 4C, 92/1A2, 94/1B, 2A, 2B2, 3B, 4A2, 98/10B, 99/8B & 101/ 3A2 OF PERIYA MADURAPAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

FOR M/s. DAIKORO INDIA LLP

AS PER TNCD & BR - 2019 CATEGORY OF INDUSTRY - ORANGE

AS PER ANNEXURE - VII, S.NO.(10) LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING

SPECIFICATION

0.47mm JSW Colour GI Sheets with all Flashing, End Moulding Complete.
2' Wide Clear Poly Carbonate Sheets at Each Bay in the Side Cladding for Optimal Lighting. Turbo Ventilators. Hilti Screws to be Used.
Details to be Provided by Vendor:
1. Wind Load Assumed.
2.Thickness of Frames in Detail.

FOUNDATION : RCC COLUMN FOOTINGS
BRICK WORK : C.M 1:6 FOR SUPER STRUCTURE
CEMENT PAINT : TWO COATS FOR WALLS & ONE EXTRA COAT FOR CEILING
PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CEILING
FLOORING : VITRIFIED AND GRANITE
R.C.C : M25 AND ABOVE GRADE FOR ALL CONCRETE WORKS
WOOD WORK : ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING : AS PER NATIONAL BUILDING CODE COURSE

JOINERIES:-

D1	DOOR	1.20 X 2.40	W	WINDOW	1.80 X 1.50
D2	DOOR	1.00 X 2.40	W1	WINDOW	1.50 X 1.50
D3	DOOR	0.76 X 2.40	W2	WINDOW	1.20 X 1.50
SD	SLIDING DOOR	1.00 X 2.40	W3	WINDOW	1.00 X 1.50
RS	ROLLING SHUTTER	3.00 X 4.00	V	VENTILATOR	1.80 X 0.76
RS1	ROLLING SHUTTER	4.00 X 5.00	V1	VENTILATOR	0.60 X 0.60

AREA STATEMENT:-

TOTAL SITE EXTENT (AS PER PATTI) : 13171.00 Sq.m
TOTAL SITE EXTENT (AS PER DOCUMENT - 325.40 Cents) : 13167.26 Sq.m
O.S.R REQUIRED (10% 1317.10) PROVIDED: 1318.82 Sq.m

PROPOSED BUILDING AREA STATEMENT

SL. NO.	DESCRIPTION	TOTAL F.S.I AREA. SQ.M	NON F.S.I AREA. SQ.M	TOTAL BUILT UP AREA. SQ.M
01.	INDUSTRIAL BUILDING GROUND FLOOR	7185.40	-	7185.40
02.	OFFICE-1 MEZZANINE FLOOR	212.22	-	212.22
03.	OFFICE-2 MEZZANINE FLOOR	212.22	-	212.22
04.	CANOPY	490.05	-	490.05
05.	PANEL ROOM	30.16	-	30.16
06.	PUMP ROOM WITH TANK	39.63	-	39.63
07.	TOILET	44.33	-	44.33
08.	SECURITY - 1 & 2 (6.25x2)	-	12.50	12.50
09.	SEPTIC TANK	-	24.00	24.00
10.	STP	-	27.00	27.00
11.	OPEN TRANSFORMER YARD	-	66.00	66.00
TOTAL AREA		8214.01	129.50	8343.51

