Verified RealEstate™

REFERENCE
SWP/BPA/287889/2024

ISSUED
03 October 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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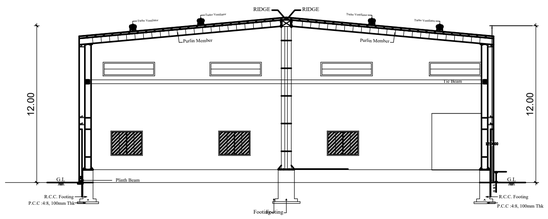
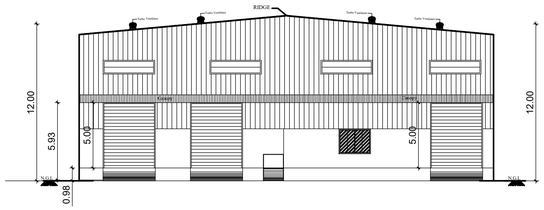
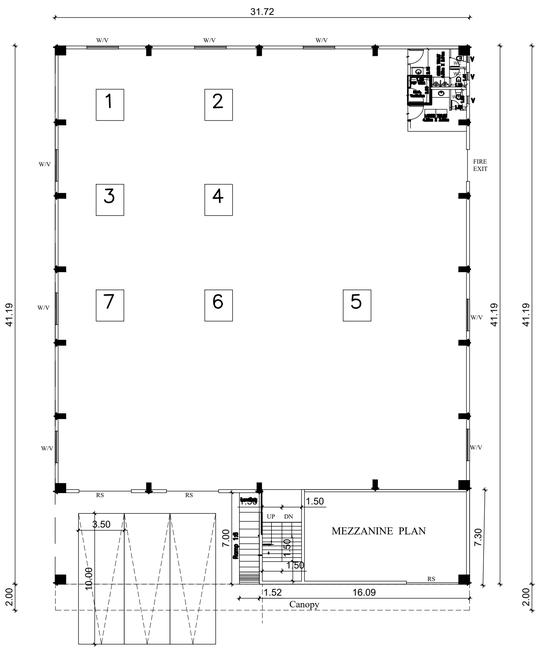
DIGITALLY VERIFIED RECORD

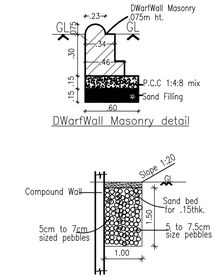


SECTIOM -AA



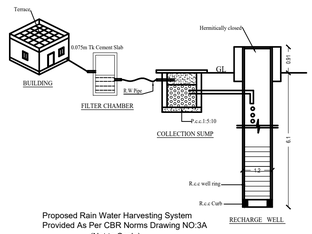


PROPOSED GROUND FLOOR PLAN

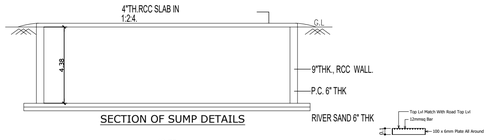


DWarfWall Masonry detail

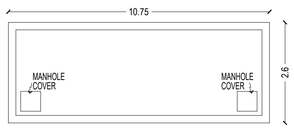
Rain Water Trench Detail



Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO:3A
(Not to Scale)

