

PP

APPROVAL RECORD

# Planning Permission

Krishnagiri district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Rural Panchayat**

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  
BASEMENT+GROUND FLOOR + GROUND FLOOR MEZZANINE  
+1ST FLOOR + 1ST FLOOR MEZZANINE INDUSTRIAL  
BUILDING FOR " TITAN ENGINEERING AND AUTOMATION  
LIMITED" GREEN CATEGORY:-JOBGING & MACHINING -  
COMPRISED IN S.NO-265/2 & 267 / 1A AT HOSUR TO  
DENKANIKOTTAI MAIN ROAD OF  
S.MUDUGANAPALLI VILLAGE & PANCHAYAT,  
HOSUR PANCHAYAT UNION & TALUK,

Specification:

Foundation :RCC Column footing grade of Concrete M20  
R.C.C.Work :For Lintel,Beams,sunshade Roof,etc.,  
with required thickness cement  
concrete used M-25 grade  
Super Structure :B.W in C.M 1:5  
Flooring :Vitrified Tiles  
Joinery :Best Indian Country Wood  
Finishes :Exterior & interior painted  
with cement paint.  
Weathering coarse :Brick jelly lime conc. below  
the weathering tiles

| SCHEDULE OF OPENING |                           |               | WINDOWS AND VENTILATORS |           |                   |
|---------------------|---------------------------|---------------|-------------------------|-----------|-------------------|
| TYPE                | SIZE<br>(MASONRY OPENING) | DESCRIPTION   | W1                      | 1600X1800 | ALUMINIUM SLIDING |
| DOORS               |                           |               | W2                      | 1200X1400 | ALUMINIUM SLIDING |
|                     |                           |               | G1                      | 3300X3500 |                   |
|                     | D1                        | 1800X2400     | GLAZED DOOR             |           |                   |
| DT                  | 900X2100                  | FLUSH SHUTTER | V                       | 4000X600  | BASEMENT          |
| FD                  | 1200X2400                 | FIRE DOOR     | V1                      | 4500X1900 | SHOP FLOOR        |
| RS                  | 5000X5000                 |               | V2                      | 600X1400  | TOILETS           |

ALL DIMENSIONS ARE IN METRES  
SCALE 1: 100  
LEGEND:  
PROPOSED SHOWN IN  
BOUNDARY SHOWN IN  
ROAD SHOWN IN

For TITAN ENGINEERING & AUTOMATION  
R. Mani Kant  
Authorised Signatory

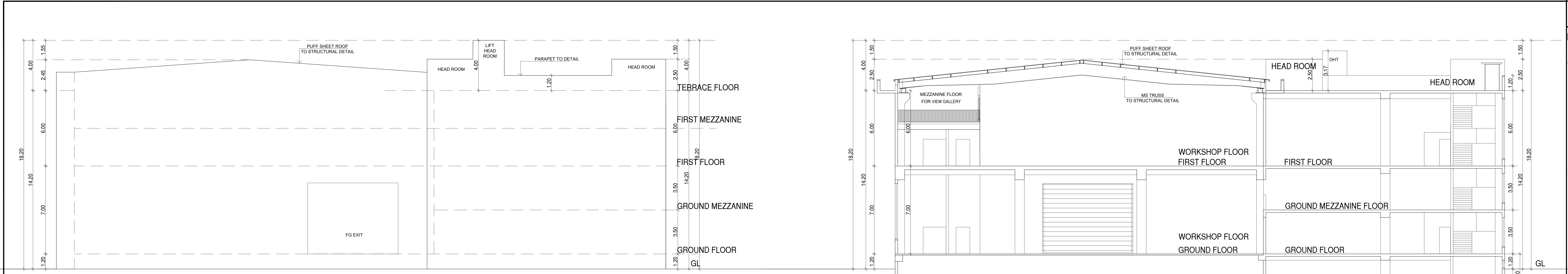
OWNER'S SIGNATURE

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STRUCTURAL ENGINEER SIGNATURE

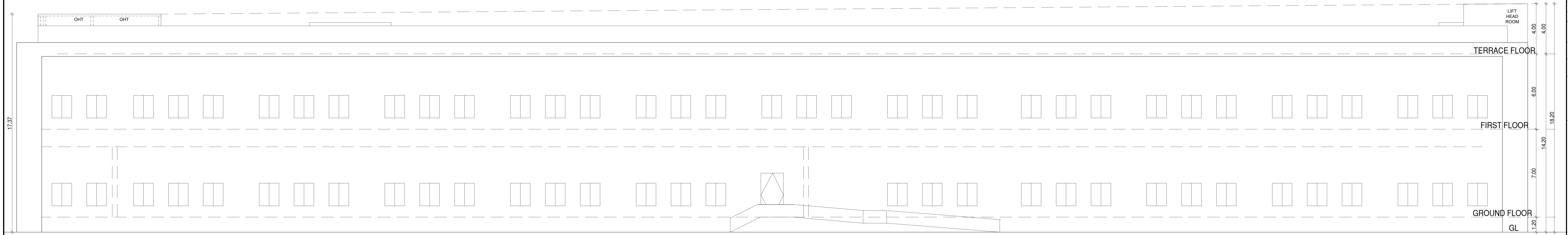
H. SATHAKUMAR  
CMDA Regd. No:RA/Gr-1/19/05/218  
JTCP Regd. No:CGLRGN/RA/Gr-1/2019/12/060  
G.C.C. No:RA101382019  
Regn. No:CA-2015/67815  
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Periyas Mathur, Chennai-600 088.  
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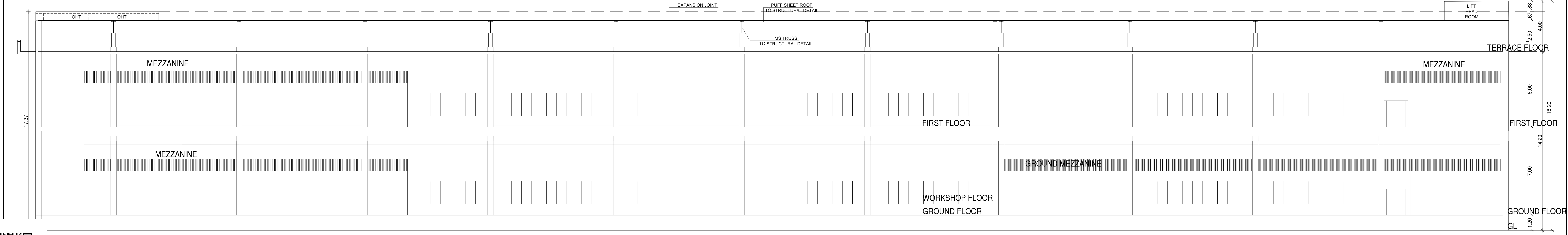


