

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

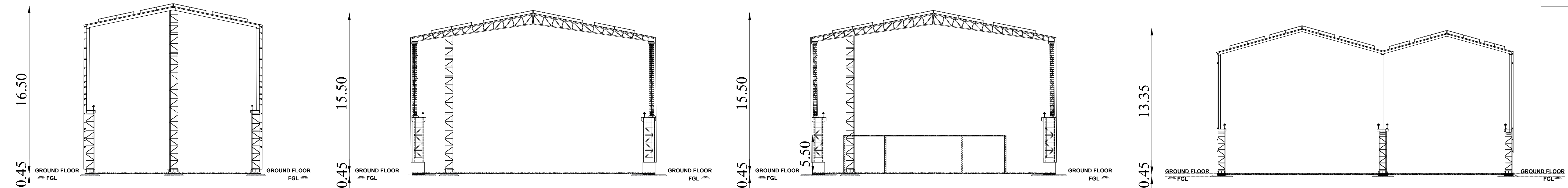
ISSUING AUTHORITY

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.

PLAN FOR PROPOSED INDUSTRIAL BUILDING IN S.No: 153/7B, 155/1, 155/3, 157/1,157/2, 157/3, 157/4, 157/5, 157/6, 157/7,157/8, 157/9, 157/10, 157/11A, 157/11B, 157/13A, 157/13B, 157/14, 158/1, 158/2, 158/3, 158/4, 158/5, 158/6, 158/7, 158/8, 159/1A, 159/1B, 159/1C, 159/3, 160/2, 160/4A, 160/4B, 160/5, 160/6, 160/7, 160/8A, 160/8B, 160/9, 161/2 & 161/5 AT PERIYAPULIYUR VILLAGE, GUMMIDIPOONDI PANCHAYAT UNION, GUMMIDIPOONDI TALUK, TIRUVALLUR DISTRICT.
MANUFACTURE OF STEEL PRODUCTS
CATEGORY OF INDUSTRY - ORANGE

