PP APPROVAL RECORD

Planning Permission

Tiruvallur

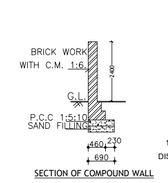
Tiruvallur district, Tamil Nadu

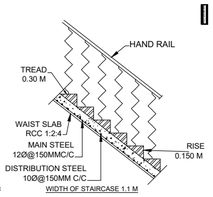
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

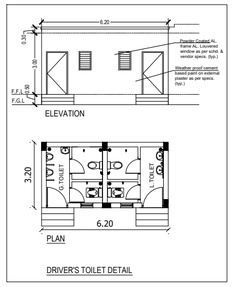
The approval as the planning authority issued it, reproduced in full behind this page.

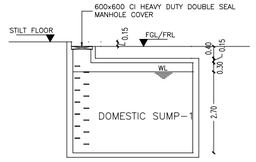
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

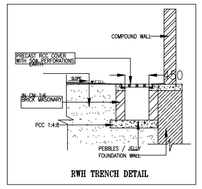


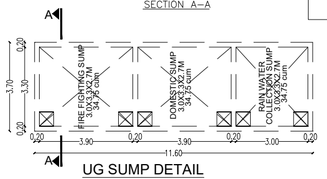


STAIR CASE DETAILS

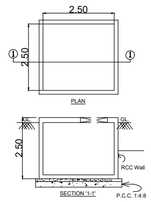




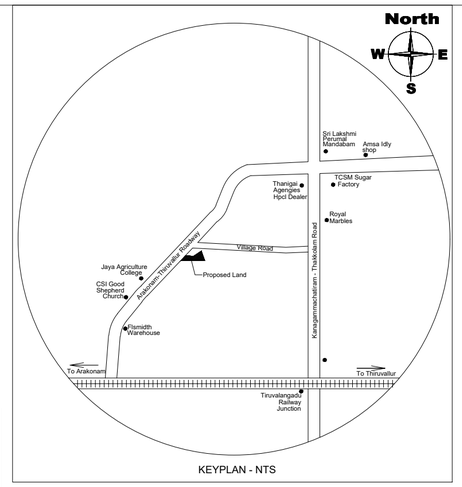




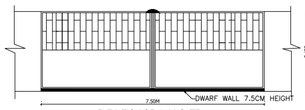
UG SUMP DETAIL

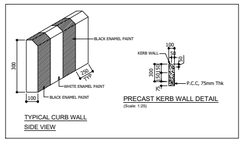


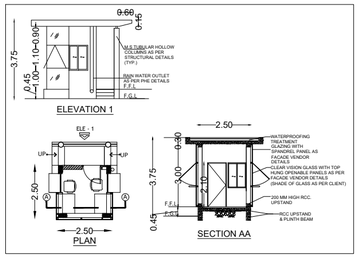
RAIN WATER HARVESTING
(HERMATICALLY SEALED)

