Verified RealEstate™

REFERENCE
SWP/BPA/269671/2024

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.

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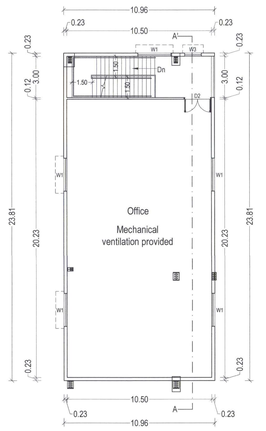
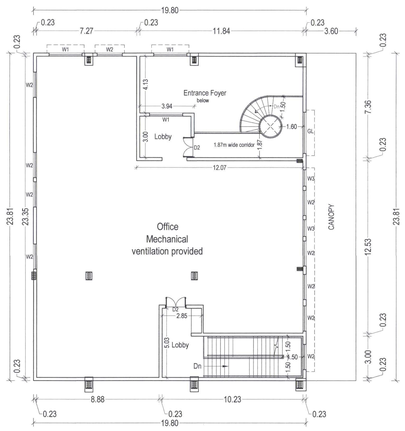
DIGITALLY VERIFIED RECORD

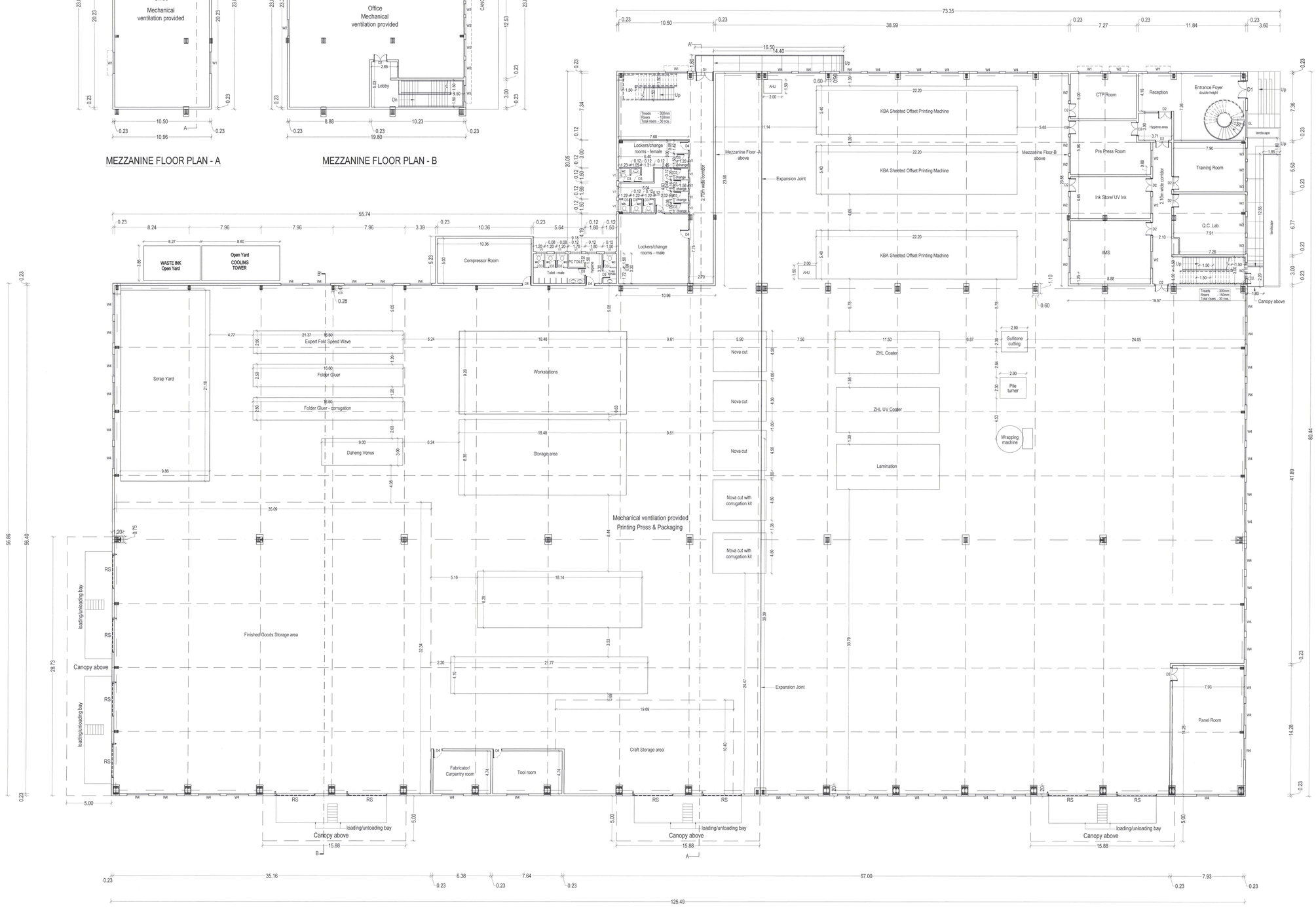
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING (PRINTING PRESS AND PACKAGING) AT THIRUVALLUR SALAI (SH-50A) IN SURVEY NO. 204/4, 204/5, 217/6 VENGAL VILLAGE, THIRUVALLUR TALUK AND DISTRICT.



