

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

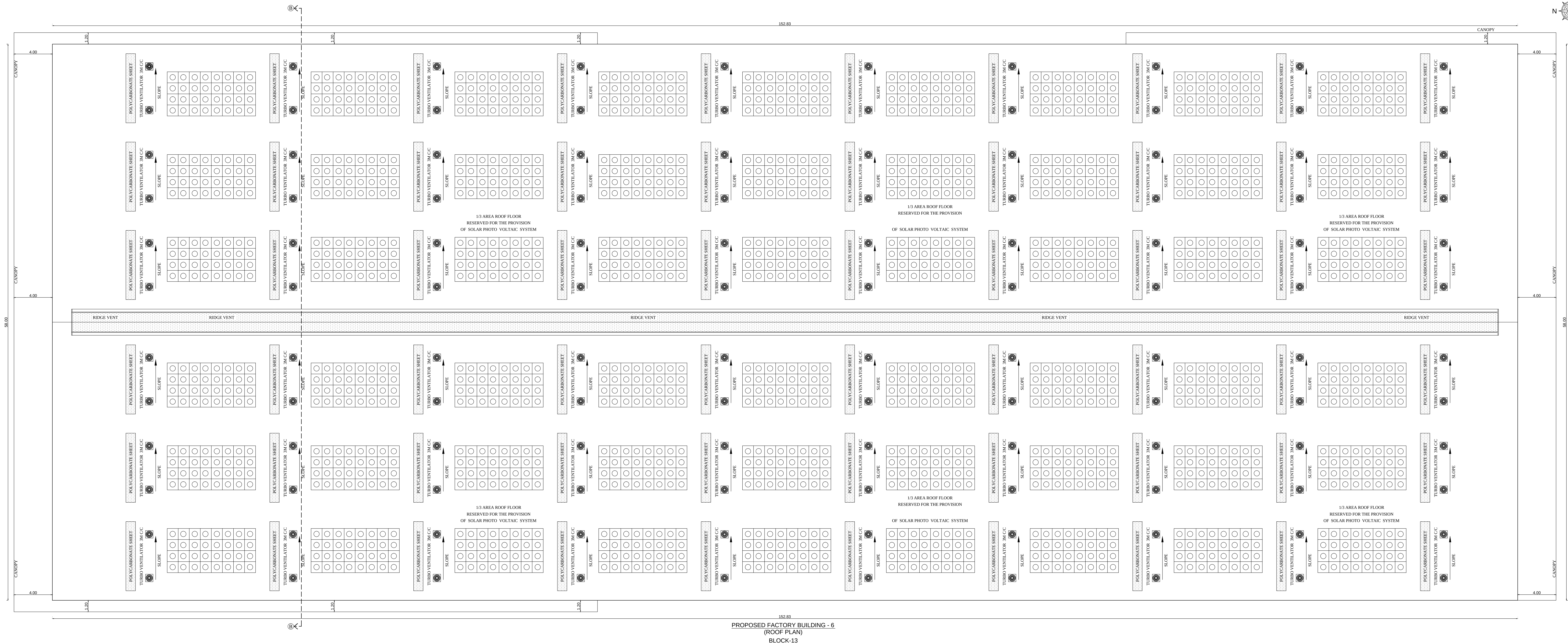
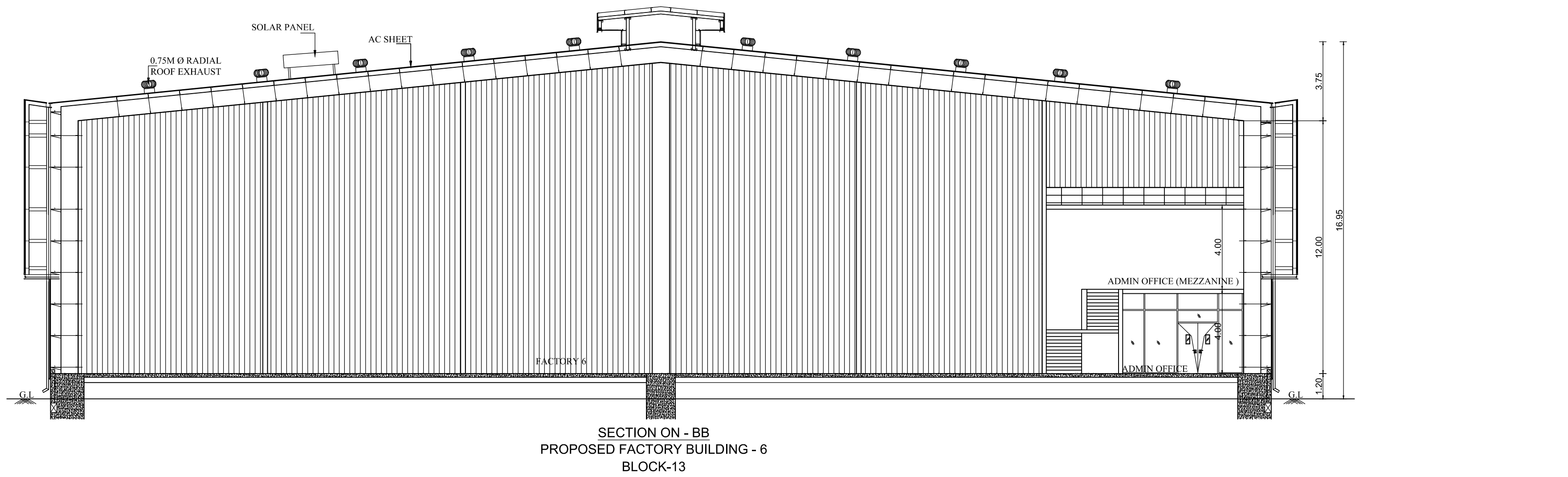
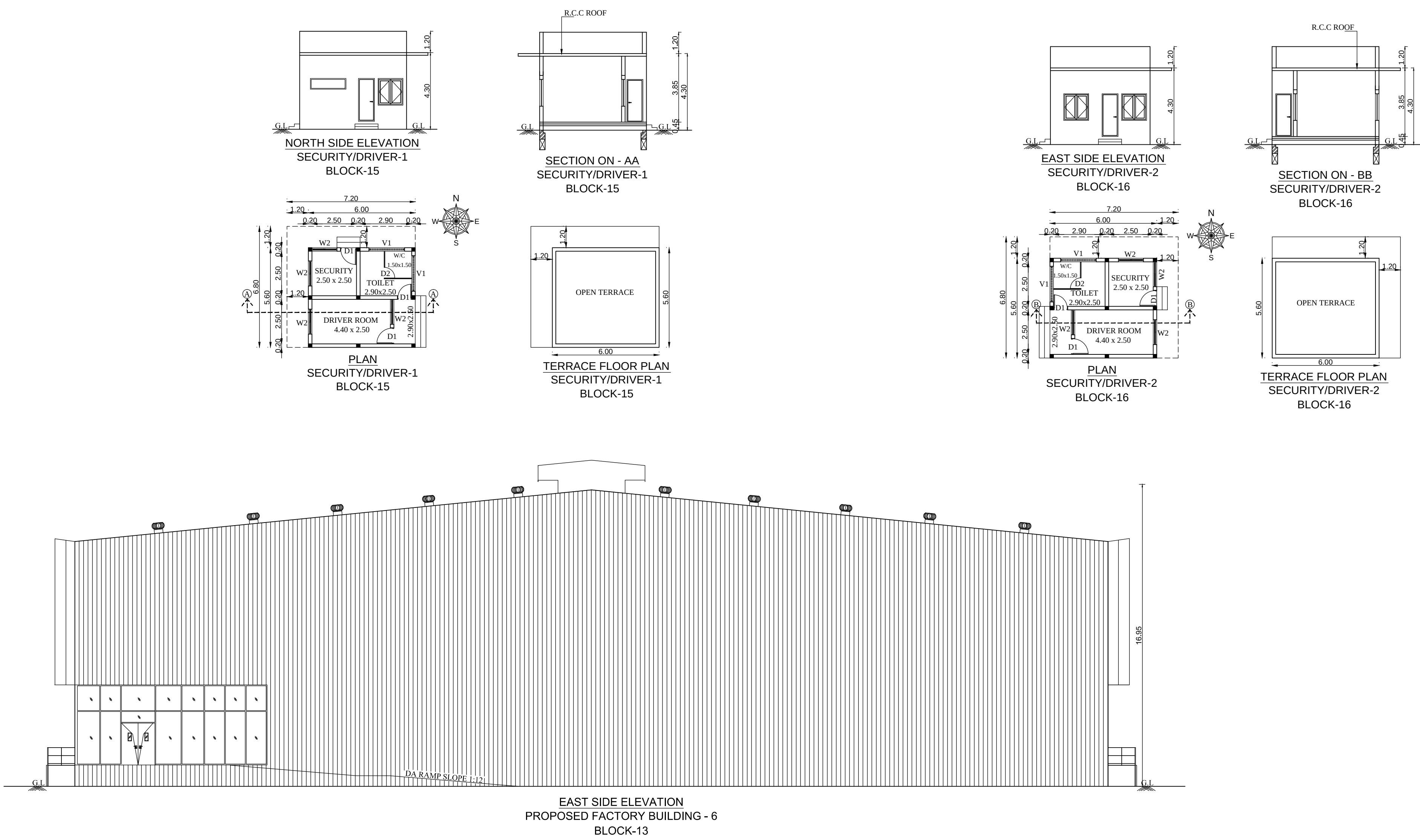
Building Plan

