

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

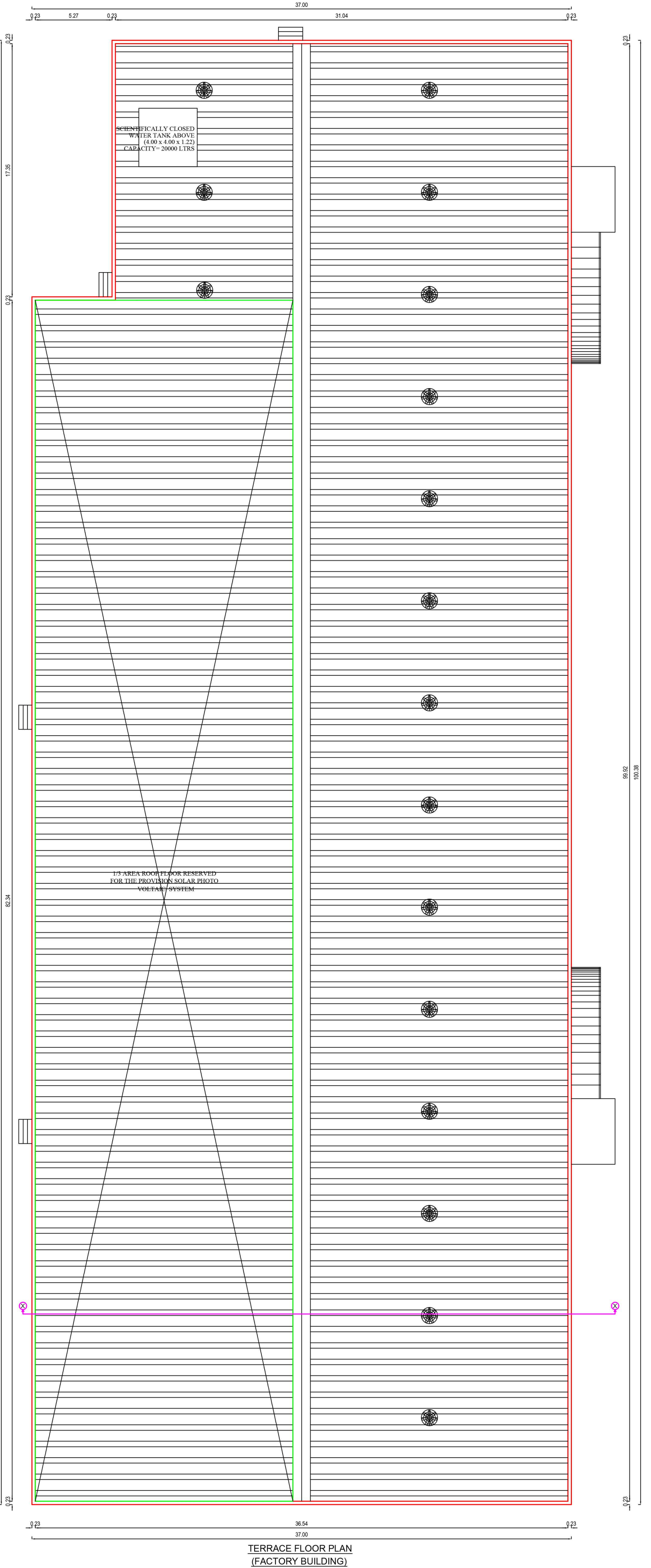
