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.

SHEET No:2/2

REVISION OF CHANGES IN INDUSTRIAL BUILDING PLAN OF
M/S SREEVAARI & CO
SURVEY NO: 291/5A, ULUNDAI VILLAGE PANCHAYAT,
THIRUVALLUR TALUK, THIRUVALLUR DISTRICT- 602 105.

NOTE:
1. ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
2. SILL LEVEL OF WINDOW IS BELOW 1.05m.
3. DISTANCE BETWEEN W.C. AND JOINERY IS 1m.
4. ALL DIMENSIONS ARE IN METRE

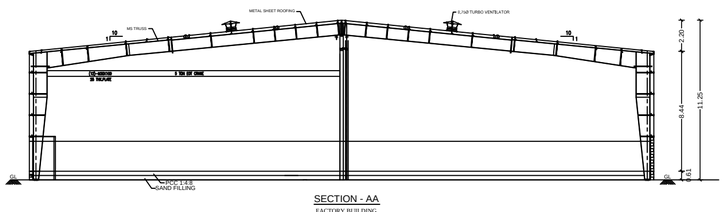
JOINERY DETAILS

RS	ROLLING SHUTTER	3.66 X 4.27
D	DOOR	1.22 X 2.14
D2	DOOR	0.75 X 2.14
W	WINDOW	2.44 X 1.22
WS	WINDOW	1.83 X 1.22
V	VENTILATOR	0.61 X 0.61

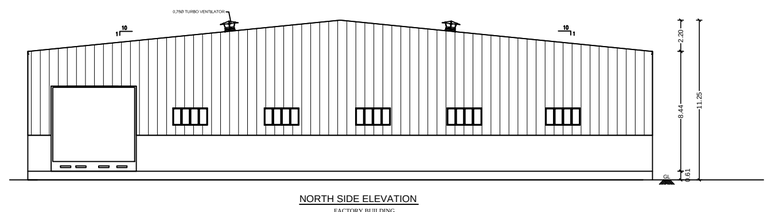
LIST OF MACHINERIES

S.No.	NAME OF MACHINERY	QTY. Nos	EACH HP	TOTAL H.P.
1	SHEET BENDING MACHINE	2	15.00	30.00
2	FOLDING MACHINE	1	15.00	15.00
3	WELDING MACHINE	5	5.00	25.00
4	DRILLING MACHINE	2	4.00	8.00
5	GRINDING MACHINE	1	1.00	1.00
6	PIPE BENDING MACHINE	1	5.00	5.00
7	HYDRAULIC PRESS	1	25.00	25.00
8	5 TON EOT CRANE	1	5.00	5.00
	TOTAL			114.00

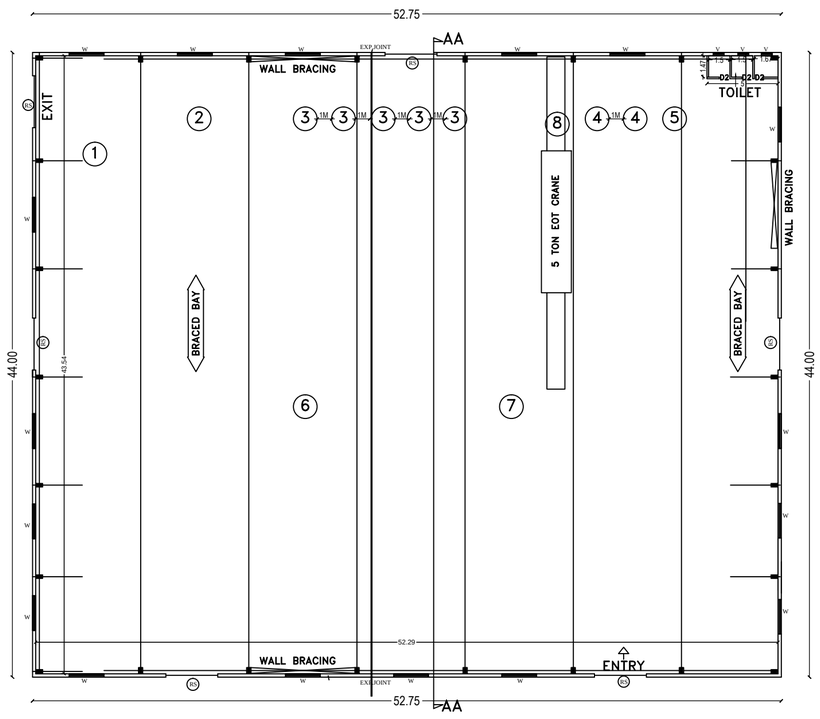
1. Application Refrence No. SWP/BPA/0007986/2023 and Scrutiny Reference : 6K32PJ1B
2. The building plan Numbered as SWP/B.P(Industry) /A.D.D.T.C.P(TVLR) No. 25/2023



