PP APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

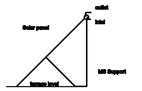
The approval as the planning authority issued it, reproduced in full behind this page.

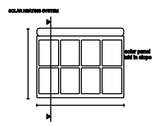
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

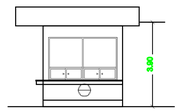
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+91 9996 12 9996
verified.realestate

SECTION OF COMPOUND WALL AND
RAINWATER HARVESTING DETAIL

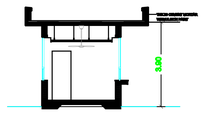




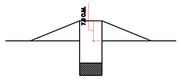
SOLAR PANELS FOR LIGHTING



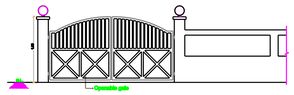
WEST SIDE ELEVATION
SECURITY ROOM



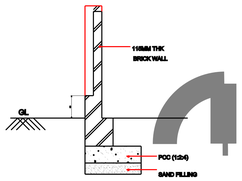
SECTION - DD
SECURITY ROOM



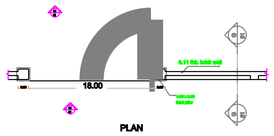
DWARF WALL DETAILS



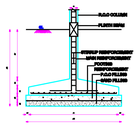
ELEVATION



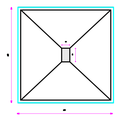
SECTION
COMPOUND WALL DETAIL



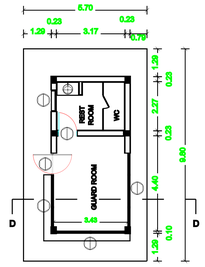
PLAN
COMPOUND WALL GATE DETAIL



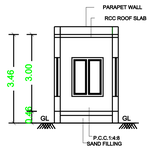
SECTION



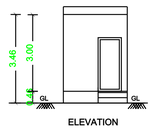
PLAN
FOUNDATION DETAIL



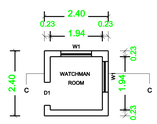
GROUND FLOOR PLAN
SECURITY ROOM
(SCALE - 1:100)



SECTION C-C
WATCHMAN ROOM



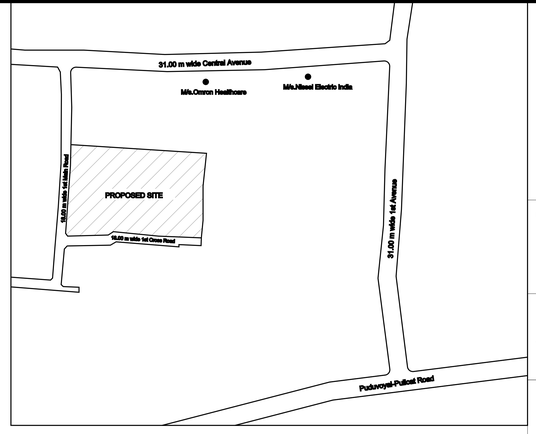
ELEVATION
WATCHMAN ROOM



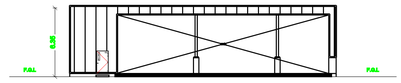
PLAN
WATCHMAN ROOM



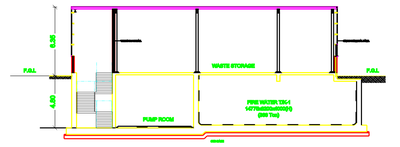




KEY PLAN
(NTS)

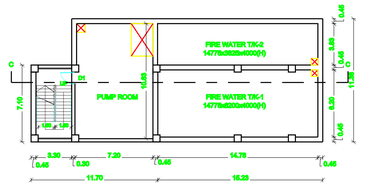


EAST SIDE ELEVATION
PUMP ROOM & WASTE STORAGE



SECTION - CC
PUMP ROOM & WASTE STORAGE

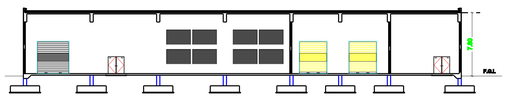
GROUND FLOOR PLAN
PUMP ROOM & WASTE STORAGE



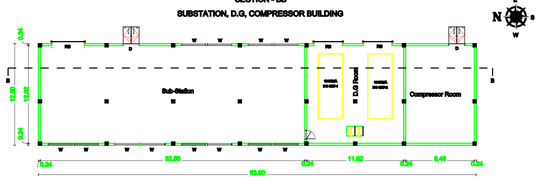
BASEMENT FLOOR PLAN
PUMP ROOM & WASTE STORAGE
(SCALE - 1:200)



EAST SIDE ELEVATION
SUBSTATION, D.G, COMPRESSOR BUILDING



SECTION - BB
SUBSTATION, D.G, COMPRESSOR BUILDING



GROUND FLOOR PLAN
SUBSTATION, D.G, COMPRESSOR BUILDING
(SCALE - 1:250)

[redacted]
DISTRICT.

