

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.

PLAN SHOWING THE REVISED OF EXISTING & PROPOSED OF ADDITIONAL FACTORY BUILDING FOR "M/S.SYNCHRO SYSTEMS" IN S.Nos.52/6B,7B,8B, 9B,10,11A,11B1,12 AND 52/13, ATHIPATTU VILLAGE, THIRUTANI TALUK, THIRUVALLUR DISTRICT, TAMIL NADU-631209

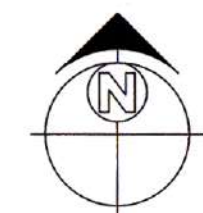
INDUSTRIAL CATEGORY : ORANGE
AS PER Tamilnadu Pollution Control Board
(UPVC column pipes, stainless steel Tubes & pipes)

NOTE: ALL DIMENSIONS AREA IN METRE

MACHINERY DETAILS				
S.No	MACHINERY DETAILS	PRESS TONNAGE	MOTOR CAPACITY	
1	MECHANICAL PRESS	SHEET LENGTH CUTTING	20 TONES	2 HP
2	MECHANICAL PRESS	5MM SLITTING	30 TONES	3 HP
3	MECHANICAL PRESS	3MM SLITTING	20 TONES	2 HP
4	MECHANICAL PRESS	END CUTTING FOR STRIPE	20 TONES	2 HP
5	ROLLING	COILING	-	5 HP
6	WELDING	TIG WELDING(AUTOMATIC)	20 TONES	7HP+1HP+3HP AIR COMPRESSOR
7	WELDING	TIG WELDING(AUTOMATIC)	20 TONES	7HP+1HP+3HP AIR COMPRESSOR
8	MECHANICAL PRESS	PEENING	20 TONES	2 HP
9	MECHANICAL PRESS	PRESS ALL ROUND	40 TONES	2 HP
10	MECHANICAL PRESS	END CUTTING FINAL	30 TONES	15 HP
11	HYDRAULIC PRESS	CALIBRATION	30 TONES	3 HP
12	MECHANICAL PRESS	SHEET LENGTH CUTTING	30 TONES	3 HP
13	MECHANICAL PRESS	5MM SLITTING	30 TONES	3 HP
14	MECHANICAL PRESS	3MM SLITTING	-	3 HP
15	MECHANICAL PRESS	END CUTTING FOR STRIPE	-	1 HP
			TOTAL HP	68 HP

AREA STATEMENT DETAILS				
S.No	DESCRIPTION	FSI AREA (Sq.m)	NON-FSI (Sq.m)	TOTAL BUILT-UP AREA
1	BLOCK-A REVISED OF EXISTING APPROVED BUILDING	2370.88	-	2370.88
2	CANOPY - BLOCK A	58.32	-	58.32
TOTAL		2429.20	-	2429.20

SCHEDULE OF JOINERIES			
S.NO	TYPE	DESCRIPTION	SIZE(M)
1	RS	ROLLING SHUTTER	5.00 x 5.00
2	D	DOOR	1.20 x 2.10
3	D2	DOOR	1.00 x 2.10
4	D3	DOOR	0.75 x 2.10
5	SD	SLIDING DOOR	1.00 x 2.10
6	W1	WINDOW	2.50x 1.20
7	V1	VENTILATOR	0.90 x 0.60



SCALE 1:100 ALL DIMENSIONS ARE IN METRE

OWNER'S SIGNATURE

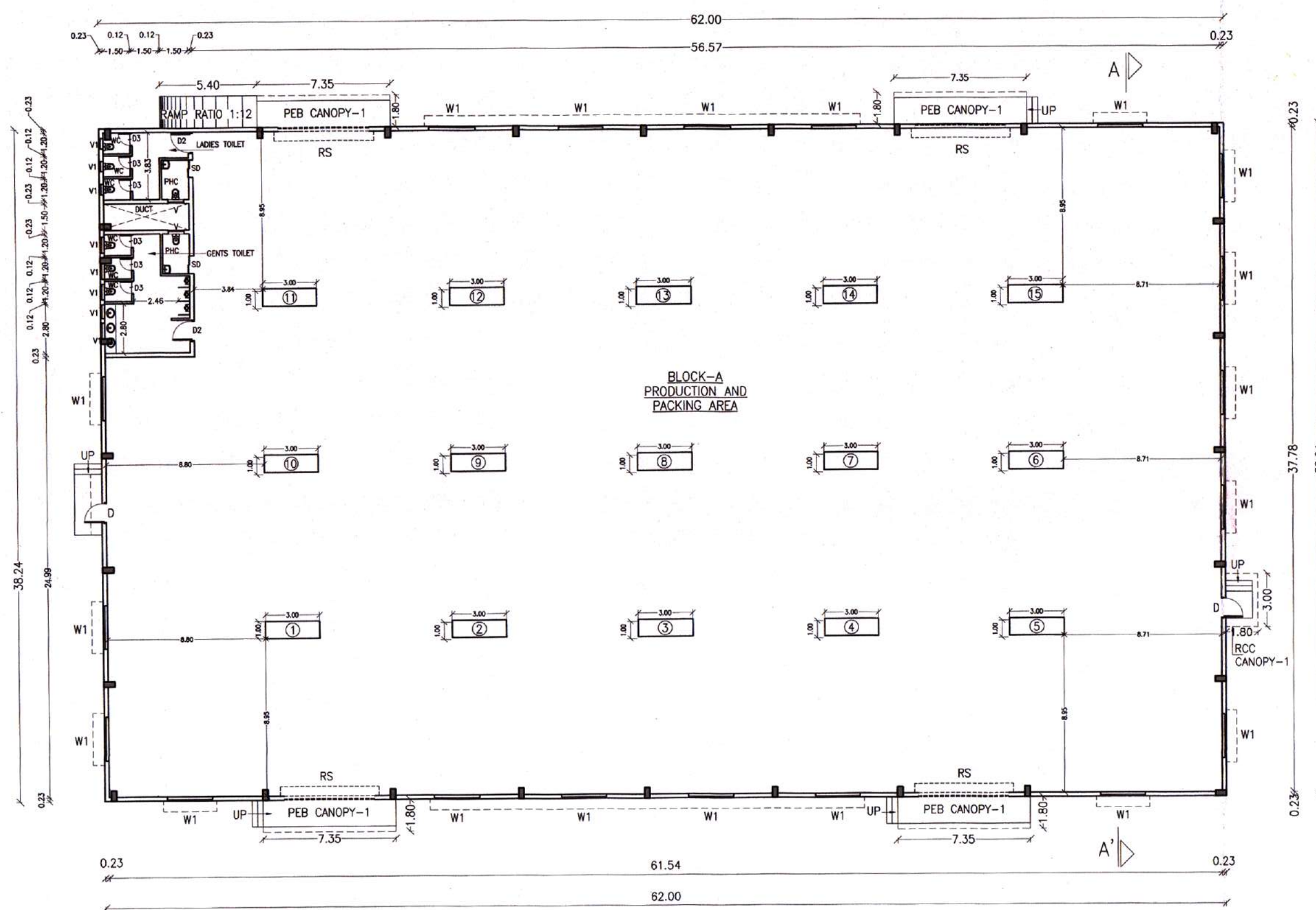
For *Synchro Systems*
Proprietor

STRUCTURAL ENGINEER

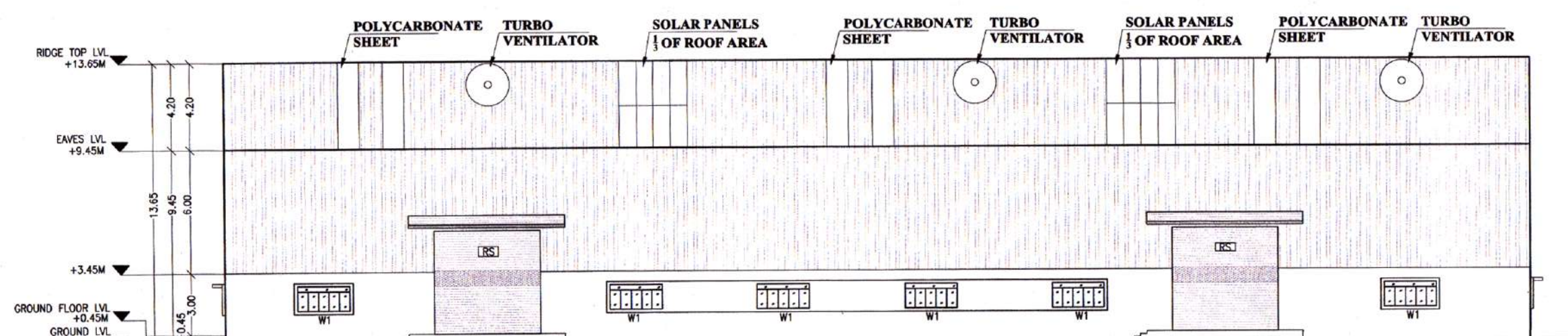
E.S. MOSES ANATHAN
B.E., M.E (Struct.) F.E. (Struct.) F.V.
DTCP Registered Structural Engineer-Grade I (RSE)
DTCP Reg. No. TVLSP/REG/Gr-I/2022/407608
Madhavaram, Chennai - 600095
Email id: moosesomu@gmail.com

