

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 SHOWING THE REVISED & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING M/S SHAKUN FINMAN CONSULTANTS PVT LTD., IN S.No: 300/3, 300/4, 304/1, 304/2, 304/3, BUDUR VILLAGE, GUMMIDIPOONDI TALUK, THIRUVALLUR DISTRICT, GUMMIDIPOONDI PANCHAYAT UNION,

CATEGORY - ORANGE
MFG. OF PRE SHREDDER AND SHREDDER
PROCEEDINGS No.F.1358GMP/OM/DEE/TNPCB/GMP/W/2023
CONSENT ORDER No. 2301155213298, DATED. 17/10/2023
PROCEEDINGS No.F.1358GMP/OM/DEE/TNPCB/GMP/A/2023
CONSENT ORDER No. 2301255213298, DATED. 17/10/2023

SPECIFICATION
FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.
SUPER STRUCTURE:-
SUPER STRUCTURE IN23 TH. , 11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5
RCC MEMBERS
FOOTING , COLUMNS, PLINTH BEAMS, LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.
PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH.
PAINTING
FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT
FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND
DOORS & WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

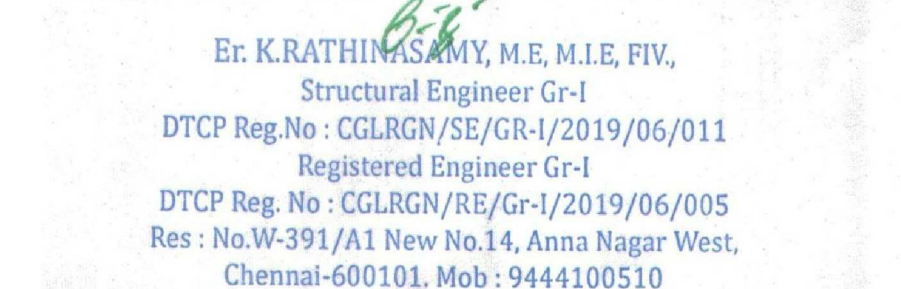
	COLOUR INDEX	
	PROPOSED	
SCALE 1: 100	ALL DIMENISIONS ARE IN METRES	

SCHEDULE OF JOINERIES:		
NO.	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	3.00 x 4.00
D	DOOR	1.00 x 2.10
D2	DOOR	0.91 x 1.80
SD	SLIDING DOOR	0.91 x 1.80
W	WINDOW	1.80 x 1.80
V	VENTILATOR	0.60 x 0.60
EF	EXHAUST FAN	0.60 x 0.60

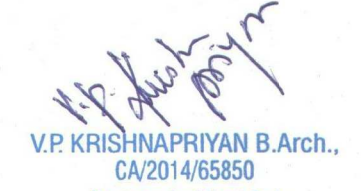
H.P REQUIRED - 1000.00	
WORKERS DETAILS	
MALE	40 Nos
FEMALE	10 Nos
TOTAL NUMBER OF WORKERS	50 Nos