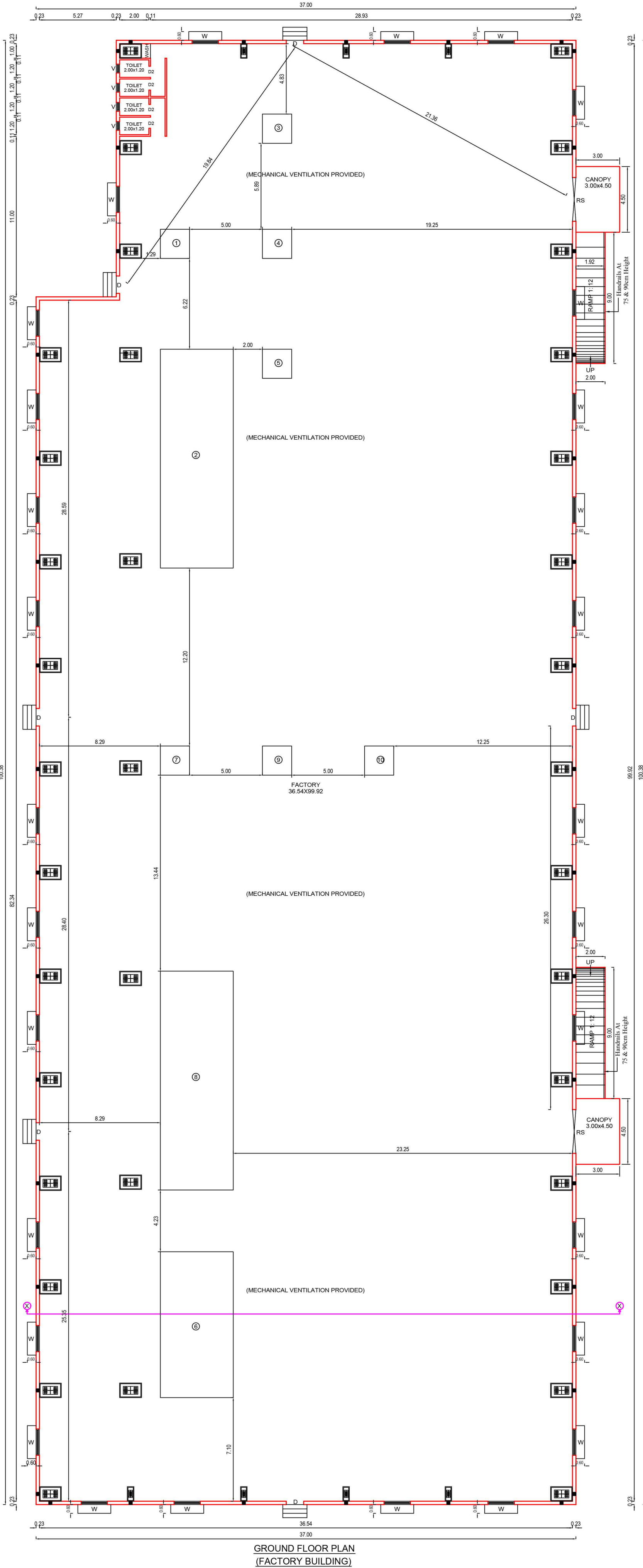
