PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

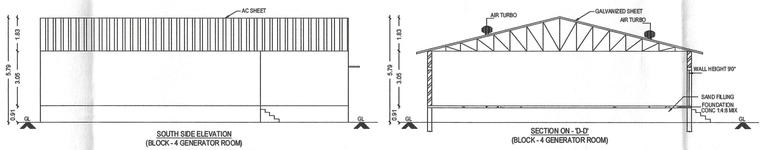
ISSUING AUTHORITY
Rural Panchayat

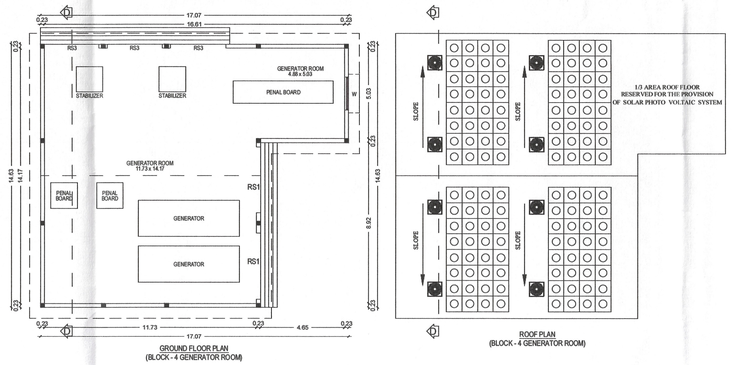
The approval as the planning authority issued it, reproduced in full behind this page.

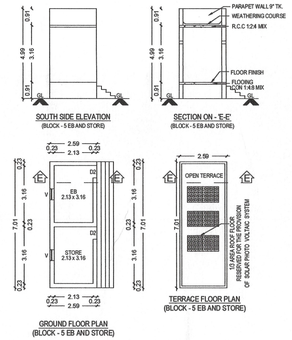
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

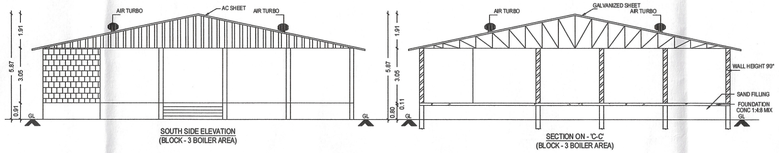
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

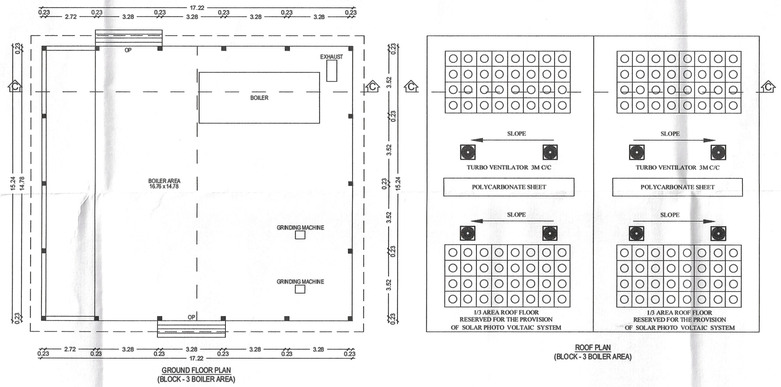
hello@verified.realestate
+91 9996 12 9996
verified.realestate

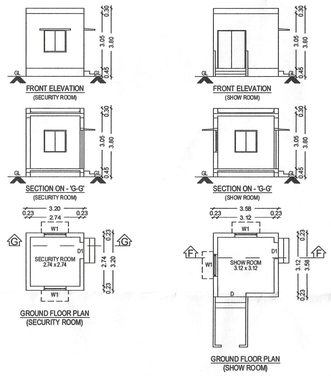












NOTE
MECHANICAL VENTILATION PROVIDED.

