PP APPROVAL RECORD

Planning Permission

Survey 1/1 and 9 more

Karanai, Tiruvallur taluk

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,
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Chennai 600 097, India

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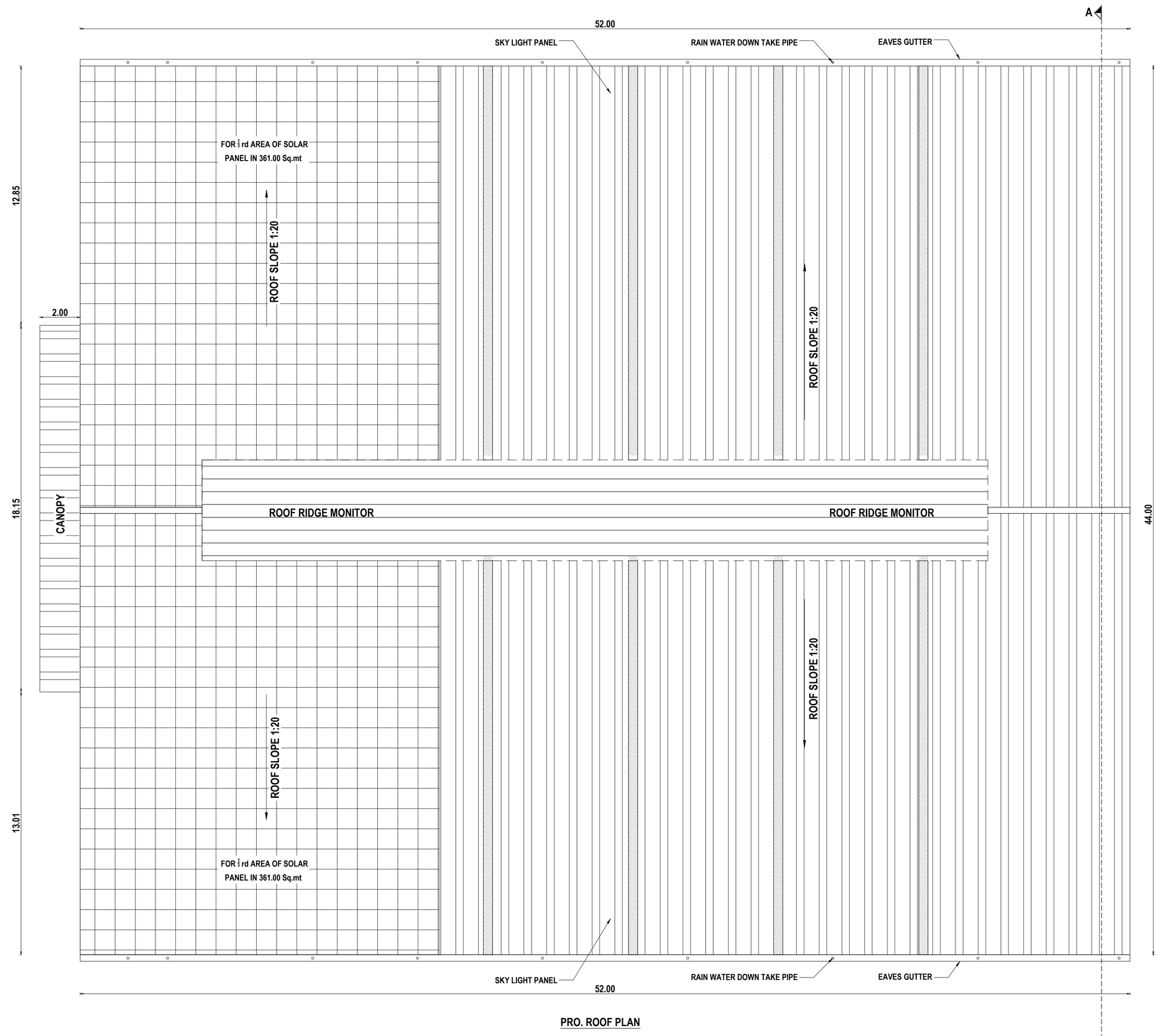
SCALE-1:100 SHEET NO- 3 OF 3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING IN SURVEY NO-1/1, 1/2, 1/3, 3/1A, 3/1B, 3/1C, 4/2A2, 40B/1, 40B/2A, 40B/2B OF KARANAI VILLAGE, KOTTAIYUR PANCHAYAT, KADAMBATHUR PANCHAYAT UNION, TIRUVALLUR TALUK AND DISTRICT.,