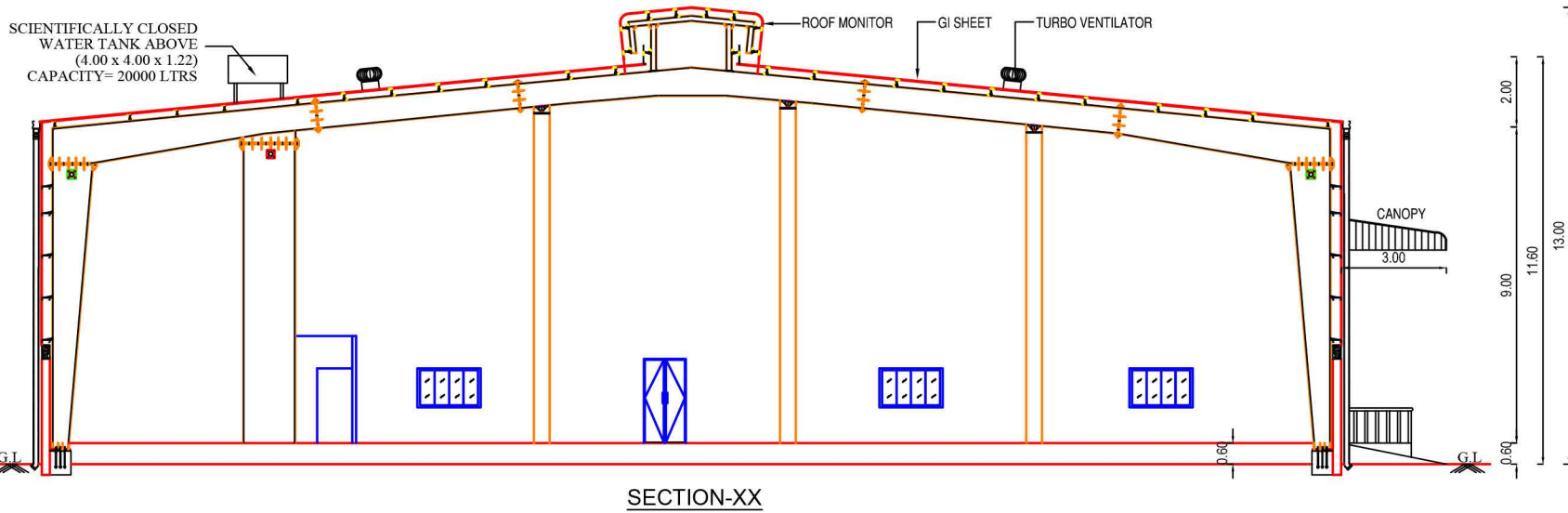
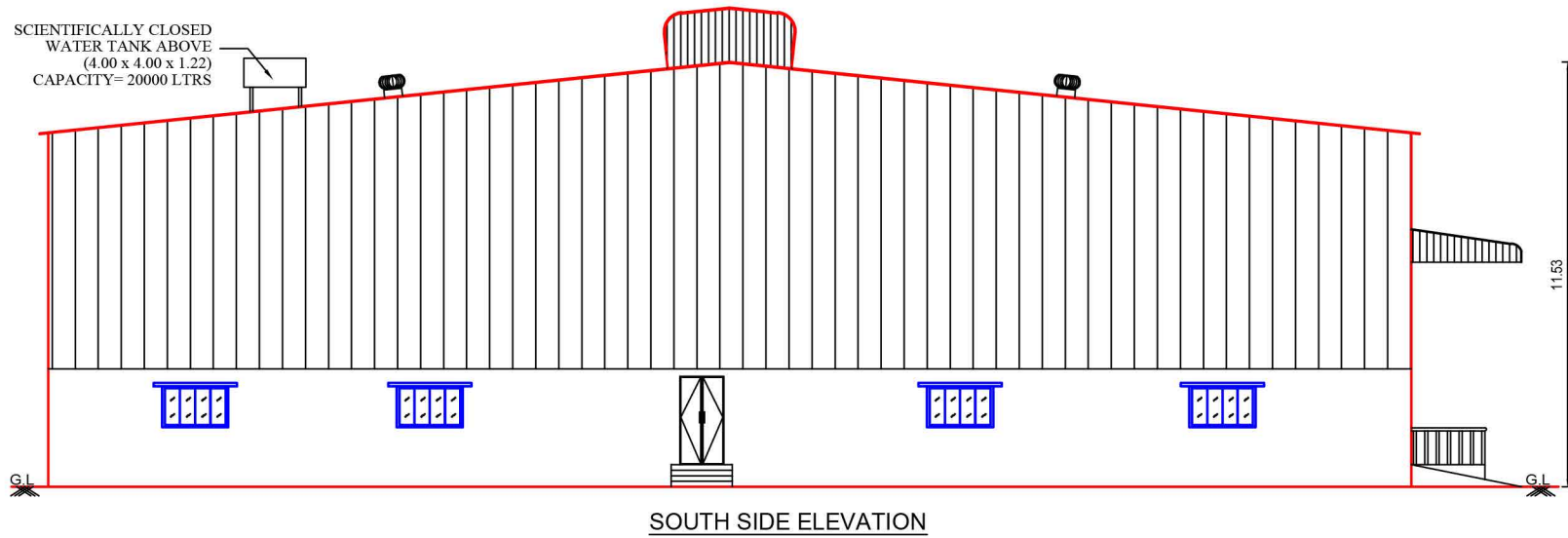
Building Plan

