

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

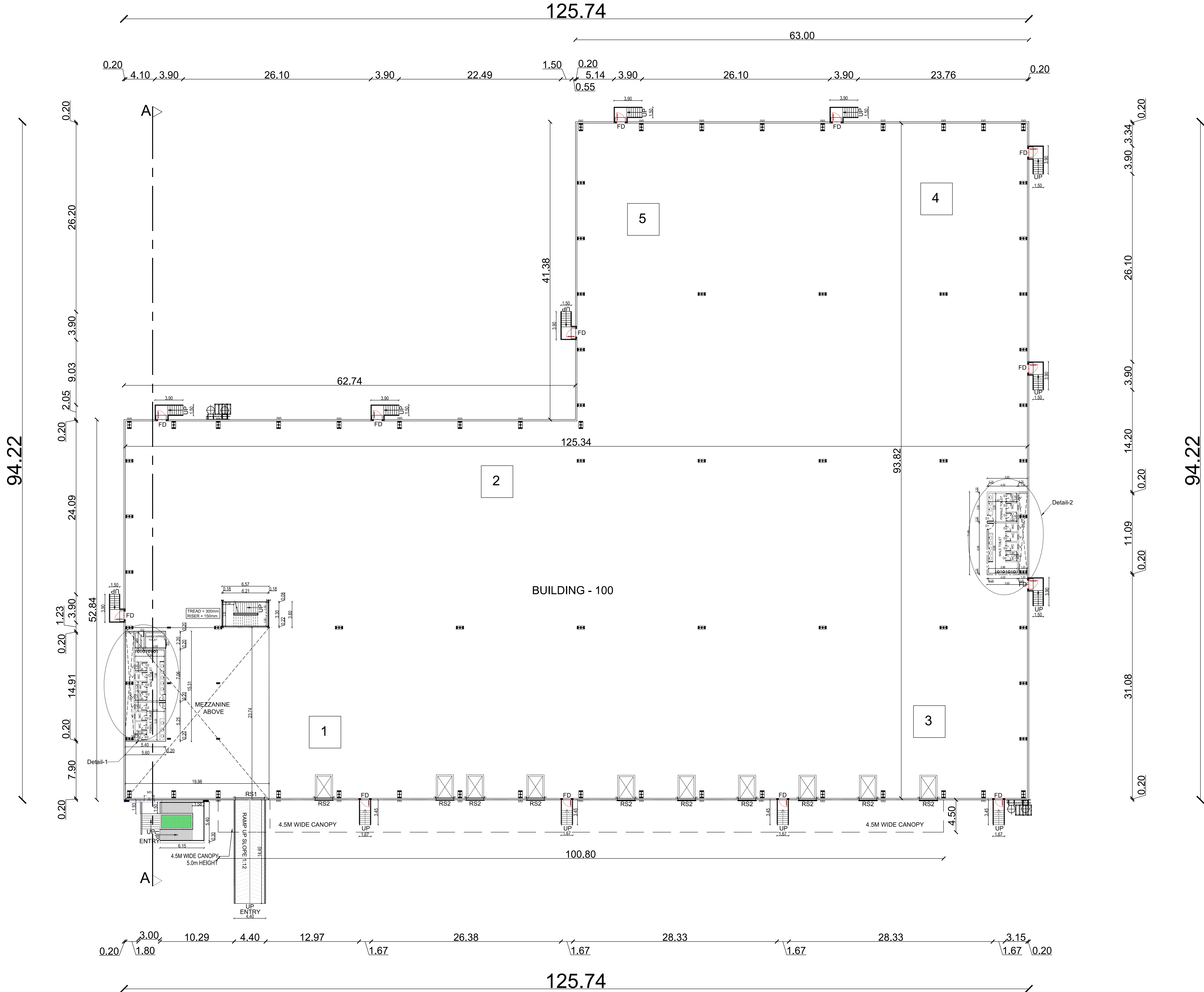
Building Plan

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.



GROUND FLOOR PLAN (FACTORY)

PLAN SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS FOR "M/s YUKI REALTY DEVELOPERS PVT LTD" COMPRISED IN SURVEY NOS : 323/3, 323/4, 323/5, 323/6, 323/7, 323/8, 323/9, 323/10, 323/13A, 323/13B, 323/14A1, 323/14A2, 323/14B, 323/15A, 323/15B, 323/16A, 323/16B, 323/17A, 323/17B, 323/18A, 323/18B, 323/19, 323/20, 324/4, 324/5, 324/6, 324/7, 324/8, 324/9, 324/10A, 324/10B, 324/11, 324/12A, 324/12B, 324/13, 324/14A, 324/14B, 324/14C, 324/14D, 324/14E, 324/15, 324/16A, 324/16B, 326/3A, 326/3B, 326/4, 326/5, 326/6, 326/7, 326/8, 326/9, 326/10, 326/11, 326/12, 326/13, 326/14, 326/15, 326/16, 326/17, 326/18, 326/19, 326/21, 350/2B1, 350/2B2, 350/3, 350/6, 350/7, 350/8, 350/9A, 350/9B1, 350/9B2, 350/9C & 350/10 AT PAPARAMBAKKAM VILLAGE, THIRUVALLUR TALUK & THIRUVALLUR DISTRICT.

SCHEDULE OF JOINERY			
TYPE	PARTICULARS	WIDTH(m)	HT (m)
RS1	ROLLING SHUTTER	4.00	5.00
RS2	ROLLING SHUTTER	2.40	3.00
MD	MAIN DOOR	1.50	2.40
FD	FIRE DOOR	1.20	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
SD	SLIDING DOOR	1.20	2.10
V	VENTILATOR	0.90	0.60

APPLICANT :



ARCHITECT :

S. UDHAYAKUMAR,
B.E. (Mech/Struct), M.Tech (GeoTech), M.Sc (Rev), MBE, RV
Chartered Engineer, Reg. Valuer, IREB
DTP Reg. No. CGLDIST/RE/G-12021/11/011
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TITLE :

BUILDING - 100
GROUND FLOOR PLAN

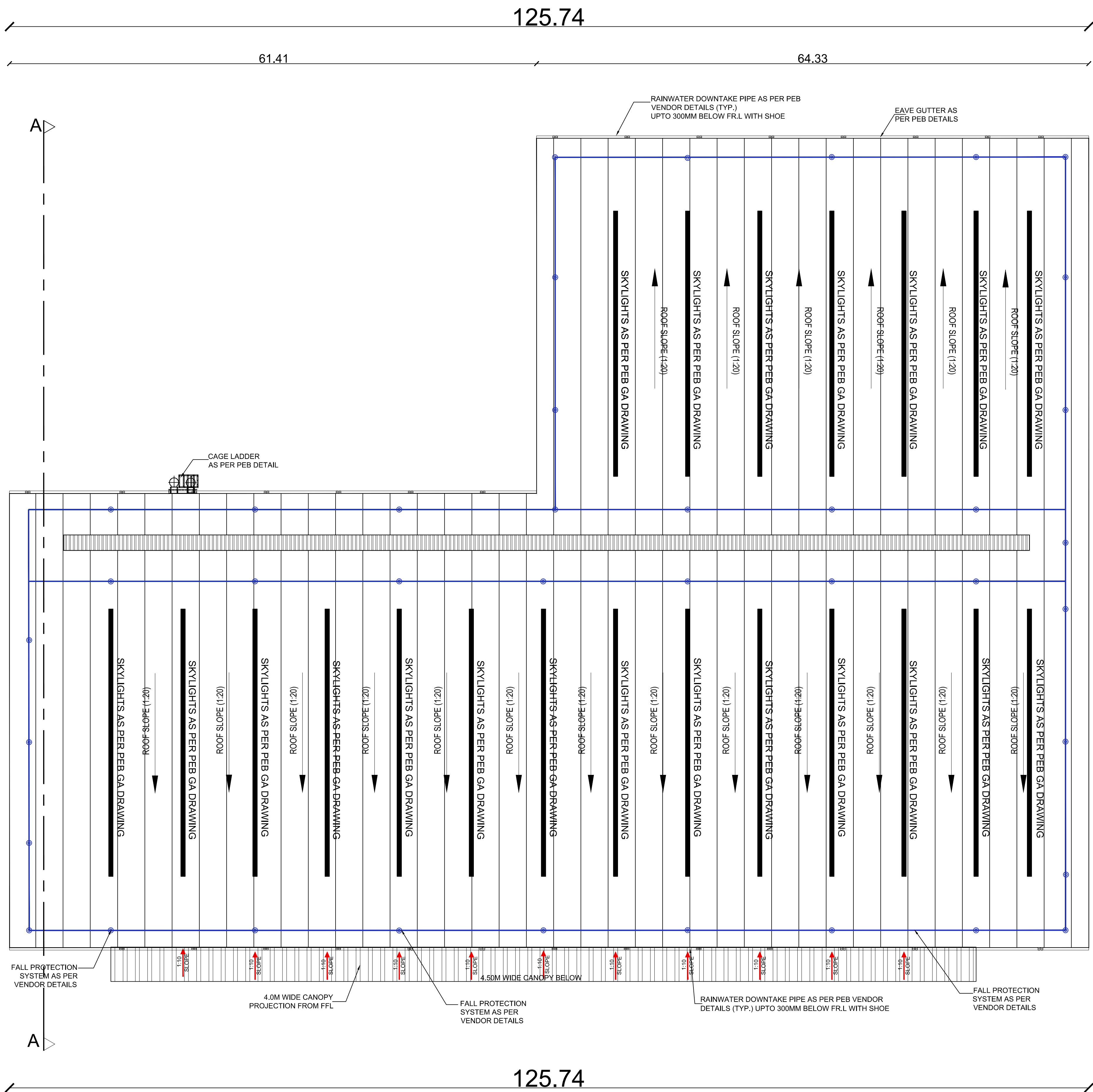
LEGEND :

