Verified RealEstate™

REFERENCE
009/2024-2025

ISSUED
26 December 2024

PP APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural 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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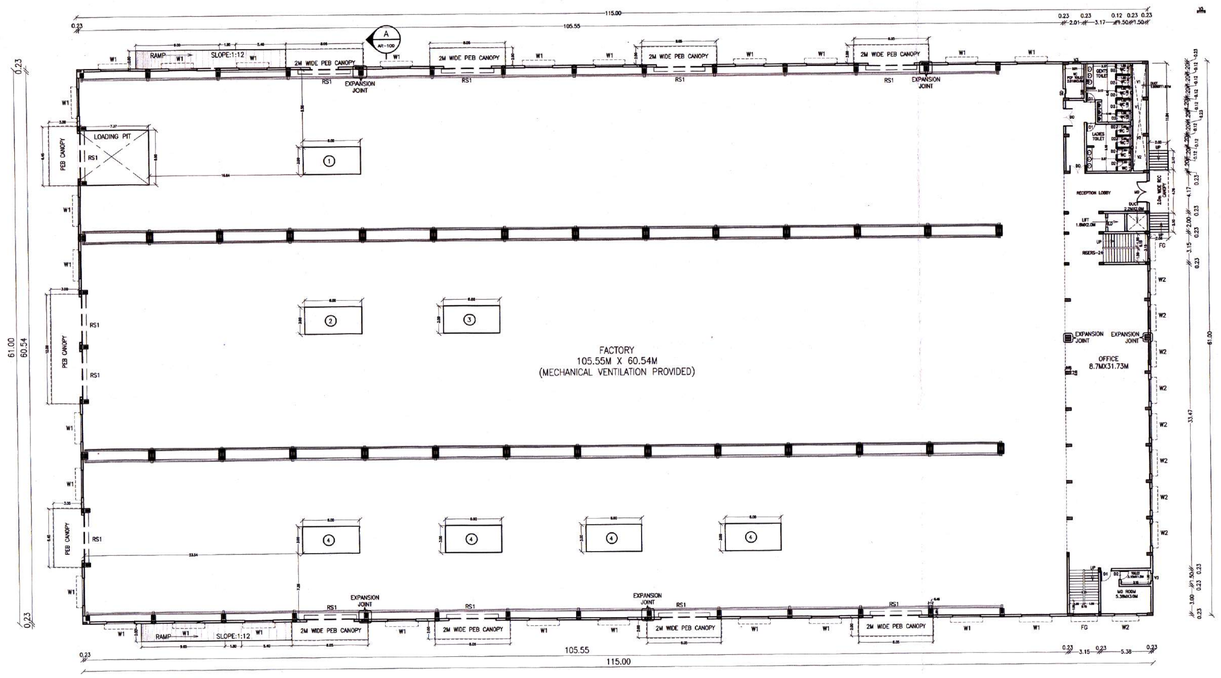
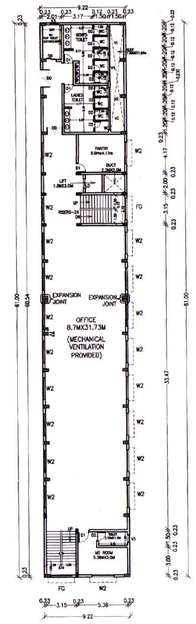
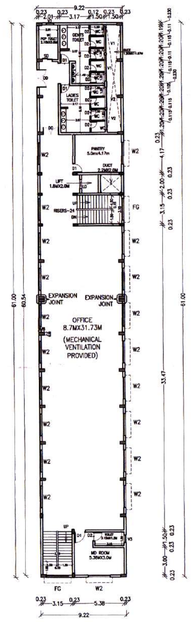
DIGITALLY VERIFIED RECORD