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.



SHEET: 02/02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING AT PLOT NO: 24, SIPCOT INDUSTRIAL PARK, GUMMIDIPOONDI, COMPRISED IN S.NOS: 10/1 PT, 10/2 PT, 11/5 PT, 12/2 PT, 13/1 PT OF KARUMBUKKUPPAM VILLAGE, GUMMIDIPOONDI TALUK, THIRUVALLUR DISTRICT. M/s. SHRI SABHARI COMMERCIAL.

AS PER TNCD & BR - 2019
CATEGORY OF INDUSTRY - RED
ANNEXURE-VIII LIST OF RED INDUSTRIES ITEM NO: 23, FERROUS & NON- FERROUS METALS EXTRACTION, REFINING CASTING/FORGING, ALLOY MAKING PROCESSING, ETC.,

SPECIFICATION		
FOUNDATION	: COLUMN FOOTING OVER PCC AND SAND RC FOOTING OVER 150 THK PCC OVER 150 THK SAND	
SUPER STRUCTURE	: BRICK WORKS IN CM 1:5 LINTELS, BEAMS AND SLABS IN RCC 1:2:4	
FLOORING	: PCC FLOORING FINISHED WITH MOSAIC TILES	
PLASTERING	: INTERIOR WITH CM 1:4 EXTERIOR WITH CM 5: SEALING WITH CM 1:3	
PAINTING	: 3 COATS OF DISTEMPER FOR INNER WALLS	
JOINERY	: BEST INDIAN TEAKWOOD	
SCHEDULE OF JOINERY		
RS	ROLLING SHUTTER	3.00 x 4.50
D	DOOR	1.20 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.80 x 1.35
W1	WINDOW	1.20 x 1.22
V	VENTILATOR	0.60 x 0.60

AREA STATEMENTS				
SITE EXTENT			7446.22 Sq.m	
SL. NO.	DESCRIPTION	TOTAL F.S.I AREA Sq.m	NON F.S.I AREA Sq.m	TOTAL BUILT UP AREA Sq.m
1.	FACTORY BUILDING GROUND FLOOR	3617.37	-	3617.37
2.	CANOPY	27.00	-	27.00
3.	SECURITY	-	6.25	6.25
	TOTAL	3644.37	6.25	3650.62
FSI = $\frac{3644.37}{7446.22} = 0.49$				

TOTAL HP	150 HP
NUMBER OF EMPLOYEES	50 Nos
GENITS	40 Nos
LADIES	10 Nos

PARKING CALCULATION				
SL.NO	DESCRIPTION	Parking Per Sq.m	REQUIRED	PROVIDED
1.	LORRY	$\frac{3644.37}{750.00}$	5 Nos	8 Nos
2.	TWO WHEELER	$\frac{3644.37}{75.00}$	49 Nos	74 Nos
3.	CYCLE PARKING	$\frac{3644.37}{75.00}$	49 Nos	80 Nos