EAST ELEVATION

SECTION - "2-2"



SOUTH ELEVATION



SECTION - "A-A"



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|                     |                           |               |                         | TOILETS   |

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SCALE 1: 100

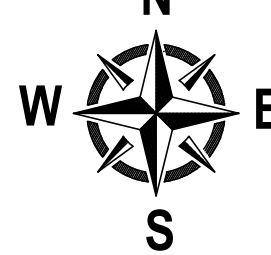
LEGEND:

PROPOSED SHOWN IN

BOUNDARY SHOWN IN

ROAD SHOWN IN

NORTH POINT



For TITAN ENGINEERING & AUTOMATION, Ltd.

*[Signature]*  
Authorised Signatory

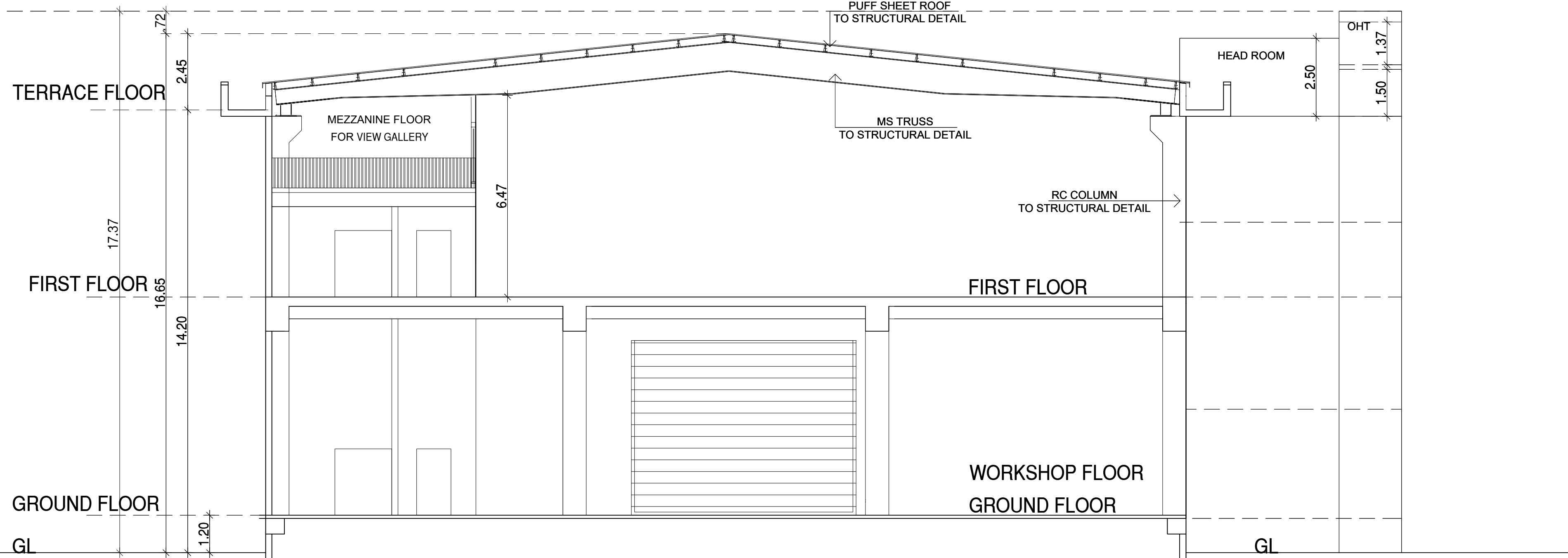
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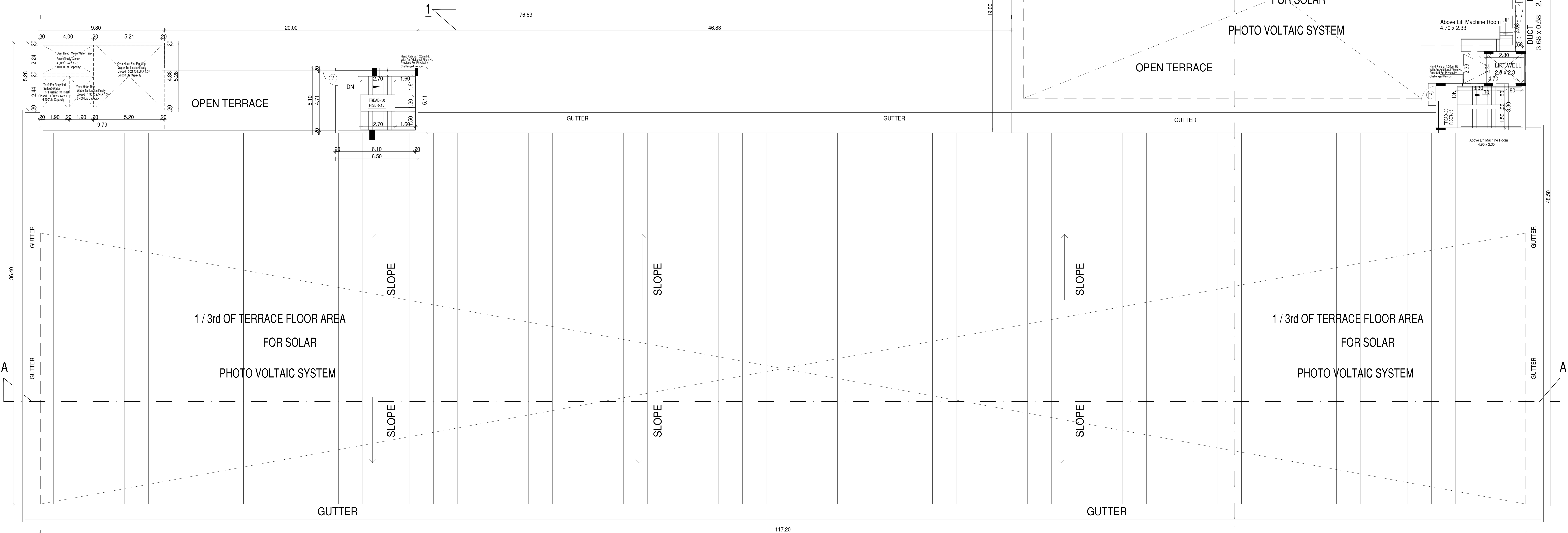
STRUCTURAL ENGINEER SIGNATURE