REGISTERED ARCHITECT

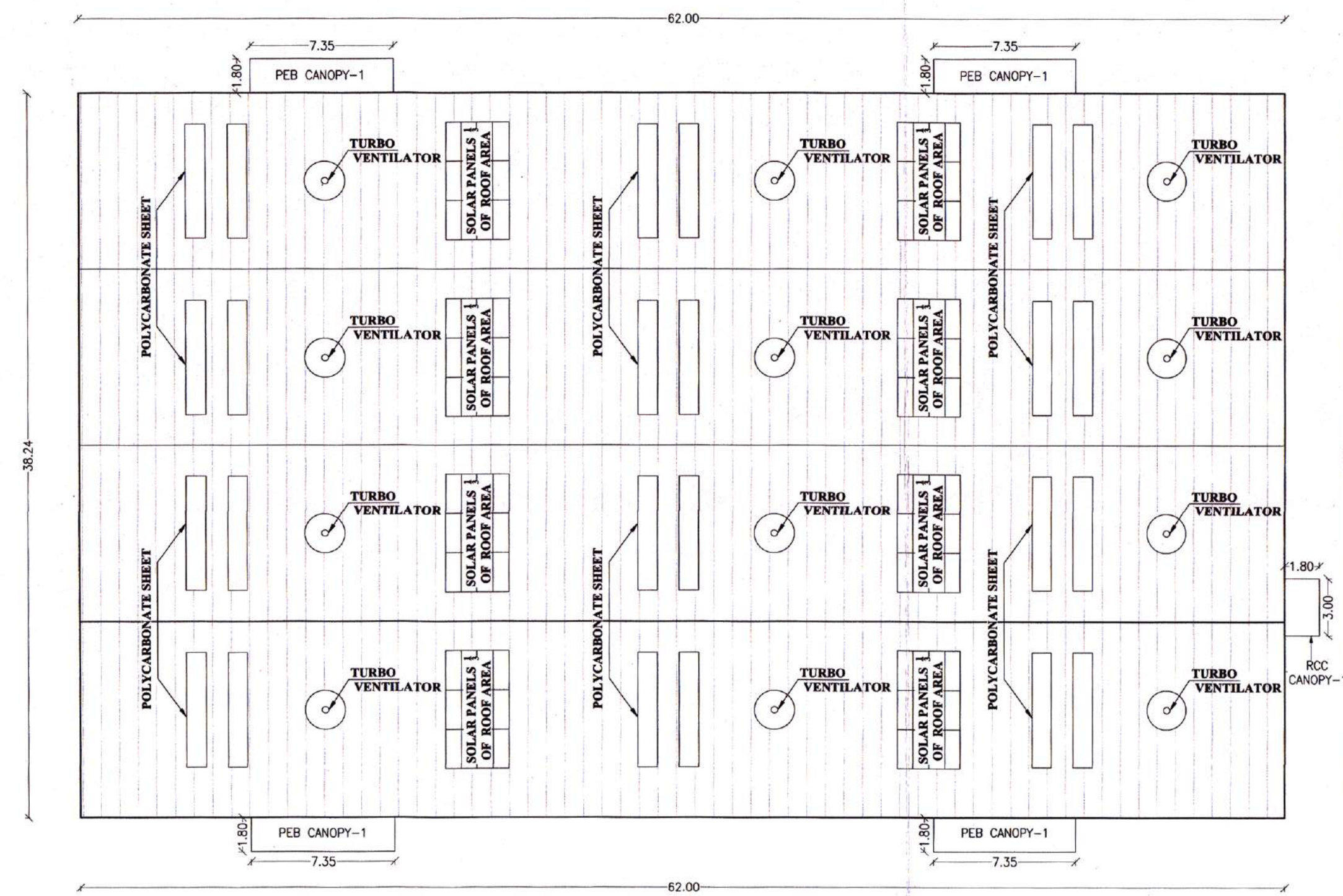
P. Prabhakaran
P.PRABHAKARAN, M.Arch.
REGISTERED ARCHITECT
C.O.A No. : CA/2003/32226
Kattupakkam, Chennai - 600 056.



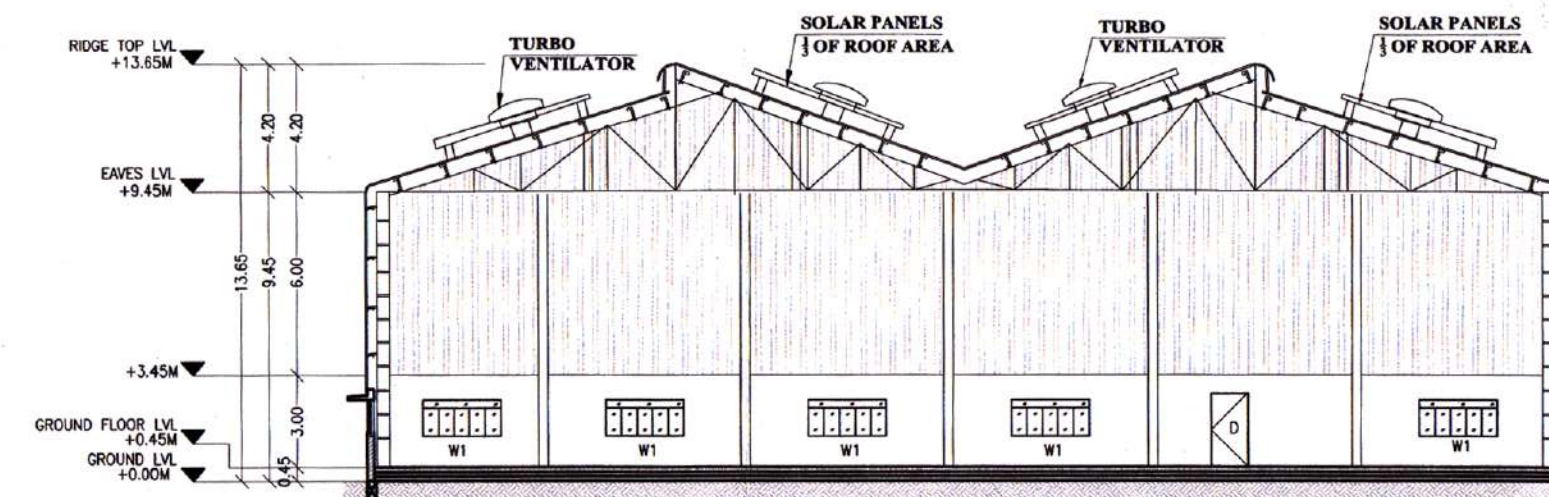
BLOCK-A FLOOR PLAN
(SCALE:1:100)



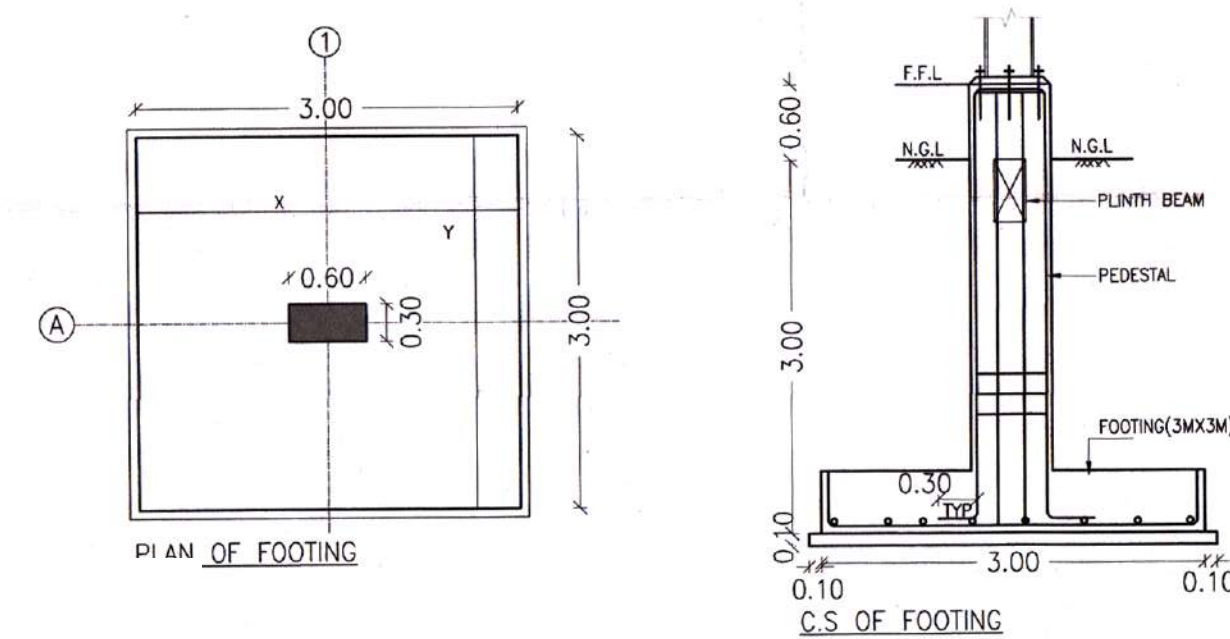
BLOCK-A ELEVATION
(SCALE:1:100)