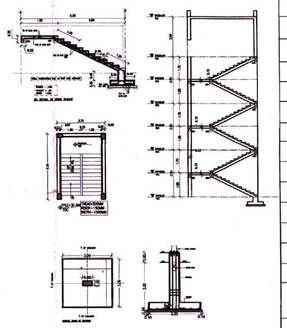
GROUND FLOOR PLAN
SCALE:1:100

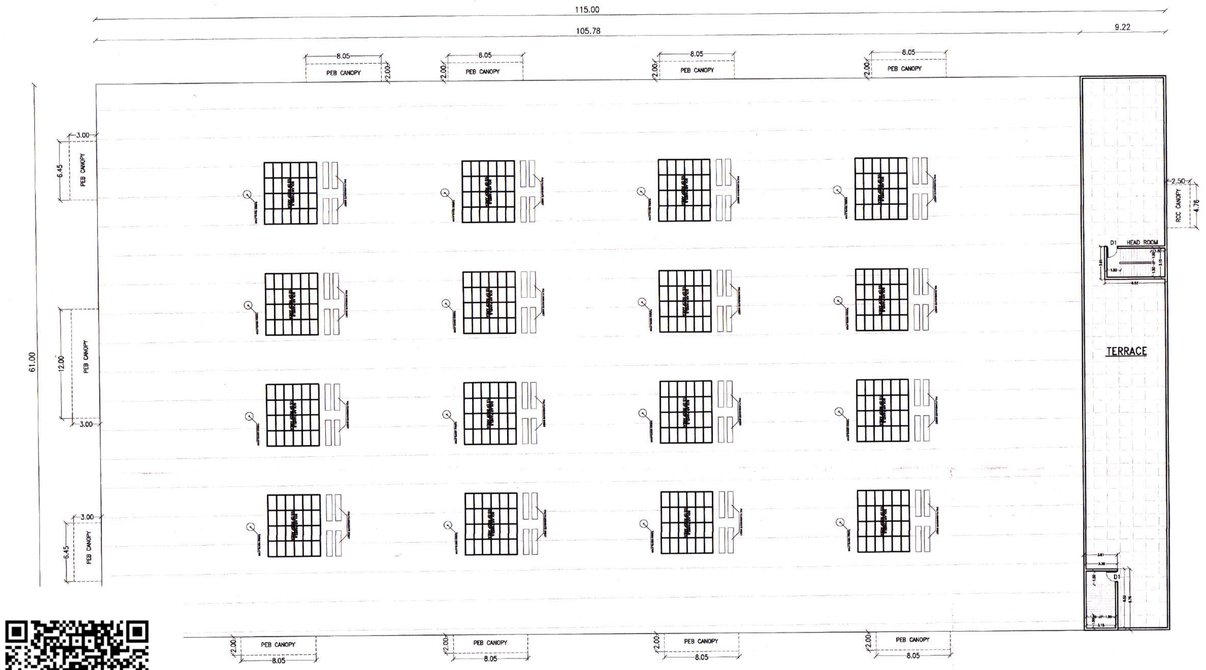


FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE:1:100





PLAN
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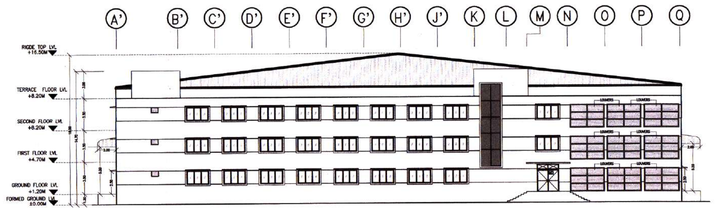
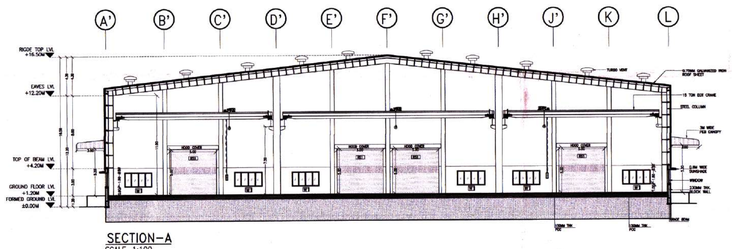


ELEVATION-01
SCALE-1:100



SECTION-A
SCALE-1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING AT S.NO: 68/2C,70B/2D PADUR VILLAGE, POONAMALLE TALUK, THIRUVALLUR DISTRICT-602103.

