

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

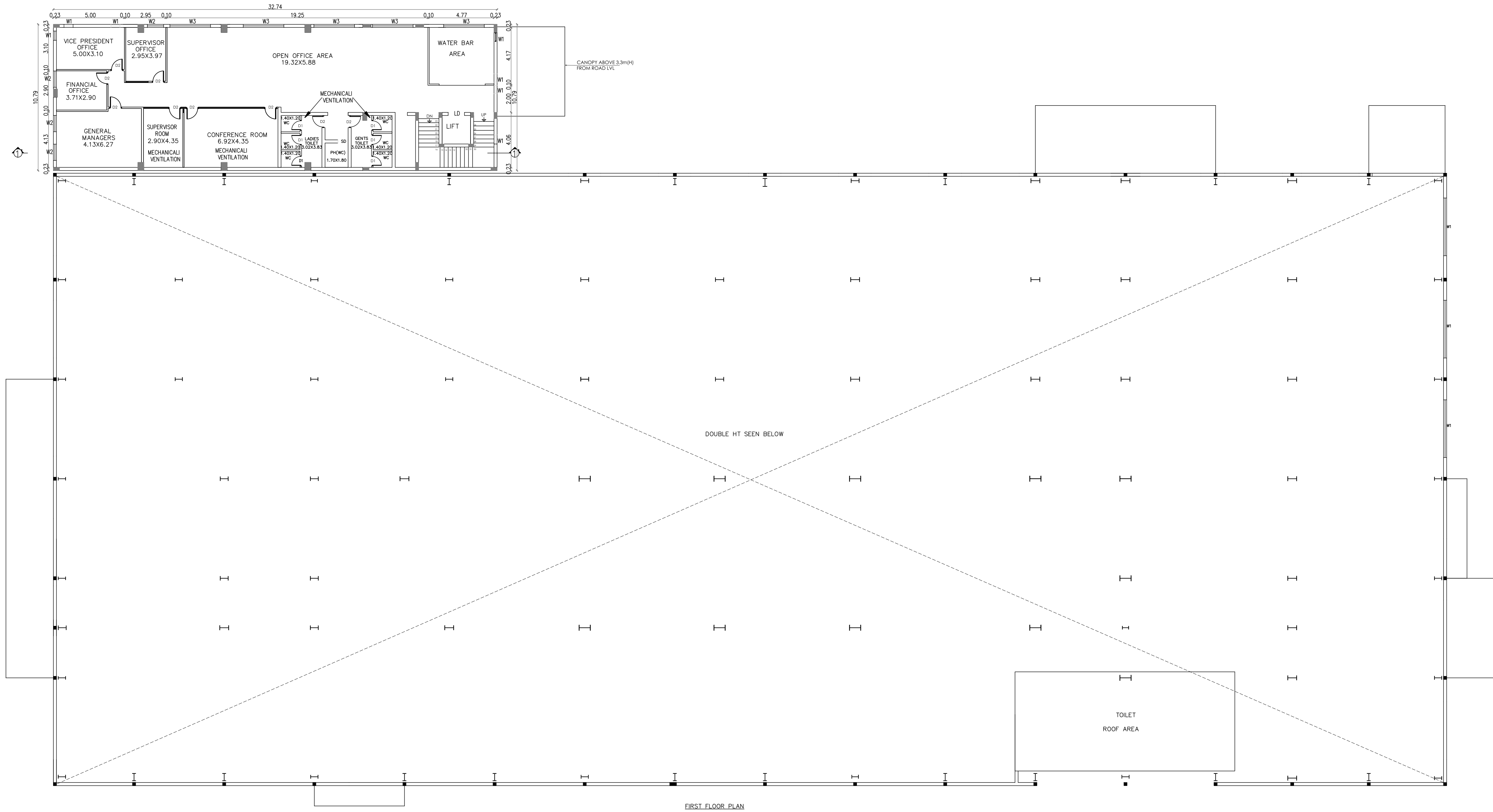
Building Plan

ISSUING AUTHORITY

DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

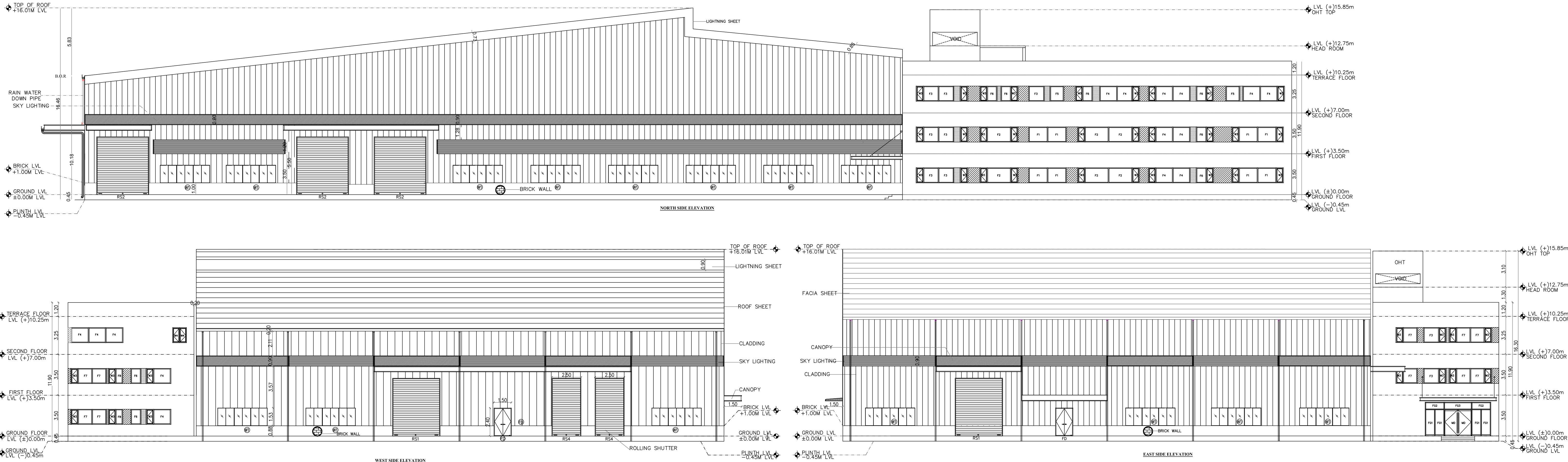
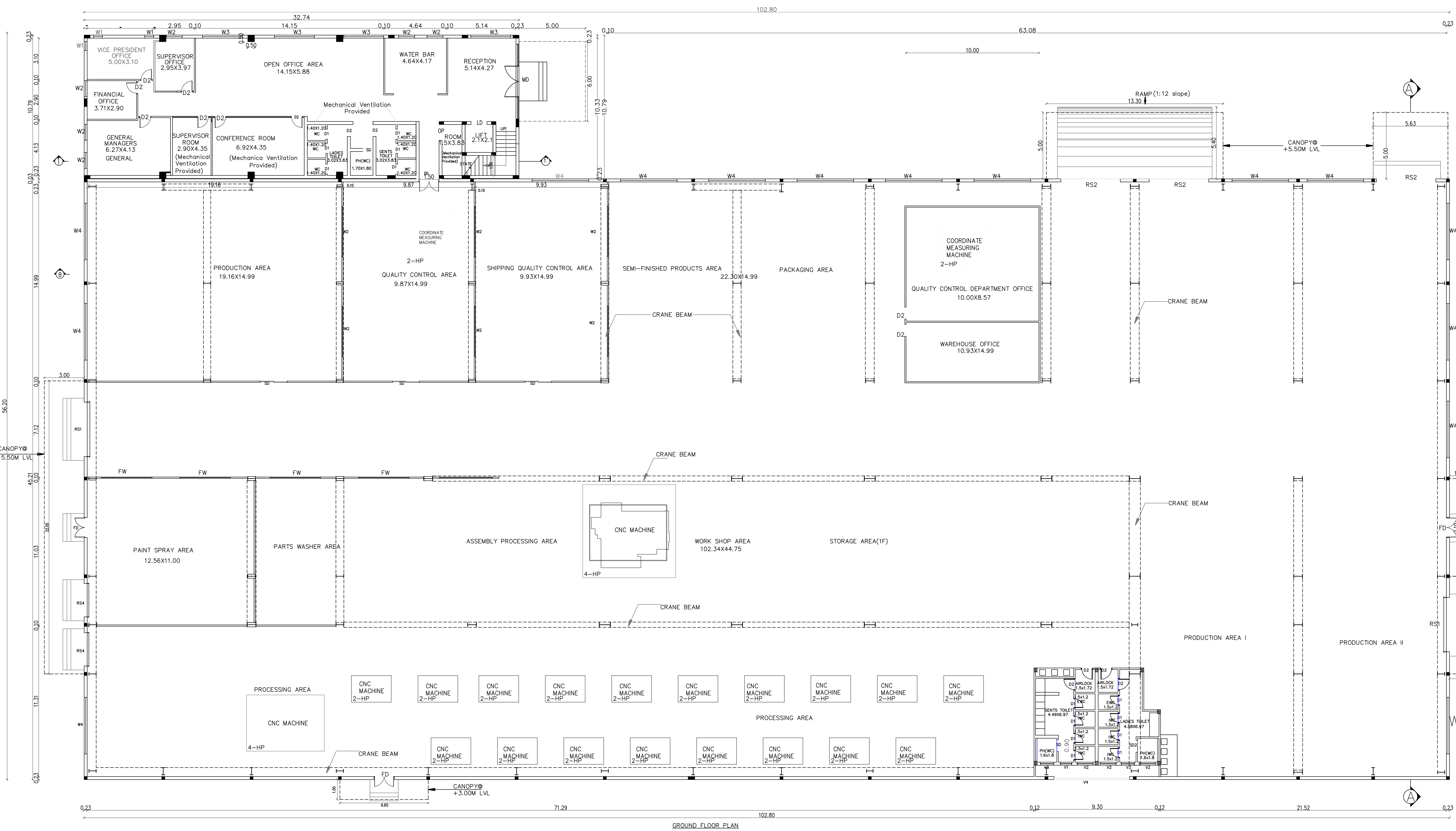
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SCHEDULE OF JOINERY:-