$$F.S.I = \frac{8214.01}{13167.26} = 0.62$$

COLOUR INDEX:-

PROPOSED BUILDING
EXISTING ROAD
O.S.R
SITE BOUNDARY

SCALE - 1 : 100

ALL MEASUREMENTS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

For DAIKORO INDIA LLP
An
Authorised Signatory

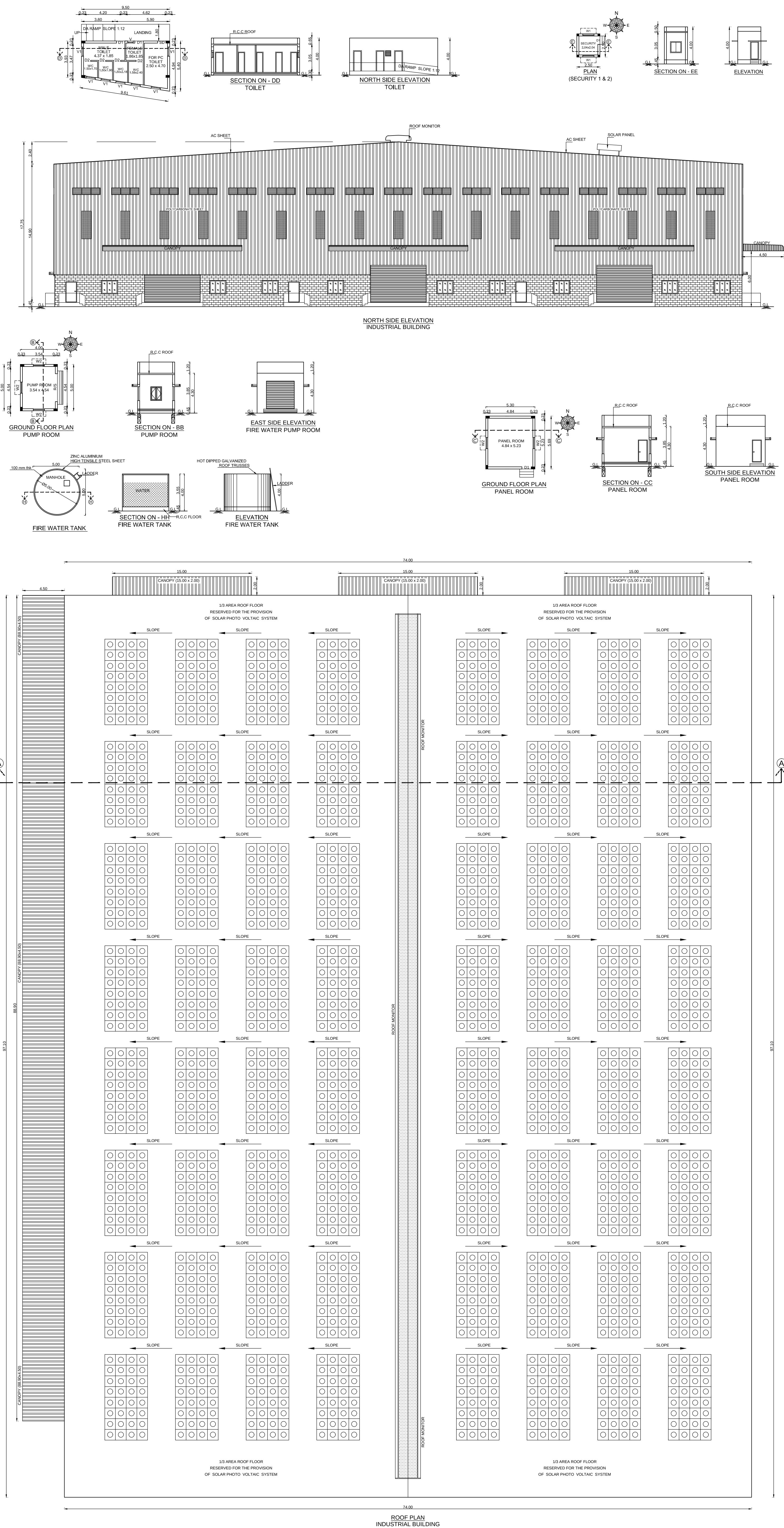