ISSUING AUTHORITY

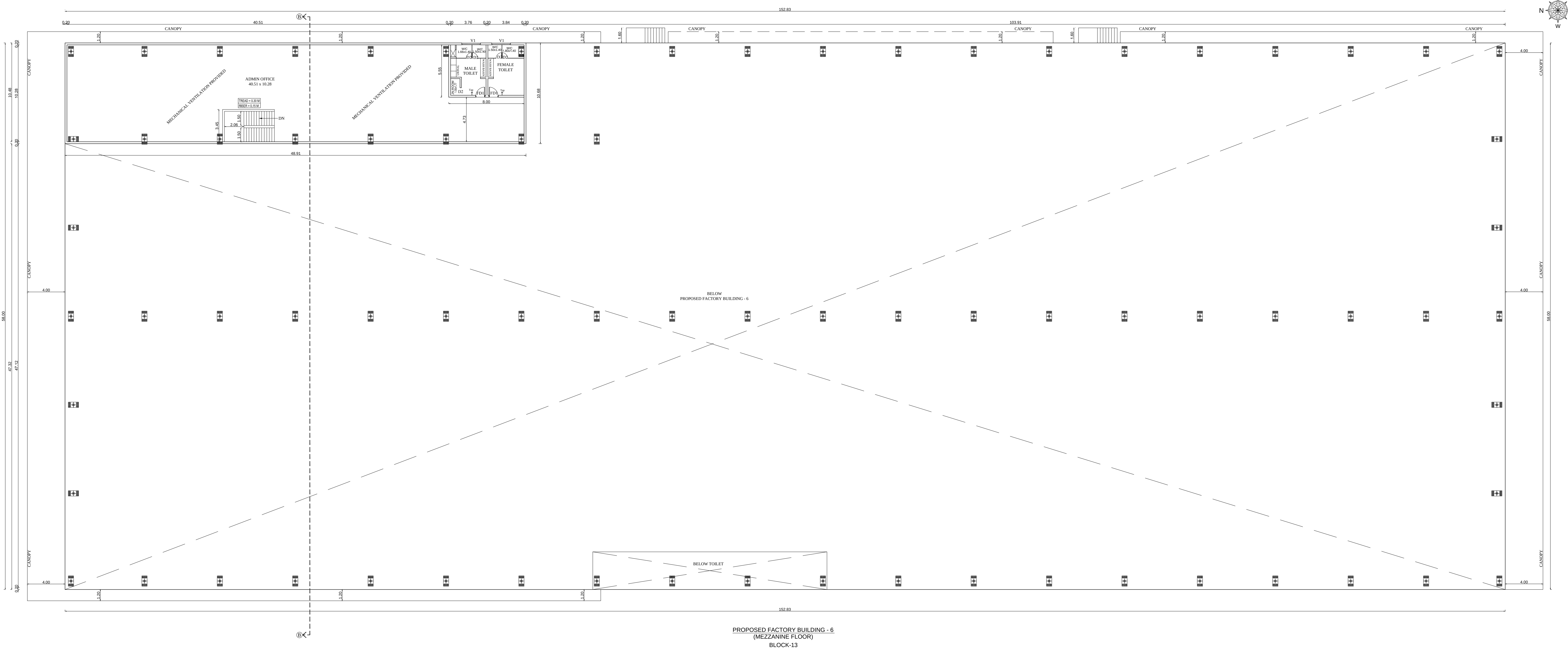
DTCP

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.