TYPE	DESCRIPTION	SIZE (m)
D1	ALUMINIUM DOOR WITH PVDF COATING restroom door outside	0.9 X 2.40
D2	ALUMINIUM DOOR WITH PVDF COATING restroom door inside	0.9 X 2.40
D3	WPC DOOR	0.75 X 2.40
SD1	ALUMINIUM GLASS SLIDING DOOR	2 X 2.40
V1	AL PVDF Ventilator + Louver	0.85 X 0.6
V2	AL PVDF Ventilator + Louver	1.2 X 0.6
V3	AL PVDF Ventilator + Louver	0.1 X 0.6
V4	AL PVDF Ventilator + Louver	5.68 X 1.61
W1	OPENABLE WINDOW	0.67 X 1.40
W2	OPENABLE WINDOW	1.2 X 1.40
W3	OPENABLE WINDOW	3.0 X 1.40
W4	OPENABLE WINDOW	4.26 X 1.52
D1	FLUSH DOOR (Dorm & office toilet)	0.9 X 2.40
FD	FIRE DOOR (factory connectivity)	1.5 X 2.40
SD1	ALUMINIUM GLASS SLIDING DOOR	1.8 X 2.40
SD	CORRIDOR SERVICE DOOR	0.60 X 1.40
D2	FLUSH DOOR (bath)	0.75 X 2.40
D3	ALUMINIUM DOOR (laundry)	0.9 X 2.40
D4	TERRACE FLUSH DOOR (at 10 m)	0.9 X 2.14
FG1	FIXED GLASS	0.76 X 2.40
FG2	FIXED GLASS	1.62 X 0.50
FG3	FIXED GLASS	2.4 X 0.50
MD	GLASS FIXED MAIN DOOR	2.40 X 2.40
SD	SLIDING DOOR (HP)	1.0 X 2.10

S.No	DESCRIPTION	HP	Qty	Total HP
1.	2 Tone Crane	6	11	66
2.	5 Tone Crane	8	5	40
3.	10 Tone Crane	20	2	40
4.	STP			21
5.	FIRE FIGHTING			253
6.	CNC MACHINE	2	18	36
7.	CNC MACHINE	4	2	8
				464



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INTJR FACTORY BUILDING IN APPROVED LAYOUT LP/DTCP NO: AT 205 TAL

IND (Lic



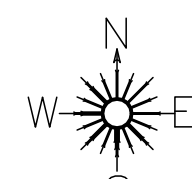
IN S.No.199/6,7,8, 200/5,8,14, ERUVOLYAL VILLAGE,GUMMUDIPOOND IFRICT.

S ORANGE try excluding fabrication & forging)

AREA STATEMENT					
BLOCK NO.	BLOCK NAME	FLOOR	PROPOSED BUILD UP AREA FSI NON FSI TOTAL		
1.	FACTORY+ OFFICE BUILDING	GROUND FLOOR	5245.72	—	5245.72
		FIRST FLOOR	353.26	—	353.26
		TERRACE FLOOR	—	36.81	36.81
2.	SERVICE BLOCK	GROUND FLOOR	255.28	—	255.28
3.	WATCHMAN & GENERATOR ROOM	GROUND FLOOR	99.70	—	99.70
			6307.22	36.81	6344.03

