

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 PROPOSED CONSTRUCTION OF
FACTORY BUILDING AT S.NO: 68/2C,70B/2D PADUR
VILLAGE, POONAMALLE TALUK, THIRUVALUR
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

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

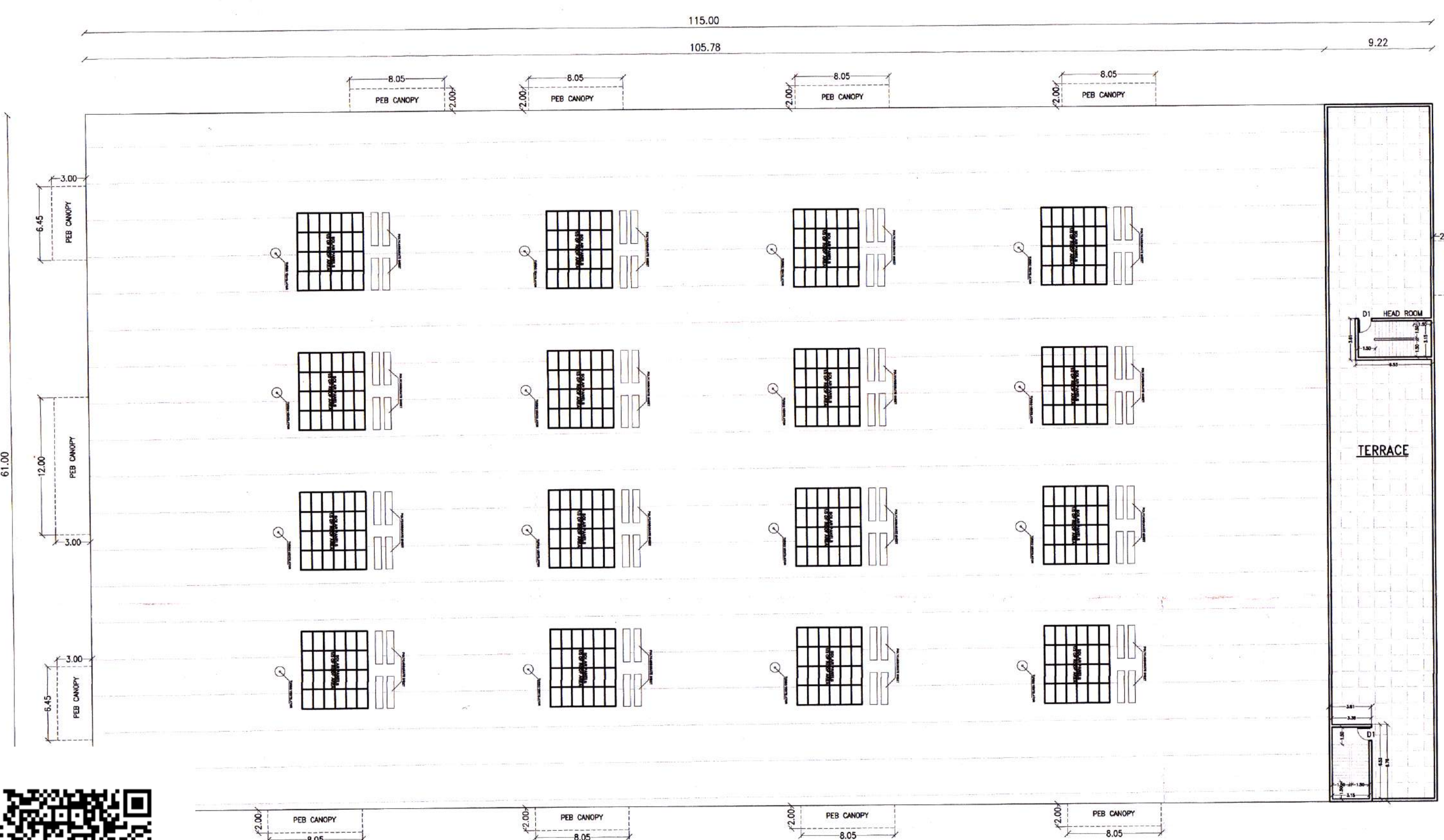
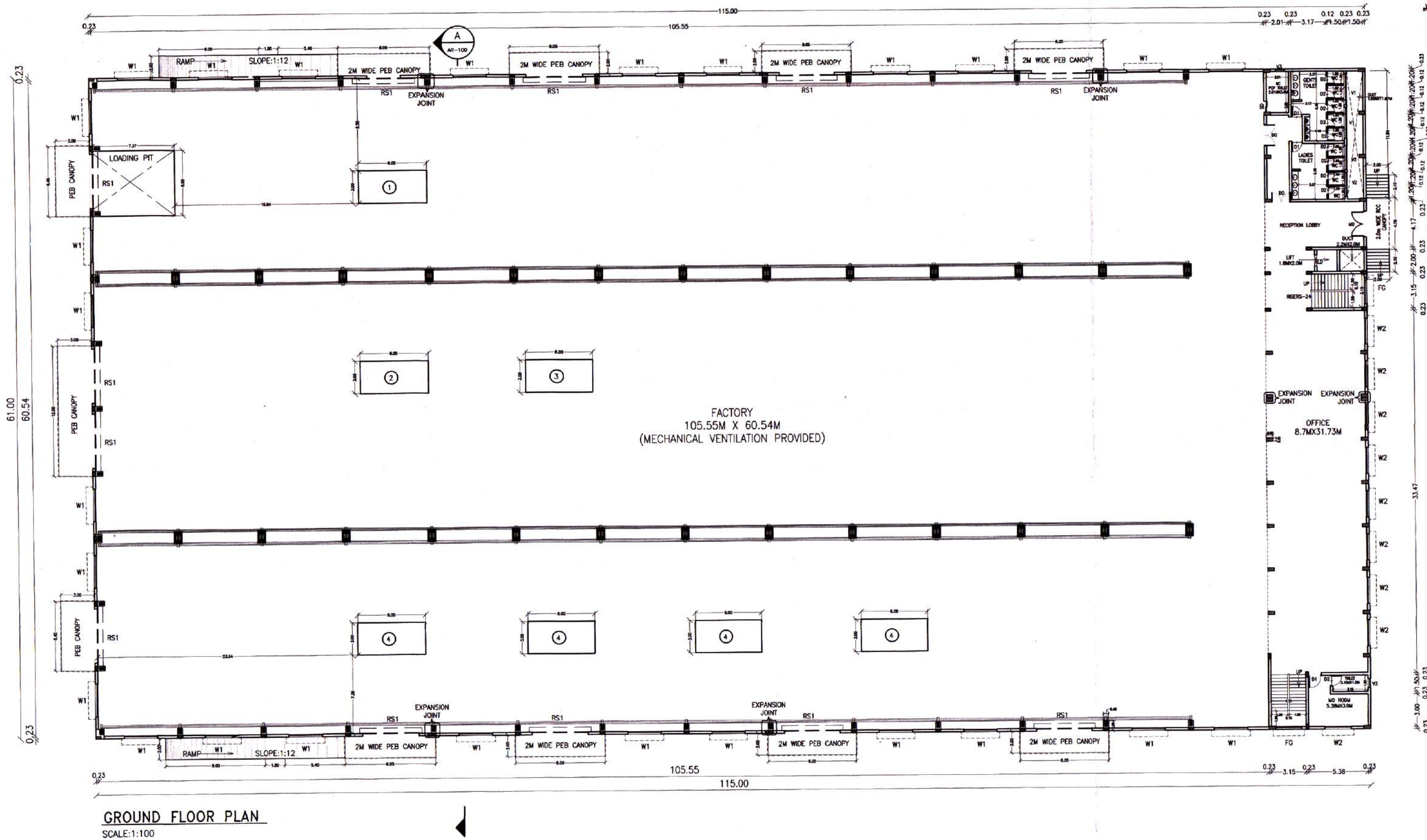
M/s. William Nee Balu
Partners