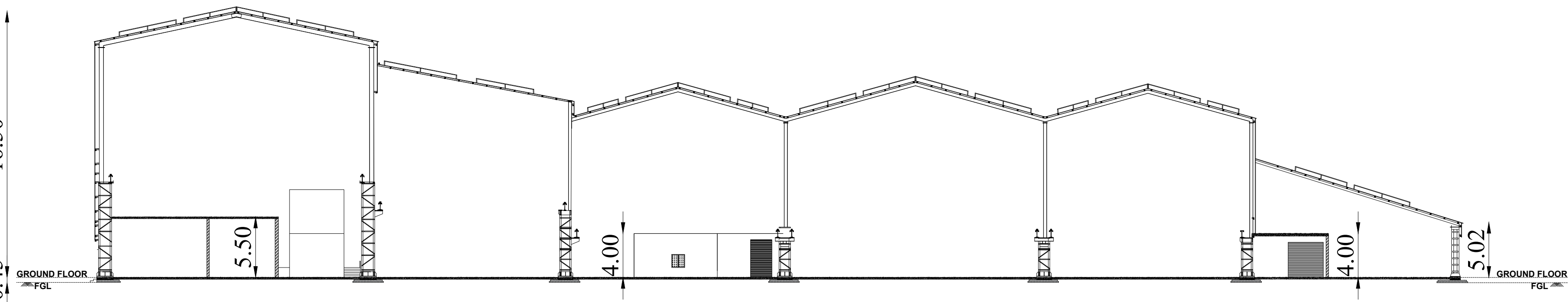


SECTION B-B

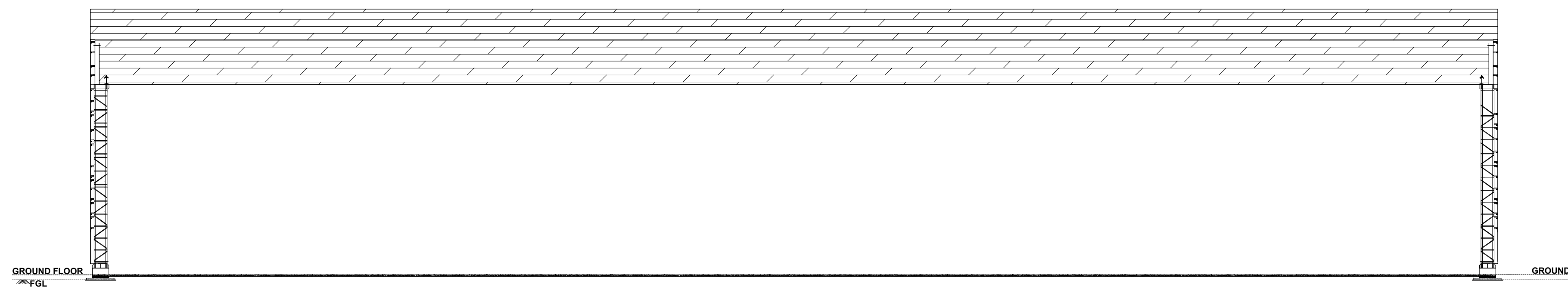
SECTION C-C

SECTION D-D

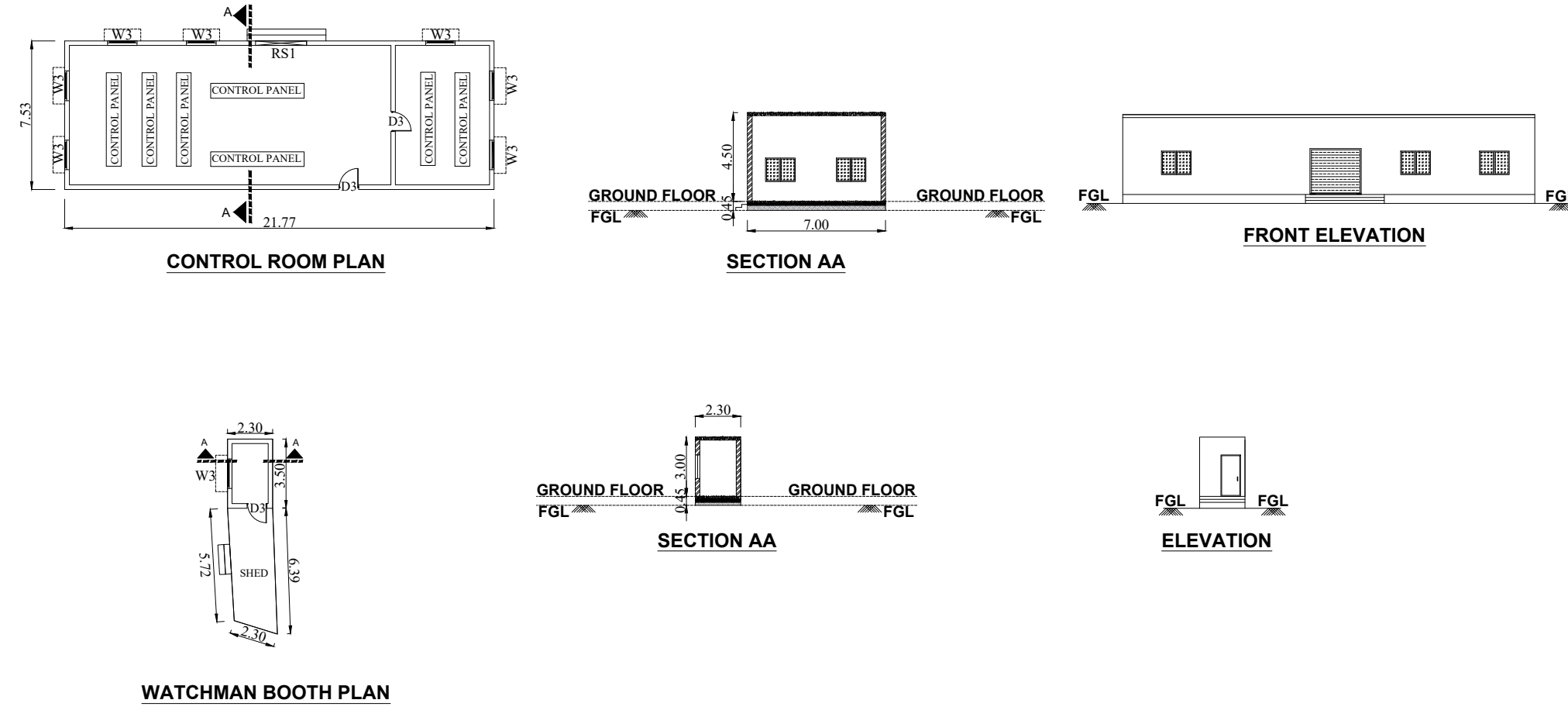
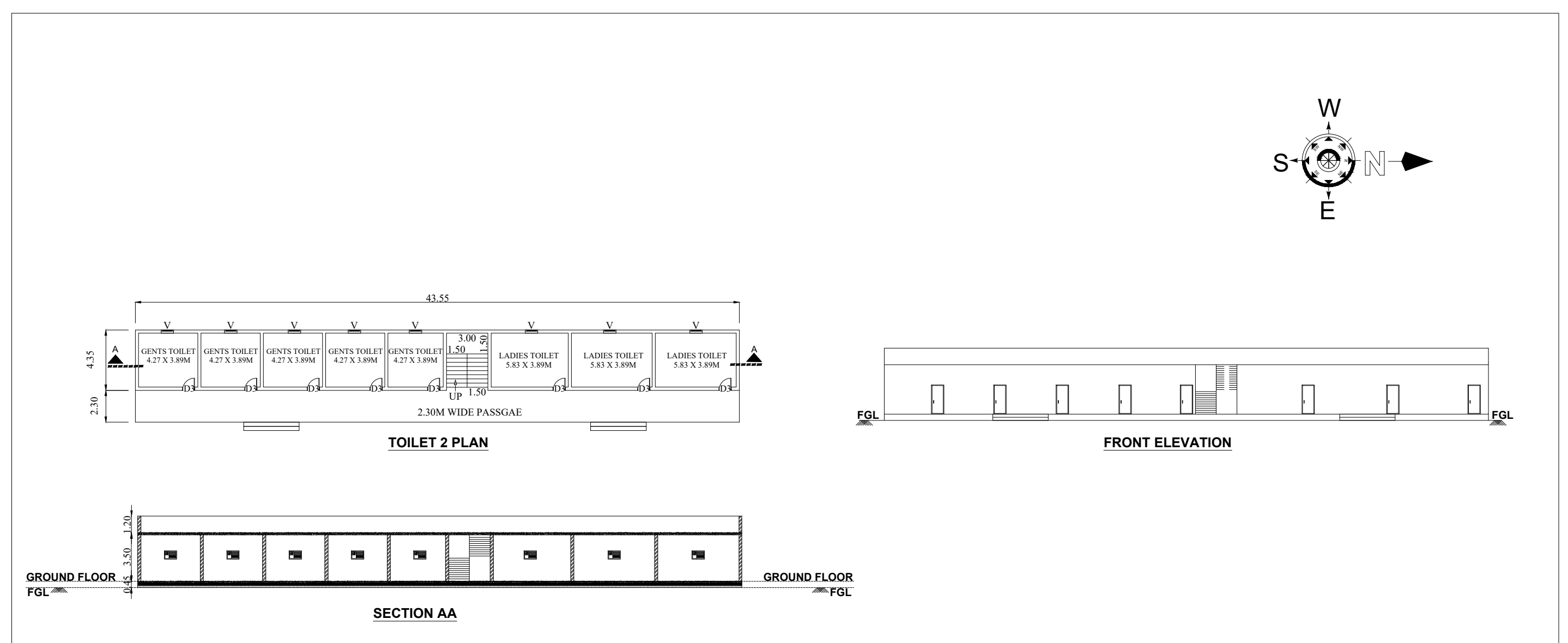
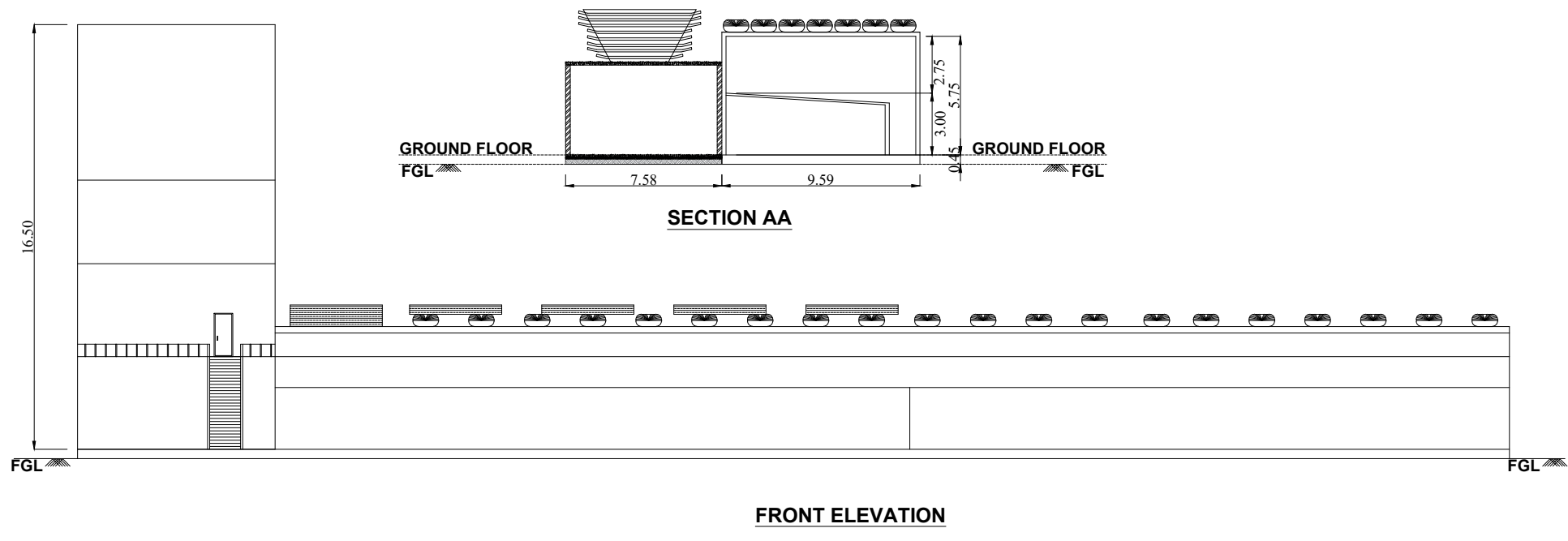