FLOOR SPACE INDEX = TOTAL BUILTUP AREA / TOTAL PLOT AREA = 6307.22 / 16187.41 = 0.372 > 0.372

MAXIMUM HEIGHT OF THE BUILDING = 16.46M



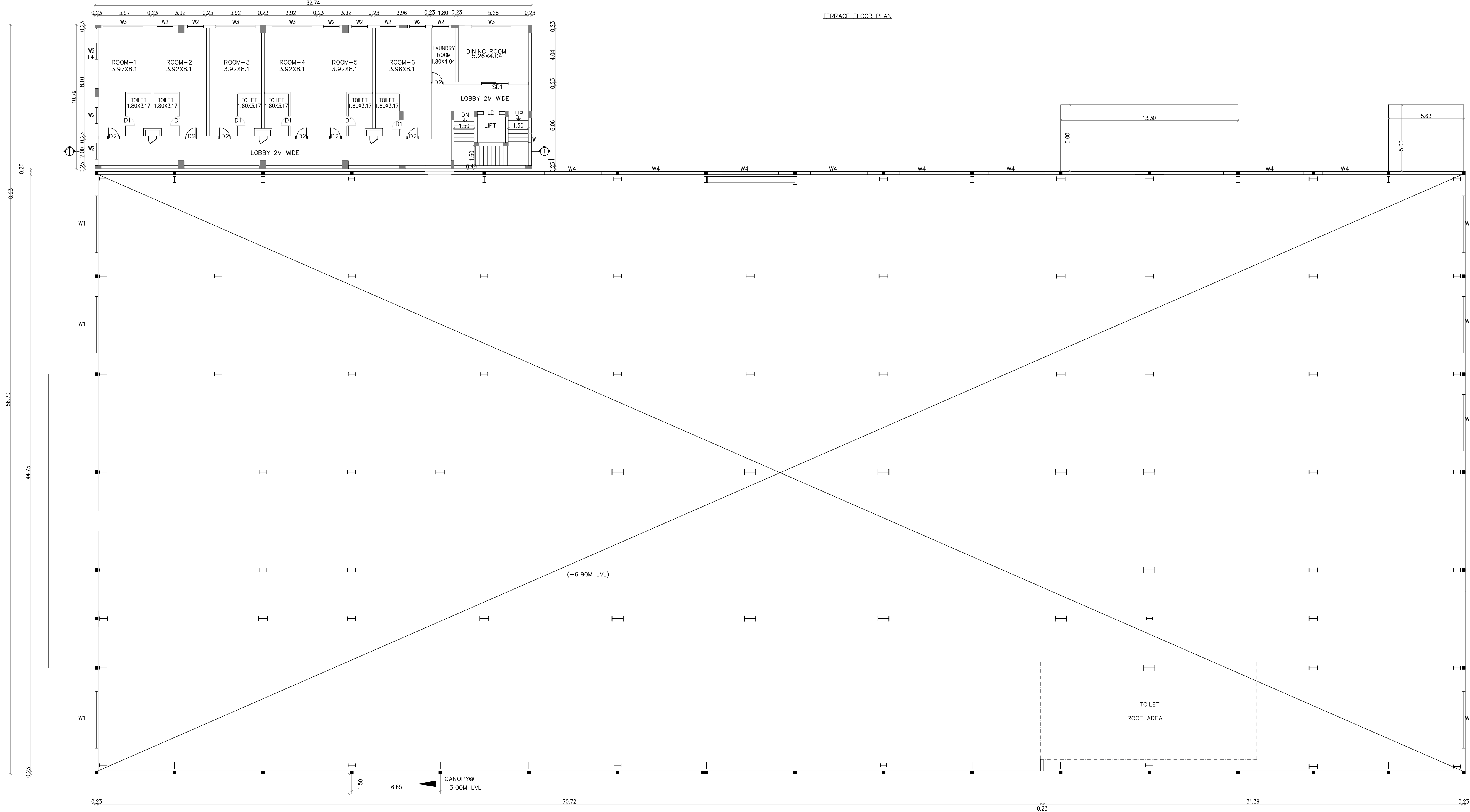
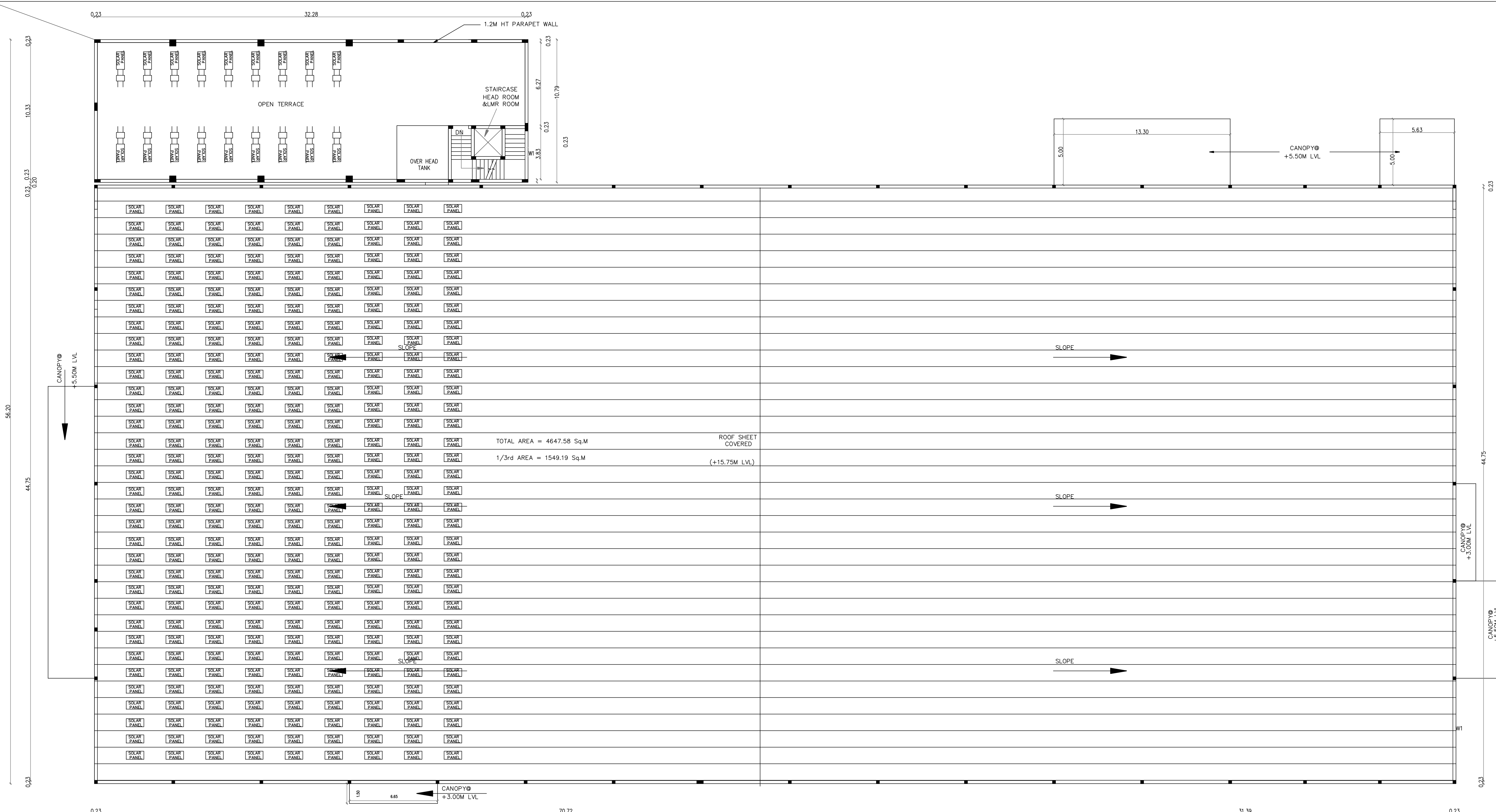
SPECIFICATION:
1.P.C.C 1:5:10 FOR FOUNDATION.
2.P.C.C 1:4:8 FOR FLOOR CONCRETE.
3.0.23M THICK BRICK WALL IN CEMENT MORTAR 1:6
4.ALL R.C.C WORKS IN 1:2:4 MIX
5.WALL PLASTERING IN C.M 1:4
6.CEILING PLASTERING IN C.M 1:3
7.MOSAIC TILE FLOORING SET IN C.M 1:3
8.ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD.