COLOUR INDEX	
PROPOSED	
ROAD	
BOUNDARY	
SCALE - 1 : 100	

ALL DIMENSIONS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

For SHRI SABHARI COMMERCIAL

Proprietor

OWNER

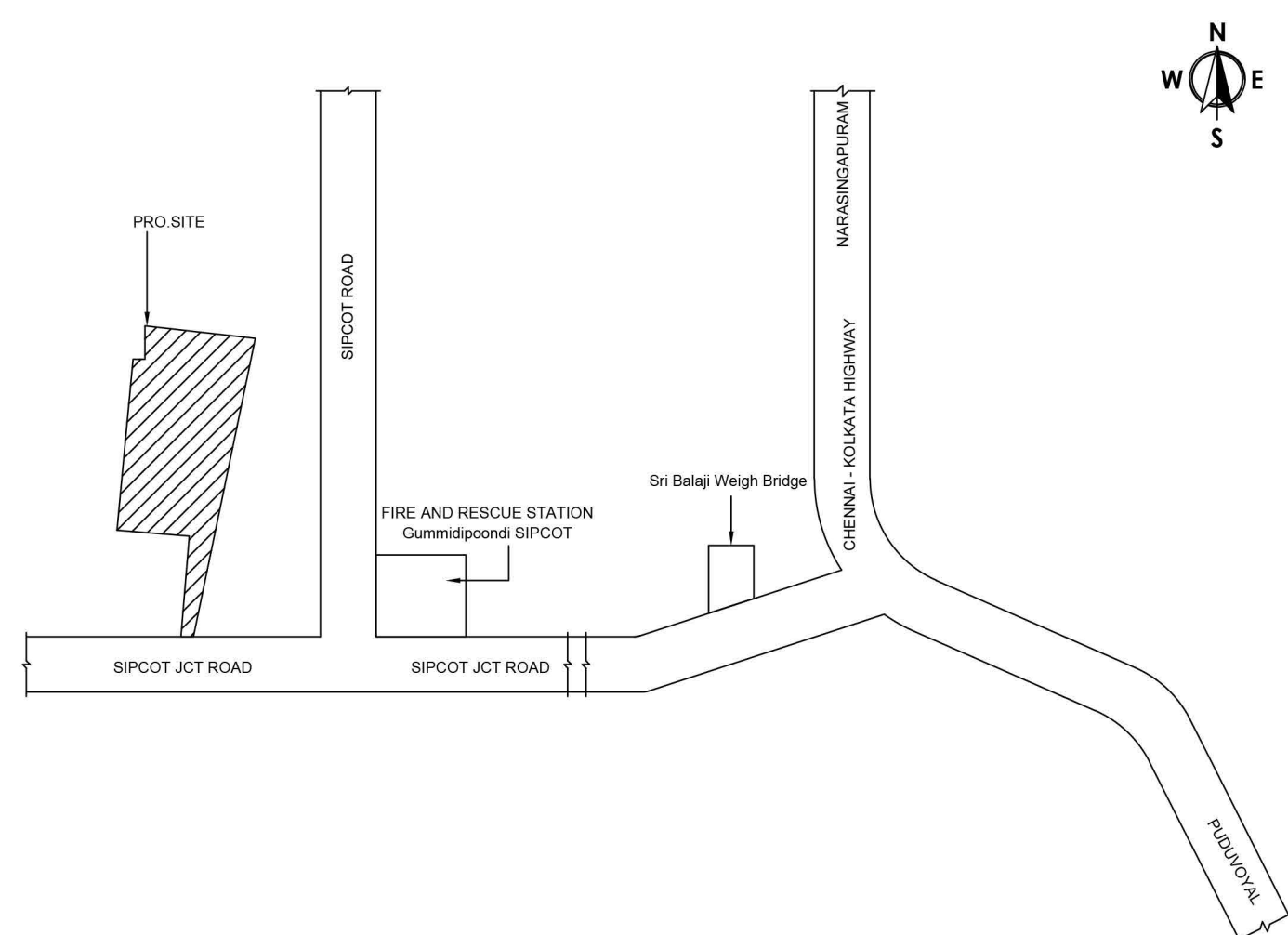
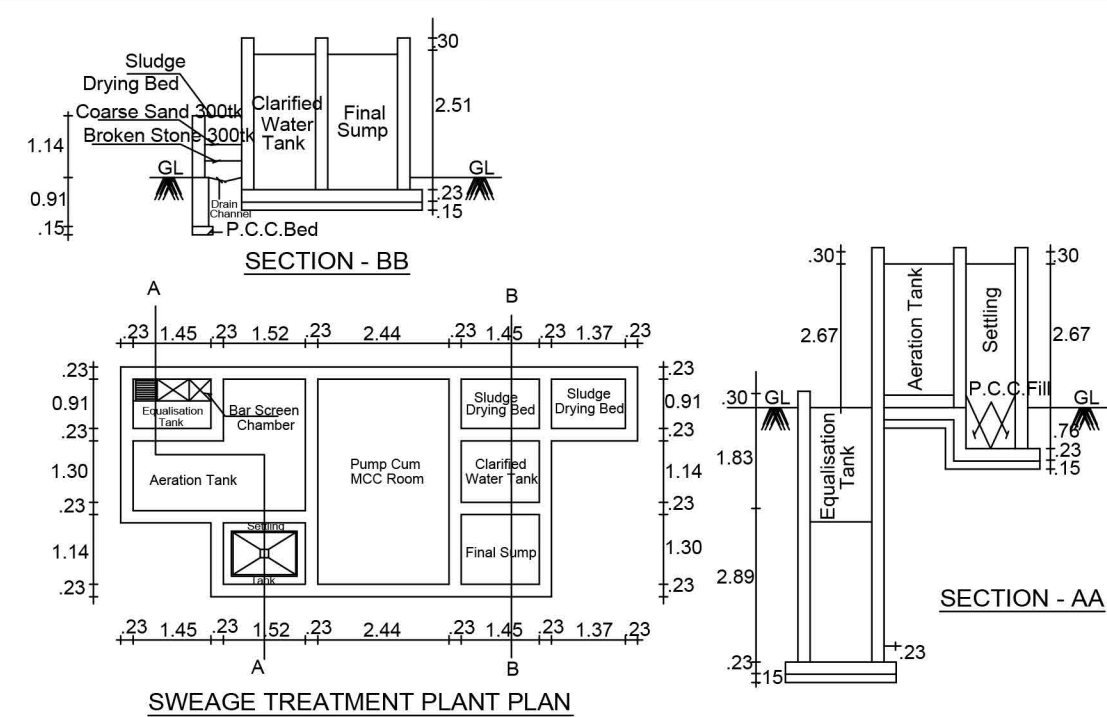
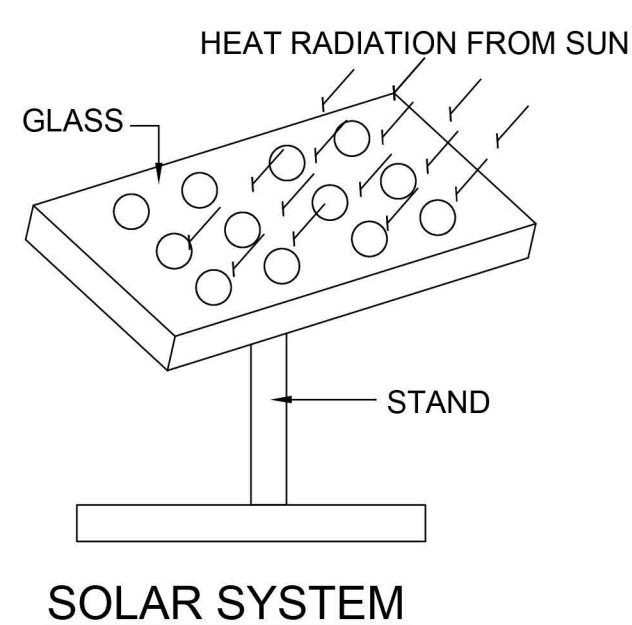