For Shakun Finman Consultants Pvt Ltd,

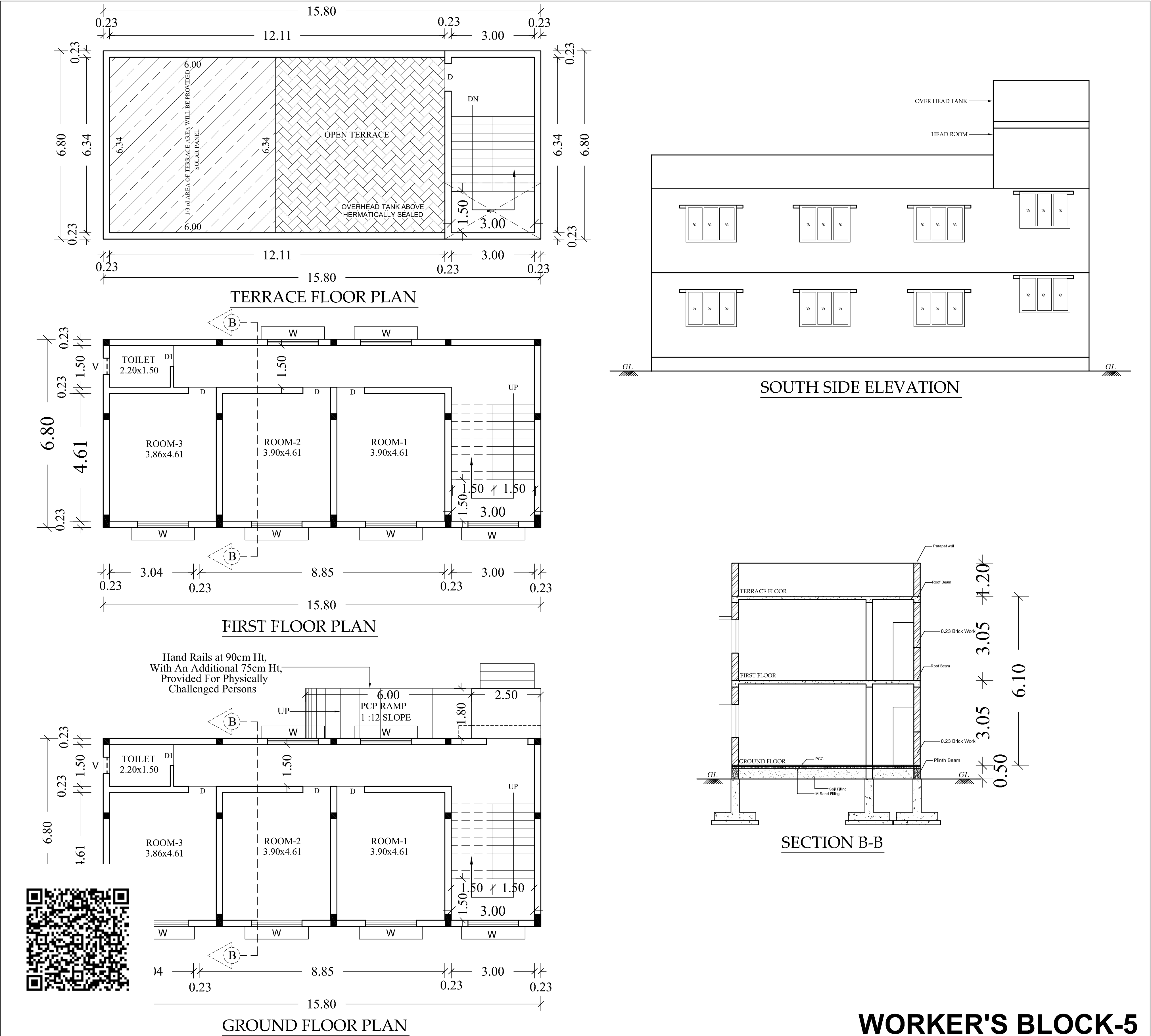
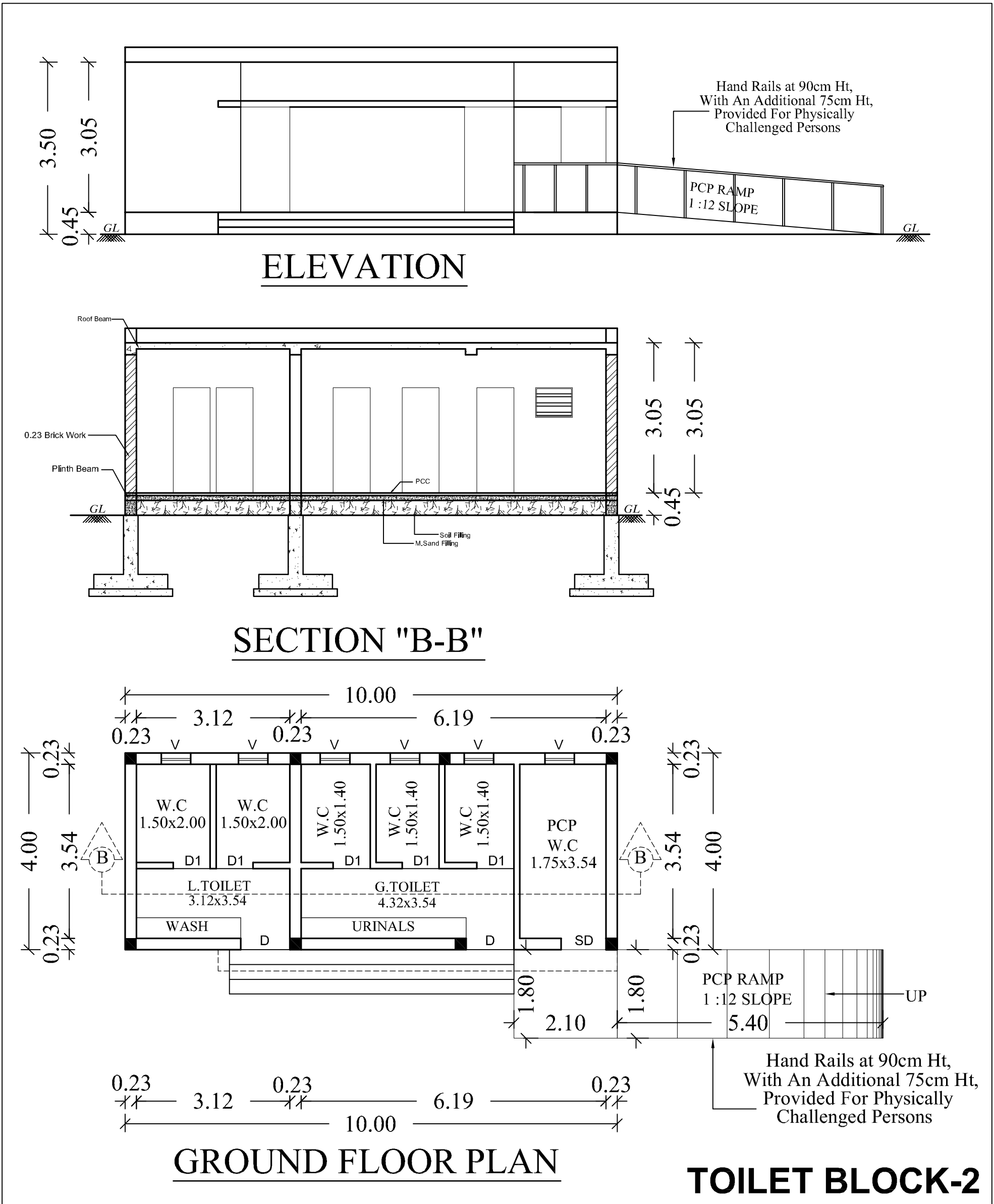
Director