PROPOSED BUILDING

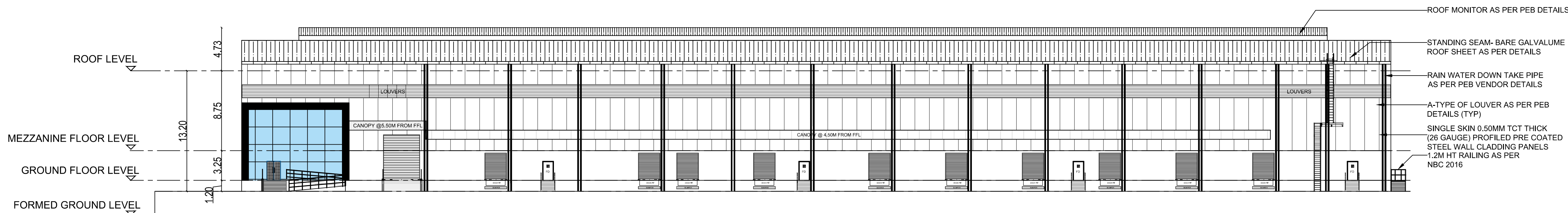


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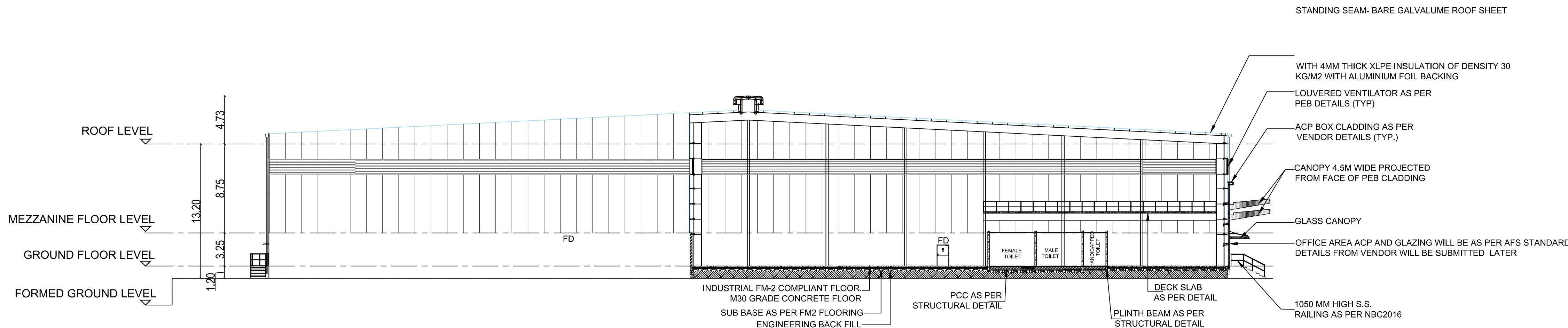
SHEET :02/06



