

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.

L.P / DTCP (TVR) : 106/2020

RS	ROLLING SHUTTER	3.00 X 2.40
D	DOOR	1.80 X 2.40
D1	DOOR	1.20 X 2.40
D2	DOOR	1.00 X 2.40
D3	DOOR	0.76 X 2.13
W	WINDOW	3.00 X 1.82
W1	WINDOW	1.50 X 1.82
V	VENTILATOR	3.00 X 1.82
V1	VENTILATOR	0.90 X 0.60

	TURBO VENTILATOR SIZE : 2' DIA. TURBO VENTILATOR WORKED BY ELECTRICAL .

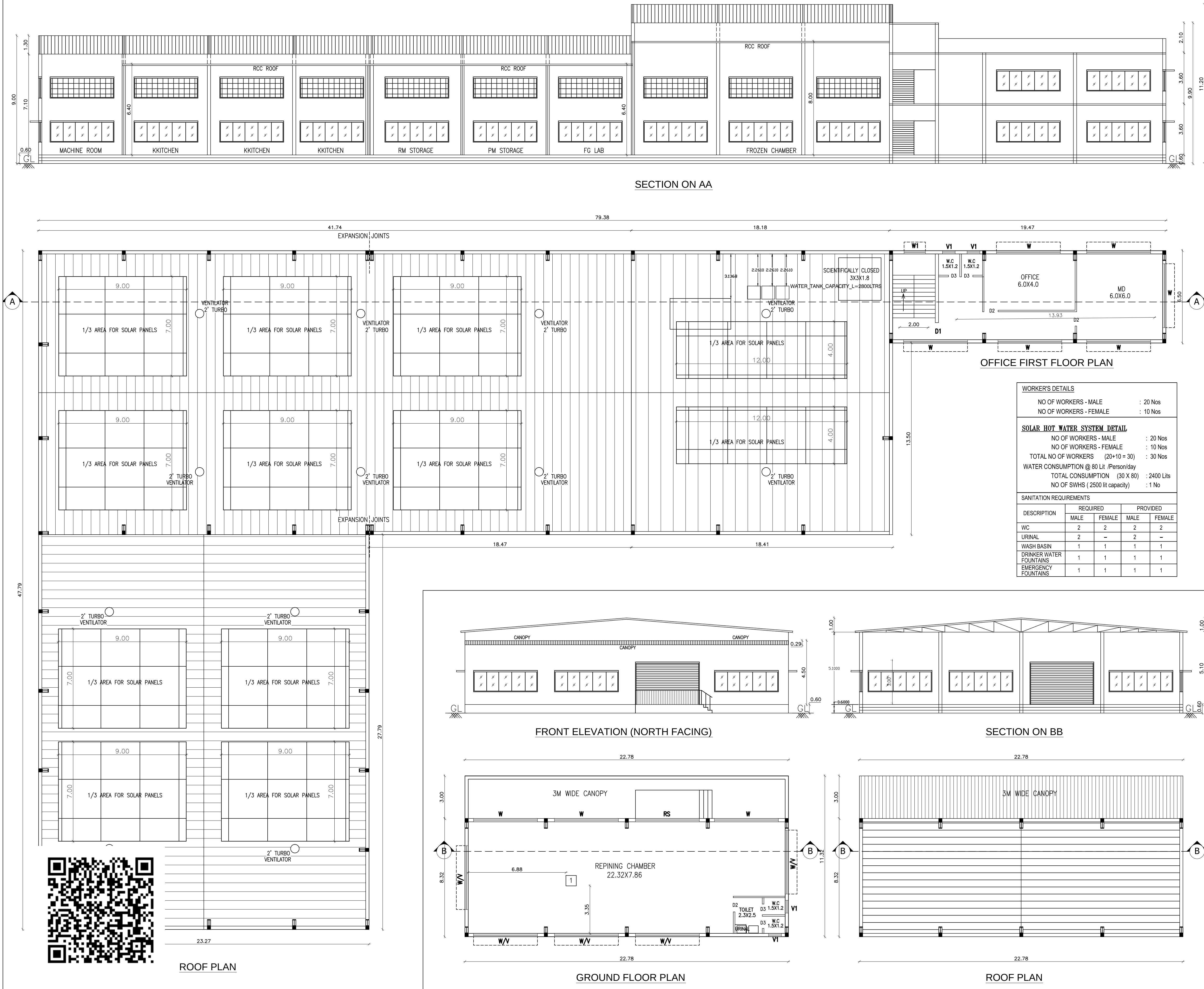
WWT - WASTE WATER TANK
OHT - OVER HEAD TANK
RWH - RAIN WATER HARVESTING
SWHS - SOLAR WATER
HEATING SYSTEM
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

	<u>COLOR INDEX</u>	
	SITE BOUNDARY	
	EXISTING ROAD	
	PROPOSED BUILDING	

SIGNATURE OF THE APPLICANT

STRUCTURAL ENGINEER


P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Grade-ITVLR / RE / GR-I / 2019 / 07 / 003
BQCP
Cell : 9541236750
ARCHITECT / ENGINEER



SHEET NO: 2/3

PLAN SHOWING ALREADY APPROVED REVISED AND PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR

M/S SBP COLD STORAGE PVT LTD
841 HP IN S.NO : 229/10B OF NUNGAMBAKKAM MATHURA KUNNATHUR VILLAGE, KADAMBATHUR PANCHAYAT UNION, THIRUVALLUR TALUK AND DISTRICT.