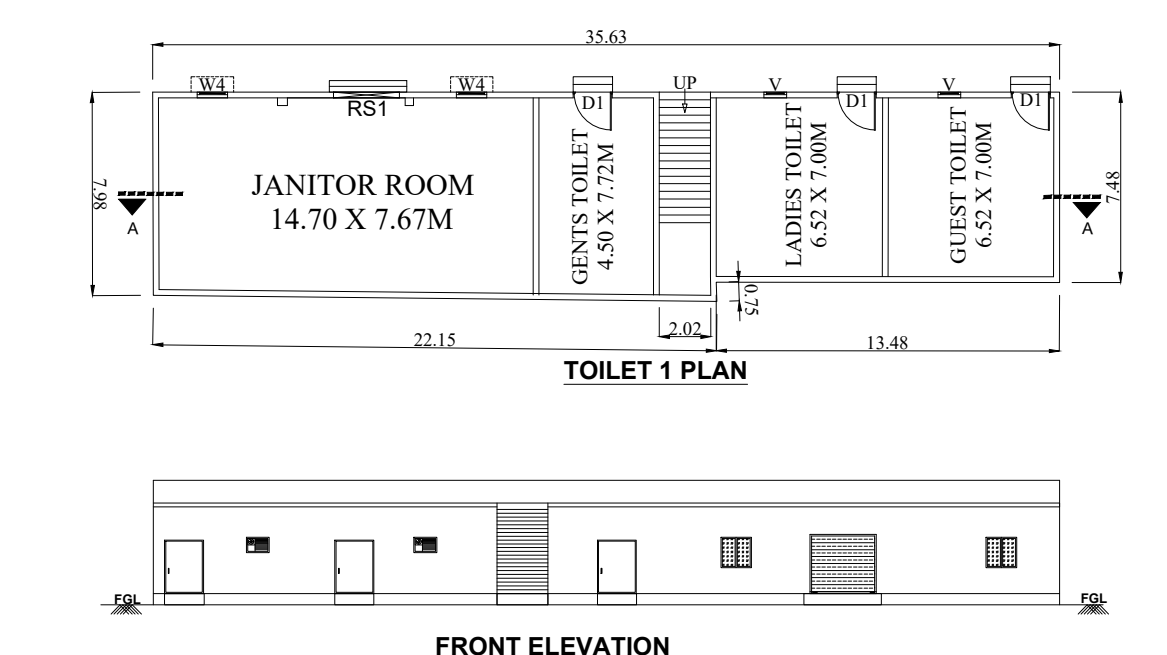
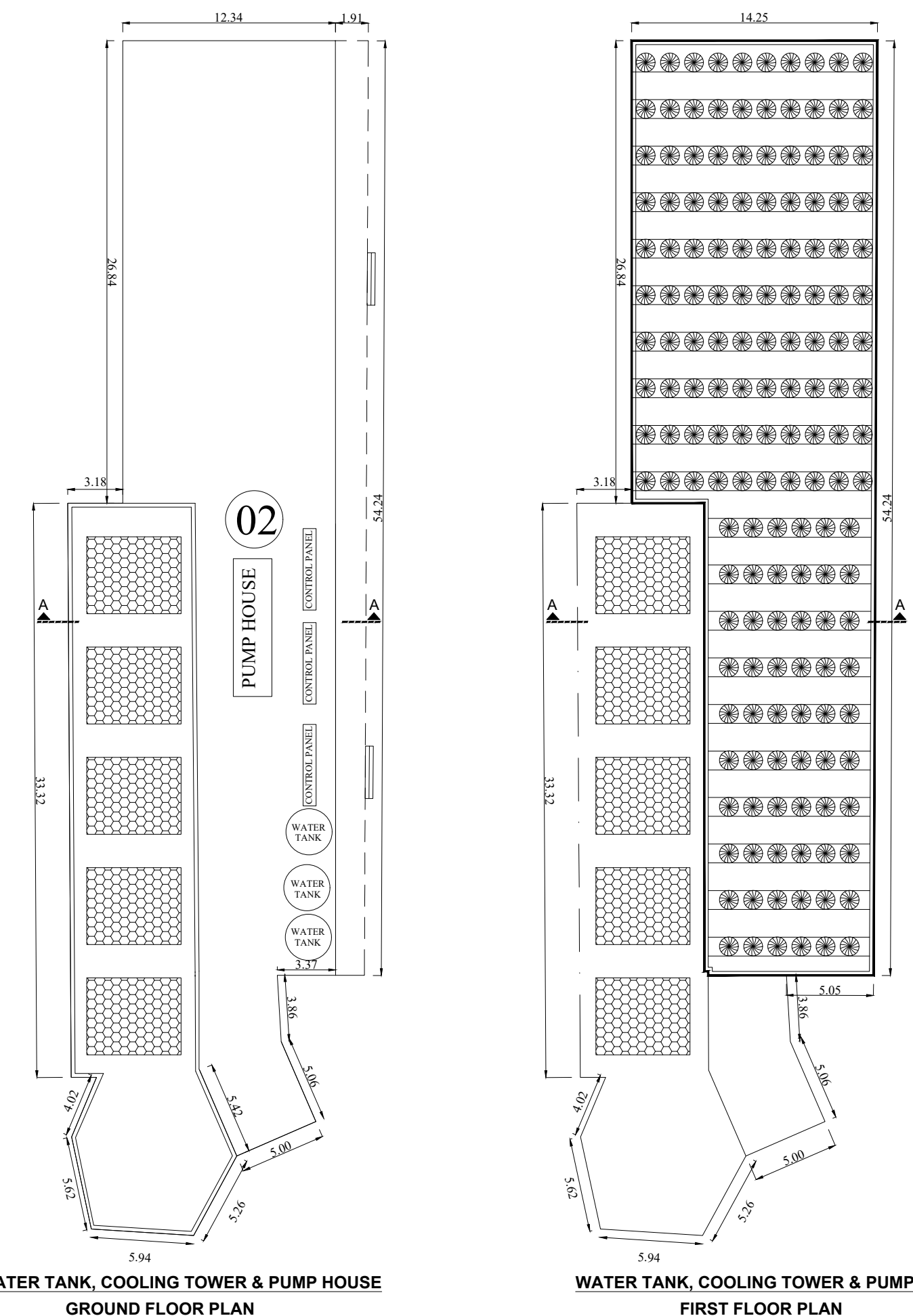
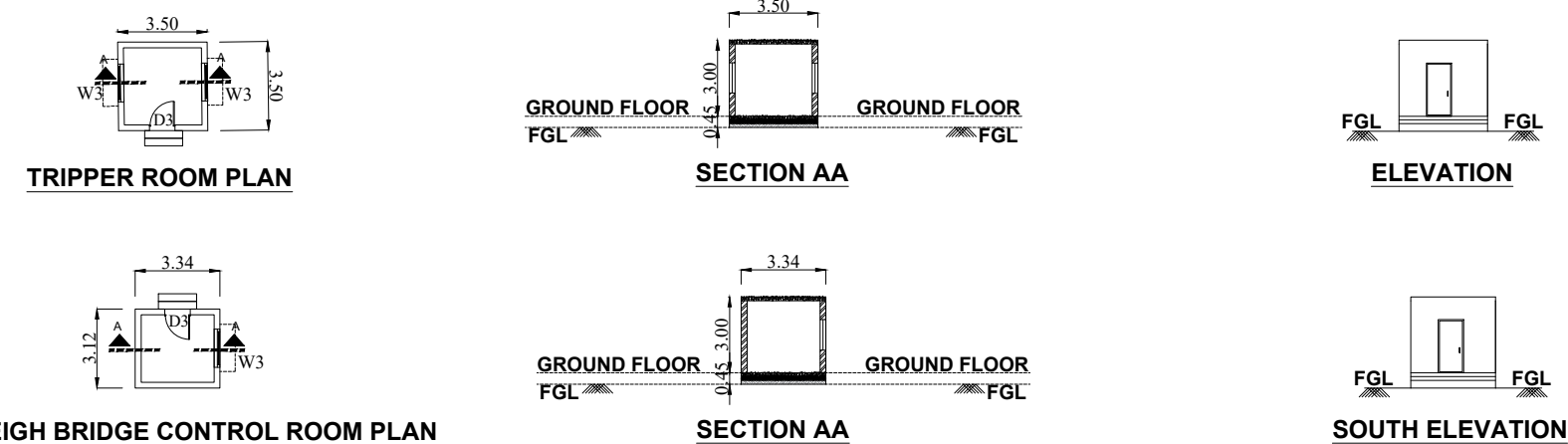
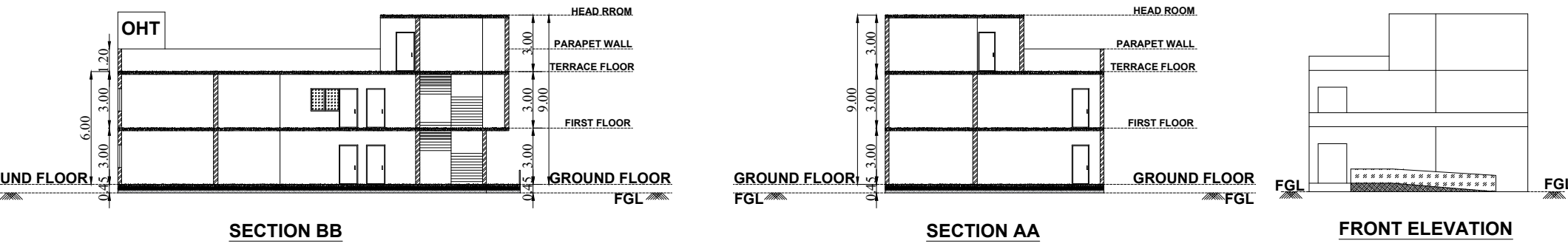
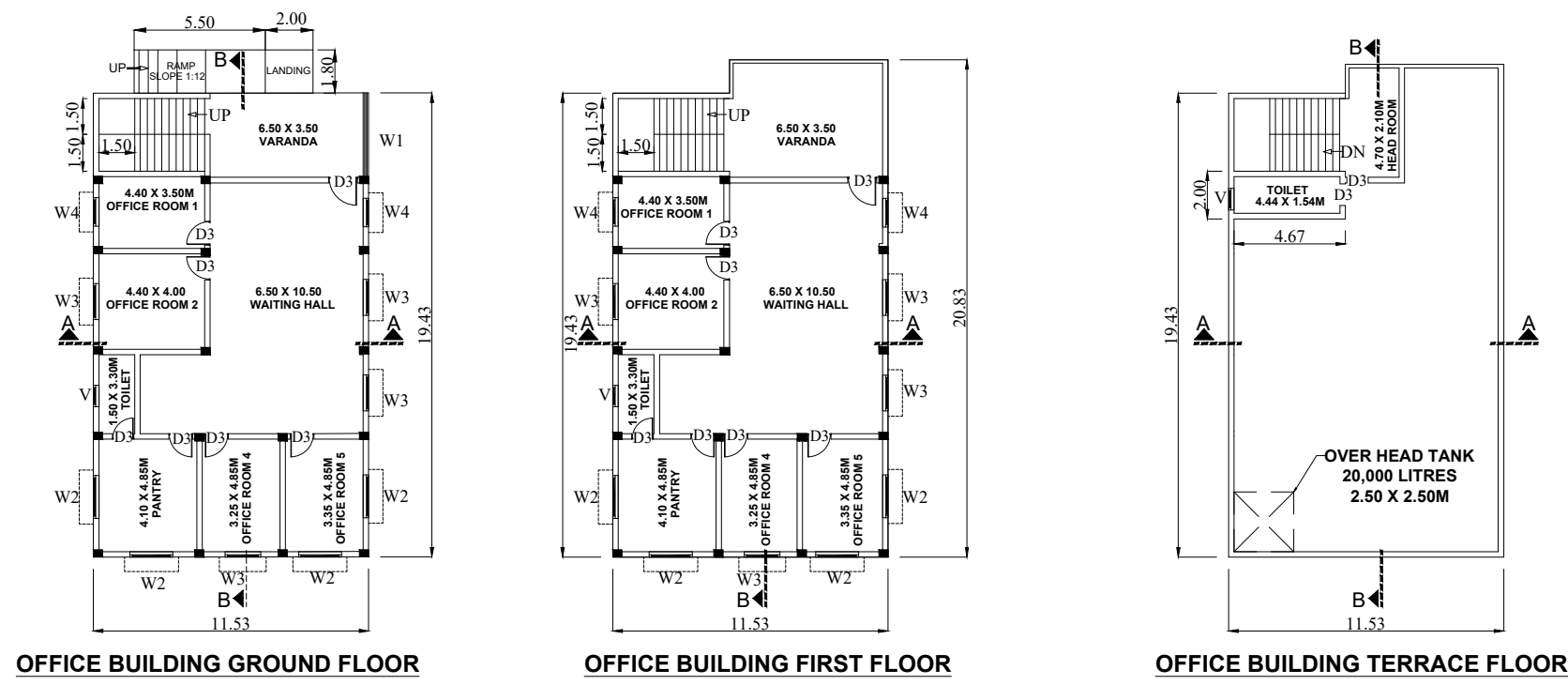
SECTION E-E



