Verified RealEstate™

REFERENCE
SWP/BPA/300428/2024

ISSUED
22 August 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,
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Chennai 600 097, India

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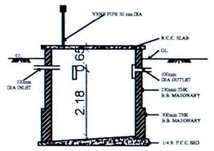
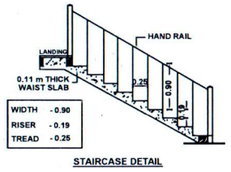
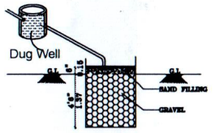
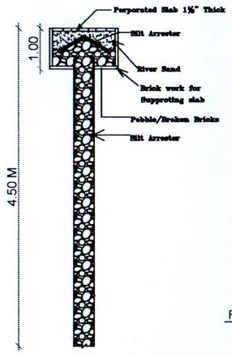
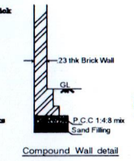
DIGITALLY VERIFIED RECORD

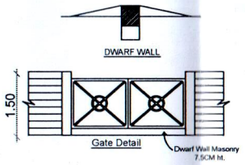


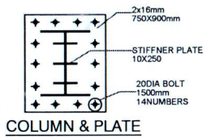


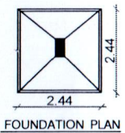


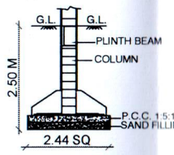


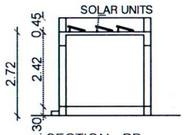


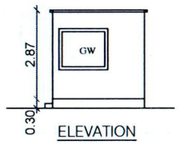


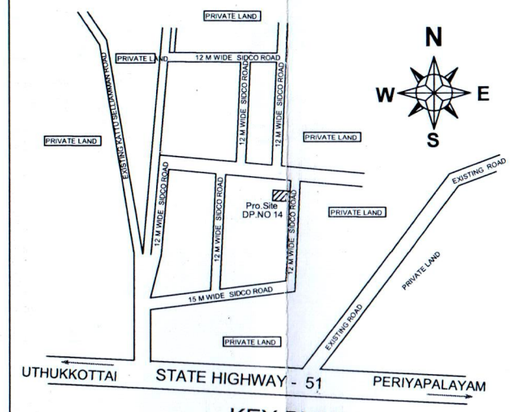












PLAN SHOWING THE PROPOSAL OF INDUSTRIAL BUILDING IN D.P. NO : 14 , S.NO : 472/3 PART , CHENGARAI - SIDCO INDUSTRIAL LAYOUT , CHENGARAI VILLAGE , UTHUKKOTTAI TALUK , THIRUVALLUR DISTRICT.

INDUSTRY TYPE : " ORANGE INDUSTRY "
NO.33, FORMULATION OF PHARMACEUTICALS

LAYOUT APPROVAL NO : (DTCP / TVLR REGION) 274 / 2018

SPECIFICATION

1. FOUNDATION AND BASEMENT FILLING WITH RIVER. SAND FILLING. FOUNDATION CONCRETE PLAIN CEMENT CONCRETE 1:4:8 USING 40MM SIZE STONE JELLY.

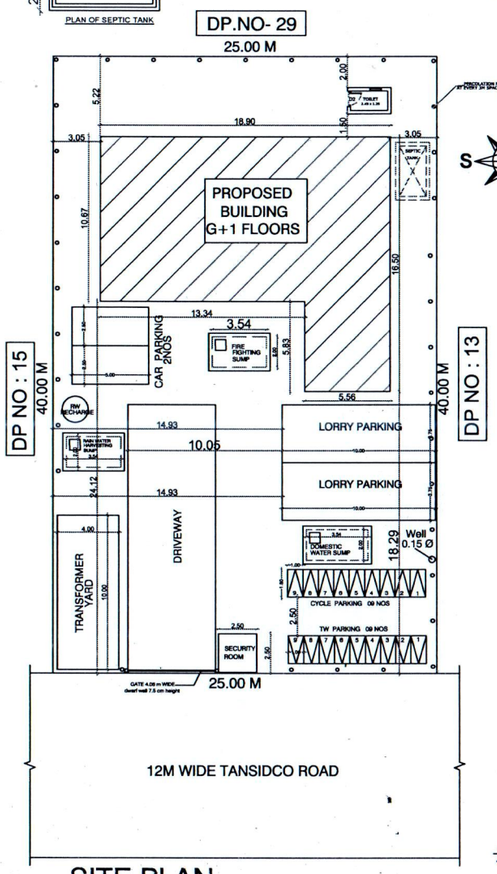
2. COLUMN FOOTING, COLUMN, GRADE BEAM, LINTEL CUM SUNSHADE, BEAMS, ROOF, GATE PILLAR ETC. WITH REINFORCED CEMENT CONCRETE 1:2:4 USING 20MM SIZE STONE JELLY WITH ADEQUATE REINFORCEMENT.