APPLICANT SIGNATURE

REGISTERED ARCHITECT

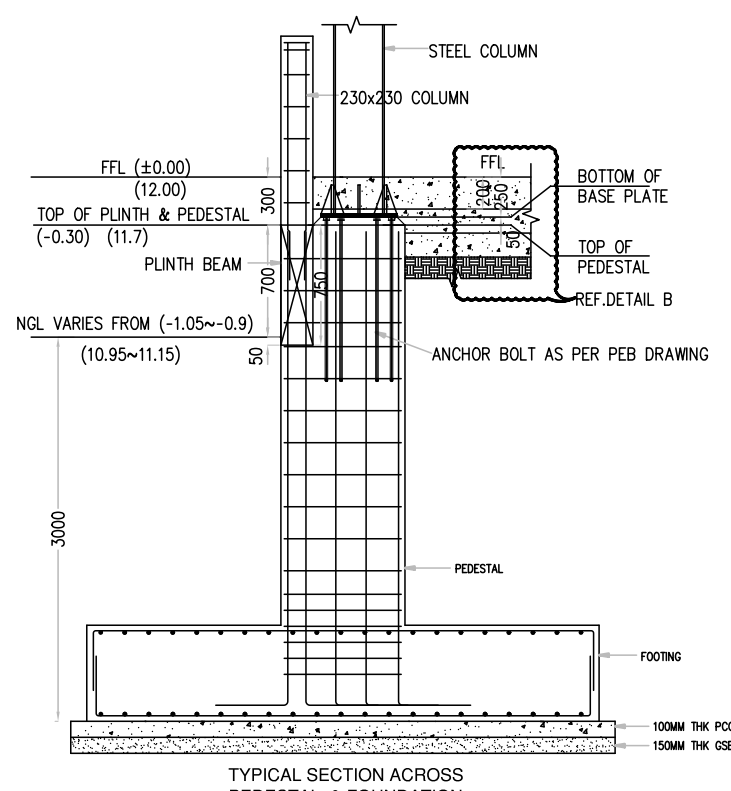
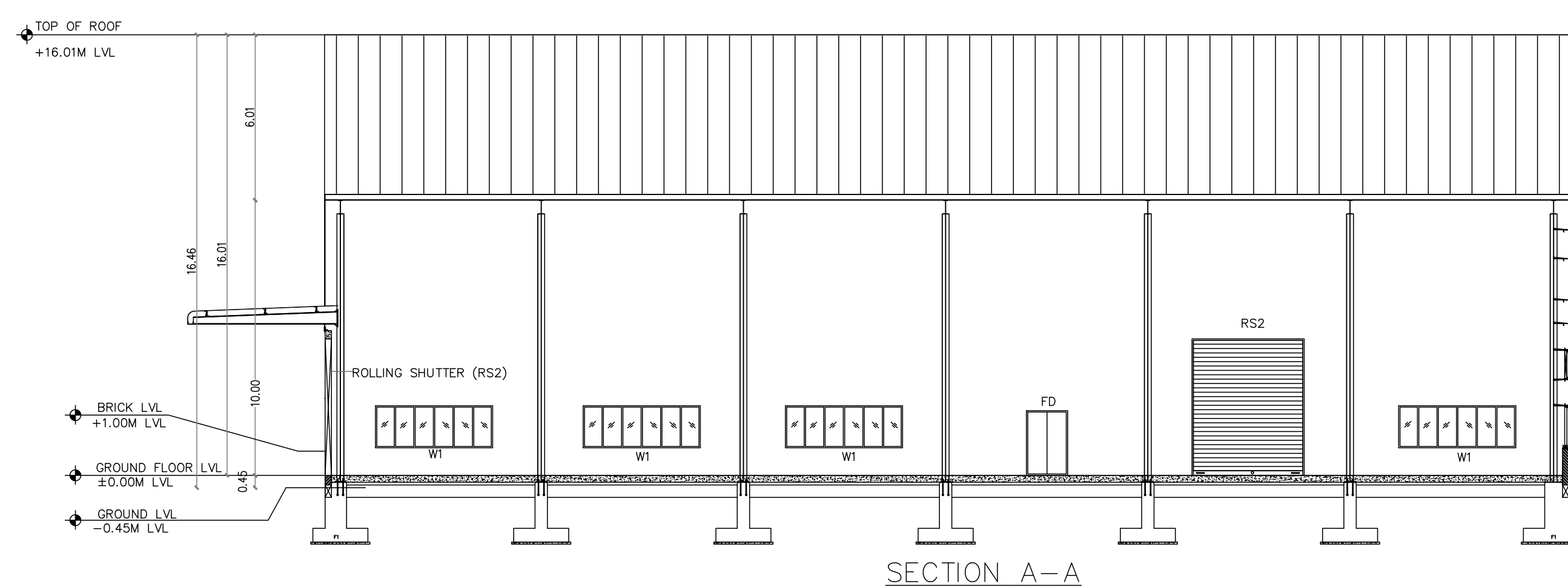
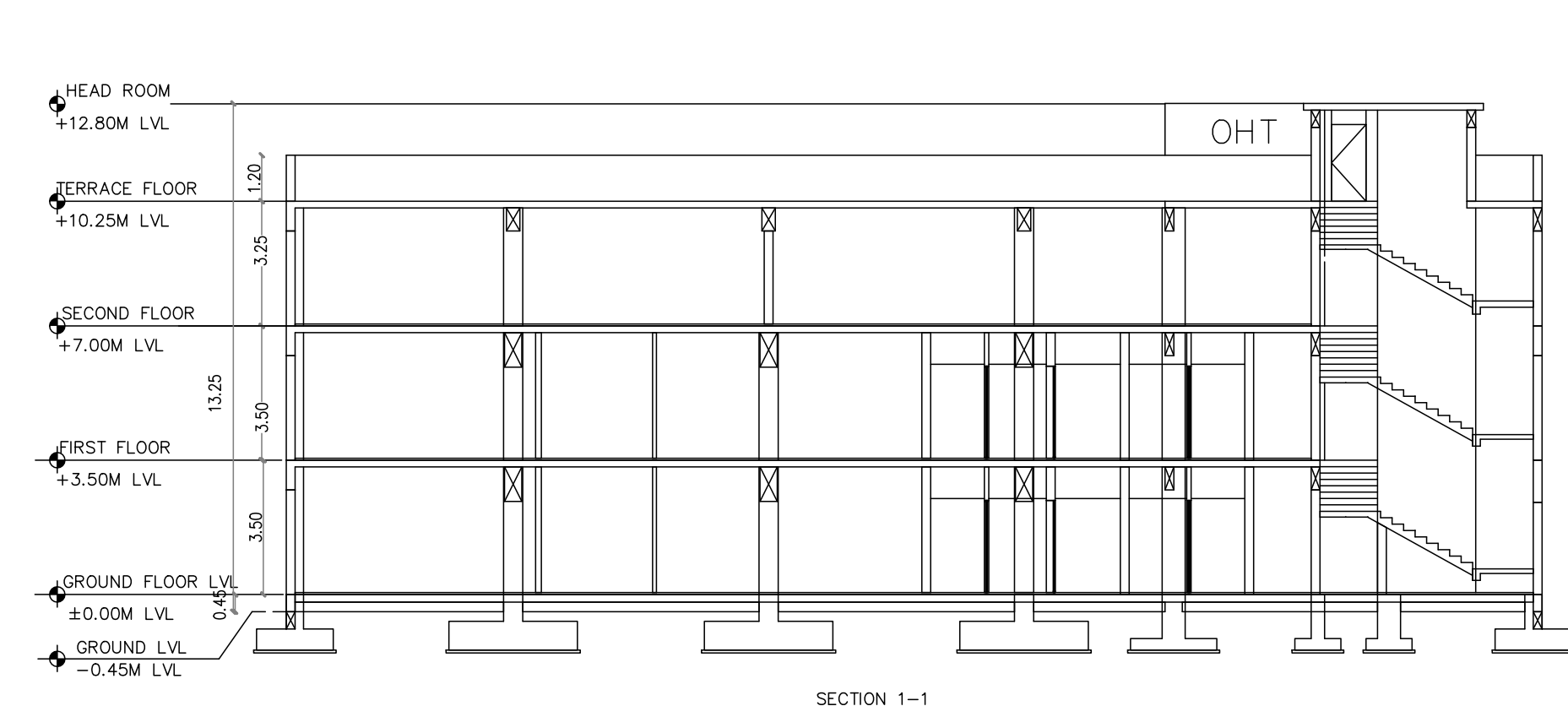
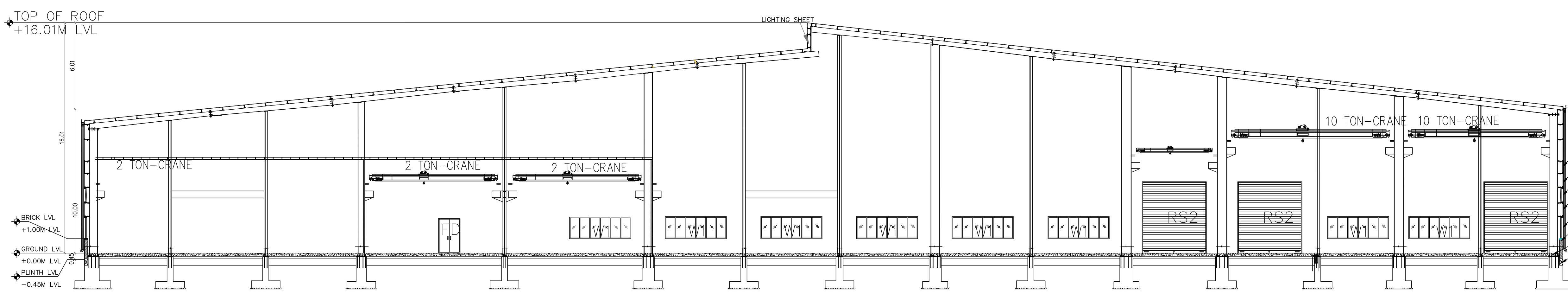
REGISTERED STRUCTURAL ENGINEER