SHEET NO: 07/07	
ROOF PLAN, SECTION & ELEVATION	
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/s. SAN LAND MARK PRIVATE LIMITED IN S.NOS: 19/1, 2, 3A, 3B, 4A1, 4A2, 5A1, 5A2, 6B, 6C, 7, 8 OF VARANAVASI VILLAGE AND S.NOS: 152/1, 3, 153, 154/1, 2, 155/1A, 1B, 2, 156/1A, 1B, 3, 2A1, 2A2, 2B, 158/1A1, 1A2, 1B, 2, 3A, 3B, 159/1, 2, 3, 160, 161/1, 2, 162, 163, 164/2, 3, 4, 166/4A, 4B, 194, 196/1A, 197,198, 199/1, 2, 3, 200/1, 2, 201/1, 2, 202/1, 2, 3, 203/1A, 1B, 2, 3, 4, 5, 204/1, 2, 3, 205/1, 2A, 2B, 206/1A, 206/1B, 206/2, 207/1, 2, 208, 210/1, 2, 3A, 3B1, 3B2, 211/1, 2, 212/1, 2, 3, 4A, 4B, 213/1, 2, 3A, 3B, 214/1, 214/2, 258/2, 260/1A, 1B, 261/1B, 2, 3, 262/1, 2, 3, 4, 263/2, 3, 264/1, 2, 265/1, 2C, 2D, 2E, 2F, 3, 267/1A, 1B, 2, 3A, 3B, 268/1, 2, 270/1, 2A, 2B, 3A & 3B OF KUNNAVAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.	
AS PER TNC&BR - 2019 CATEGORY OF INDUSTRY: ORANGE MANUFACTURING DETAILS:- ANNEXURE - VII, SL.NO.(4), AUTOMOBILES SERVICING AND REPAIR STATIONS	
PREVIOUS APPROVAL REFERENCE:-	SPECIFICATION:-
1. ந.க.எண்.3255/2017/செ.ம.3 தொ.வ.ந.க.எ.து.இ.செ.ம.எண்.55/2017 தேதி: 26.12.2017	FOUNDATION : PILE FOUNDATION BRICK WORK : C.M 1:5 FOR SUPER STRUCTURE PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CEILING CEMENT PAINT : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
2. ந.க.எண்.186/2020/செ.ம.2 தொ.வ.ந.க.எ.து.இ.செ.ம.எண்.02/2020 தேதி: 05.10.2020	R.C.C : 1:2.4 FOR SLABS & LINTELS WOOD WORK : ALL WOOD WORKS IN BEST QUALITY TIMBER B.J.B.L.Y. LINE MORTAR OVER ROOF
3. ந.க.எண்.1342/2021/செ.ம.2 தொ.வ.ந.க.எ.து.இ.செ.ம.எண்.31/2021 தேதி: 25.06.2021	SCHEDULE OF JOINERY
4. ந.க.எண்.801/2022/செ.ம.2 தொ.வ.ந.க.எ.து.இ.செ.ம.எண்.38/2022, தேதி: 30.05.2022	FD1 DOOR 1.20 X 2.40 D2 DOOR 1.00 X 2.40 RE1 ROLLING SHUTTER 4.00 X 5.00 W WINDOW 3.00 X 1.50 W2 WINDOW 1.00 X 1.50 V1 VENTILATOR 2.00 X 0.60
5. SWP/B.P (Industry) / O.D.T.C.P (KPM) No.96/2023 Date: 27.09.2023	
6. SWP/B.P (Industry) / O.D.T.C.P (KPM) No.42/2025 Date: 21.04.2025	
AREA STATEMENT:-	
PLOT AREA AS PER PATTNA : 210076.00 SQ.M	
O.S.R REQUIRED 10% (21007.60)	
PROVIDED : 21010.58 SQ.M	
Existing FSI Area + Proposed FSI Area	
Site Extent	
F.S.I :	45024.34 + 24669.27 = 69693.61 = 0.33 210076.00 210076.00
COLOUR INDEX:-	ALL DIMENSIONS ARE IN METR
SITE BOUNDARY PROPOSED BUILDING EXISTING BUILDING APPROACH ROAD O.S.R	SCALE : 1:100
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS	
WATER CLOSET, ABLUTION TAPS, URINALS, WASH BASINS PROVIDED FOR ALL TOILET	
For SAN LANDMARK PVT.LTD	
OWNER:-	
S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E. STRUCTURAL ENGINEER GRADE I (SE) DTPC REG No. CE/2015/09/000000 (MILN) New No. 15, 3rd Cross Street, Karpagam Gardens, Adyar, Chennai - 600 020. Email : nagesh.somadev@gmail.com Mobile : 99402 31666	
STRUCTURAL ENGINEER:-	
SRIRAM GANAPATHI CA/9/12693 RA/G/19/04/154 11/33D, Sripuram Colony, 1st Street, St. Thomas Mount Cantonment, Chennai-600 016.	
ARCHITECT / REGISTERED ENGINEER:-	



SHEET NO: 06/07

MEZZANINE FLOOR PLAN

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/s. SAN LAND MARK PRIVATE LIMITED IN S.NOS: 19/1, 2, 3A, 3B, 4A1, 4A2, 5A1, 5A2, 6B, 6C, 7, 8 OF VARANAVASI VILLAGE AND S.NOS: 152/1, 3, 153, 154/1, 2, 155/1A, 1B, 2, 156/1A, 1B, 3, 2A1, 2A2, 2B, 158/1A1, 1A2, 1B, 2, 3A, 3B, 159/1, 2, 3, 160, 161/1, 2, 162, 163, 164/2, 3, 4, 166/4A, 4B, 194, 196/1A, 197, 198, 199/1, 2, 3, 200/1, 2, 201/1, 2, 202/1, 2, 3, 203/1A, 1B, 2, 3, 4, 5, 204/1, 2, 3, 205/1, 2A, 2B, 206/1A, 206/1B, 206/2, 207/1, 2, 208, 210/1, 2, 3A, 3B1, 3B2, 211/1, 2, 212/1, 2, 3, 4A, 4B, 213/1, 2, 3A, 3B, 214/1, 214/2, 258/2, 260/1A, 1B, 261/1B, 2, 3, 262/1, 2, 3, 4, 263/2, 3, 264/1, 2, 265/1, 2C, 2D, 2E, 2F, 3, 267/1A, 1B, 2, 3A, 3B, 268/1, 2, 270/1, 2A, 2B, 3A & 3B OF KUNNAVAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

AS PER TNCD&BR - 2019 CATEGORY OF INDUSTRY: ORANGE MANUFACTURING DETAILS:- ANNEXURE - VII, SL.NO.(4). AUTOMOBILES SERVICING AND REPAIR STATIONS