3. BRICK WORK WITH CEMENT MORTER 1:5 USING I CLASS BRICKS. PLASTERING WITH CEMENT MORTOR 1:5 12MM THICKAND OVER CONCRETE AND CEILING PLASTERING WITH CEMENTMORTOR 1:3 12MM THICK.

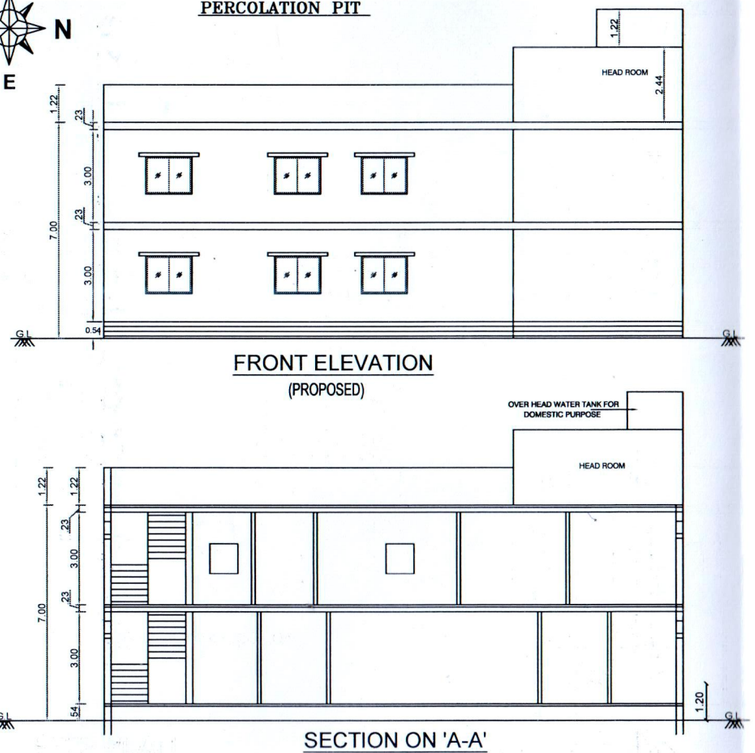
4. COLOUR WASHING WITH TWO COATS OF CEMENT PAINT INCLUDING ONE BASE COAT. SYNTHETIC ENAMEL

5. PAINTING TWO COATS WITH ONE PRIMING COAT FOR ALL STEELAND WOOD WORKS .

6. WEATHERING COURSE WITH BRICKBAT LIME CONCRETE OVER THE ROOF.

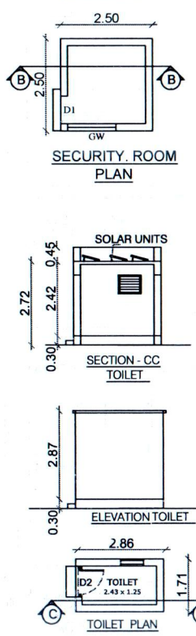


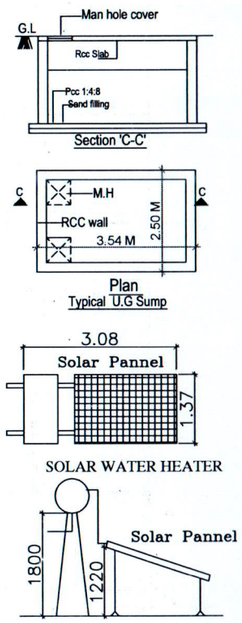
SITE PLAN

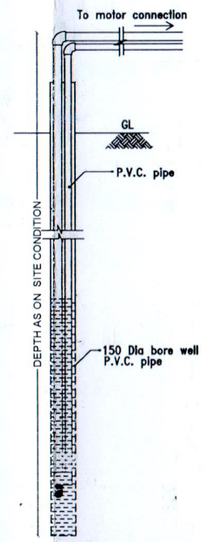


FRONT ELEVATION
(PROPOSED)

SECTION ON 'A-A'
(PROPOSED)







BORE WELL DETAIL
SCALE - 1 : 25

AREA STATEMENT

DESCRIPTION		SQMT
PLOT AREA (AS PER DOCUMENT)	—	1000.00
PLOT AREA (AS PER LAYOUT)	—	1000.00
GROUND FLOOR		234.01
FIRST FLOOR		234.01
TOILET		4.89
SECURITY ROOM		6.25
	TOTAL	479.16

F.S.I 479.16 / 1000.00 = 0.48

LORRY PARKING	- 2 NOS	(3.75 X 10.00 M)
CAR PARKING	- 2 NOS	(2.50 X 5.00 M)
T.W PARKING	- 09 NOS	(1.00 M X 1.80 M)
CYCLE PARKING	- 09 NOS	(1.00 M X 1.80 M)