REGISTERED ARCHITECT

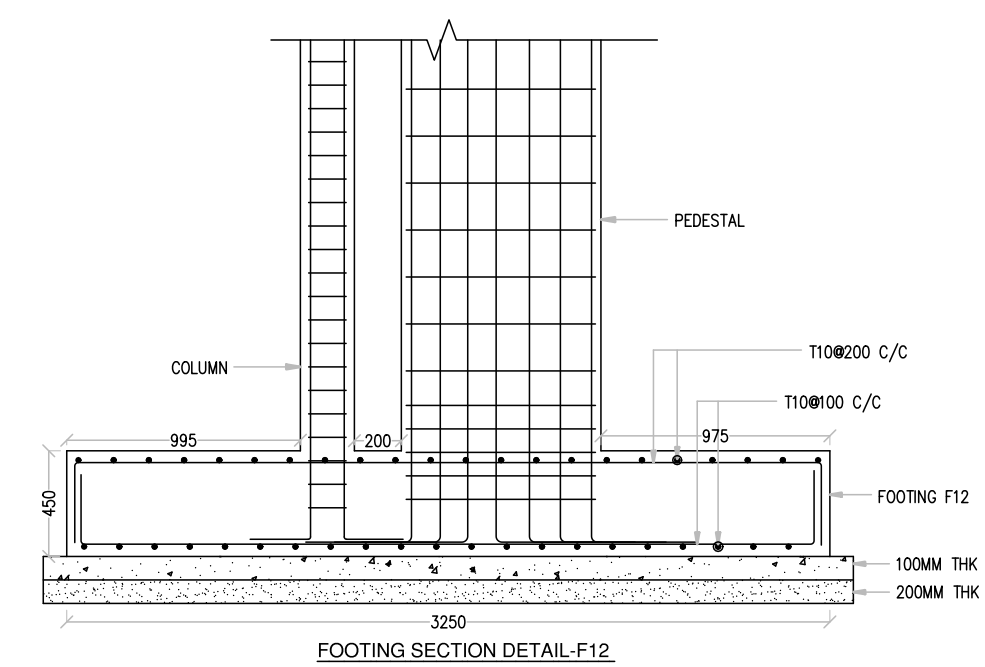


SCHEDULE OF JOINERY:-

TYPE	DESCRIPTION	SIZE (m)
D1	ALUMINIUM DOOR WITH PVDF COATING restroom door outside	0.9 X 2.40
D2	ALUMINIUM DOOR WITH PVDF COATING restroom door inside	0.9 X 2.40
D3	WPC DOOR	0.75 X 2.40
SD1	ALUMINIUM GLASS SLIDING DOOR	2 X 2.40
V1	AL PVDF Ventilator + Louver	0.85 X 0.6
V2	AL PVDF Ventilator + Louver	1.2 X 0.6
V3	AL PVDF Ventilator + Louver	0.1 X 0.6
V4	AL PVDF Ventilator + Louver	5.68 X 1.61
W1	OPENABLE WINDOW	0.67 X 1.40
W2	OPENABLE WINDOW	1.2 X 1.40
W3	OPENABLE WINDOW	3.0 X 1.40
W4	OPENABLE WINDOW	4.26 X 1.52
D1	FLUSH DOOR (room & office)	0.9 X 2.40
FD	FIRE DOOR (factory connectivity)	1.5 X 2.40
SD1	ALUMINIUM GLASS SLIDING DOOR	1.8 X 2.40
SD	CORRIDOR SERVICE DOOR	0.60 X 1.40
D2	FLUSH DOOR (restroom)	0.75 X 2.40
D3	ALUMINIUM DOOR (auditory)	0.9 X 2.40
D4	TERRACE FLUSH DOOR (BHK M)	0.9 X 2.14
FG1	FIXED GLASS	0.76 X 2.40
FG2	FIXED GLASS	1.62 X 0.50
FG3	FIXED GLASS	2.4 X 0.50
MD	GLASS FIXED MAIN DOOR	2.40 X 2.40
SD	SLIDING DOOR (HP)	1.0 X 2.10



FACTORY BLOCK FOOTING DETAIL



ADMIN BLOCK FOOTING DETAIL

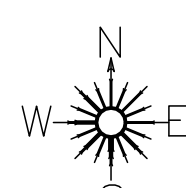
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INTJR FACTORY & MASANO FACTORY IN APPROVED LAYOUT LP/DTCP NO:25/2023
AT PLOT NO.I-11,I-10C, IN S.No.199/6,7,8, 200/5,8,14, 205/2,3,4, 206/1,2,3 PERUVYOAL VILLAGE,GUMMUDIPOONDI TALUK, TIRUVALLUR DISTRICT.

INDUSTRIE CLASSIFIED AS ORANGE
(Light Engineering industry excluding fabrication & forging)

AREA STATEMENT

BLOCK NO.	BLOCK NAME	FLOOR	PROPOSED BUILD UP AREA FSI NON FSI TOTAL
1.	FACTORY+ OFFICE BUILDING	GROUND FLOOR	5245.72 — 5245.72
		FIRST FLOOR	353.26 — 353.26
		SECOND FLOOR	353.26 — 353.26
		TERRACE FLOOR	— 36.81
2.	SERVICE BLOCK	GROUND FLOOR	255.28 — 255.28
3.	WATCHMAN & GENERATOR ROOM	GROUND FLOOR	99.70 — 99.70
			6307.22 36.81 6344.03

FLOOR SPACE INDEX = $\frac{\text{TOTAL BUILDUP AREA}}{\text{TOTAL PLOT AREA}} = \frac{6307.22}{16187.41} = 0.372 >$
MAXIMUM HEIGHT OF THE BUILDING = 16.46M



SPECIFICATION:
1.P.C.C 1:5:10 FOR FOUNDATION.
2.P.C.C 1:4:8 FOR FLOOR CONCRETE.
3.0.23M THICK BRICK WALL IN CEMENT MORTAR 1:6
4.ALL R.C.C WORKS IN 1:2:4 MIX
5.WALL PLASTERING IN C.M 1:4
6.CEILING PLASTERING IN C.M 1:3
7.MOSAIC TILE FLOORING SET IN C.M 1:3
8.ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD.

APPLICANT SIGNATURE

REGISTERED STRUCTURAL ENGINEER

N. KAMARAJAN
N. KAMARAJAN, M.E., A.M.I.E
STRUCTURAL ENGINEER, CIVIL DTCP
Reg No:SE/CR/07/2021
M108, First Cross St., Thiruvallur Nagar,
Thiruvallur, Chennai-61.

REGISTERED ARCHITECT

S.P. SIVAKUMAR
S.P. SIVAKUMAR, B.Arch.
Regd Architect, CA/2007/19884
DESIGN QUARTER,
No.100 & 110, 2nd Floor,
Sethu Square, Chembur Road,
Thiruvallur, Chennai - 61.
Ph: 044 - 40064219

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INTUR FACTORY & MASANO FACTORY IN APPROVED LAYOUT LP/DTCP NO: 25/2023 AT PLOT NO.I-11,I-10C, IN S.No.199/6,7,8, 200/5,8,14, 205/2,3,4, 206/1,2,3 PERUVOLYAL VILLAGE,GUMMUDIPOONDI TALUK, TIRUVALLUR DISTRICT.

