PP APPROVAL RECORD

# Planning Permission

Ranipet

Ranipet 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.

# THE PLAN SHOWING PROPOSED CONSTRUCTION OF MANUFACTURING FOR FABRICATION WIRES, PIPES, EXTRUDED SHAPES FROM METALS FACTORY BUILDING WITH SHOPS GROUND FLOOR AND FIRST FLOOR (ORANGE CLASSIFIED) IN PLOT NO :- 07, SURVEY NO: 290 part, AT MULLUVADI VILLAGE, KALAVAI TALUK, RANIPET DIST.

**(Proposed construction plot o7 in SIDCO Layout approved PP No.137/2019.)**

**Applicant :M/s. Jay Vee Engineering,**

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET DISTRICT.
FILE NO: SWP/BPA/334747/2024
BUILDING APPROVAL NO.

**BUILDING APPROVAL NUMBERED AS**
**B.P/D.T.C.P(R.D). NO. - 31/2024**

RESERVATION OF LAND:
**OSR-1,2, Area - 2.001 Acres TO ALLOTTED IN THE APPROVED SIDCO LAYOUT P.P NO.137/2019**

**FIRE CERTIFICATE :**
Necessary Fire Extinguishers will be provided with the permission from the fire Service

**REFERENCE :**
For Bath and wash separate pipeline is to be provided and directly connected to the Recharge pit for recycling purpose.

**COLOR INDEX :**
- SITE BOUNDARY
- PROPOSED / REVISED BUILDING
- EXISTING ROAD
- PROPOSED DRIVEWAY

SHEET: 1/1

**SITE LAND AREA DETAILS**

| TOTAL AREA OF THE SITE | AREA IN SQ.MT | SURVEY NUMBER |
|---|---|---|
| FMB / SITE AREA | 1175.37 | S.F No .290pt |
| DOCUMENT AREA | 1185.00 | (PLOT NO.07) |

| S.no | Description | | F.S.I Area Sq.m | Non-F.S.I Area Sq.m | Built Up Area Sq.m |
|---|---|---|---|---|---|
| 1. | Ground Floor Single block (INDUSTRIAL) | (FACTORY AREA) | 544.4 | --- | 619.75 |
| | | SHOPS | 75.35 | --- | |
| 2. | First Floor Single block (INDUSTRIAL) | (FACTORY AREA) | --- | --- | 101.52 |
| | | SHOPS | 101.52 | --- | |
| 3. | Terrace Floor Single block (INDUSTRIAL) | (FACTORY AREA) | --- | --- | 21.45 |
| | | SHOPS | --- | 21.45 | |
| | Total Area | | 721.27 | 21.45 | 742.72 |

**F.S.I DETAILS:**

$$F.S.I = \frac{721.27}{1175.37} = 0.61 < 1.5$$

**PARKING CALCULATION**

| TYPE OF PARKING | REQUIRED | PROVIDED |
|---|---|---|
| Lorry parking =Factory floor Area/500 =(721.27/500) (SLOT NO:1, 2) | 02 | 02 |
| TWO WHEELER =Factory floor Area/50 =(721.27/50) (SLOT NO:1-8, 11-14) | 15 | 15 |
| PHY.CH. T.W (SLOT NO:9,10) | | |
| VISITOR T.W (SLOT NO:15) | | |
| Cycle parking =Factory floor Area/50 =(721.27/50) (SLOT NO:1-15) | 15 | 15 |
| Terrace floor OHT&FIRE TANK | 1 | 1(20000 LITERS) |