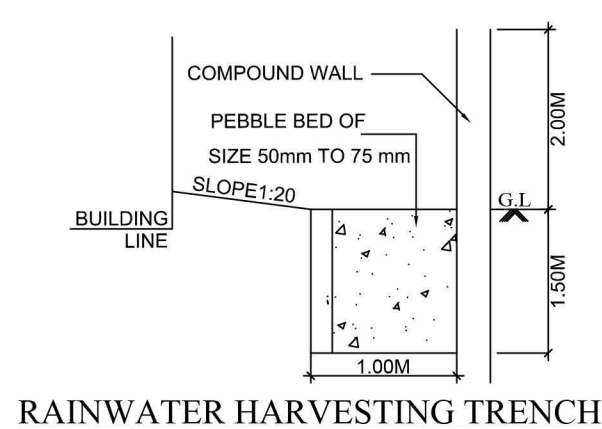
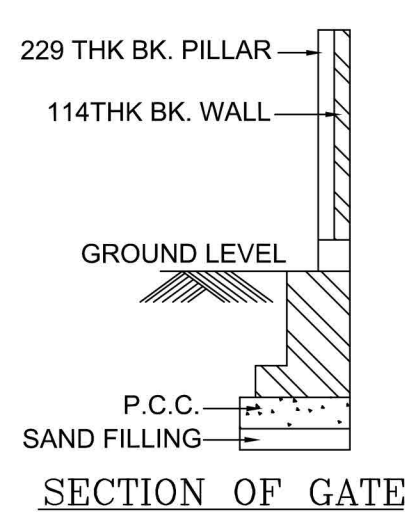
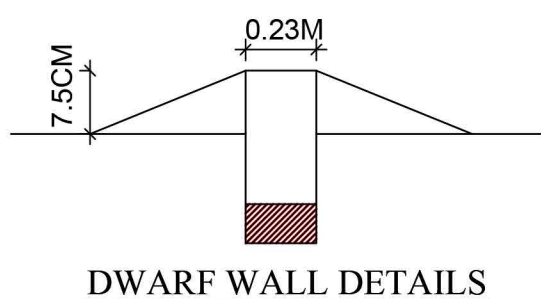
Er.K.Karthik, B.Tech(Civil), M.Tech(Structural)
Structural Engineer - Grade I
CGLDIST/SE/Gr-I/2019/06/013
No.1/137, Nagelthamman Nagar, Kallupakkam,
Chennai - 600 058. Ph. No: 9840473577

