PP APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

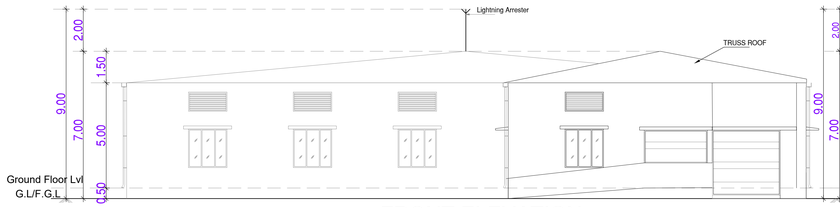
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

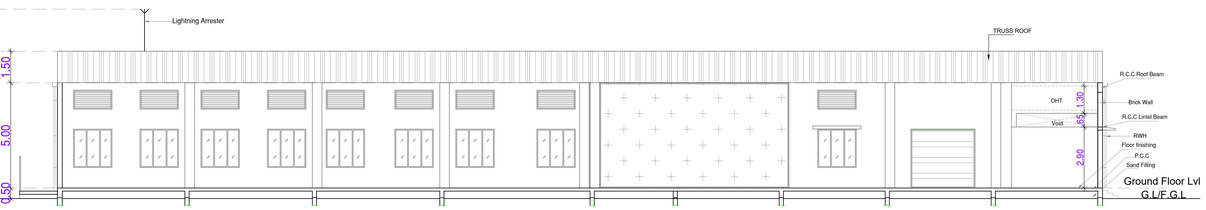
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