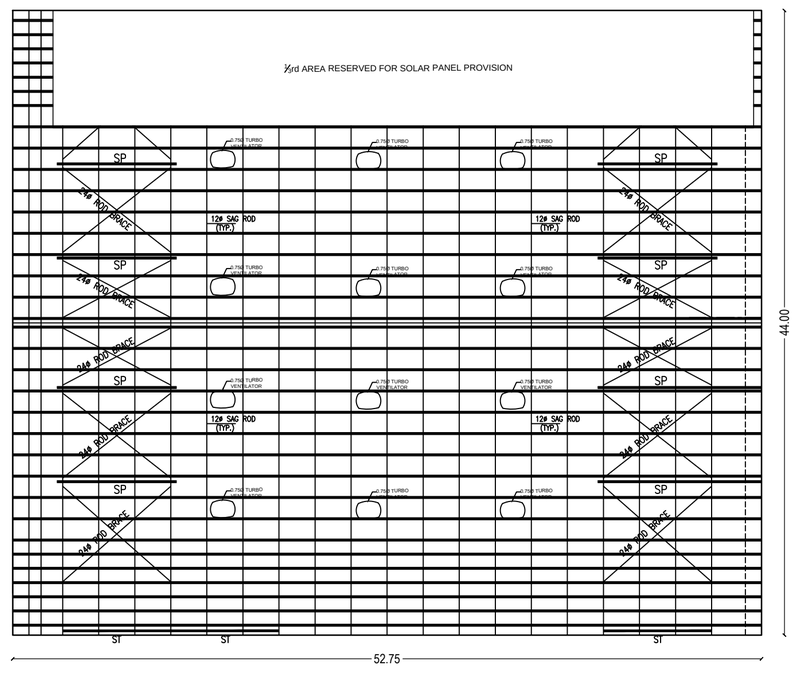
SECTION - AA
FACTORY BUILDING



NORTH SIDE ELEVATION
FACTORY BUILDING



GROUND FLOOR PLAN
FACTORY BUILDING



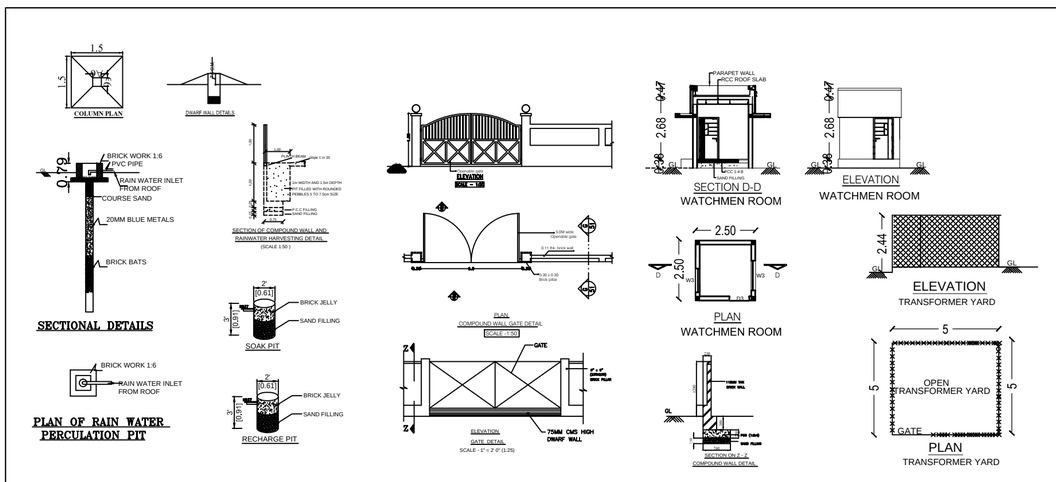
ROOF PLAN
FACTORY BUILDING

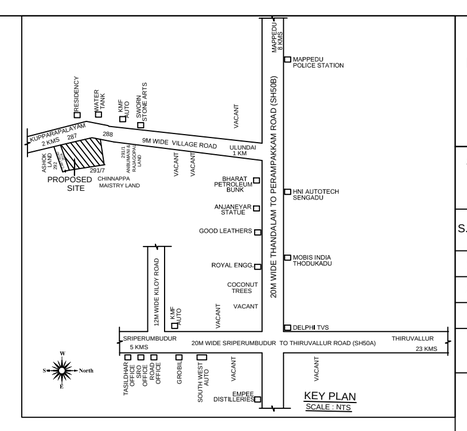
TITLE : FACTORY BUILDING -GROUND FLOOR PLAN, SECTION, ELEVATION AND ROOF PLAN
SCALE : 1:100