SHEET NO.04/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING IN S.NOS.252/2, 252/3, 252/4, 252/5A, 252/5B, 252/6, 252/7, 252/8A, 252/9A1 & 253/2A OF PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.
AS PER TNCD & BR - 2019
CATEGORY OF INDUSTRY - GREEN - SL.NO.(45), GARMENT STITCHING, TAILORING (Readymade Textile Garments)
Online Application No. SWP/PPA/160042/2024/TCP

JOINERY DETAILS

SL.NO.	TYPE		SIZE
01.	ROLLING SHUTTER	RS	4.11 x 4.50
02.	ROLLING SHUTTER	RS1	3.66 x 3.05
03.	ROLLING SHUTTER	RS2	3.12 x 3.05
04.	ROLLING SHUTTER	RS3	3.05 x 3.05
05.	ROLLING SHUTTER	RS4	2.74 x 3.05
06.	ROLLING SHUTTER	RS5	2.44 x 3.05
07.	ROLLING SHUTTER	RS6	1.83 x 3.05
08.	ROLLING SHUTTER	RS7	1.37 x 3.05
09.	ROLLING SHUTTER	RS8	1.33 x 2.13
10.	OPEN	OP	3.28 x 3.05
11.	ARCH OPEN	AO	2.44 x 2.13
12.	ARCH OPEN	AO1	0.91 x 2.13
13.	DOUBLE DOOR	DD	1.98 x 2.13
14.	DOOR	D	1.00 x 2.13
15.	DOOR	D1	0.91 x 2.13
16.	DOOR	D2	0.69 x 2.13
17.	DOOR	D3	0.90 x 2.13
18.	WINDOW	W	1.83 x 1.22
19.	WINDOW	W1	1.22 x 0.91
20.	VENTILATOR	V	0.61 x 0.91

AREA STATEMENTS

TOTAL PLOT EXTENT AS PER PATTA	-	23890.00 SQ.M
O.S.R (10%) PROVIDED	-	2390.01 SQ.M

SL. NO.	BLOCK NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL BUILT-UP AREA IN SQ.M
01.	BLOCK - 1 MAIN BUILDING TAILORING UNIT GROUND FLOOR	3310.93	-	3310.93
02.	BLOCK - 2 INDUSTRIAL BUILDING GROUND FLOOR FIRST FLOOR SECOND FLOOR	1303.98 1303.98 1055.38	- - -	1303.98 1303.98 1055.38
03.	BLOCK - 3 BOILER AREA GROUND FLOOR	262.45	-	262.45
04.	BLOCK - 4 GENERATOR ROOM GROUND FLOOR	205.13	-	205.13
05.	BLOCK - 5 EB & STORE GROUND FLOOR	18.16	-	18.16
06.	RO WATER PLANT	23.00	-	23.00
07.	MOTOR ROOM	0.83	-	0.83
08.	SHOW ROOM	12.82	-	12.82
09.	SECURITY ROOM	10.24	-	10.24
10.	TEMPLE	3.35	-	3.35
	TOTAL AREA	7510.25	-	7510.25

