Verified RealEstate™

REFERENCE
SWP/BPA/262528/2024

ISSUED
06 September 2024

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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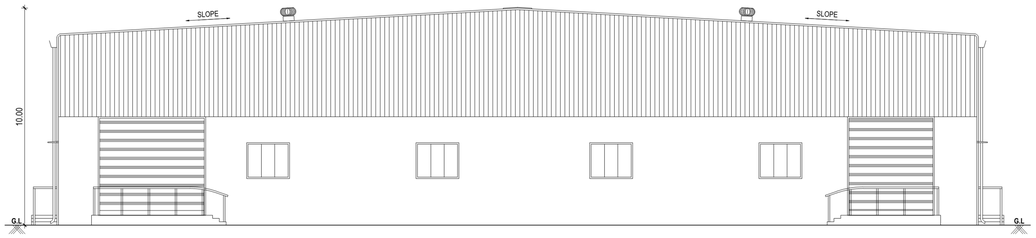
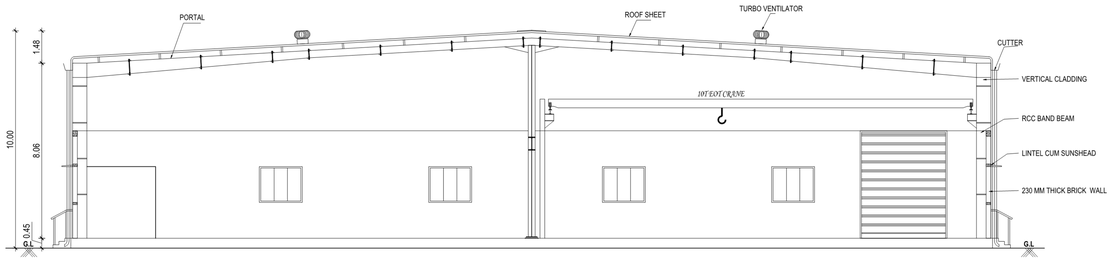
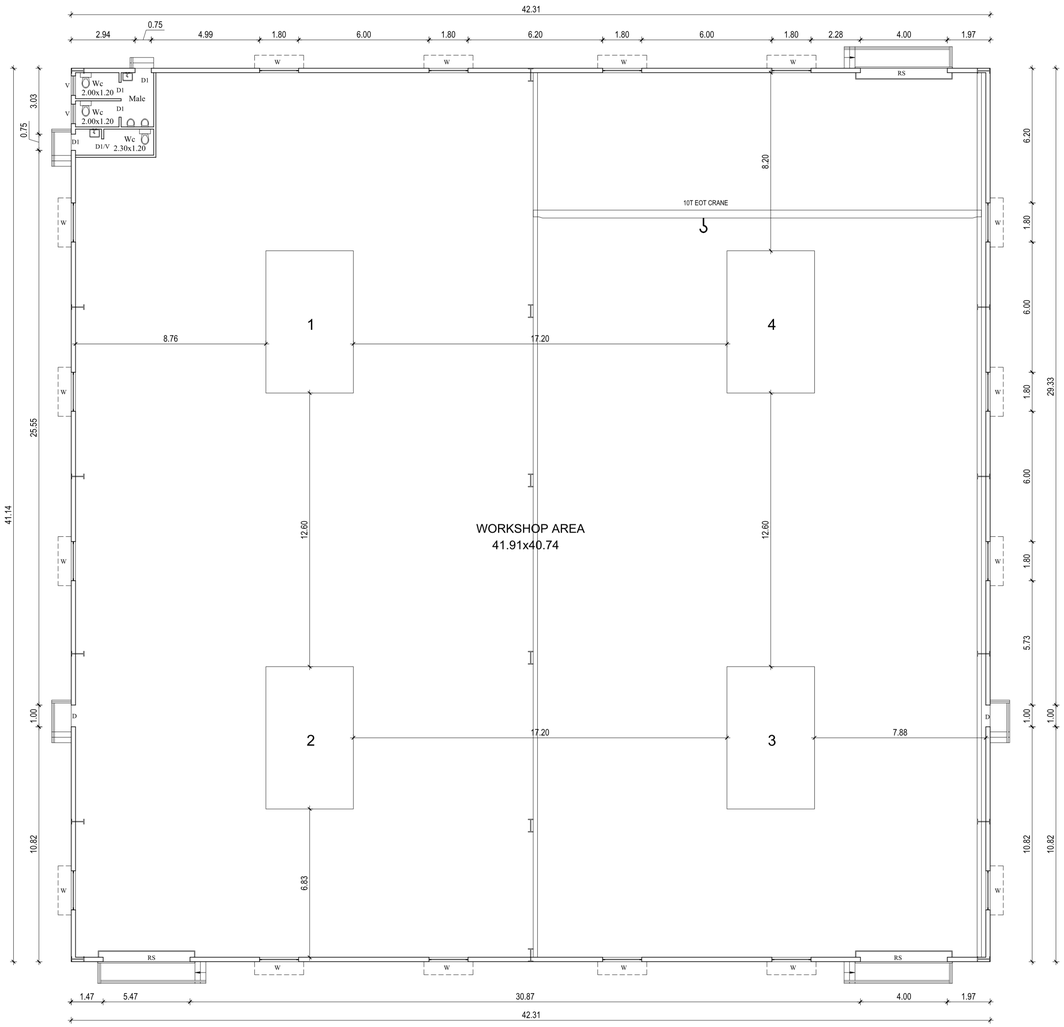
DIGITALLY VERIFIED RECORD