SECTION A-A



ELEVATION



MACHINERY DETAILS				
S.NO	DESCRIPTION	QTY	POWER IN HP	TOTAL HP
1	FURNACE	1	9387.00	9387.00
2	PUMP HOUSE	1	443.00	443.00
3	BUNDLE MACHINE	1	148.00	148.00
4	SHEARING MACHINE	1	268.00	268.00
5	STATIONARY CRANE	1	101.00	101.00
6	TRANSFER TROLLEY	1	13.00	13.00
7	RE-HEATING FURNACE	1	50.00	50.00
8	COOLING MOTOR	1	54.00	54.00
9	POLLUTION MOTOR	1	335.00	335.00
10	CCM	1	134.00	134.00
11	FURNACE	1	10058.00	10058.00
12	POLLUTION MOTOR	1	335.00	335.00
13	HORMONIC FILTER	1	0	0
14	SCALE PIT	1	80.00	80.00
15	BENDING YARD	1	20.00	20.00
16	ROUGHING MACHINE	1	1609.00	1609.00
17	CONTINUOUS STAND	1	6169.00	6169.00
18	CRANE	1	831.00	831.00
19	LIGHTING LOAD	1	165.00	165.00
	TOTAL HP	1	30200.00	30200.00

JOINERY SCHEDULE

TYPE	DETAIL	METER
RS	ROLLING SHUTTER	4.00 X 6.00
RS1	ROLLING SHUTTER	3.00 X 6.00
RS2	ROLLING SHUTTER	2.00 X 6.00
MD	MAIN DOOR	2.00 X 2.40
D	DOOR	2.00 X 2.10
D1	DOOR	1.50 X 2.10
D2	DOOR	1.20 X 2.10
D3	DOOR	0.90 X 2.10
W	WINDOW	4.00 X 1.20
W1	WINDOW	3.00 X 1.20
W2	WINDOW	1.80 X 1.20
W3	WINDOW	1.50 X 1.20
W4	WINDOW	1.20 X 1.20
W5	WINDOW	0.90 X 1.20
V	VENTILATOR	0.90 X 0.60

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

NOTE: ALL DIMENSIONS ARE IN 'METRE'
SCALE - 1:200

SPECIFICATION

- FOUNDATION : COLUMN FOOTING
- BRICK WORK : C.M 1:5 FOR SUPER STRUCTURE
- PLASTERING : C.M 1:4 FOR WALLS & 1:3 FOR CEILING
- CEMENT PAINT : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
- CONCRETE : 1:2:4 FOR SLABS & LINTELS
- WINDOWS : ALL ALUMINUM GLAZED WINDOWS
- WEATHERING : ONE LAYER OF COUNTRY TILES OVER BRICK JELLY LIME MORTAR

For JR METAL CHENNAI LIMITED
Authorised Signatory

OWNERS SIGNATURE

Er.S.MOSES ARANGANATHAN
B.E., M.E.(Struct), P.E., F.A.I.(Struct), F.V.,
DTCP Registered Structural Engineer-Grade 1 (RSE)
DTCP Reg.No. TVLP0608/CM-42004/07/008
Madhavaram, Chennai - 600088
Email Id: mosesarun@gmail.com

STRUCTURAL ENGINEER SIGNATURE

S. SAKTHI GANESH S. Arch
Architect /CA/202/1/33707
No.92, F3, Vijayambikai Flats,
Pillayar Kovil Street, Ambattur,
Chennai - 63, Ph: 980397146

ARCHITECT/REGISTERED ENGINEER SIGNATURE



MACHINERY DETAILS				
S.NO	DESCRIPTION	QTY	POWER IN HP	TOTAL HP
1	FURNACE	1	9387.00	9387.00
2	PUMP HOUSE	1	443.00	443.00
3	BUNDLE MACHINE	1	148.00	148.00
4	SHEARING MACHINE	1	268.00	268.00
5	STATIONARY CRANE	1	101.00	101.00
6	TRANSFER TROLLEY	1	13.00	13.00
7	RE-HEATING FURNACE	1	50.00	50.00
8	COOLING MOTOR	1	54.00	54.00
9	POLLUTION MOTOR	1	335.00	335.00
10	CCM	1	134.00	134.00
11	FURNACE	1	10058.00	10058.00
12	POLLUTION MOTOR	1	335.00	335.00
13	HORMONIC FILTER	1	0	0
14	SCALE PIT	1	80.00	80.00
15	BENDING YARD	1	20.00	20.00
16	ROUGHING MACHINE	1	1609.00	1609.00
17	CONTINUOUS STAND	1	6169.00	6169.00
18	CRANE	1	831.00	831.00
19	LIGHTING LOAD	1	165.00	165.00
	TOTAL HP	1	30200.00	30200.00


For JR METAL CHENNAI LIMITED
Authorised Signatory

OWNERS SIGNATURE _____


Er. S. MOSES ARANGANATHAN
B.E., M.E (Struct.) P.E., FIA (Struct.), FIV,
DTCR Registered Structural Engineer-Grade-I (RSE)
DTCR Reg. No. TVLR/RSE/GR-1/2024/07/008
Madhavayal, Chennai - 600085
Email Id: mosessomu@gmail.com

STRUCTURAL ENGINEER SIGNATURE


S. SAKTHI GANESH B. Arch
Architect /CA/2021/133707
No.92, F3, Vijayambikai Flats,
Pillayar Kovil Street, Ambattur,
Chennai - 53, Ph: 9080397149

