

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu 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.

Category of The Industry - ORANGE

MANUFACTURE OF MIRROR FROM
SHEET GLASS AND PHOTO FRAMINGPRODUCTION BUILDING & SECURITY
PLAN, SECTION & ELEVATION

SCALE:- 1:100

ALL DIMENSIONS ARE IN METER

PLAN SHOWING THE PROPOSED
INDUSTRIAL BUILDING FOR
M/s. STELLAR OPTICS Pvt. Ltd.,
IN S.Nos: 333/1A1, 1B1 & 335/14A1 Part,
OF PAIYANUR VILLAGE /
PANCHAYAT, THIRUPORUR TALUK,
CHENGALPATTU DISTRICT.

LEGEND

PRO. BUILDING

AREA STATEMENT

Sq.M

PRO. FACTORY BUILD. GROUND FLOOR	540.81
EXISTING BUILDING -1	160.00
EXISTING BUILDING -2	192.00
PRO. SECURITY ROOM.	25.00

SCHEDULE OF JOINERY

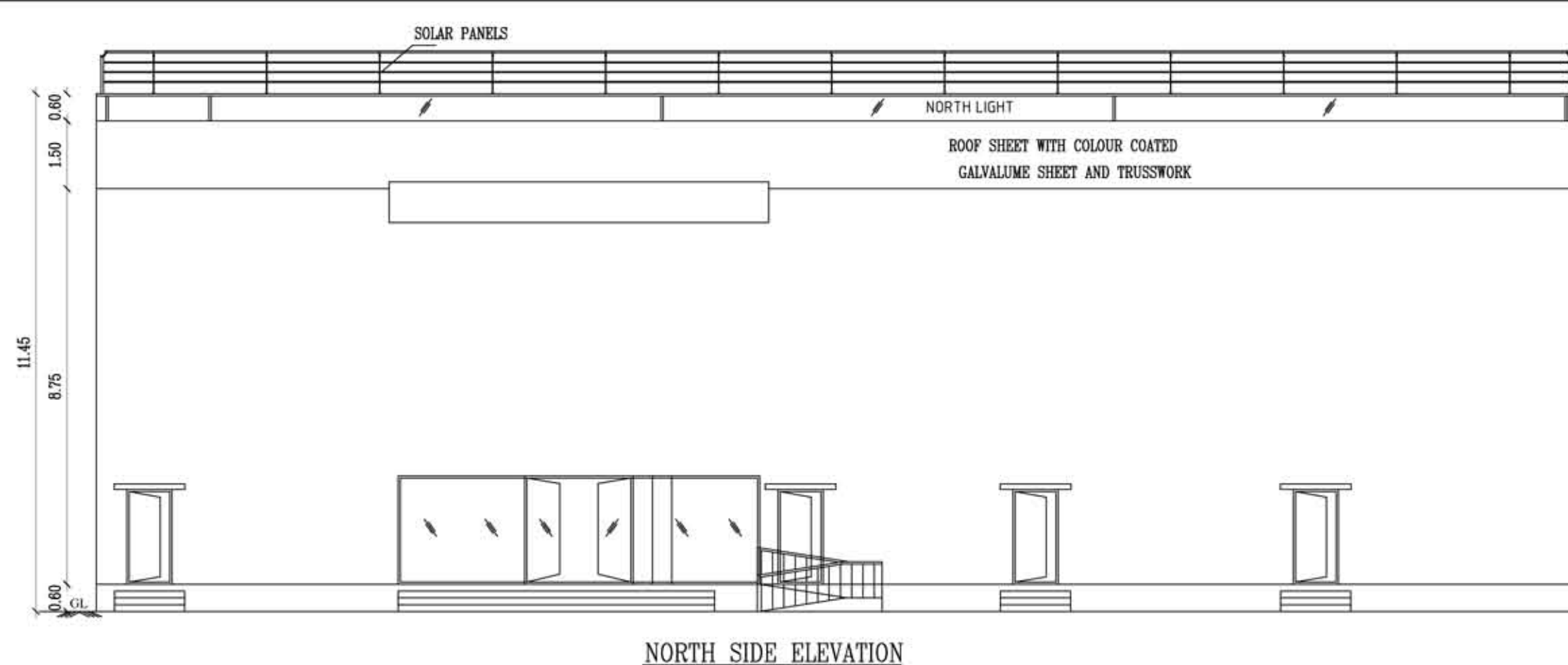
TYPE	SIZE	DESCRIPTION
D1	1.8x2.4	GLASS DOOR
D2	2.0x2.4	PANELLED DOOR
D3	1.0x2.1	PANELLED DOOR
W1	7.00x1.4	ALUM. GLAZED WINDOW
W2	4.00x1.4	ALUM. GLAZED WINDOW
G1	~64.0x4.2	ALUM. GLAZED WINDOW
ED1	2.0x2.4	FIRE DOOR
RS1	3.0x3.0	ROLLING SHUTTERS
RS2	4.0x3.0	ROLLING SHUTTERS
V1	1.0X0.6	VENTILATORS