OWNERS SIGNATURE

E: KRATHINGAN, M.E, M.L.E, F.V,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-1/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/GR-1/2019/06/005
Res : No.W-391/A1 New No.34, Anna Nagar West,
Chennai-600101, Mob: 9444100510

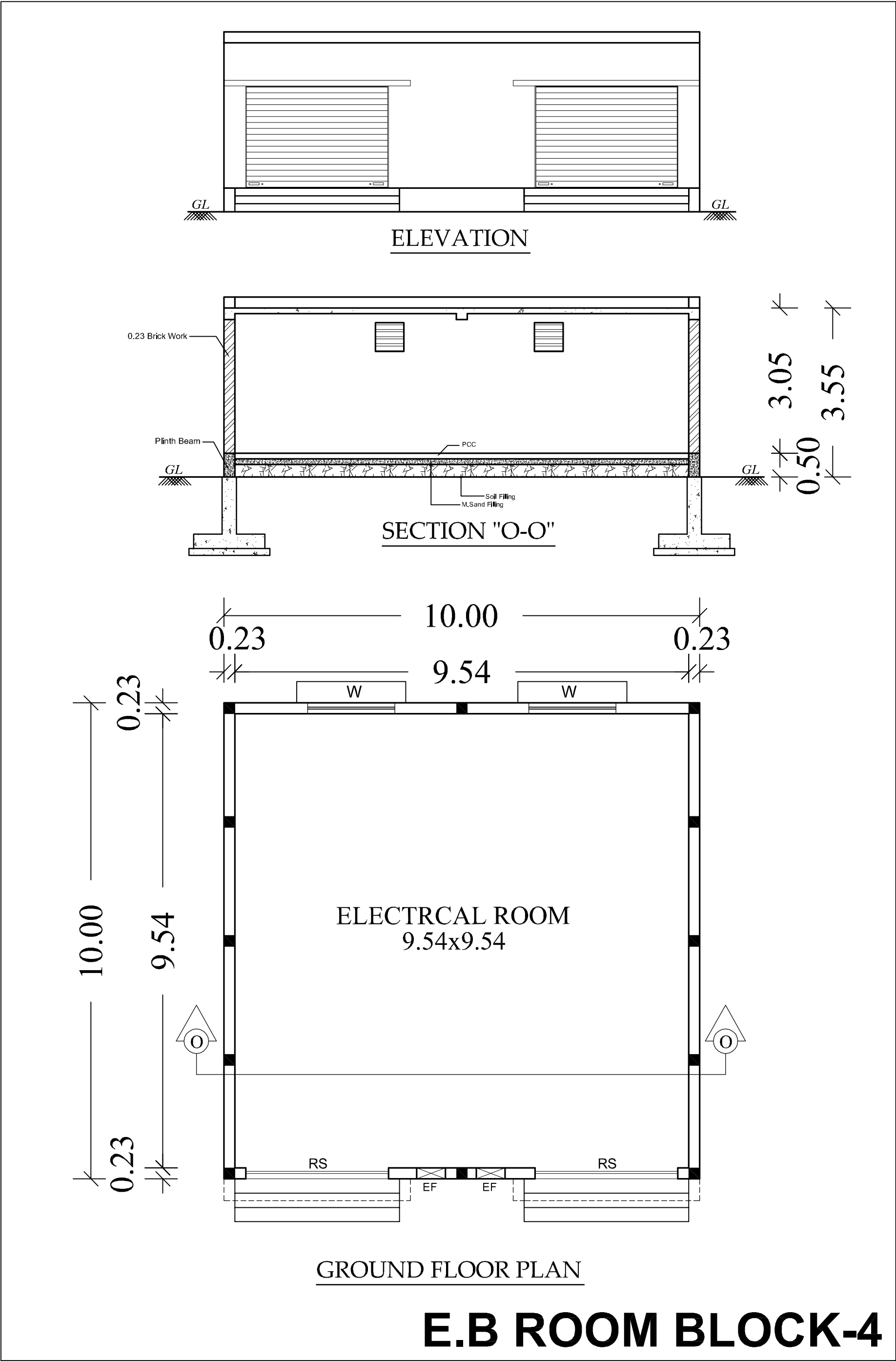
STRUCTURAL ENGINEER


V.P.KRISHNAPRIYAN B.Arch.,
CA201455850
Register Architect Gr-I
DTCP Reg. No CGLRGN/AR-1/2019/06/006
CMAA No:419/04/140
222, Ashraf Majeed Towers, Jawaharal Nehru Road,
Koyambet, Chennai - 107. Mobile : 9566232942