MEZZANINE FLOOR PLAN - A



MEZZANINE FLOOR PLAN - B



GROUND FLOOR PLAN

BLOCK - 1

Operation & Machines		Description of the machine/Equipment	Qty	Load (Kw)
1	Prepress	Thermal CTP	1	30
2		PDF reader (CVM)	1	1
3		EPSON printer 9900	1	3
4		Work Stations for Prepress	4	2
5		Sample Maker	1	5
6		Blanket Cutter (Plotter)	1	1
				42
1	Printing	Guillotone cutting	1	12
2		Six colour UV rinting	1	340
3		Future Six colour conventional press	1	175
4		Pile Turner	1	20
				547
1	Offline UV/Grauure	Sheetfed UV caoater Combi	1	60
				60
1	Lamination	Lamination	1	60
				60
1	Hot Foil	Hot foil stamping	1	65
				65
1	Die Cutters	Flatbed Diecutter	1	33
2		Flatbed Diecutter	1	24
3		Flatbed Diecutter		33
4		Flatbed Diecutter		33
				123
1	Folder gluer	Folder Gluer	1	56
2		Folder Gluer	1	78
3		Folder Gluer	1	78
4		Quality Assurance System	2	2
5		Inspined & PLAI System	1	10
				202
1	WPS	Window Pasting & Liner	1	15
				15
1	Carton inspector	Inspection Machine	1	20
		Air Curtain		20
1	Corrugation	E+N+B Flute Three Station two ply corrugator	1	125
2		Ultra Laminator with Flip flop	1	20
3		Gum mixer machine	2	22
				167
1	QC Instruments	Peel Bond Tester	1	
2		Weighing Scale	1	
3		Heat Sealer	1	
4		Ford Cup	1	
5		Measuring Scale	1	
6		Bursting Strength tester	1	
7		COF Tester	1	
8		Compression Strength Tester	1	7.5
9		Digital Moisture meter	1	
10		Crease & Stiffness tester	1	
11		Dial thickness gauge	1	
12		Digital Stop Watch	1	
13		Digital Thickness micrometer	1	
14		Oven	1	
15		Rubb Proofness tester	1	
				7.5