STRUCTURAL ENGINEER :

E.S.MOSES ARANGANATHAN
B.E., M.E(Struct.), P.E., P.A(Struct.), P.V.,
DTCP Registered Structural Engineer-Grade I (RSE)
DTCP Reg.No. TVLR/RSR/Gr-I/2024/07/008
Madhavayal, Chennai - 600065
Email Id: mosesesom@gmail.com

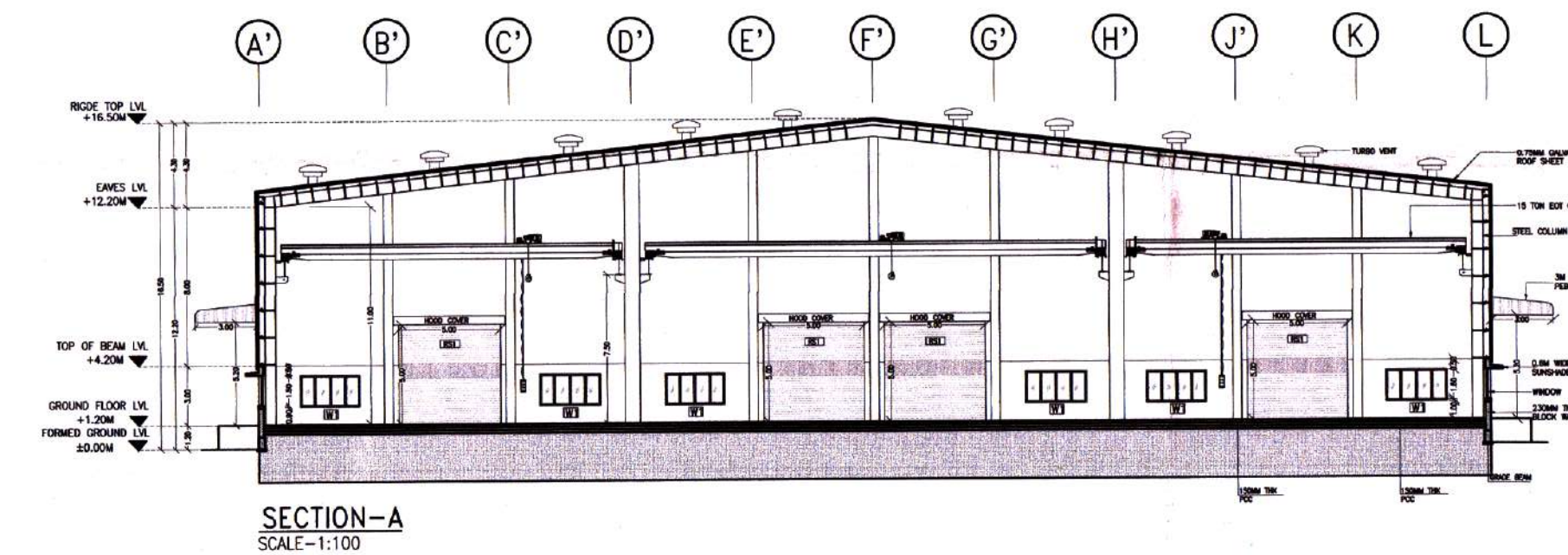
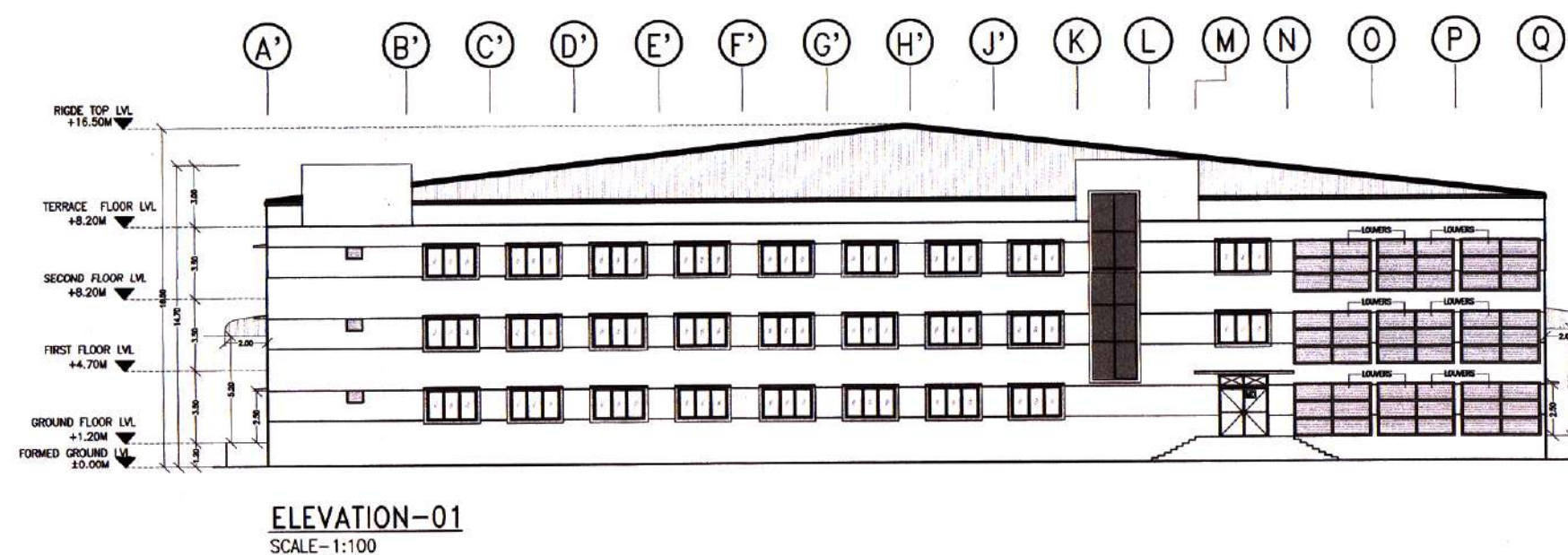
REGISTERED ARCHITECT :