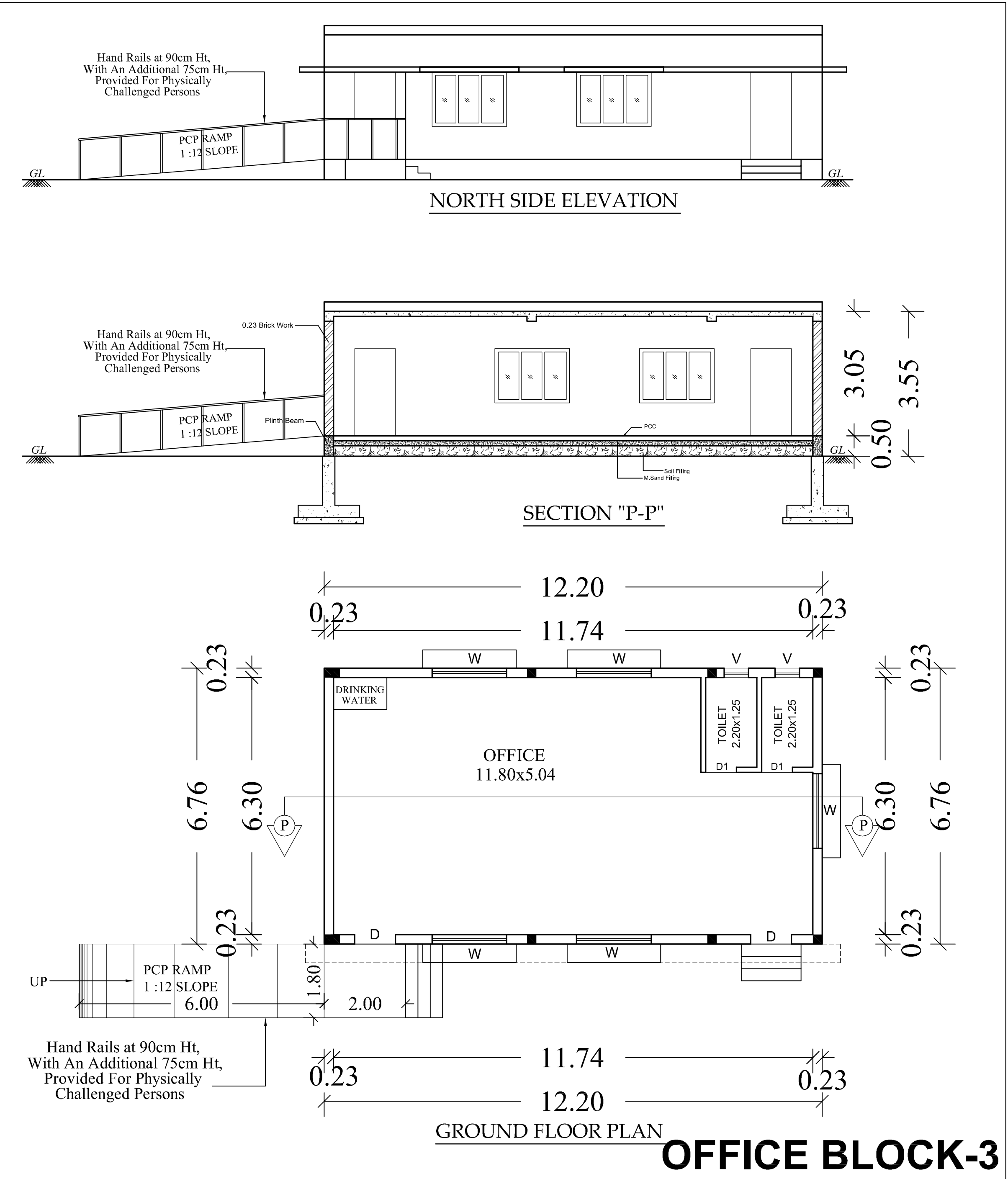
ARCHITECT/ENGINEER



WORKER'S BLOCK-5



E.B ROOM BLOCK-4



OFFICE BLOCK-3

CATEGORY - ORANGE
MFG. OF PRE SHREDDER AND SHREDDER
PROCEEDINGS No.F. 1358GMP/OM/DEE/TNPCB/GMP/W/2023
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SUPER STRUCTURE IN 23 TH, 11.5 TH. COUNTRY BURNT
BRICK WALLS WITH CEMENT MORTAR 1:5

PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
CEILING IN CM 1:3 9mm TH.

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING
OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