NOTE :

1. The Layout was Approved by DTCP, Thiruvallur - Proceeding No.25/2023, Dated :21.03.2023

MANUFACTURING OF : FABRICATED METAL PRODUCT
S
TOTAL NO. OF WORKERS : 64

HORSE POWER : 8476

AREA STATEMENT :-

PLOT EXTENT (as per Lease deed) - 37939.28 Sq.m (9.375 Acres)

		FSI AREA in sq.m	in sq.m	in sq.m
1	FACTORY BUILDING			
	Ground Floor :			
	Factory Area - 13662.00			
	Canopy Area - 331.09	13993.09	-	15214.57
	Mezzanine Floor - 1 :			
	Office Area - 1171.30	1171.30	-	
	Mezzanine Floor - 2 :			
	Factory Area - 50.18	50.18	-	
2	SUBSTATION, D.G, COMPRESSOR BUILDING			
	Ground Floor 673.75		-	673.75
3	PUMP ROOM & WASTE STORAGE			
	Basement Floor 116.77		-	293.01
	Ground Floor 176.24		-	
4	SECURITY ROOM			
	Ground Floor 55.86		-	55.86
5	WATCHMAN ROOM	-	6.25	6.25
	TOTAL	16237.19	6.25	16243.44

TOTAL FSI AREA : 16237.19 sq.m

FSI : 0.43

PARKING STATEMENT :-

1.	LORRY 3.50 x 10.00 m	28 Nos	28 Nos
2.	TWO WHEELER 1.00 x 1.80 m	275 Nos	275 Nos
3.	CYCLE 0.58 x 1.80 m	275 Nos	275 Nos
4.	CAR 2.50 x 5.00 m	12 Nos	12 Nos

SPECIFICATION

FOUNDATION/COLUMN/ FOOTING
BRICK WORK/C.M. 1:6 FOR SUPER STRUCTURE
PLASTERING/C.M. 1:6 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINTS COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C./1:2:4/FOR SLAB & LINTEL
WOOD WORK/ALL WOOD WORKS IN BEST QUALITY TIMBER.
WEATHERING COURSE/6..KELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES.

COLOUR INDEX :

PROPOSED

ROAD

BOUNDARY

N
W E
S

STRUCTURAL ENGINEER :

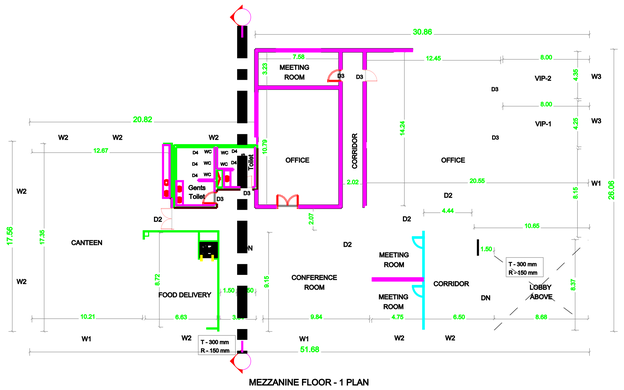
ARCHITECT :

OWNER :