STRUCTURAL ENGINEER

Ar. B.Bagam Priyal, M.Arch
Architect - CA/2011/51217
No. 2, Govindasamy Street, Jothi Nagar,
Chilappakkam, Chennai - 600 054
Ph. No: 9486482777

ARCHITECT / LICENSED SURVEYOR





KEY PLAN
N.T.S

SHEET: 01/02

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OF FACTORY BUILDING AT PLOT NO: 24, SIPCOT
INDUSTRIAL PARK, GUMMIDIPOONDI. COMPRISED
IN S.NOS: 10/1 PT, 10/2 PT, 11/5 PT, 12/2 PT, 13/1 PT
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PROPOSED MACHINERY DETAILS		
S.No	NAME OF MACHINERY	TOTAL H.P
1.	INPUT BELT CONVEYOR	5.00
2.	HAMMER CRUSHER	40.00
3.	BELT CONVEYOR 1	2.00
4.	MAGNETIC SEPARATOR	5.00
5.	OUTPUT BELT CONVEYOR 2NOS	4.00
6.	CRUSHER 2	30.00
7.	BELT CONVEYOR 2	2.00
8.	CABLE GRANULATOR	40.00
9.	APC SYSTEM	15.00
10.	LIFTING LOAD AND OTHERS	7.00
	TOTAL	150.00

SANITARY REQUIRED				
DESCRIPTION	Required		Provided	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET (W.C)	3	1	3	1
ABLUTION TAPS	2	2	2	2
URINALS	3	-	3	-
DRINKER WATER FOUNTAINS	1	1	1	1

COLOUR INDEX		
PROPOSED		SCALE - 1 : 200
ROAD		
BOUNDARY		

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PROVIDED FOR ENTIRE BUILDINGS

For SHRI SABHARI COMMERCIAL
Proprietor

OWNER

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ARCHITECT / LICENSED SURVEYOR

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.