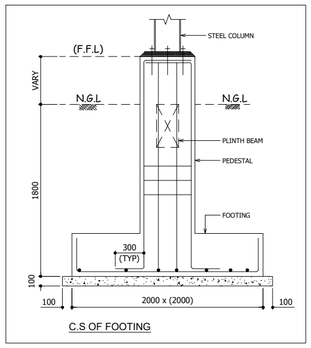


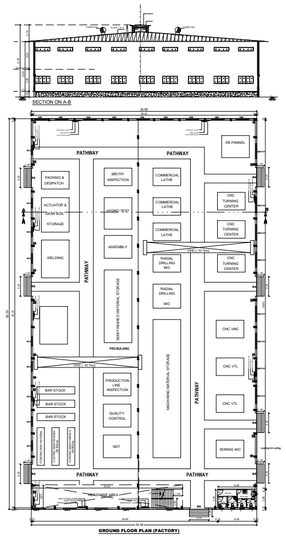
KEYPLAN - NTS

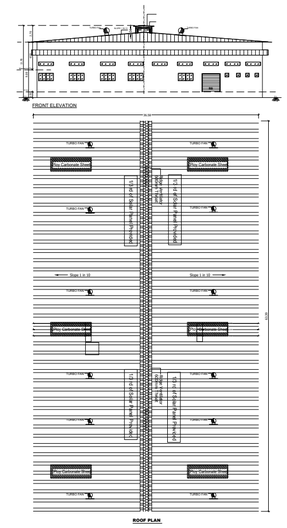








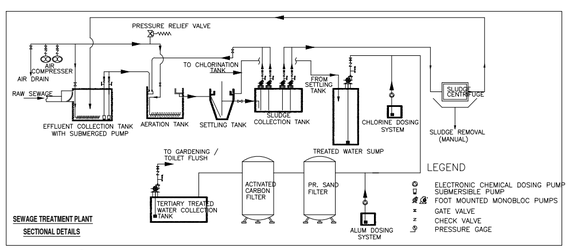


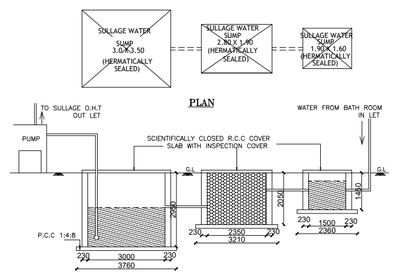


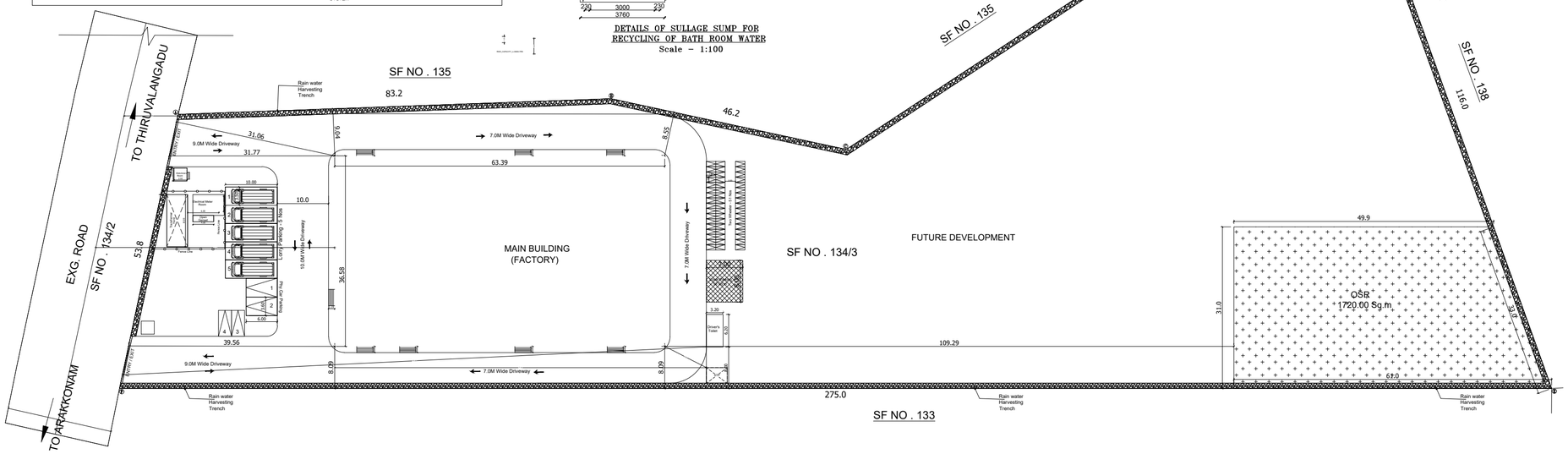
SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RD	ROLLING SHUTTER	3.00 x 3.00
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
W1	WINDOW	1.20 x 1.20
SW1	SKILL WINDOW	0.6 x 1.20
SW2	SKILL WINDOW	0.6 x 1.20
V	VENTILATOR	0.60 x 0.60