SPECIFICATION :-

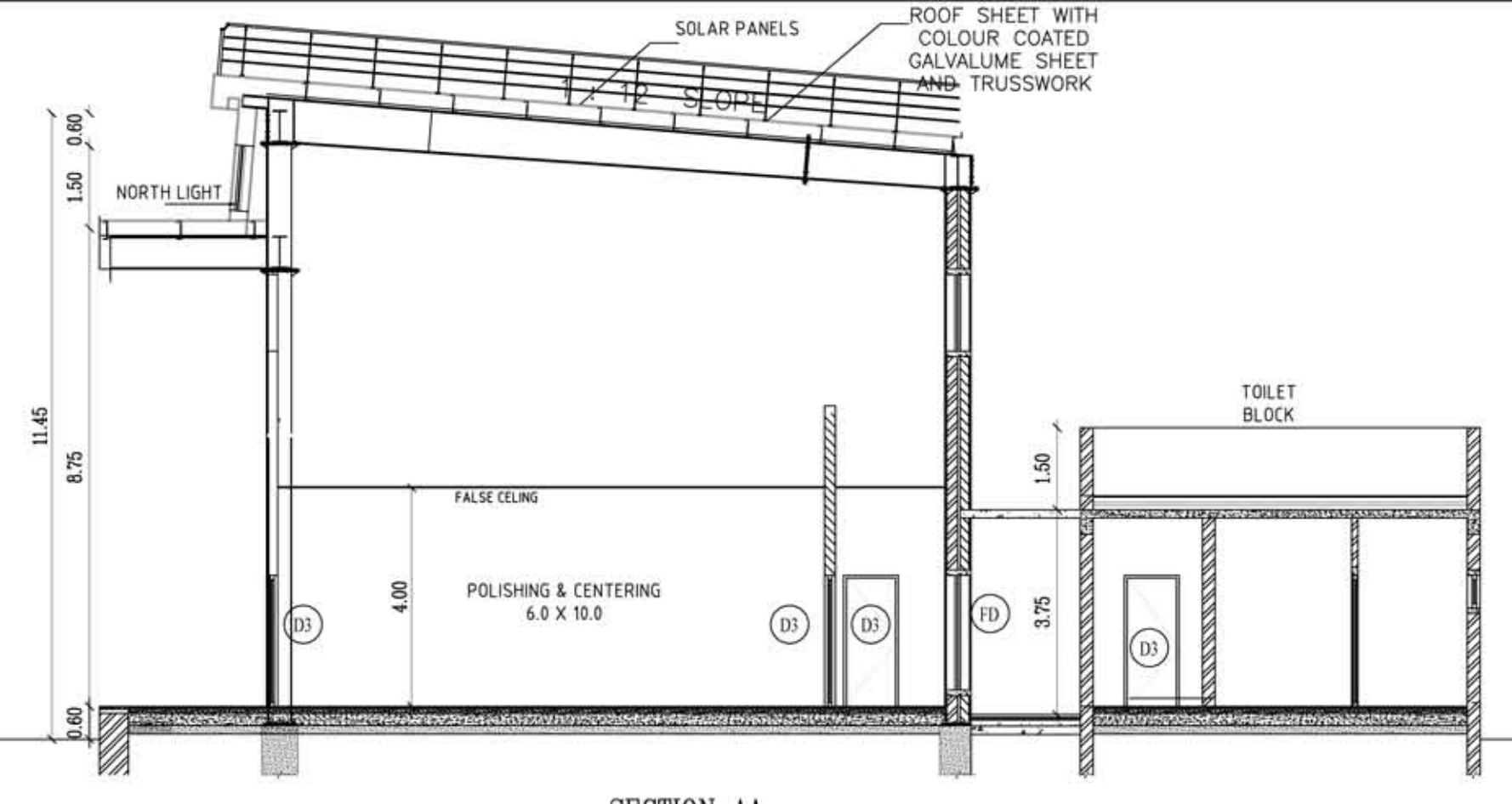
1. M.SAND FILLING IN FOUNDATION AND BASEMENT
2. P.C.C 1:4:8 IN FOUNDATION AND BASEMENT AS LEVELING COURSE
3. R.C.C 1:2:4 COLUMN FOOTING WITH M20 CONCRETE
4. BRICK WORK IN 230 MM OUTER WALL AND 115 MM PARTITION CM 1:5 FOR BASEMENT, SUPER-STRUCTURE AND PARAPET WALL.
5. R.C.C LINTELS BEAMS AND SLABS IN 1:2:4
6. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE MORTAR WITH 2 COURSES OF PRESSED TILES LAID TO SLOPE
7. PLASTERING IN CM 1:4
8. DOORS IN TEAK WOOD & COUNTRY WOOD
9. WINDOWS WITH UPVC DOUBLE GLAZING.

MACHINERY DETAILS

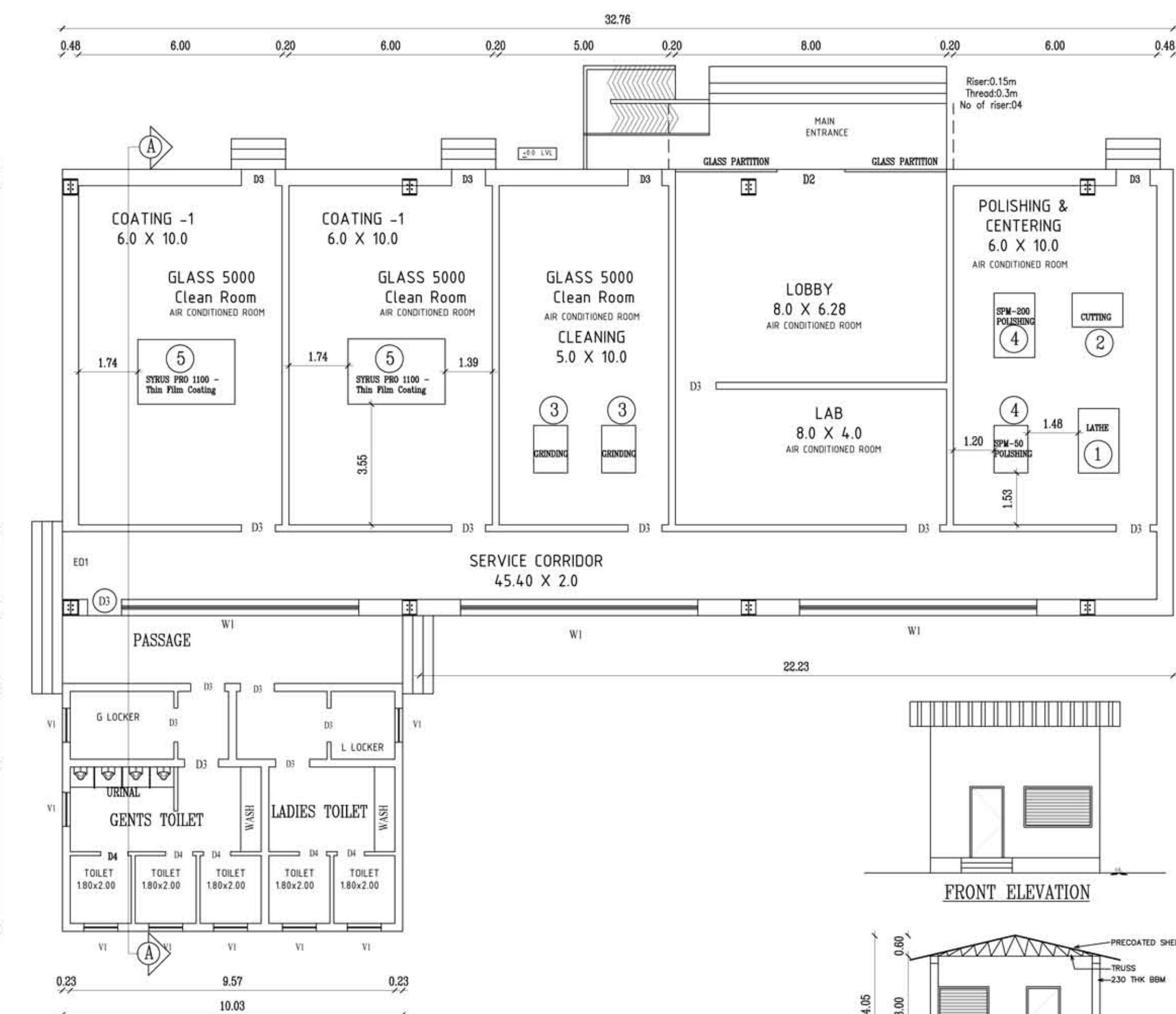
S.No.	MACHINERY NAME	Nos.	HP
1	LATHE M/C	1 X 10	10
2	CUTTING M/C	1 X 5	5
3	GRINDING M/C	2 X 5	10
4	POLISHING M/C	2 X 5	10
5	COATING M/C	2 X 5	10
6	LIGHTING & MAINTNANCE		3
TOTAL HP			48 HP



