Verified RealEstate™

REFERENCE
04/2024-2025

ISSUED
21 August 2024

PP APPROVAL RECORD

Planning Permission

Chengalpattu 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.

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

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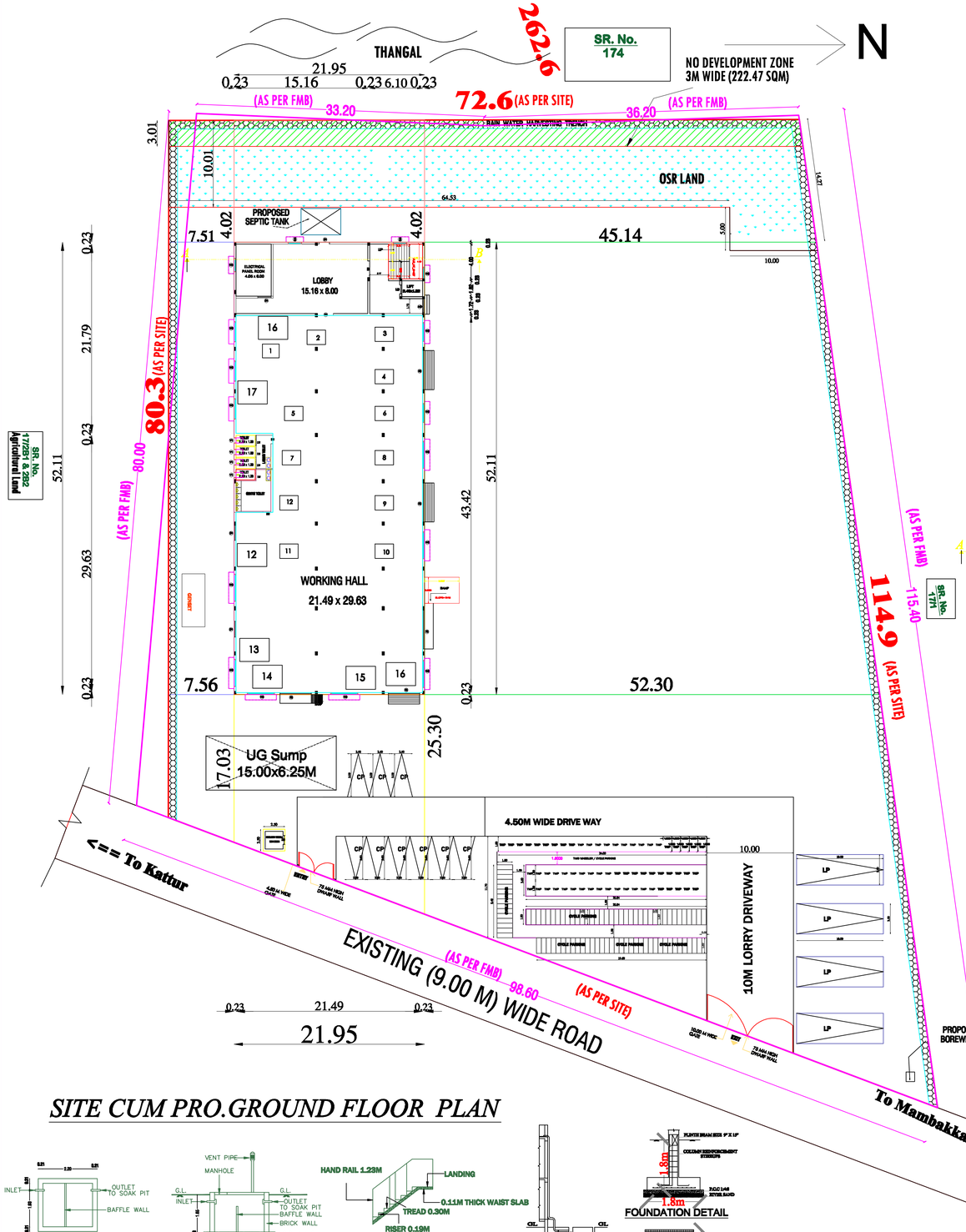
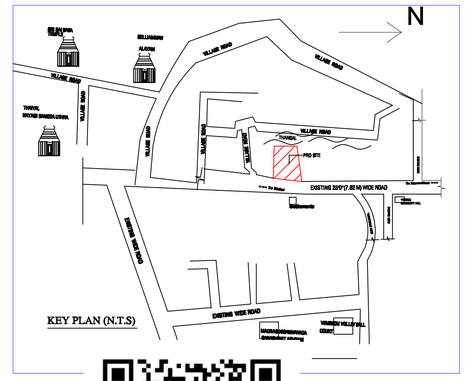
DIGITALLY VERIFIED RECORD