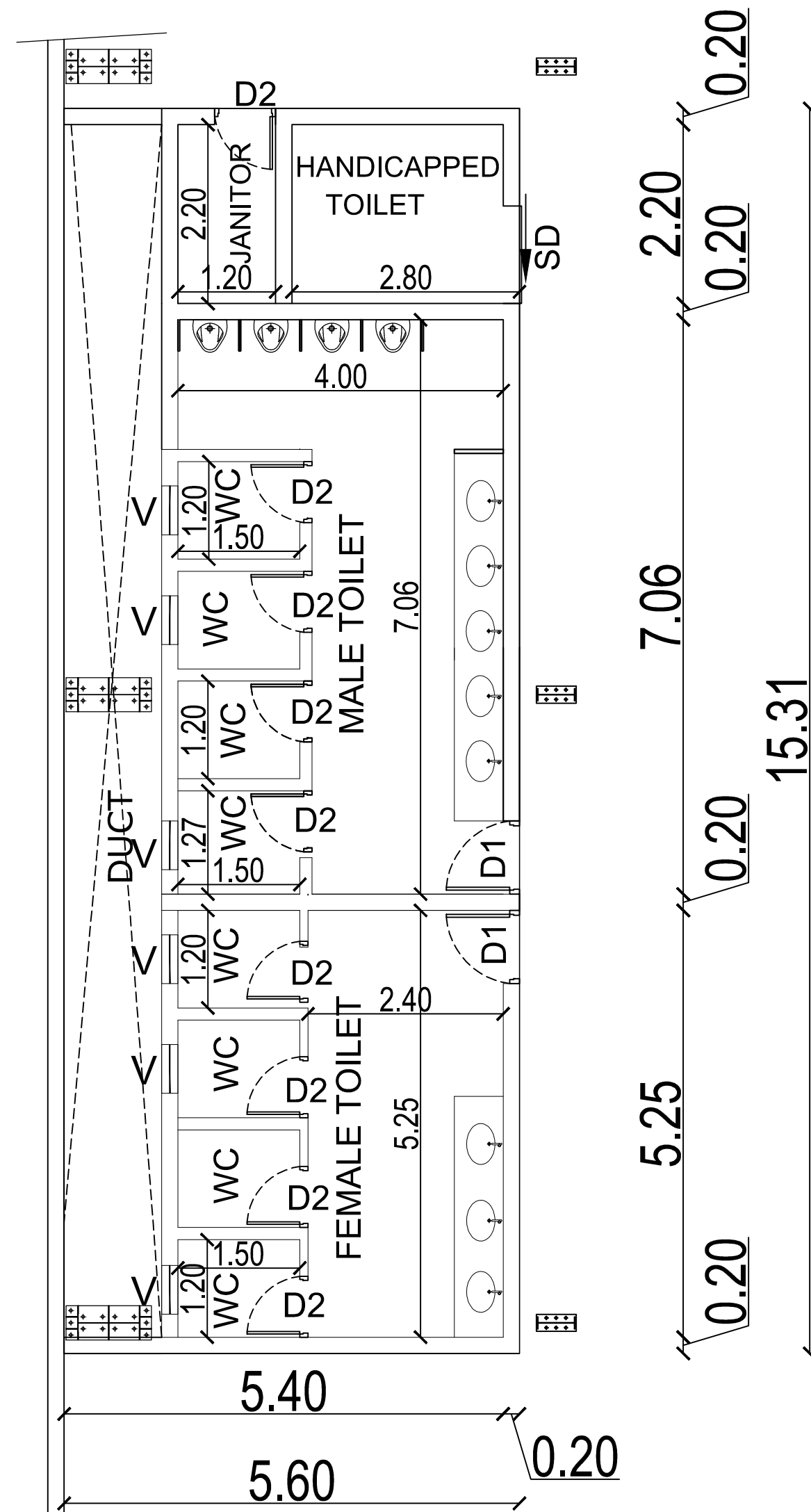
ROOF PLAN



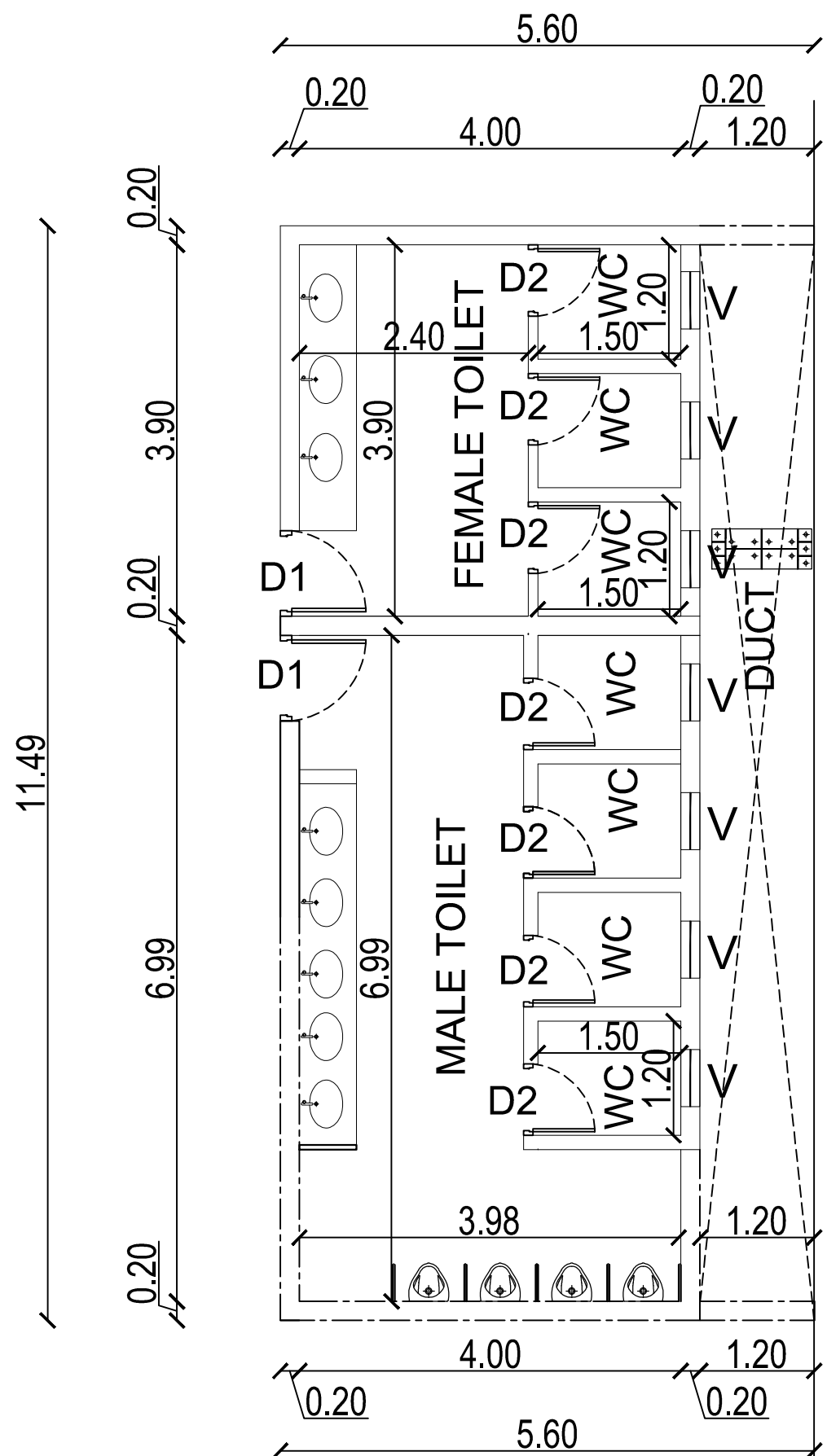
ELEVATION



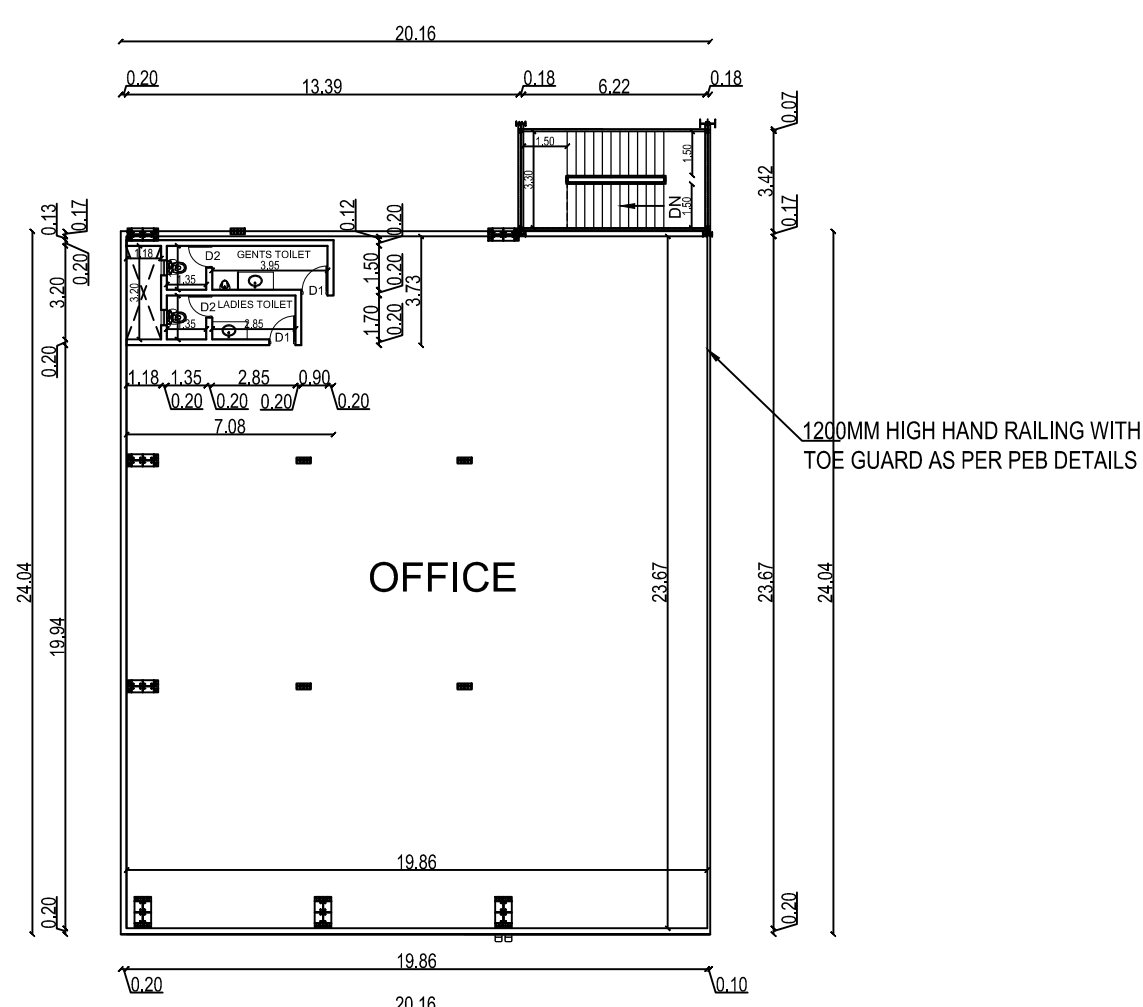
SECTION A-A



TOILET DETAIL-1



TOILET DETAIL-2



BUILDING - 1
MEZZANINE FLOOR - (OFFICE)

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DTCP Reg. No. CGLDISTR/REG-4/2021/110111
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Er. S. UDHAYAKUMAR, B.E. M.Tech (Struct)
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E-Mail: arjuncorstructions05@gmail.com Mob: 9443101912

TITLE :

BUILDING - 100
MEZZANINE FLOOR & ROOF FLOOR PLAN
ELEVATION & SECTION

LEGEND :

PROPOSED BUILDING

SCALE : 1:250 SHEET : 03/06



MEZZANINE FLOOR - (OFFICE)

SCHEDULE OF JOINERY

TITLE :

BUILDING - 200
GROUND FLOOR PLAN & MEZZANINE FLOOR
ROOF FLOOR PLAN
ELEVATION & SECTION

LEGEND :

PROPOSED BUILDING

SCALE : 1:250

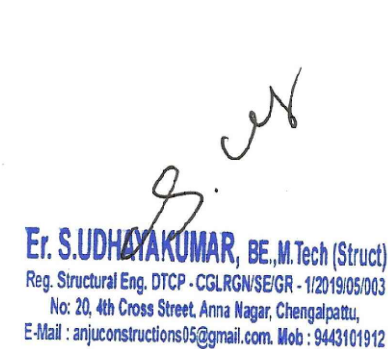
SHEET : 04/06

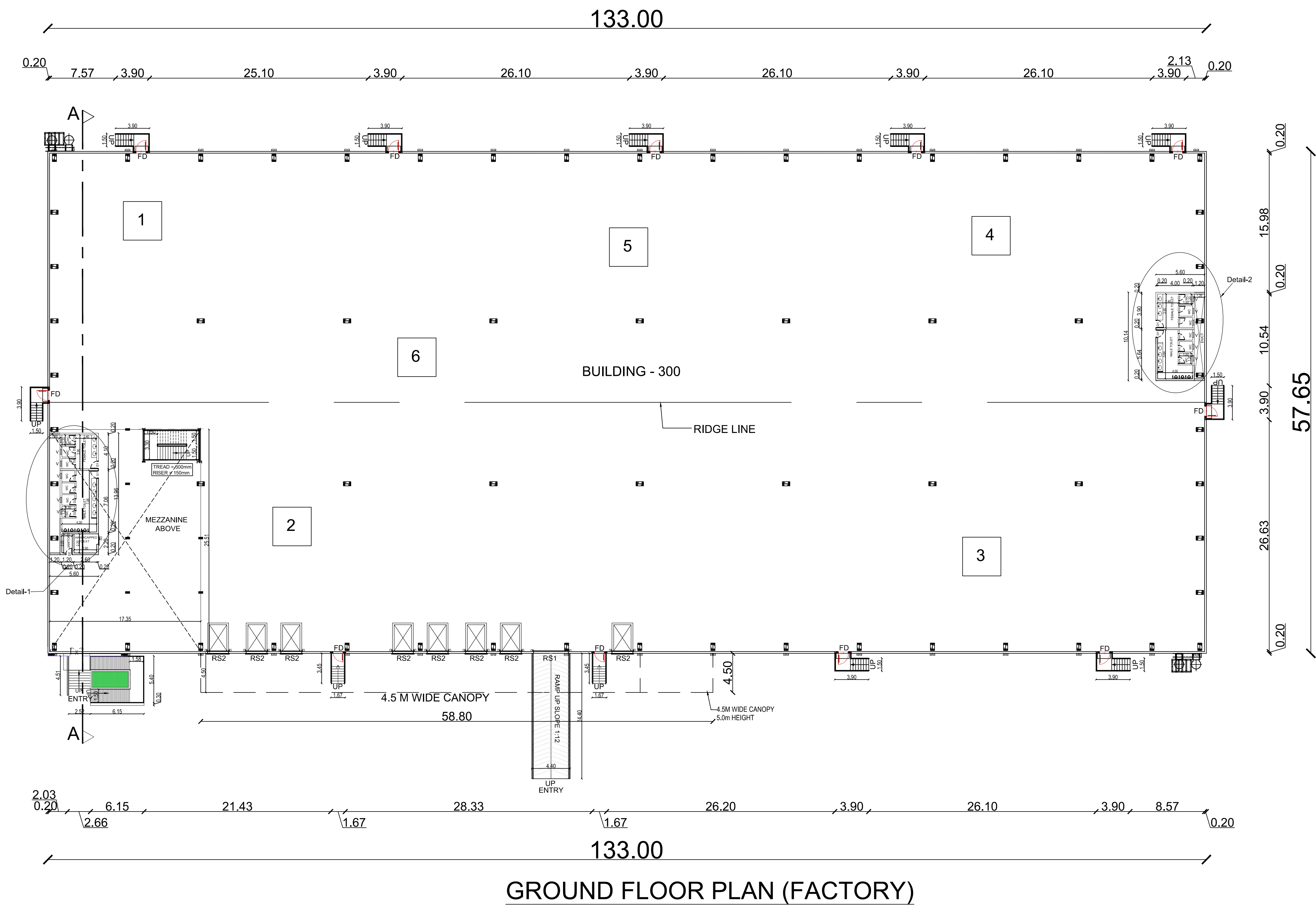


APPLICANT :

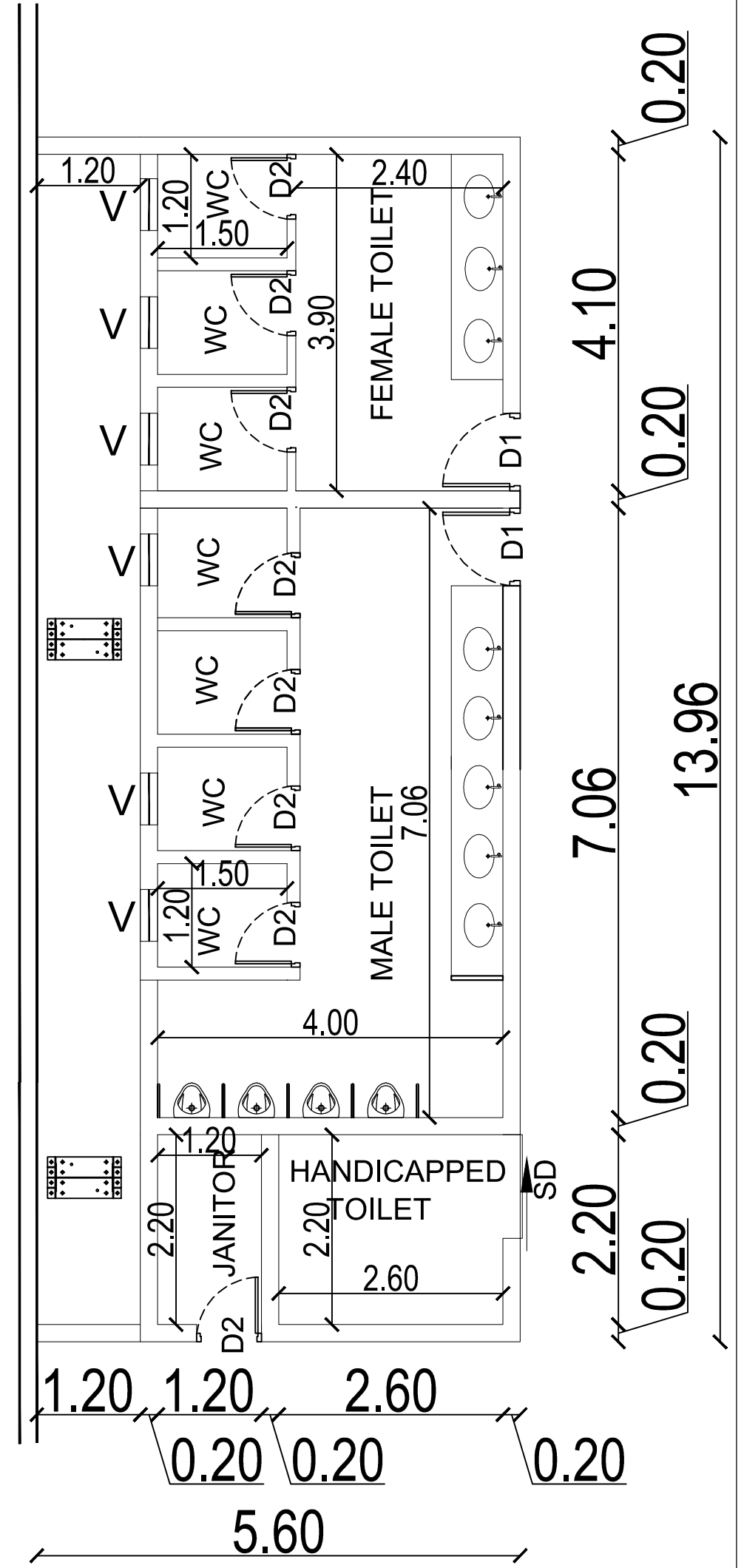
ARCHITECT :