OWNER

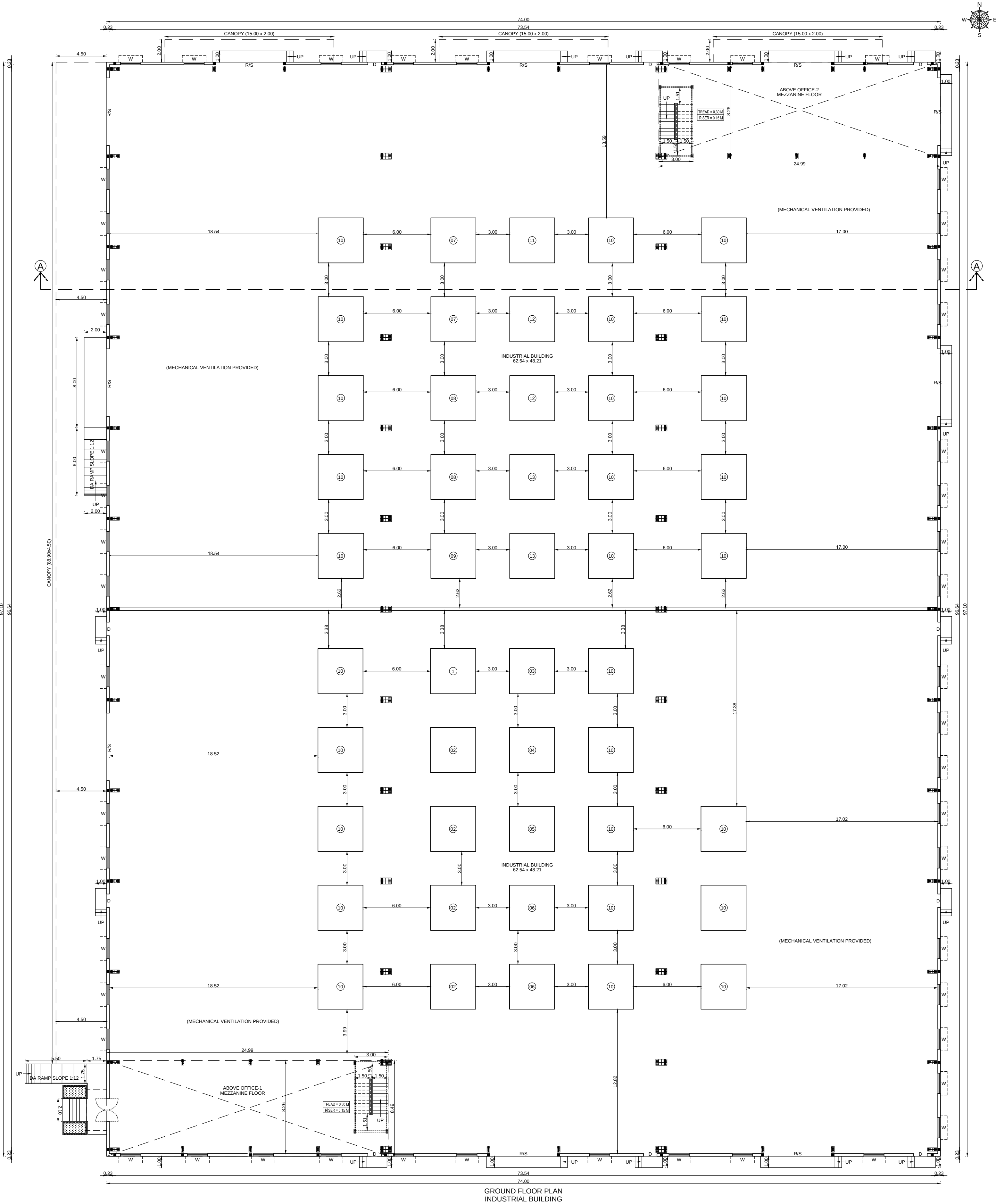
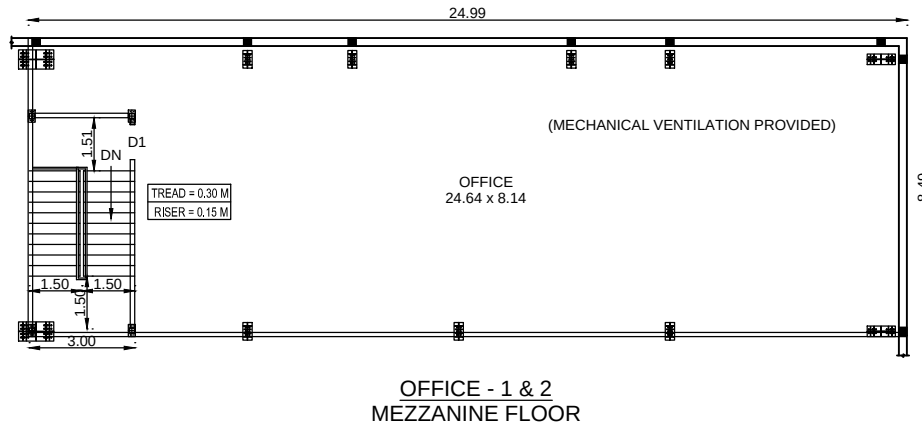
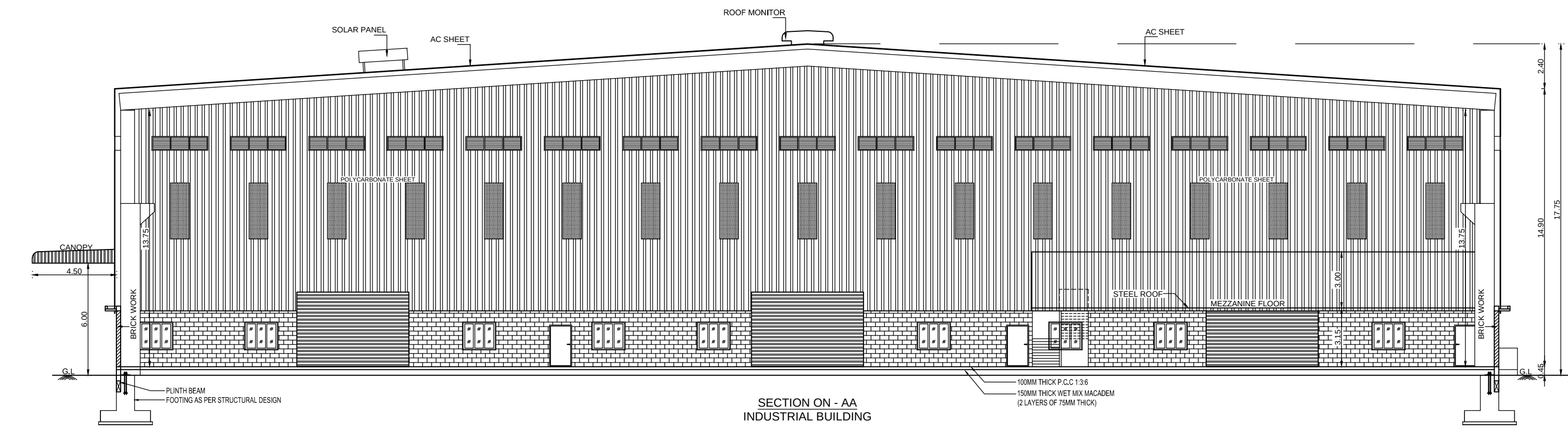
Ar. B. Bagam Priyam, M. Arch
Architect - CA/2011/51217
No.2, Govindasamy Street, Jothi Nagar,
Chitlapakkam, Chennai - 600 064
Ph. No: 9486482177