1	MIXER	Ink Mixer	3	4.5
2		Weighing Scale	1	1
3		Table Top UV curing machine	1	3
4		Ford Cup	1	-
5		Oven	1	2
6		Spectrodensitometer	1	-
				10.5
1	Utility	Cooling Tower	2	7.5
2		Cooling Tower Pump	2	22
3		Water cooled AC for Printing machine	2	120
4		Air Compressor	1	110
5		DM Plant for printing machine	1	3
6		RO plant for Technotrans	1	10
7		Blower for Waste Extraction	4	30
8		Air Curtain	10	7.5
9		Exhaust Fan	6	6
10		HVLS Fan	4	20
11		Wall mounted Fan	20	15
12		10 KVA UPS	1	9
13		8 KVA UPS	2	10
14		Split AC for Office 1 T	2	2
15		Split AC for Office 1.5 T	4	6
16		Split AC for Office 2 T	11	42.5
17		Stretch Wrapping Machine	1	3
18		Dock Leveller	2	3
19		Rapid Door	2	3
20		Submersible pump for borewell	2	10
21		Water cooler for workmen	2	6
22		Lighting	1	5
23		Passenger Lift	1	11
24		ETP	1	5
25		ETP	1	5
				473.5
		Total Rated KVA		1792.5
		40% Loading		806.6
		Total Rated KVA		810
			Total HP	1086.36

Proposed building plinth area

No.	Block-1	FSI area in sq.m.	Non FSI area in sq.m.	Total area in sq.m.
1	Ground	8,869.06	-	8,869.06
2	Mezz.A	261.29	-	261.29
3	Mezz.B	417.89	-	417.89
4	Canopy	467.89	-	467.89
5	Cooling tower	33.20	-	33.20
6	Waste ink	24.20	-	24.20
7	Total	10,073.53	-	10,073.53

Schedule of Joinery

Sl. No.	Type	Size	Description
1	D1	2.00 x 2.10	Double Door
2	D2	1.50 x 2.10	Door
3	D3	0.80 x 2.10	Door
4	D4	1.00 x 2.10	Door
5	D5	1.00 x 2.10	Sliding Door
6	W1	2.40 x 1.40	Window
7	W2	1.83 x 1.40	Window
8	W3	1.20 x 1.40	Window
9	W4	2.40 x 1.80	Window
10	V1	1.20 x 0.75	Ventilator
11	V2	0.75 x 0.75	Ventilator
12	RS	4.30 x 3.50	Rolling Shutter

STRUCTURAL ENGINEER :

T.VENKATASUNDARAM, M.TECH(STRUCTURE),MBA,
Regd. Structural Engineer,
CCC Regn. No. RSE 20065/2019
DTCP Regn. No. NQTRSE-5/2021/006
INFINITI STRUCTURES,
New No. 11, Old No. 5, Ashok Nagar,
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Email: infinitistructures@gmail.com

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Registered Architect-CA/83/07886
New No.: 15, 54th Street,
Ashok Nagar, Chennai-600 083.
Mobile : 9840098425
E-mail : darchitects@gmail.com

OWNER :