BLOCK-A ROOF PLAN
(SCALE:1:100)



BLOCK A-SECTION AA'
(SCALE:1:100)



TING & COLUMN DETAILS FOR BLOCK A
1:50



PLAN SHOWING THE REVISED OF EXISTING & PROPOSED OF
ADDITIONAL FACTORY BUILDING FOR "M/S.SYNCHRO SYSTEMS" MFG.OF
IN S.Nos.52/6B,7B,8B,9B,10,11A,11B1,12 AND 52/13,ATHIPATTU
VILLAGE,THIRUTANI TALUK,THIRUVALLUR DISTRICT,TAMIL NADU-631209

INDUSTRIAL CATEGORY : ORANGE

AS PER Tamilnadu Pollution Control Board

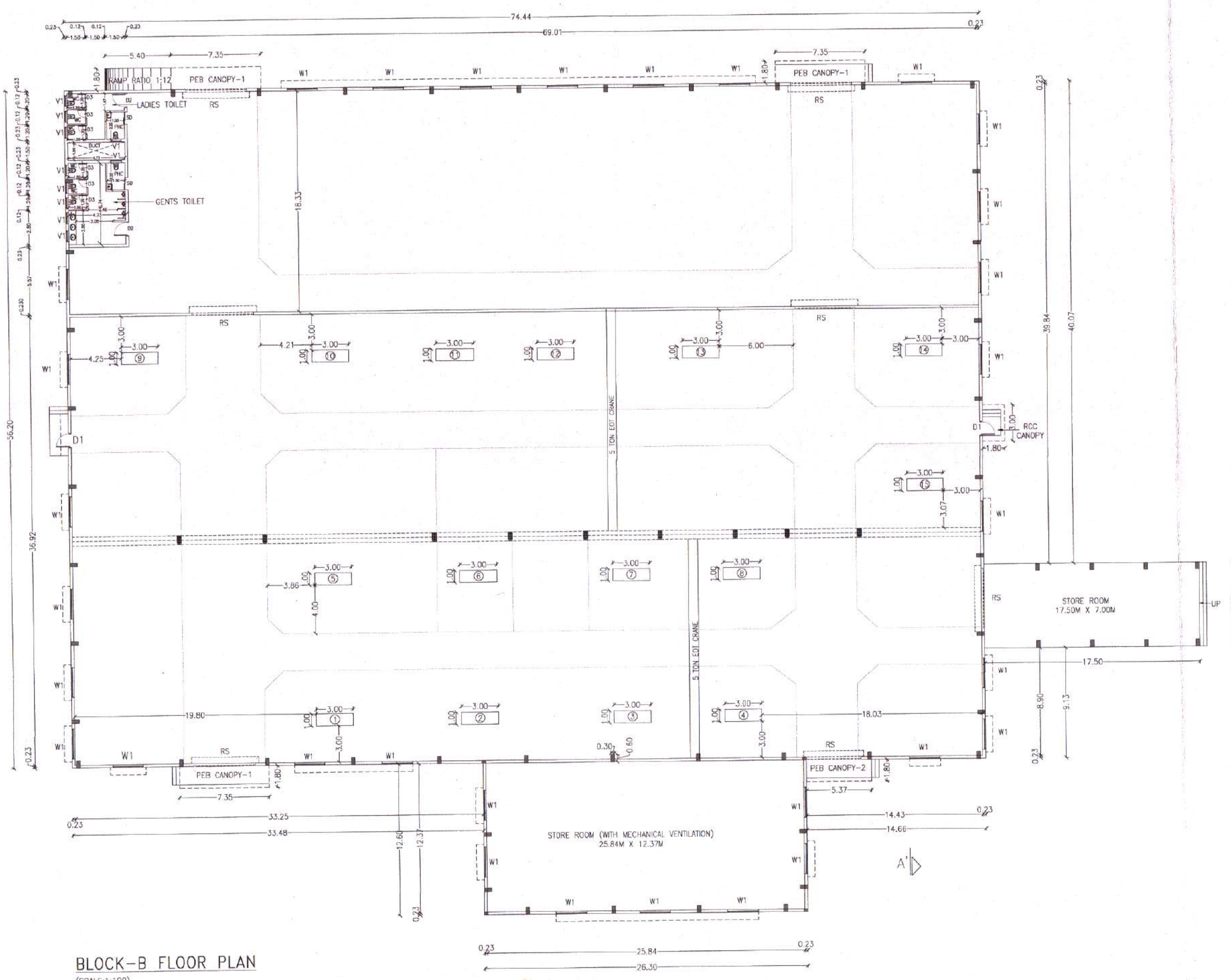
(UPVC column pipes, stainless steel Tubes & pipes)

NOTE : ALL DIMENSIONS AREA IN METRE

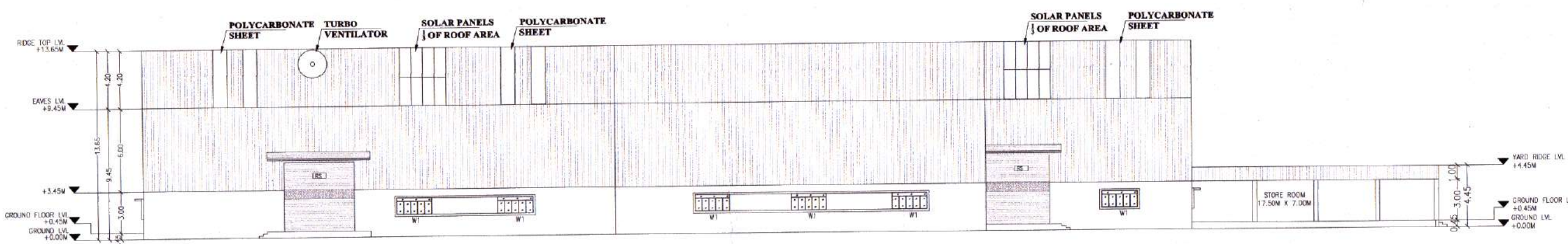
SCHEDULE OF JOINERIES			
S.NO	TYPE	DESCRIPTION	SIZE(M)
1	RS	ROLLING SHUTTER	5.00 x 5.00
2	D1	DOOR	1.20 x 2.10
3	D2	DOOR	1.00 x 2.10
4	D3	DOOR	0.75 x 2.10
5	W1	WINDOW	2.50 x 1.20
6	W2	WINDOW	1.20 x 1.80
7	V1	VENTILATOR	0.90 x 0.60
8	V	VENTILATOR	3.50 x 0.60

MACHINERY DETAILS

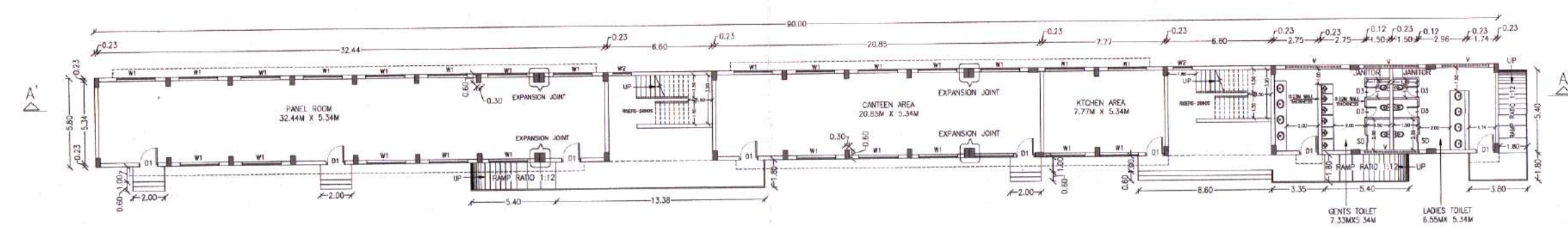
S.No.	MACHINERY DETAILS		PRESS TONNAGE	MOTOR CAPACITY
01	ROLLING	COLLING	-	7HP+1HP+3HP AIR COMPRESSOR
02	WELDING	TIG WELDING(AUTOMATIC)	20 TONES	7HP+1HP+3HP AIR COMPRESSOR
03	WELDING	TIG WELDING(AUTOMATIC)	20 TONES	7HP+1HP+3HP AIR COMPRESSOR
04	MECHANICAL PRESS	PEENING	20 TONES	2 HP
05	MECHANICAL PRESS	PRESS ALL ROUND	40 TONES	2 HP
06	MECHANICAL PRESS	END CUTTING FINAL	-	15 HP
07	HYDRAULIC PRESS	CALIBRATION	-	20 HP
08	TUBE FORMING SECTION	FORMING OF SS TUBES	-	34 HP
09	TIG WELDING	WELDING OF SS TUBES	-	20 HP
10	SIZING SECTION OF TUBE	SIZING OF SS TUBES	-	5 HP
11	CUTOFF SECTION	CUTTING OF SS TUBES	-	5 HP
12	ORBITALBANDSAW CUTTING	CUTTING OF TUBES TO SIZE	-	15 HP
13	TWIN HEAD POLISHER	POLISHING OF TUBES	-	10 HP
14	CNC TURNING	FACE MACHINING	-	10 HP
15	CNC TURNING	FACE MACHINING	-	10 HP
			TOTAL HP	181 HP