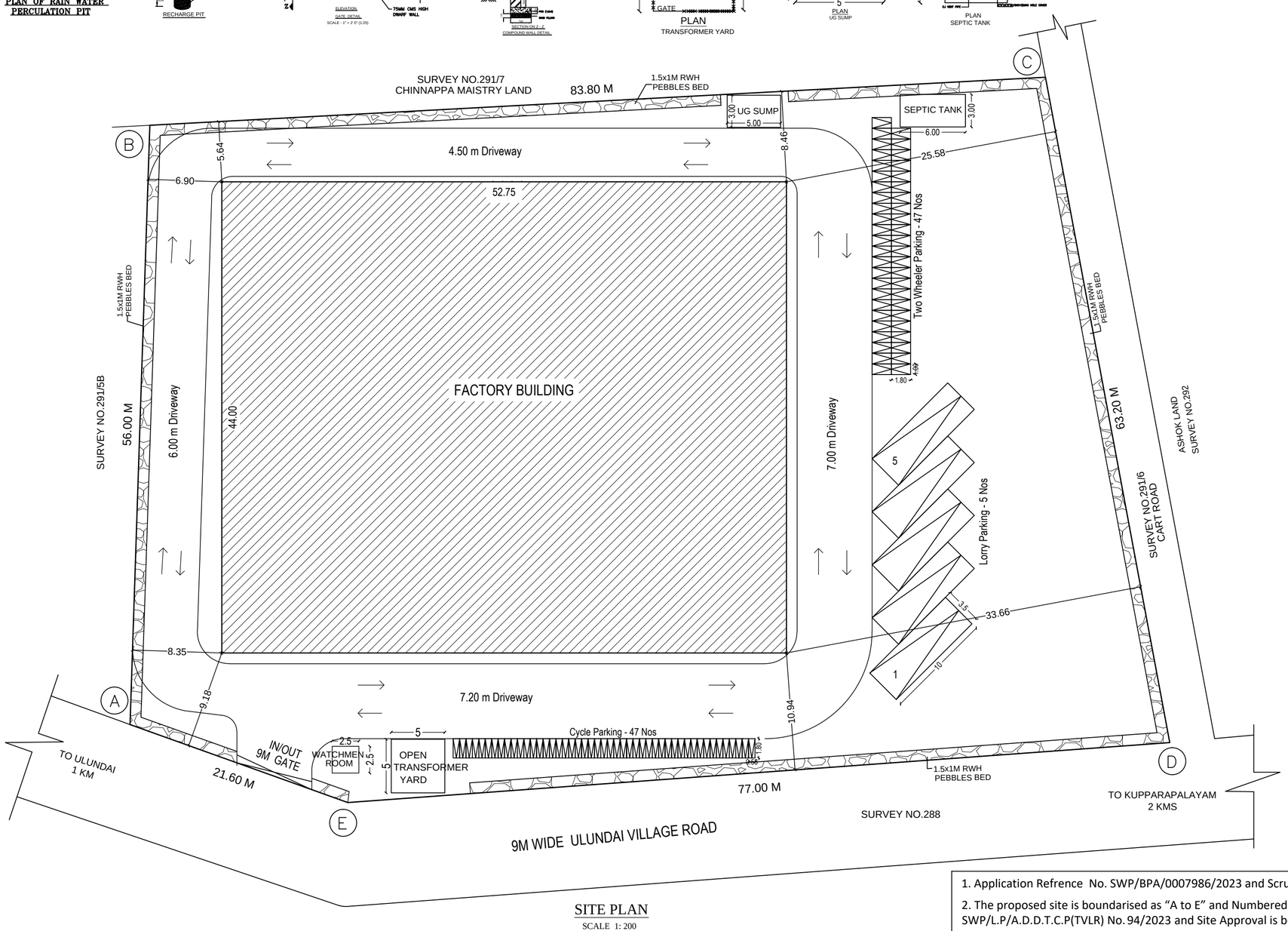
COLOUR REFERENCE
PROPOSED

For SREEVAARI & CO
Partner
OCCUPIER / OWNER SIGNATURE

ARCHITECT | STRUCTURAL ENGINEER







SITE PLAN
SCALE 1: 200

1. Application Refrence No. SWP/BPA/0007986/2023 and Scrutiny Reference : 6K32PJ1B
2. The proposed site is boundarised as "A to E" and Numbered as SWP/L.P/A.D.D.T.C.P(TVLR) No. 94/2023 and Site Approval is being given.
3. The building plan Numbered as SWP/B.P(Industry) /A.D.D.T.C.P(TVLR) No. 25/2023

SHEET No:1/2

REVISION OF CHANGES IN INDUSTRIAL BUILDING PLAN OF
M/S SREEVAARI & CO
SURVEY NO: 291/5A, ULUNDAI VILLAGE PANCHAYAT,
THIRUVALLUR TALUK, THIRUVALLUR DISTRICT- 602 105.

AREA STATEMENT :-

TOTAL PLOT EXTENT AS PER PLR / FMB / DOC Area - 5676.00 Sq.M

S.No	BUILDING NAME	FSI AREA	NON -FSI AREA	BUILT UP AREA SQ.M.
1.	FACTORY BUILDING (GROUND FLOOR)	2321.00	-	2321.00
2.	WATCHMEN ROOM	-	6.25	6.25
	TOTAL	2321.00	6.25	2327.25
	F.S.I			0.408

1. As per Approved plan, Plot Extent - 7700.00 sq.m
   As per Revised plan, Plot Extent - 5676.00 sq.m
2. As per Approved plan, Built-up/FSI area - 2322.58 sq.m
   As per Revised plan, Built-up/FSI area - 2321.00 sq.m
3. OSR Fee Paid Rs.10,25,000/- as per DTCP Payment Advice

NOTE :-
1. The Plans were approved by DTCP, Tiruvallur vide Proceeding No. 45A/2021, Dated : 07.10.2021, File No. 2512/2021/Tiruvallur 2
2. As per Earlier Approved Plan, The Plot extent is 7700 sq.m (190 cents). Doc No. 808/2020, Dated : 07.11.2019, S.No.291/5 & Patta No. 1499