ARCHITECT/REGISTERED ENGINEER SIGNATURE

SITE PLAN FOR PROPOSED INDUSTRIAL BUILDING IN
S.No: 153/7B, 155/1, 155/3, 157/1, 157/2, 157/3, 157/4, 157/5, 157/6, 157/7, 157/8, 157/9, 157/10, 157/11A, 157/11B, 157/13A, 157/13B, 157/14, 158/1, 158/2, 158/3, 158/4, 158/5, 158/6, 158/7, 158/8, 159/1A, 159/1B, 159/1C, 159/3, 160/2, 160/4A, 160/4B, 160/5, 160/6, 160/7, 160/8A, 160/8B, 160/9, 161/2 & 161/5 AT PERIYAPULIYUR VILLAGE, GUMMIDIPPOONDI PANCHAYAT UNION, GUMMIDIPPOONDI TALUK, TIRUVALLUR DISTRICT. MANUFACTURE OF STEEL PRODUCTS CATEGORY OF INDUSTRY - ORANGE

SPECIFICATION

1. FOUNDATION : COLUMN FOOTING
2. BRICK WORK : C.M 1:5 FOR SUPER STRUCTURE
3. PLASTERING : C.M 1:4 FOR WALLS & 1:3 FOR CEILING
4. CEMENT PAINT : 2 COATS FOR WALLS & 1 EXTRA COAR FOR CEILING
5. CONCRETE : 1:2:4 FOR SLABS & LINTELS
6. WINDOWS : ALL ALUMINUM GLAZED WINDOWS
7. WEATHERING : ONE LAYER OF COUNTRY TILES OVER BRICK JELLY LIME MORTAR

AREA STATEMENT DETAILS

SITE AREA DETAILS		SQ.M
LAND AREA AS PER PATTA		90000.00
LAND AREA AS PER DOCUMENT		90000.00
LAND AREA AS PER SITE		87621.11

OSR DETAIL		
DESCRIPTION	OSR REQUIRED SQ.M	OSR PROVIDED SQ.M
OSR	9000.00	9012.42 (10.01%)

BUILDING AREA DETAILS

SL. NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	BLOCK 1 FACTORY SHED			
	FACTORY AREA OF GROUND FLOOR	31720.64	-	31720.64
	FACTORY AREA OF FIRST FLOOR	1654.43	-	1654.43
2	BLOCK 2 OFFICE BUILDING			
	GROUND FLOOR	234.25	-	234.25
	FIRST FLOOR	234.25	-	234.25
	TERRACE FLOOR	-	39.28	39.28
3	CONTROL ROOM	163.93	-	163.93
4	TOILET - 1	279.84	-	279.84
5	TOILET - 2	289.61	-	289.61
6	WATER TANK, COOLING TOWER & PUMP HOUSE GROUND FLOOR	920.03	-	920.03
7	WATER TANK, COOLING TOWER & PUMP HOUSE FIRST FLOOR	644.83	-	644.83
8	TRIPPER ROOM	12.25	-	12.25
9	WEIGH BRIDGE CONTROL ROOM	10.42	-	10.42
9	WATCHMAN BOOTH	21.52	-	21.52
TOTAL BUILTUP AREA		36186.00	39.28	36225.28

TOTAL FSI AREA = 36186.00 SQ.M

FLOOR SPACE INDEX = $\frac{36186.00}{87621.11} = 0.413$

PARKING DETAILS:

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	48 NOS	72 NOS
CAR PARKING	04 NOS	(PCP) 02+ 05 = 07 NOS
TWO WHEELER PARKING	477 NOS	715 NOS
BICYCLE PARKING	477.00 SQ.M	725.76 SQ.M

PARKING DIMENSIONS :

LORRY WITH DIMENSION 3.50 X 10.00M
CAR WITH DIMENSION 2.50 X 5.00 M
PCP CAR WITH DIMENSION 3.60 X 5.00M
TWO WHEELER WITH DIMENSION 1.00 x 1.80M

COLOUR INDEX :

- BOUNDARY AS PER FMB
- AS PER SITE
- EXISTING ROAD
- PRPOSED BUILDING
- OSR

ALL DIMENSIONS ARE IN 'METRE'

SCALE - 1:400

HORSE POWER DETAILS : 30200.00 HP

NUMBER OF WORKERS : 250 NOS

WATER REQUIREMENT : 4.0 KLD PER DAY

MECHANICAL VENTILATION AND FIRE

PROTECTION SYSTEM PROVIDED

FOR ENTIRE BUILDING

For JR METAL CHENNAI LIMITED

Authorised Signatory

OWNERS SIGNATURE

For JR METAL CHENNAI LIMITED
E.S.MOSES ARANGANATHAN
B.E., M.E.(Struct), FIE, FIA(Struct.), FIV,
DTCP Registered Structural Engineer-Grade 1 (RSE)
DTCP Reg.No. TN-19/JR/REG-01-1000407/008
Madhavaram, Chennai - 600038
Email id: moosesarun@gmail.com

STRUCTURAL ENGINEER SIGNATURE

S. SAKTHI GANESH B. Arch
Architect / CA/2021/133707
No.92, F3, Vijayambikai Flats,
Pillayar Kovil Street, Ambattur,
Chennai - 53, Ph: 9080397146

ARCHITECT/REGISTERED ENGINEER SIGNATURE

AREA DETAILS

S.NO	SURVEY NO	AREA AS PER PATTA(IN SQ.M)
1	153/7B	2400
2	155/1	3000
3	155/3	550
4	157/1	1600
5	157/2	850
6	157/3	3450
7	157/4	1150
8	157/5	2900
9	157/6	1000
10	157/7	1250
11	157/8	650
12	157/9	1150
13	157/10	2750
14	157/11A	1900
15	157/11B	2000
16	157/13A	1400
17	157/13B	1450
18	157/14	2450
19	158/1	2400
20	158/2	3800
21	158/3	1900
22	158/4	1850
23	158/5	800
24	158/6	1800
25	158/7	1700
26	158/8	5900
27	159/1A	1550
28	159/1B	1550
29	159/1C	1400
30	159/3	4550
31	160/2	2000
32	160/4A	1750
33	160/4B	1750
34	160/5	5600
35	160/6	2250
36	160/7	3750
37	160/8A	2350
38	160/8B	2350
39	160/9	3700
40	161/2	950
41	161/5	2450
TOTAL		90000

PARKING DETAILS:

LORRY PARKING :
1 LORRY PARKING FOR EVERY 750 SQ.M OF WORKSHOP FLOOR AREA:
FACTORY AREA = 35717.5 SQ.M
REQUIRED PARKING = 48 NOS
PROVIDED PARKING = 72 NOS