LBS/ENGINEER:

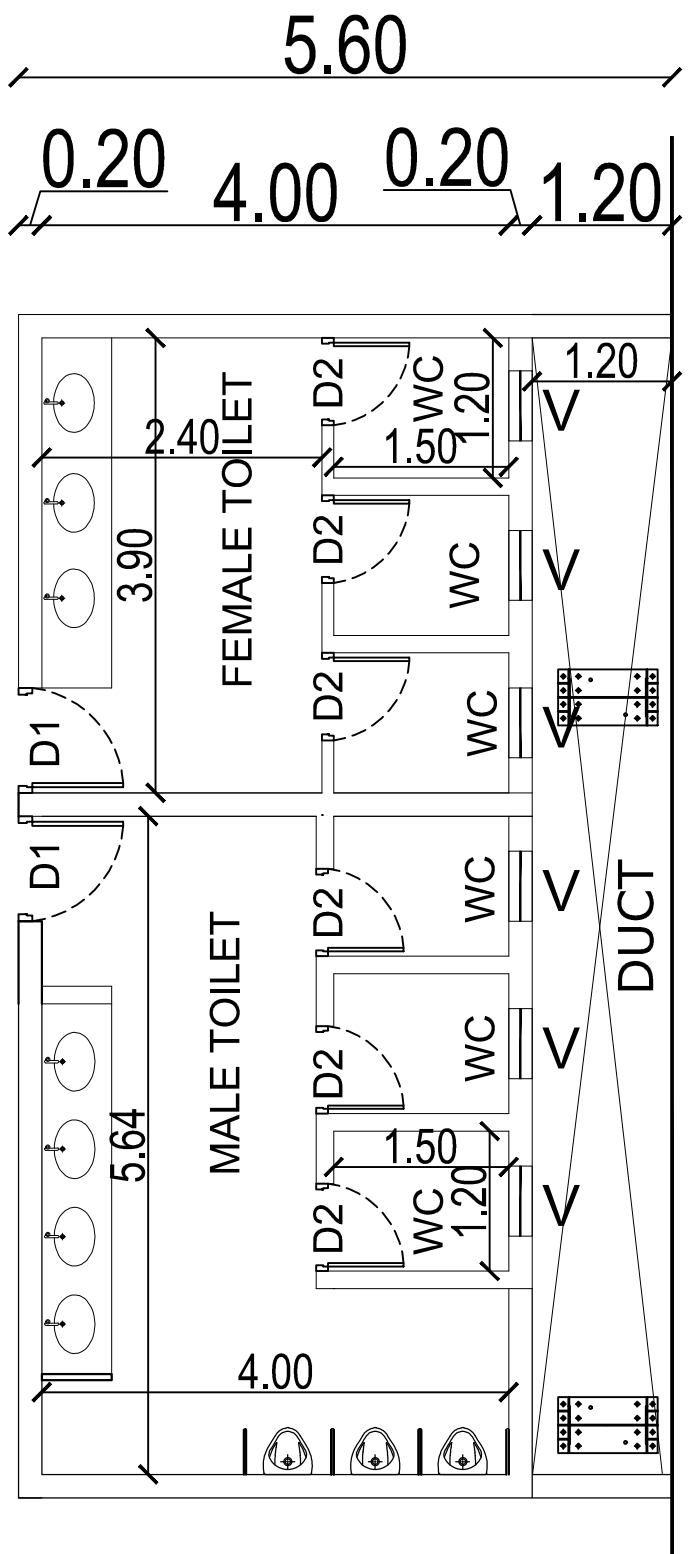




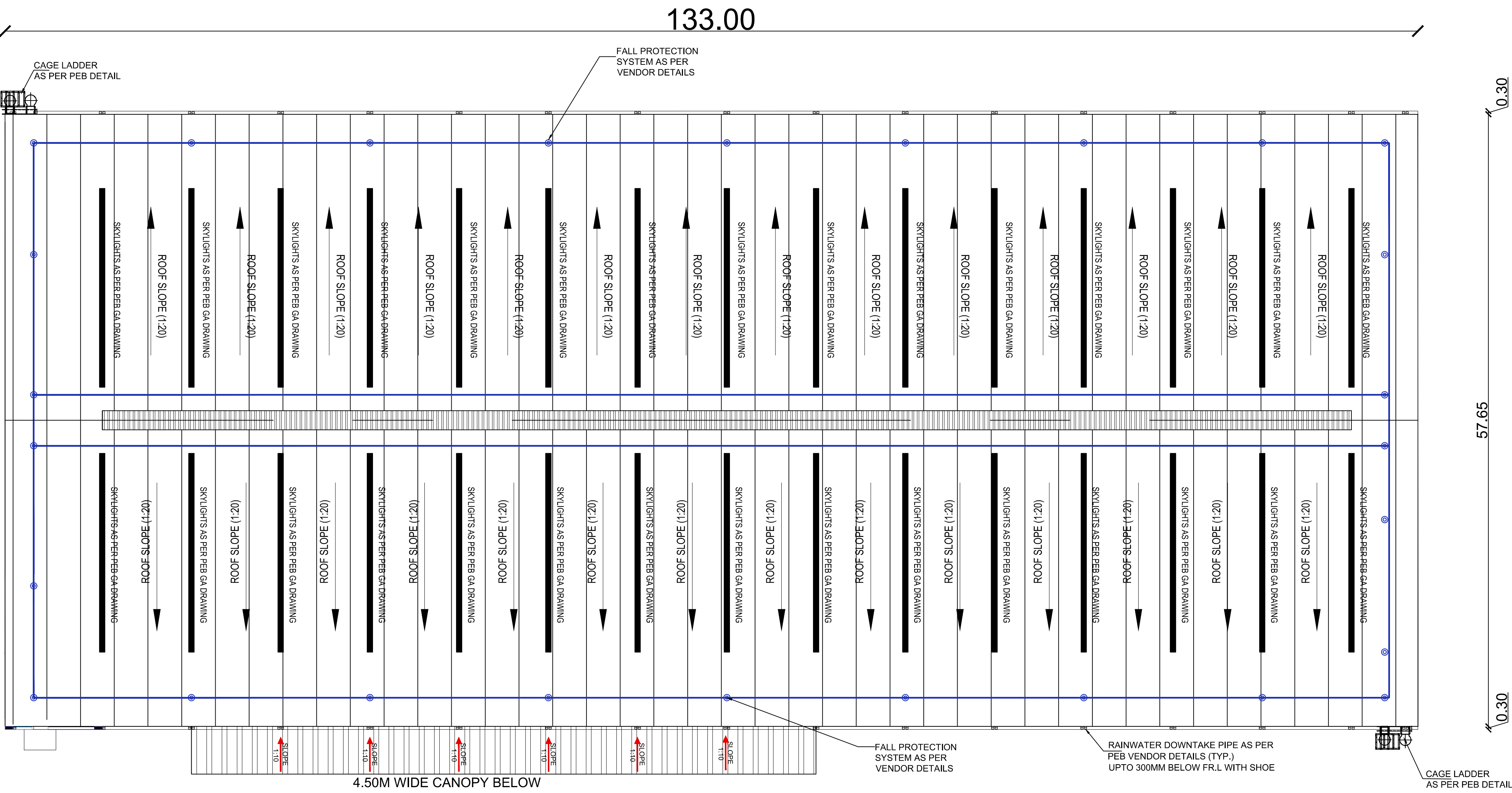
GROUND FLOOR PLAN (FACTORY)