F.S.I	-	7510.25 / 23890.00	-	0.31
PLOT COVERAGE	-	5150.89 / 23890.00	-	21.56 %

COLOUR INDEX

PROPOSED

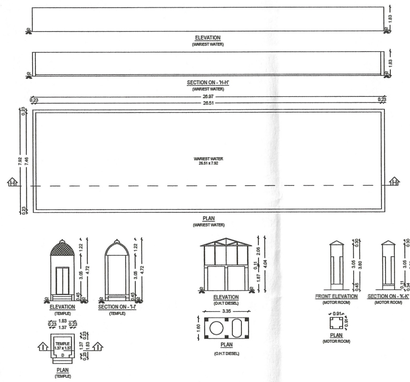
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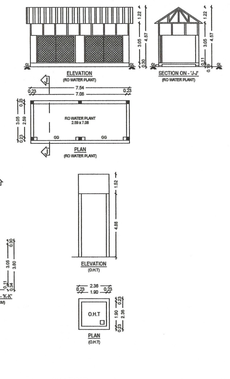
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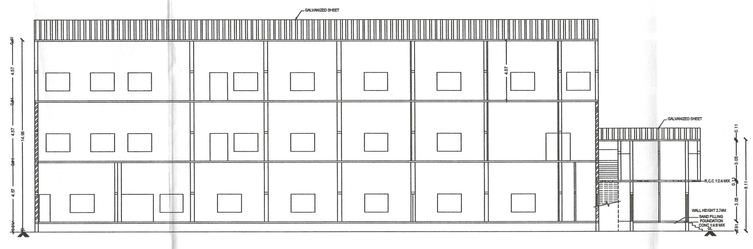
For R.S. APPABELS
Authorised Signatory
OWNER / DEVELOPER

Er.A.SENTHIL KUMAR
M.Tech. (Struc), MIE, CE,
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Registered Structural Engineer Grade 1
District Town & Country Planning
Reg.No.TVLR/RSE/Gr-1/2021/11/006
STRUCTURAL ENGINEER

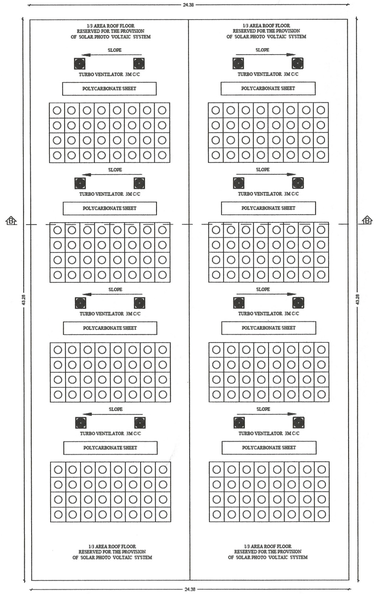
R. GANESAN, B.Tech.
REGISTERED ENGINEER (DTCP)
CGLDIST/RE/Gr-I/2024/09/009
ROYAL PLANNERS
No. 29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600045. Ph: 044 - 2226 4216
ARCHITECT / LICENSED SURVEYOR

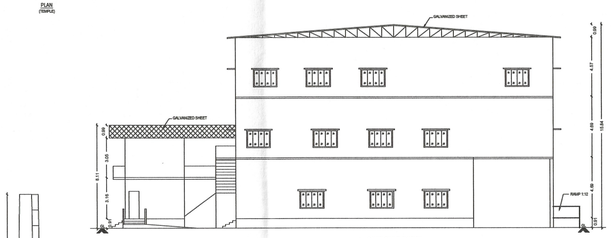


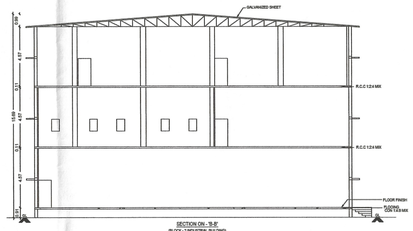




NOTE
MECHANICAL VENTILATION PROVIDED.







PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING IN S.NOS.252/2, 252/3, 252/4, 252/5A, 252/5B, 252/6, 252/7, 252/8A, 252/9A1 & 253/2A OF PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.
AS PER TNCD & BR - 2019
CATEGORY OF INDUSTRY - GREEN - SL NO.(45), GARMENT STITCHING, TAILORING (Readymade Textile Garments)
Application No. SWP/PPA/160042/2024/TCP

JOINERY DETAILS

SL.NO.	TYPE		SIZE
01.	ROLLING SHUTTER	RS	4.11 x 4.50
02.	ROLLING SHUTTER	RS1	3.66 x 3.05
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14.	DOOR	D	1.00 x 2.13
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16.	DOOR	D2	0.69 x 2.13
17.	DOOR	D3	0.90 x 2.13
18.	WINDOW	W	1.83 x 1.22
19.	WINDOW	W1	1.22 x 0.91
20.	VENTILATOR	V	0.61 x 0.91

