Verified RealEstate™

REFERENCE
246/2023

ISSUED
29 January 2024

PP APPROVAL RECORD

Planning Permission

Ranipet

Ranipet district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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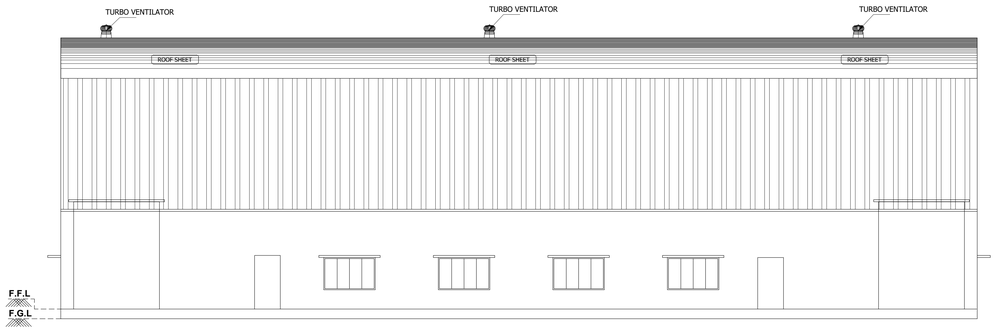
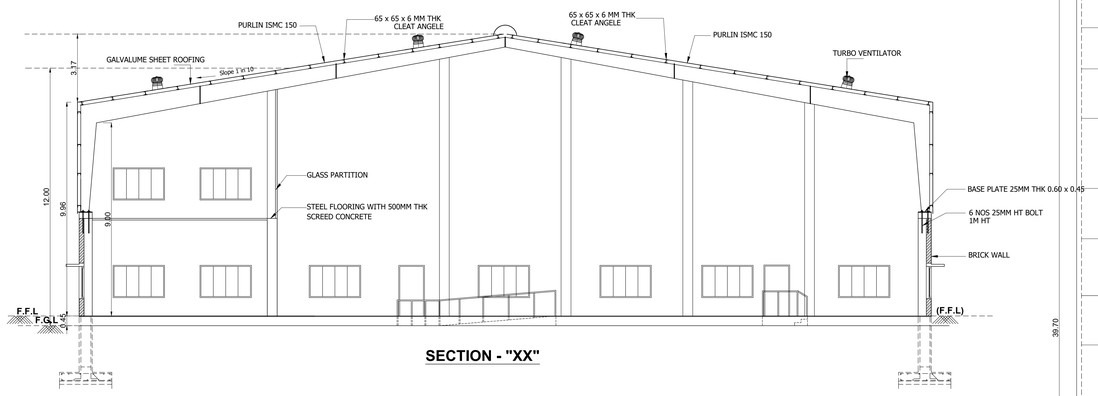
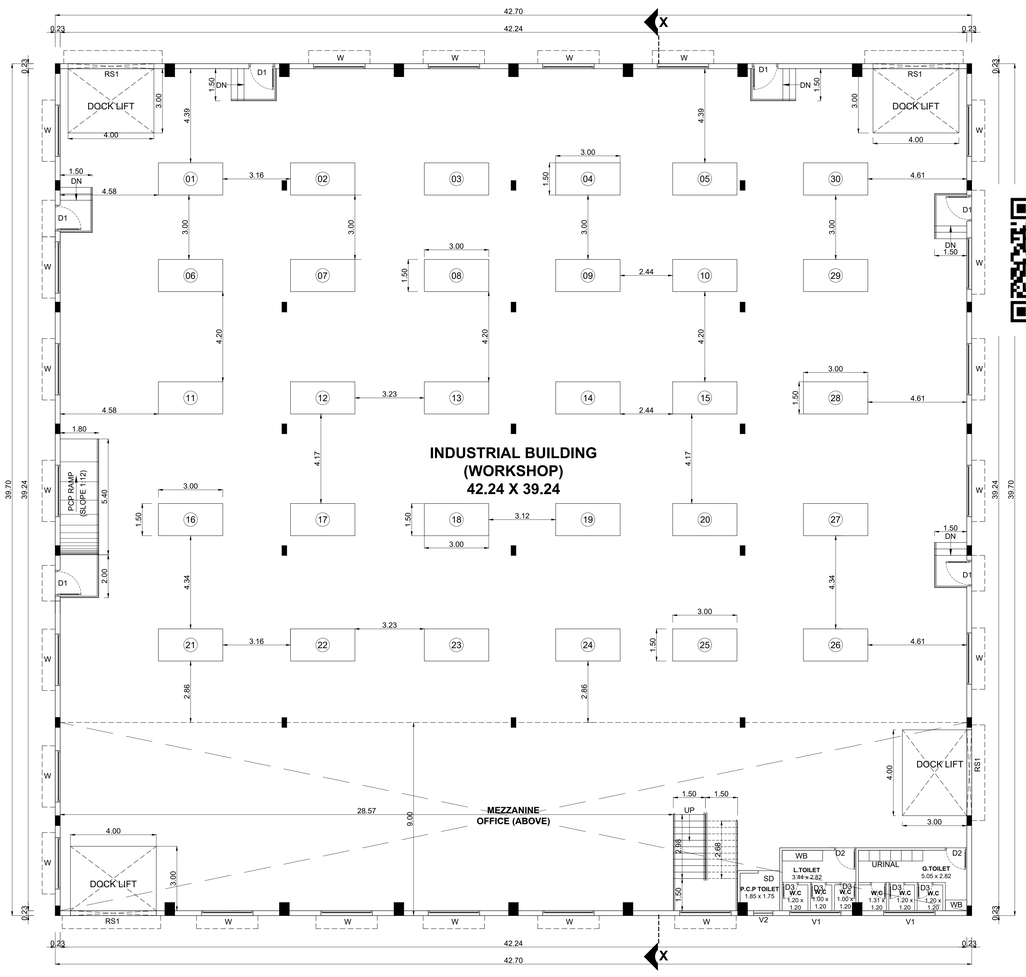
DIGITALLY VERIFIED RECORD