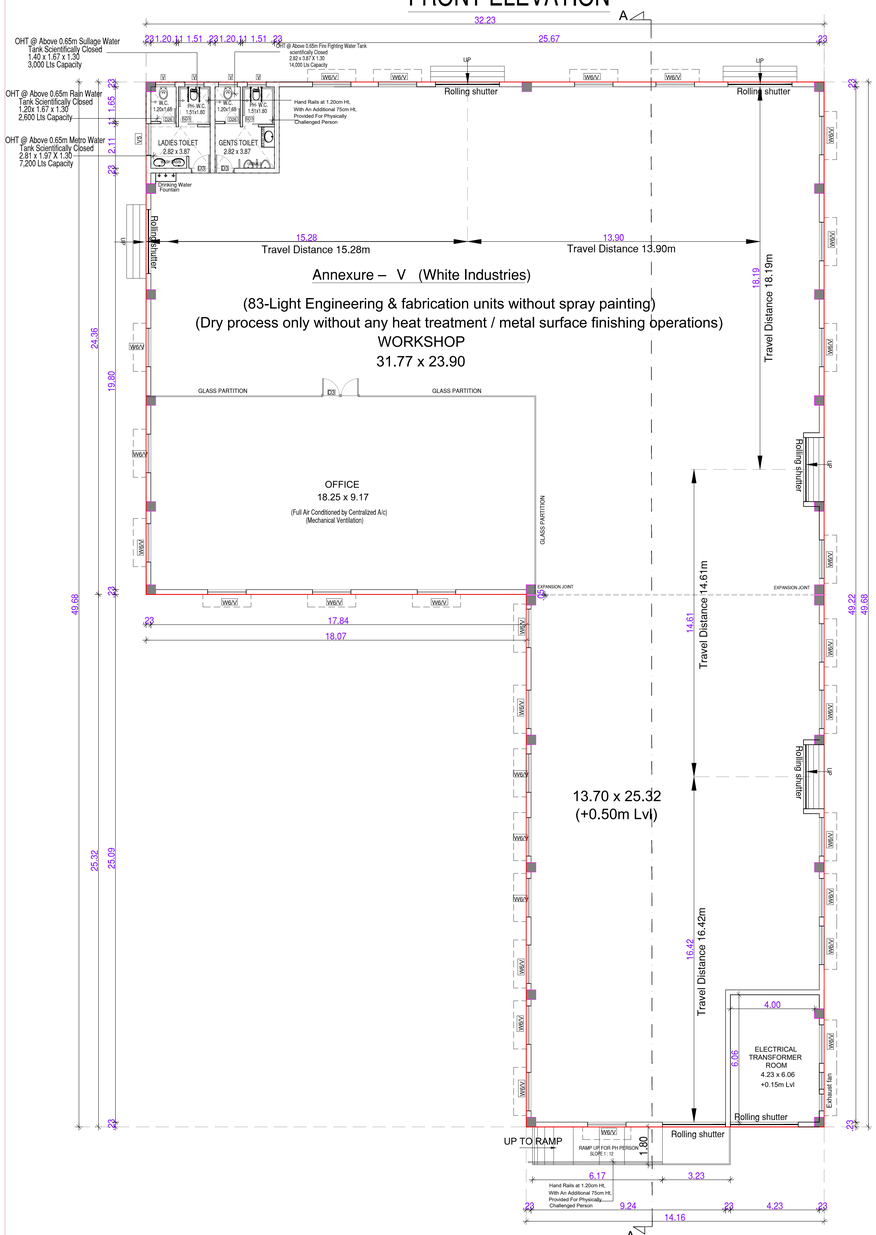
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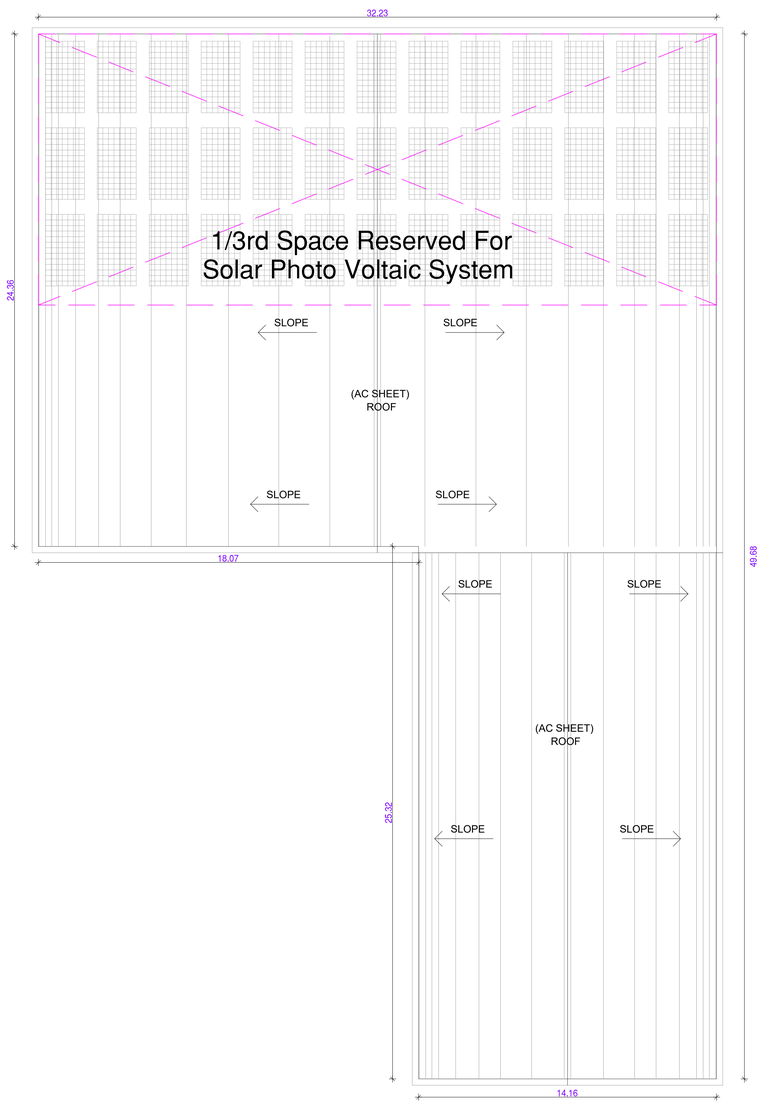
FRONT ELEVATION



SECTION- AA



GROUND FLOOR PLAN



TERRACE FLOOR PLAN



SHEET - 02 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR INDUSTRIAL BUILDING FOR " WHITE CATEGORY " AT COMPEISED IN S.NO - 559 / 4A , PAPPARAMBAKKAM VILLAGE, THIRUVALLUR TALUK, TIRUVALLUR DISTRICT.

NOTE: Annexure – V (White Industries)
(83-Light Engineering & fabrication units without spray painting)
(Dry process only without any heat treatment / metal surface finishing operations)

APPLICATION REFERENCE NO- SWP/BPA/869191/2026/TCP

SPECIFICATION

ALL CONCRETE WORK SHOULD BE
CARRIED AS PER IS:456-2000
USE MIX M:25 GRADE FOR ALL R.C.C WORKS
CLEAR COVER TO THE RENIFORCEMENT FOR
FOOTING :50MM , COLUMN 40MM, BEAM 30MM
SLAB 30MM , R.C.C WALL 30MM
QUARRY DUST CAN BE USED FOR ALL
P.C.C WORKS P.C.C 1:4:8/1:5:10) AND BRICK JELLY
WORKS (RIVER SAND IF NOT AVAILABLE)

Schedule of Joineries.