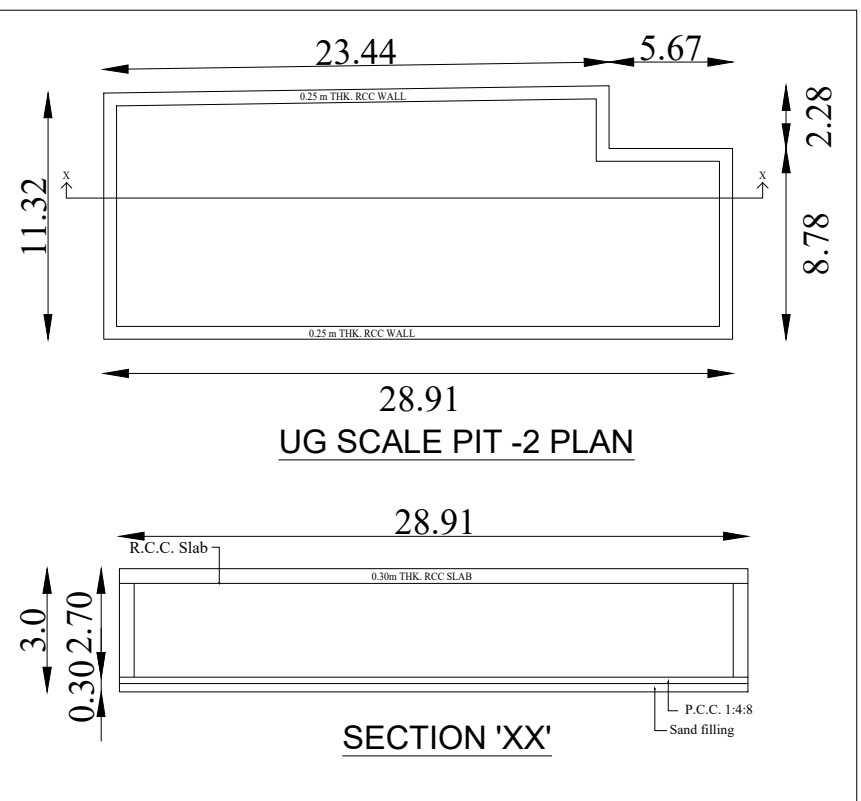
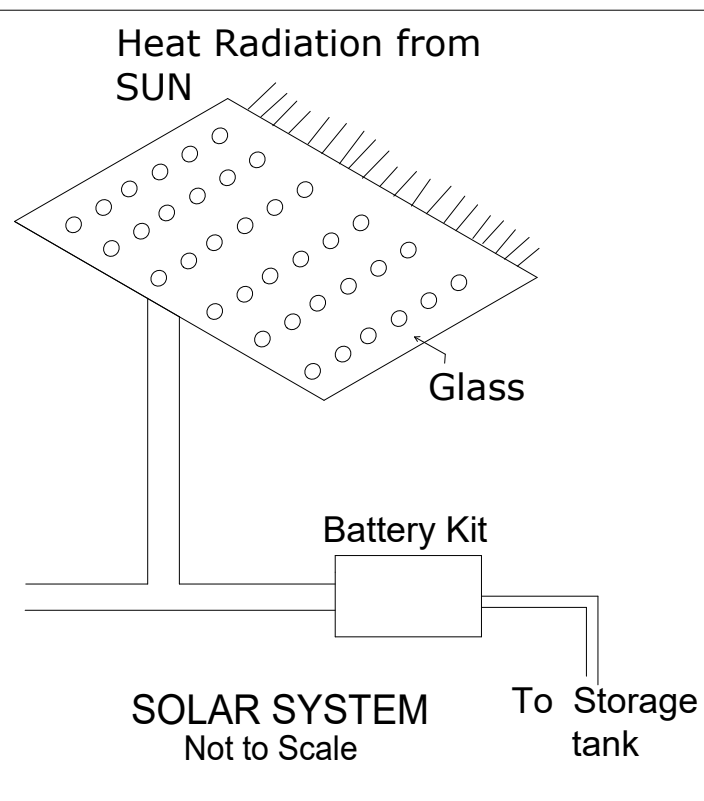
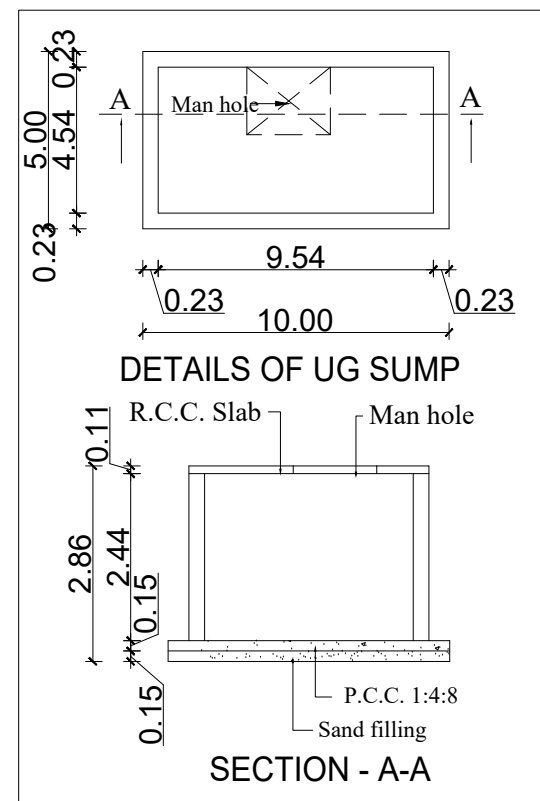
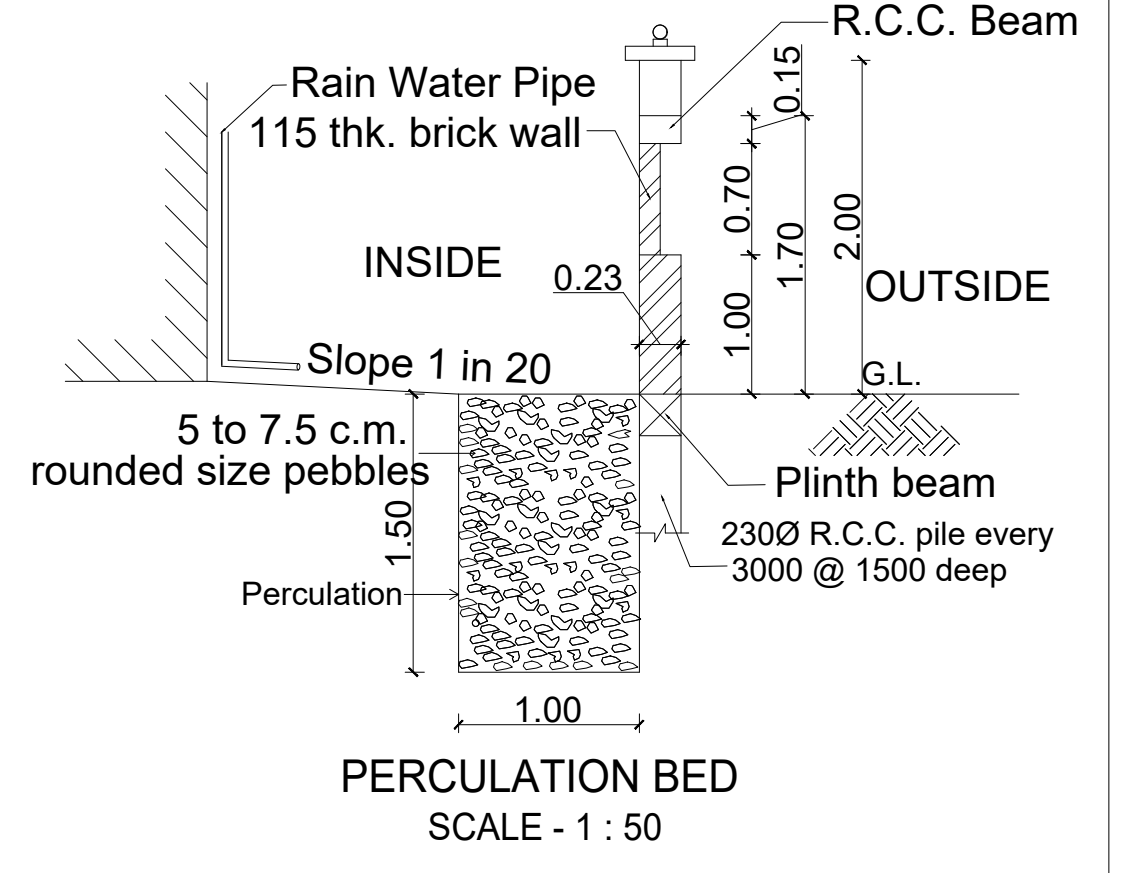
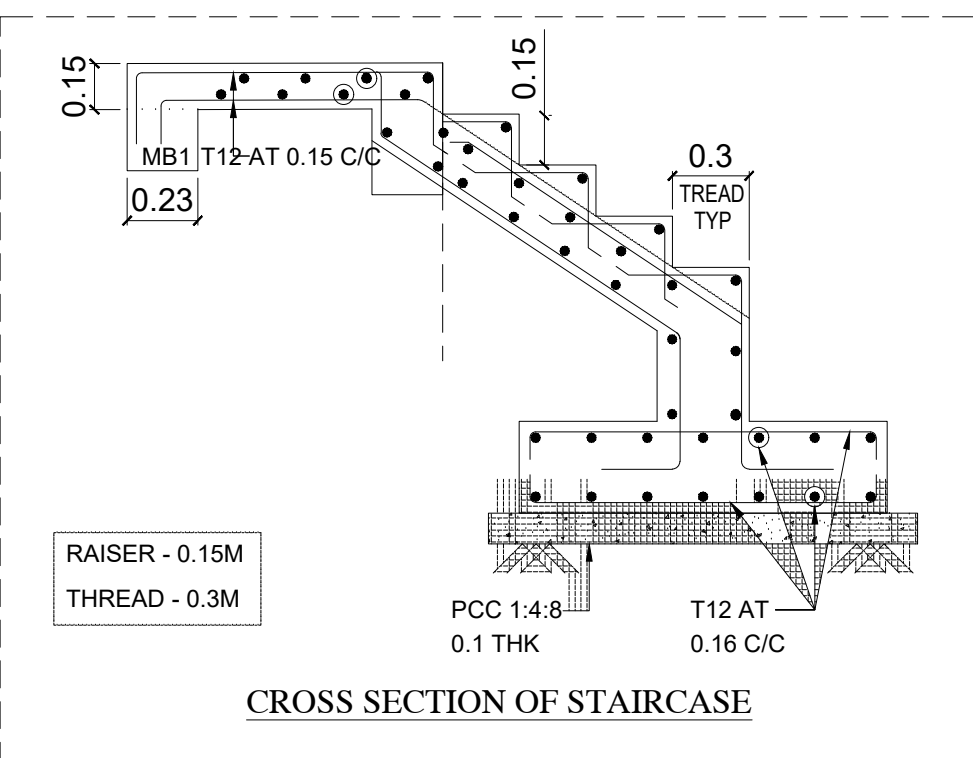
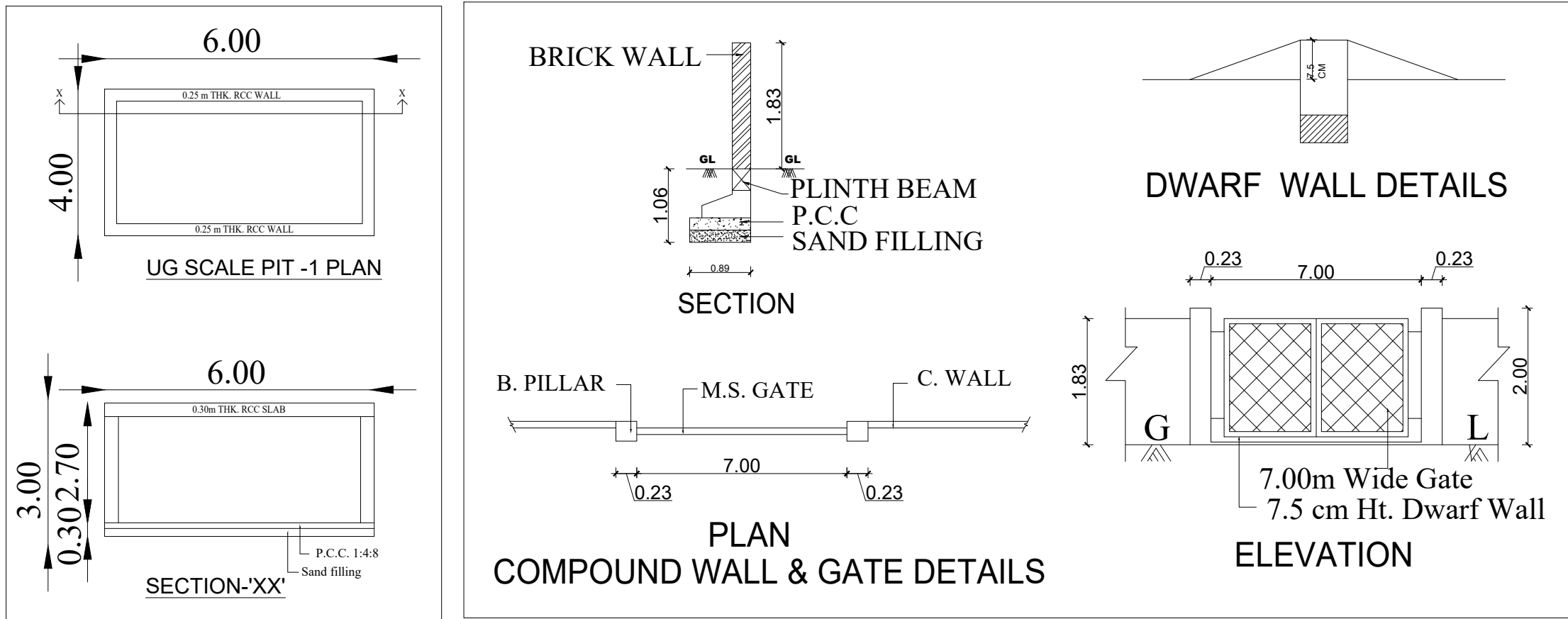
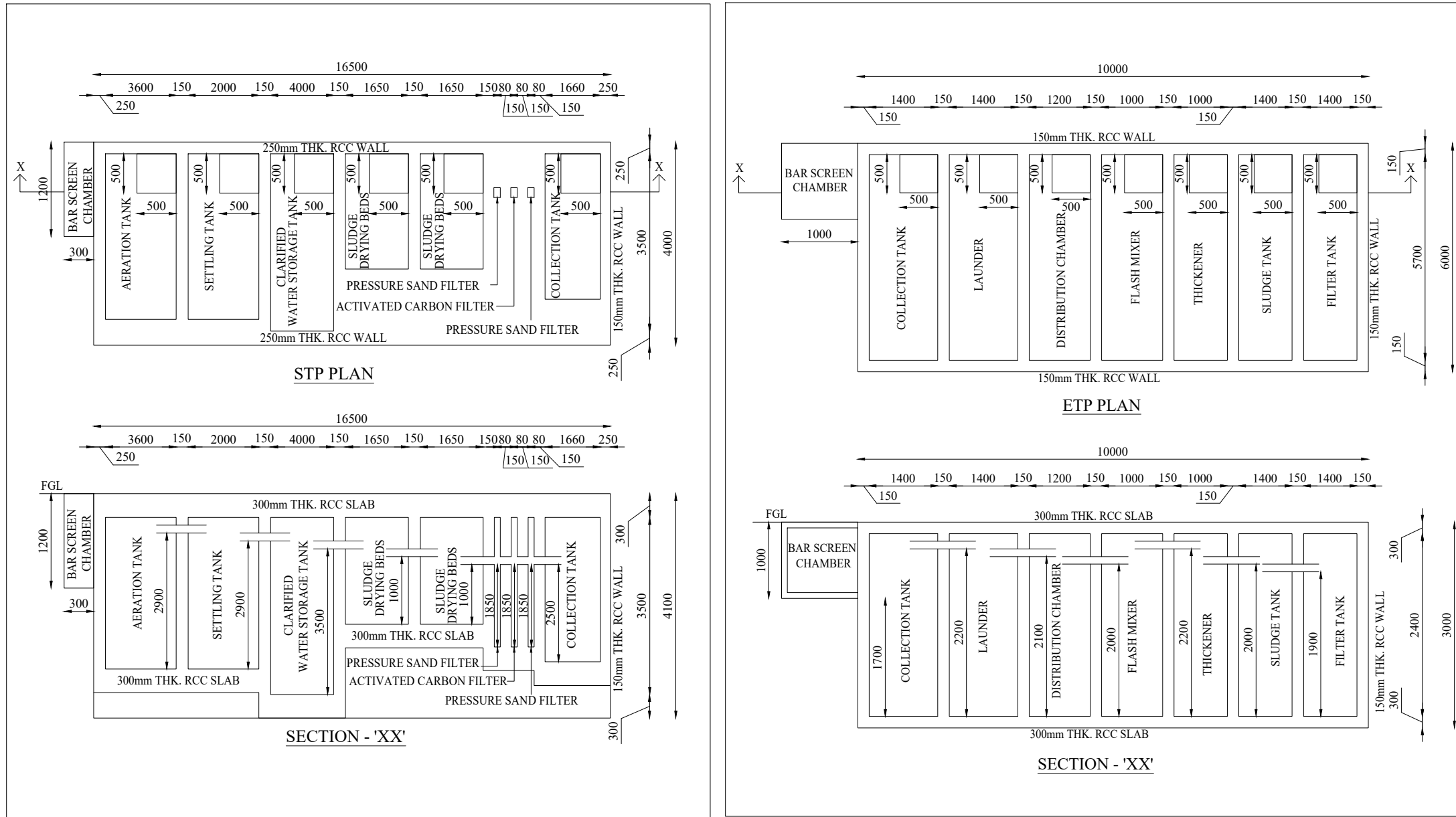