MANUFACTURING PRODUCT NAME:-
**WIRES, PIPES, EXTRUDED SHAPES FROM METALS MANUFACTURING UNIT .**

**CONSUME OF TOTAL HP :- 300.00 HP**

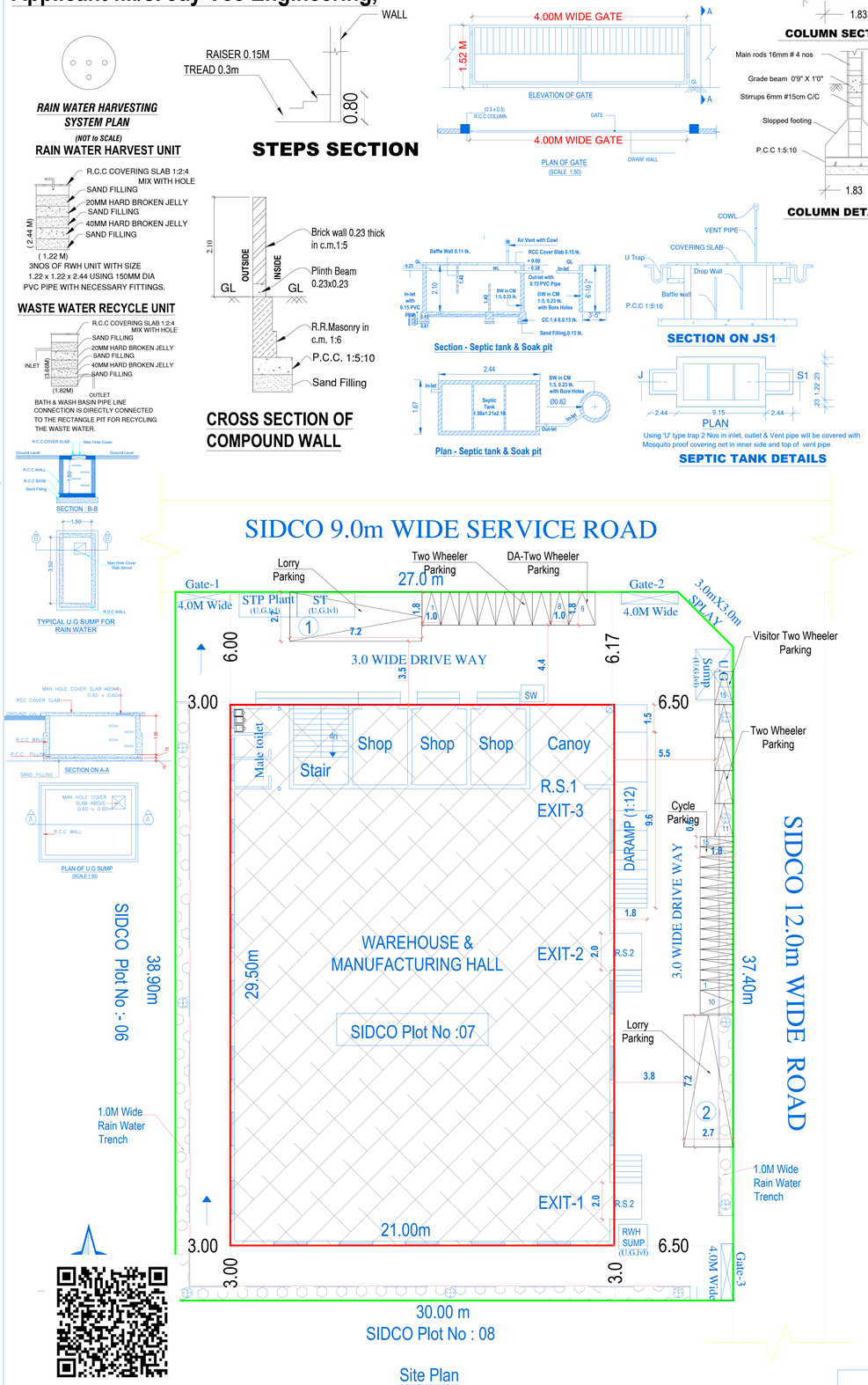
**WORKER DETAILS:-**

| | | |
|---|---|---|
| NO.OF. MALE WORKER | - | 15 No'S |
| NO.OF. FEMALE WORKER | - | 15 No'S |
| TOTAL NO.OF. WORKERS | - | 30 No'S |

| REFERENCE | IN METER |
|---|---|
| RS1 - ROLLING SHETTER | 3.00 X 3.00 |
| RS2 - ROLLING SHETTER | 2.00 X 3.00 |
| D - DOOR | 0.90 X 2.10 |
| D1 - DOOR | 0.75 X 2.10 |
| W- WINDOW | 2.00 X 1.20 |
| V- VENTILATOR | 0.60 X 0.60 |

**SANITATION CALCULATION DETAILS:**

| S.NO | PARTICULARS | REQUIRED | PROVIDED |
|---|---|---|---|
| 1. | Water Closet For Staff (Boys-15)(Girls-15) (include employee and customers) | 4 | 4 |
| 2. | Ablution Taps (Each one W/C) | 4 | 4 |
| 3. | Urinals (Boys& girls) | 2 | 2 |
| 4 | drinking water fountain (100 for each -01 floor) | 2 | 2 |




ALL DIMENSIONS ARE IN METER. | SCALE 1 : 100

For JAY VEE ENGINEERING
Proprietor
SIGNATURE OF OWNER

Prof. Dr. G. KESAVAN, M.E., Ph.D., MIAHS, FGS, FIS, FIAEMES, C. Eng., LBS, IAENG
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SIGNATURE OF GEO TECH ENGINEER

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SIGNATURE OF STRUCTURAL ENGINEER

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43/28 Attaki Pillayar Koil Street, KPM - 1.
Cell: 9629362167,8383435069.
SIGNATURE OF LBS / ENGINEER

**Mr. J. Nova**
Surveyor cum Assistant Draughtsman

**E. Karthikeyan**
Draughtsman Grade - III

**S. Shanthi**
Supervisor/Draughtsman Grade-II

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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# 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

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**The LandLens suite**
/landlens/one

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# 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.