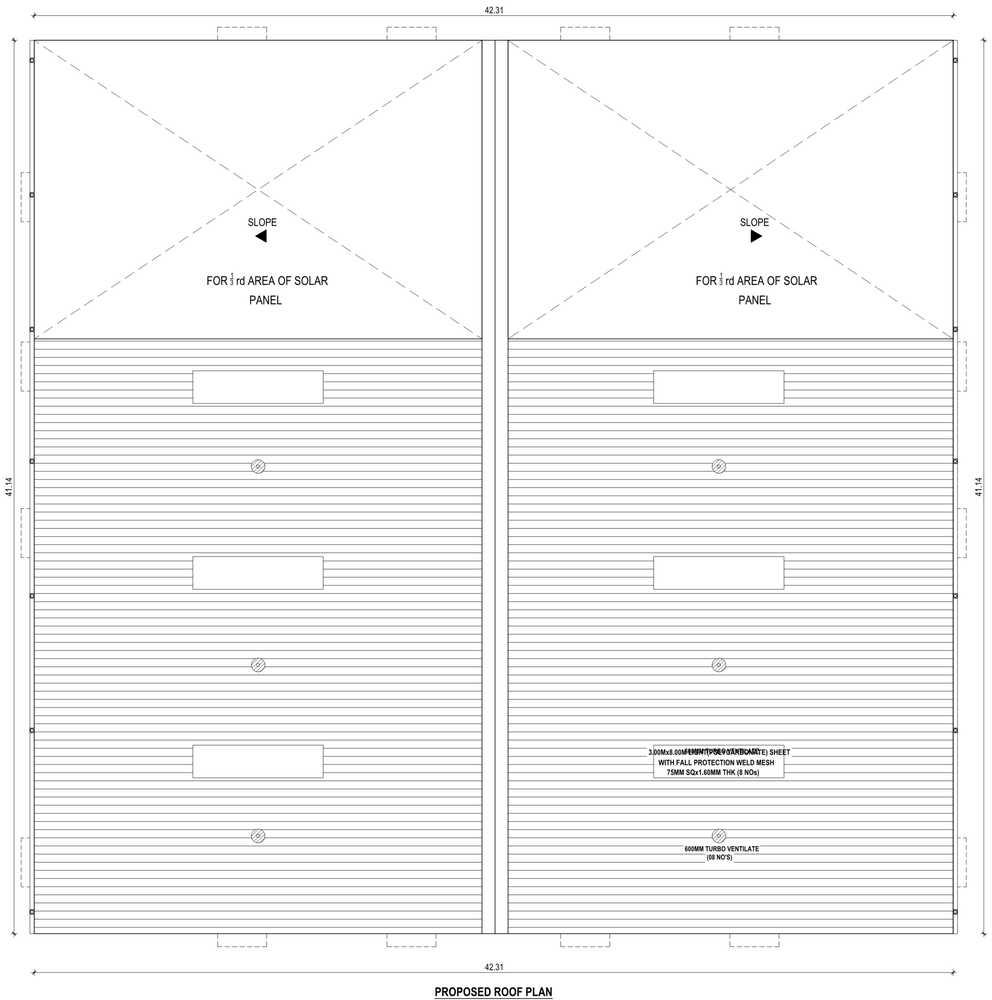
SOUTH FACE ELEVATION



CROSS SECTION - A. A'