SAND BUCKET	
FIRE EXTINGUISHER	
EMERGENCY ALARM	







1.Application Refrence No. SWP/BPA/002251/2022 and Scrutiny Reference: 5DWQ9SPD.
2.The Proposed site is boundarised as "A to F" and numberd as SWP/L.P/A.D.D.T.C.P(TVLR) No. 80/2023 and Site Approval is being given.
3.The building plan Numbered as SWP/B.P(Industry)/A.D.D.T.C.P(TVLR) No. 20/2023

Site Plan Showing The Proposed Industrial Building of Survey No.134/3, Vyasapuram Village, Thiruthani Taluk, Thiruvallur District.

Category of Industry : Green Category
Manufacturing Details : Manufacture of Steel
Plot Extent : 16700.00 Sq.m (4.126 Acres)

S.NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL AREA (In Sq.m)
1.	Main Building-Ground Floor(Factory)	2318.81		2318.81
2.	Main Building-Mezzanine Floor(Office)	97.97		97.97
3.	Electrical Meter Room	24.00		24.00
4.	Servent/ Driver Bathroom	-	19.84	19.84
5.	Watchmen Room		6.25	6.25
	Grand Total	2440.78	26.09	2466.87
Plot Extent (As per Document)		16700.00 (4.126 Acres)		
Plot Extent (As per Drawing)		16691.81 (4.124 Acres)		
FSI Achieved - 2460.62 Sq.m		0.146		
OSR Provided - 1720.05 Sq.m		10.30 %		
Plot Coverage - 2368.90 Sq.m		14.14 %		

NOTES:-

1.ALL DIMENSIONS & LEVELS ARE IN "M"

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking	5 Nos	5 Nos
Car Parking	2 Nos	2 Nos
Two Wheeler Parking	47 Nos	51 Nos
Cycle Parking	47 Sq.m	56 Sq.m
Phy.Chall.Parking	NA	2 Nos
Air Compressors Main Building	30 HP	
Total No Of Persons	100 Nos	

SPECIFICATION:-

FOUNDATION AND BASEMENT IN RCC PEDESTAL AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 0.15 M THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-

SUPER STRUCTURE IN0.20 TH. ,0.12TH. COUNTRY BURNT SOLID BLOCK WALLS WITH CEMENT MORTOR 1:5

FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE & FLOOR WITH
RCC 1:1.5:3USING 20MM NOMINALSIZE BROOKEN STONES.

WALLS INSIDE & OUTSIDE IN CM 1:5,12mm TH.

FINISHING THE WALL PRIMING COAT

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS

DOORS WITH COUNTRY WOODEN FRAMES ,
32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

COLOUR INDEX:-

- PROPOSED BUILDING
- ROAD
- SITE BOUNDARY
- OSR

OWNER:

For SHRI IYYAPPA INDUSTRIES
(R.SATHIKUMAR)
Proprietor

ARCHITECT :-

For SRI JANAKI & ASSOCIATES
Ar.JAYARAMAN.N.,B.Arch.,M.C.A.,M.Arch.,(Ph.D)
LICENSED SUPERVISOR / APPROVED ARCHITECT
No:B1-8, BAJAJ STREET, CHOLAPATTU-600001
Ph:9445226706/044-2[illegible] Email:janaki@gmail.com
Reg. No.:CA/[illegible]/2013-2014, Lic.A13017
Reg. No.:[illegible]/2019/01-002
Reg. No.:LCA[illegible]/2019/01-001

LBS/ENGINEER :-

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. DTCP - COE/ENGINEER - 1/2019/05/003
No: 20, 4th Cross Street, Anna Nagar, Chengalpattu.
E-Mail : enkconstructions@gmail.com, Mob. 9841061912

SITE PLAN

SCALE = 1:400 | SHEET NO: 01 / 01

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
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The LandLens suite
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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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Chennai 600 097, India
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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.