NORTH SIDE ELEVATION

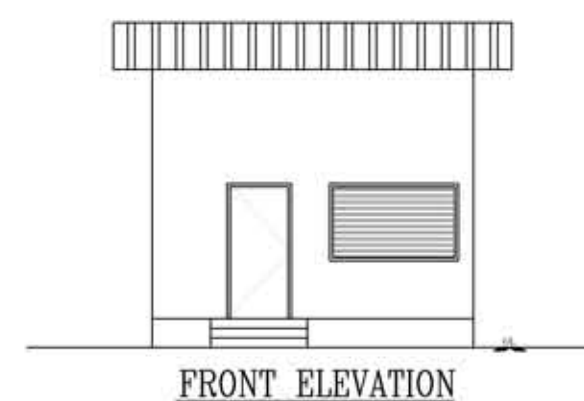


SECTION AA

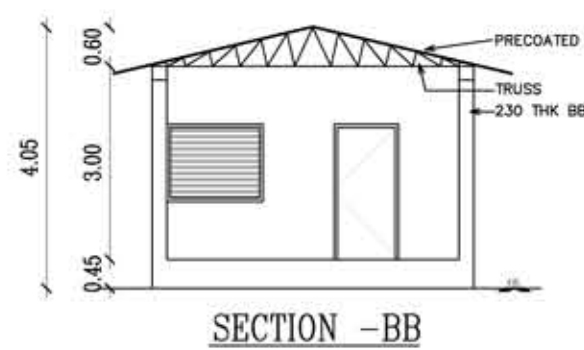


PROPOSED - PRODUCTION BLOCK - GROUND FLOOR PLAN

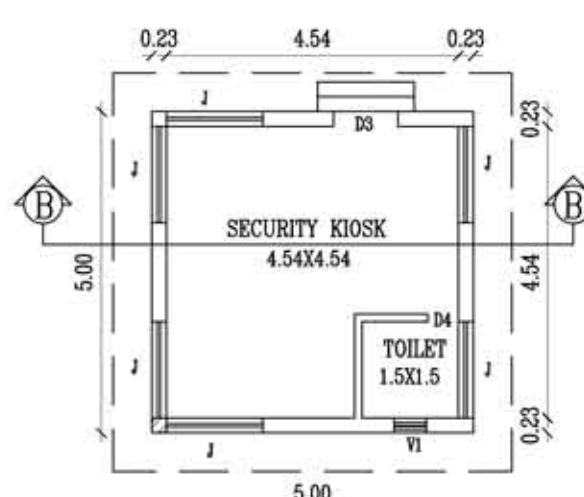
(FULLY MECHANICAL VENTILATION PROVIDED)