TYPE	SIZE	DESCRIPTION
D3	0.91 X 2.40	Door
D26	0.76 X 2.40	Door
SD3	0.90 X 2.40	Door
W6/V	1.83 X 1.83 / 1.83 x 0.90	Window/ Ventilator
V	0.61 X 0.61	Ventilator
RS	3.05 X 2.40	Rolling Shutter

PROPOSED BUILDING
DRIVE WAY
ROAD
BOUNDARY

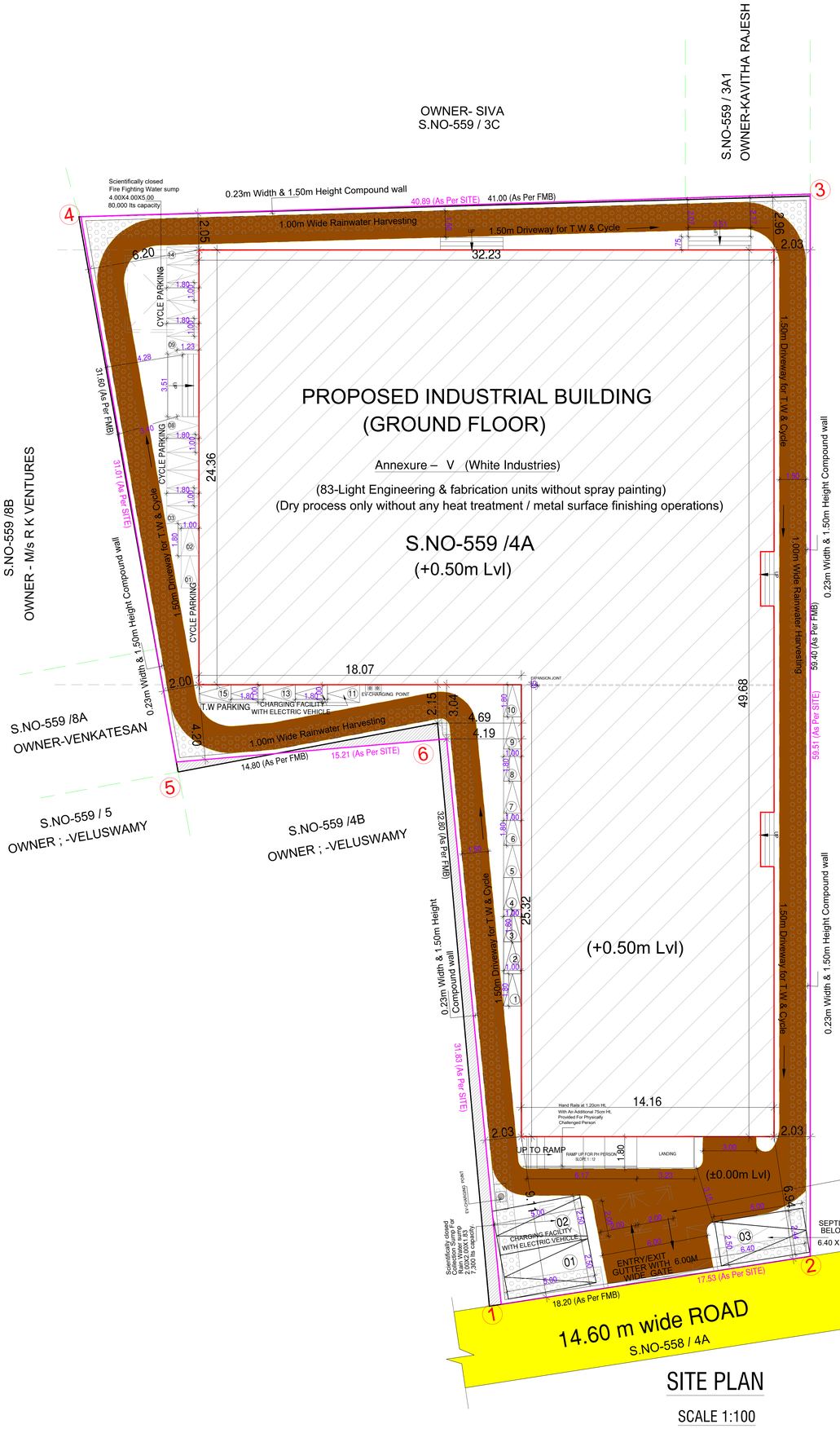
OWNER'S SIGNATURE

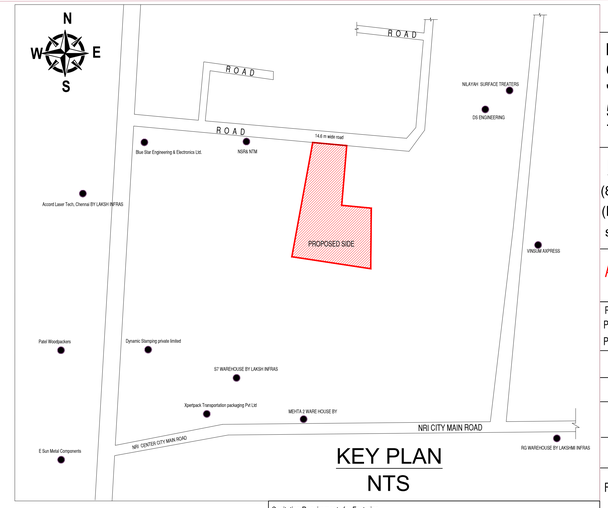
R. MANIKANDAN, M.Tech, (Structures)
Registered Structural Engineer Grade-I (DTCP)
CGLRGN/SE/Gr-1/2019/09/036
AURA ENGINEERING CONSULTANTS
#8, 50th Street, 7th Avenue, Ashok Nagar,
Chennai- 600 083. Ph: 9790751378

STRUCTURAL ENGINEER SIGNATURE

H. SATHAKKATHULLA ROOHI
CMDA Regd. No:RA/Gr. I/19/05/218
DTCP Regd. No:CGLRGN/RA/Gr-1/2018/12/080
G.C.C. No:RA101393019
Regn. No:CA/2015/07516
Plot No.48, Kamaraj Nagar,
Periya Maithur, Chennai-600 068.
Ph:9171609007
Email:shreekapiladesigns@gmail.com

ARCHITECT SIGNATURE

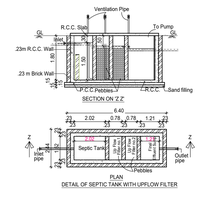


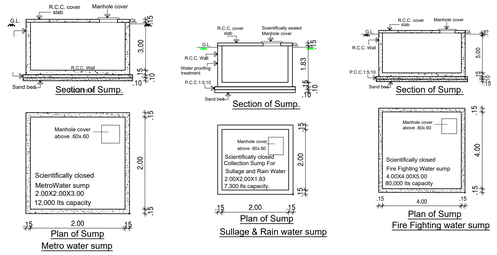


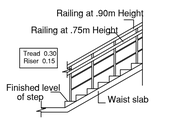
Sanitation Requirements for Factories					
Sl. No.	Sanitary Unit			Required Nos	Provided Nos
1	Water Closet	Male(5 No's)	1 for 15 persons	1	2
		Female (3 No's)	1 for 1-12 persons	1	2
2	Ablution Taps		One in each W.C	2	4
3	Urinals		1 for 1-20 persons	1	2