For Sri Kasturi Warehousing (OPC) Private Limited

Managing Director

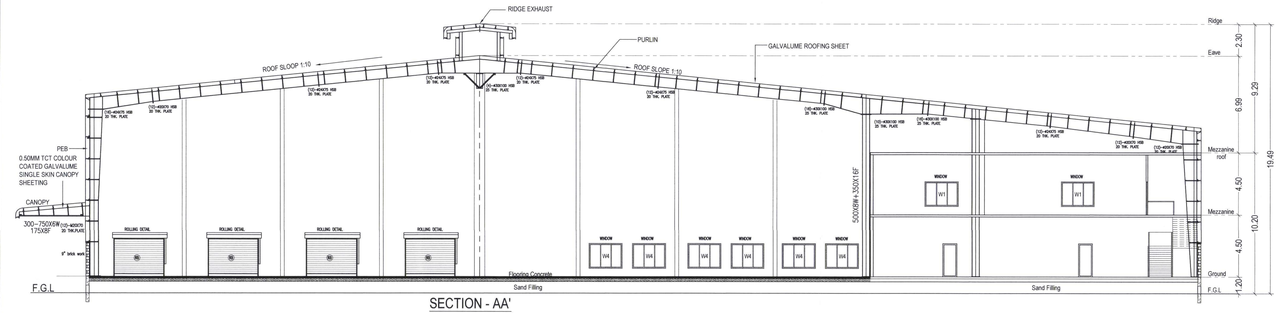
For CHAKRA VENKATADRIRI CORPORATION PRIVATE LIMITED

Director

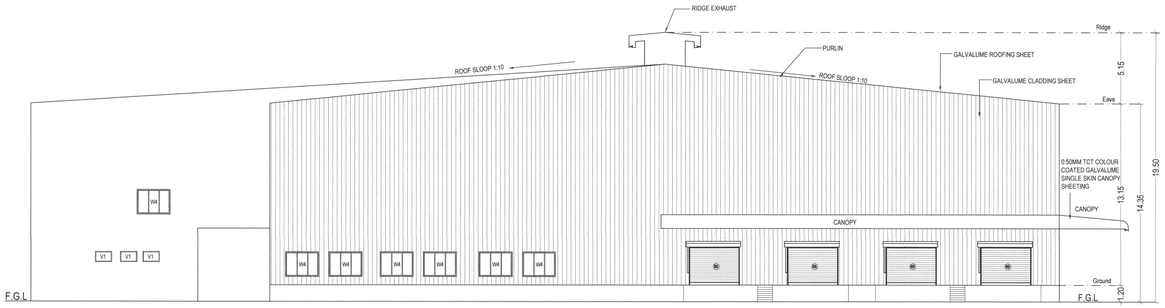
BLOCK 1 - GROUND & MEZZANINE FLOOR PLAN

SCALE - 1:150

SHEET NO. 2/3

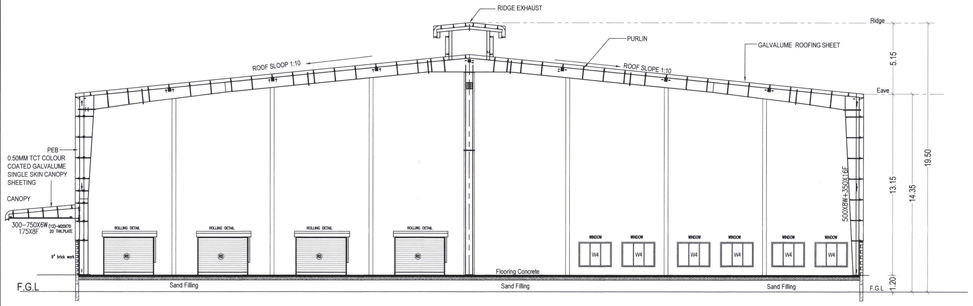


SECTION - AA'