MANUFACTURING TYPE - GREEN
CATEGORY OF INDUSTRY - COLD STORAGE UNIT

EXISTING DTCP APPROVED DETAILS

B.A NO : 1429/2020 Dated 19/2/2020
L.P / DTCP (TVR) : 106/2020

SCHEDULE OF JOINERY			
RS	ROLLING SHUTTER	3.00 X 2.40	
D	DOOR	1.80 X 2.40	
D1	DOOR	1.20 X 2.40	
D2	DOOR	1.00 X 2.40	
D3	DOOR	0.76 X 2.13	
W	WINDOW	3.00 X 1.82	
W1	WINDOW	1.50 X 1.82	
V	VENTILATOR	3.00 X 1.82	
V1	VENTILATOR	0.90 X 0.60	

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL (SQM)
FACTORY BLOCK			
GROUND FLOOR AREA	1974.51	----	1974.51
FIRST FLOOR AREA	126.56	----	126.56
HEAD ROOM AREA (NON FSI)	----	24.49	24.49
TOTAL BUILTUP AREA	2101.07	24.49	2125.56

TURBO VENTILATOR SIZE : 2' DIA. TURBO VENTILATOR WORKED BY ELECTRICAL .	
SPECIFICATION: SUPER STRUCTURE : 9"TK B.W IN C.M 1:5 FOUNDATION : RCC COLUMN FOUNDATION SLAB : RCC 1:2:4 4.5"TK BEAM LINTEL SUNSHADE : RCC 1:2:4 WEATHERING COURSE/VE WITH PRESSED TILES ELECTRIFICATION WORK CONCEALED WIRING	WWT - WASTE WATER TANK OHT - OVER HEAD TANK RWH - RAIN WATER HARVESTING SWHS - SOLAR WATER HEATING SYSTEM FE - FIRE EXTINGUISHER EA - EMERGENCY ALARM SB - SAND BUCKET

SCALE : 1"=8' OR [1:100]

	COLOR INDEX	
	SITE BOUNDARY	
	EXISTING ROAD	
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For SBP COLD STORAGE PRIVATE LIMITED