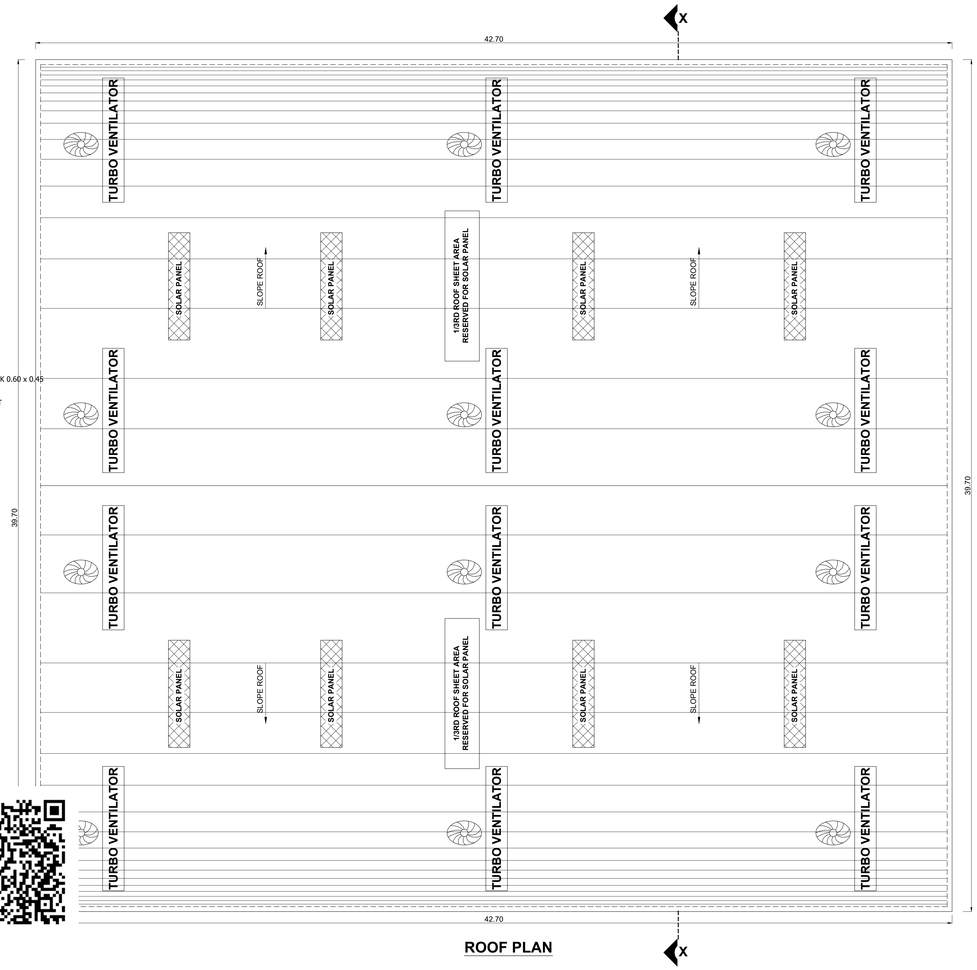
SOUTH SIDE ELEVATION



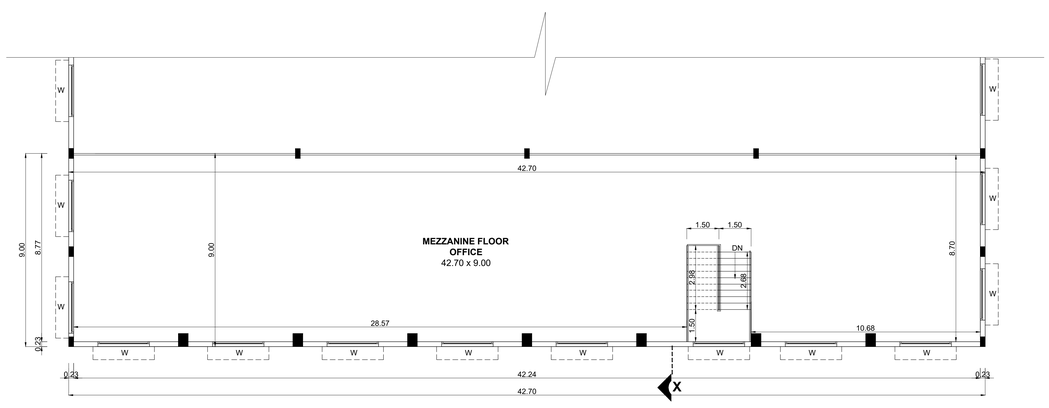
SECTION - "XX"



GROUND FLOOR PLAN



ROOF PLAN



MEZZANINE FLOOR PLAN

BLOCK - 01 | SHEET NO: 02 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.NO: 479/3, AT MANNUR VILLAGE,SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

MANUFACTURING OF "LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING "

INDUSTRY CLASSIFIED AS "ORANGE".

MACHINEY DETAIL

SL.No.	MACHINES NAME	POWER IN KW	POWER IN HP
1	AIR COMPRESSOR 15HP	11.00	14.75
2	BENCH GRINDING M/C	0.50	0.67
3	BENCH DRILL M/C	0.75	1.01
5	100 LTR RO PLANT SET	1.00	1.34
6	MILACRON-150 INJ MOULD	8.00	10.73
7	ARBURG INJ MOULDING	6.00	8.05
8	12 STATION PRESSING M/C	13.00	17.43
9	4 STATION PRESSING M/C	7.00	9.39
10	SPRAY BOOTH	0.20	0.27