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DTCP Regd. No:COLRGN/RA/Gr-I/2019/12/066  
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Regn. No.CA/2015/67818  
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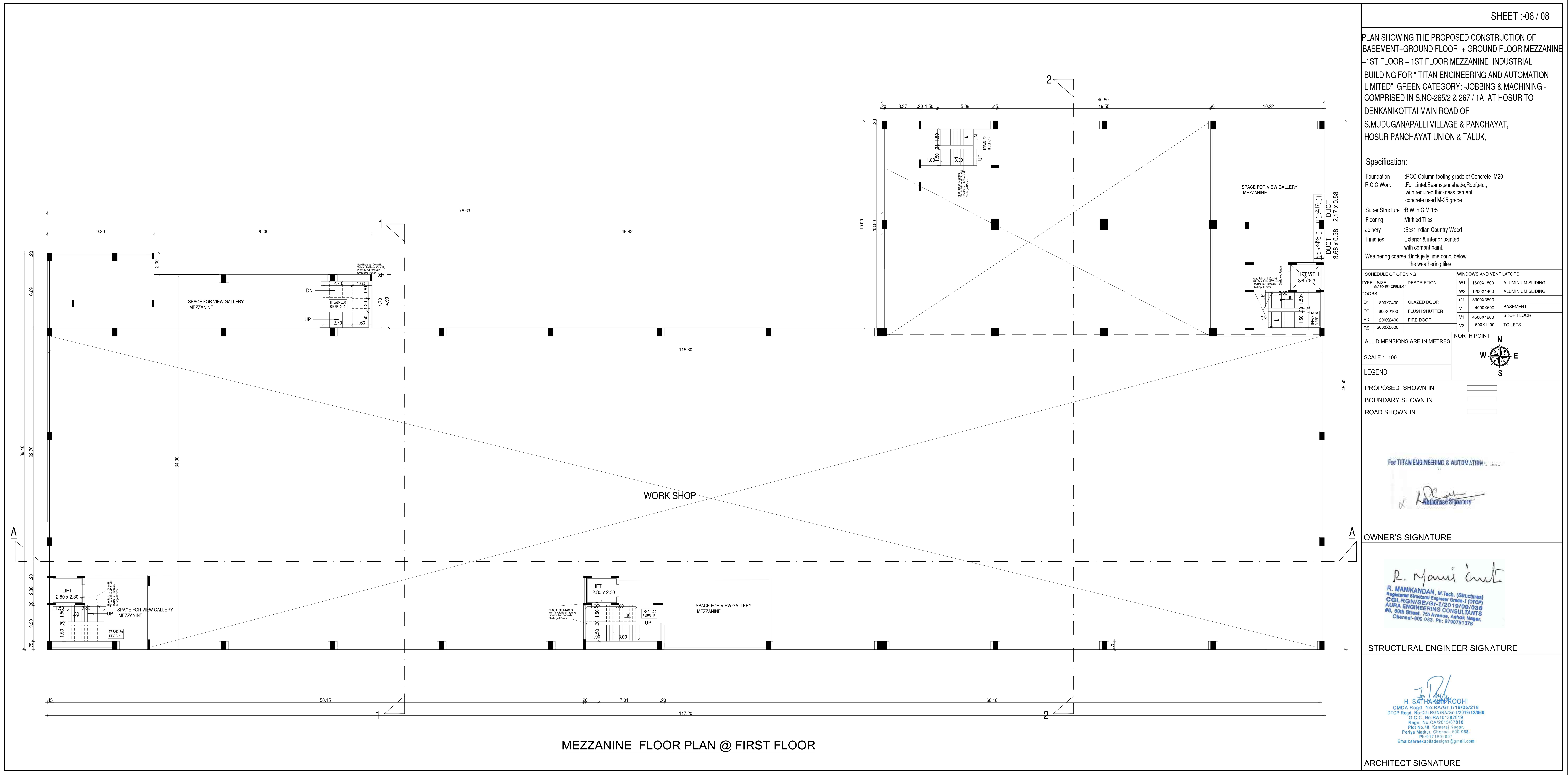
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SECTION -"1-1"