PRO. ROOF PLAN

PRO.MEZZANINE FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE (M)
RS	ROLLING SHUTTER	4.50 x 4.50
RS1	ROLLING SHUTTER-1	2.50 x 3.00
FD	FIXED DOOR	1.20 x 2.20
D	DOOR	1.00 x 2.20
D1	DOOR-1	0.75 x 2.20
SD	SLID DOOR	0.75 x 2.20
W1	WINDOW-1	3.00 x 1.40
W2	WINDOW-2	2.00 x 1.40
V	VENTILATOR	0.90 x 0.60

ALL DIMENSIONS ARE IN METER

NOTE: ALL ROOM MECHANICAL VENTILATION PROVIDE

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 IN RCC 1:2:4
FLOORING	:	PCC FLOORING FINISHED
PLASTERING	:	INTERIOR WITH CM 1:4 EXTERIOR WITH CM1:5
ROOFING	:	PURLING ROOF SHEET
PANITING	:	3 COATS OF DISTEMPER FOR INNER WALLS
WINDOW	:	UPVC WINDOW

APPLICANT SIGNATURE :-

Er. S. RAVIPRASAD, B.E.,
Structural Engineer Grade-II (SE),
Reg.No. CGLRGIWSE/Gr II/2019/09/020
No. 193, Ammaliyappan Nagar, Uthiramerur Taluk
Kancheepuram-603 402. Cell: 70108 96100
email: raviprasad8888@gmail.com

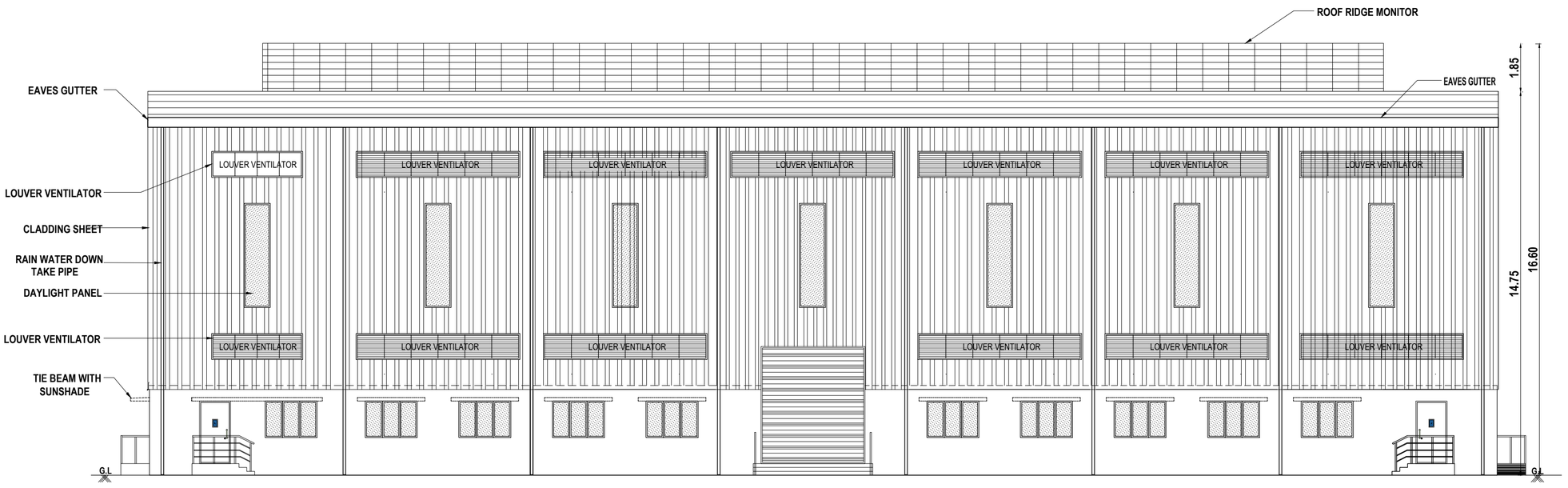
STRUCTURAL ENGINEER :-

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/008
No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77086 29625