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



FIRST FLOOR PLAN
SCALE:1:100

SECOND FLOOR PLAN
SCALE:1:100



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 :

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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

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

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

S.No.	DESCRIPTION	QTY	HP	TOTAL HP
1	BOLT FITTING	1	10.00	20.00
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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

APPLICANT :

For JEBAMALAI ENTERPRISES

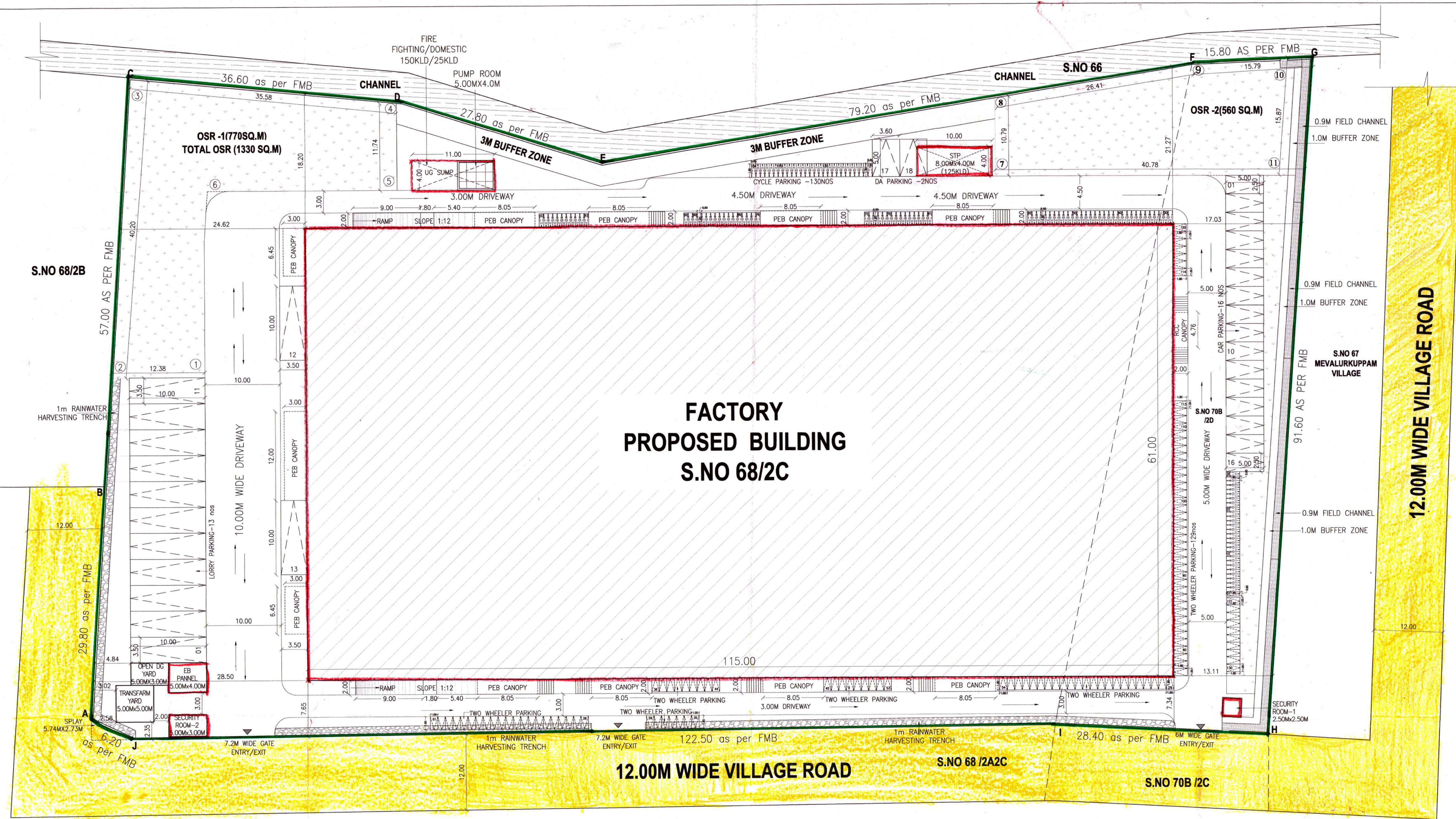
Mr. S. Muthu Kumar
Partners

STRUCTURAL ENGINEER:

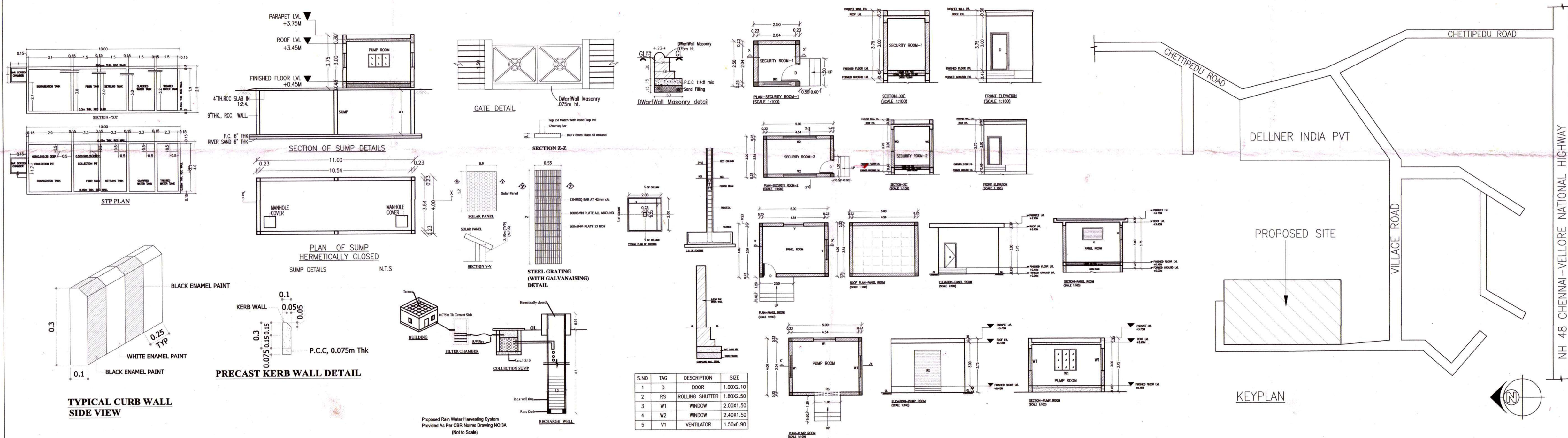
Er. S. MOHAMED ARIF
B.E., M.E (Struct), FIE, FIA (Struct), FIV
DTCP Registered Structural Engineer-Grade-I (RSE)
DTCP Reg. No. TVLR/RSE/Gr-I/2024/07/008
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REGISTERED ARCHITECT :

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



SITE PLAN
SCALE 1:250



TYPICAL CURB WALL
SIDE VIEW

PRECAST KERB WALL DETAIL

KEYPLAN

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,
OMR Thoraipakkam,
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.