TERRACE FLOOR PLAN



SHEET :-06 / 08

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PROPOSED SHOWN IN  
BOUNDARY SHOWN IN  
ROAD SHOWN IN

For TITAN ENGINEERING & AUTOMATION

Authorised Signatory

OWNER'S SIGNATURE

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Email: shreekapladesigns@gmail.com

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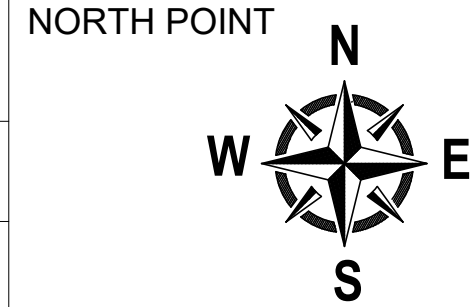
SCALE 1: 100

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BOUNDARY SHOWN IN

ROAD SHOWN IN



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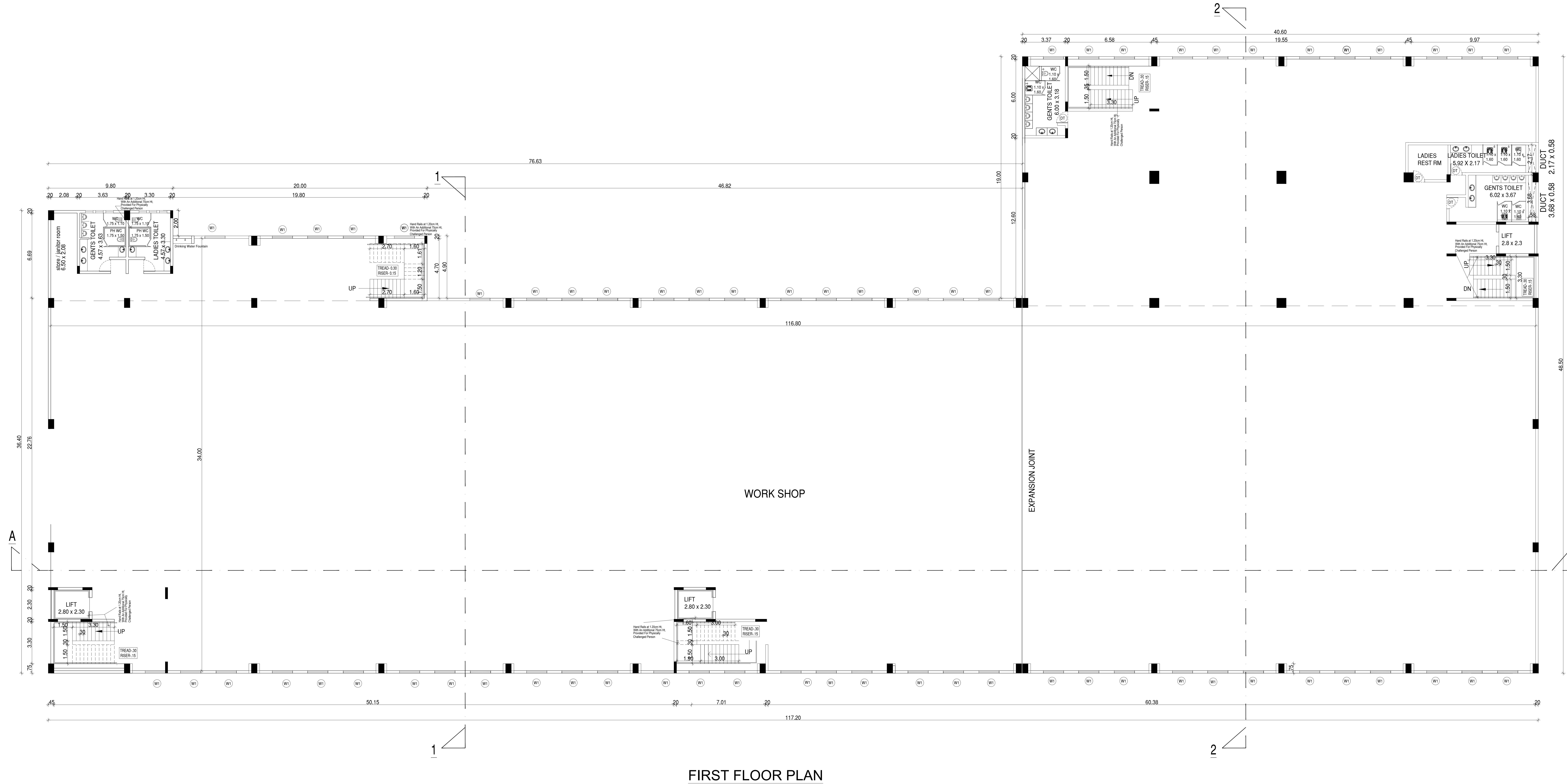
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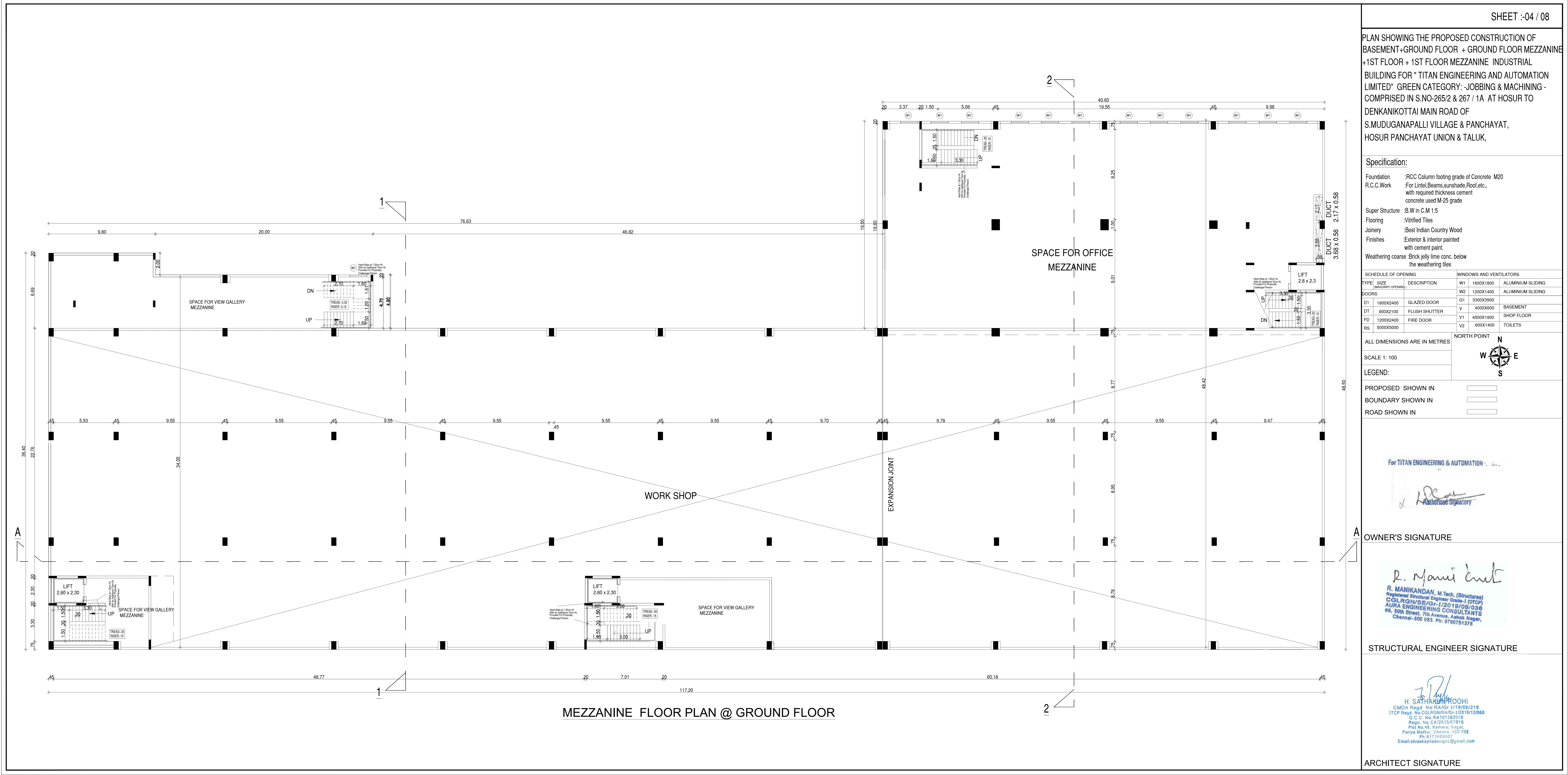
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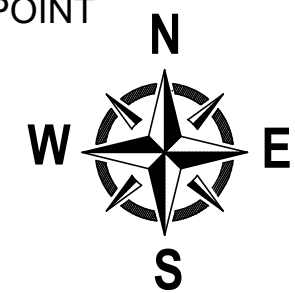
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LEGEND:

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BOUNDARY SHOWN IN

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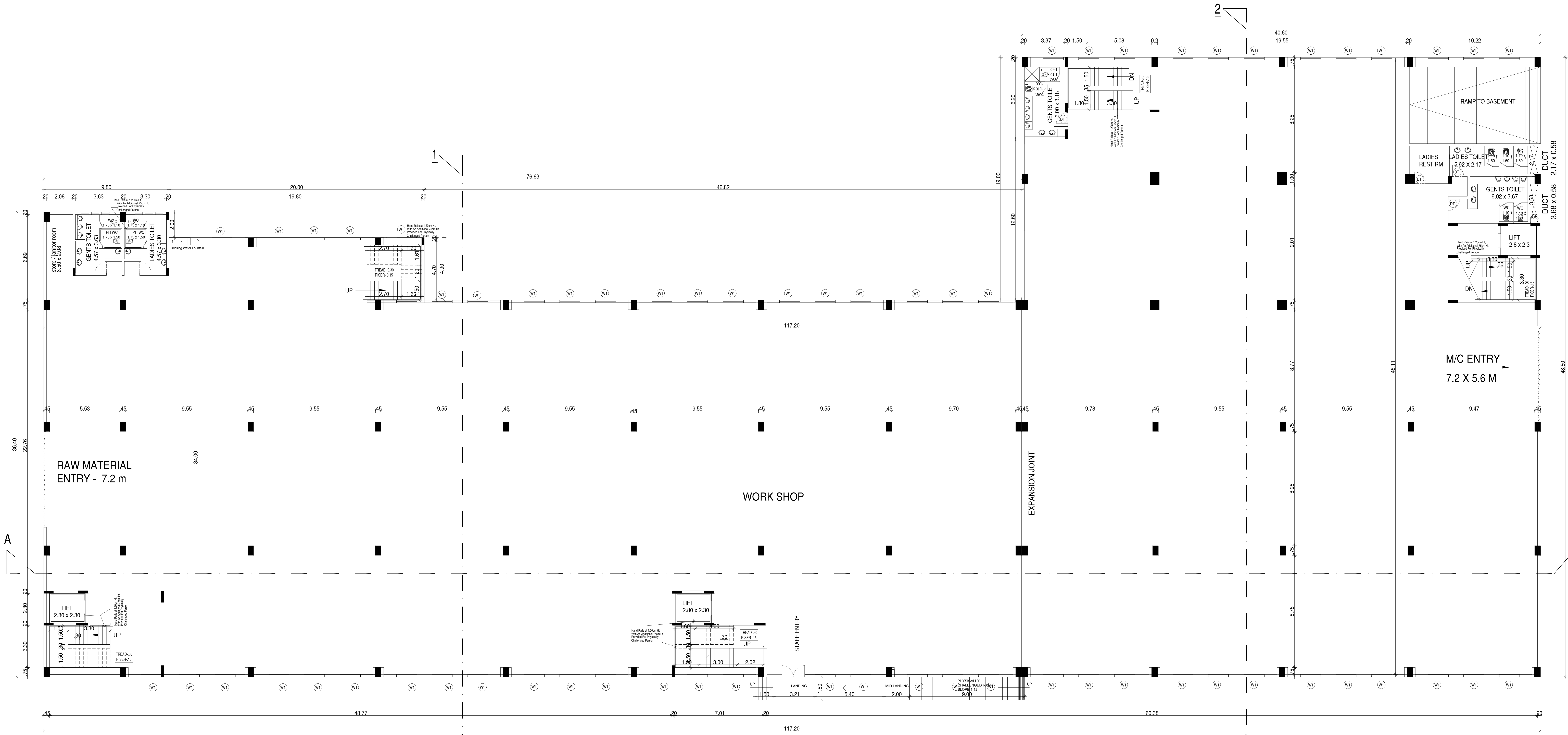
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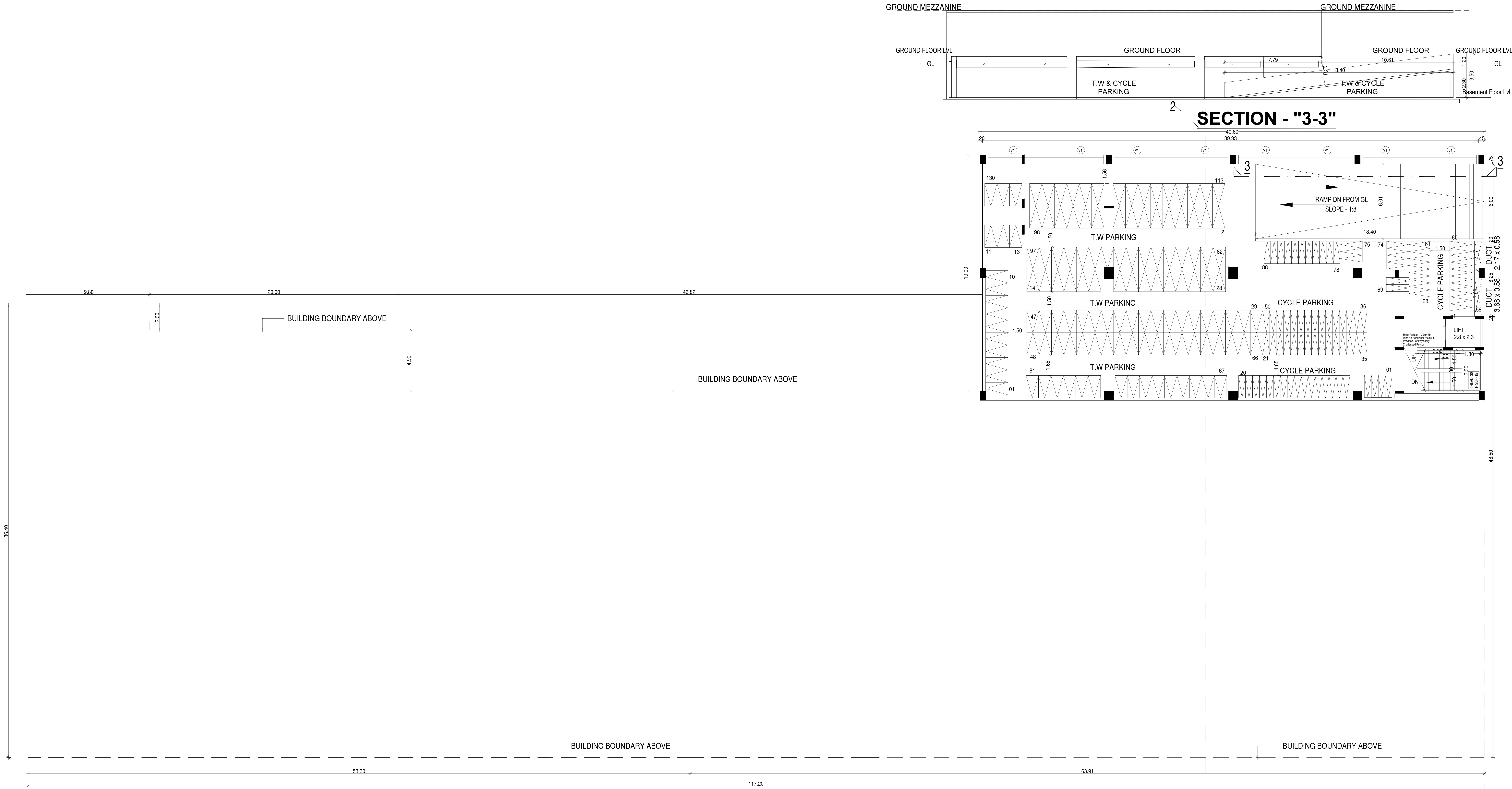
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ARCHITECT SIGNATURE