3. Sale of Land to Mr.S.Immanuvel Sathishkumar, Doc No. 545/2022, Dated : 10.02.2022, Extent of 2024 sq.m (50 cents), S.No.291/5B & Patta No. 1575
4. As per Revised Plan, The Plot extent is 5676 sq.m (140 cents). Doc No. 808/2020, Dated : 07.11.2019, S.No.291/5A & Patta No. 1499

PARKING SLOT	REQUIRED Nos	PROVIDED Nos
LORRY (10M X 3.50M)	5	5
TWO WHEELER (1M X 1.80M)	47	47
CYCLE PARKING (0.58M X 1.80M)	47	47

MFR : JOBBING AND MACHINING
INDUSTRY & CODE : GREEN / S No.37 of TNCDBR'2019
No. of WORKERS : 7
HORSE POWER : 114

SPECIFICATIONS

FOUNDATION	: COLUMN FOOTING
BRICK WORK	: C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	: C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	: C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	: 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C. WORK	: M25 GRADE
WOOD WORK	: TEAK WOOD FRAMED
WEATHERING COARSE	: BRICK JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF WEATHERING TILES

TITLE : SITE PLAN
SCALE - 1:200

COLOUR REFERENCE
PROPOSED
BOUNDRY
ROAD

For SREEVAARI & CO
Partner
OCCUPIER / OWNER SIGNATURE

ARCHITECT | STRUCTURAL ENGINEER

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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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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Services we run for you
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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.