4	Washing taps with draining arrangement		one for every 25 persons or part thereof	1	4
5	Drinking Water Fountain		one for every 100 persons with a minimum of one on each floor.	1	1

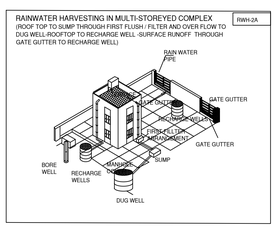
DESIGN OF SEPTIC TANK WITH TWO UP FLOW FILTERS.

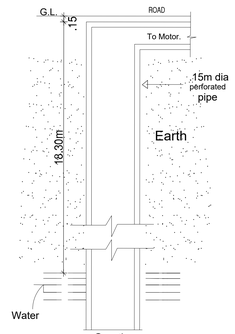
No. of Users	– = 8nos.
Rate of water supply is	– 75 LPH/Day.
Then flow of sewage per day	– 8x75= 600 Lts/Day.
Detention period is	– 18 Hrs.
Tank capacity	– 600x18 = 450 Lts. 24
The tank is to be cleared every year. So the sludge storage capacity at the rate of 15Lts./person/year.	– 8 x15 = 120 – 600 + 120 = 720
With provision for future expansion let the total capacity be 4,000 lts. approximately taken as 4 m3	
Septic tank having the capacity of	– 4m3
Depth of liquid as	– 1.80
Plan of the Tank	– 4 = 2.22 1.8
Breadth of the Tank	– 1.32
Length of the Tank	– 2.02
Free board of the Tank	– 0.30
Total depth of the Tank	– 1.50+.30 = 1.80
PROVIDE SEPTIC TANK OF THE SIZE	– 2.02x1.32x1.50
UP FLOW FILTERS	
Discharge for 3 persons	– 1125 Lts.
Volume	– 3.00x0.80=2.94
Depth	– 1.80m-0.50m =1.30
Plan area required	– 2.94 = 2.26 m2 1.30
SIZE OF THE FINAL EFFLUENT SUMP	– 1.21x1.52x1.80
UP FLOW FILTER NO.1	– 0.78x1.52x1.80
UP FLOW FILTER NO.2	– 0.78x1.52x1.80