11	CLICKING M/C	0.70	0.94
12	CLICKING M/C	0.90	1.21
13	FUSSING M/C	1.00	1.34
14	SPRAY M/C WITH GUN	0.75	1.01
15	PU POURING 18 STATIONS	8.00	10.73
16	TRIMMING M/C	0.70	0.94
17	ROUGHING M/C	1.80	2.41
18	1) Machine (3 tank 120ltrs 1 ISO 2 Poly) 2)Additional colour machine 3)Chiller Loading pump 4)MC clean tank 5)charging hopper 6)Mobile Frame	3.50	4.69
19	TRIMMING M/C	0.50	0.67
20	CLICKING M/C	0.75	1.01
21	BEEM CUTTING M/C	1.50	2.01
22	NUMBER STAMPING M/C	0.70	0.94
23	LEATHER SPLITTING MACHINE	1.20	1.61
24	VACUUM PUMP 150M3/H	3.30	4.43
25	HOT PRESS FOAMING M/C WITH ACCESSORIES	9.00	12.07
26	ROTARY EMBOSING MACHINE	1.50	2.01
27	EMBOSSING M/C	0.30	0.40
28	SKIVING MACHINE	0.55	0.74
29	60 STATION ROTARY MAIN GROUP PU POURING M/C	15.00	20.12
30	LIGHTING LOAD	10.90	14.62
	TOTAL	110.00	147.51