PREVIOUS APPROVAL REFERENCE:-	SPECIFICATION:-
1. ந.க.எண்.3255/2017/சு.ப.உ.3 தொ.வ.ந.க.உ.த.இ.இ.செ.ப.எண்.55/2017 தேதி: 26.12.2017	FOUNDATION : PILE FOUNDATION BRICK WORK : C.M 1:6 FOR SUPER STRUCTURE PLASTERING : C.M 1:6 FOR WALLS & 1:3 FOR CELLING CEMENT PAINT : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CELLING
2. ந.க.எண்.186/2020/சு.ப.உ.2 தொ.வ.ந.க.உ.த.இ.இ.செ.ப.எண்.02/2020 தேதி: 05.10.2020	R.C.C : 1:2:4 FOR SLABS & LINTELS WOOD WORK : ALL WOOD WORKS IN BEST QUALITY TIMBER BULLY LIME MORTAR OVER ROOF
3. ந.க.எண்.1342/2021/சு.ப.உ.2 தொ.வ.ந.க.உ.த.இ.இ.செ.ப.எண்.31/2021 தேதி: 25.06.2021	
4. ந.க.எண்.801/2022/சு.ப.உ.2 தொ.வ.ந.க.உ.த.இ.இ.செ.ப.எண்.38/2022, தேதி: 30.05.2022	
5. SWP/B.P (Industry) / D.D.T.C.P (KPM) No.96/2023 Date: 27.09.2023	
6. SWP/B.P (Industry) / D.D.T.C.P (KPM) No.42/2025 Date: 21.04.2025	

SCHEDULE OF JOINERY			
FD1	DOOR	1.20 X 2.40	
D2	DOOR	1.00 X 2.40	
RS1	ROLLING SHUTTER	4.00 X 5.00	
W	WINDOW	1.80 X 1.50	
W2	WINDOW	1.50 X 1.50	
V1	VENTILATOR	2.00 X 0.60	

AREA STATEMENT:-
PLOT AREA AS PER PATTAS : 210076.00 SQ.M
O.S.R REQUIRED 10% (21007.60)
PROVIDED : 21010.58 SQ.M

Existing FSI Area + Proposed FSI Area
Site Extent
F.S.I : $\frac{45024.34 + 24669.27}{210076.00} = \frac{69693.61}{210076.00} = 0.33$

COLOUR INDEX:-	ALL DIMENSIONS ARE IN METER
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING BUILDING	
APPROACH ROAD	
O.S.R	

SCALE - 1:100

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

WATER CLOSET, ABLUTION TAPS, URINALS, WASH BASINS PROVIDED FOR ALL TOILET

For SAN LANDMARK PVT.LTD.
Director

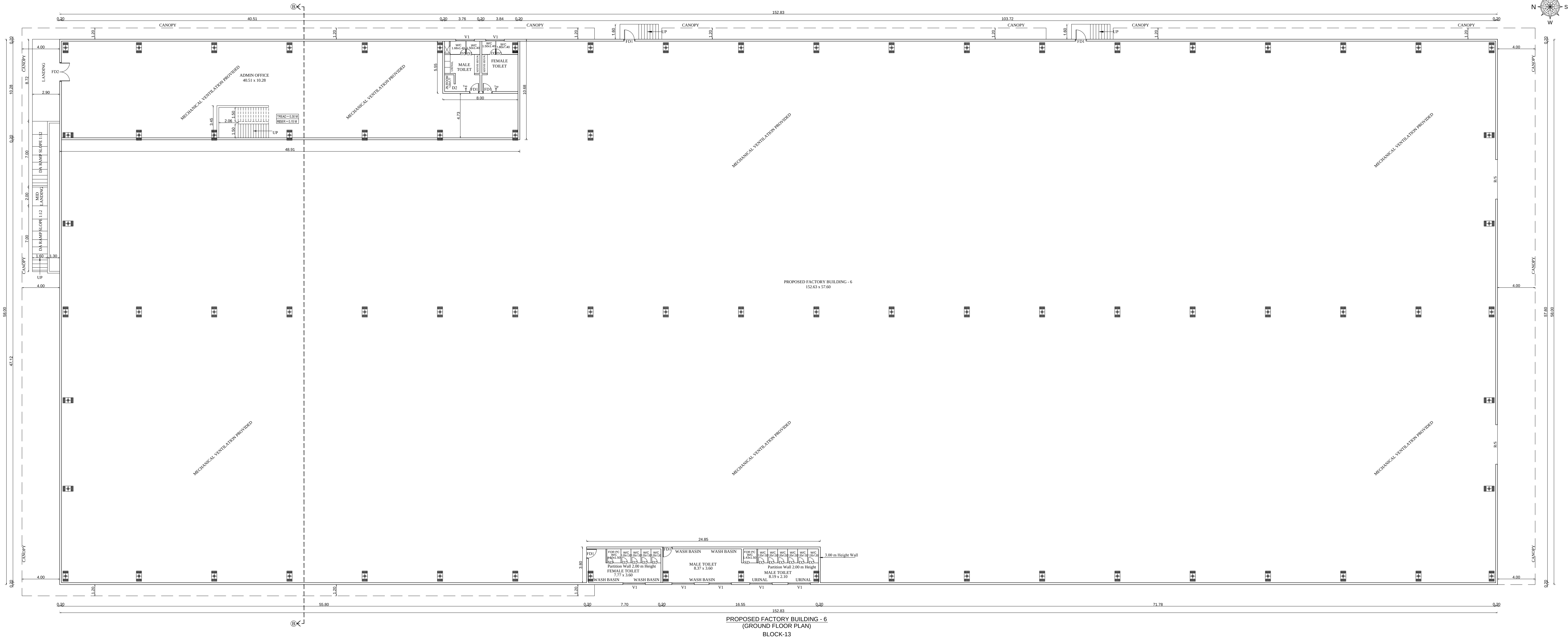
OWNER:-

S. NAGESH, B.E. (CIVIL), M.A.Sc. F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTCP REG No. CELESTESFOR/JINJANNAM (M/P)
New No. 15, 3rd Cross Street,
Karpagam Garden, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666

STRUCTURAL ENGINEER:-

Sriram Ganapathi
CA/Reg/12993
RA/Gr.I/19/04/154
11/33D, Sripuram Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai-600 016.