WINDOWS WITH MEDIUM ANODISED ALUMINIUM
OPENABLE SHUTTERS WITH 4 mm GLASS &
STANDARD FASTENINGS

SCHEDULE OF JOINERIES:	
------------------------	--

H.P REQUIRED - 1000.00

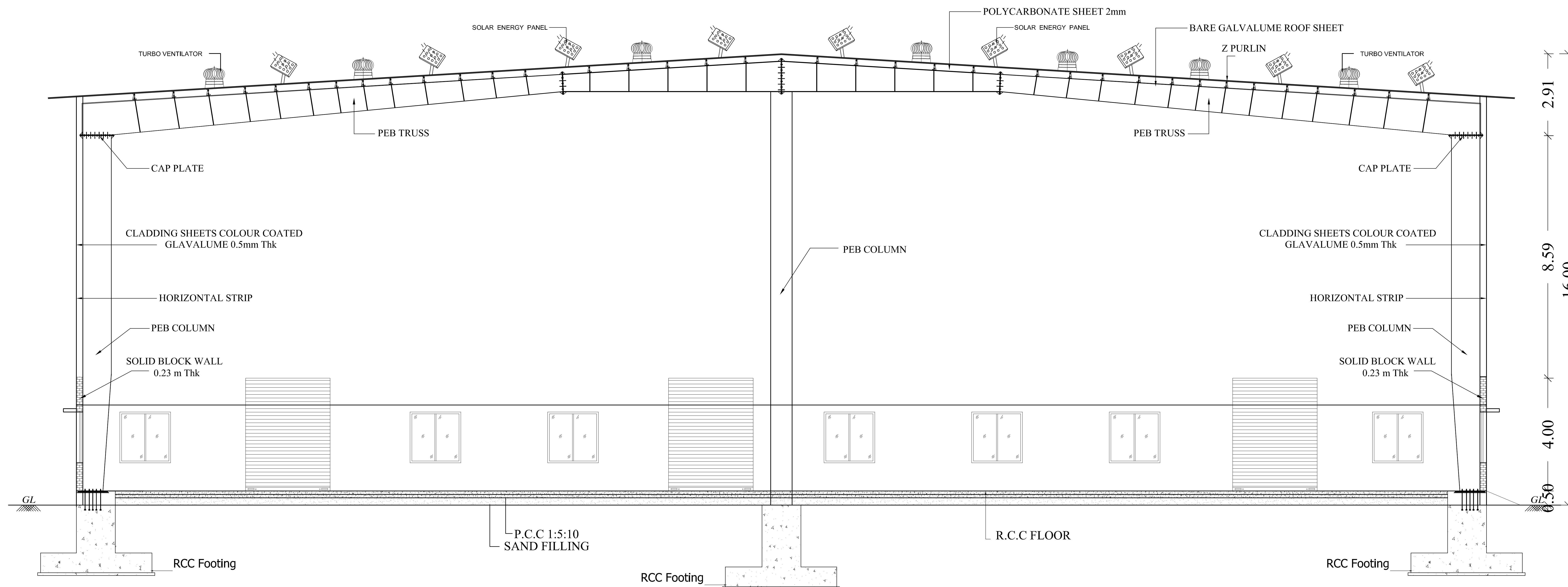
MALE	40 Nos
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OWNERS SIGNATURE _____

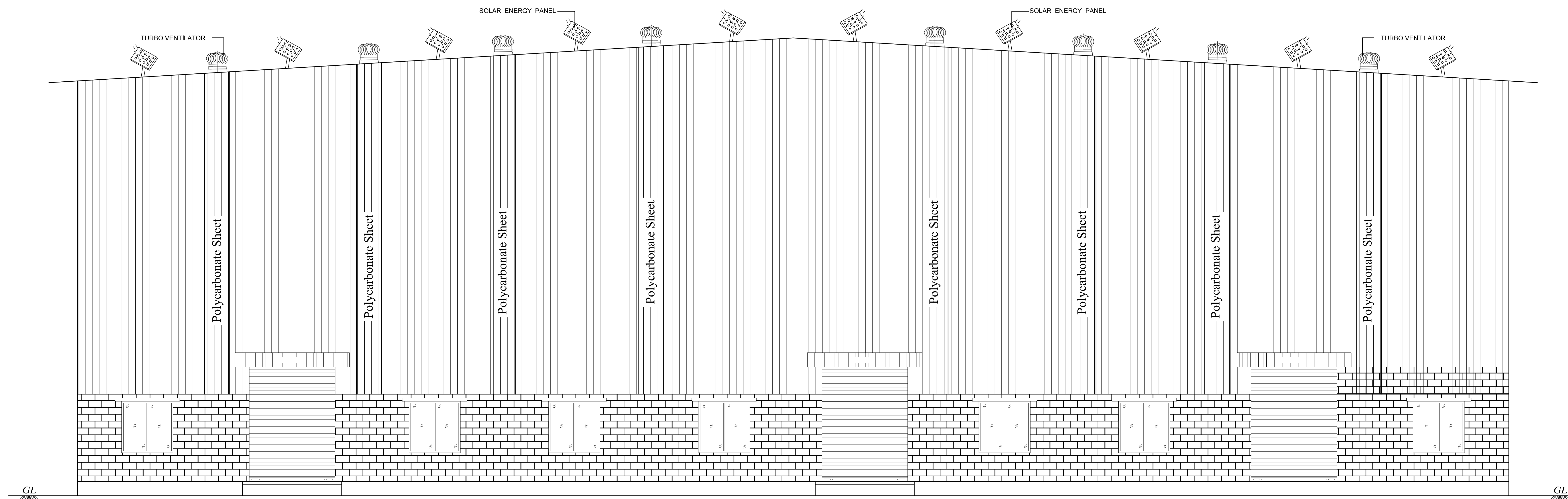
STRUCTURAL ENGINEER

ARCHITECT/ENGINEER



SECTION A-A

FACTORY BLOCK-1



ELEVATION

FACTORY BLOCK-1

ARCHITECT/ENGINEER

50.00

100.00

100.00

50.00

ROOF FLOOR PLAN
FACTORY BLOCK-1

PLAN SHOWING THE REVISED & ADDITIONAL
CONSTRUCTION OF INDUSTRIAL BUILDING
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32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS ,
PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM
OPENABLE SHUTTERS WITH 4 mm GLASS &
STANDARD FASTENINGS