AREA STATEMENTS

TOTAL PLOT EXTENT AS PER PATTA	-	23890.00 SQ.M
O.S.R (10%) PROVIDED	-	2390.01 SQ.M

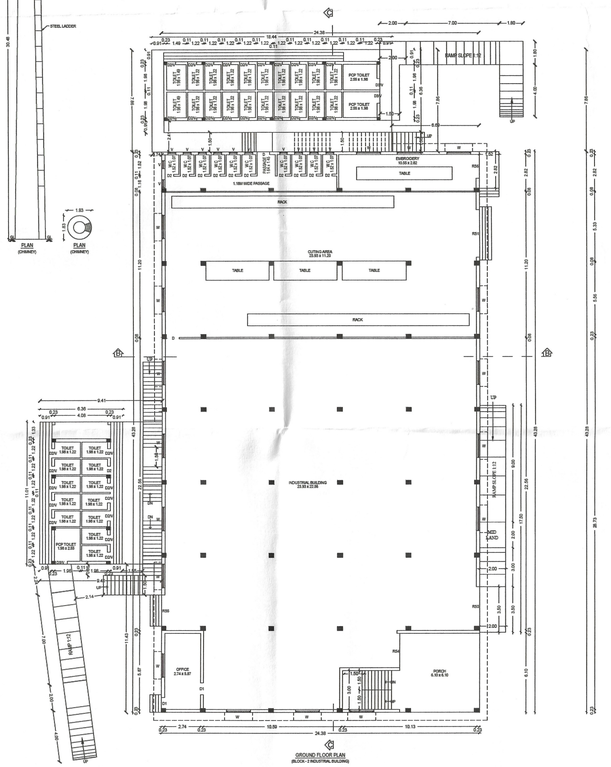
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01.	BLOCK - 1 MAIN BUILDING TAILORING UNIT GROUND FLOOR	3310.93	-	3310.93
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	FIRST FLOOR	1303.98	-	1303.98
	SECOND FLOOR	1055.38	-	1055.38
03.	BLOCK - 3 BOILER AREA GROUND FLOOR	262.45	-	262.45
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05.	BLOCK - 5 EB & STORE GROUND FLOOR	18.16	-	18.16
06.	RO WATER PLANT	23.00	-	23.00
07.	MOTOR ROOM	0.83	-	0.83
08.	SHOW ROOM	12.82	-	12.82
09.	SECURITY ROOM	10.24	-	10.24
10.	TEMPLE	3.35	-	3.35
	TOTAL AREA	7510.25	-	7510.25
F.S.I	-	7510.25 / 23890.00	-	0.31
PLOT COVERAGE	-	5150.89 / 23890.00	-	21.56 %