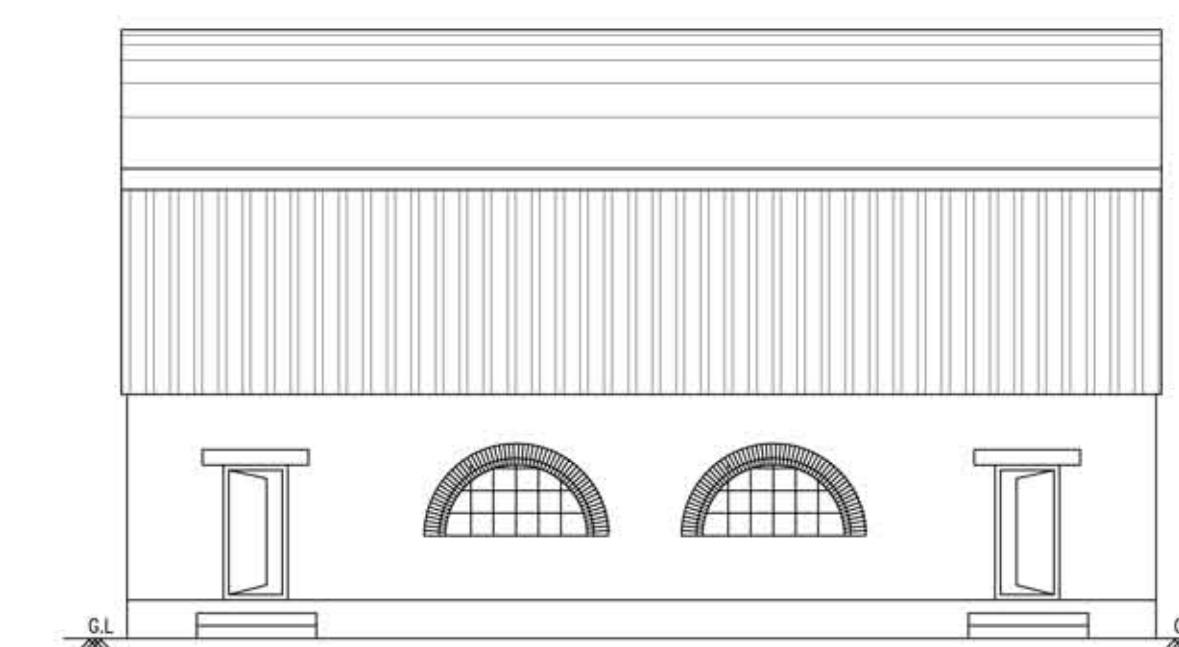
FRONT ELEVATION



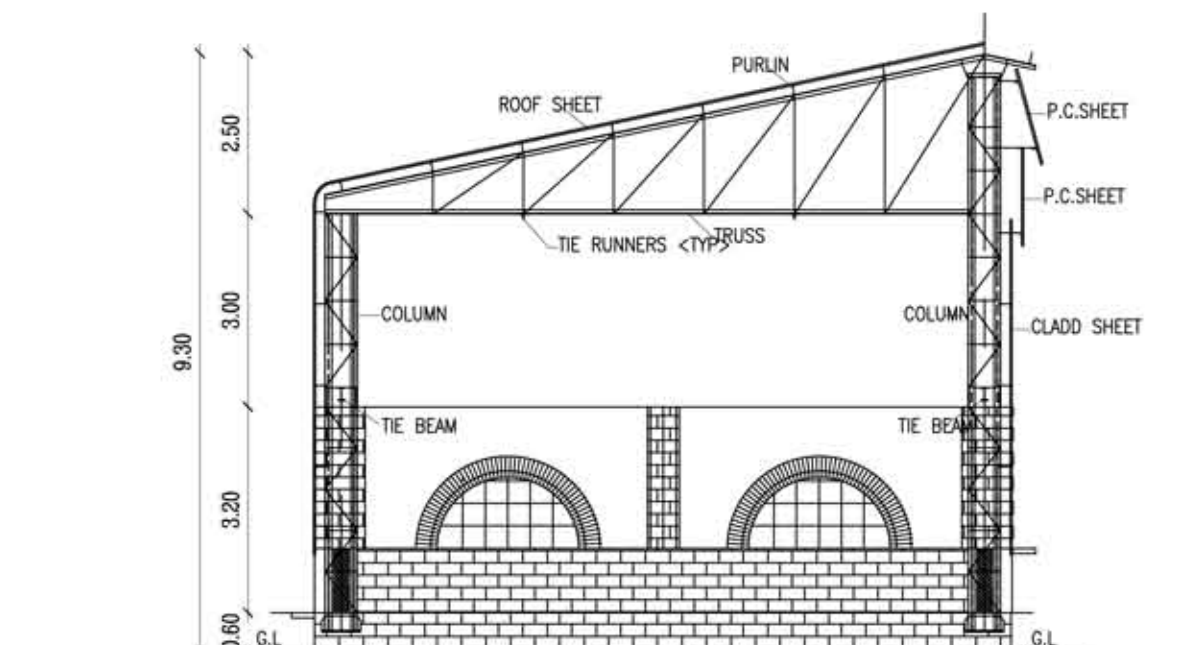
SECTION -BB



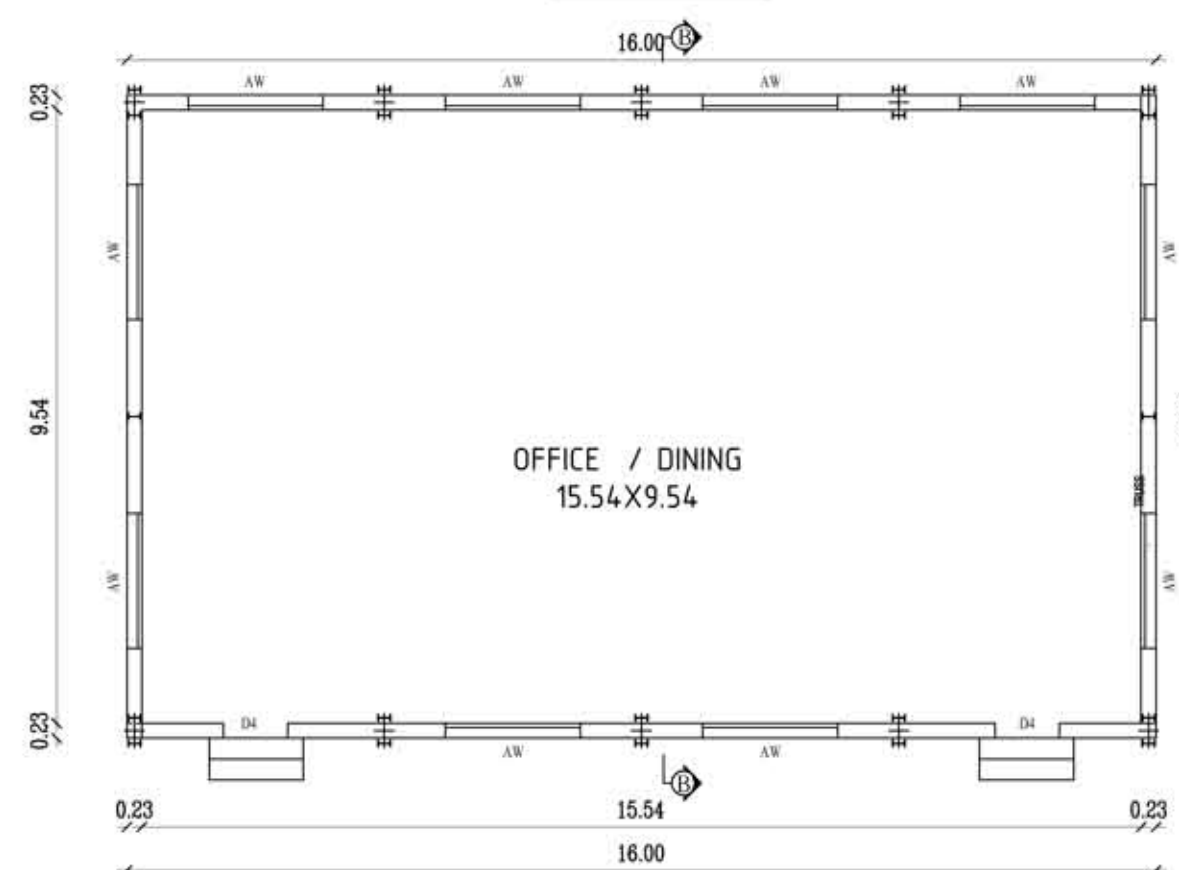
GROUND FLOOR PLAN SECURITY ROOM



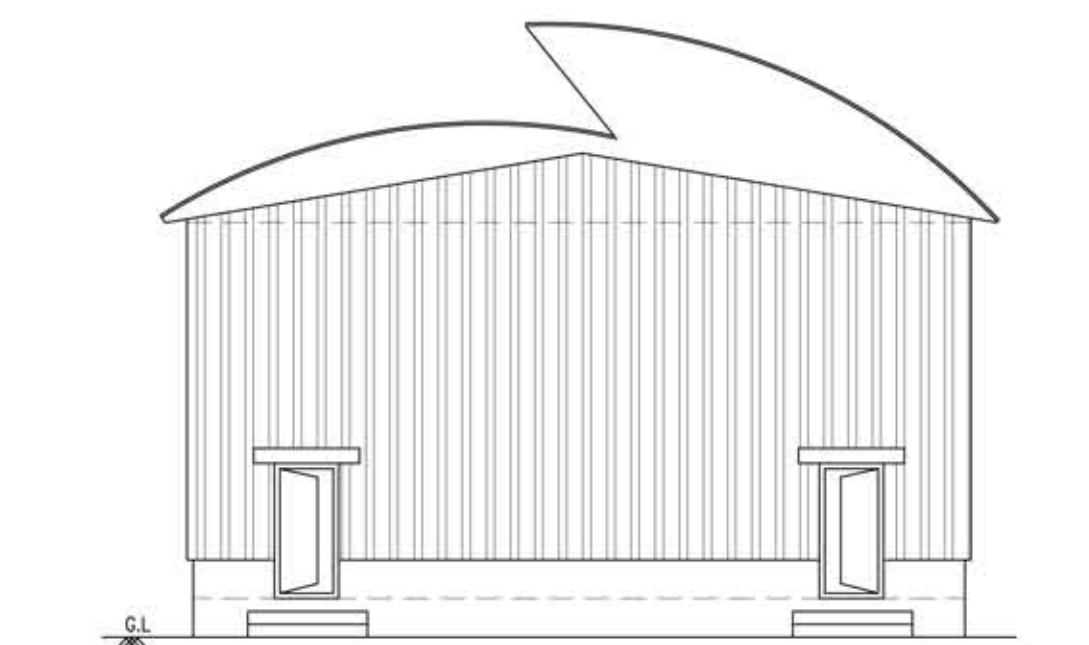
FRONT ELEVATION (NORTH SIDE)