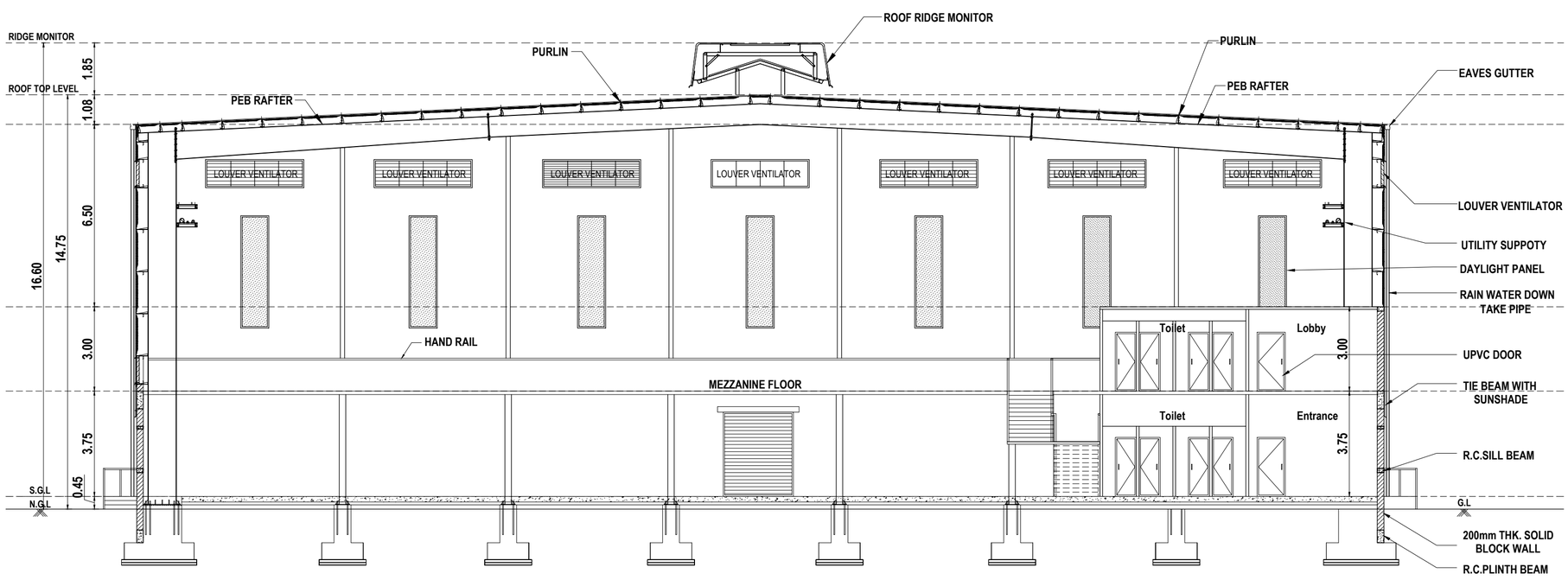
REGISTERED ENGINEER :-

SCALE-1:100 SHEET NO- 2 OF 3

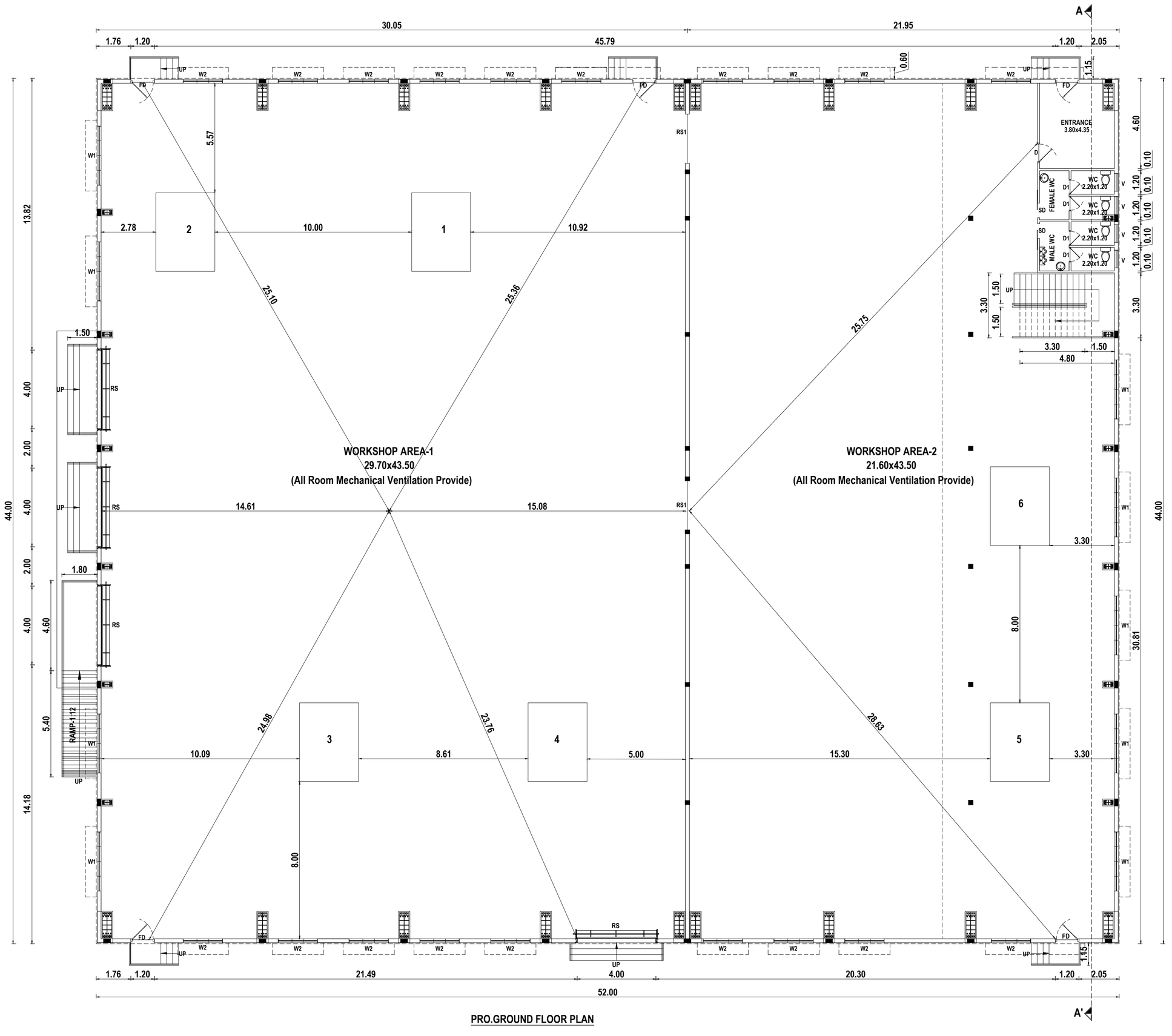
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING IN SURVEY NO-1/1, 1/2, 1/3, 3/1A, 3/1B, 3/1C, 4/2A2, 40B/1, 40B/2A, 40B/2B OF KARANAI VILLAGE, KOTTAIYUR PANCHAYAT, KADAMBATHUR PANCHAYAT UNION, TIRUVALLUR TALUK AND DISTRICT.,



WEST FACE ELEVATION



CROSS SECTION- A-A'



PRO.GROUND FLOOR PLAN

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL. NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	INDUSTRIAL BUILDING GROUND FLOOR	2288.00	-	2288.00
2.	SECURITY ROOM	-	6.25	6.25
	TOTAL EXTENT	2288.00	6.25	2294.25

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE (M)
RS	ROLLING SHUTTER	4.50 x 4.50
RS1	ROLLING SHUTTER-1	2.50 x 3.00
FD	FIXED DOOR	1.20 x 2.20
D	DOOR	1.00 x 2.20
D1	DOOR-1	0.75 x 2.20
SD	SLID DOOR	0.75 x 2.20
W1	WINDOW-1	3.00 x 1.40
W2	WINDOW-2	2.00 x 1.40
V	VENTILATOR	0.90 x 0.60