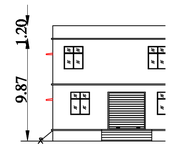
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING GREEN INDUSTRIES "ELECTRONIC & ELECTRICAL GOODS " (ANNEXURE-VI,SL.NO:50),

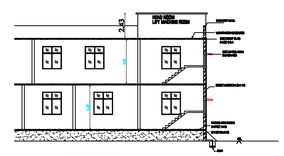
IN SURVEY NO:17/2(AS PER PATTA S.NO:17/2A & 17/2B3)PATTA NOS:798 & 821 OF KATTUR VILLAGE ,VENBEDU VILLAGE PANCHAYAT ,THIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK,CHENGALPATTU DISTRICT.

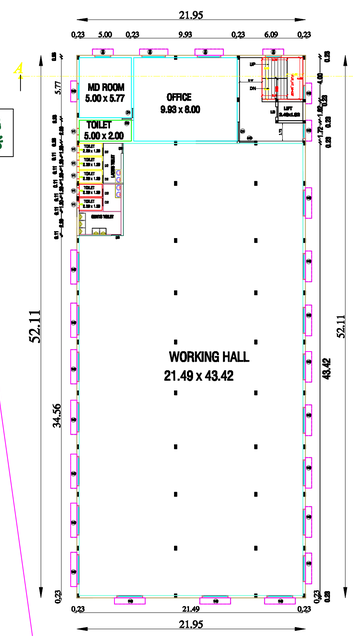


SITE CUM PRO.GROUND FLOOR PLAN

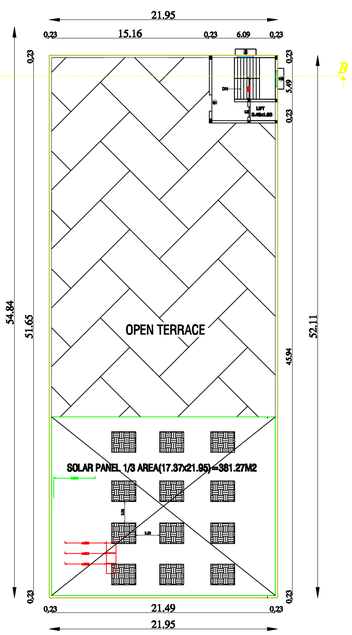




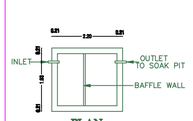




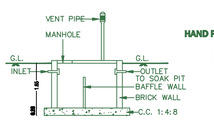
PRO.FIRST FLOOR PLAN



TERRACE FLOOR PLAN

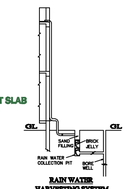


PLAN
SEPTIC TANK



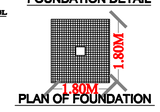
SECTION OF SEP.TANK

STAIRCASE DETAILS

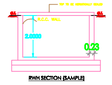


RAIN WATER HARVESTING SYSTEM

FOUNDATION DETAIL



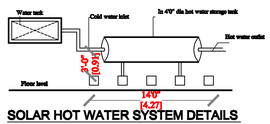
PLAN OF FOUNDATION



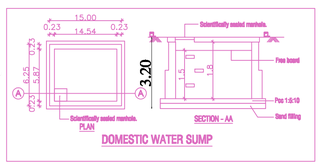
RWH SECTION (SAMPLE)