ARCHITECT / REGISTERED ENGINEER:-



SHEET NO: 05/07

GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/s. SAN LAND MARK PRIVATE LIMITED IN S.NOS: 19/1, 2, 3A, 3B, 4A1, 4A2, 5A1, 5A2, 6B, 6C, 7, 8 OF VARANAVASI VILLAGE AND S.NOS: 152/1, 3, 153, 154/1, 2, 155/1A, 1B, 2, 156/1A, 1B, 3, 2A1, 2A2, 2B, 158/1A1, 1A2, 1B, 2, 3A, 3B, 159/1, 2, 3, 160, 161/1, 2, 162, 163, 164/2, 3, 4, 166/4A, 4B, 194, 196/1A, 197, 198, 199/1, 2, 3, 200/1, 2, 201/1, 2, 202/1, 2, 3, 203/1A, 1B, 2, 3, 4, 5, 204/1, 2, 3, 205/1, 2A, 2B, 206/1A, 206/1B, 206/2, 207/1, 2, 208, 210/1, 2, 3A, 3B1, 3B2, 211/1, 2, 212/1, 2, 3, 4A, 4B, 213/1, 2, 3A, 3B, 214/1, 214/2, 258/2, 260/1A, 1B, 261/1B, 2, 3, 262/1, 2, 3, 263/2, 3, 264/1, 2, 265/1, 2C, 2D, 2E, 2F, 3, 267/1A, 1B, 2, 3A, 3B, 268/1, 2, 270/1, 2A, 2B, 3A & 3B OF KUNNAVAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

AS PER TNCD&BR - 2019 CATEGORY OF INDUSTRY: ORANGE MANUFACTURING DETAILS:- ANNEXURE - VII,
SL.NO.(4). AUTOMOBILES SERVICING AND REPAIR STATIONS

PREVIOUS APPROVAL REFERENCE:-		SPECIFICATION:-		
1. ந.க.எண்.3255/2017/சா.ம.3 தொ.வ.ந.வ.து.இ.இ.செயு)எண்.55/2017 தேதி: 26.12.2017		FOUNDATION : PILE FOUNDATION BRICK WORK : C/M 1:6 FOR SUPER STRUCTURE PLASTERING : C/M 1:6 FOR WALLS & 1:3 FOR CEILING CEMENT PAINT : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING		
2. தொ.வ.ந.வ.து.இ.இ.செயு)எண்.02/2020 தேதி: 05.10.2020		R.C.C : FOR CEILING WOOD WORK : ALL WOOD WORKS IN BEST QUALITY TIMBER & JELLY LINE MORTAR OVER ROOF		
3. ந.க.எண்.1342/2021/சா.ம.2 தொ.வ.ந.வ.து.இ.இ.செயு)எண்.31/2021 தேதி: 25.06.2021		SCHEDULE OF JOINERY		
4. ந.க.எண்.801/2022/சா.ம.2 தொ.வ.ந.வ.து.இ.இ.செயு)எண்.38/2022, தேதி: 30.05.2022		FD1	DOOR	1.20 X 2.40
5. SWP/B.P (Industry) / D.D.T.C.P (KPM) No.96/2023 Date: 27.09.2023		D2	DOOR	1.00 X 2.40
6. SWP/B.P (Industry) / D.D.T.C.P (KPM) No.42/2025 Date: 21.04.2025		RS1	ROLLING SHUTTER	4.00 X 6.00
		W	WINDOW	1.80 X 1.80
		W2	WINDOW	1.50 X 1.50
		V1	VENTILATOR	2.00 X 0.60

AREA STATEMENT:-

PLOT AREA AS PER PATTAS : 210076.00 SQ.M

O.S.R REQUIRED 10% (21007.60)

PROVIDED : 21010.58 SQ.M

Existing FSI Area + Proposed FSI Area

Site Extent

F.S.I :

$$\frac{45024.34 + 24669.27}{210076.00} = \frac{69693.61}{210076.00} = 0.33$$

COLOUR INDEX:-	ALL DIMENSIONS ARE IN METER
SITE BOUNDARY	
PROPOSED BUILDING	
EXISTING BUILDING	
APPROACH ROAD	
O.S.R	

SCALE - 1:100

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

WATER CLOSET, ABLUTION TAPS, URINALS, WASH BASINS PROVIDED FOR ALL TOILET

For SAN LANDMARK PVT.LTD

[Signature]
Director

OWNER:-

[Signature]

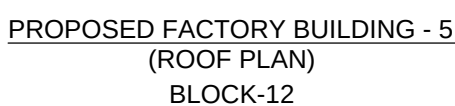
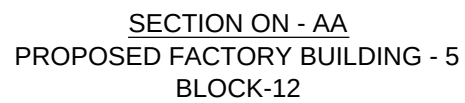
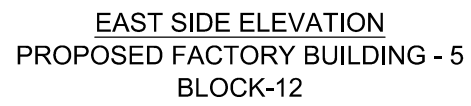
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STRUCTURAL ENGINEER GRADE I (SE)
DTCP REG No. CELESTIS/2019/JINJITHURAM (MILP)
New No. 15, 3rd Cross Street,
Karpagam Garden, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666

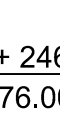
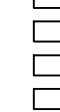
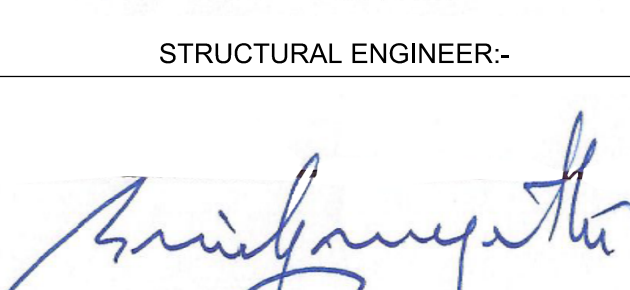
STRUCTURAL ENGINEER:-