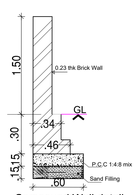


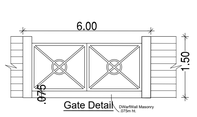


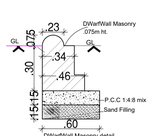


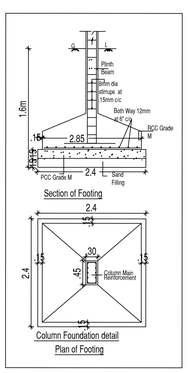












SHEET - 01 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR INDUSTRIAL BUILDING FOR " WHITE CATEGORY " AT COMPEISED IN S.NO - 559 / 4A , PAPPARAMBAKKAM VILLAGE, THIRUVALLUR TALUK, TIRUVALLUR DISTRICT.

NOTE: Annexure – V (White Industries)
(83-Light Engineering & fabrication units without spray painting)
(Dry process only without any heat treatment / metal surface finishing operations)

APPLICATION REFERENCE NO- SWP/BPA/869191/2026/TCP

PLOT AREA DETAIL
PLOT AREA AS PER PATTA - 1962.00 Sq.m
PLOT AREA AS PER DOC. - 1942.56 Sq.m

FSI AREA DETAIL (IN SQ.M)

FLOOR	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	BUILT UP AREA (IN SQ.M)
GROUND FLOOR	1143.86	-	1143.86
TOTAL	1143.86	-	1143.86

F.S.I Achieved = 1143.86 / 1942.56 = 0.589

NO'S OF WORKERS - 8 Nos
TOTAL HP - 5 HP
WORK SHOP AREA = 883.35 Sq.m
OFFICE AREA = 168.43 Sq.m

WORKERS DETAIL
MALE STAFF = 5 No's
FEMALE STAFF = 3 No's
TOTAL = 8 No's

CAR PARKING PROVIDE = 03 No's
T.W PARKING PROVIDE = 15 No's
CYCLE PARKING PROVIDE = 14 No's

PARKING DETAIL
(1 car space for every 150sq.m of office floor area or part thereof and 1 two wheeler space and 1 cycle space for every 75sq.m of workshop floor area or part thereof .)

FLOOR	Car Parking		T.W Parking		Cycle Parking	
GROUND FLOOR (WORKSHOP)	-		883.35 / 75 = 11.78	= 13 Nos	883.35 / 75 = 11.78	= 13 Nos
GROUND FLOOR (OFFICE)	168.43 / 150 = 1.12	1 Nos	-		-	
TOTAL (Required Parking)		1 Nos		13 Nos		13 Nos

SPECIFICATION

ALL CONCRETE WORK SHOULD BE CARRIED AS PER IS:456-2000
USE MIX M:25 GRADE FOR ALL R.C.C WORKS
CLEAR COVER TO THE RENIFORCEMENT FOR FOOTING :50MM , COLUMN 40MM, BEAM 30MM
SLAB 30MM , R.C.C WALL 30MM
QUARRY DUST CAN BE USED FOR ALL
P.C.C WORKS P.C.C 1:4:8/1:5:10) AND BRICK JELLY WORKS (RIVER SAND IF NOT AVAILABLE)

ALL DIMENSIONS ARE IN METRES

SCALE 1: 100

NORTH POINT

LEGEND:

PROPOSED BUILDING	
DRIVE WAY	
ROAD	
FMB BOUNDARY	
SITE BOUNDARY	

OWNER'S SIGNATURE

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Regn. No:CA/2015/87518
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Periya Mathur, Chennai-600 068.
Ph:9171809007
Email:shreekapiladesigns@gmail.com

ARCHITECT SIGNATURE

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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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.