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	: RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	: All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	: B.W in Basement & Superstructure are in CM 1:5.
JOINERY	: Joineries are made with Steel (or) first class teak wood.
WEATHERING COURSE	: 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	: Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	: White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

RS1	4.00 x 5.00	ROLLING SHUTTER
D1	1.20 x 2.40	DOOR
D2	1.00 x 2.40	DOOR
D3	0.75 x 2.40	DOOR
W	2.40 x 1.50	WINDOW
V1	2.40 x 0.60	VENTILATOR
V2	0.90 x 0.60	VENTILATOR

COLOUR INDEX :

- PROPOSED
- BOUNDARY
- ROAD
- DRIVEWAY

REFERENCE :

SCALE : 1:100

S E W N

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

B. SENTHILKUMAR, M.E.(Structural)
Licenced Building Surveyor
Coimbatore LPA/RE/GR-I/19/03/13
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641 029
Cell: 98658 52255

REGISTERED STRUCTURAL ENGINEER :

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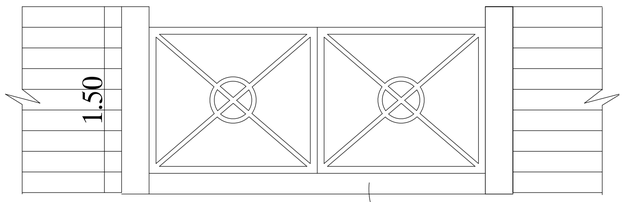
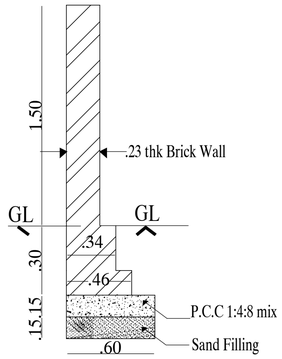
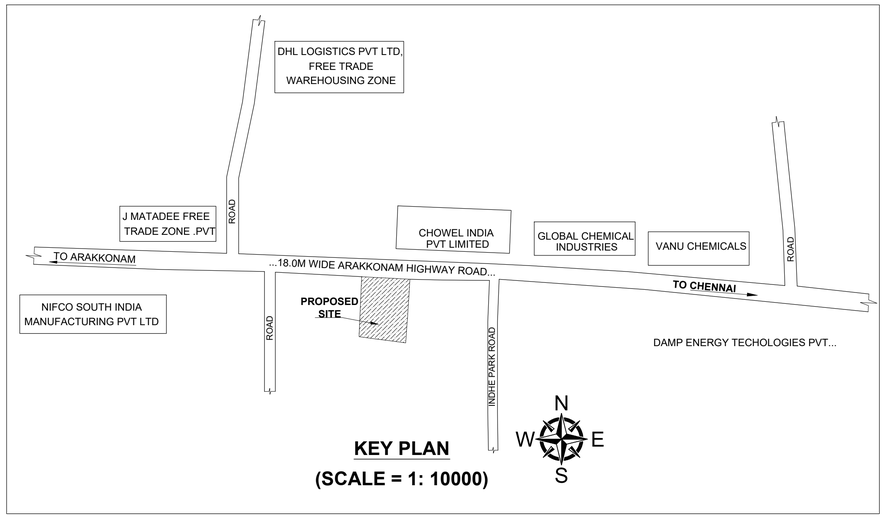