INDUSTRIE CLASSIFIED AS ORANGE (Light Engineering industry excluding fabrication & forging)

AREA STATEMENT SITE EXTEND				
BLOCK NO.	BLOCK NAME	FLOOR	PROPOSED BUILD UP AREA	
1.	FACTORY+ OFFICE BUILDING	GROUND FLOOR	5245.72	5245.72
		FIRST FLOOR	353.26	353.26
		SECOND FLOOR	353.26	353.26
2.	SERVICE BLOCK	GROUND FLOOR	255.28	255.28
3.	WATCHMAN & GENERATOR ROOM	GROUND FLOOR	99.70	99.70
			6307.22	6344.03

FLOOR SPACE INDEX = TOTAL BUILTUP AREA / TOTAL PLOT AREA = 6307.22 / 16187.41 = 0.372 >

MAXIMUM HEIGHT OF THE BUILDING = 16.46M
LABOUR COUNT = MALE - 140
FEMALE - 60
TOTAL - 200

SANITARY COUNT	REQUIRED		PROVIDED
	MALE TOILET	6	7
	FEMALE TOILET	4	7
	PH TOILET	2	3

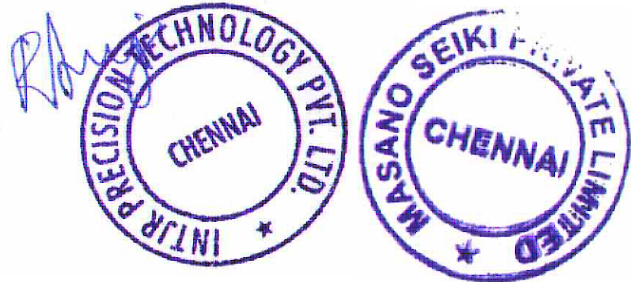
PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 CAR SPACE FOR EVERY 100 SQ.M OF FLOOR AREA	100	11	20
1 TWO WHEELERS SPACE FOR EVERY 50 SQ.M OF FLOOR AREA	4892.46	98	98
1 LORRY SPACE FOR EVERY 500 SQ.M OF FLOOR AREA	4892.46	10	10
1 CYCLE SPACE FOR EVERY 50 SQ.M OF FLOOR AREA	4892.46	98	98

PH CAR PARKING 2

- SPECIFICATION:
- P.C.C 1:5:10 FOR FOUNDATION.
 - P.C.C 1:4:8 FOR FLOOR CONCRETE.
 - 0.23M THICK BRICK WALL IN CEMENT MORTAR 1:6
 - ALL R.C.C WORKS IN 1:2:4 MIX
 - WALL PLASTERING IN C.M 1:4
 - CEILING PLASTERING IN C.M 1:3
 - MOSAIC TILE FLOORING SET IN C.M 1:3
 - ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD.