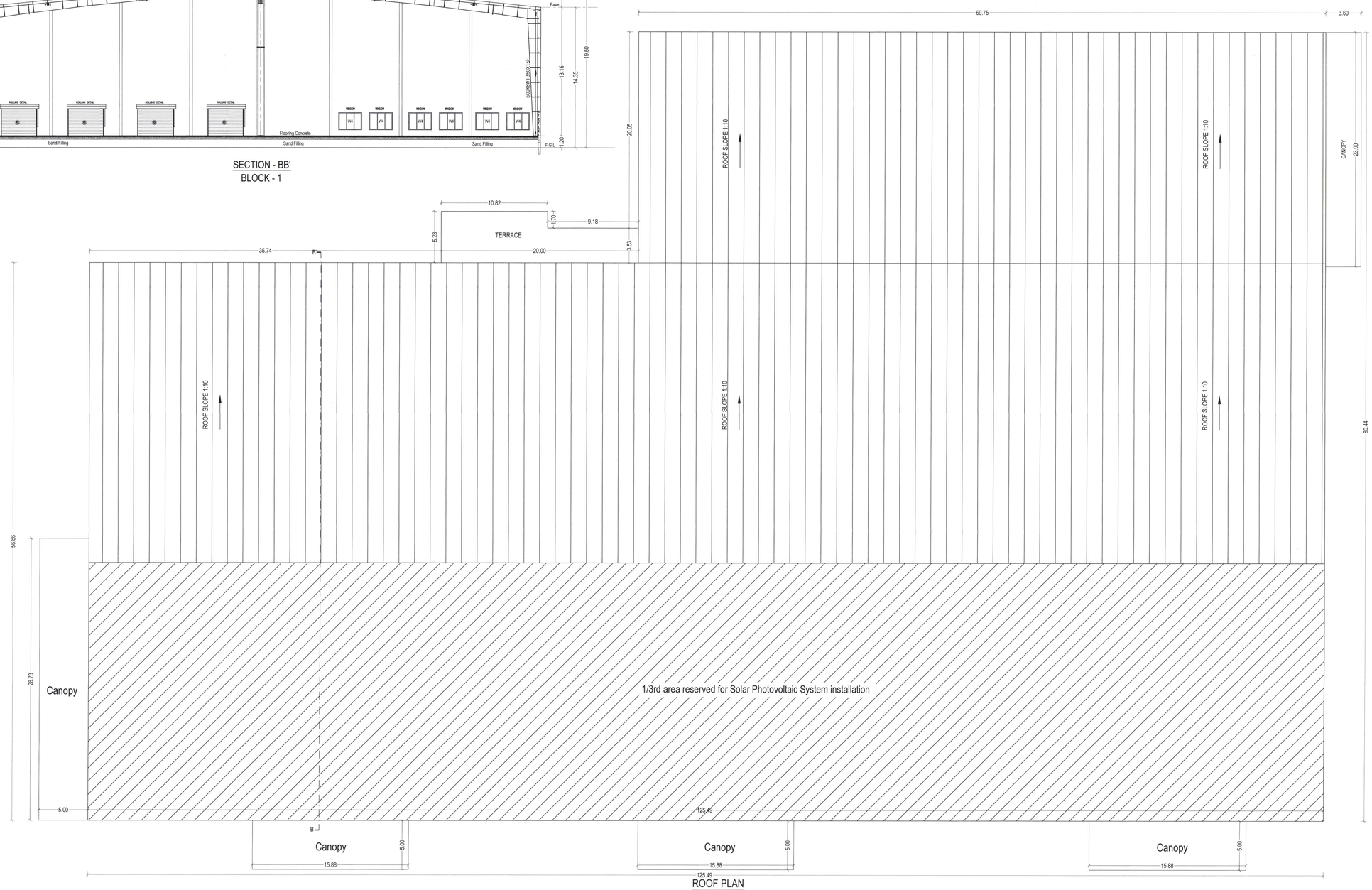
ELEVATION

BLOCK - 1



SECTION - BB'

BLOCK - 1



ROOF PLAN

BLOCK - 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING (PRINTING PRESS AND PACKAGING) AT THIRUVALLUR SALAI (SH-50A) IN SURVEY NO. 204/4, 204/5, 217/6 VENGAL VILLAGE, THIRUVALLUR TALUK AND DISTRICT.

Schedule of Joinery

Sl. No.	Type	Size	Description
1	D1	2.00 x 2.10	Double Door
2	D2	1.50 x 2.10	Door
3	D3	0.80 x 2.10	Door
4	D4	1.00 x 2.10	Door
5	W1	2.40 x 1.40	Window
6	W2	1.83 x 1.40	Window
7	W3	1.20 x 1.40	Window
8	W4	2.40 x 1.80	Window
9	V1	1.20 x 0.75	Ventilator
10	V2	0.60 x 0.75	Ventilator
11	RS	4.30 x 3.50	Rolling Shutter

STRUCTURAL ENGINEER :

T. VENKATASUNDARAM, M.TECH.(STRUCT),ME,MBA,
Regd. Structural Engineer
Regd. No. : S/1/2/2 20082019
DTCP Regn. No. NEW/ 2/2/2021/009
INFINITI STRUCTURES
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ARCHITECT :

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Mobile : 9840098425
E-mail : rjarchitects@gmail.com

OWNER :