GROUND FLOOR PLAN

BASEMENT FLOOR PLAN  
(MECHANICALLY VENTILATED USING GET FANS)



SHEET :-02 / 08

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| FD                  | 1200X2400                 | FIRE DOOR                | V1                      | 4500X1900 |
| RS                  | 5000X5000                 |                          | V2                      | 600X1400  |

|                              |                                                                                                                       |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| ALL DIMENSIONS ARE IN METRES | <div>NORTH POINT</div> <div></div> |
| SCALE 1: 100                 |                                                                                                                       |
| LEGEND:                      |                                                                                                                       |

PROPOSED SHOWN IN ☐  
BOUNDARY SHOWN IN ☐  
ROAD SHOWN IN ☐

For TITAN ENGINEERING & AUTOMATION

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SPECIFICATION

ALL CONCRETE WORK SHOULD BE  
CARRIED AS PER IS:456-2000  
USE MIX M:25 GRADE FOR ALL R.C.C WORKS  
CLEAR COVER TO THE REINFORCEMENT FOR  
FOOTING -50MM , COLUMN 40MM, BEAM 30MM  
SLAB 30MM , R.C.C WALL 30MM  
QUARRY DUST CAN BE USED FOR ALL  
P.C.C WORKS P.C.C 1:4:3(1:5:10) AND BRICK JELLY  
WORKS (RIVER SAND IF NOT AVAILABLE)

PLOT AREA DETAIL

| S.NO                                         | PATTA AREA<br>in sq.m | DOCUMENT.<br>AREA in sq.m | S.NO     | PATTA AREA<br>in sq.m | DOCUMENT<br>AREA in sq.m |
|----------------------------------------------|-----------------------|---------------------------|----------|-----------------------|--------------------------|
| SITE AREA<br>8442A, 8452, 265 / 1 & 267 / 1A | 8850.00               | 8862.93                   | 265 / 2  | 3500.00               | 3500.00                  |
|                                              |                       |                           | 267 / 1A | 5350.00               | 5342.04                  |
| TOTAL                                        | 8850.00               | 8862.93                   |          |                       |                          |

TOTAL SITE AREA AS PER PATTA - 8850.00 Sq.m  
TOTAL SITE AREA AS PER DOC. - 8862.93 Sq.m  
OSR AREA :-  
10% OSR REQUIRED = 8850.00 x 10 = 885.00 Sq.m  
REQUIRED OSR AREA = 885.00 Sq.m  
PROVIDED OSR AREA = 910.8 Sq.m

AREA DETAIL

| FLOOR NAME                          | F.S.I<br>(Sq.m) | Non F.S.I<br>(Sq.m) | Buildup Area<br>(Sq.m) |
|-------------------------------------|-----------------|---------------------|------------------------|
| BASEMENT FLOOR                      | -               | 802.87              | 802.87                 |
| GROUND FLOOR                        | 4395.65         | -                   | 4395.65                |
| MEZZANINE @<br>GROUND FLOOR(OFFICE) | 1129.47         | -                   | 1129.47                |
| FIRST FLOOR                         | 4395.65         | -                   | 4395.65                |
| MEZZANINE @<br>FIRST FLOOR          | 556.41          | -                   | 556.41                 |
| STAIRCASE HEAD ROOM                 | -               | 90.61               | 90.61                  |
| WATCHMAN BOOTH                      | -               | 12.50               | 12.50                  |
| TOTAL                               | 10477.18        | 905.98              | 11383.16               |

Proposed FSI Area = 10477.18 Sq.m  
Total Buildup Area = 11383.16 Sq.m  
F.S.I Achieved = 10477.18 / 8850.00 = 1.183

NO'S OF WORKERS - 300 Nos  
TOTAL HP - 500 HP

| Parking Description        | Required | Provided |
|----------------------------|----------|----------|
| Lorry Parking Stalls       | 12 Nos   | 13 Nos   |
| Car Parking Stalls         | -        | 8 Nos    |
| T.W Parking Stalls         | 117 Nos  | 130 Nos  |
| T.W Parking Stalls For P.H | -        | 04 Nos   |
| Cycle Parking Stalls       | 117 Nos  | 130 Nos  |