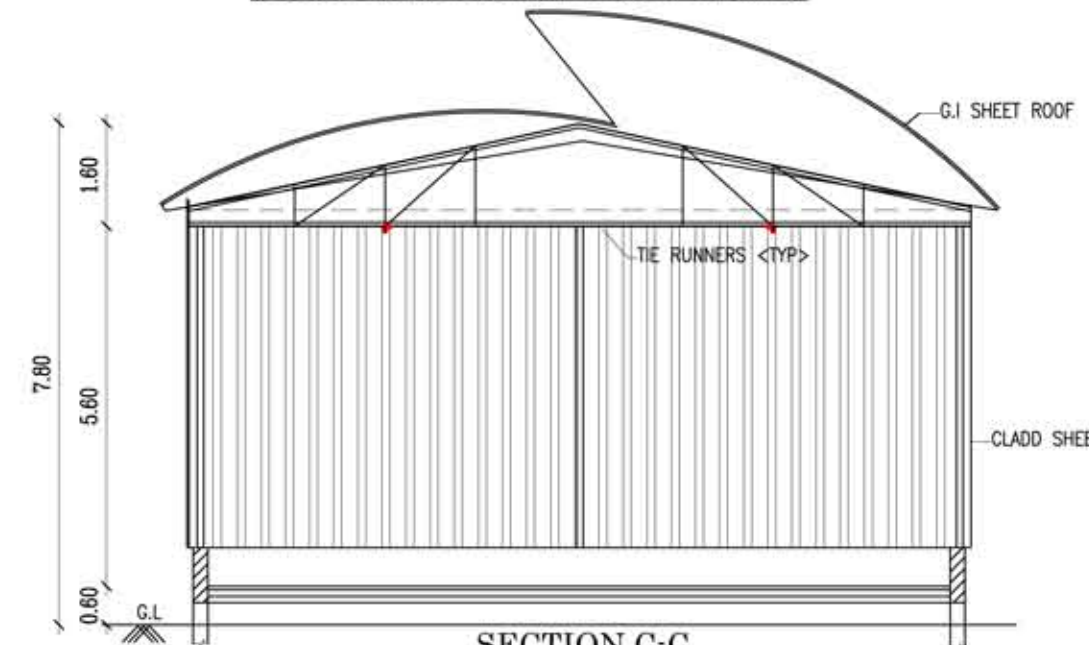
SECTION B-B



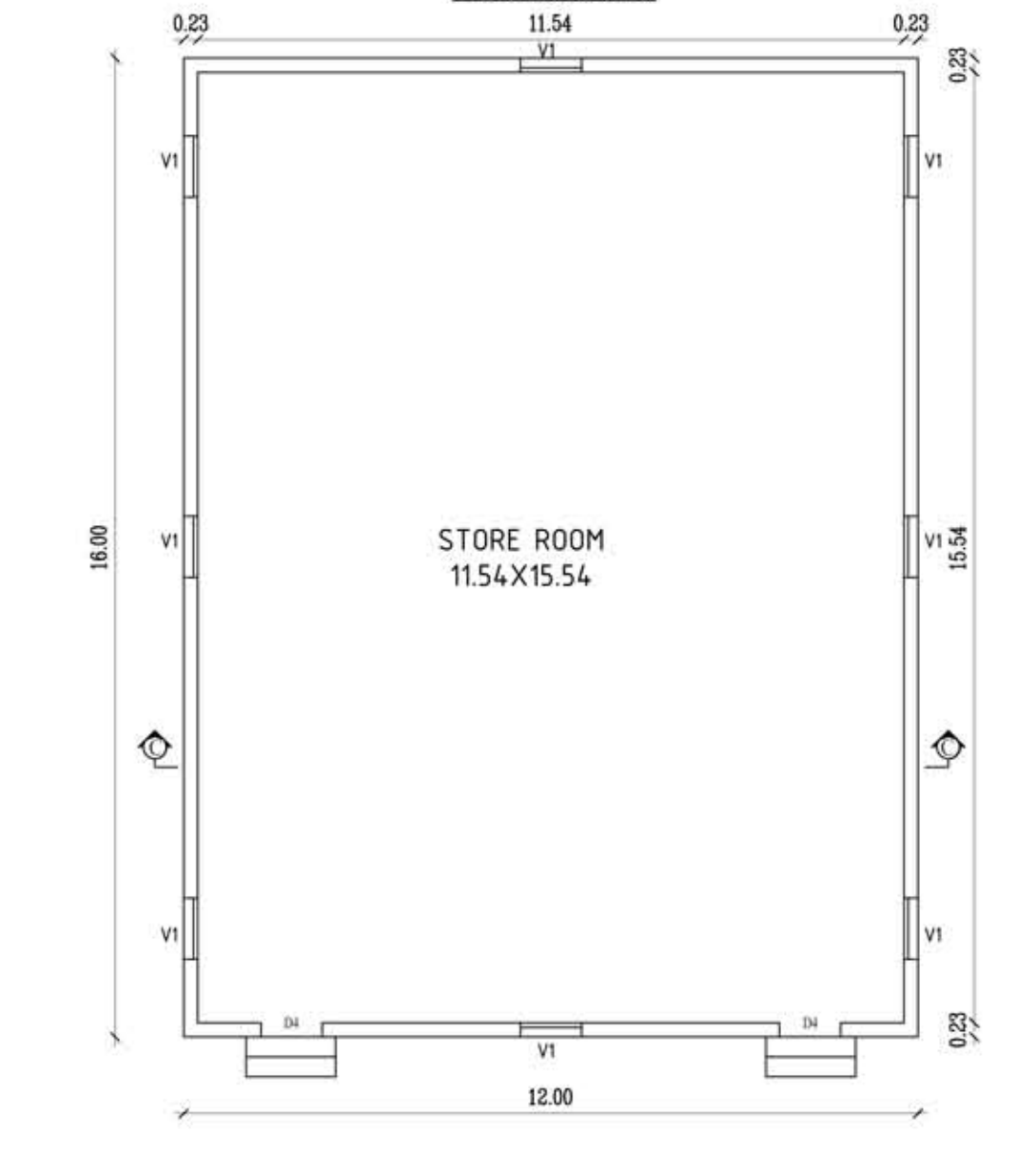
EXISTING BUILDING - 1 GROUND FLOOR PLAN



FRONT ELEVATION (NORTH SIDE)