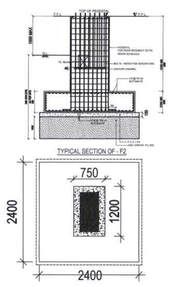
For Sri Keerthi Warehousing (OPC) Private Limited
Managing Director

For CHAKRA VENKATADRII CORPORATION PRIVATE LIMITED
Director

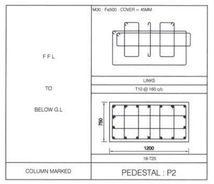
BLOCK 1 - ROOF PLAN, ELEVATION & SECTION

SCALE - 1:150

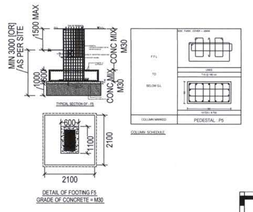
SHEET NO. 3/3



DETAIL OF FOOTING F2
GRADE OF CONCRETE = M30



COLUMN SCHEDULE



DETAIL OF FOOTING F5
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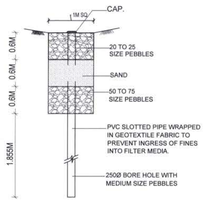
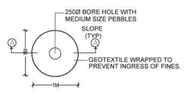
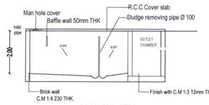


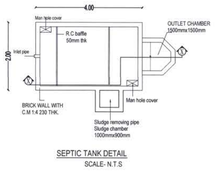
SECTION A-A



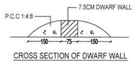
PLAN
RAIN WATER HARVESTING
PIT DETAIL



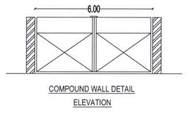
SECTION - 'X-X'
SCALE- N.T.S



SEPTIC TANK DETAIL
SCALE- N.T.S

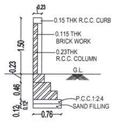


CROSS SECTION OF DWARF WALL

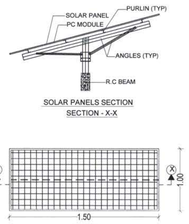


COMPOUND WALL DETAIL
ELEVATION

TYPICAL GATE PLAN

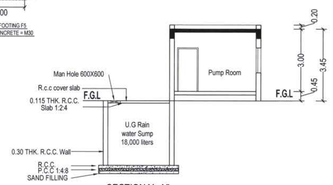


SECTION

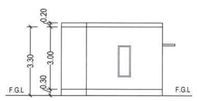


SOLAR PANELS SECTION
SECTION - X-X

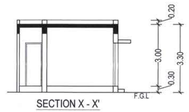
PLAN
SOLAR PANELS
(N T S)



SECTION Y - Y'



ELEVATION



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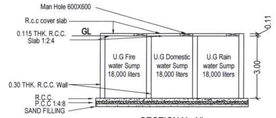
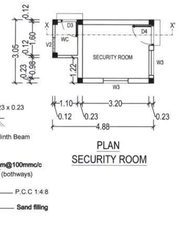


SECTION X - X'

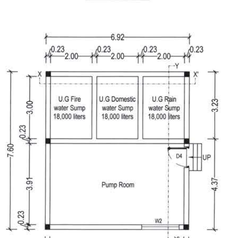


FOUNDATION DETAILS SECTION

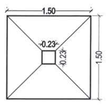
PLAN
SECURITY ROOM

Schedule of Joinery

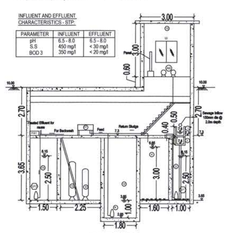
Sl. No.	Type	Size	Description
1	D3	0.80 x 2.10	Door
2	D4	1.00 x 2.10	Door
3	W2	1.83 x 1.40	Window
4	W3	1.20 x 1.40	Window
5	V2	0.75 x 0.75	Ventilator