ALL DIMENSIONS ARE IN METER

NOTE: ALL ROOM MECHANICAL VENTILATION PROVIDE

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 IN RCC 1:2:4
FLOORING	:	PCC FLOORING FINISHED
PLASTERING	:	INTERIOR WITH CM 1:4 EXTERIOR WITH CM1:5
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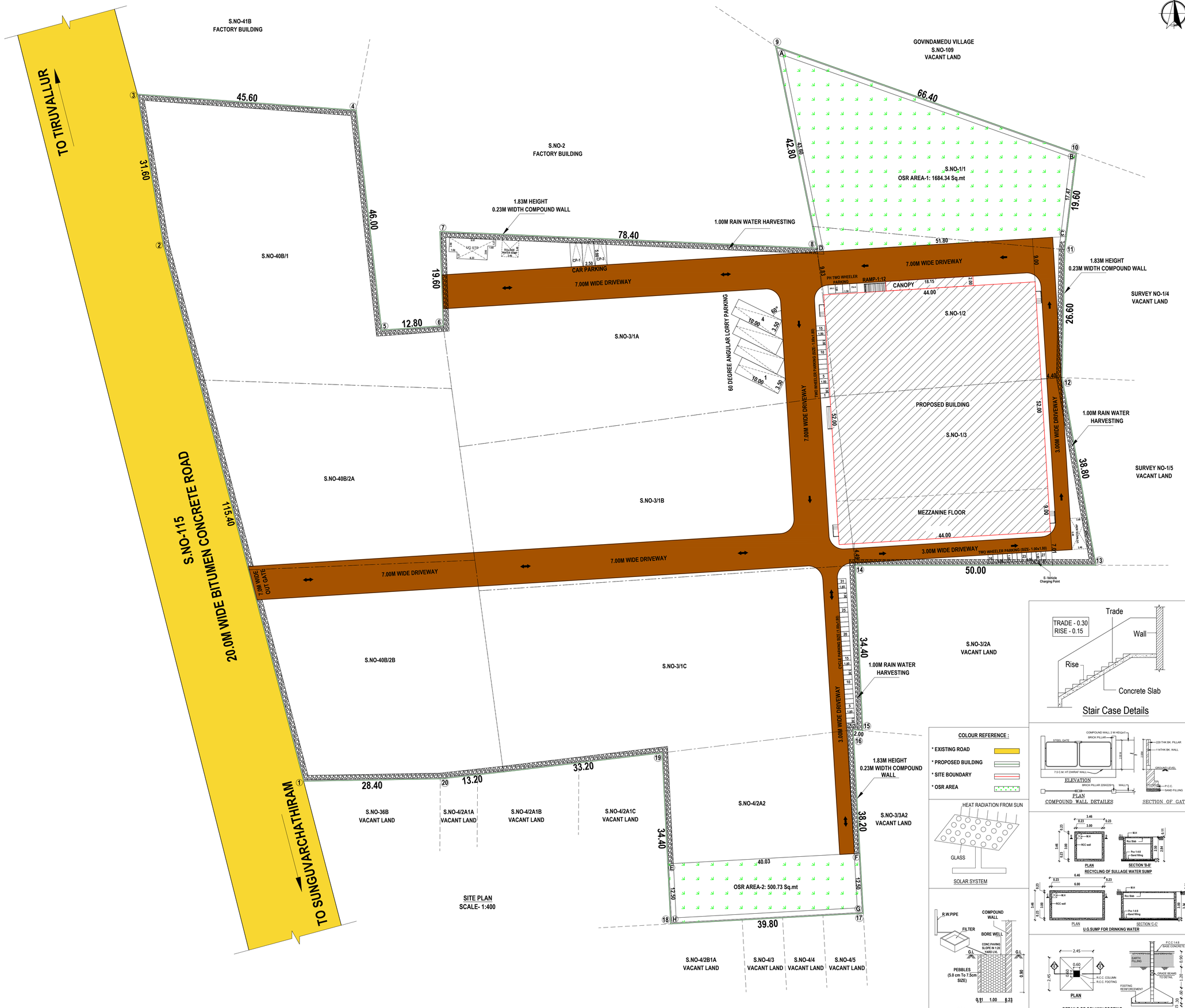
REGISTERED ENGINEER :-



SCALE - 1:400 SHEET- 1 OF 3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING IN SURVEY NO- 1/1, 1/2, 1/3, 3/1A, 3/1B, 3/1C, 4/2A2, 40B/1, 40B/2A, 40B/2B OF KARANAI VILLAGE, KOTTAIYUR PANCHAYAT, KADAMBATHUR PANCHAYAT UNION, TIRUVALLUR TALUK AND DISTRICT.,

MANUFACTURE DETAILS: As Per TNCD&BR Amendment G.O.(Ms). No.154 H&UDD Dated:07.10.2025 Annexure VII, SL.NO.94, CHEMICAL MIXING CUM STORAGE UNITS.
CATEGORY OF INDUSTRY :ORANGE CATEGORY.