SECTION C-C



EXISTING BUILDING - 2 GROUND FLOOR PLAN

SHEET No. 2 OF 2

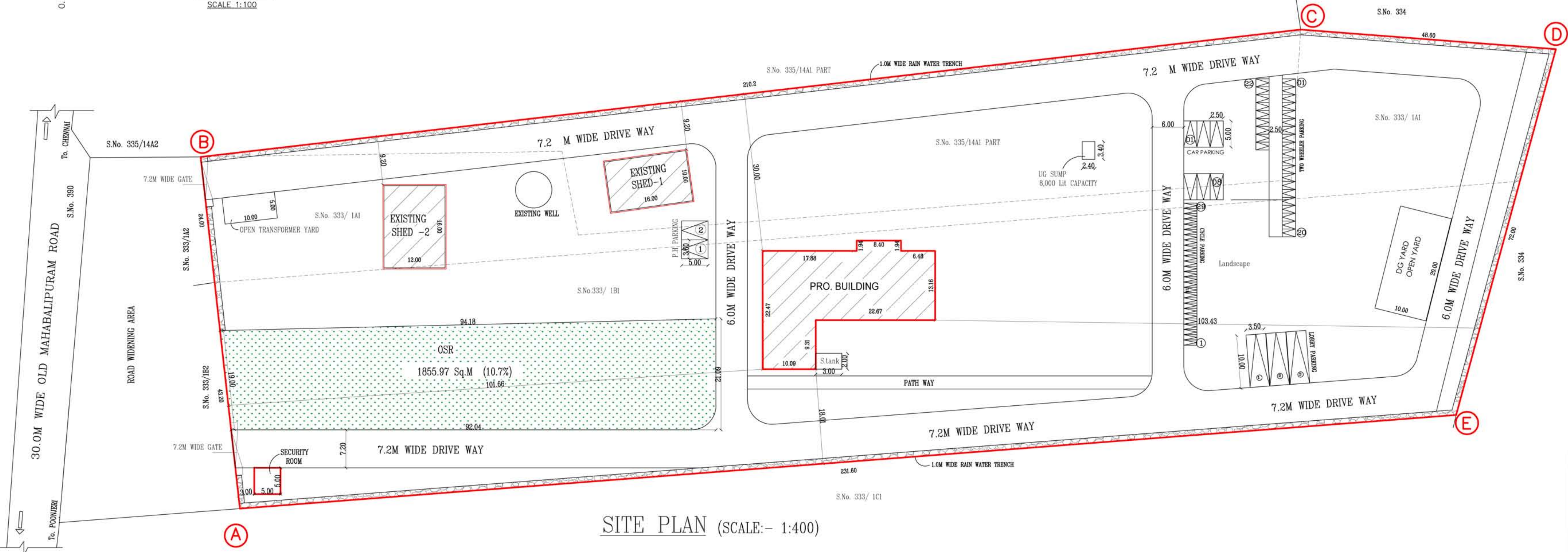
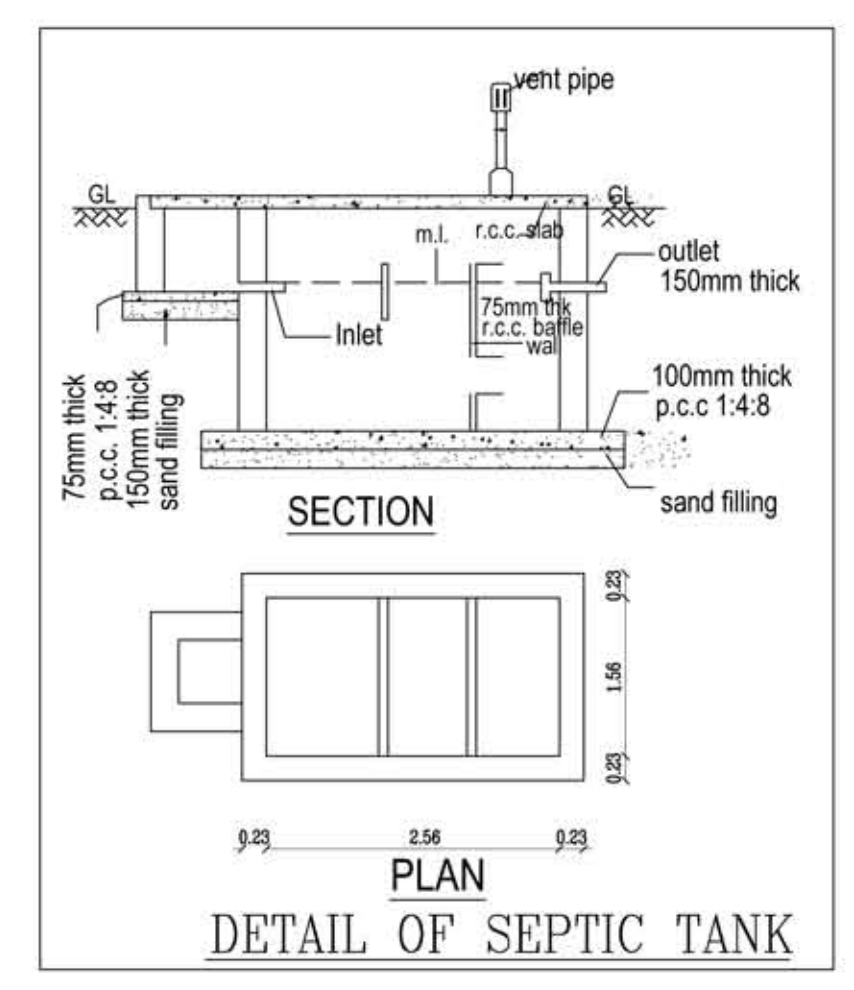
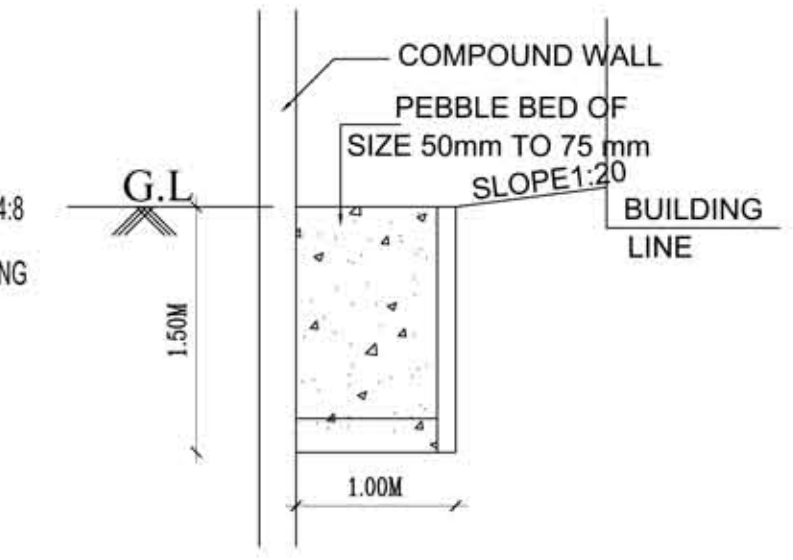
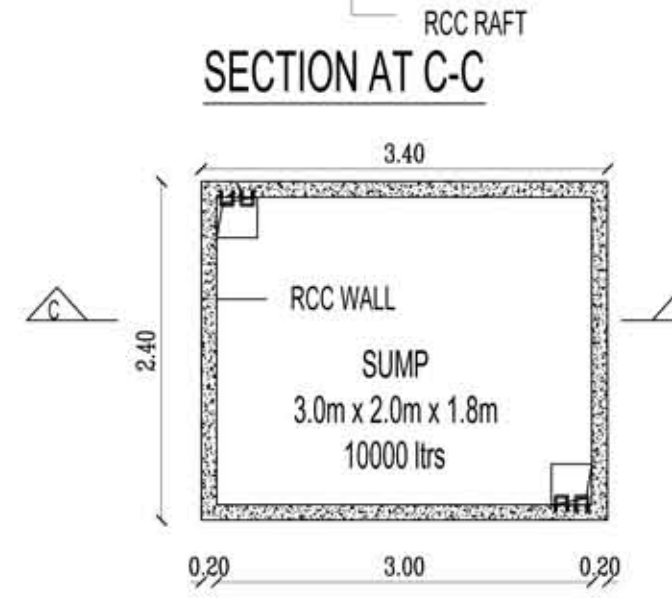
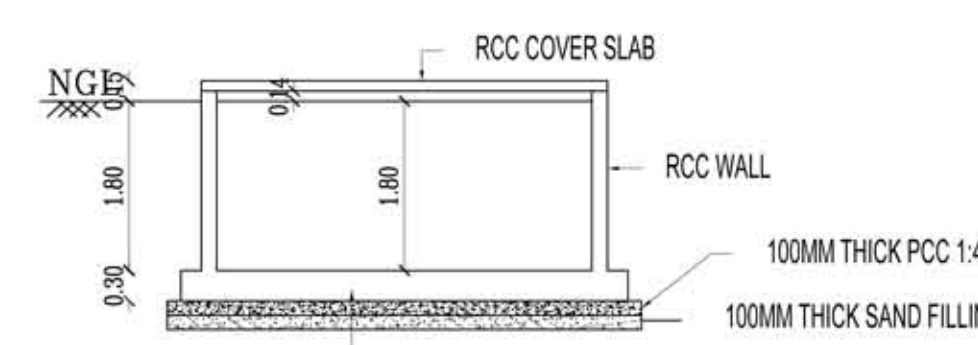
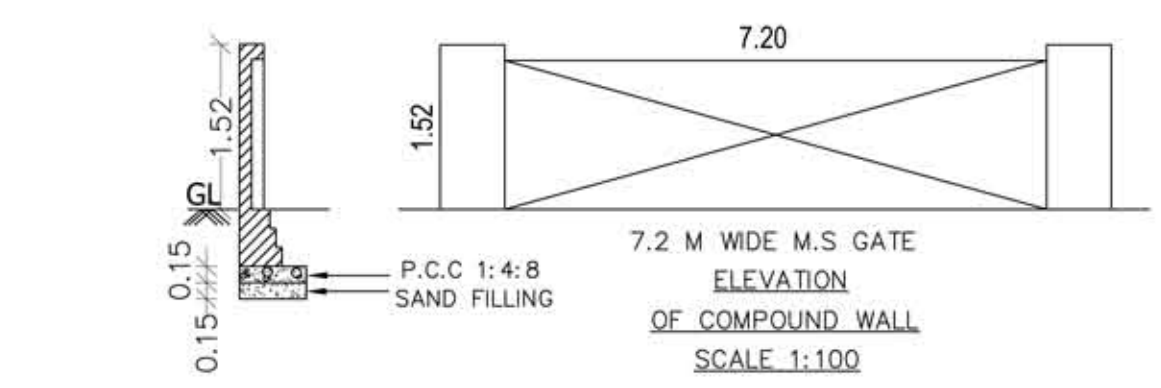