	COLOUR INDEX	
	PROPOSED	

SCALE 1: 100

ALL DIMENISIONS ARE IN METRES

SCHEDULE OF JOINERIES:		
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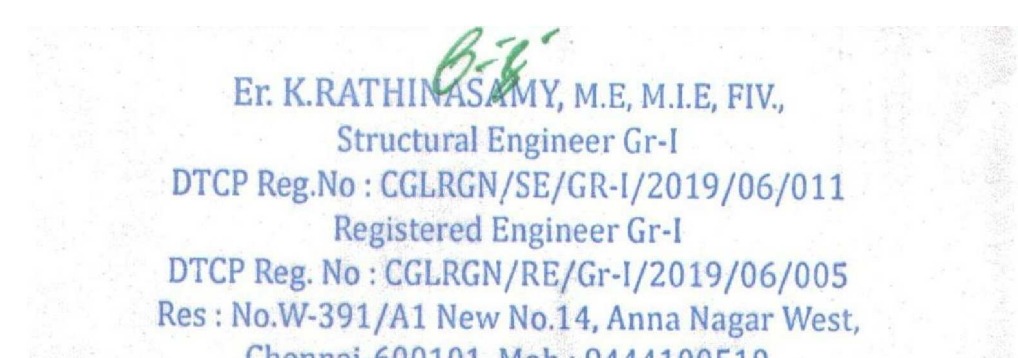
H.P REQUIRED - 1000.00

WORKERS DETAILS	
MALE	40 Nos
FEMALE	10 Nos
TOTAL NUMBER OF WORKERS	50 Nos

For Shakun Finman Consultants Pvt Ltd,

 Director

OWNERS SIGNATURE



Er. K.RATHIN K.S.MY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-1/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/Gr-1/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
Chennai-600101. Mob: 9444100510

STRUCTURAL ENGINEER



V.P. KRISHNAPRIYAN B.Arch.,
CA 2014/65850
Regular Architect Gr-I
DTCP Reg. No.CGLRGN/RA/GR-12019/06/005
CADA RA/Gs-1/19/04/140
222, Arhami Majestic Towers, Jawaharal Nehru Road,
Koyambettu, Chennai - 107. Mobile : 9565235942

ARCHITECT/ENGINEER

PLAN SHOWING THE REVISED & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING
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W	WINDOW	1.80 x 1.80
V	VENTILATOR	0.60 x 0.60

H.P REQUIRED - 1000.00				
WORKERS DETAILS				
MALE				40 Nos
FEMALE				10 Nos
TOTAL NUMBER OF WORKERS				50 Nos
MACHINE DETAILS				
S.No:	MACHINE	Qty	EACH HP	TOTAL HP
1	SCRAP SHREDDING LINE	1	750	750
2	PRE SHREDDER	1	250	250
TOTAL HP				1000

NOTES :-
1. ALL USEABLE AREAS WILL BE CENTRALLY MECHANICALLY VENTILATED.



For Shakun Finman Consultants Pvt Ltd.,
Director

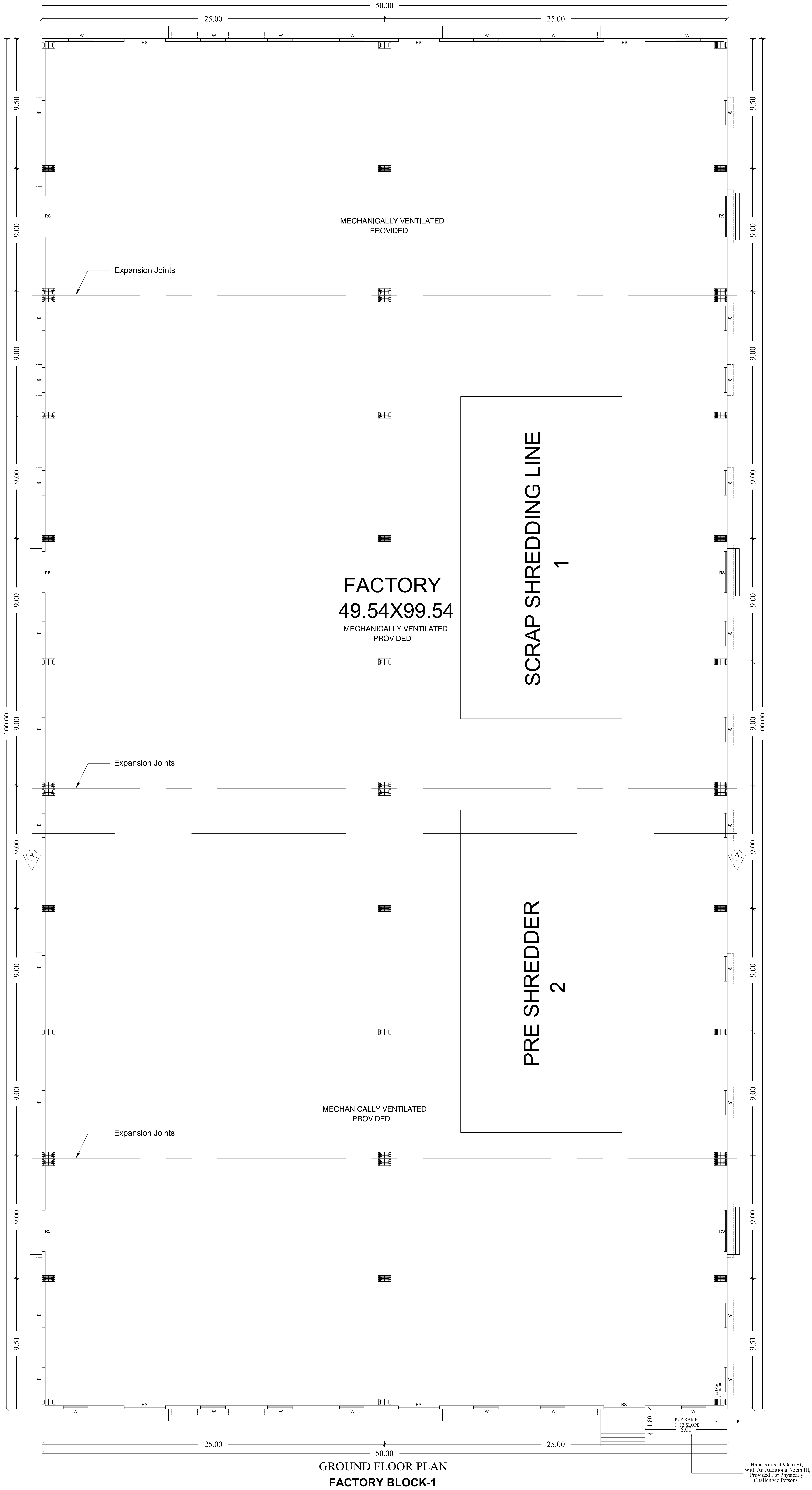
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STRUCTURAL ENGINEER