COLOUR INDEX	
SITE BOUNDARY	
EXISTING ROAD	
PROPOSED AREA	
DRIVE WAY	

APPLICANT SIGNATURE



REGISTERED STRUCTURAL ENGINEER

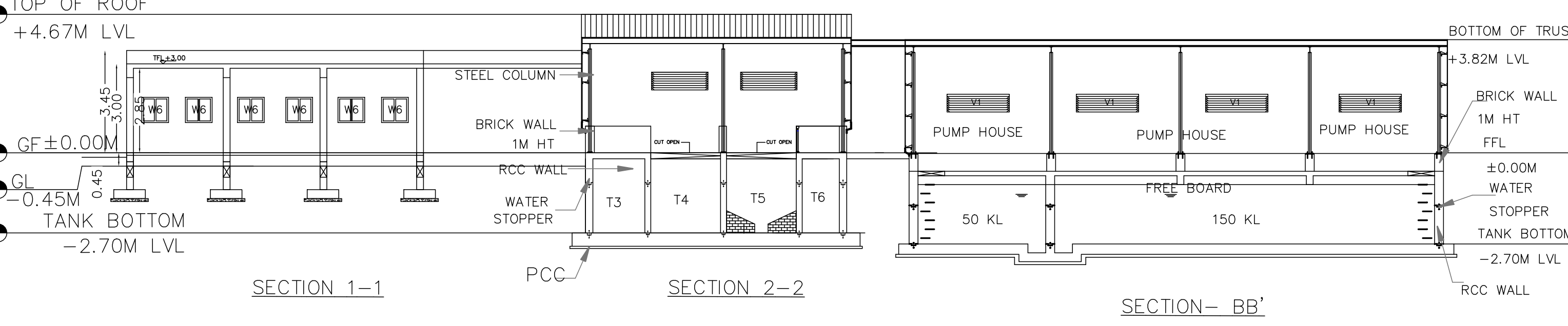
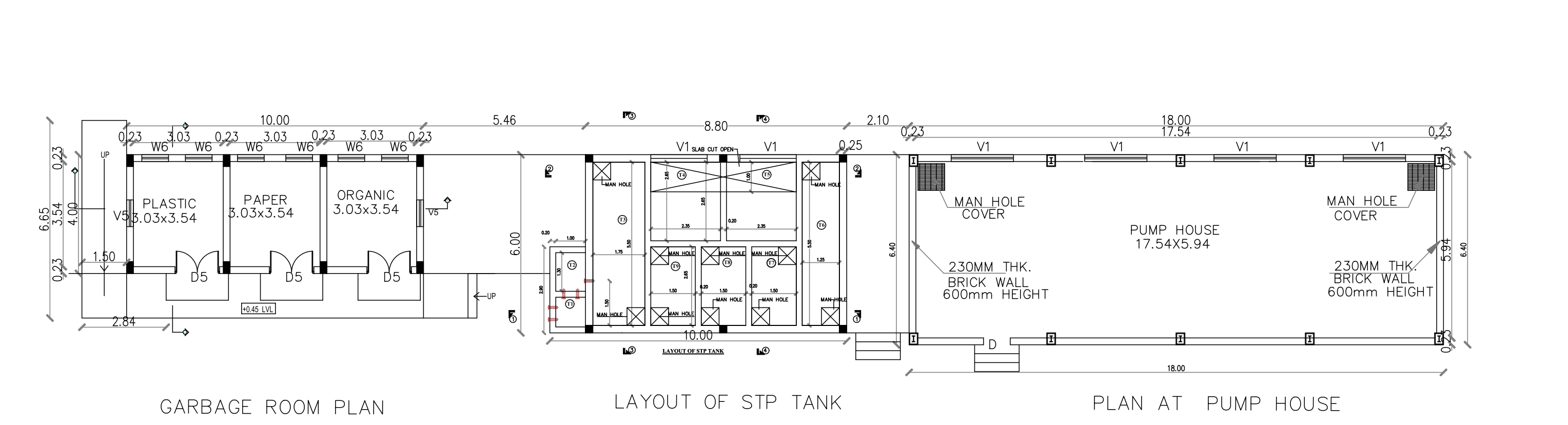
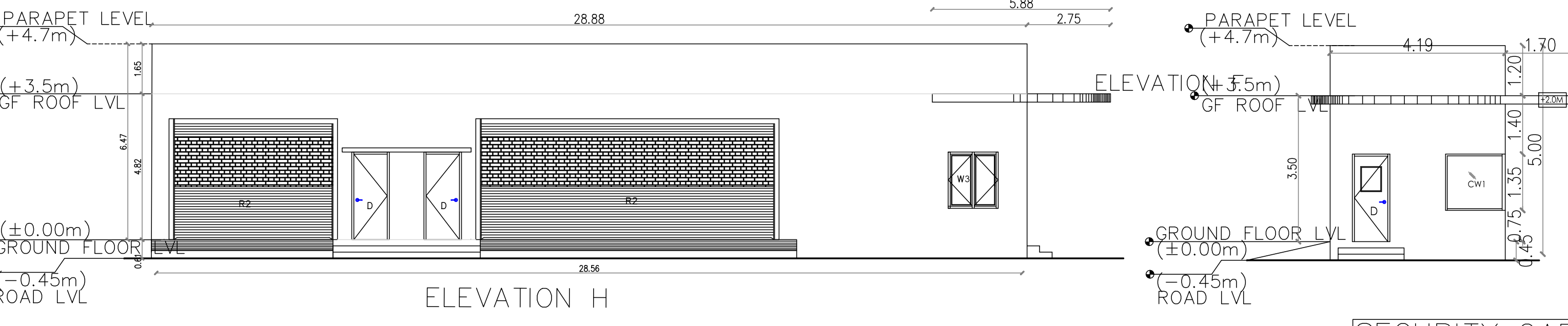
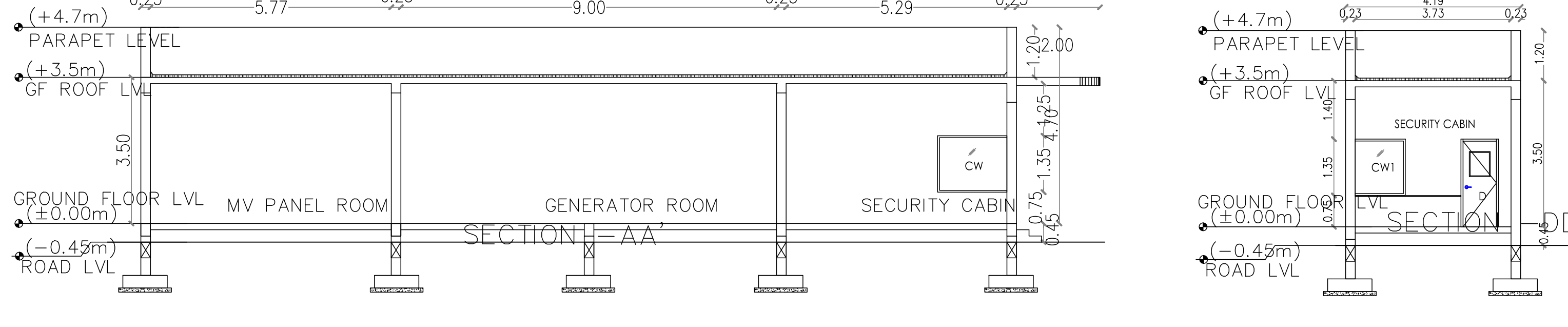
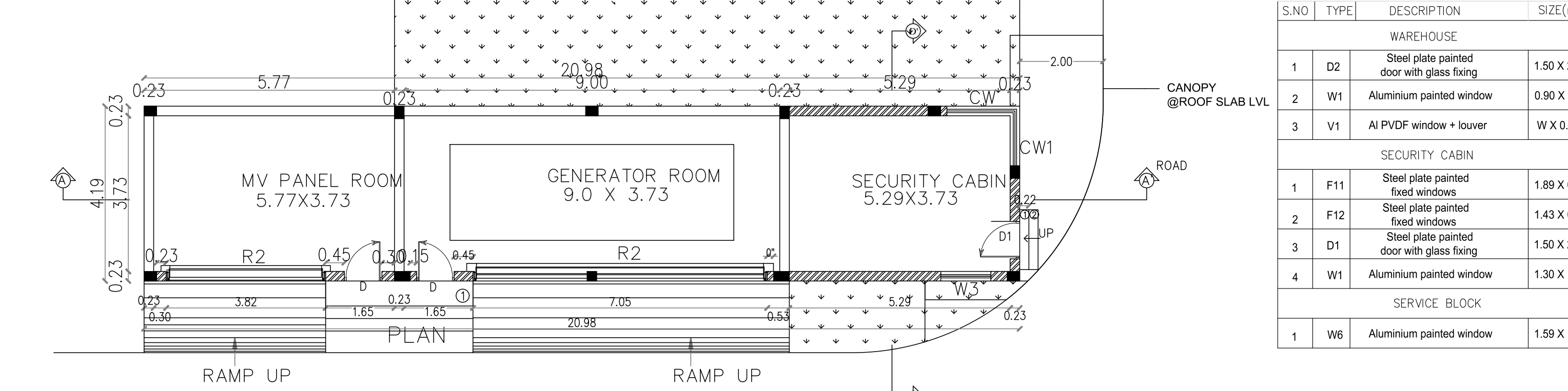
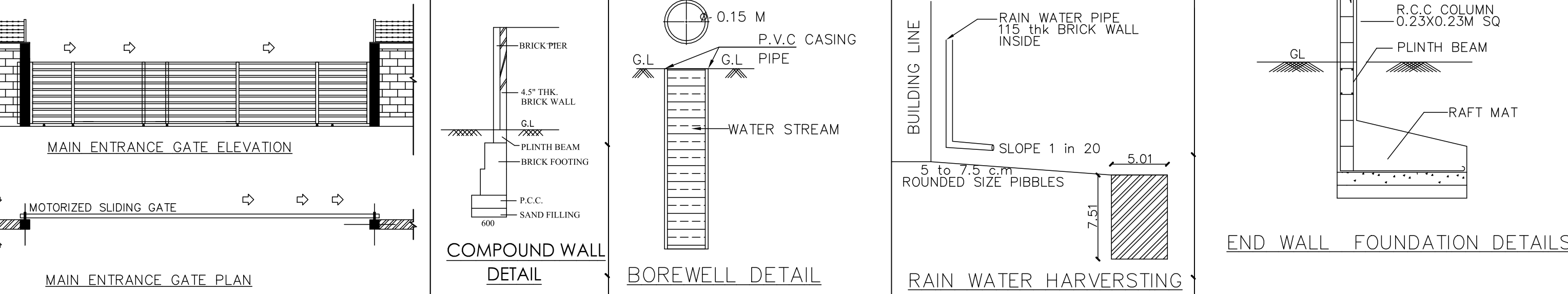
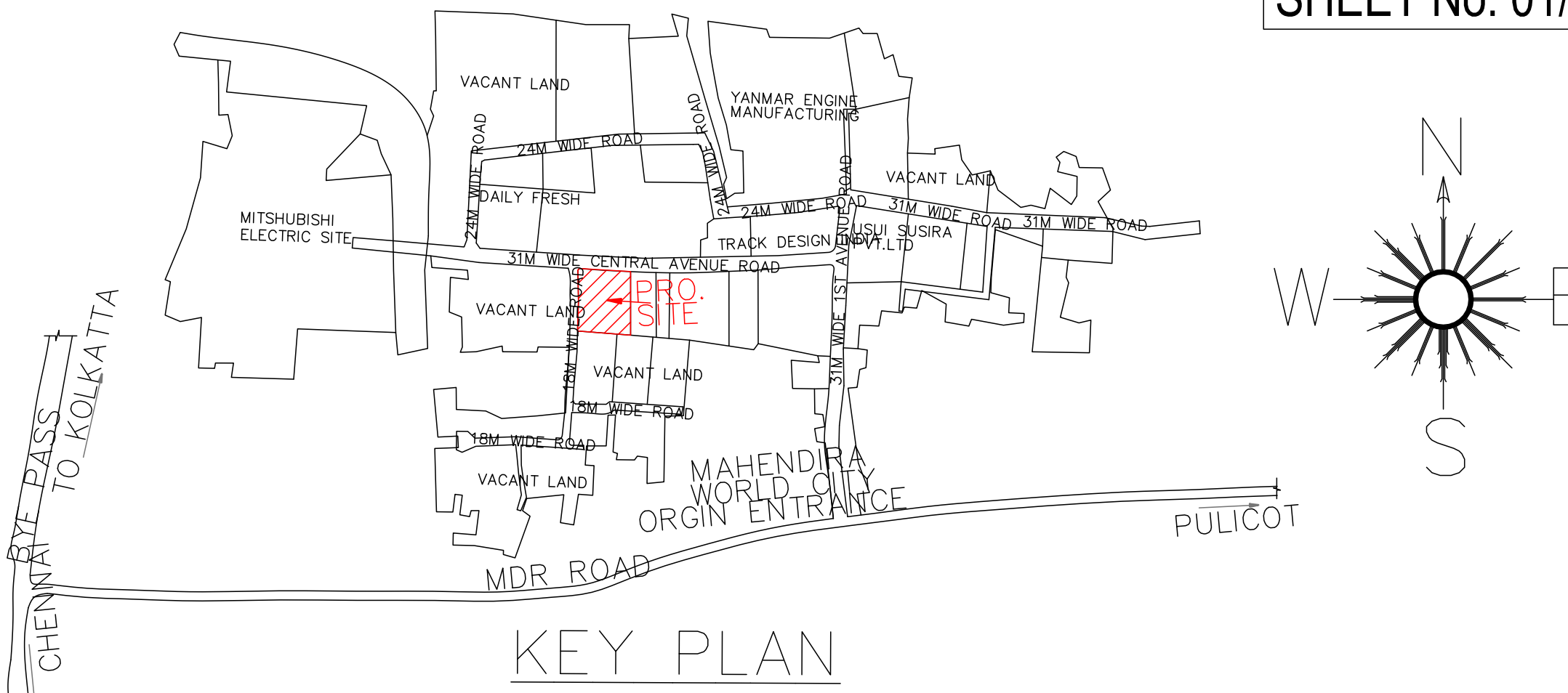
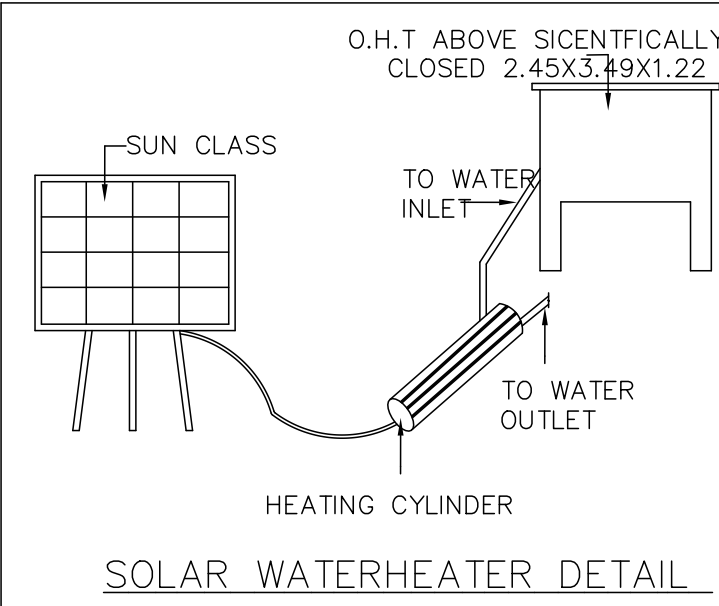
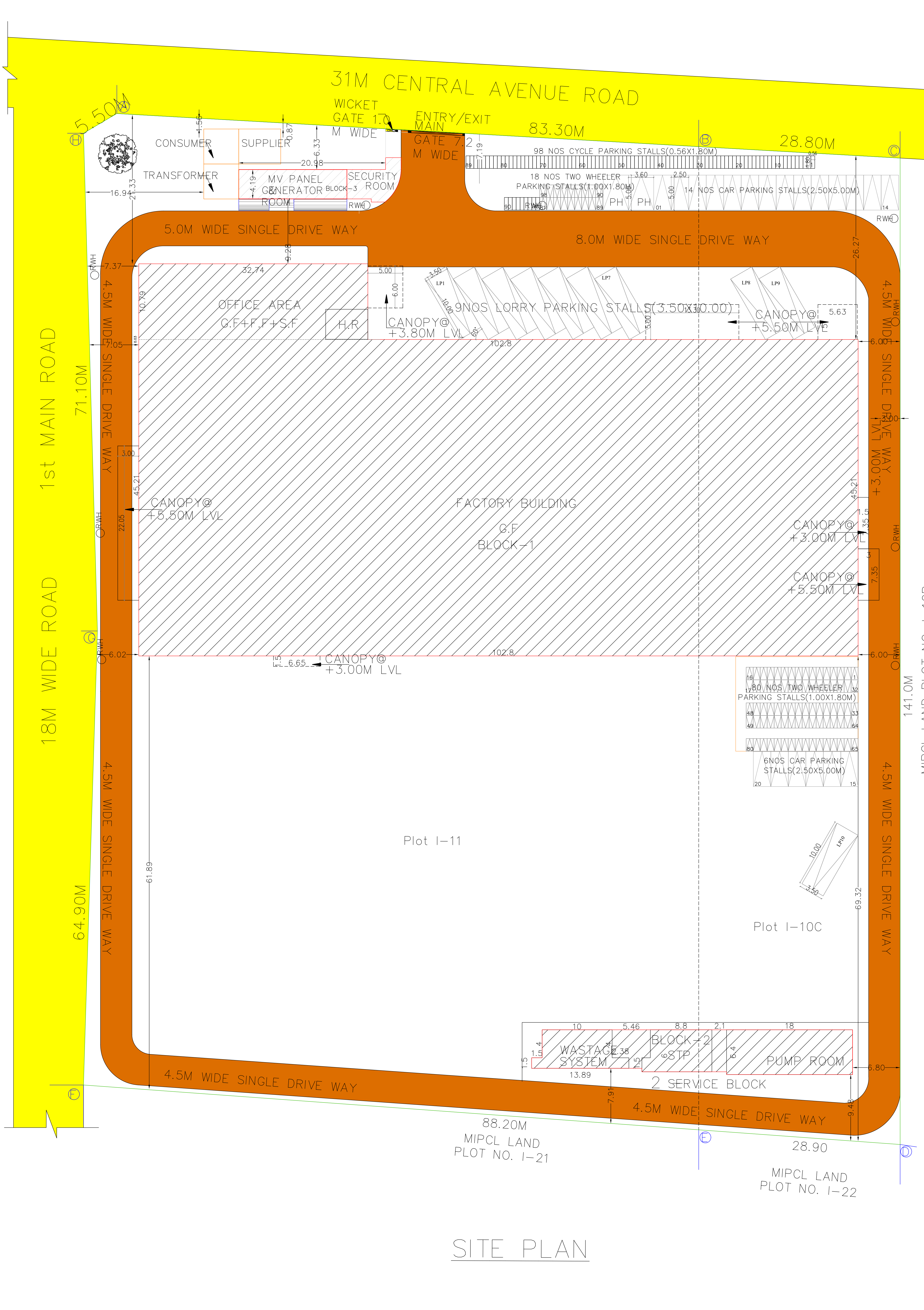
N. KAMARAJAN

N.KAMARAJAN, M.E., A.M.I.E
STRUCTURAL ENGINEER, GR-I, DTCP
Reg No: SE/GR/007-2021
M109, First Cross St, Thiruvalluvar Nagar,
Thiruvannam, Chennai - 41.

REGISTERED ENGINEER/ARCHITECT

S. SIVAKUMAR

S. SIVAKUMAR, B.Arch.,
Regd Architect, CA/2007/39854
DESIGN QUEST,
No.108 & 110, 2nd Floor,
Salem Square, Chandra Road,
Teyampet, Chennai - 16.
Ph: 044 - 45054219



SERVICE BLOCK

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

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



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.