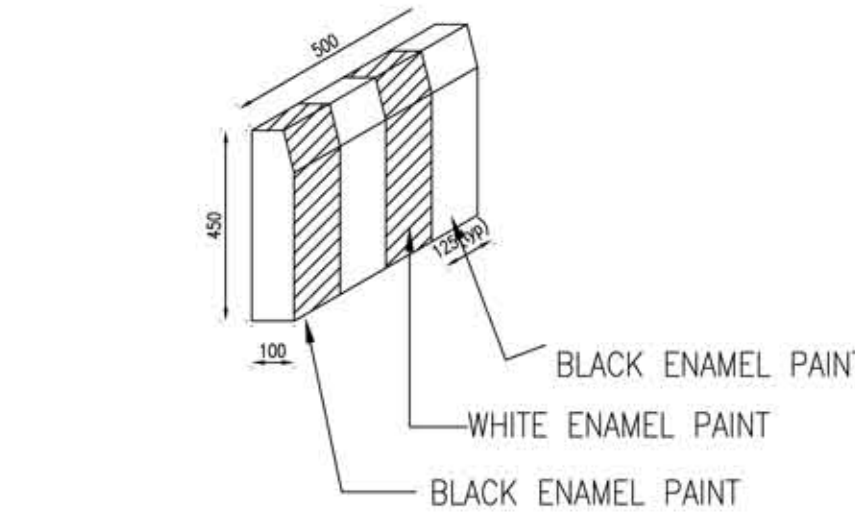
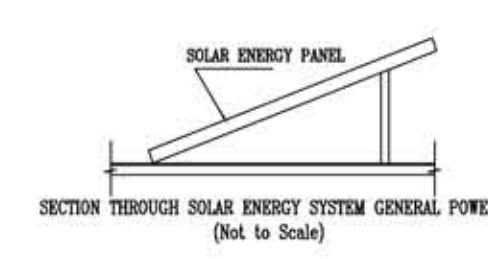
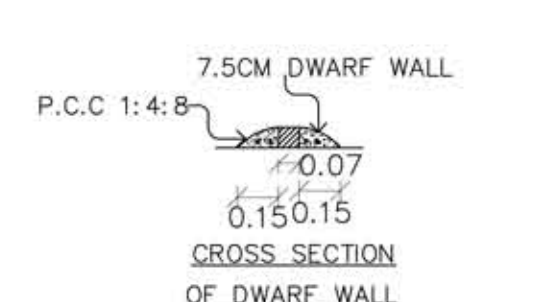
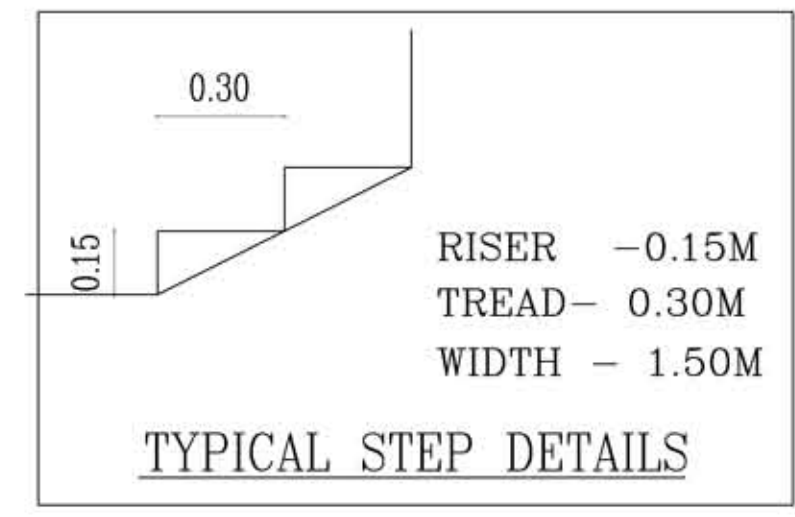
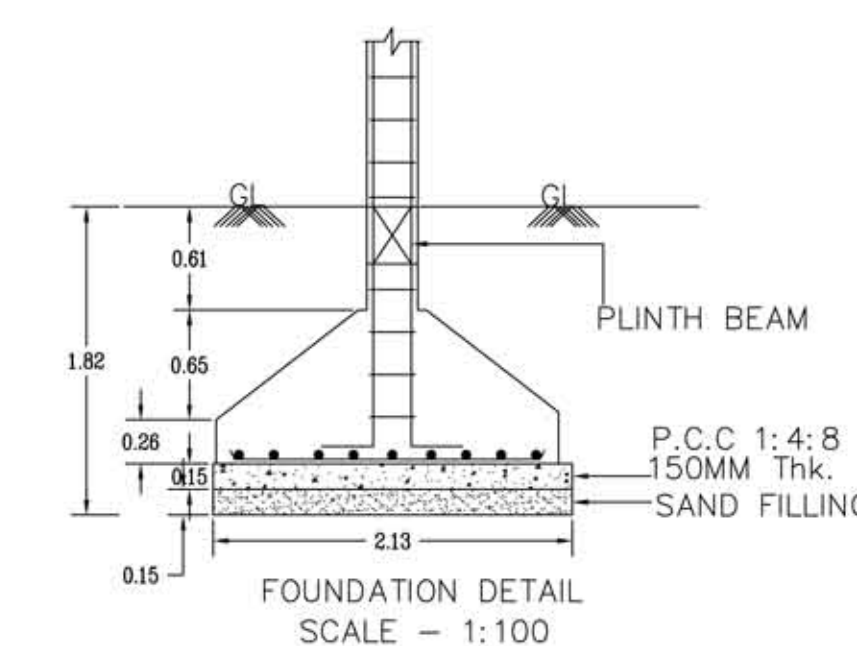
BUILDING PLANNING PERMISSION
ROC No. SWP/BPA/009125/2023
SITE BOUNDARY SHOWN AS A to E
BUILDING PLANNING PERMISSION No.
SWP/B.P.M.L.P.A (CD-5) No. 13/2023