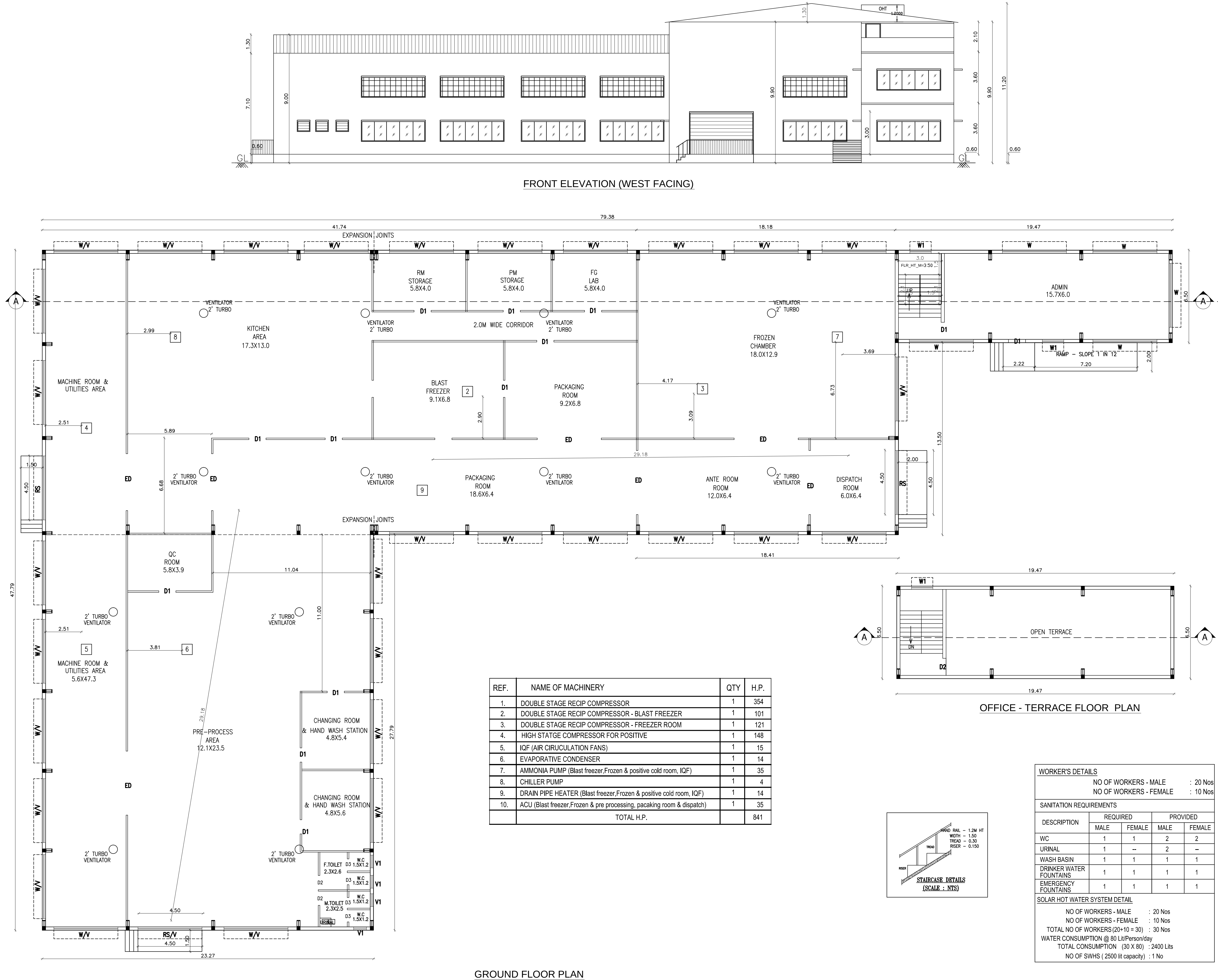
DIRECTOR

SIGNATURE OF THE APPLICANT

Dr. R.S. MURALITHARAN, B.E., M.E. (Struct) Ph.D.
Registered Structural Engineer Grade-1 (SE)
CMAA: Reg. No. SE/GR-4/19/12/233
DTCP Reg. No. CGL/ENGINEER-4/2020/02/004
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ARCHITECT / ENGINEER



EXISTING DTCP APPROVED DETAILS			
B.A NO : 1429/2020 Dated 19/2/2020			
L.P / DTCP (TVR) : 106/2020			
P.P / DTCP (TVR) : 27A / 2020			
EXISTING FACTORY BUILDING			
GROUND FLOOR AREA	1297.37 SQM	13965 SQFT	
FIRST FLOOR AREA	88.83 SQM	956 SQFT	
TOTAL BUILTUP AREA	1386.20 SQM	14921 SQFT	

SHEET NO: 1/3

PLAN SHOWING ALREADY APPROVED REVISED AND PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/S SBP COLD STORAGE PVT LTD 841 HP IN S.NO : 229/10B OF NUNGAMBAKKAM MATHURA KUNNATHUR VILLAGE, KADAMBATHUR PANCHAYAT UNION, THIRUVALLUR TALUK AND DISTRICT.

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EXISTING DTCP APPROVED DETAILS
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L.P / DTCP (TVR) : 106/2020

AREA STATEMENT	F.S.I (SQM)	NON F.S.I (SQM)	TOTAL AREA (SQM)
TOTAL SITE AREA (AS PER SITE)	5000.00		
TOTAL SITE AREA (AS PER PATT)	5000.00		

FACTORY BLOCK			
GROUND FLOOR AREA	1974.51	---	1974.51
FIRST FLOOR AREA	126.56	---	126.56
HEAD ROOM AREA (NON FSI)	---	24.49	24.49
REPINING CHAMBER			
GROUND FLOOR AREA	257.87	---	257.87
SECURITY (NON FSI AREA)	---	6.00	6.00
TOTAL BUILTUP AREA	2358.94	30.49	2389.43

REFERENCE		
DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	$\frac{2238.38}{5000.00} \times 100$	44.76%
FLOOR AREA RATIO	$\frac{2358.94}{5000.00}$	0.472
OSR AREA	500.0 sqm (10.00%)	504.11 sqm (10.1%)
DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	LORRYS : 5 nos TWO WHEELERS : 48 nos CYCLE : 48 nos	5 nos 50 nos 50 nos

SPECIFICATION:	
SUPER STRUCTURE : 9"TK B.W IN C.M 1:5	WWT - WASTE WATER TANK
FOUNDATION : RCC COLUMN FOUNDATION	OHT - OVER HEAD TANK
SLAB : RCC 1:2:4 4.5"TK	RWH - RAIN WATER HARVESTING
BEAM LINTEL SUNSHADE : RCC 1:2:4	SWHS - SOLAR WATER HEATING SYSTEM
WEATHERING COURSE/VE WITH PRESSED TILES	FE - FIRE EXTINGUISHER
ELECTRIFICATION WORK CONCEALED WIRING	EA - EMERGENCY ALARM
	SB - SAND BUCKET

SCALE : 1"=32' OR [1:400]	
	COLOR INDEX
	SITE BOUNDARY
	EXISTING ROAD
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For SBP COLD STORAGE PRIVATE LIMITED

B.M. DIRECTOR

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Registered Structural Engineer Grade-I (ISE)
CMAA Reg. No. SE/GR-019/12/233
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	☐ ☐ ☐

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

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

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

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.