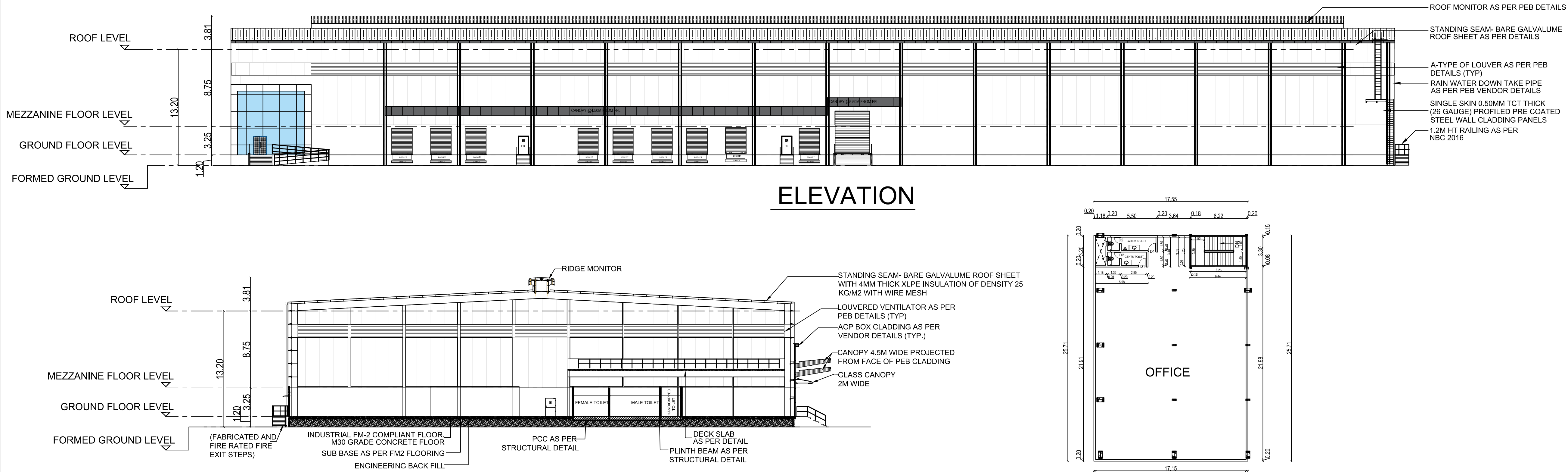
TOILET DETAIL-1



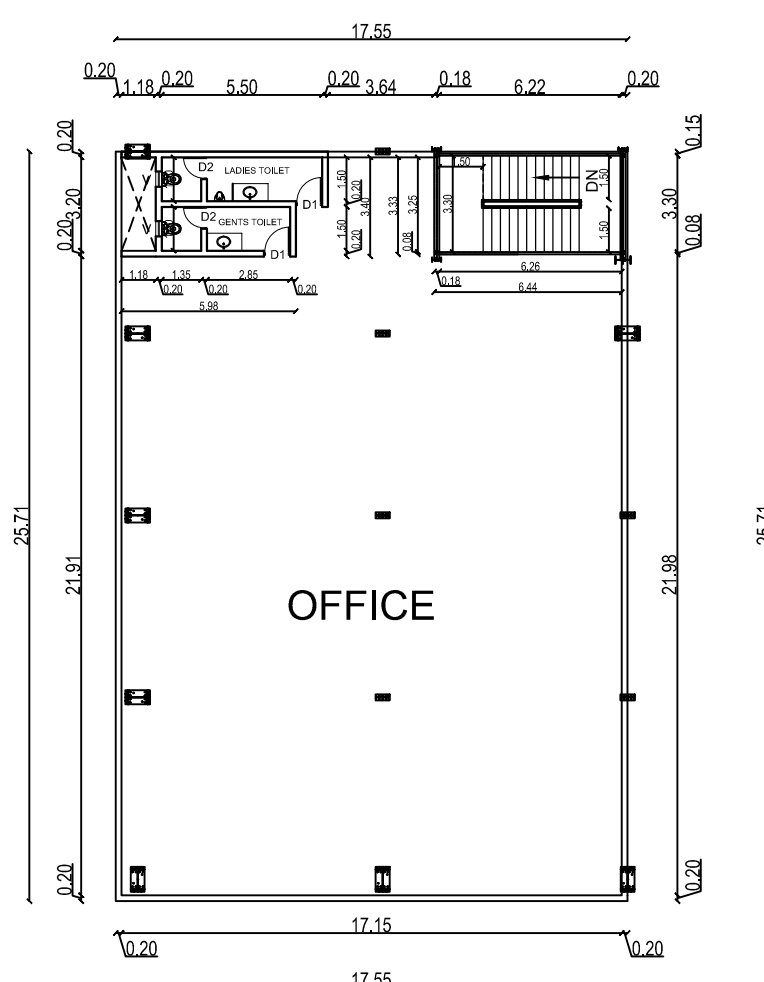
TOILET DETAIL-2



ROOF PLAN



ELEVATION



BUILDING - 300
MEZZANINE FLOOR - (OFFICE)

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V	VENTILATOR	0.90	0.60	

APPLICANT :

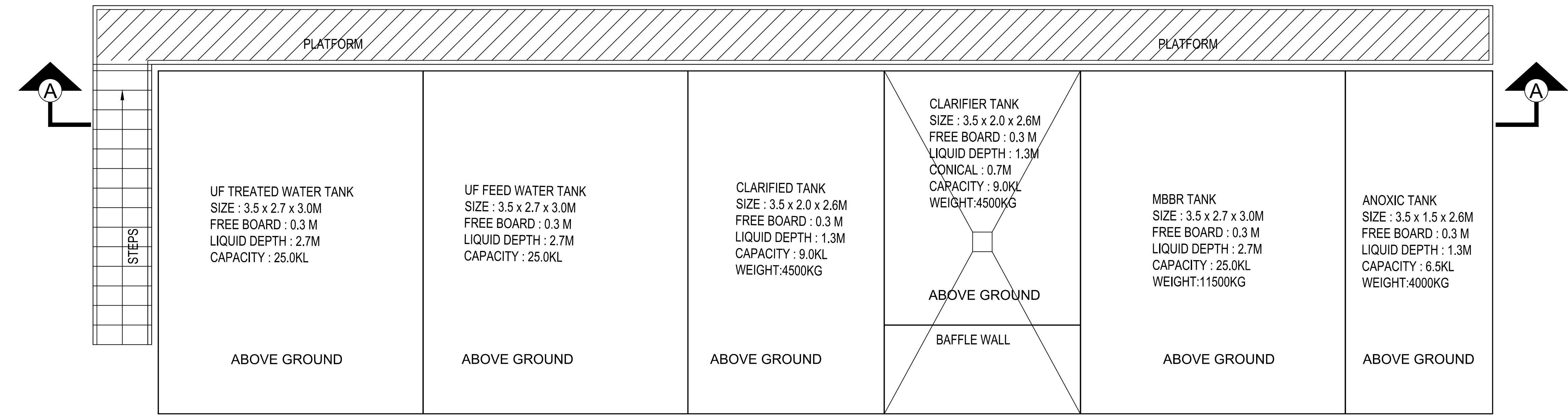
ARCHITECT :

STRUCTURAL ENGINEER :

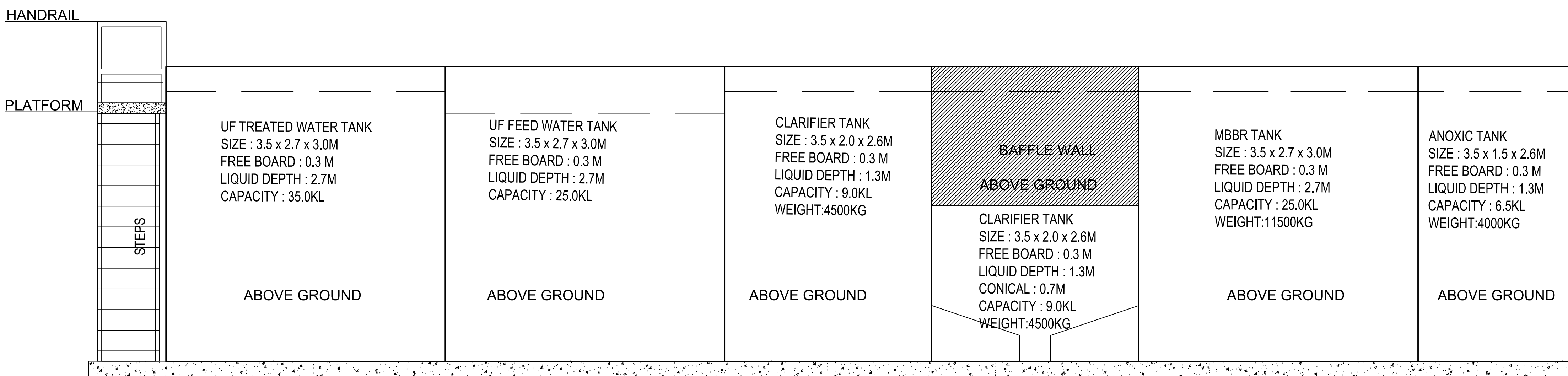
TITLE :
BUILDING - 300
GROUND FLOOR PLAN
& MEZZANINE FLOOR
ROOF FLOOR PLAN
ELEVATION & SECTION