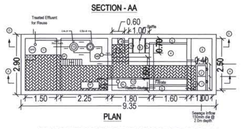
PLAN
UG SUMP & PUMP ROOM



FOUNDATION DETAILS PLAN



SECTION - AA



PLAN

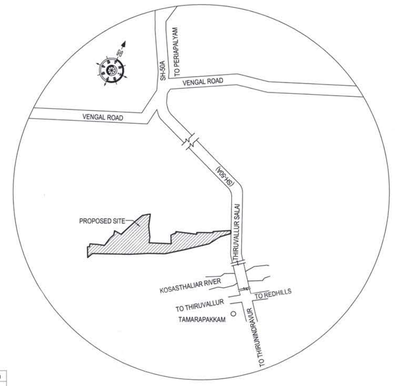
SEWAGE TREATMENT PLANT OF CAPACITY 0.012 MLD

DESIGN DATA:

Total FSI Area	-	7520.28 Sq.m
Proposed Occupants	-	300 nos
Rate of water supply	-	45 lpcd
Water Consumption	-	13500 L/D
Sewage generated	-	10800 L/D
Proposed capacity of STP	-	0.012MLD

INFLUENT AND EFFLUENT CHARACTERISTICS - STP

PARAMETER	INFLUENT	EFFLUENT
pH	6.5 - 8.5	6.5 - 8.5
S.S	450 mg/l	< 30 mg/l
BOD 3	350 mg/l	< 20 mg/l



KEY PLAN
(NTS)

S.No.	Operation machines	Description of the machine/Equipment	Qty	Load (Kw)
1	Prepress	Thermal CTP	1	30
2		PDF reader (EVM)	1	1
3		EPSON printer 9900	1	3
4		Work Stations for Prepress	4	2
5		Sample Maker	1	5
6		Blanket Cutter (Plotter)	1	1
				42
1	Printing	Guilitone cutting	1	12
2		Six colour UV rinting.	1	340
3		Future Six colour conventional press	1	175
4		Pile Turner	1	20
				547
1	Offline UV/Gravure	Sheetfed UV cacoater Combi	1	60
				60
1	Lamination	Lamination	1	60
				60
1	Hot Foil	Hot foil stamping	1	65
				65
1	Die Cutters	Flatbed Diecutter	1	33
2		Flatbed Diecutter	1	24
3		Flatbed Diecutter		33
4		Flatbed Diecutter		33
				123
1	Folder gluer	Folder Gluer	1	56
2		Folder Gluer	1	56
3		Folder Gluer	1	78
4		Quality Assurance System	2	2
5		Hotmelt & PUR System	1	10
				202
1	WPS	Window Pasting & Liner	1	15
				15
1	Carton Inspection	Inspection Machine	1	20
				20
1	Corrugation	E+N+B Flute Three Station two ply corrugator	1	125
2		Litho Laminator with Flip flop	1	20
3		Gum mixer machine	2	22
				167
1	QC Instruments	Peel Bond Tester	1	7.5
2		Weighing Scale	1	
3		Heat Sealer	1	
4		Ford Cup	1	
5		Measuring Scale	1	
6		Bursting Strength tester	1	
7		COF Tester	1	
8		Compression Strength Tester	1	
9		Digital Moisture meter	1	
10		Crease & Stiffness tester	1	
11		Dial thickness gauge	1	
12		Digital Stop Watch	1	
13		Digital Thickness micrometer	1	
14		Oven	1	
15		Rubb Proofness tester	1	
				7.5
1	IIMS	Ink Mixer	3	4.5
2		Weighing Scale	3	1
3		Table Top UV curing machine	1	3
4		Ford Cup	1	-
5		Oven	1	2
6		Spectrodensitometer	1	-
				10.5
1	Utility	Cooling Tower	1	7.5
2		Cooling Tower Pump	2	22
3		Water cooled AC for Printing machine	2	120
4		Air Compressor	2	110
5		DM Plant for printing machine	1	5
6		RO plant for Technotrans	1	10
7		Blower for Waste Extraction	4	30
8		Air Curtain	10	7.5
9		Exhaust Fan	8	6
10		HVLS Fan	4	20
11		Wall mounted Fan	20	15
12		10 KVA UPS	1	9
13		6 KVA UPS	2	10
14		Split AC for Office 1 T	2	2
15		Split AC for Office 1.5 T	4	6
16		Split AC for Office 2 T	17	42.5
17		Stretch Wrapping Machine	1	3
18		Dock Leveller	2	3
19		Rapid Door	2	3
20		Submersible pump for borewell	2	10
21		Water cooler for workmen	2	6
22		Lighting	1	5
23		Passenger Lift	1	11
24		ETP	1	5
25		STP	1	5
				473.5
		Total Rated KVA		1792.5
		45% Loading		806.6
		Total Rated KVA		810