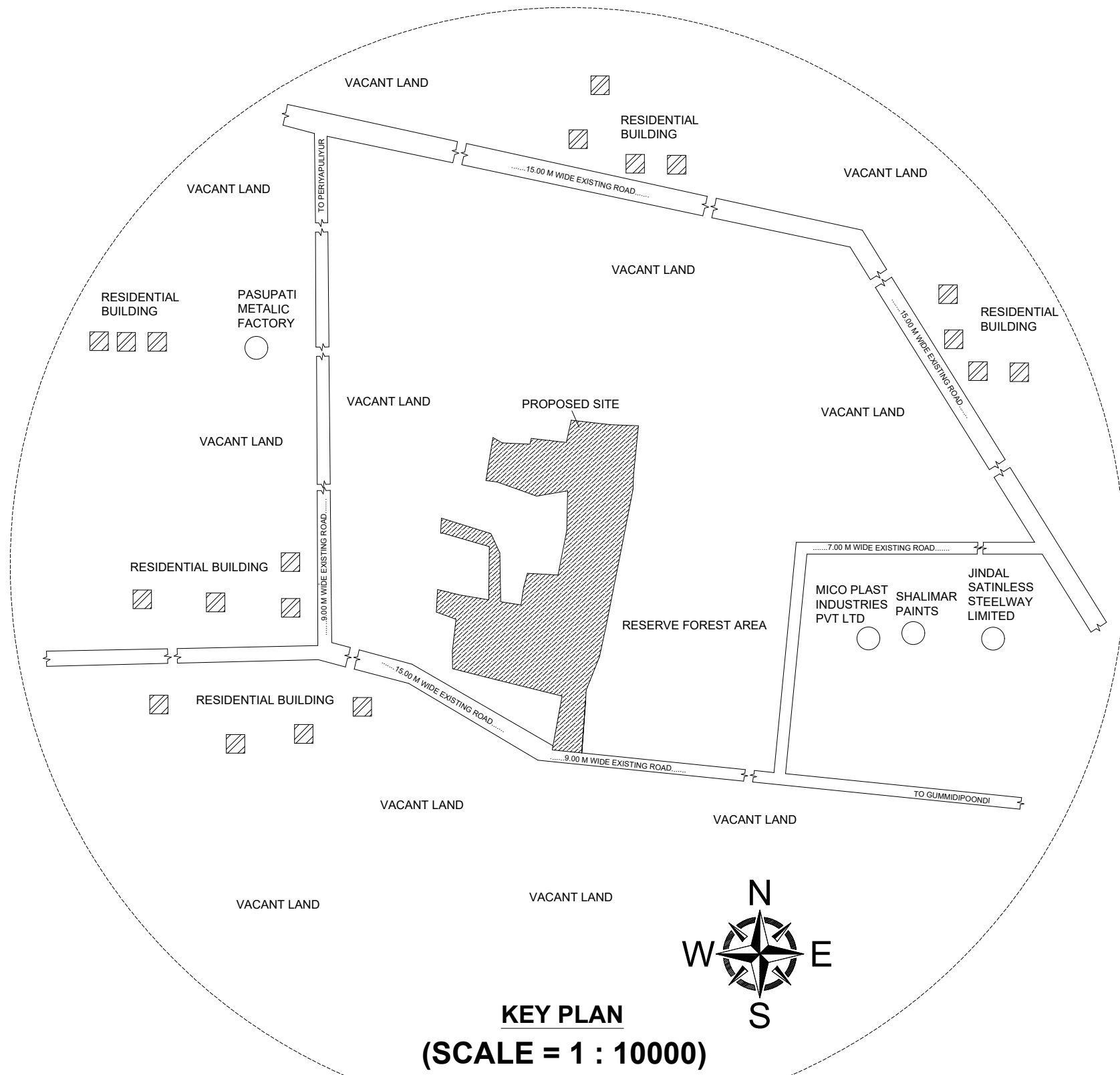
CAR PARKING :
1 CAR PARKING FOR EVERY 150 SQ.M OF OFFICE FLOOR AREA:
OFFICE AREA = 468.50 SQ.M
REQUIRED PARKING = 4 NOS
10% OF PCP PARKING REQUIRED
PCP PARKING PROVIDED = 2 NOS
TOTAL CAR PARKING PROVIDED = 7 NOS