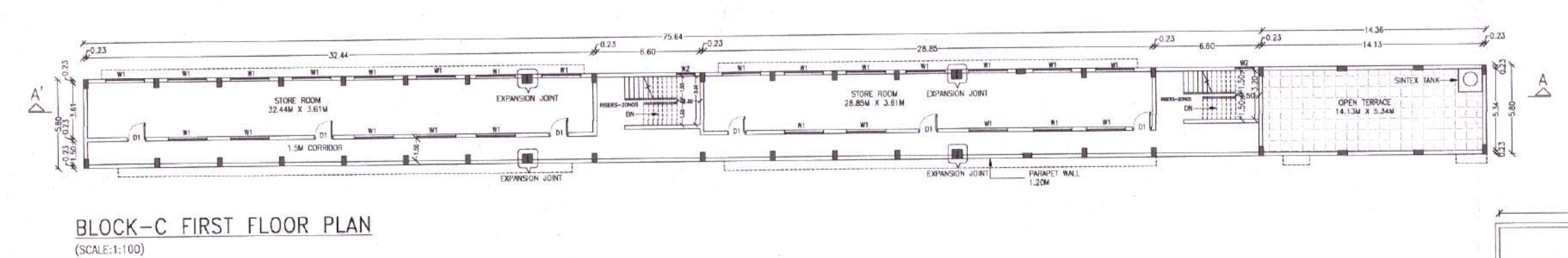
BLOCK-B FLOOR PLAN
(SCALE:1:100)



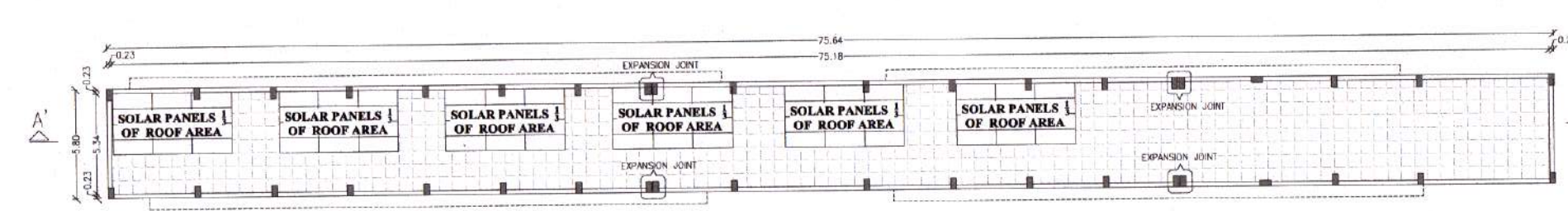
BLOCK-B ELEVATION
(SCALE:1:100)



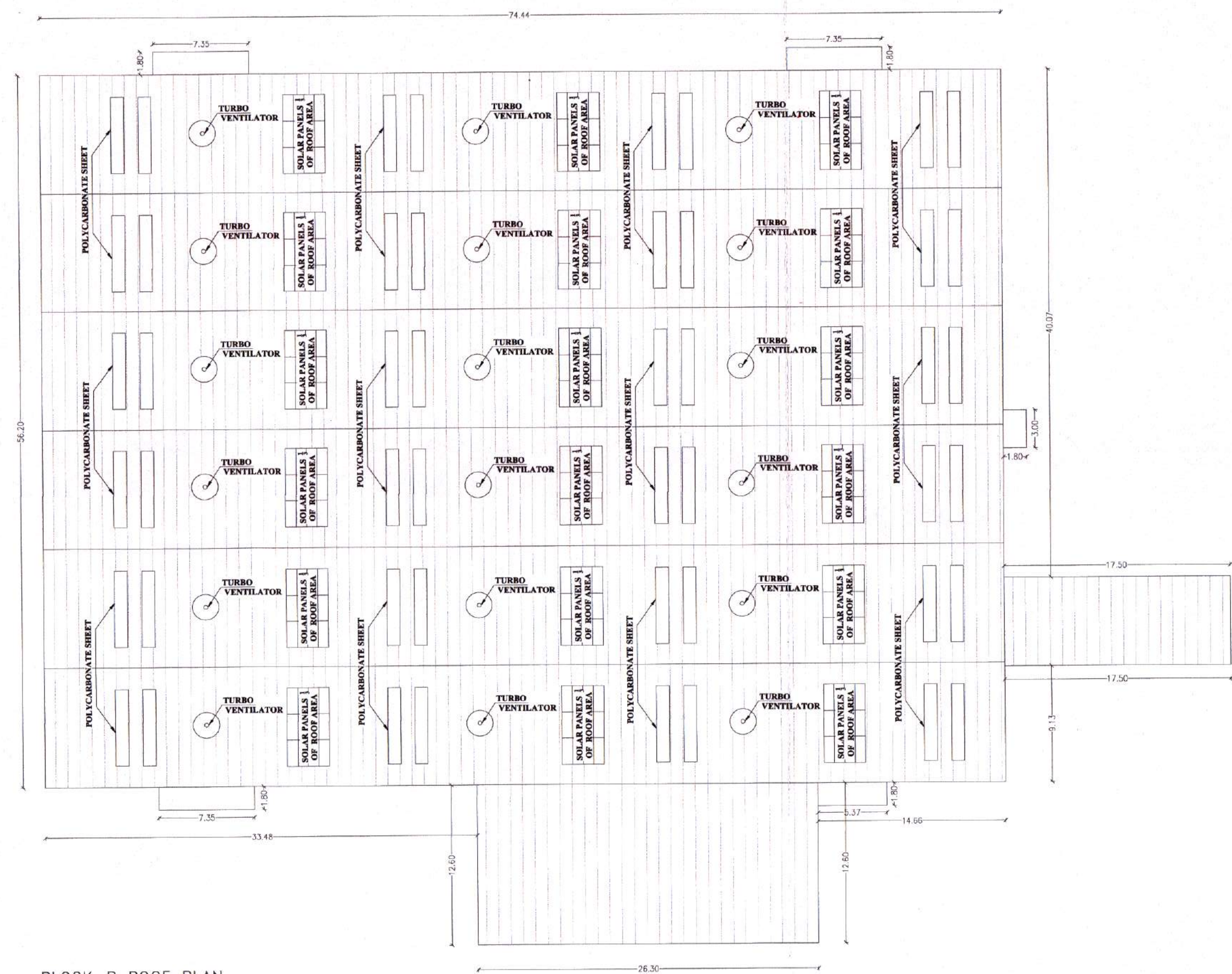
BLOCK-C GROUND FLOOR PLAN
(SCALE:1:100)



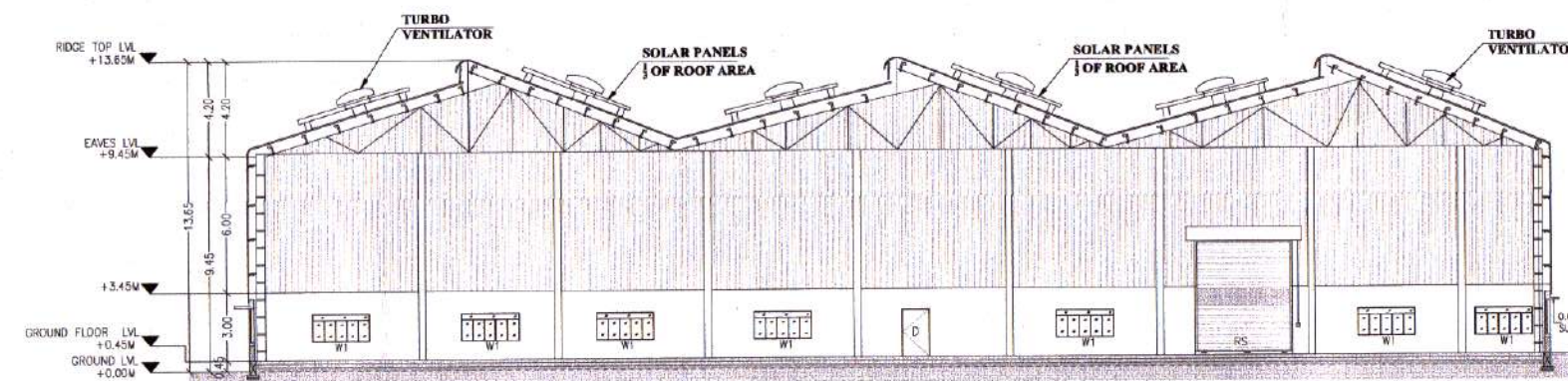
BLOCK-C FIRST FLOOR PLAN
(SCALE:1:100)