STRUCTURAL ENGINEER

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Architect - CA/2011/51217
No.2, Govindasamy Street, Jothi Nagar,
Chitlapakkam, Chennai - 600 064
Ph. No: 9486482177

ARCHITECT / LICENSED SURVEYOR





SHEET NO: 02/03

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.NOS: 91/2, 3, 4B, 4C, 92/1A2, 94/1B, 2A, 2B2, 3B, 4A2, 98/10B, 99/8B & 101/ 3A2 OF PERIYA MADURAPAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT. FOR M/s. DAIKORO INDIA LLP

AS PER TNCD & BR - 2019 CATEGORY OF INDUSTRY - ORANGE
AS PER ANNEXURE - VII, S.NO.(10) LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING

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2' Wide Clear Poly Carbonate Sheets at Each Bay in the Side Cladding for Optimal Lighting. Turbo Ventilators. Hilti Screws to be Used.
Details to be Provided by Vendor:
1. Wind Load Assumed.
2.Thickness of Frames in Detail.

FOUNDATION : RCC COLUMN FOOTINGS
BRICK WORK : C.M 1:6 FOR SUPER STRUCTURE
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JOINERIES:-

D1	DOOR	1.20 X 2.40	W	WINDOW	1.80 X 1.50
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SL. NO.	DESCRIPTION	TOTAL F.S.I AREA, SQ.M	NON F.S.I AREA, SQ.M	TOTAL BUILT UP AREA, SQ.M
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03.	OFFICE-2 MEZZANINE FLOOR	212.22	-	212.22
04.	CANOPY	490.05	-	490.05
05.	PANEL ROOM	30.16	-	30.16
06.	PUMP ROOM WITH FIRE WATER TANK	39.63	-	39.63
07.	TOILET	44.33	-	44.33
08.	SECURITY - 1 & 2 (6.25x2)	-	12.50	12.50
09.	SEPTIC TANK	-	24.00	24.00
10.	STP	-	27.00	27.00
11.	OPEN TRANSFORMER YARD	-	66.00	66.00
TOTAL AREA		8214.01	129.50	8343.51