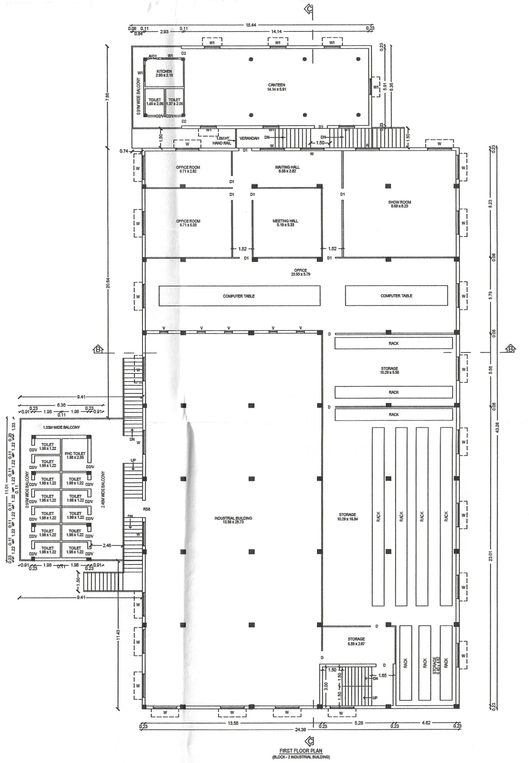
COLOUR INDEX

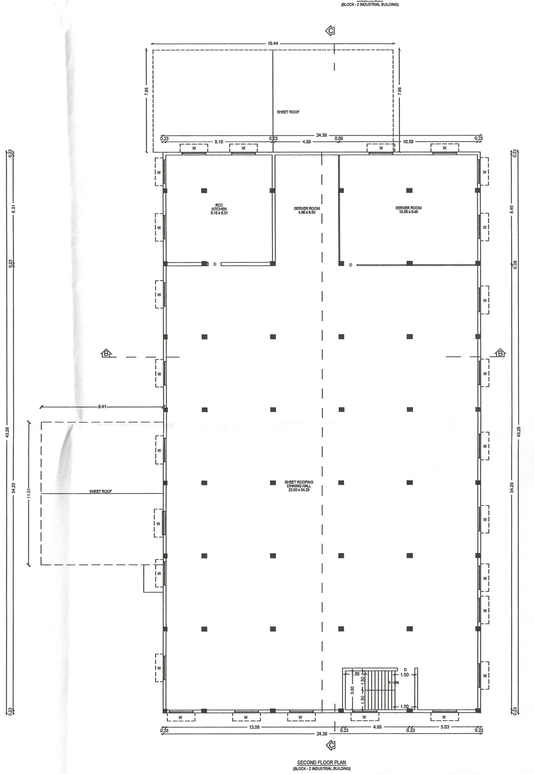
PROPOSED

SCALE – 1:100

ALL DIMENSIONS ARE IN METER







For P.S. APPARELS
Authorised Signatory.

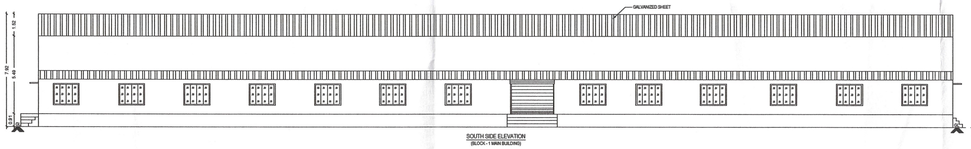
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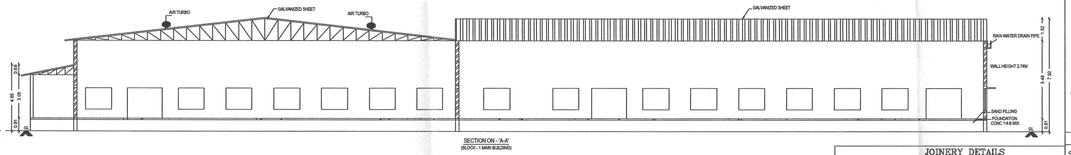
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STRUCTURAL ENGINEER