LEGEND :
PROPOSED BUILDING ☐

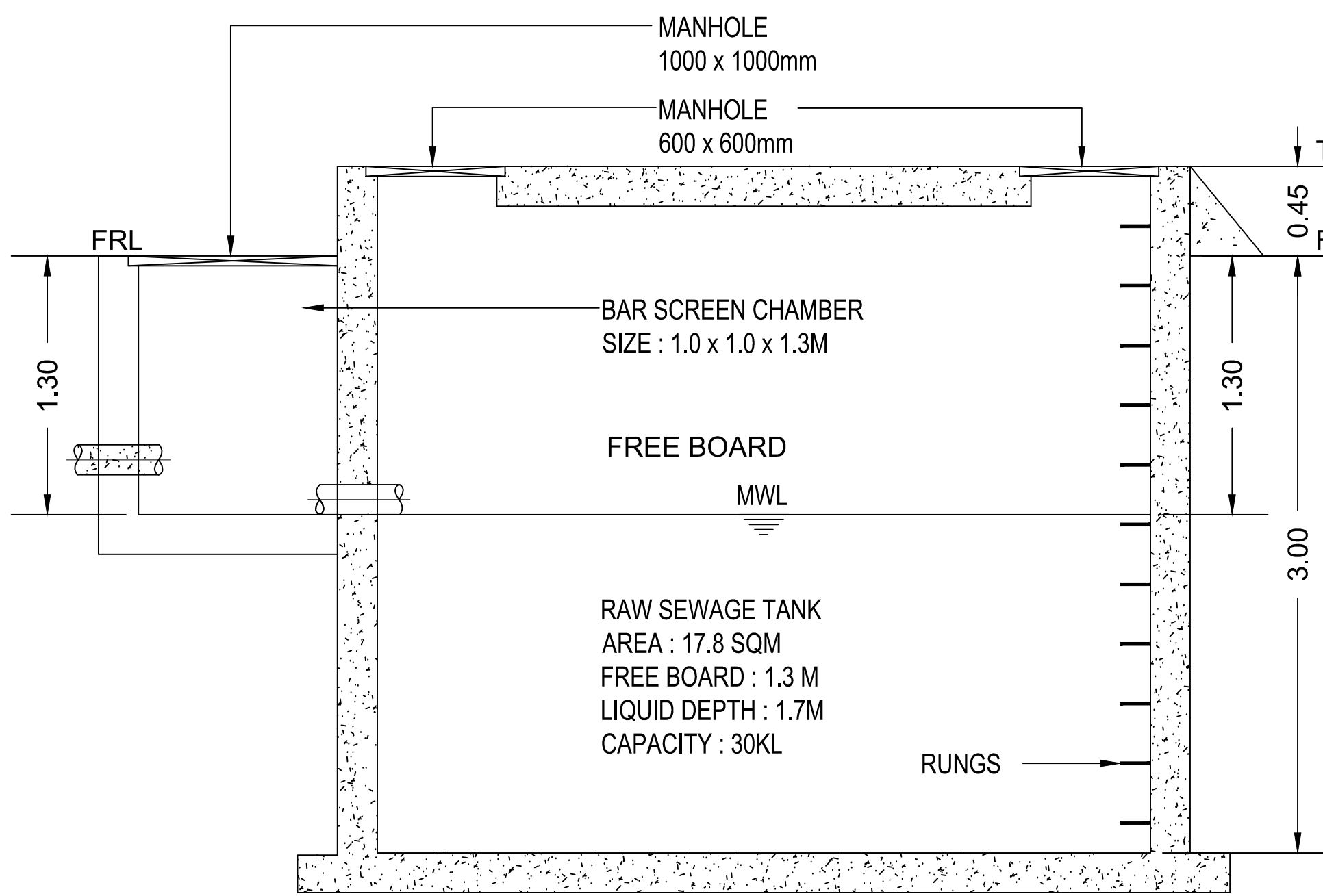
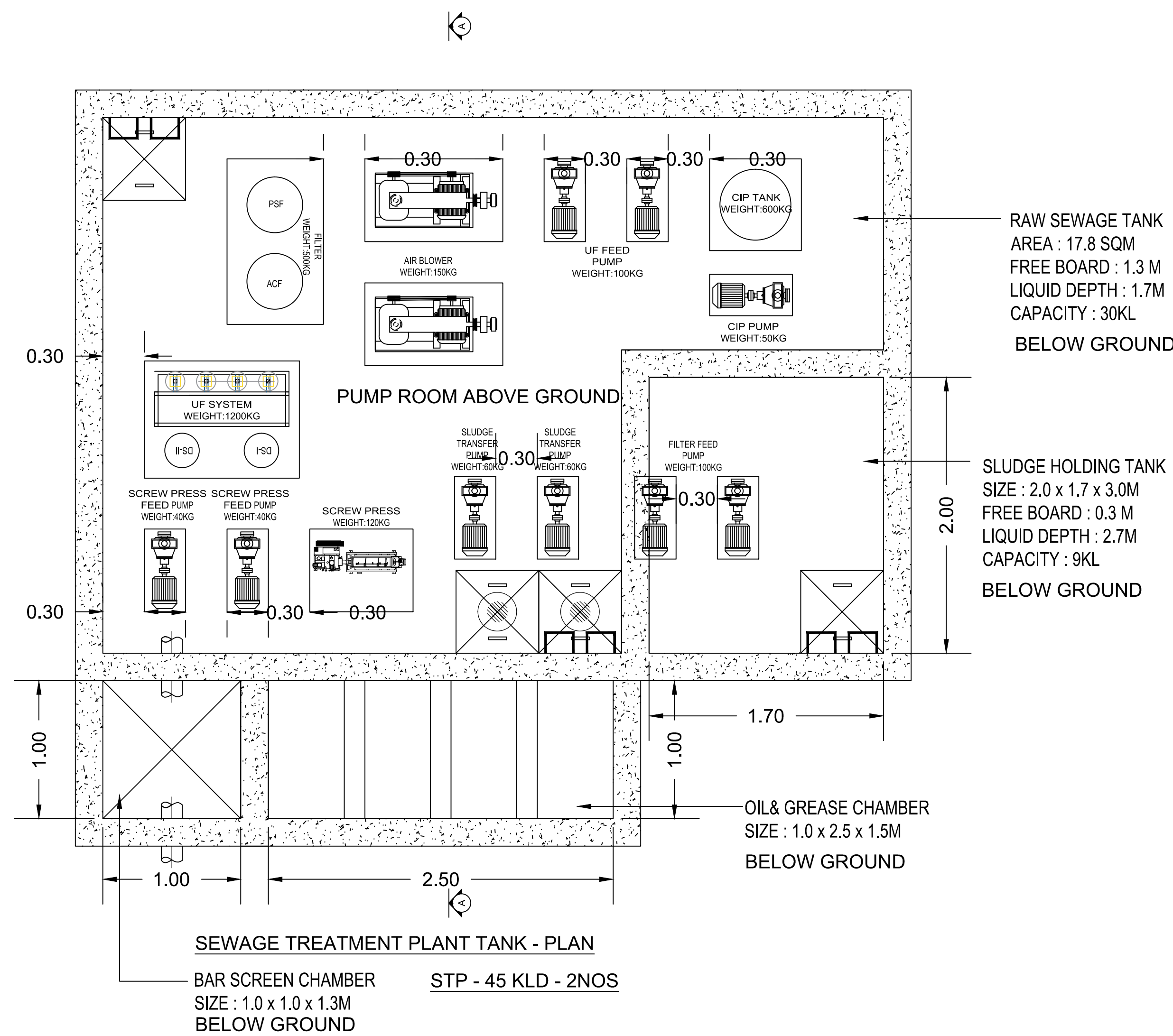
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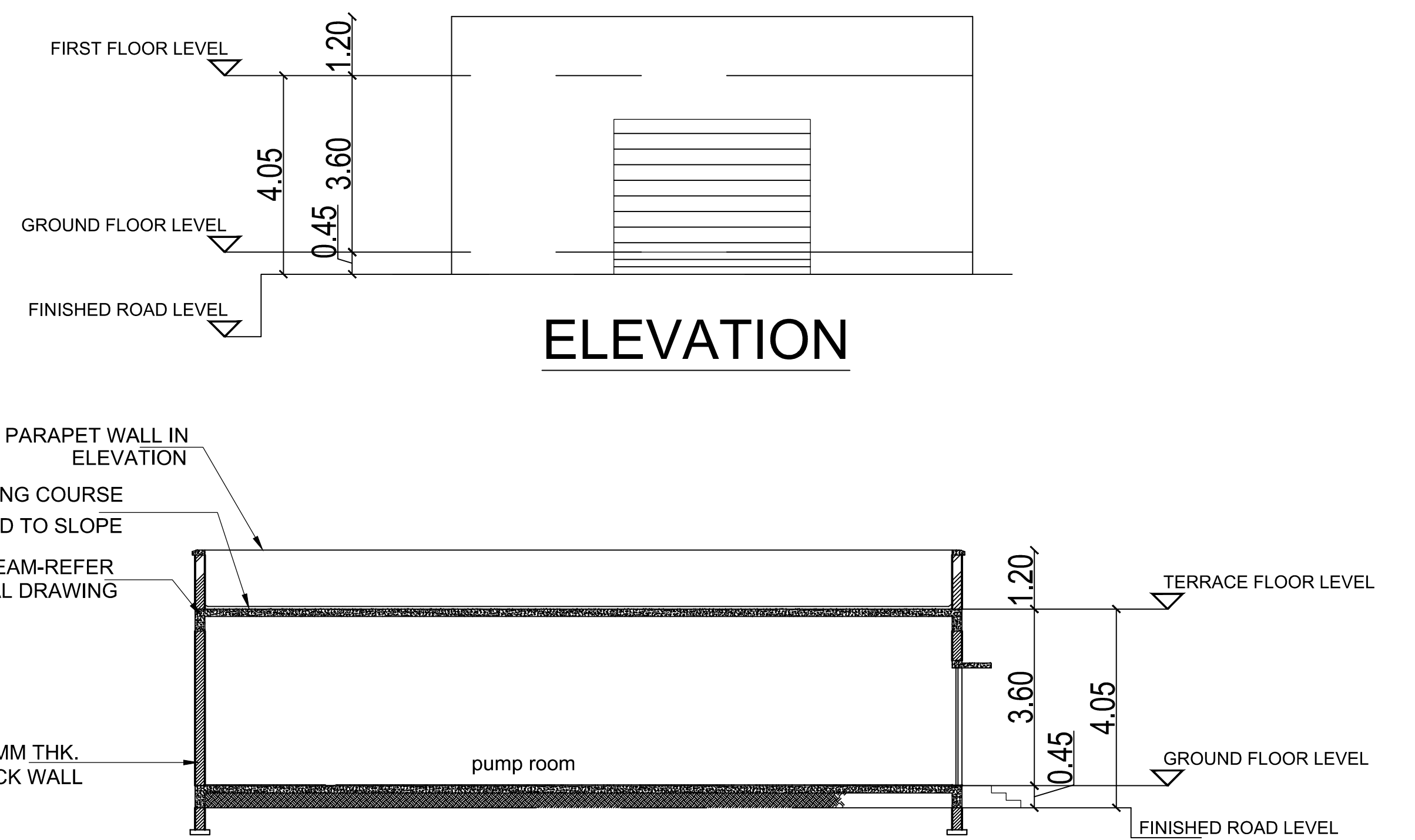
PLAN