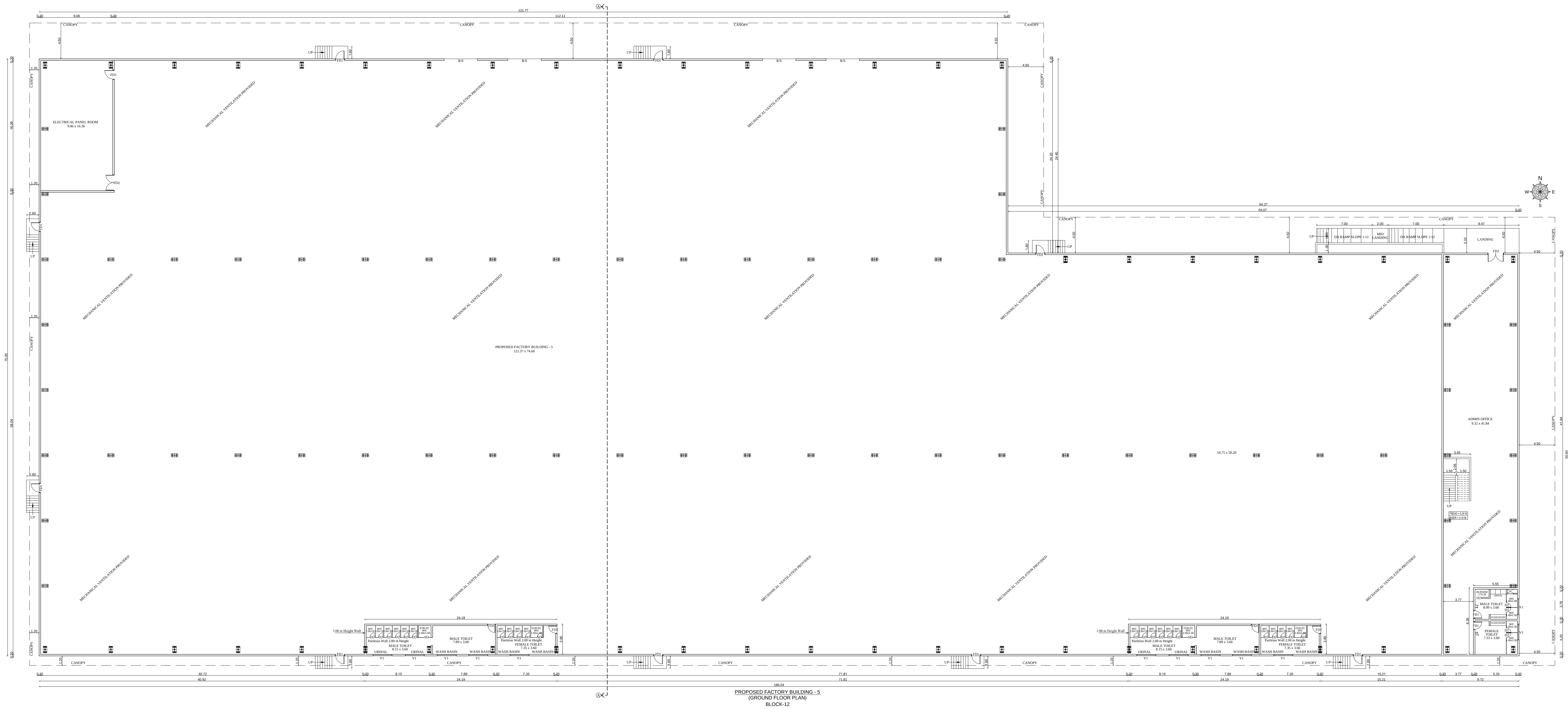
[Signature]

SRIRAM GANAPATHI
CA/REG/12993
RA/Gr.I/19/04/154
11/53D, Sripuram Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai-600 016.

ARCHITECT / REGISTERED ENGINEER:-



SHEET NO. 04/07																			
ROOF PLAN, SECTION & ELEVATION																			
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/s. SAN LAND MARK PRIVATE LIMITED IN S.NOS: 19/1, 2, 3A, 3B, 4A/1, 4A/2, 5A/1, 5A/2, 6B, 6C, 7, 8 OF VARANAVASI VILLAGE AND S.NOS: 152/1, 3, 153, 154/1, 2, 155/1-A, 1B, 2, 156/1-A, 1B, 3, 2A/1, 2A/2, 2B, 158/1/1, 1A/2, 1B, 2, 3A, 3B, 159/1, 2, 3, 160, 161/1, 2, 162, 163, 164/2, 3, 4, 166/4A, 4B, 194, 196/1A, 197-198, 199/1, 2, 3, 200/1, 2, 201/1, 2, 202/1, 2, 3, 203/1A, 1B, 2, 3, 4, 5, 204/1, 2, 3, 205/1, 2A, 2B, 206/1A, 206/1B, 206/2, 207/1, 2, 208, 210/1, 2, 3A, 3B/1, 3B/2, 211/1, 2, 212/1, 2, 3, 4A, 4B, 213/1, 2, 3A, 3B, 214/1, 214/2, 258/2, 260/1A, 1B, 261/1B, 2, 3, 262/1, 2, 3, 4, 263/2, 3, 264/1, 2, 265/1, 2, 2C, 2D, 2E, 2F, 3, 267/1A, 1B, 2, 3A, 3B, 268/1, 2, 270/1, 2A, 2B, 3A & 3B OF KUNNAVAKURAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.																			
FOR AN TNC&BB - 19/1 CATEGORY OF INDUSTRY: ORANGE MANUFACTURING SECTORS - ANNEXURE - VII SL.NO.(4), AUTOMOBILES SERVICING AND REPAIR STATIONS																			
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1. பூ.அ.எண்.3255/2017/புதி3 சென்.அ.நி.என.செ.இ(புதி)எண்.55/2017 ஒத்தி.26.12.2017 2. பூ.அ.எண்.186/2020/ஊ.லா.1 சென்.அ.நி.என.செ.இ(வட்ட)எண்.02/2020 ஒத்தி.08.10.2020 3. பூ.அ.எண்.1342/2021/ஊ.லா.2 சென்.அ.நி.என.செ.இ(வட்ட)எண்.31/2021 ஒத்தி.25.06.2021 4. பூ.அ.எண்.801/2022/ஊ.லா.2 சென்.அ.நி.என.செ.இ(வட்ட)எண்.38/2022, ஒத்தி.30.05.2022 5. SWIREP (Industry) / D.D.T.C.P (KPM) No.86/2023 Date: 27.09.2023 6. SWIREP (Industry) / D.D.T.C.P (KPM) No.42/2025 Date: 21.04.2025	FOUNDATION : PILE FOUNDATION BLOCK WORK : CM-16 FOR SUPER STRUCTURE PLASTERING : CM-15 FOR WALLS & 1:3 FOR CELLING CEMENT PAINT : 2 COATS FOR WALLS & EXTRA COAT FOR CELLING R.C.C : 1:3 FA FOR SLABS & LINTELS WOOD WORK : ALL WOOD WORKER IN BEST QUALITY TEAKER BULLY LINE: MORE OVER ROOF <table border="1" style="margin-left: auto; margin-right: auto; width: 80%;"> <caption>SCHEDULE OF JOINERY</caption> <tr> <td>F01</td> <td>DOOR</td> <td>1.20 X 2.40</td> </tr> <tr> <td>D01</td> <td>DOOR</td> <td>1.00 X 2.40</td> </tr> <tr> <td>R01</td> <td>ROLLING SHUTTER</td> <td>4.00 X 3.00</td> </tr> <tr> <td>W</td> <td>WINDOW</td> <td>1.80 X 1.50</td> </tr> <tr> <td>V1</td> <td>WINDOW</td> <td>1.50 X 1.50</td> </tr> <tr> <td>W2</td> <td>VENTILATION</td> <td>2.00 X 0.60</td> </tr> </table>	F01	DOOR	1.20 X 2.40	D01	DOOR	1.00 X 2.40	R01	ROLLING SHUTTER	4.00 X 3.00	W	WINDOW	1.80 X 1.50	V1	WINDOW	1.50 X 1.50	W2	VENTILATION	2.00 X 0.60
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">Existing FSI Area + Proposed FSI Area</th> </tr> <tr> <th colspan="2" style="text-align: center;">Site Extent</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; text-align: center;">F.S.I.:</td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">45024.34 + 24689.27</td> <td style="text-align: center;">= 69693.61 = 0.33</td> </tr> <tr> <td style="text-align: center;">210076.00</td> <td style="text-align: center;">210076.00</td> </tr> </tbody> </table>		Existing FSI Area + Proposed FSI Area		Site Extent		F.S.I.:		45024.34 + 24689.27	= 69693.61 = 0.33	210076.00	210076.00								
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SITE BOUNDARY  PROPOSED BUILDING  EXISTING BUILDING  APPROACH ROAD  O.S.R 	SCALE - 1:100																		
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS																			
WATER CLOSET, ABUTION TAPS, URINALS, WASH BASINS PROVIDED FOR ALL TOILET																			
OWNER->  S. NAGESHI, B.E. (CIVIL), M.A.Sc., P.E., STRUCTURAL ENGINEER GRADATE I (SEI) IITCP REG No. CGLSTDSERG-I/2019/MRM (MILN) New No. 13, 3rd Cross Street, Karapagam Gardens, Adyar, Chennai - 600 020. Email : nageshi_sowden@gmail.com Mobile : 99402 31666																			
STRUCTURAL ENGINEER-																			
SRIRAM GNANAPATHI  CA/90/12993 RA/G/19/19/04/154 11/532, Sriparam Colony, 1st Street, St. Thomas Mount Cantonment, Chennai-600 016.																			
ARCHITECT / REGISTERED ENGINEER -																			