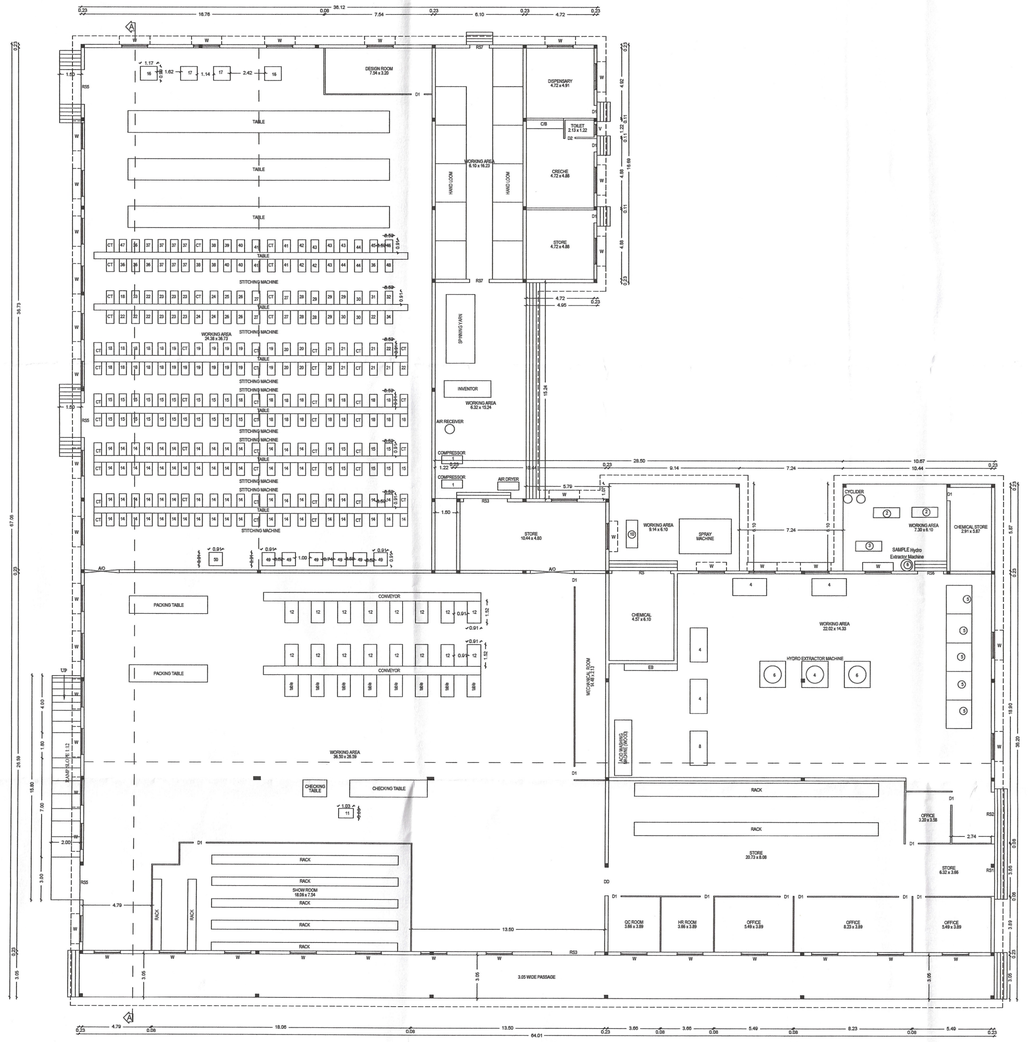
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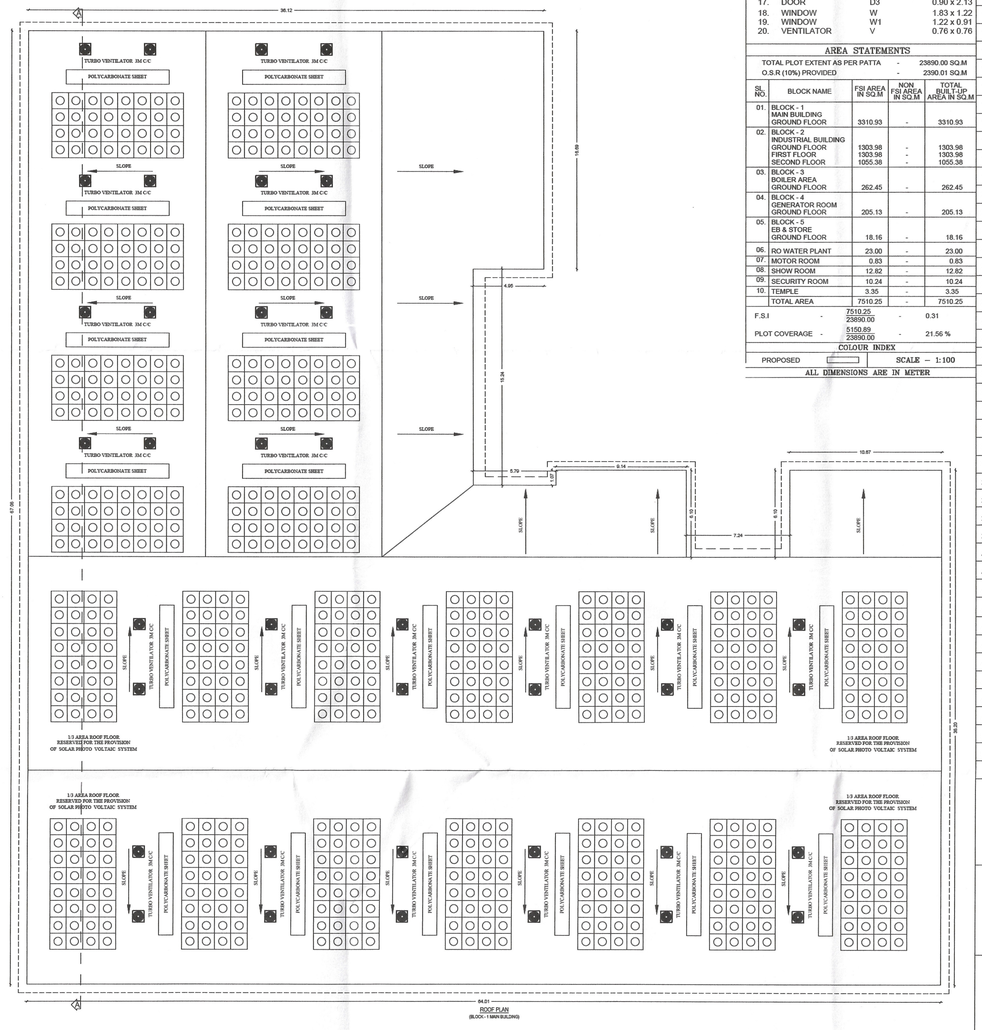
ARCHITECT / LICENSED SURVEYOR