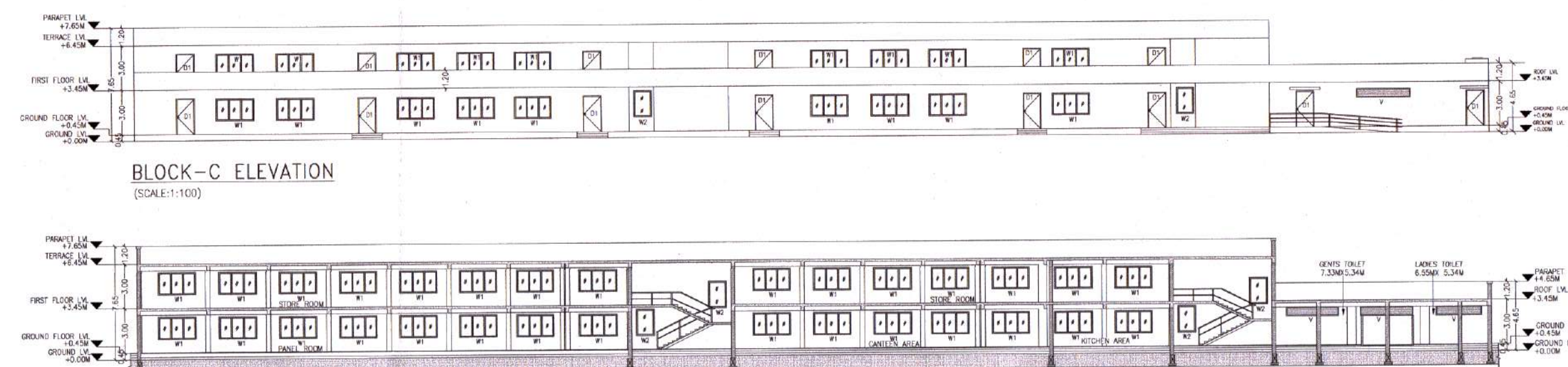
BLOCK-C TERRACE FLOOR PLAN
(SCALE:1:100)



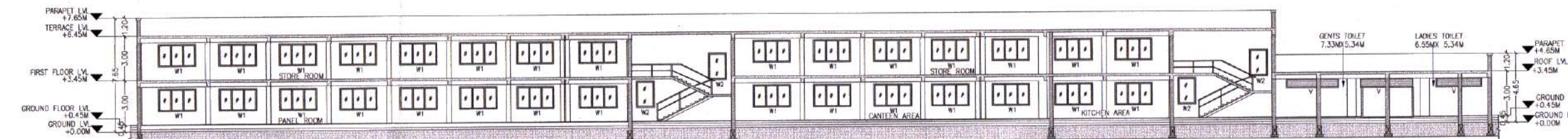
BLOCK-B ROOF PLAN
(SCALE:1:100)



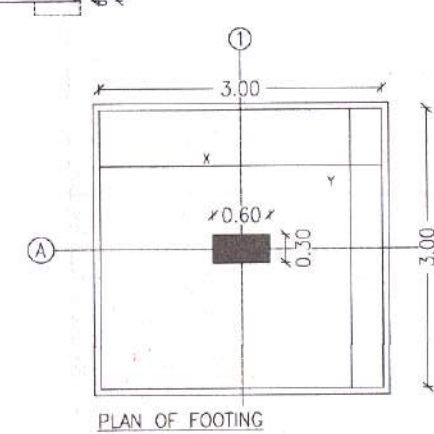
BLOCK-B SECTION AA'
(SCALE:1:100)



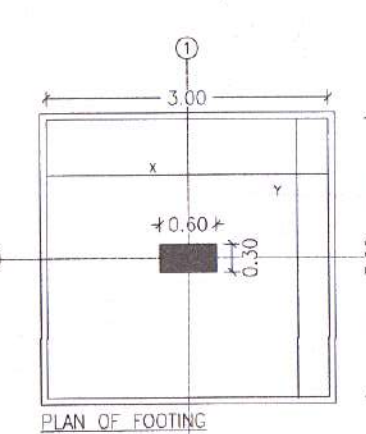
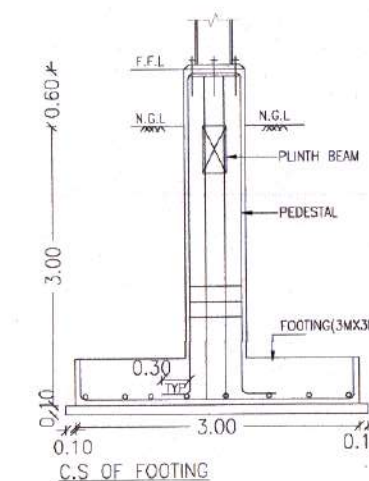
BLOCK-C ELEVATION
(SCALE:1:100)



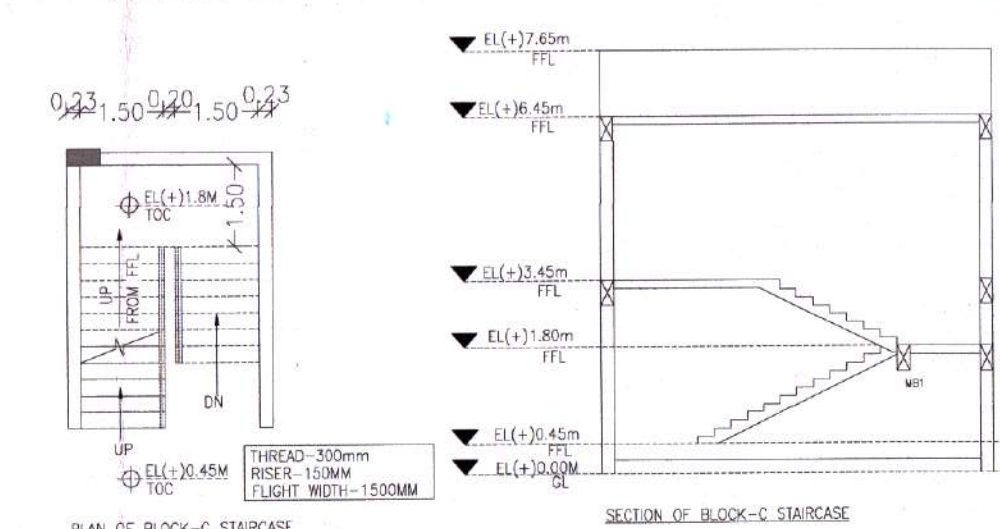
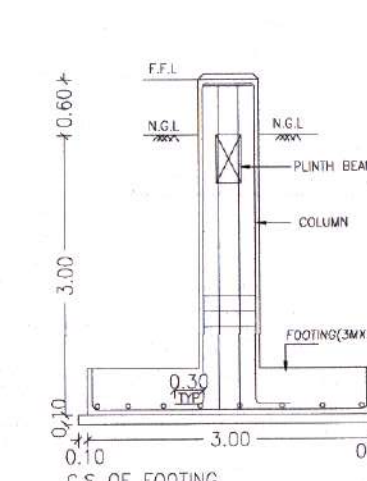
BLOCK-C SECTION AA'
(SCALE:1:100)



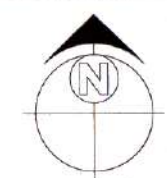
FOOTING AND COLUMN DETAILS FOR BLOCK-B
(SCALE:1:50)



FOOTING AND COLUMN DETAILS FOR BLOCK-C
(SCALE:1:50)



PROPOSED & ADDITIONAL AREA STATEMENT DETAILS			
S.NO	DESCRIPTION	FSI AREA SQ.MT	TOTAL BUILTUP AREA (SQ.MT)
1	FACTORY BUILDING-BLOCK B	4637.4	4637.4
2	CANOPY-BLOCK B	54.75	54.75
3	BLOCK-C (GROUND FLOOR)	522	522
4	BLOCK-C (FIRST FLOOR)	438.71	438.71
TOTAL		5652.86	5652.86



SCALE 1:100 ALL DIMENSIONS ARE IN METRES

OWNER'S SIGNATURE:

For Synchro Systems
[Signature]
Proprietor

REGISTERED STRUCTURAL ENGINEER :

[Signature]
E.S.MOSES
B.E., M.E. (STRUCT. ENG.), FIV.
DTCP Registered Structural Engineer-Grade-I (RSE)
Madurai, Chennai - 600005
Email id: mosesomu@gmail.com

REGISTERED ARCHITECT :

[Signature]
P.PRABHAKARAN, M.Arch.
REGISTERED ARCHITECT
C.O.A No. : CA/2003/32226
Kattupakkam, Chennai - 600 056.

PLAN SHOWING THE REVISED OF EXISTING & PROPOSED OF ADDITIONAL FACTORY BUILDING FOR "MS.SYNCHRO SYSTEMS" IN S.NOS.52/6B,7B,8B,9B,10,11A,11B1,12 AND 52/13,PALAYANUR PANCHAYAT,ATHIPATTU VILLAGE,THIRUTANI TALUK,THIRUVALLUR DISTRICT,TAMIL NADU-631209.