SHEET NO: 02/07
GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/s. SAN LAND MARK PRIVATE LIMITED IN S.NOS: 19/1, 2, 3A, 3B, 4A1, 4A2, 5A1, 5A2, 6B, 6C, 7, 8 OF VARANAVASI VILLAGE AND S.NOS: 152/1, 3, 153, 154/1, 2, 155/1A, 1B, 2, 156/1A, 1B, 3, 2A1, 2A2, 2B, 158/1A1, 1A2, 1B, 2, 3A, 3B, 159/1, 2, 3, 160, 161/1, 2, 162, 163, 164/2, 3, 4, 166/4A, 4B, 194, 196/1A, 197, 198, 199/1, 2, 3, 200/1, 2, 201/1, 2, 202/1, 2, 3, 203/1A, 1B, 2, 3, 4, 5, 204/1, 2, 3, 205/1, 2A, 2B, 206/1A, 206/1B, 206/2, 207/1, 2, 208, 210/1, 2, 3A, 3B1, 3B2, 211/1, 2, 212/1, 2, 3, 4A, 4B, 213/1, 2, 3A, 3B, 214/1, 214/2, 258/2, 260/1A, 1B, 261/1B, 2, 3, 262/1, 2, 3, 4, 263/2, 3, 264/1, 2, 265/1, 2C, 2D, 2E, 2F, 3, 267/1A, 1B, 2, 3A, 3B, 268/1, 2, 270/1, 2A, 2B, 3A & 3B OF KUNNAVAKKAM VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

AS PER TNCD&BR - 2019 CATEGORY OF INDUSTRY: ORANGE MANUFACTURING DETAILS - ANNEXURE - VII.
SL.NO.(4). AUTOMOBILES SERVICING AND REPAIR STATIONS

PREVIOUS APPROVAL REFERENCE:-	SPECIFICATION:-
1. ந.க.எண்.3355/2017/சா.ம.3 செய்த அ.ந.என்.டி.பி. (சா.ம.எண்.55/2017) தேதி: 26.12.2017	FOUNDATION: PILE FOUNDATION BRICK WORK: CM 1:6 FOR SUPER STRUCTURE PLASTERING: CM 1:6 FOR WALLS & 1:3 FOR CEILING CEMENT PAINT: 2 COATS FOR WALLS & EXTRA COAT FOR CEILING R.C.C: 1:2:4 FOR SLABS & LINTELS WOOD WORK: ALL WOOD WORKS IN BEST QUALITY TIMBER & KELLY LANE MORTAR OVER ROOF
2. ந.க.எண்.186/2020/சா.ம.1.2 செய்த அ.ந.என்.டி.பி. (சா.ம.எண்.02/2020) தேதி: 05.10.2020	
3. ந.க.எண்.1342/2021/சா.ம.1.2 செய்த அ.ந.என்.டி.பி. (சா.ம.எண்.31/2021) தேதி: 25.06.2021	
4. ந.க.எண்.801/2022/சா.ம.1.2 செய்த அ.ந.என்.டி.பி. (சா.ம.எண்.38/2022) தேதி: 30.05.2022	
5. SWP/B.P (Industry) / D.O.T.C.P (KPM) No.96/2023 Date: 27.09.2023	
6. SWP/B.P (Industry) / D.O.T.C.P (KPM) No.42/2025 Date: 21.04.2025	

AREA STATEMENT:-
PLOT AREA AS PER PATTAS : 210076.00 SQ.M
O.S.R REQUIRED 10% (21007.60) PROVIDED : 21010.58 SQ.M
Existing FSI Area + Proposed FSI Area Site Extent F.S.I : $\frac{45024.34 + 24669.27}{210076.00} = \frac{69693.61}{210076.00} \approx 0.33$

COLOUR INDEX:-	ALL DIMENSIONS ARE IN METER
SITE BOUNDARY PROPOSED BUILDING EXISTING BUILDING APPROACH ROAD O.S.R	SCALE : 1:100

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS
WATER CLOSET, ABLUTION TAPS, URINALS, WASH BASINS PROVIDED FOR ALL TOILET