NOTE
MECHANICAL VENTILATION PROVIDED.





JOINERY DETAILS

SL.NO.	TYPE		SIZE
01.	ROLLING SHUTTER	RS	4.11 x 4.50
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14.	DOOR	D	1.00 x 2.13
15.	DOOR	D1	0.91 x 2.13
16.	DOOR	D2	0.69 x 2.13
17.	DOOR	D3	0.90 x 2.13
18.	WINDOW	W	1.83 x 1.22
19.	WINDOW	W1	1.22 x 0.91
20.	VENTILATOR	V	0.76 x 0.76

AREA STATEMENTS

TOTAL PLOT EXTENT AS PER PATTA - 23890.00 SQ.M
O.S.R (10%) PROVIDED - 2390.01 SQ.M

SL. NO.	BLOCK NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL BUILT-UP AREA IN SQ.M
01.	BLOCK - 1 MAIN BUILDING GROUND FLOOR	3310.93	-	3310.93
02.	BLOCK - 2 INDUSTRIAL BUILDING GROUND FLOOR	1303.98	-	1303.98
	FIRST FLOOR	1303.98	-	1303.98
	SECOND FLOOR	1055.38	-	1055.38
03.	BLOCK - 3 BOILER AREA GROUND FLOOR	262.45	-	262.45
04.	BLOCK - 4 GENERATOR ROOM GROUND FLOOR	205.13	-	205.13
05.	BLOCK - 5 EB & STORE GROUND FLOOR	18.16	-	18.16
06.	RO WATER PLANT	23.00	-	23.00
07.	MOTOR ROOM	0.83	-	0.83
08.	SHOW ROOM	12.82	-	12.82
09.	SECURITY ROOM	10.24	-	10.24
10.	TEMPLE	3.35	-	3.35
	TOTAL AREA	7510.25	-	7510.25
F.S.I	-	7510.25 / 23890.00	-	0.31
PLOT COVERAGE	-	5150.89 / 23890.00	-	21.56 %