RWH_CAPACITY_L=6000LTRS

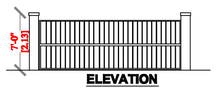
GUARD ROOM



SOLAR HOT WATER SYSTEM DETAILS

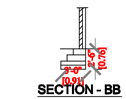


DOMESTIC WATER SUMP

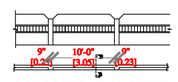


ELEVATION

DWARF WALL DETAIL
NOT TO SCALE



SECTION - BB



COMPOUND WALL DETAIL

AREA STATEMENT

	SQ.M
PLOT AREA (AS AT PATTA)	7740.00
PLOT AREA (AS AT DOC)	7729.49
PLOT AREA (AS AT SITE)	7690.20

	FSI AREA SQ.M	NON-FSI SQ.M
PRO. G.F (WORKSHOP) AREA	918.72	—
PRO. G.F (OFFICE) AREA	224.96	—
PRO. F.F (WORKSHOP) AREA	918.72	—
PRO. F.F (OFFICE) AREA	224.96	—
HEAD ROOM AREA	38.96	—
TOTAL FLOOR AREA	2326.32	
SECURITY ROOM AREA	—	6.76

F.S.I= TOTAL FLOOR AREA 2326.32 / PLOT AREA 7690.00 = 0.30

PLOT COVERAGE	15.00%

OSR AREA = 786.0Sq.m

OSR % = 786.0/7690.20=10.20%

PARKING DETAILS

	CARS	LORRY	TWO WHEELER	CYCLE
REQUIRED	0	4	36	36
PROVIDED	9	4	64	87

NUMBER OF WORKERS

MALE	35
FEMALE	15
TOTAL	

SANITATION DETAILS:	REQUIRED	PROVIDED
FEMALE WC	1	6
MALE WC	1	4
URINALS	0	10
HAND WASH	0	4
ABLUTION TAPS	10	27

MACHINERY DETAILS

Sl.No:	DESCRIPTION	Qty	H.P
1	Automatic Magazine Loader	2	1.80
2	Solder Paste Printer	2	8.77
3	Shuttle Conveyor	1	0.00
4	Link Conveyor	1	0.80
5	3D Solder Paste Inspection	1	2.34
6	Reject Conv	2	1.60
7	Pick & Place Machine	4	14.36
8	Inspection Conv	1	0.80
9	Reflow Oven(N2 Oven)	1	14.83
10	Cooling Conveyor	1	0.80
11	3D Auto Optical Inspection	1	2.40
12	Dual Lane Unloader	1	0.80
	Accessories & Utilities		
13	Pane CIM Material Verification	4	0.00
14	Quick Change Over Set-Up	1	0.00
15	Air Conditioners	4	26.60
17	Exhaust	3	4.00
	Total		80.00 H.P

JOINERY DETAILS:

	DESCRIPTION	IN METER
MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	TOILET DOOR	0.76X2.13
RS	ROLLING SHUTTER	4.50X2.40
W1	WINDOW	1.60X1.37
V	VENTILATOR	0.91X0.61

LEGEND

PROPOSED ROAD
DEMOLISH BOUNDRY

OWNER:

MAITHILI LAKSHMANAN
Registered Engineer
Regn.No.CGLDIST/RE/Gr-I-2023/10/010
No.2/29,2nd Main Road,New Colony,
Chromepet,Chennai - 600044,Ph:9840765783.

REGISTERED ENGINEER

ONLINE APPLICATION NO:SWP/BPA/0061497/2023

BUILDING TECHNICAL APPROVAL

SWP/INDUSTRIAL BUILDING/
A.D./D.T.C.P(CD3)NO.05/2024

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

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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.