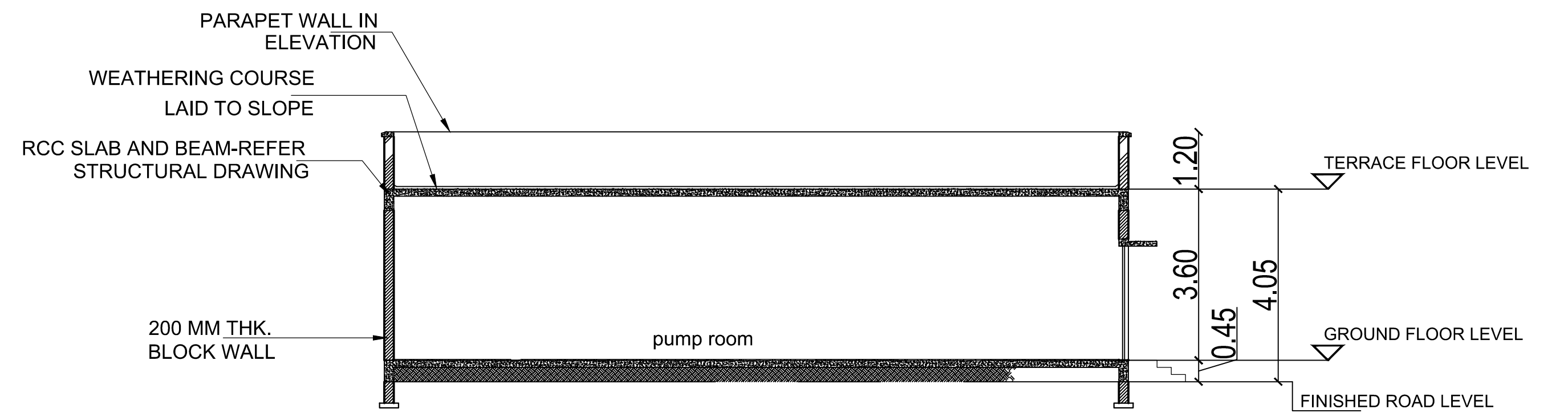
SECTION D-D



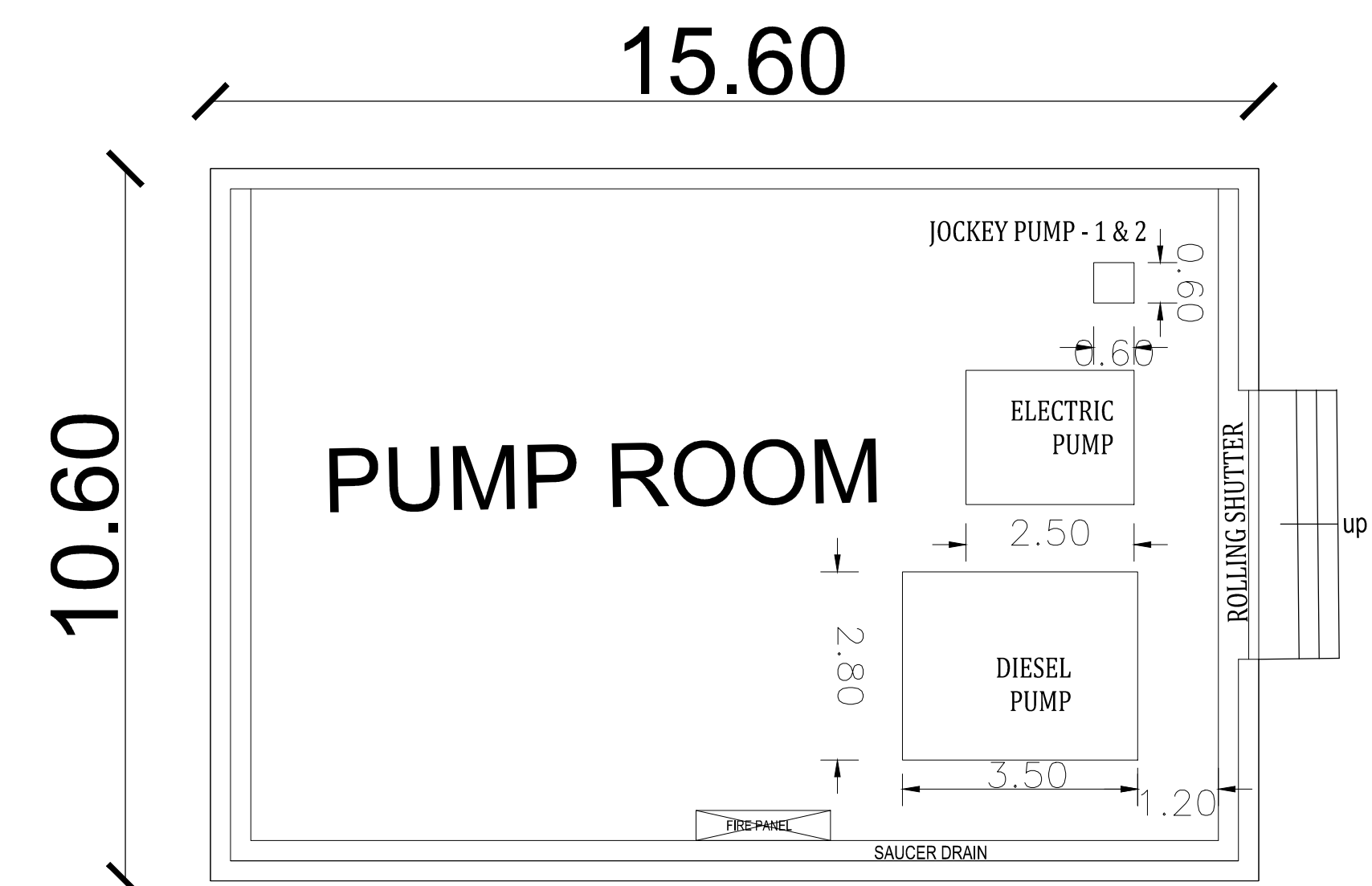
SECTION A-A



ELEVATION



SECTION A-A



PUMP ROOM

LIST OF MS FRP UNITS :-

MARKS	DESCRIPTIONS	SIZE	SWD.VOL	QTY	MOC
BSC	BARSCREEN CHAMBER	1.0 x 1.0 x 1.3M HT	-	02	RCC
OGT	OIL & GREASE TRAP	1.0 x 2.5 x 1.5M HT	-	02	RCC
CT	COLLECTION TANK	17.8 SQM + 1.3M FB	30.0KL	02	RCC
AXT	ANOXIC TANK	3.5 x 1.5 x 2.6M SWD + 0.3M FB	6.5KL	02	MSFRP
AER	AERATION TANK	3.5 x 2.7 x 3.0M SWD + 0.3M FB	25.0KL	02	MSFRP
CWT	CLARIFIER TANK	3.5 x 2.0 x 2.6M SWD + 0.3M FB + 0.7M CONICAL	9.0KL	02	MSFRP
CT	CLARIFIED TANK	3.5 x 2.0 x 2.6M SWD + 0.3M FB	9.0KL	02	MSFRP
UF	UF FEED TANK	3.5 x 2.7 x 3.0M SWD + 0.3M FB	25.0KL	02	MSFRP
TWT	UF TREATED WATER TANK	3.5 x 2.7 x 3.0M SWD + 0.3M FB	25.0KL	02	MSFRP
SHT	SLUDGE HOLDING TANK	2.0 x 1.7 x 3.0M SWD + 0.3M FB	9.0KL	02	RCC

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APPLICANT :



ARCHITECT :

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E-Mail : anjuconstruction05@gmail.com, Mob : 9443101912

TITLE :

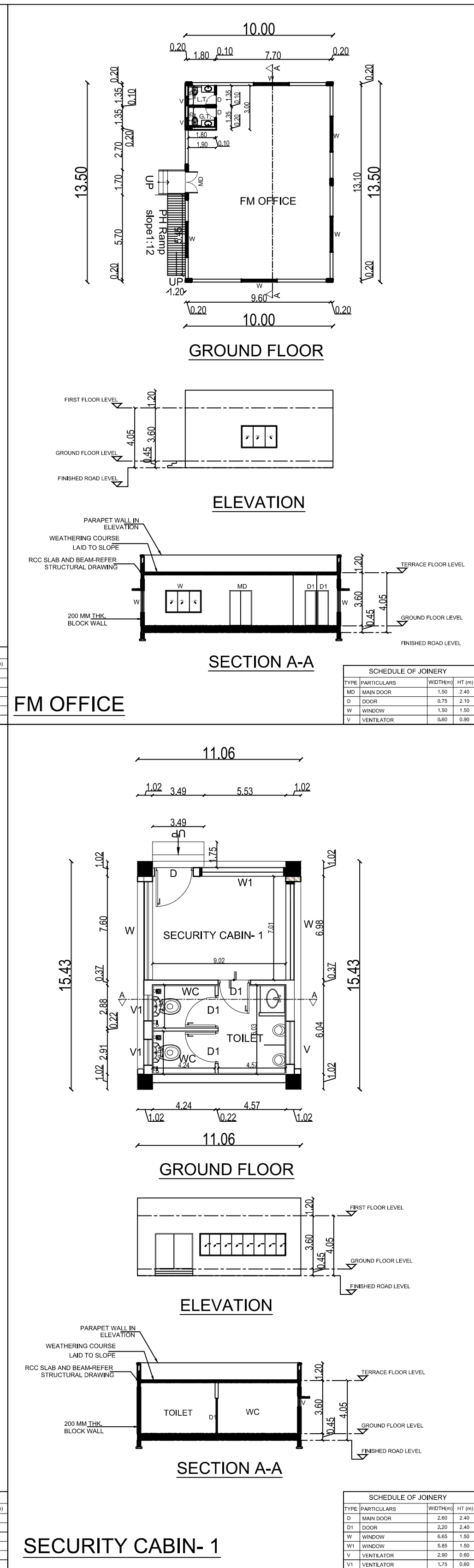
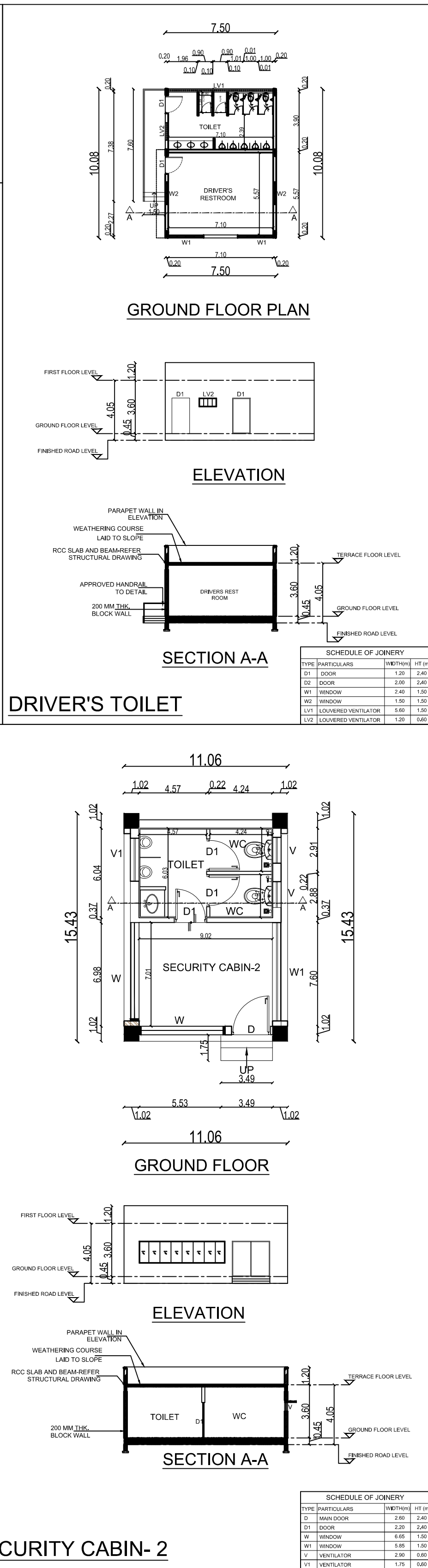
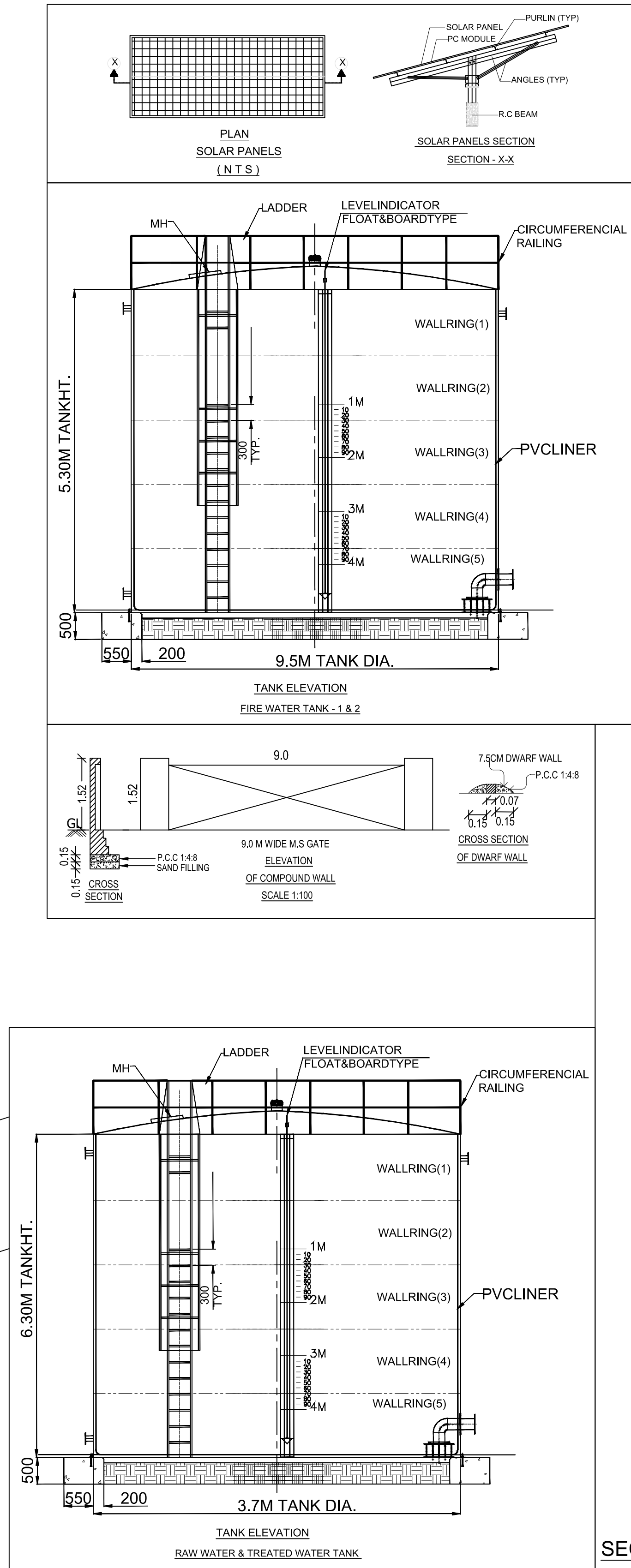
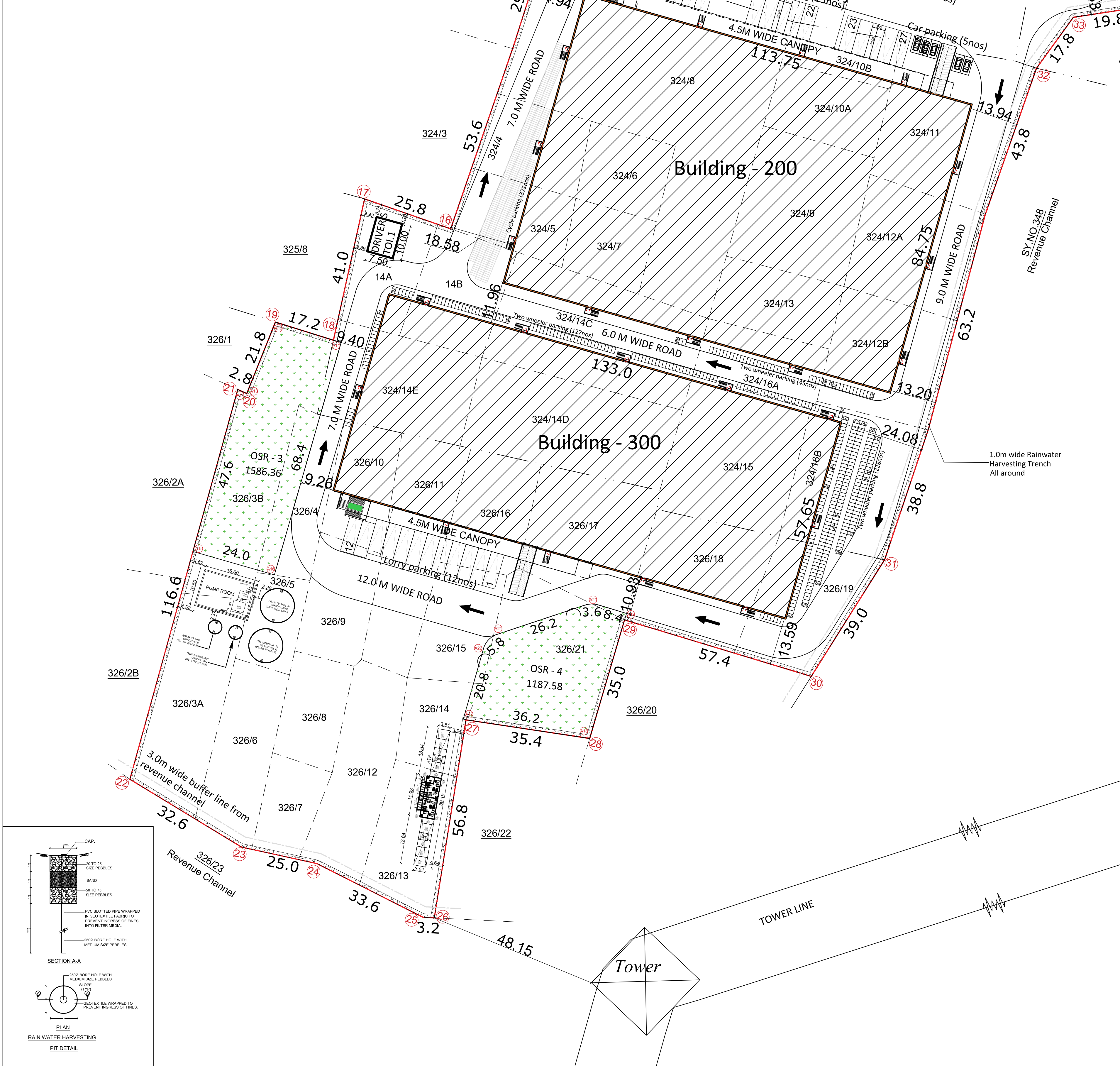
STP & PUMPROOM DETAIL