F.S.I = $\frac{8214.01}{13167.26} = 0.62$

PROPOSED LIST OF MACHINERIES

SL.NO.	DESCRIPTION	QTY	HP
01.	MAT & SUBSTRAT WRAPPING M/C	1	10.00
02.	ROBOT CELL (4.00 M x 4.00 M)	4	15.00
03.	CANNING M/C (2.50 M x 2.50 M)	1	30.00
04.	INLET/OUTLET CALL M/C (1.00 M x 1.00 M)	1	15.00
05.	THREAD CONTROL (1.20 M x 1.00 M)	1	10.00
06.	LEAKAGE TESTING (1.50 M x 1.50 M)	2	15.00
07.	WELD TABLE (1.20 M x 0.80 M)	2	30.00
08.	HYDRAULIC POWER PACK	2	10.00
09.	ROLLING SPM M/C (1.80 M x 0.70 M)	1	20.00
10.	WELDING M/C	28	120.00
11.	PRESS FOR ELECTRA	1	10.00
12.	LEAKAGE TESTING STATION	2	5.00
13.	SPATTER REMOVAL TABLE	2	10.00
TOTAL HP			300.00

COLOUR INDEX:-

PROPOSED BUILDING
EXISTING ROAD
O.S.R
SITE BOUNDARY

SCALE : 1 : 100

ALL MEASUREMENTS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

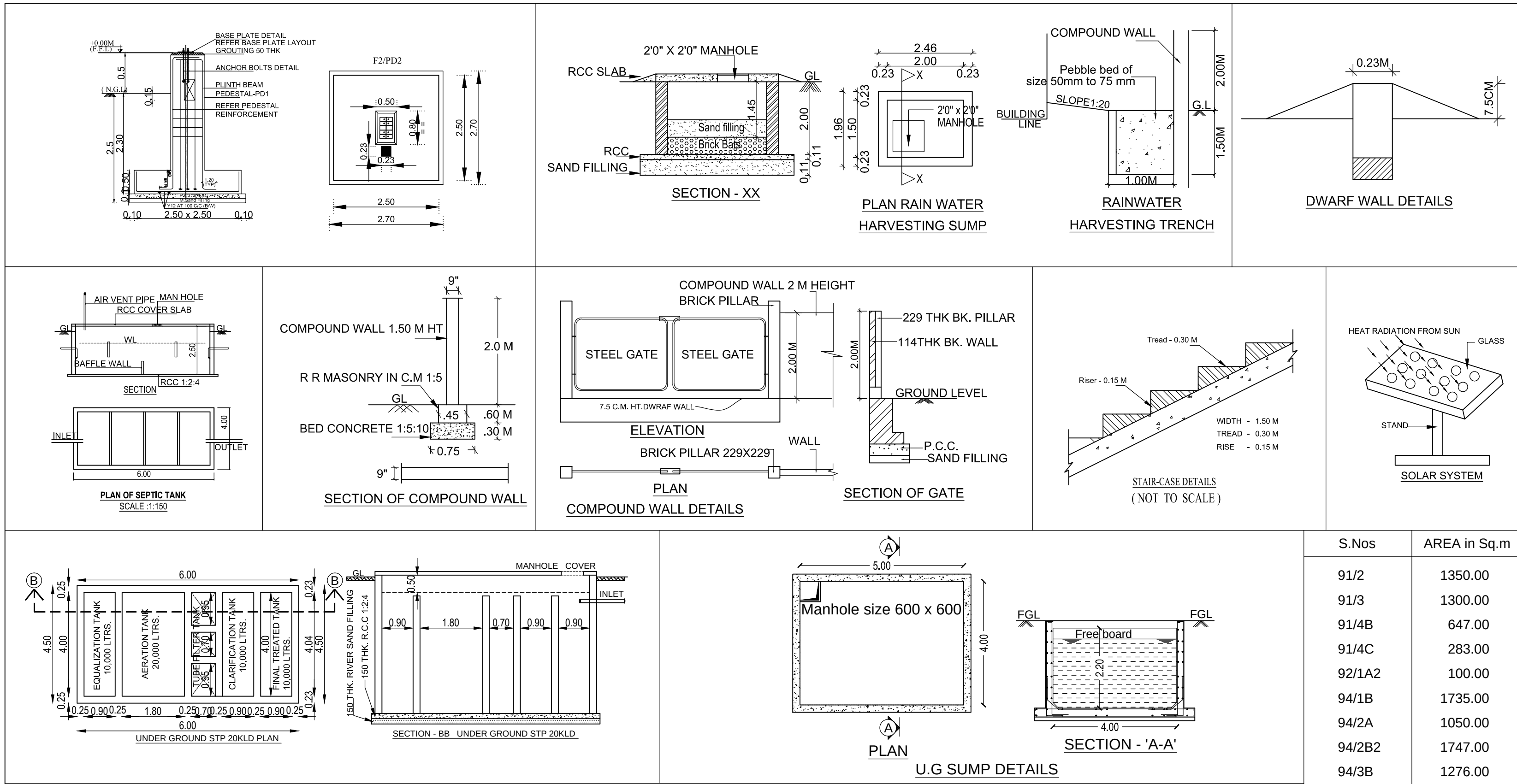
For DAIKORO INDIA LLP
Authorised Signatory