INDUSTRIAL CATEGORY : ORANGE
AS PER Tamilnadu Pollution Control Board
(UPVC column pipes,stainless steel Tubes & pipes)

NOTE : ALL DIMENSIONS AREA IN METRE

COLOUR INDEX : REFERENCE :

SITE BOUNDARY : SCALE 1:400

EXISTING BUILDING :

EXISTING ROAD :

PROPOSED BUILDING :



AREA DETAIL:

DESCRIPTION	SQ.M
TOTAL PLOT AREA AS PER PATTI	28159.00
TOTAL PLOT AREA AS PER DOCUMENT	28403.00

AREA STATEMENT DETAILS (APPROVED)

S.NO	DESCRIPTION	FSI AREA (SQ.MT)	NON FSI AREA (SQ.MT)	TOTAL BUILTUP AREA (SQ.MT)
01	FACTORY BUILDING (BLOCK-A)	2593.75	-	2593.75
02	SECURITY ROOM	-	6.25	6.25
03	TOTAL AREA	2593.75	6.25	2600.00

AREA STATEMENT DETAILS (REVISED AND PROPOSED)

S.NO	DESCRIPTION	FSI AREA (SQ.MT)	NON FSI AREA (SQ.MT)	TOTAL BUILTUP AREA (SQ.MT)
01	BLOCK-A REVISED OF EXISTING APPROVED BUILDING	2370.88	-	2370.88
02	CANOPY-BLOCK A	58.32	-	58.32

PROPOSED ADDITIONAL FACTORY BUILDING

S.NO	DESCRIPTION	FSI AREA (SQ.MT)	NON FSI AREA (SQ.MT)	TOTAL BUILTUP AREA (SQ.MT)
03	FACTORY BUILDING BLOCK-B	4637.40	-	4637.40
04	CANOPY-BLOCK A	54.75	-	54.75
05	BLOCK C(GROUND FLOOR)	522.00	-	522.00
06	BLOCK C(FIRST FLOOR)	438.71	-	438.71
07	COVERED CYCLE PARKING	193.98	-	193.98
08	COOLING TOWER	450.00	-	450.00
09	SECURITY ROOM	36.00	-	36.00
10	UG SUMP(DOMESTIC & FIRESAFETY)	-	60.00	60.00
11	STP	-	50.00	50.00
REVISED AND PROPOSED TOTAL		8762.04	110.00	8872.04

10% OSR AREA-2845 SQ.M(REQUIRED)

10% OSR AREA-2863 SQ.M(PROVIDED)

F.S.I = $\frac{8762.04 \text{ SQ.MTS}}{28159.00 \text{ SQ.MTS}} = 0.31$

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	15 NOS	15 NOS
CAR PARKING	11 NOS	11 NOS
TWO WHEELER PARKING	141 NOS	140 NOS
CYCLE PARKING	141 SQ.M	140 SQ.M

HORSE POWER DETAILS : 232.00 HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	85	45	130

OWNER'S SIGNATURE:

For **Synchro Systems**
Proprietor

STRUCTURAL ENGINEER :