V.P. KRISHNAPRIVAN B.Arch.,
CA/2014/55850
Register Architect Gr-I
DTCP Reg. No CGLRGN/AR-I/2019/06/006
CMDA RA/G-4/19/04/140
222, Arthant Majestic Towers, Jawaharal Nehru Road,
Koyambettu, Chennai - 107. Mobile : 9568233942

ARCHITECT/ENGINEER



GROUND FLOOR PLAN
FACTORY BLOCK-1

Hand Rails at 90cm Ht,
With An Additional 75cm Ht,
Provided For Physically
Challenged Persons

SITE PLAN SHOWING THE REVISED & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING M/S SHAKUN FINMAN CONSULTANTS PVT LTD., IN S.No: 300/3, 300/4, 304/1, 304/2, 304/3, BUDUR VILLAGE, GUMMIDIPOONDI TALUK, THIRUVALLUR DISTRICT, GUMMIDIPOONDI PANCHAYAT UNION,

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			Sq.m				
TOTAL PLOT AREA AS PER PATTA			49500.00				
SUPERIMPOSED AREA			50115.61				
EXISTING + ADDITIONAL BUILDING AREA STATEMENT							
	DETAILS	EXISTING APPROVED AREA IN Sq m		PROPOSED BUILDING AREA IN Sq m		TOTAL AREA IN Sq m	
SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m	FSI IN Sq m	NON FSI IN Sq m	FSI IN Sq m	NON FSI IN Sq m
1.	FACTORY BLOCK-1 GROUND FLOOR	1000.00	-	4000.00	-	5000.00	-
2.	TOILET BLOCK-2 GROUND FLOOR	-	-	40.00	-	40.00	-
3.	OFFICE BLOCK-3 GROUND FLOOR	82.50	-	-	-	82.50	-
4.	EB BLOCK -4 GROUND FLOOR	80.00	-	20.00	-	100.00	-
5.	WORKER'S BLOCK-5 GROUND FLOOR	80.00	-	27.44	-	107.44	-
	FIRST FLOOR	80.00	-	27.44	-	107.44	-
	HEAD ROOM	-	-	-	23.53		23.53
	TOTAL	1322.50		4114.88	23.53	5437.38	23.53

TOTAL FSI AREA - TOTAL EXG.FSI AREA+PRO.FSI AREA

TOTAL FSI AREA - 1322.50+4114.88 = 5437.38 sq.m

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WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

MACHINE DETAILS

S.No:	MACHINE	Qty	EACH HP	TOTAL HP
1	SCRAP SHREDDING LINE	1	750	750
2	PRE SHREDDER	1	250	250
TOTAL HP				1000

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	03	01	06	04
URINAL	02	--	08	--
WASH BASIN	02	01	06	04
DRINKING WATER FOUNTAINS	01	01	01	01

REFERENCE

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
FLOOR SPACE INDEX	5437.38 49500.00	1.5	0.10

PARKING CALCULATION

SLOT	CALCULATION	REQUIRED	PROVIDED
LORRY	WORKSHOP AREA / 750 5350.46/750 = 08	08 Nos	12 Nos
CAR	OFFICE AREA / 150 78.08/150 = 01	01 Nos	04 Nos
TWO WHEELER	WORKSHOP AREA / 75 5350.46/75 = 72	72 Nos	110 Nos
CYCLE	WORKSHOP AREA / 75 5350.46/75 = 72	72 Nos	110 Nos