TWO WHEELER

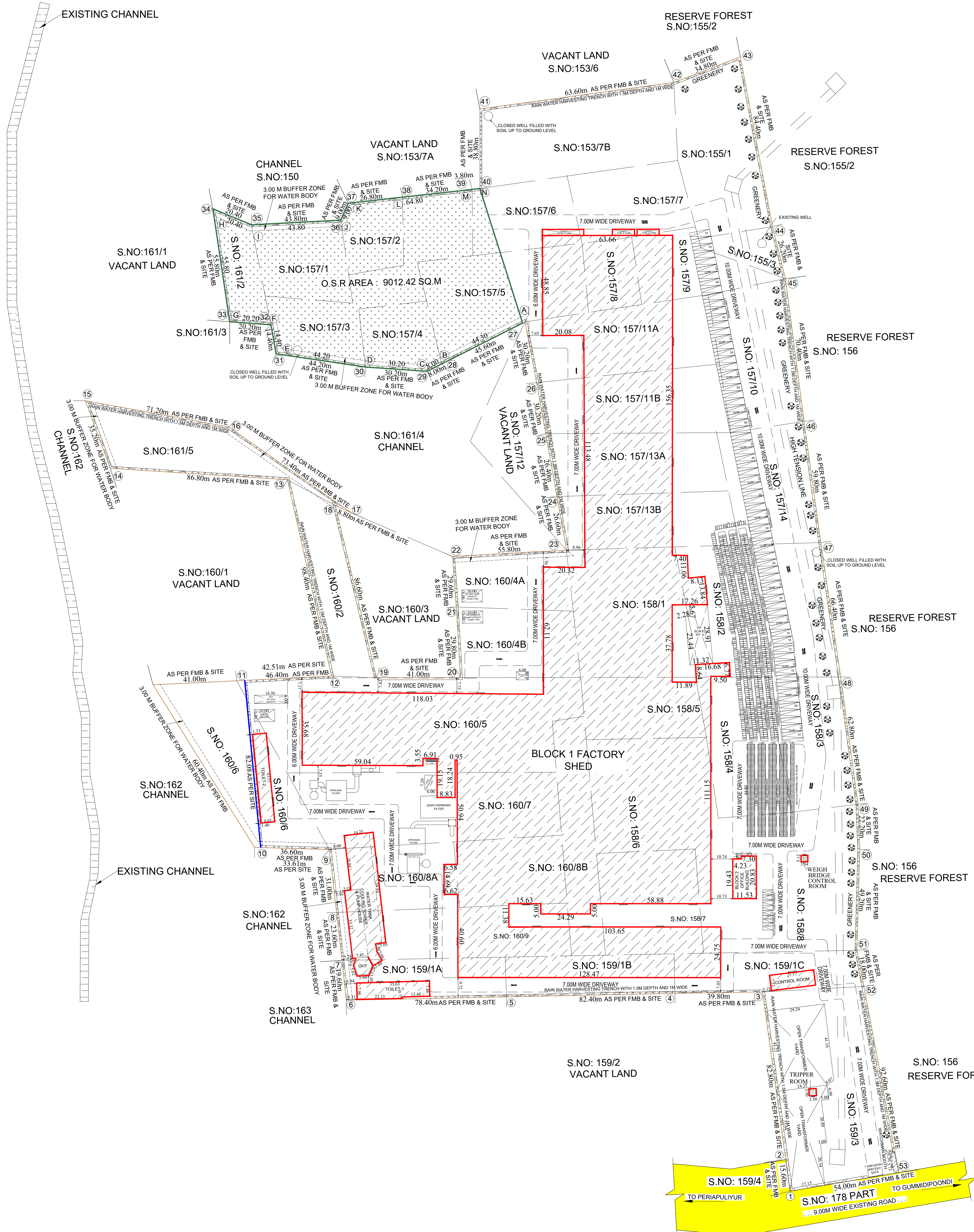
1 TWO WHEELER PARKING FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA:
FACTORY AREA = 35717.50 SQ.M
REQUIRED PARKING = 477 NOS
PROVIDED PARKING = 715 NOS

CYCLE PARKING

1 CYCLE PARKING FOR EVERY 75 SQ.M OF WORKSHOP FLOOR AREA:
FACTORY AREA = 35717.50 SQ.M
REQUIRED PARKING = 477 SQ.M
PROVIDED PARKING = 725.76 SQ.M



SITE PLAN (SCALE - 1:400)



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.