INDUSTRIAL CATEGORY : GREEN
AS PER ANNEXURE -VI
(29 - ASSEMBLY OF AIR COOLERS & CONDITIONERS)

NOTE : ALL DIMENSIONS AREA IN METRE

SCHEDULE OF JOINERY

S.NO	TAG	DESCRIPTION	SIZE
1	RS1	ROLLING SHUTTER	5.00 x 5.00
2	MD	MAIN DOOR	2.40 x 2.40
3	DD	DOOR	2.00 x 2.40
4	D1	DOOR	1.00 x 2.40
5	D2	DOOR	0.76 x 2.40
6	SD	SLIDING DOOR	1.00 x 2.10
7	LD	LIFT DOOR	1.00 x 2.40
8	W1	WINDOW	3.00 x 1.50
9	W2	WINDOW	2.40 x 1.50
10	V1	VENTILATOR	2.90 x 0.60
11	V2	VENTILATOR	2.20 x 0.60
12	V3	VENTILATOR	0.80 x 0.90
13	FG	FIXED GLASS (STAIRCASE)	2.40x 8.50

BUILDING AREA STATEMENT:

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL BUILT-UP (SQ.M)
1	FACTORY(GROUND FLOOR)	6452.58	-	6452.58
2	OFFICE (GROUND FLOOR)	562.42	-	562.42
3	OFFICE (FIRST FLOOR)	562.42	-	562.42
4	OFFICE (SECOND FLOOR)	562.42	-	562.42
5	CANOPY AREA	213.02	-	213.02
6	HEADROOM 1&2	-	48.80	48.80
	TOTAL	8352.86	48.80	8401.66

MACHINERY DETAILS

S.No.	DESCRIPTION	QTY	HP	TOTAL HP
1	BOLT FITTING	1	10.00	20.00
2	NUT RUNNER	1	20.00	40.00
3	TORQUE TIGHT & MOVEMENT CHECK	1	120.00	120.00
4	SPRING POSITIONING CENTRE	4	150.00	600.00
5	LIGHTING LOAD	-	120.00	120.00
	TOTAL HP			900.00

HORSE POWER DETAILS : 900 HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	200	50	250

WATER REQUIREMENT - 11,250 LITRES PER DAY

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

DRAWING TITLE :-

FLOOR PLANS, ROOF PLAN, SECTION & ELEVATION

COLOUR INDEX :

REFERENCE :

SCALE 1:100

APPLICANT :