PROPOSED GROUND FLOOR PLAN

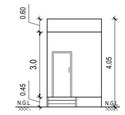


PROPOSED ROOF PLAN

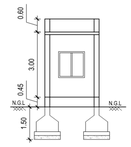
SCALE- 1:100

SHEET-1 OF 2

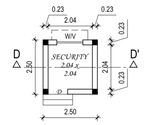
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE FACTORY BUILDING IN SURVEY NO- 331/6 OF VOYALUR VILLAGE, TIRUVALLUR TALUK AND DISTRICT.,



EAST FACE ELEVATION



SECTION ON - D-D'



PLAN

SECURITY ROOM

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE :-

A. J. ARUN, M.E.,
Reg Structural Engineer Grade-I
DTCP, Reg.No. SE/Gr.I/2021/12/011.
B./300, Sengazhuneer Odai Street,
KANCHIPURAM - 631502.
Cell: 9092553343.

STRUCTURAL ENGINEER :-

Er. K. RAFIQUE ADAM SHERIFF,
B.E.(Civil).,M.I.E.,F.I.V.,M.Sc.,F.I.C.A.,C.Eng.(I).,
CHARTERED ENGINEER, Govt. Regd Valuer,
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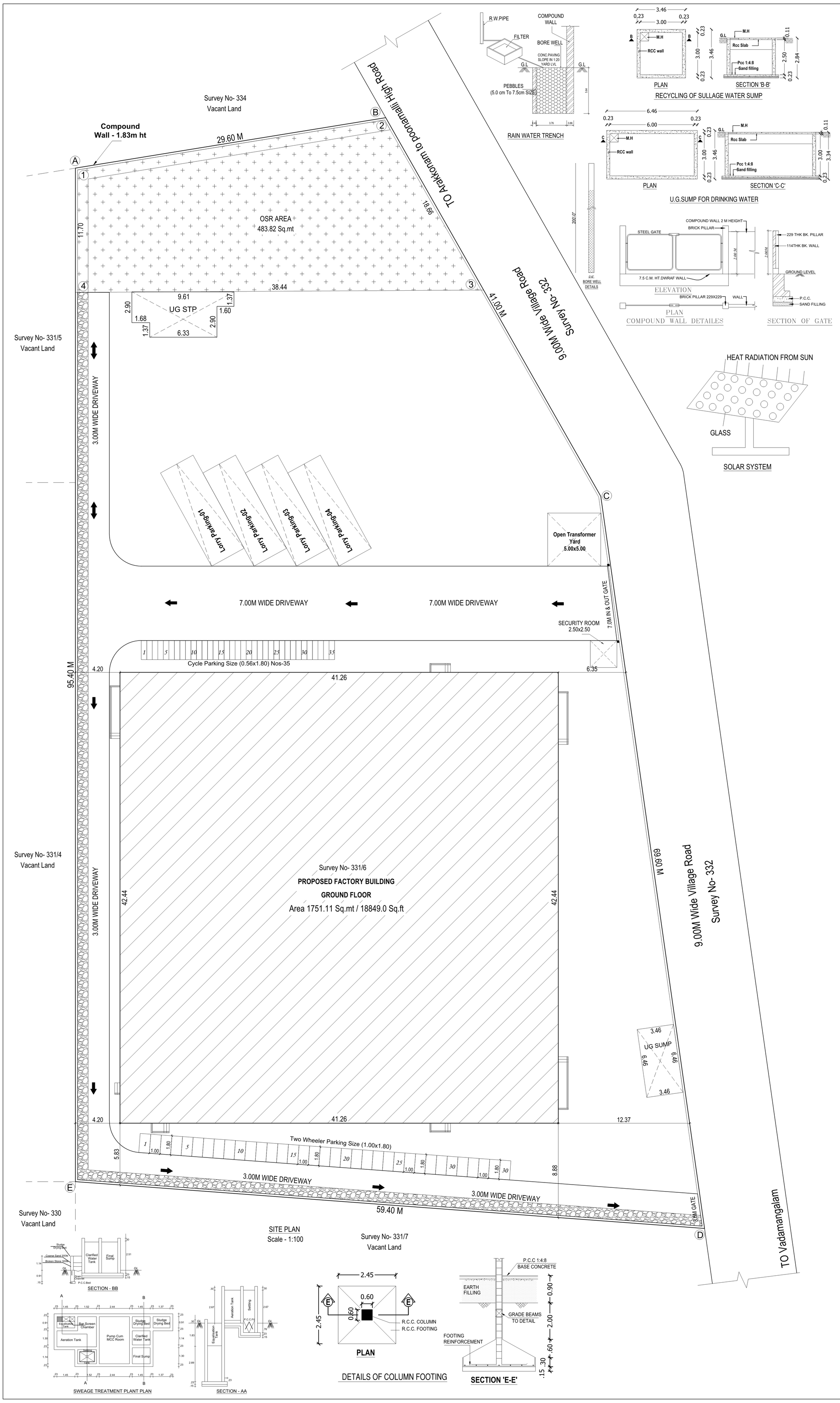
KANCHEEPURAM - 631 502
Ph: 044-27221727 Mobile: 9884057364.