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING (PRINTING PRESS AND PACKAGING) AT THIRUVALLUR SALAI (SH-50A) IN SURVEY NO. 204/4, 204/5, 217/6 VENGAL VILLAGE, THIRUVALLUR TALUK AND DISTRICT.

AREA STATEMENT :

PLOT EXTENT AS PER PATTA - 35,000.00 sq.m
PLOT EXTENT AS PER DOCUMENT - 34,104.00 sq.m
OSR REQUIRED - 3,500.00 sq.m

OSR PROVIDED
OSR 1 - 1,045.86
OSR 2 - 2,459.14
TOTAL - 3,505.00 SQ.M

S.No.	Building name		FSI Area in sq.m.	Non FSI Area in sq.m.	Total area in sq.m.
1.	BLOCK 1				
	Ground	8,869.06		-	
	Mezzanine	679.18		-	
	Canopy Area	467.89		-	
	Waste Ink	24.20		-	
	Cooling tower	33.20	10,073.53	-	10,073.53
2.	SECURITY ROOM		13.40	-	13.40
3.	PUMP ROOM		30.24	-	30.24
	TOTAL		10,117.17	-	10,117.17

FSI - $\frac{10,117.17}{34,104.00}$ = 0.296

PARKING PROVIDED :

TWO WHEELER - 174 Nos
CYCLE - 174 Nos
CAR - 9 Nos
LORRY - 18 Nos

PARKING CALCULATION (Required)

Parking Category	Area	Cars Required	Two Wheelers Required	Lorries Required	Cycle Required
Work shop	8,869.06	-	173	18	173
Office	679.18	9	-	-	-

INDUSTRIAL TYPE : ORANGE
CATEGORY : PRINTING PRESS & PACKAGING
NO. OF WORKERS : 80 Nos
H.P : 1085.80

SANITARY REQUIREMENTS:

WORKERS	
NO OF MALE WORKERS	70
NO OF FEMALE WORKERS	10
TOTAL NO OF WORKERS	80

SANITARY UNITS	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1	6	2	2
URINALS	1	6	-	-
WASH BASIN	1	2	1	2

COLOUR INDEX :
PROPOSED BUILDING
SITE BOUNDARY
ROAD
OSR

STRUCTURAL ENGINEER :

T. VENKATASUNDARAM, M.TECH-STRUCTURE,MBA,
Regd. Structural Engineer
C/CC Regn. No. RSE: 200682019
DTP (Regn. No. DTP/ENGINEER/02021/2008
(NP (N) TI - 5/131/2011, LIRE 5)
New No.67, Old No. 32, First Floor,
Jeems Road, Saidapet, Chennai-600 015.
Mobile: 9884050661, Ph: 044-42156188
Email: infinitastructures@gmail.com

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch,
Registered Architect-CA/93/07686
New No.: 15, 54th Street,
Ashok Nagar, Chennai-600 083.
Mobile : 9840084425
E-mail : njarchitects@gmail.com

OWNER :

For Sri Rachel Warehousing (OPC) Private Limited
Managing Director

For CHAKRA VENKATADRIII CORPORATION PRIVATE LIMITED
Director

SITE PLAN

SCALE - 1:600 | SHEET NO. 1/3

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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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

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The LandLens suite
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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.