For SAN LANDMARK PVT.LTD
Director

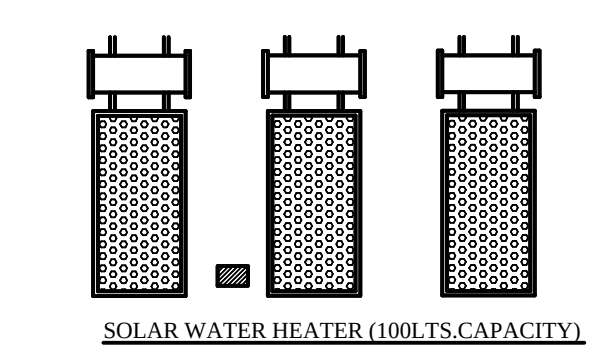
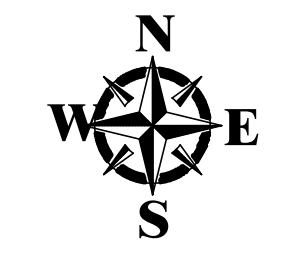
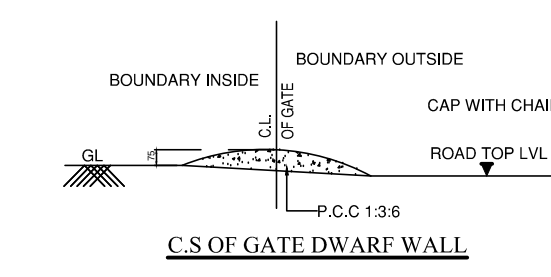
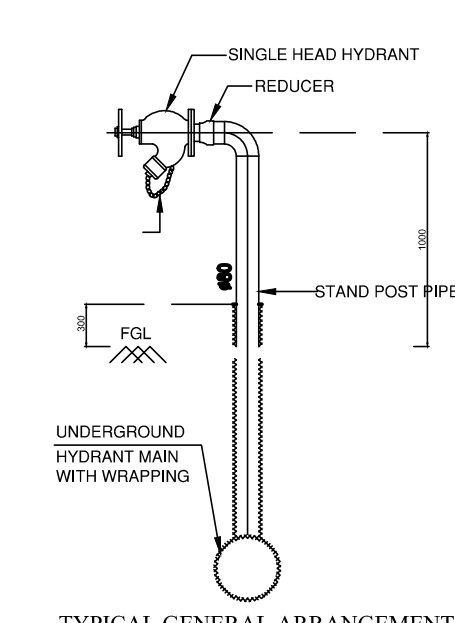
OWNER:-

S. NAGESH, B.E. (CIVIL), M.A.S., R.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTCP REG No. CGLDSTSGR-1011015004 (MLPA)
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666

STRUCTURAL ENGINEER:-

Sriram Ganapathi
CA/9012993
RA/Gt.1/19/04/154
11/53D, Sriparam Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai-600 016.

ARCHITECT / REGISTERED ENGINEER:-

[illegible]

AREA STATEMENT:-	
PLOT AREA AS PER PATTA	: 210076.00 SQ.M
O.S.R REQUIRED 10% (21007.60)	
PROVIDED	: 21010.50 SQ.M

EXISTING APPROVED AREA			
S.NO	DESCRIPTIONS	F.S.I AREA IN SQ.M	TOTAL BUILT UP AREA IN SQ.M
1.	EXISTING FACTORY BUILDING - 1 (BLOCK-1)	5606.34	5606.34
2.	EXISTING FACTORY BUILDING - 1 (BLOCK-1)	475.52	475.52
3.	EXISTING FACTORY MEZZANINE FLOOR - 1 (BLOCK-1)	384.57	384.57
4.	OTHERS (BLOCK-1)	30.06	30.06
5.	EXISTING SECURITY - 1 (BLOCK-2)	12.43	12.43
6.	EXISTING SECURITY BUILDING (BLOCK-3)	33.00	33.00
7.	EXISTING DRIVERS TOILET (BLOCK-4)	28.77	28.77
8.	EXISTING STP PUMP ROOM (BLOCK-5)	25.73	25.73
9.	EXISTING PUMP ROOM (BLOCK-6)	43.31	43.31
10.	EXISTING FACTORY BUILDING - 2 (BLOCK-7)	11657.20	11657.20
11.	EXISTING FACTORY - 2 MEZZANINE (BLOCK-7)	264.48	264.48
12.	EXISTING SCRAP YARD & COMPRESSOR ROOM (BLOCK-7)	127.39	127.39
13.	EXISTING RCC BUILDING (BLOCK-7)	374.78	374.78
14.	EXISTING FACTORY - 3 (BLOCK-8)	1806.95	1806.95
15.	EXISTING ADMIN OFFICE - 3 (BLOCK-8)	554.17	554.17
16.	EXISTING MEZZANINE - 3 (BLOCK-8)	449.39	449.39
17.	EXISTING GROUND FLOOR OFFICE (BLOCK-9)	397.49	397.49
18.	EXISTING FIRST FLOOR OFFICE (BLOCK-9)	397.49	397.49
19.	EXISTING FACTORY - 4 CANOPY (BLOCK-10)	11253.90	11253.90
20.	EXISTING ADMIN OFFICE (BLOCK-10)	1446.49	1446.49
21.	EXISTING ADMIN OFFICE (BLOCK-10)	564.88	564.88

22.	GROUND & MEZZANINE - 4 (BLOCK-10)			
	EXISTING PUMP ROOM (BLOCK-11)	90.00	-	90.00
	EXISTING TOTAL FSI AREA	45024.34	-	45024.34
PROPOSED AREA:-				
01.	PROPOSED FACTORY - 5 (BLOCK-12)			
	GROUND FLOOR	13905.23	-	13905.23
	MEZZANINE FLOOR	491.85	-	491.85
02.	PROPOSED FACTORY - 6 (BLOCK-13)			

02.	PROPOSED FACTORY - 6 (BLOCK-13)			
	GROUND FLOOR	9577.21	-	9577.21
	MEZZANINE FLOOR	522.63	-	522.63
03.	PROPOSED SCRAP YARD (BLOCK-14)	44.49	-	44.49
04.	PROPOSED SECURITY/DRIVER-1 (BLOCK-15)	48.96	-	48.96
05.	PROPOSED SECURITY/DRIVER-2 (BLOCK-16)	48.96	-	48.96
06.	PROPOSED SECURITY-1 (BLOCK-17)	29.94	-	29.94
	PROPOSED TOTAL FSI AREA	24669.27	-	24669.27

<u>Existing FSI Area + Proposed FSI Area</u>					
Site Extent					
F.S.I. :	<u>45024.34 + 24669.27</u>	=	<u>69693.61</u>	=	0.33
	210076.00		210076.00		
EXISTING H.P	-		710 H.P		
PROPOSED H.P	-		200 H.P		
TOTAL H.P	-		910 H.P		
<u>EXISTING PARKING</u>			<u>PROPOSED PARKING</u>		<u>TOTAL PARKING</u>
PARKING	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
LORRY PARKING	79 NOS	80 NOS	30 NOS	30 NOS	109 NOS 110 NOS
CAR PARKING	18 NOS	27 NOS	13 NOS	13 NOS	31 NOS 40 NOS
2 WHEELER	590 NOS	627 NOS	299 NOS	300 NOS	889 NOS 927 NOS
CYCLE PARKING	590 NOS	592 NOS	299 NOS	300 NOS	889 NOS 889 NOS

COLOUR INDEX:-		ALL DIMENSIONS ARE IN METER
SITE BOUNDARY PROPOSED BUILDING EXISTING BUILDING APPROACH ROAD O.S.R	    	SCALE - 1:800
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS		
WATER CLOSET, ABLUTION TAPS, URINALS, WASH BASINS PROVIDED FOR ALL TOILET		

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.