Gate Detail

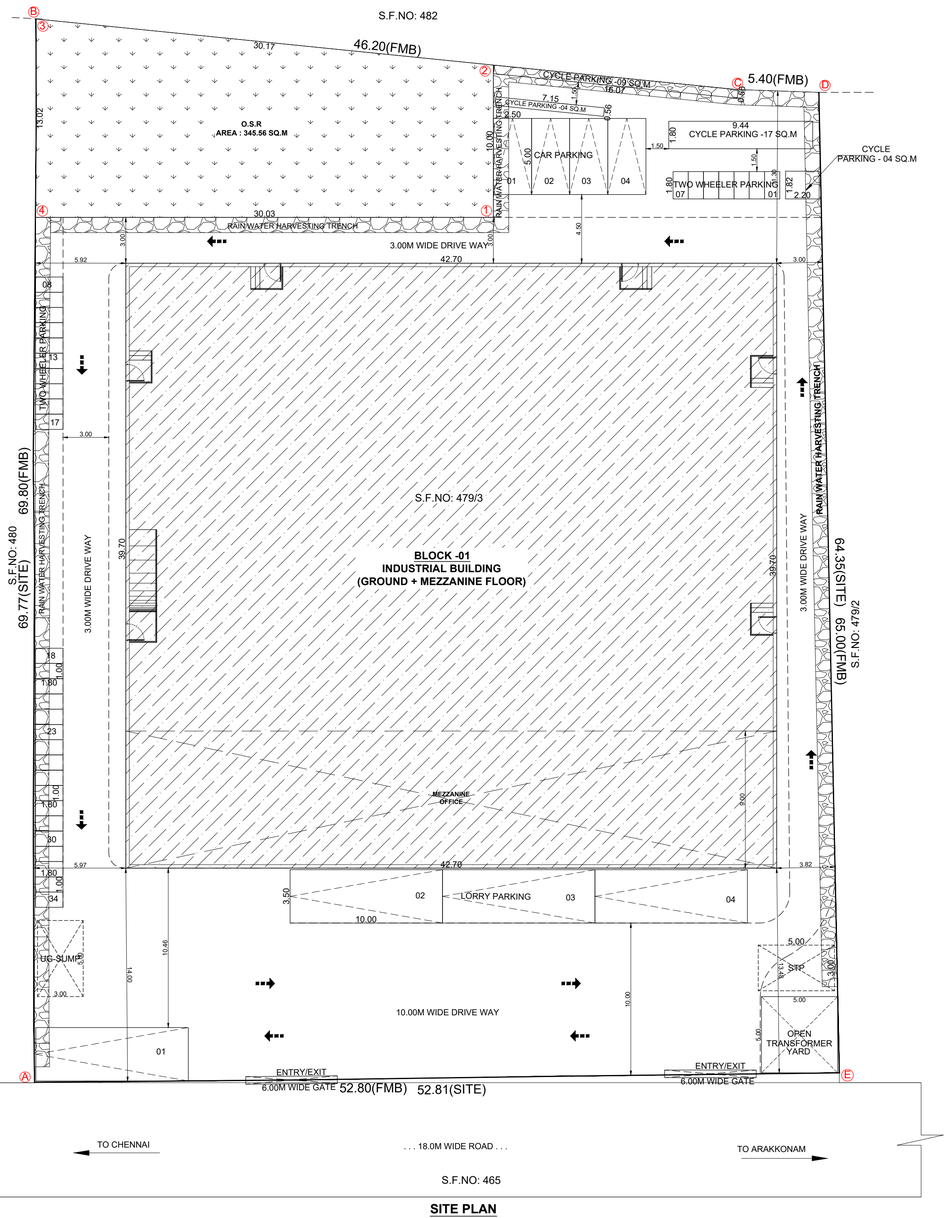


CompoundWall detail



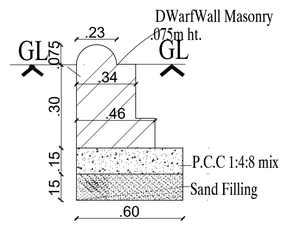
KEY PLAN

(SCALE = 1: 10000)

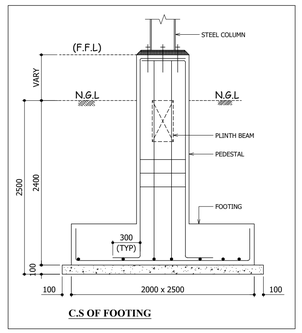


SITE PLAN

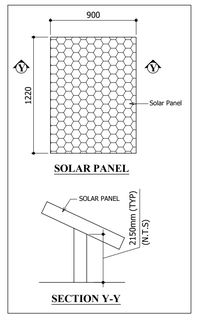
(SCALE = 1 : 200)