AS PER DOCUMENT EXTENT - 5.33 Acre / 21569.44 Sq.mt

AS PER PATTA EXTENT - 21600.00 Sq.mt

OSR AREA-1 = 1684.34 Sq.mt
OSR AREA-2 = 500.73 Sq.mt
OSR AREA-1 + 2 = 2185.07 Sq.mt, (10.11%)

AREA STATEMENT OF THE REVISED & PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	FACTORY BUILDING (Ground Floor)	2288.00	-	2288.00
2.	CANOPY	36.30	-	36.30
3.	MEZZANINE FLOOR	396.00	-	396.00
	TOTAL EXTENT	2720.30	-	2720.30

Floor Space Index :- 2720.30 / 29015.55 FSI ARCHIVED = 0.093

PARKING DETAILS:

PARKING DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking- Workshop Area/750 = 2288.00/750 = 3.050	4 Nos	4 Nos
Car Parking- Office Building Area/150 = 396.00/150 = 2.64	03 Nos	03 Nos
Two Wheelers Parking- Workshop Area/75 = 2288.00/75 = 30.506	31 Nos	27 Nos
		PH-4 Nos
Cycle Parking- Workshop Area/75 = 2288.00/75 = 30.506	31 Nos	31 Nos

Sanitary Requirements As Per TNCBDR-2019

DESCRIPTION		REQUIRED	PROVIDED
WATER CLOSET	(Male- 3 For 36-65 Nos)	01	02
	(Female -1 For 1-12 Nos)	01	02
ABLUTION TAPS	(One In Each W.C)	03	04
URINAL	(Male- 2 For 21-45 Nos)	02	02
WASH TAPS	(One For Every 25 Nos)	02	02
DRINKER WATER FOUNTAINS	(One For Every 100 Nos)	01	02

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.50 x 4.50
RS1	ROLLING SHUTTER-1	2.50 x 3.00
FD	FIXED DOOR	1.20 x 2.20
D	DOOR	1.00 x 2.20
D1	DOOR-1	0.75 x 2.20
SD	SLID DOOR	0.75 x 2.20
W1	WINDOW-1	3.00 x 1.40
W2	WINDOW-2	2.00 x 1.40
V	VENTILATOR	0.90 x 0.60

MACHINERY DETAILS

SL.NO	MACHINERY NAME	QUALITY	KW	HP
1.	MIXING PLANT	01	30.00	40.23
2.	BENDING MACHINE (SINGLE PHASE)	05	3.75	5.0
3.	CUTTING MACHINE (SINGLE PHASE)	10	7.50	10.0
4.	GRINDING MACHINE(SINGLE PHASE)	10	7.50	10.0
5.	BORE WELL PUMP-1	01	1.50	2.00
6.	BORE WELL PUMP-2	01	1.50	2.00

PROPOSED HORSE POWER - 138.61 HP

PROPOSED NOS OF WORKERS - 25 (MALE-20, FEMALE-05)

ALL DIMENSIONS ARE IN METER

SURVEY NOS DETAILS

SL.NO	SURVEY NO	PATTA EXTENT	DOCUMENT EXTENT
1.	1/1	1700.0	0.42
2.	1/2	1450.0	0.35
3.	1/3	2000.0	0.49
4.	3/1A	3100.0	0.77
5.	3/1B	2550.0	0.63
6.	3/1C	2600.0	0.64
7.	4/2A2	1450.0	0.36
8.	40B/1	2800.0	0.69
9.	40B/2A	1900.0	0.47
10.	40B/2B	2050.0	0.51

APPLICANT SIGNATURE :-

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REGISTERED ENGINEER :-

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

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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.