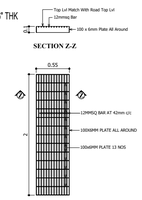


SECTION OF SUMP DETAILS

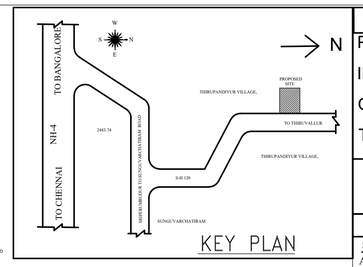


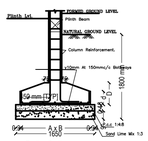
PLAN OF SUMP
HERMETICALLY CLOSED

SUMP DETAILS N.T.S

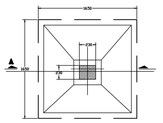


STEEL GRATING
(WITH GALVANAISING)
DETAIL

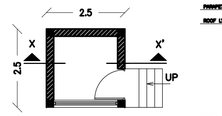




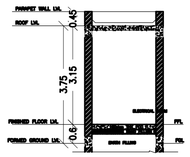
S.NO.238/4



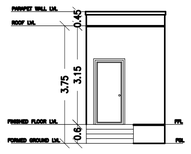
Footing Plan



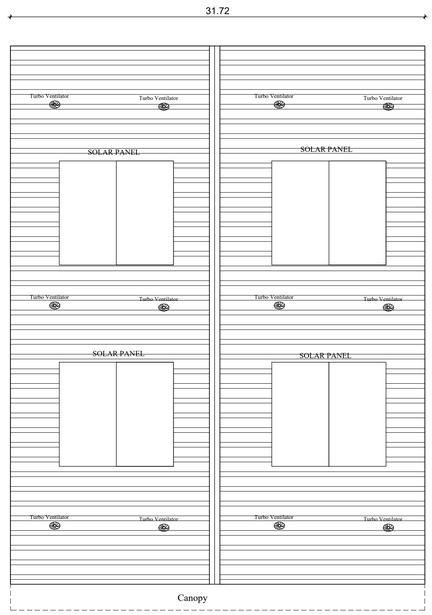
PLAN–SECURITY ROOM



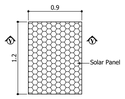
SECTION–XX'