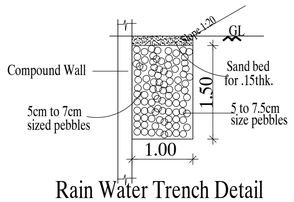


DWarfWall Masonry detail

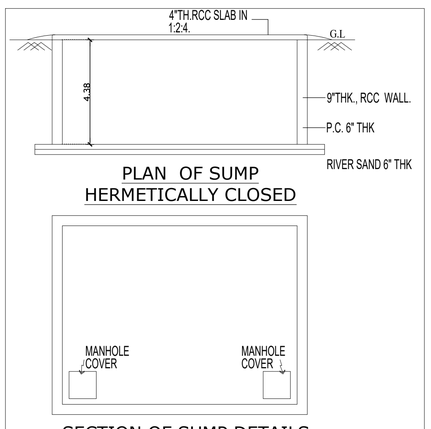


C.S OF FOOTING





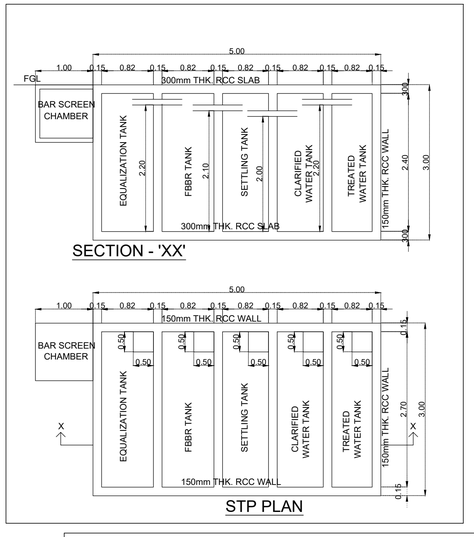
Rain Water Trench Detail



PLAN OF SUMP HERMETICALLY CLOSED

SECTION OF SUMP DETAILS

SUMP DETAILS N.T.S



SECTION - 'XX'

STP PLAN

SITE PLAN	SHEET NO: 01 / 02

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.NO: 479/3, AT MANNUR VILLAGE,SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

MANUFACTURING OF "LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING "

INDUSTRY CLASSIFIED AS "ORANGE".

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 3450.00 SQ.M

SITE AREA AS PER PATTA : 3450.00 SQ.M

PROPOSED BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	BLOCK -01(INDUSTRY)			
	GROUND FLOOR	1695.19	-	1695.19
	MEZZANINE FLOOR (OFFICE)	384.30	-	384.30
	TOTAL AREA	2079.49	-	2079.49

TOTAL FSI AREA = 2079.49 SQ.M

FLOOR SPACE INDEX = $\frac{2079.49}{3450.00}$ = 0.603 < 1.50

PARKING DETAILS :

INDUSTRY AREA : 1695.19 SQ.M
1 LORRY PARKING SPACE FOR EVERY 500.00 SQ.M
1 TWO WHEELER & CYCLE SPACE FOR EVERY 50.00 SQ.M
OFFICE AREA : 384.30 SQ.M
1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	04 NOS	04 NOS
CAR PARKING	04 NOS	04 NOS
TWO WHEELER PARKING	34 NOS	34 NOS
CYCLE PARKING	34 SQ.M	34 SQ.M

O.S.R DETAILS :

O.S.R REQUIRED = 345.00 SQ.M (10 %)

O.S.R PROVIDED = 345.56 SQ.M (10.02 %)

HORSE POWER DETAILS : 147.51 HP

NO OF WORKERS DETAIL :

MALE	FEMALE	TOTAL
25 NOS	25 NOS	50 NOS

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200

S E W N

APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

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FOR OFFICE USE ONLY

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

ONLINE APPLICATION : SWP/BPA/0197649/2024

SCRUTINY REFERENCE : 911IWSW9

PLANNING PERMISSION NO :

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.