LEGEND :

PROPOSED BUILDING

SCALE : 1:200 SHEET :06/06

Papambakkam Village, Thiruvallur Taluk & District							
S.NO	SF.NO	EXT IN HEC	EXT IN ACRE	S.NO	SF.NO	EXT IN HEC	EXT IN ACRE
1	323/3	0.050	0.12	38	324/14C	0.180	0.44
2	323/4	0.115	0.28	39	324/14D	0.120	0.30
3	323/5	0.080	0.20	40	324/14E	0.135	0.33
4	323/6	0.075	0.19	41	324/15	0.125	0.31
5	323/7	0.075	0.19	42	324/16A	0.055	0.14
6	323/8	0.200	0.49	43	324/16B	0.120	0.30
7	323/9	0.105	0.26	44	326/3A	0.108	0.27
8	323/10	0.085	0.21	45	326/3B	0.138	0.34
9	323/13A	0.059	0.15	46	326/4	0.060	0.15
10	323/13B	0.016	0.04	47	326/5	0.035	0.09
11	323/14A1	0.031	0.08	48	326/6	0.080	0.20
12	323/14A2	0.009	0.02	49	326/7	0.045	0.11
13	323/14B	0.040	0.10	50	326/8	0.050	0.12
14	323/15A	0.030	0.07	51	326/9	0.065	0.16
15	323/15B	0.050	0.12	52	326/10	0.060	0.15
16	323/16A	0.015	0.04	53	326/11	0.115	0.28
17	323/16B	0.055	0.14	54	326/12	0.100	0.25
18	323/17A	0.072	0.18	55	326/13	0.080	0.20
19	323/17B	0.003	0.01	56	326/14	0.050	0.12
20	323/18A	0.010	0.02	57	326/15	0.055	0.14
21	323/18B	0.085	0.21	58	326/16	0.065	0.16
22	323/19	0.095	0.23	59	326/17	0.115	0.28
23	323/20	0.220	0.54	60	326/18	0.115	0.28
24	324/4	0.060	0.15	61	326/19	0.095	0.23
25	324/5	0.055	0.14	62	326/21	0.140	0.35
26	324/6	0.055	0.14	63	350/2B1	0.055	0.14
27	324/7	0.050	0.12	64	350/2B2	0.055	0.14
28	324/8	0.415	1.03	65	350/3	0.135	0.33
29	324/9	0.125	0.31	66	350/6	0.060	0.15
30	324/10A	0.055	0.13	67	350/7	0.085	0.21
31	324/10B	0.041	0.10	68	350/8	0.075	0.19
32	324/11	0.140	0.35	69	350/9A	0.010	0.02
33	324/12A	0.100	0.25	70	350/9B1	0.040	0.10
34	324/12B	0.100	0.25	71	350/9B2	0.010	0.02
35	324/13	0.065	0.16	72	350/9C	0.070	0.17
36	324/14A	0.060	0.15	73	350/10	0.170	0.42
37	324/14B	0.060	0.15	Total	6.025	14.88	



BOUNDARY

ROAD

PROPOSED BUILDING

N

NOTE:

1. ALL DIMENSIONS & LEVELS ARE IN METRE.

OWNER:

S. UDAYAKUMAR

SE. M. Tech (Struct), M. Tech (Design), M. Sc (Math), M. Sc (Physics)

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SITE PLAN

SCALE = 1:500

SHEET NO: 1/6

Area Statement (sq.m)			
S.No	Block Name	Floors	FSI Area
1	Building - 100	Ground Floor - Including Canopy	9,710.42
2		Mezzanine Floor - Office	507.60
3	Building - 200	Ground Floor - Including Canopy	10,061.88
4		Mezzanine Floor - Office	530.02
5	Building - 300	Ground Floor - Including Canopy	7,937.84
6		Mezzanine Floor - Office	451.13
7	Security -1	Ground Floor	166.70
8	Security -2	Ground Floor	166.70
9	FM Office	Ground Floor	135.00
10	Driver's Toilet	Ground Floor	75.56
11	Pumproom	Ground Floor	165.36
11	Water Tanks	Ground Floor	175.99
12	STP	-	156.39
Total Area			30,240.59

TOTAL HP	800 HP
No of. Persons	200 Nos
OSR	AREA IN Sq.m
OSR - 1	1352.43
OSR - 2	1920.17
OSR - 3	1586.36
OSR - 4	1187.58
TOTAL AREA	6046.54

PLAN SHOWING THE PROPOSED INDUSTRIAL MANUFACTURING AND LIGHT ENGINEERING ASSEMBLY BUILDINGS FOR "M/s YUKI REALTY DEVELOPERS PVT LTD" COMPRISED IN SURVEY NOS : 323/3, 323/4, 323/5, 323/6, 323/7, 323/8, 323/9, 323/10, 323/13A, 323/13B, 323/14A1, 323/14A2, 323/14B, 323/15A, 323/15B, 323/16A, 323/16B, 323/17A, 323/17B, 323/18A, 323/18B, 323/19, 323/20, 324/4, 324/5, 324/6, 324/7, 324/8, 324/9, 324/10A, 324/10B, 324/11, 324/12A, 324/12B, 324/13, 324/14A, 324/14B, 324/14C, 324/14D, 324/14E, 324/15, 324/16A, 324/16B, 326/3A, 326/3B, 326/4, 326/5, 326/6, 326/7, 326/8, 326/9, 326/10, 326/11, 326/12, 326/13, 326/14, 326/15, 326/16, 326/17, 326/18, 326/19, 326/21, 350/2B1, 350/2B2, 350/3, 350/6, 350/7, 350/8, 350/9A, 350/9B1, 350/9B2, 350/9C & 350/10 AT PAPARAMBAKKAM VILLAGE, THIRUVALLUR TALUK & THIRUVALLUR DISTRICT.	
Category of Industry : Orange category As per TNCDBR Rule No - 36. S.no - 10: Light Engineering Industry Excluding Fabrication & Forging	
SITE EXTENT - AS PER PATTa	60,250.00 Sq.m
FSI ACHIEVED - 30,240.59 / 60,250.00	0.501
OSR PROVIDED	6046.54 Sq.m
PARKING AREA DETAILS BREAK UP	
PARKING DETAILS	CALCULATION
NO OF LORRY = TOTAL FLOOR AREA/PER LORRY SPACE AREA	27710.14/750 = 36.94
NO OF CAR = TOTAL OFFICE AREA/PER CAR SPACE AREA	1488.75/150 = 9.92
NO OF TWO WHEELER = TOTAL FLOOR AREA/PER TWO WHEELER SPACE AREA	27710.14/75 = 369.46
NO CYCLE AREA = TOTAL FLOOR AREA/PER CYCLE SPACE AREA	27710.14/75 = 369.46
REQUIRED	PROVIDED
37	40
10	15
370	400
370	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.