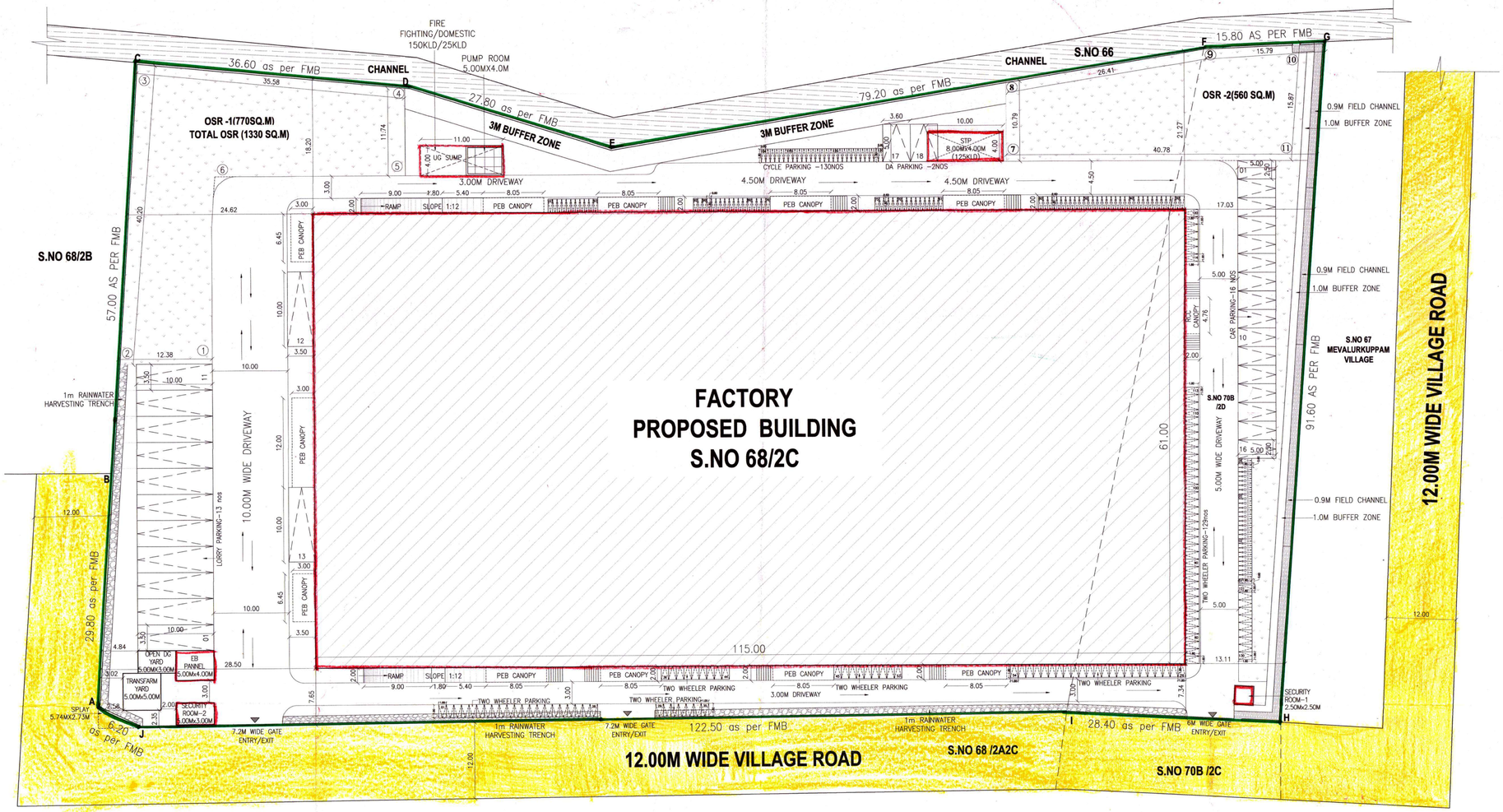
For JEBAMALAI ENTERPRISES
M/s. William Rex Bala
Partners

STRUCTURAL ENGINEER :

Er.S.MOSES ARANGANATHAN
B.E., M.E(Struct.) FIE, FIA(Struct.)., FIV.,
DTCP Registered Structural Engineer-Grade-I (RSE)
DTCP Reg.No. TVLR/RSE/Gr-I/2024/07/006
Madurayal, Chennai - 600095
Email Id: mosessomu@gmail.com

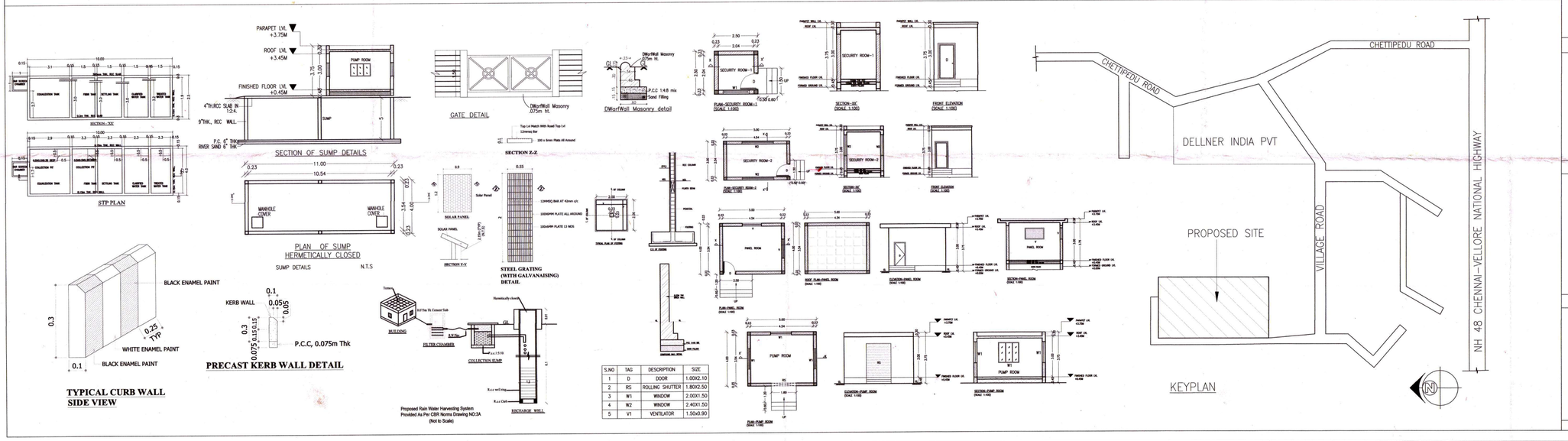
REGISTERED ARCHITECT :