COLOUR INDEX	
BOUNDARY	
PROPOSED	
EXISTING ROAD	
DRIVEWAY	
SCALE 1: 600	
ALL DIMENSIONS ARE IN METRES	

WORKERS DETAILS	
MALE	40 Nos
FEMALE	10 Nos
TOTAL NUMBER OF WORKERS	50 Nos

For Shakun Finman Consultants Pvt Ltd,
Director

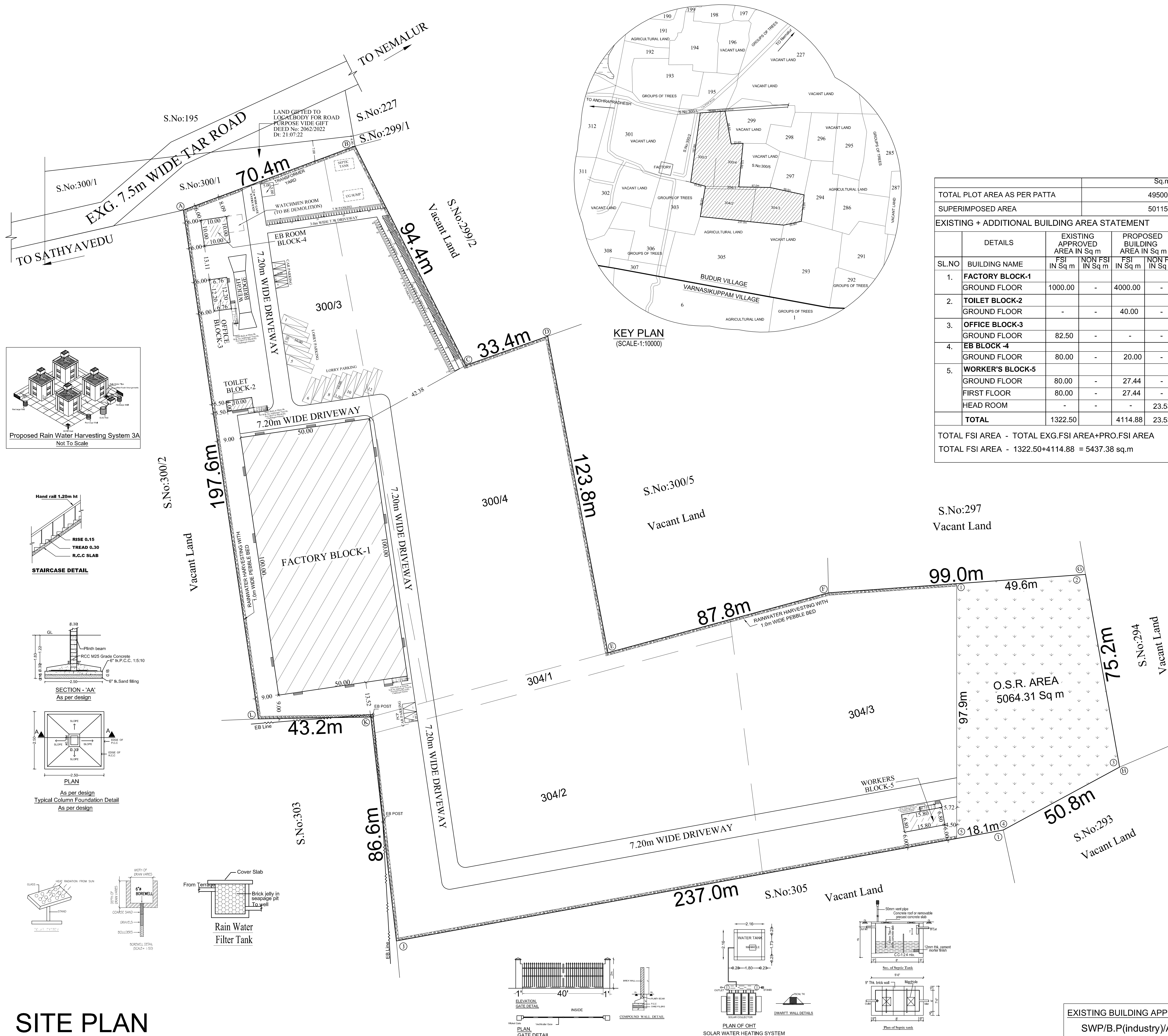
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E.C. KRATHIRAJAN, M.E., M.Sc., PVE,
Structural Engineer Co-1
OTCP Reg. No. CGLRGN/REG/CO-1/2019/04/011
Registered Engineer Co-1
OTCP Reg. No. CGLRGN/REG/CO-1/2019/04/005
Res: 104/50/50/50, New No. 14, Anna Nagar West,
Chennai-600 058, Mob: 9444100519

STRUCTURAL ENGINEER

V.P. VISVESVARAYAN, B. Arch.,
CA/2014/05008
Registered Architect Co-1
OTCP Reg. No. CGLRGN/REG/CO-1/2019/04/009
CA/2014/05008/140
222, Arjun Nagar, Thiruvallur, Tamil Nadu, India
Koyambode, Chennai - 107, Mob: 9568232842

ARCHITECT/ENGINEER



EXISTING BUILDING APPROVED PLAN No:

SWP/B.P(industry)/A.D.D.T.C.P.
(TVLR)No:48/2023

SITE PLAN

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.