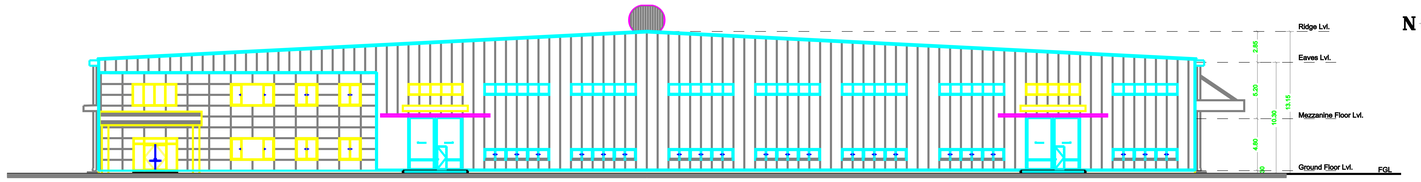
SITE PLAN

SCALE - 1:400

SHEET NO. 1/3



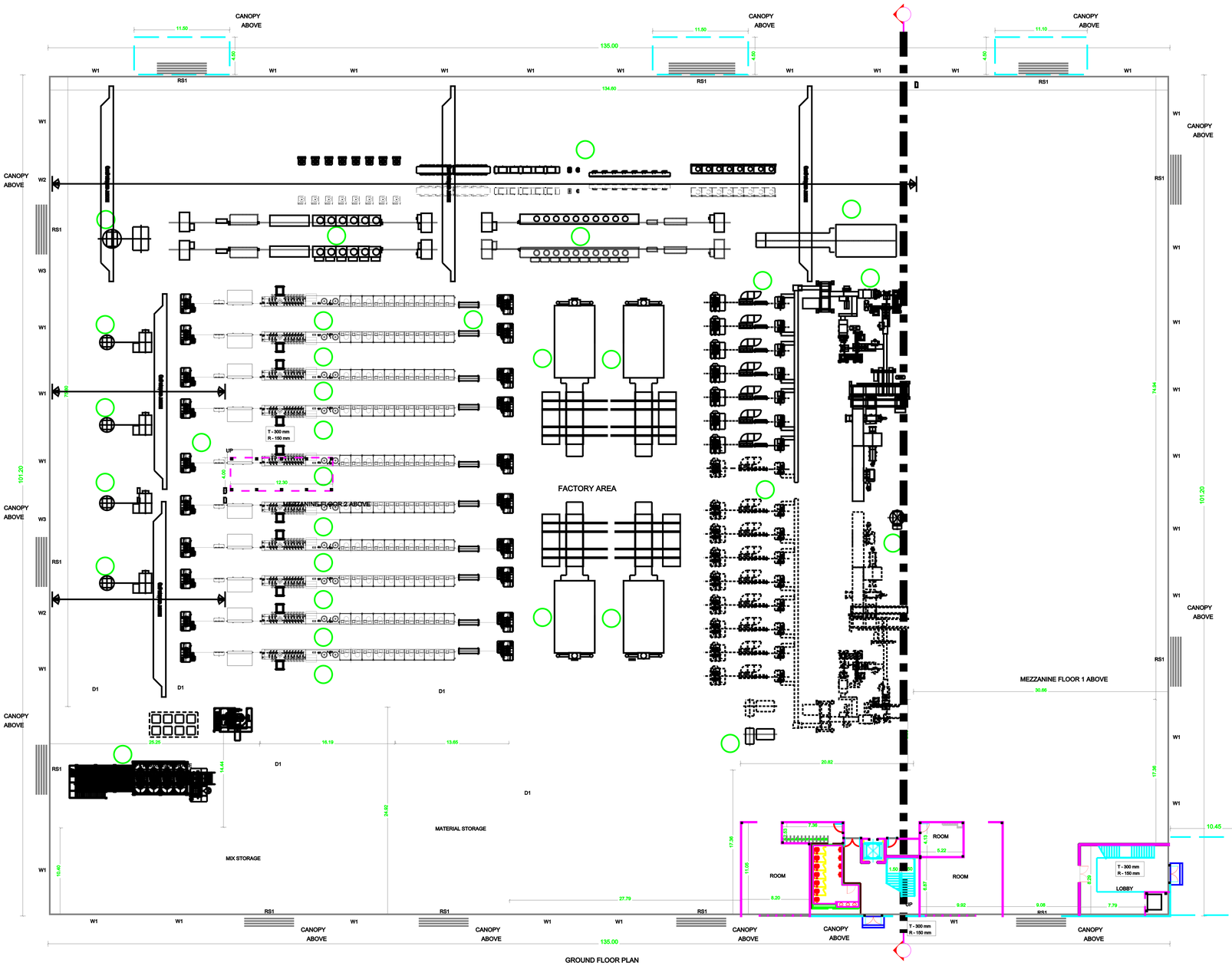
MEZZANINE FLOOR - 1 PLAN
FACTORY BUILDING



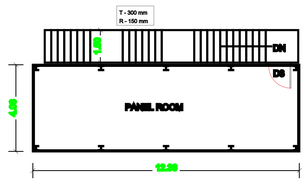
EAST SIDE ELEVATION
FACTORY BUILDING



SECTION - AA
FACTORY BUILDING



GROUND FLOOR PLAN
FACTORY BUILDING



MEZZANINE FLOOR - 2 PLAN
FACTORY BUILDING

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE (in mm)
RS1	ROLLING SHUTTER	5000 X 5000
D1	DOOR	4500 X 2100
D2	DOOR	2000 X 2100
D3	DOOR	1000 X 2100
D4	DOOR	750 X 2100
W1	WINDOW	6000 X 1000
W2	WINDOW	4000 X 1000
W3	WINDOW	2000 X 1000

COLOUR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

ARCHITECT :

OWNER :

FACTORY BUILDING - GROUND FLOOR PLAN, MEZZANINE FLOOR PLAN
ELEVATION & SECTION

SCALE - 1:200

SHEET NO. 2/3

E
N S
W

CANOPY
11.50
4.50
CANOPY
11.50
4.50
CANOPY
11.10
4.50
CANOPY
1.45
6.00
CANOPY
6.00
1.45
101.20
SLOPE 6°00
SLOPE 6°00
SLOPE 6°00
SLOPE 6°00
SLOPE 6°00
1/3rd AREA RESERVED FOR SOLAR PANEL PROVISION
CANOPY
1.45
6.00
CANOPY
1.45
6.00
CANOPY
6.00
1.45
101.20
CANOPY
1.35
6.00
CANOPY
6.00
1.35
CANOPY
6.00
1.35
CANOPY
1.35
2.80
CANOPY
6.00
1.35
CANOPY
10.45
9.40
135.00

ROOF PLAN
FACTORY BUILDING

COLOUR INDEX :
PROPOSED

STRUCTURAL ENGINEER :

ARCHITECT :

OWNER :

FACTORY BUILDING - ROOF PLAN

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

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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Chennai 600 097, India
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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.