TOTAL NO OF WORKERS - 8 NOS
TOTAL NO OF HP - 50 HP

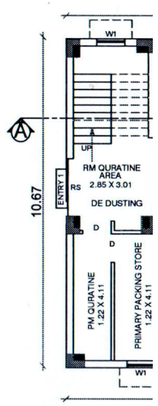
SCHEDULE OF JOINERY

R.S - ROLLING SHUTTER	-	1.52 X 3.05
D - DOOR	-	1.00 X 2.10
W - WINDOW	-	1.83 X 1.22
W1 - WINDOW	-	1.22 X 1.22
V - VENTILATOR	-	0.61 X 0.61

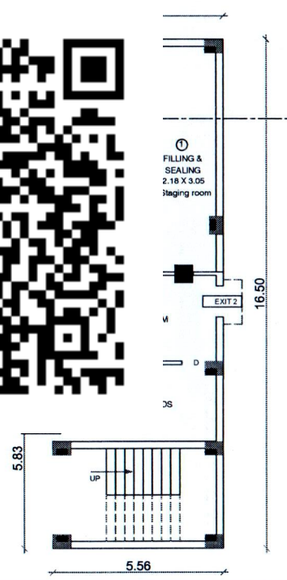
ALL DIMENSION ARE IN METRE

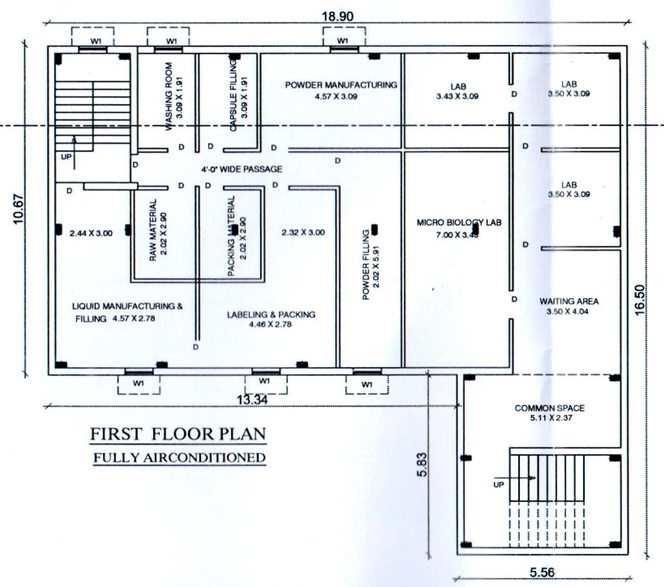
SCALE = 1: 100

COLOUR INDEX
PROPOSED
ROAD
BOUNDARY

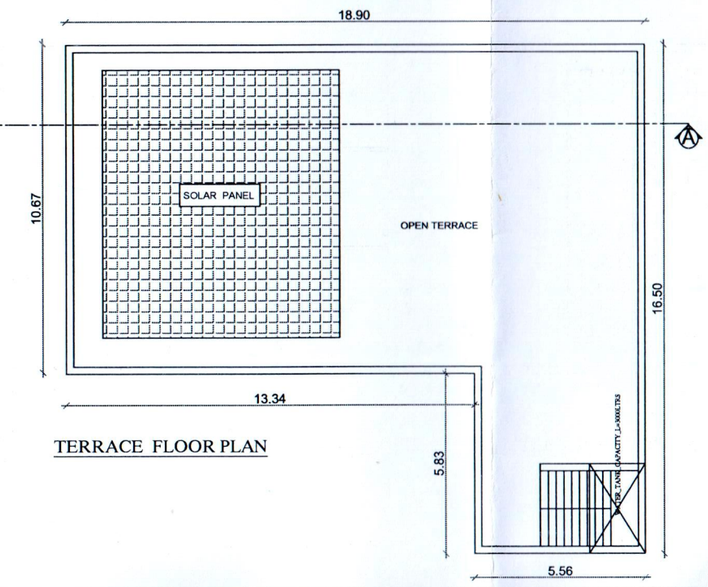


GROUND FI
FULLY AIRCONDITIONED





FIRST FLOOR PLAN
FULLY AIRCONDITIONED



TERRACE FLOOR PLAN

G. SARAVANAN. B.Arch.,
Registered Architect, CA/2008/41919
403, 86A, Bollineni Hillside,
Nokampalayam Post, Chennai-600 126.
Mobile: 9176067726
E-Mail: splussarchitects@gmail.com

REGISTERED ENGINEER

for SAAR Pharma Ann.
Mrs. K.Sumitha
M/s. Saar Pharma and Nutraceutics Proprietor

APPLICANT

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.