OWNER

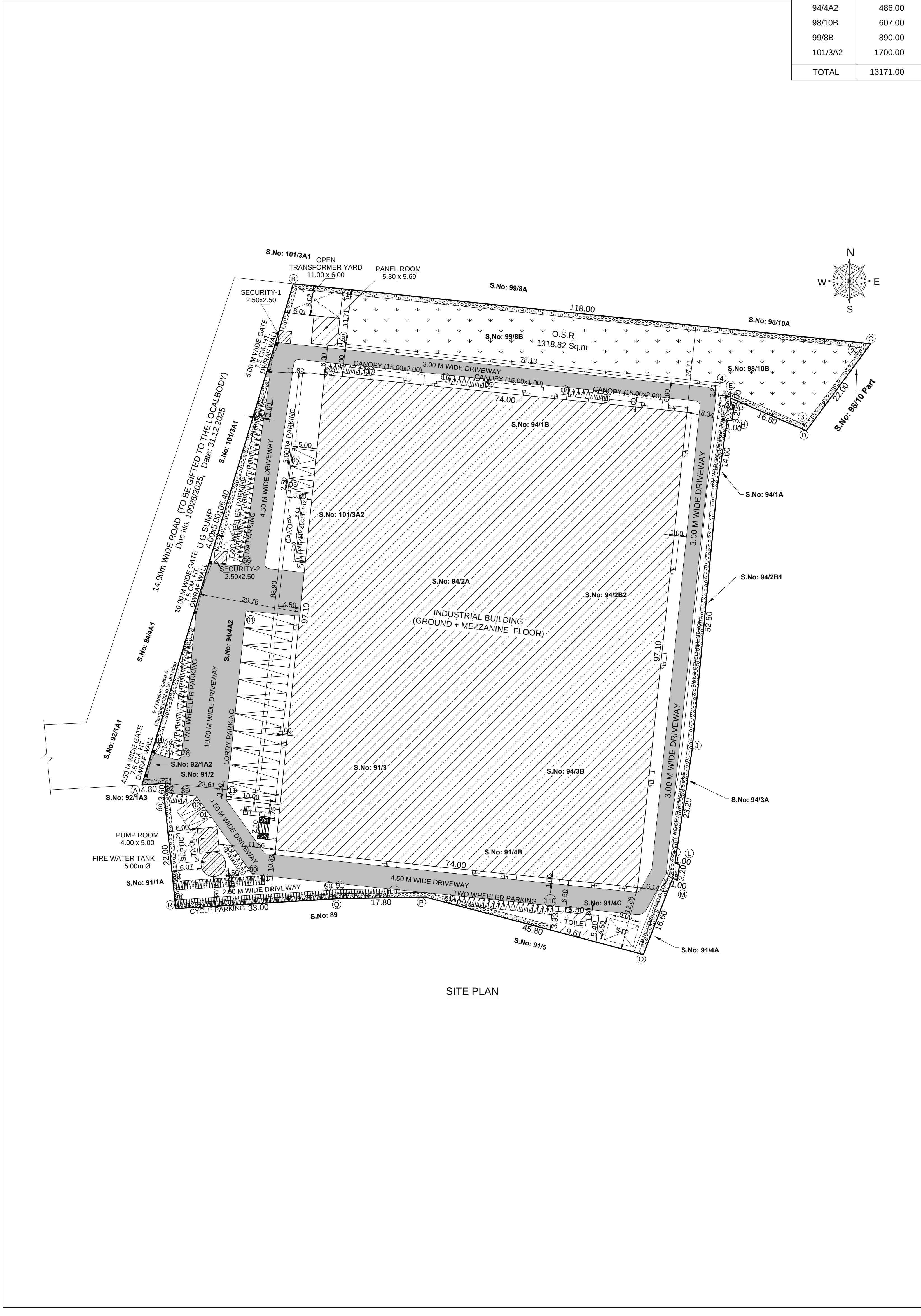
Er.K.Karthik, B.Tech(Civil), M.Tech(Structural)
Structural Engineer - Grade I
CO.DIST/SE/G-1/2019/06/013
No.4137, Nagathanman Nagar, Kattupakkam,
Chennai - 600 056. Ph. No: 944473577