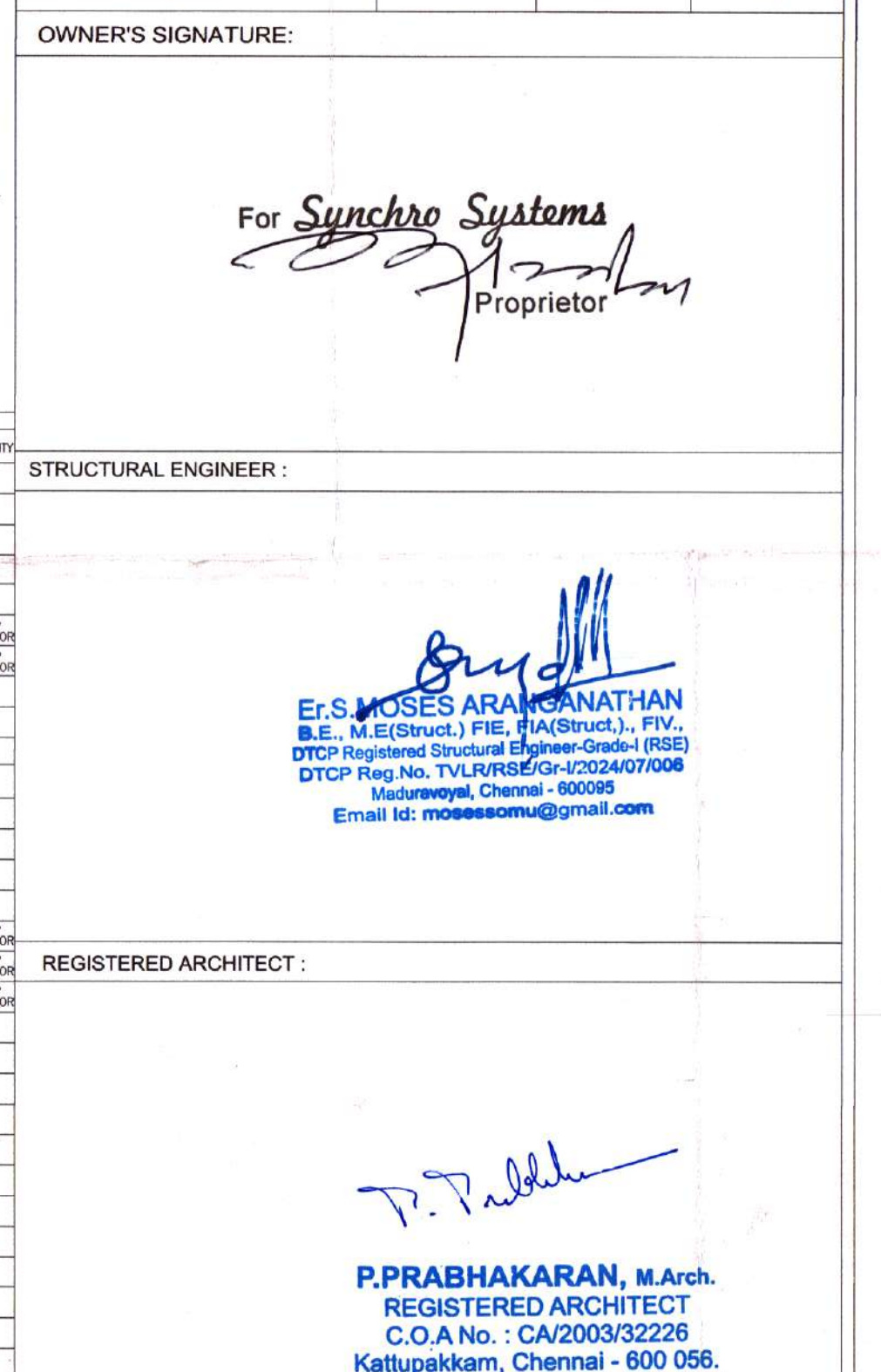
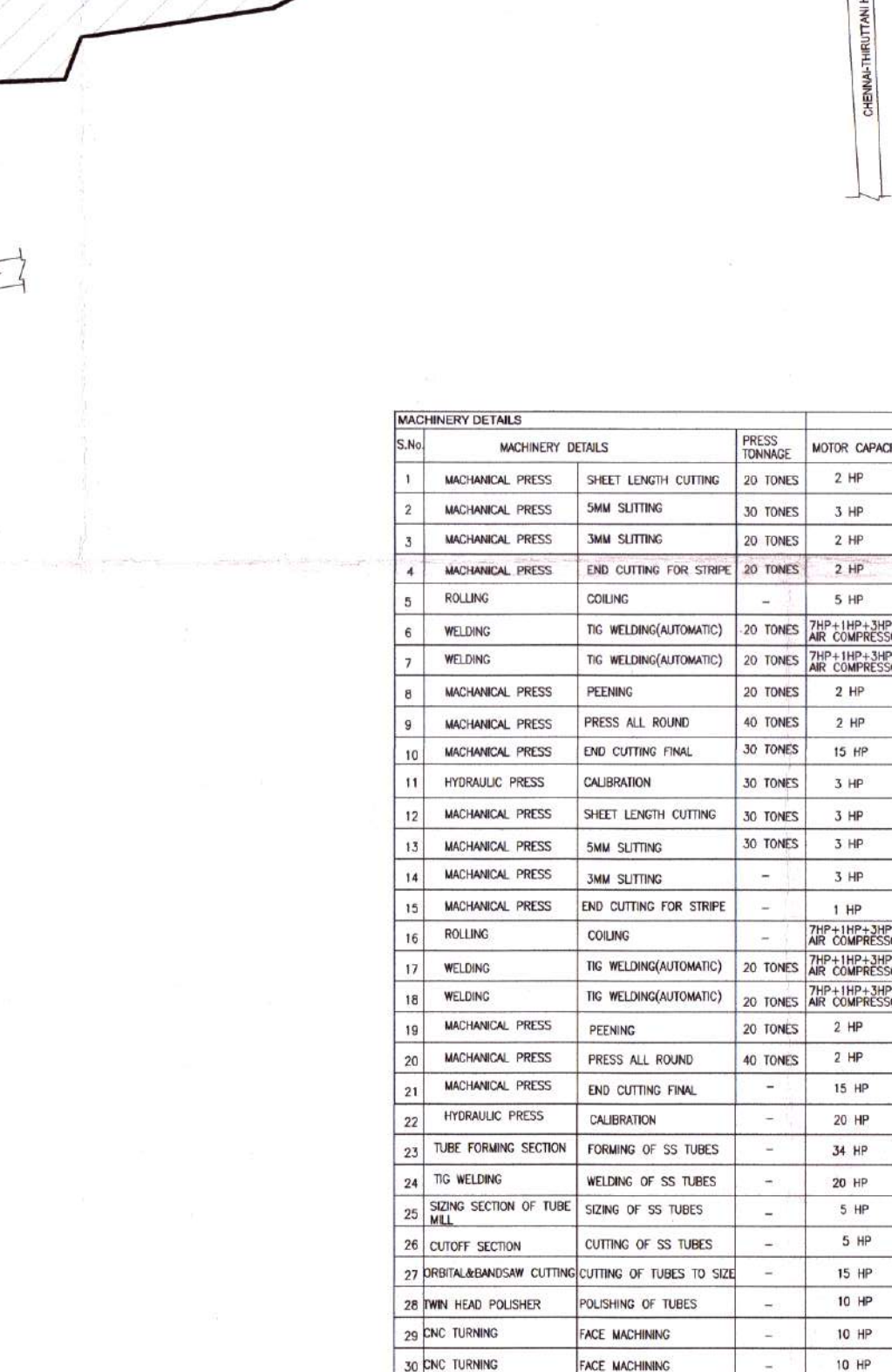
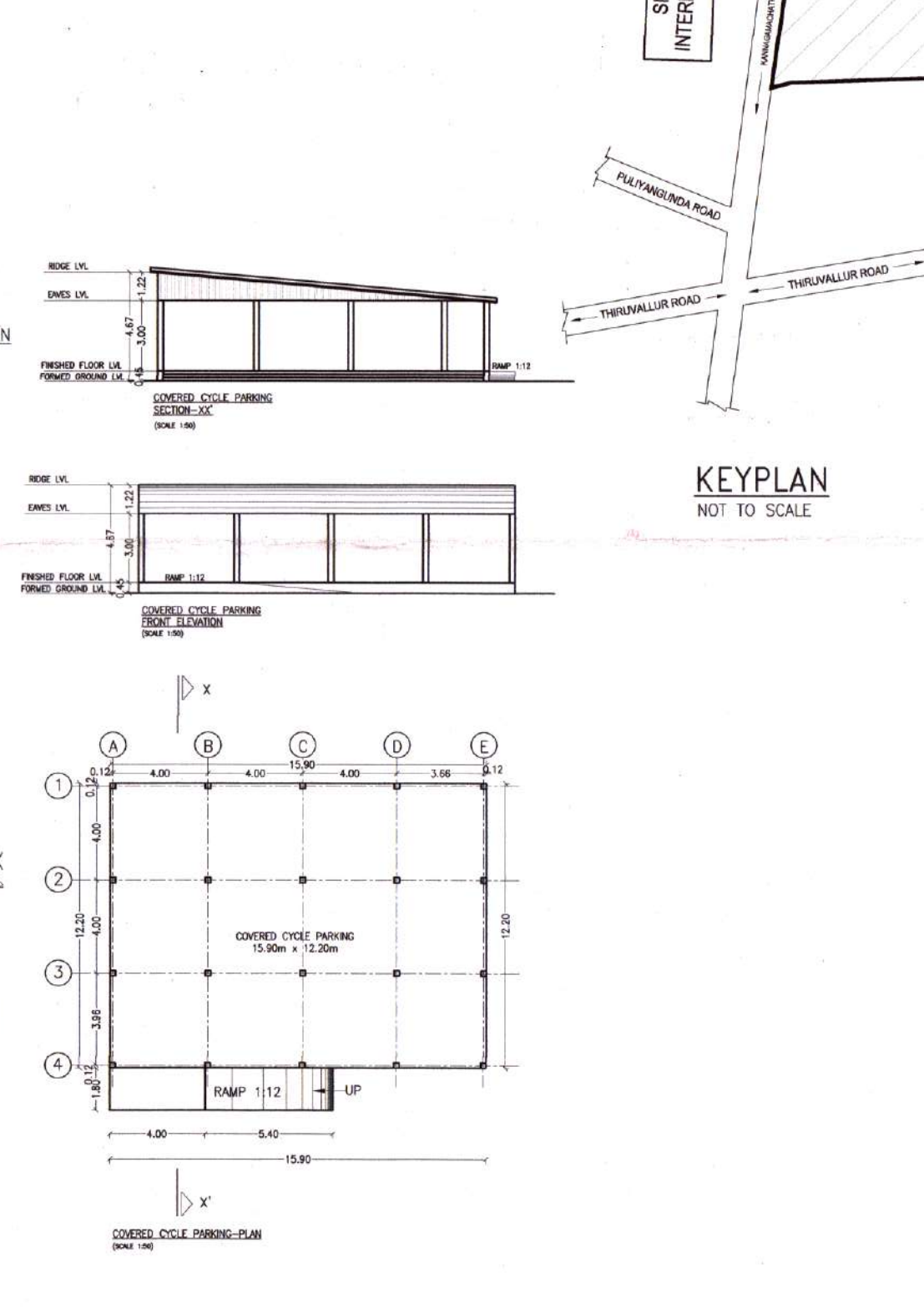
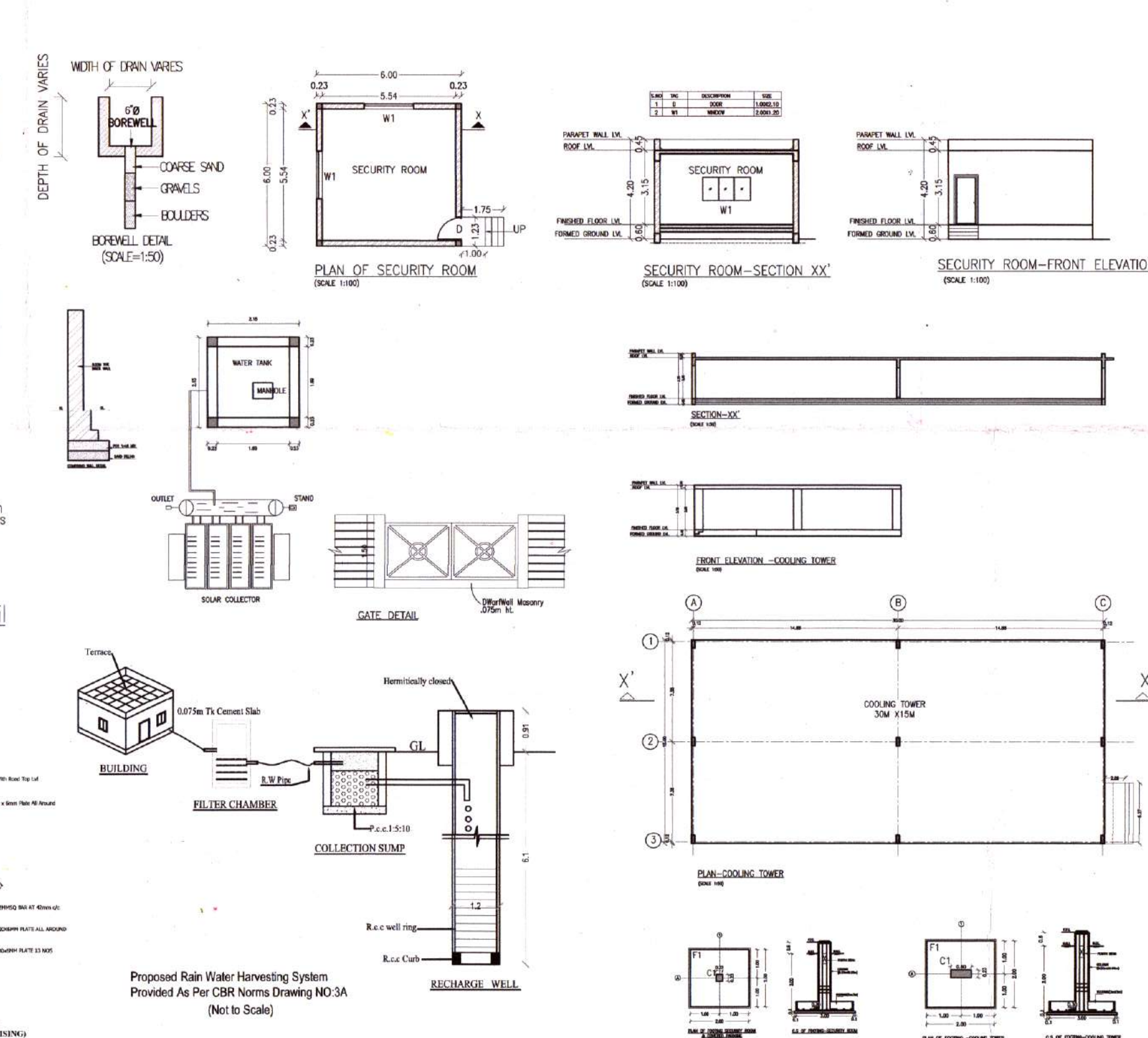
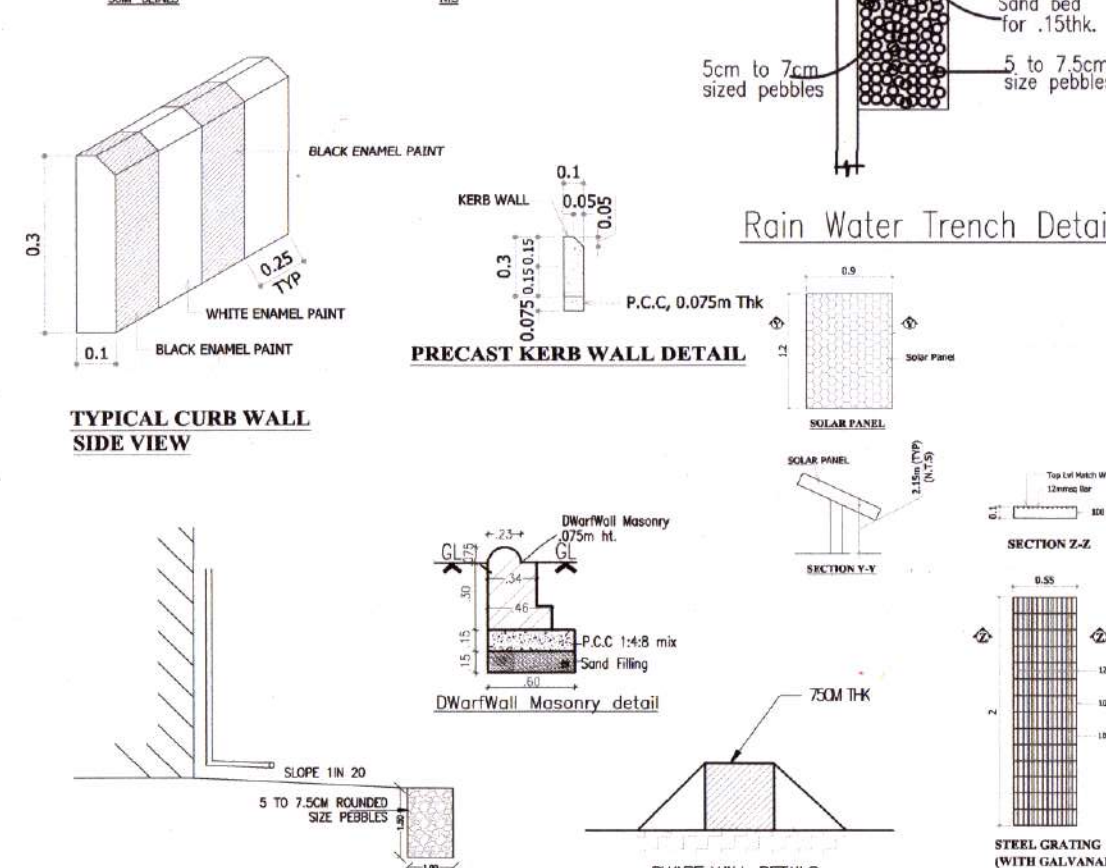
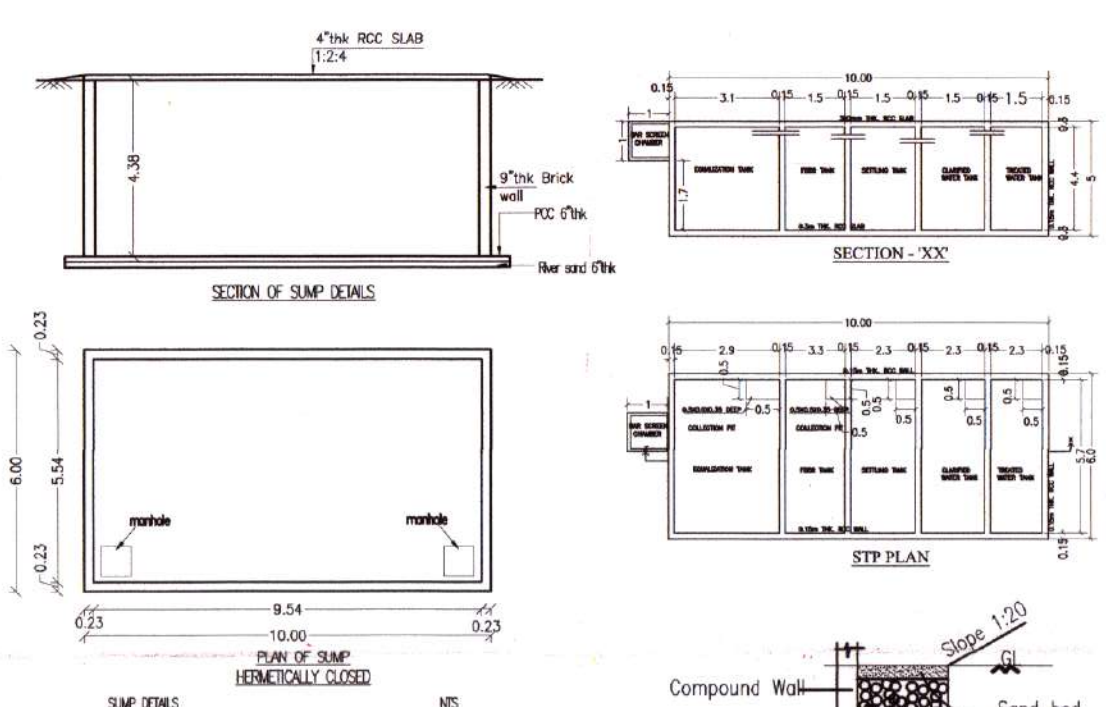
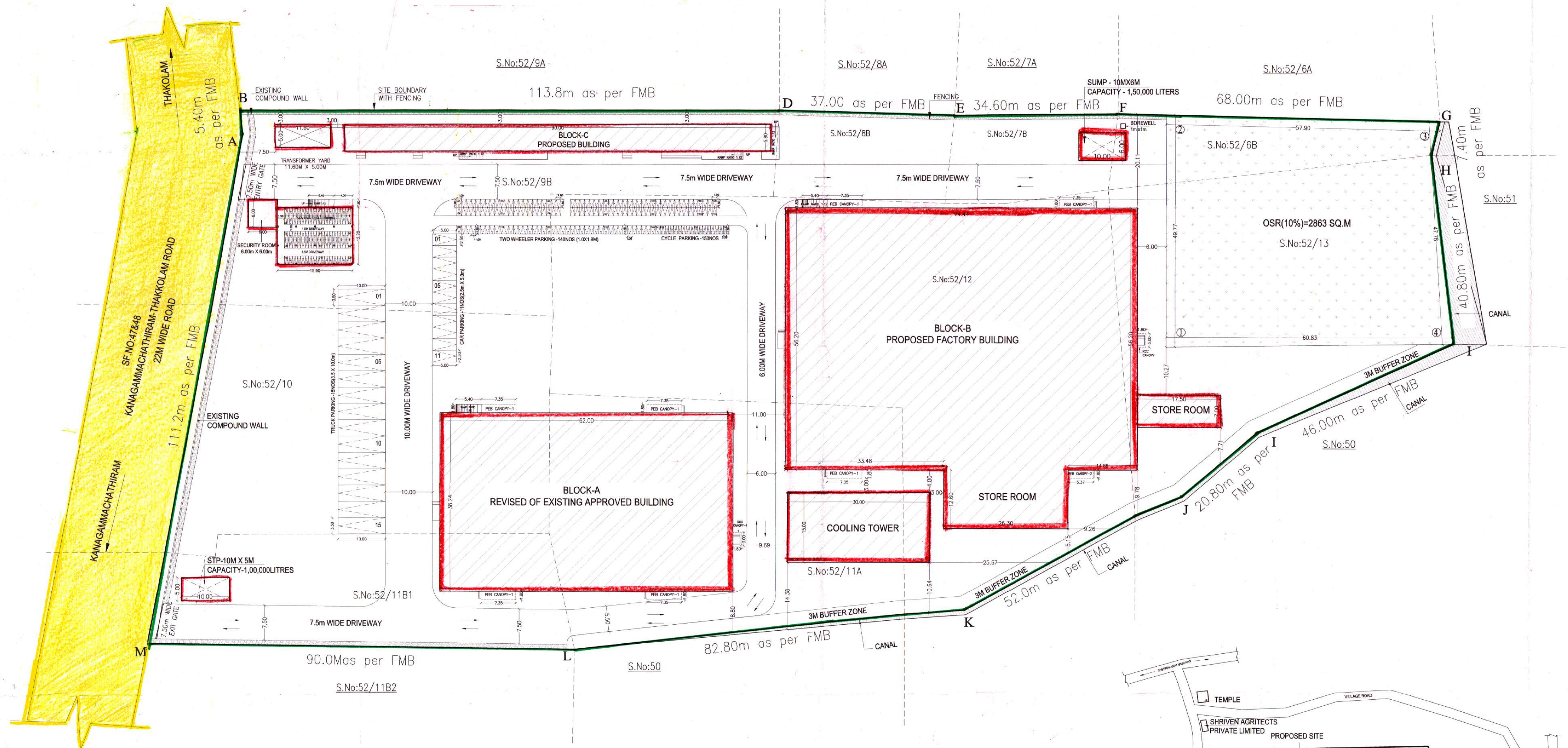
REGISTERED ARCHITECT :

Er. S. MOSES ARANGANATHAN
B.E., M.E(Struct.), FIE, FIA(Struct.), FIV,
DTCP Reg.No. TVL RPS/EC/4202407/008
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Email id: mosesarag@gmail.com

P.PRABHAKARAN, M.Arch.
REGISTERED ARCHITECT
C.O.A No. : CA/2003/32226
Kattupakkam, Chennai - 600 056.

SITE PLAN

(SCALE:1:400)



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

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

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

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.

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

Verified RealEstate
3/350/2 Mettukuppam,
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Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