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



SITE PLAN

SCALE 1:250



S.NO	TAG	DESCRIPTION	SIZE
1	D	DOOR	1.00X2.10
2	RS	ROLLING SHUTTER	1.80X2.50
3	W1	WINDOW	2.00X1.50
4	W2	WINDOW	2.40X1.50
5	V1	VENTILATOR	1.50x0.90

SHEET NO : 01 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRY BUILDING AT S.NO: 68/2C, 70B/2D PADUR VILLAGE, POONAMALLE TALUK, THIRUVALLUR DISTRICT- 602103.

INDUSTRIAL CATEGORY : GREEN
AS PER ANNEXURE -VI
(29 - ASSEMBLY OF AIR COOLERS & CONDITIONERS)

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER PATTA : 13235 SQ.M

BUILDING PLINTH AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL BUILT-UP (SQ.M)
1	FACTORY	6452.58	-	6452.58
2	OFFICE (GROUND FLOOR)	562.42	-	562.42
3	OFFICE (FIRST FLOOR)	562.42	-	562.42
4	OFFICE (SECOND FLOOR)	562.42	-	562.42
5	CANOPY AREA	213.02	-	213.02
6	SECURITY ROOM-1	-	6.25	6.25
7	SECURITY ROOM-2	15.00	-	15.00
8	EB PANEL ROOM	20.00	-	20.00
9	STP	-	40.00	40.00
10	UG SUMP(DOMESTIC & FIRE SAFETY)	-	44.00	44.00
11	PUMP ROOM	20.00	-	20.00
12	HEADROOM 1&2	-	48.80	48.80
	TOTAL FSI	8407.86	139.05	8546.91

FLOOR SPACE INDEX = $\frac{8407.86}{13235}$ = 0.63

10% OSR AREA-1323 SQ.m(REQUIRED)

OSR PROVIDED
OSR 1 - 770 SQ.M
OSR 2 - 560 SQ.M
TOTAL OSR - 1330 SQ.M

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	13 NOS	13 NOS
CAR PARKING	17 NOS	18 NOS
TWO WHEELER PARKING	129 NOS	130 NOS
CYCLE PARKING	129 NOS	130 NOS

HORSE POWER DETAILS : 900.00 HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	200	50	250

WATER REQUIREMENT - 11,250 LITRES PER DAY

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

MACHINERY DETAILS

S.No.	DESCRIPTION	QTY	HP	TOTAL HP
1	BOLT FITTING	1	10.00	20.00
2	NUT RUNNER	1	20.00	40.00
3	TORQUE TIGHT & MOVEMENT CHECK	1	120.00	120.00
4	SPRING POSITIONING CENTRE	4	150.00	600.00
5	LIGHTING LOAD	-	120.00	120.00
	TOTAL HP			900.00

HORSE POWER DETAILS : 900 HP

DRAWING TITLE :-

SITE PLAN

COLOUR INDEX :
PROPOSED
BOUNDARY
ROAD

REFERENCE :

APPLICANT :

For JEBAMALAI ENTERPRISES
Partners

STRUCTURAL ENGINEER:

Er.S.MOSES ARAN JONATHAN
B.E., M.E(Struct.) FIE, FIA(Struct.), FIV.,
DTCP Registered Structural Engineer-Grade-I (RSE)
DTCP Reg.No. TVLR/RE/SG-I/2024/07/008
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Email Id: mosessomu@gmail.com

REGISTERED ARCHITECT :

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

SHEET NO : 01/ 02

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.