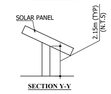
FRONT ELEVATION



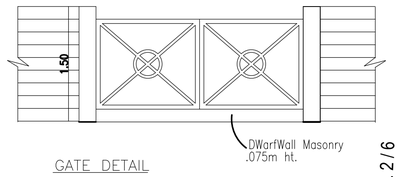
PROPOSED TERRACE FLOOR PLAN



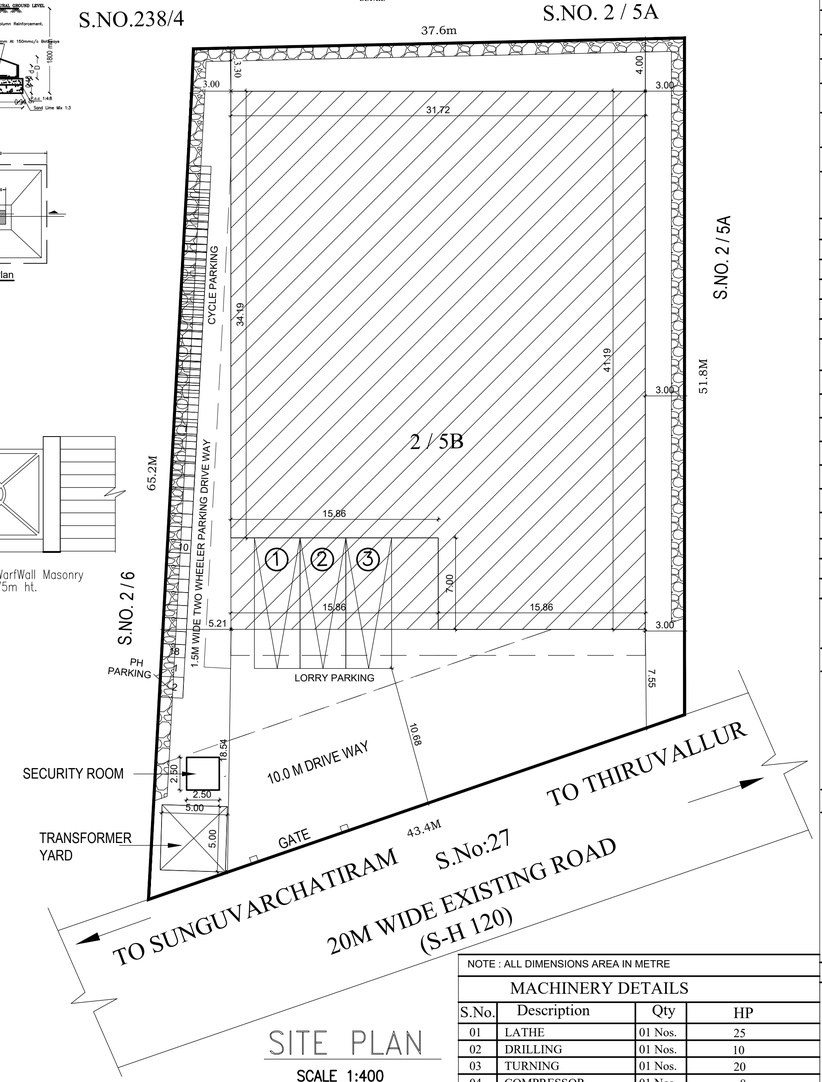
SOLAR PANEL



SECTION Y-Y

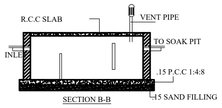


GATE DETAIL

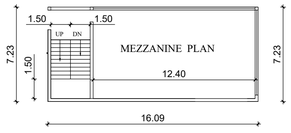


SITE PLAN

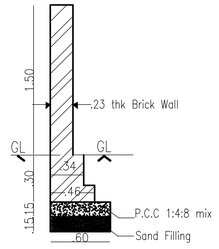
SCALE 1:400



SECTION B-B



MEZZANINE FLOOR PLAN



Compound Wall detail

SHEET NO : 01

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING IN SURVEY NOS. 2/5B OF THIRUPANDIYUR VILLAGE,THIRUVALLUR TALUK, THIRUVALLUR DISTRICT.

INDUSTRIAL CATEGORY : ORANGE
AS PER ANNEXURE -VI
(10 - LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING)

NOTE : ALL DIMENSIONS AREA IN METRE

SITE AREA

AREA AS PER PATTA - 2284.00 SQ.M.
AREA AS ON SITE - 2284.00 SQ.M.

AREA STATEMENT DETAILS (PROPOSED)

S.NO	DESCRIPTION	FSI AREA (Sq.mt)	NON–FSI (Sq.mt)	TOTAL BUILT–UP AREA (SQ.MT)
01	FACTORY BUILDING	1306.76	–	1306.76
02	MAZZANE FLOOR	116.33	–	116.33
03	CANOPY	63.44	–	47.58
04	SECURITY ROOM	–	6.25	6.25
	TOTAL	1486.53	6.25	1492.78

FSI CALCULATION

$$F.S.I = \frac{1486.53}{2284.00} = 0.65$$

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	3 NOS	3 NOS
TWO WHEELER PARKING	13 NOS	18 NOS
PH.TWO WHEELER PARKING	2 NOS	2 NOS
CYCLE PARKING	15 NOS	18 NOS

JOINERY SCHEDULE

RS	4.00x5.00m	Steel Rolling Shutter
W	2.00x1.20m	Aluminum Steel Window
V	0.60x0.90m	Aluminum Steel Ventilator
D	0.90 x2.13m	Aluminum Steel Door
W1	0.90x0.90m	Aluminum Steel Window
V1	0.46x 0.06m	Aluminum Steel Window

HORSE POWER DETAILS : Proposed- 100.00 HP

Number of workers - 25 - 30

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	25	5	30

DRAWING TITLE :-

APPROVAL DRAWING

COLOUR INDEX :
- PROPOSED BUILDING
- SITE BOUNDARY
- APPROACH ROAD
- PROPOSED DRIVEWAY

REFERENCE :

SCALE -1:100

APPLICANT :

Er. S.RAVIPRASAD, B.E.,
SRI SAKTHI CONSTRUCTION
Registered Construction Engineer (Comp)
Reg.No.RCE/004/2021
No.1, Meenakshi Complex, Muthu Pillaiyar Kovil St
Uthiramerur - 603 406, Mob : 7010896100
Email : ravipraasadcv@gmail.com

CONSTRUCTION ENGINEER :

NOTE : ALL DIMENSIONS AREA IN METRE

MACHINERY DETAILS

S.No.	Description	Qty	HP
01	LATHE	01 Nos.	25
02	DRILLING	01 Nos.	10
03	TURNING	01 Nos.	20
04	COMPRESSOR	01 Nos.	8
05	WELDING	01 Nos.	10
06	PUMP	01 Nos.	10
07	PRESSURE PLATE & SPRING INSERT	01 Nos.	25
	TOTAL HP		108

Dr. M. SEKAR, M.E., Ph.D.,
[MISTE, ISET]
REG STRUCTURAL ENGINEER GRADE - I
DTCP. Reg. No. SE/Gr.I/003/2021
106, Small Street, VELIYANALLORE,
PANAPAKKAM - 631052
Cell : 9543144287

REGISTERED STRUCTURAL ENGINEER :

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/008
No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77086 29625

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.