ALL DIMENSIONS ARE IN METRES

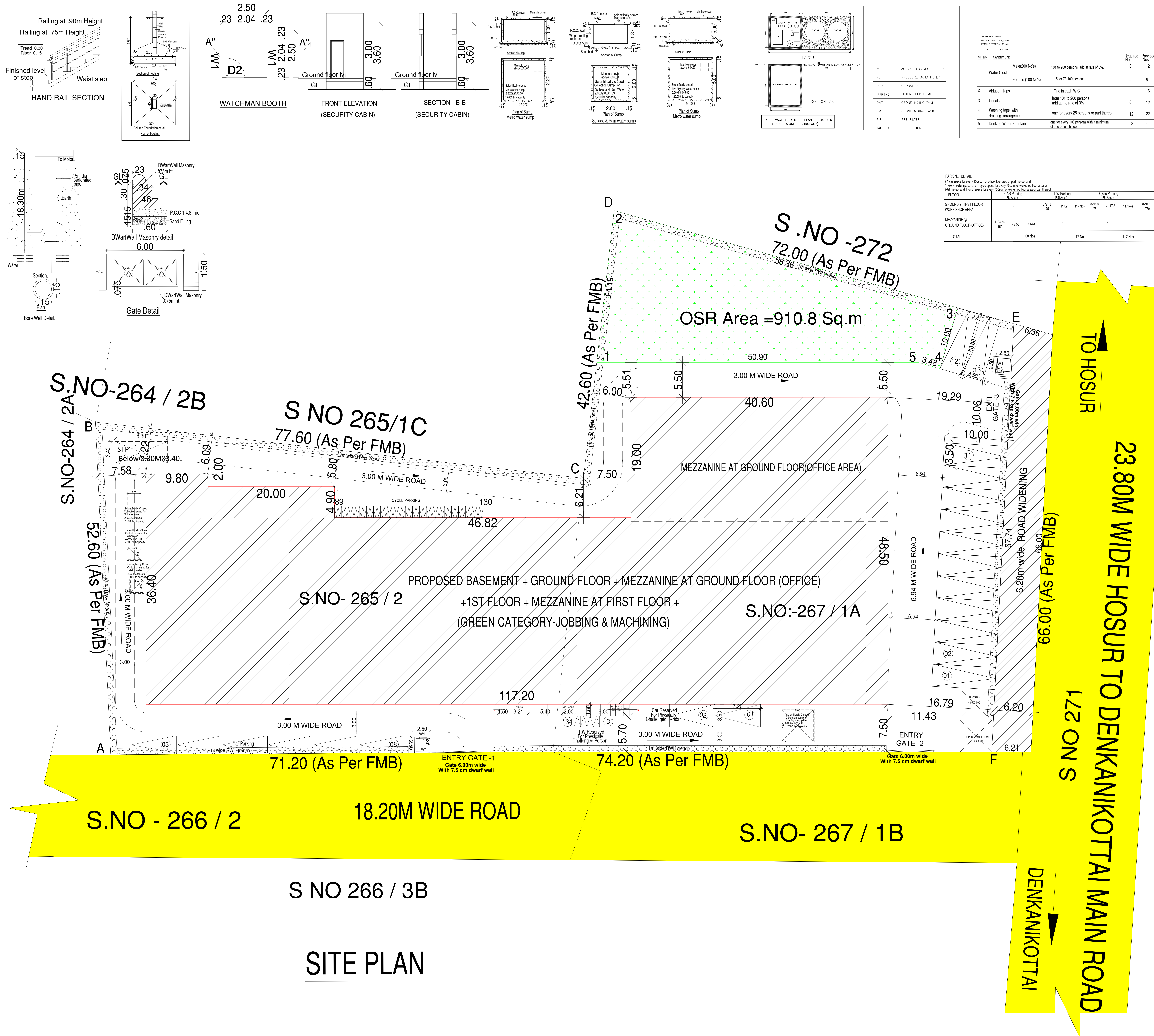
|          |  |             |
|----------|--|-------------|
| LEGEND:  |  | NORTH POINT |
| PROPOSED |  | N           |
| BOUNDARY |  | W E         |
| ROAD     |  | S           |

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H. SATHANARAYAN  
CMDA Regd. No:RA/Gr. I/19/05/218  
OTCP Regd. No: CGLRGN/RA/Gr-I/2019/12/000  
G.C.C. No:RA/19/13/0019  
Regd. No: CA/2015/07618  
Plot No.48, Kamaraj Nagar,  
Periyas Mathur, Chennai-600 068.  
Ph:5171809007  
Email:sathasathasathas@gmail.com

ARCHITECT SIGNATURE



PARKING DETAIL  
(1 car space for every 15sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75sq.m of workshop floor area or part thereof and 1 lorry space for every 750sq.m or workshop floor area or part thereof)

| FLOOR                                  | Car Parking<br>(P/S Area) | T.W Parking<br>(P/S Area) | Cycle Parking<br>(P/S Area) | Lorry Parking<br>(P/S Area) |
|----------------------------------------|---------------------------|---------------------------|-----------------------------|-----------------------------|
| GROUND & FIRST FLOOR<br>WORK SHOP AREA | 879.3<br>75               | 117.21<br>117             | 879.3<br>75                 | 117.21<br>117               |
| MEZZANINE @<br>GROUND FLOOR(OFFICE)    | 1104.86<br>75             | 7.50<br>8                 |                             |                             |
| TOTAL                                  | 990.16<br>99              | 124.71<br>125             | 879.3<br>88                 | 117.21<br>12                |

| ACF     | ACTIVATED CARBON FILTER |
|---------|-------------------------|
| PSF     | PRESSURE SAND FILTER    |
| OZP     | OZONATOR                |
| FFP/2   | FILTER FEED PUMP        |
| DMT II  | OZONE MIXING TANK-II    |
| DMT I   | OZONE MIXING TANK-I     |
| P.F     | PRE. FILTER             |
| TAG NO. | DESCRIPTION             |

WORKERS DETAIL

| Sl. No. | Sanitary Unit                          | Male(200 No's)                                                 | Female(100 No's)     | Required Nos | Provided Nos |
|---------|----------------------------------------|----------------------------------------------------------------|----------------------|--------------|--------------|
| 1       | Water Closet                           | 101 to 200 persons add at rate of 3%                           | 5 for 75-100 persons | 6            | 12           |
| 2       | Abution Taps                           | One in each W.C                                                |                      | 11           | 16           |
| 3       | Urinals                                | from 101 to 200 persons add at the rate of 3%                  |                      | 6            | 12           |
| 4       | Washing taps with draining arrangement | one for every 25 persons or part thereof                       |                      | 12           | 22           |
| 5       | Drinking Water Fountain                | one for every 100 persons with a minimum of one on each floor. |                      | 3            | 0            |

# 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

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