STRUCTURAL ENGINEER

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Architect - CA/2011/51217
No. 2, Govindasamy Street, Jothi Nagar,
Chitlapakkam, Chennai - 600 064
Ph. No: 9466482777



SHEET NO: 01/03						
SITE PLAN						
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.NOS: 91/2, 3, 4B, 4C, 92/1A2, 94/1B, 2A, 2B2, 3B, 4A2, 98/10B, 99/8B & 101/ 3A2 OF PERIYA MADURAPAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.						
FOR M/s. DAIKORO INDIA LLP						
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AS PER ANNEXURE - VII, S.NO.(10) LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING						
SPECIFICATION						
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O.S.R REQUIRED (10% 1317.10) PROVIDED:					1318.82 Sq.m	
PROPOSED BUILDING AREA STATEMENT						
		SL. NO.	Sanitary Unit		REQUIRED	PROVIDED
					MALE	FEMALE
		1.	Water Closet		02 Nos	01 Nos
		2.	Ablution Taps		02 Nos	01 Nos
		3.	Urinals		05 Nos	-
		4.	Wash Basins		02 Nos	02 Nos
		5.	Baths		-	-
		6.	Drinking Water Fountains		04 Nos	04 Nos
		7.	Cleaner's Sink		02 Nos	02 Nos
		STALL SIZE:				
		Vehicle Type		Width (M)	Length (M)	
		CAR		2.50	5.00	
		TWO WHEELER		1.00	1.80	
		LORRY		3.50	10.00	
		COLOUR INDEX:-				
		PROPOSED BUILDING		☐		
		EXISTING ROAD		☐		
		O.S.R		☐		
		SITE BOUNDARY		☐		
ALL MEASUREMENTS ARE IN METER						
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS						
For DAIKORO INDIA LLP Authorised Signatory						
OWNER						
B. Karthik Er.K.Karthik, B.Tech(Civil), M.Tech(Structural) Structural Engineer - Grade 1 COI No: STS/GR-V2019/06/013 No.1/137, Nagatharman Nagar, Kallupakkam, Chennai - 600 056. Ph. No: 9840475577						
STRUCTURAL ENGINEER						
Ar. B. Bagam Priyal, M.Arch Architect - CA2011/51217 No.2, Govindasamy Street, Jothi Nagar, Chilappakam, Chennai - 600 084 Ph. No: 946642777						
ARCHITECT / LICENSED SURVEYOR						