For STELLAR OPTICS PRIVATE LIMITED
Authorized Signatory
Owner / Applicant

T.ISAC., M.E. (Structural Engg.)
Registered Structural Engineer Grade-II
SE/G-II/DEC/2020/005

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/ARCHITECT



SITE PLAN (SCALE:- 1:400)

SHEET No. 1 OF 2

BUILDING PLANNING PERMISSION
ROC No. SWP/BPA/009125/2023
SITE BOUNDARY SHOWN AS A to E
BUILDING PLANNING PERMISSION No.
SWP/B.P/M.L.P.A (CD-5) No. 13/2023

SHEET No. 1 OF 2

Catagory of The Industry - ORANGE

MANUFACTURE OF MIRROR FROM SHEET GLASS AND PHOTO FRAMING

SITE PLAN

ALL DIMENSIONS ARE IN METER

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/s. STELLAR OPTICS Pvt. Ltd., IN S.Nos: 333/1A1, 1B1 & 335/14A1 Part, OF PAIYANUR VILLAGE / PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

AREA STATEMENT

DESCRIPTION	Sq.M
PLOT AREA AS PER DOC.	17310.00
PLOT AREA AS PER PATTA	17310.00
PLOT AREA AS PER S.I AREA	17496.82

FLOOR NAME	NET F.S.I AREA	NON F.S.I AREA	TOTAL BUILDUP AREA
EXISTING BUILDING -1	160.00		160.00
EXISTING BUILDING -2	192.00		192.00
FACTORY BUILD, GROUND FLOOR	540.81		540.81
SECURITY ROOM.		25.00	25.00
TOTAL	892.81	25.00	917.81

PLOT COVERAGE $\frac{917.81}{17310.00} \times 100 = 5.3\%$

F.S.I $\frac{917.81}{17310.00} = 0.05$

O.S.R PROVIDED 1855.97 Sq.M (10.7%)

PARKING DETAILS	REQUIRED	PROVIDED
1 LORRY PARKING	2	3
2 CAR PARKING	1	6+2 (P.H)
3 TWO WHEELER PARKING	19	29
4 CYCLE PARKING	19	29

No. OF WORKER DETAILS

MALE - 20 + FEMALE-5 = TOTAL =25

COLOUR INDEX

PROPOSED BUILDING	
EXISTING ROAD	
SITE BOUNDARY	
DRIVE WAY	
O.S.R	

N

MACHINERY DETAILS

SL. No.	MACHINERY NAME	Nos	HP
1	LATHE M/C	1 X 10	10
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For STELLAR OPTICS PRIVATE LIMITED

ST. *Hayag* Authorized Signatory

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Registered Structural Engineer Grade-II
SE/G-II/DEC/2020/005

STRUCTURAL ENGINEER

P. Balu
Er. P. BALU, B.E.,
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No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77086 29625
REGISTERED ENGINEER / ARCHITECT

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.