REGISTERED ENGINEER :-



SCALE- 1:100 **SHEET-2 OF 2**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE FACTORY BUILDING IN SURVEY NO- 331/6 OF VOYALUR VILLAGE, KADABATHUR PANCHAYAT UNION, TIRUVALLUR TALUK AND DISTRICT.,

CATEGORY : ORANGE INDUSTRIAL ,
NO.3.WIRES, PIPES, EXTRUDED SHAPES FROM METALS.

SITE EXTENT AS PER DOCUMENT EXTENT - 1.18 Acre / 4775.22 Sq.mt

AS PER PATTA EXTENT - 4800.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	PROPOSED FACTORY BUILDING BLOCK-1 GROUND FLOOR	1751.11	-	1751.11
2.	SECURITY ROOM	-	6.25	6.25
	TOTAL EXTENT	1751.11	6.25	1757.36

Floor Space Index :- $\frac{1751.11}{4775.22}$ FSI ARCHIVED = 0.366 < 1.5

PARKING DETAILS:

PARKING CATEGORY (Industrial Building) :-
FSI AREA : 1751.11 Sqmt

PARKING DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking- Workshop Area/500 =1751.11/500 = 3.50	04 Nos	04 Nos
Two Wheelers Parking- Workshop Area/50 =1751.11/50 = 35.05	35 Nos	35 Nos
Cycle Parking- Workshop Area/50 =1751.11/50 = 35.05	35 Nos	35 Nos

MACHINERY DETAILS

REF	NAME OF THE MACHINERY	HP
1.	Tape Extusion Machine	380.0
2.	Looming Machine	10.0
3.	Lamination Machine	05.0
4.	Bag Making Machine	05.0

TOTAL HOSE POWER = 400.00

SOLAR HOT WATER SYSTEM DETAIL :

NO OF WORKERS - MALE : 07 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day
TOTAL CONSUMPTION (07 X 80) : 560 Lits
NO OF SWHS (2000 lit Capacity) : 1 No

Sanitary Requirements As Per TNCBDR-2019

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	02	03
URINAL	02	-
WASH TAPS	03	
DRINKER WATER FOUNTAINS	02	

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.50 x 4.50
D	DOOR	0.90 x 2.20
D1	DOOR - 1	0.75 x 2.20
W	WINDOW	1.80 x 1.50
V	VENTILATOR	0.90 x 0.60

COLOUR REFERENCE :
* EXISTING ROAD
* SITE BOUNDARY
* PROPOSED BUILDING

N
SCALE - 1:100

ALL DIMENSIONS ARE IN METER

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REGISTERED 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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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.