SHEET NO: 01/03							
SITE PLAN							
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.NOS: 91/2, 3, 4B, 4C, 92/1A2, 94/1B, 2A, 2B2, 3B, 4A2, 98/10B, 99/8B & 101/ 3A2 OF PERIYA MADURAPAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT. FOR M/s. DAIKORO INDIA LLP							
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JOINERIES:-							
S.Nos	AREA in Sq.m	D1	DOOR	1.20 X 2.40	W WINDOW	1.80 X 1.50	
91/2	1350.00	D2	DOOR	1.00 X 2.40	W1 WINDOW	1.50 X 1.50	
91/3	1300.00	D3	DOOR	0.76 X 2.40	W2 WINDOW	1.20 X 1.50	
91/4B	647.00	SD	SLIDING DOOR	1.00 X 2.40	W3 WINDOW	1.00 X 1.50	
91/4C	283.00	RS	ROLLING SHUTTER	3.00 X 4.00	V VENTILATOR	1.80 X 0.76	
92/1A2	100.00	RS1	ROLLING SHUTTER	4.00 X 5.00	V1 VENTILATOR	0.60 X 0.60	
94/1B	1735.00	AREA STATEMENT:-					
94/2A	1050.00	TOTAL SITE EXTENT (AS PER PATTa) : 13171.00 Sq.m					
94/2B2	1747.00	TOTAL SITE EXTENT (AS PER DOCUMENT - 325.40 Cents) : 13167.26 Sq.m					
94/3B	1276.00	O.S.R REQUIRED (10% 1317.10) PROVIDED: 1318.82 Sq.m					
94/4A2	486.00	PROPOSED BUILDING AREA STATEMENT					
98/10B	607.00	SL. NO.	DESCRIPTION	TOTAL F.S.I AREA. SQ.M	NON F.S.I AREA. SQ.M	TOTAL BUILT UP AREA. SQ.M	
99/8B	890.00	01.	INDUSTRIAL BUILDING GROUND FLOOR	7185.40	-	7185.40	
101/3A2	1700.00	02.	OFFICE-1 MEZZANINE FLOOR	212.22	-	212.22	
		03.	OFFICE-2 MEZZANINE FLOOR	212.22	-	212.22	
		04.	CANOPY	490.05	-	490.05	
		05.	PANEL ROOM	30.16	-	30.16	
		06.	PUMP ROOM WITH FIRE WATER TANK	39.63	-	39.63	
		07.	TOILET	44.33	-	44.33	
		08.	SECURITY - 1 & 2 (6.25x2)	-	12.50	12.50	
		09.	SEPTIC TANK	-	24.00	24.00	
		10.	STP	-	27.00	27.00	
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		TOTAL AREA		8214.01	129.50	8343.51	
		F.S.I = $\frac{8214.01}{13167.26} = 0.62$					
TOTAL H.P - 300 H.P							
NUMBER OF EMPLOYEES - MALE: 25, FEMALE: 5 = 30 Nos							
PARKING CALCULATION				REQUIRED	PROVIDED		
LORRY PARKING							
Factory Area		8214.01		11 Nos	11 Nos		
750		750					
CAR PARKING							
Factory Area		424.44		3 Nos	5 Nos		
750		150					
TWO WHEELER							
Factory Area		8214.01		110 Nos	110 Nos		
75		75					
CYCLE PARKING							
Factory Area		8214.01		110 Nos	110 Nos		
75		75					
Sanitation Details:-							
Sl. No.	Sanitary Unit			REQUIRED		PROVIDED	
				MALE	FEMALE	MALE	FEMALE
1.	Water Closet			02 Nos	01 Nos	03 Nos	01 Nos
2.	Ablution Taps			02 Nos	01 Nos	03 Nos	01 Nos
3.	Urinals			05 Nos	-	06 Nos	-
4.	Wash Basins			02 Nos	02 Nos	02 Nos	02 Nos
5.	Baths			-	-	-	-
6.	Drinking Water Fountains			04 Nos	04 Nos	04 Nos	04 Nos
7.	Cleaner's Sink			02 Nos	02 Nos	02 Nos	02 Nos
STALL SIZE:							
Vehicle Type		Width (M)		Length (M)			
CAR		2.50		5.00			
TWO WHEELER		1.00		1.80			
LORRY		3.50		10.00			
COLOUR INDEX:-							
PROPOSED BUILDING		☐		SCALE - 1 : 400			
EXISTING ROAD		☐					
O.S.R		☐					
SITE BOUNDARY		☐					
ALL MEASUREMENTS ARE IN METER							
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS							
For DAIKORO INDIA LLP							
Authorised Signatory							
OWNER							
B. Karthik							
Er.K.Karthik, B.Tech(Civil), M.Tech(Structural)							
Structural Engineer - Grade 1							
COI No: STS/GR-V2019/06/013							
No.1/137, Nagatharman Nagar, Kallupakkam,							
Chennai - 600 056. Ph. No: 9840475577							
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Chilappakkam, Chennai - 600 084							
Ph. No: 9466427777							
ARCHITECT / LICENSED SURVEYOR							

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.