COLOUR INDEX

PROPOSED | SCALE – 1:100

ALL DIMENSIONS ARE IN METER

SHEET NO.02/04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING IN S.NOS.252/2, 252/3, 252/4, 252/5A, 252/5B, 252/6, 252/7, 252/8A, 252/9A1 & 253/2A OF PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.
AS PER TNCD & BR - 2019
CATEGORY OF INDUSTRY - GREEN - SL.NO.(45), GARMENT STITCHING, TAILORING (Readymade Textile Garments)

Online Application No. SWP/PPA/160042/2024/TCP

AREA STATEMENTS

S.NO	NAME OF MACHINERY	TOTAL H.P
1	AIR COMPRESSOR Nos 2 x 10.0HP	20.00
2	SAMPLE WASHING MACHINE 30 Kg Nos 2 x 2.0HP	04.00
3	SAMPLE WASHING MACHINE 30 Kg	02.00
4	WASHING MACHINE 120Kg Nos 4 x 10.0HP	40.00
5	DRIER Nos 5 x 6.00HP	30.00
6	HYDRO EXTRACTOR MACHINE Nos 4 x 10.0HP	40.00
7	THERMIC FLUID BOILER NON IBR Nos 2 x 4.30HP	08.60
8	SAMPLE WASHING MACHINE 30 Kg	02.00
9	WOOD WASHING MACHINE	03.00
10	SPRAY BOOTH	05.00
11	STAIN REMOVER	00.50
12	IRONING Nos 20 x 2.50HP	50.00
13	THREAD SUCKING MACHINE (SHIFTED)	03.00
14	SINGLE NEEDLE ORDINARY M/C Nos 60 x0.30HP	18.00
15	SINGLE NEEDLE ELECTRONIC M/C Nos 28 x 0.30HP	08.40
16	BAND KNIFE Nos 2 x 0.50HP	01.00
17	FUSING M/C Nos 2 x 0.50HP	01.00
18	SINGLE NEEDLE EDGE CUTTER Nos 26 x 0.30HP	07.80
19	DOUBLE NEEDLE ORDINARY M/C Nos 14 x 0.30HP	04.20
20	DOUBLE NEEDLE ELECTRONIC M/C Nos 5 x 0.30HP	01.50
21	FEED OF ARM Nos 6 x 0.30HP	01.80
22	YOKE M/C Nos 7 x 0.30HP	02.10
23	OVER LOCK M/C Nos 7x 0.30HP	02.10
24	TRIPLE NEEDLE CHAIN STITCH 3 x 0.30HP	00.90
25	BAR TACK ORDINARY	00.30
26	BAR TACK ELECTRONIC M/C Nos 3 x 0.30HP	00.90
27	KAJA ORDINARY M/C Nos 4 x 0.30HP	01.20
28	KAJA ELECTRONIC M/C Nos 3 x 0.30HP	00.90
29	BUTTON ORDINARY M/C Nos 3 x 0.30HP	00.90
30	BUTTON ELECTRONIC M/C Nos 3 x 0.30HP	00.90
31	CHAIN STITCH M/C	00.30
32	COLLAR TURNING M/C	00.30
33	CUFF TURNING M/C	00.30
34	MODSU M/C	00.30
35	NEEDLE DETECTOR M/C	01.00
36	YOKE M/C Nos 5 x 0.30HP	01.50
37	OVER LOCK M/C Nos 7x 0.30HP	02.10
38	TRIPLE NEEDLE CHAIN STITCH 3 x 0.30HP	00.90
39	BAR TACK ORDINARY	00.30
40	BAR TACK ELECTRONIC M/C Nos 3 x 0.30HP	00.90
41	KAJA ORDINARY M/C Nos 4 x 0.30HP	01.20
42	KAJA ELECTRONIC M/C Nos 3 x 0.30HP	00.90
43	BUTTON ORDINARY M/C Nos 4x 0..30HP	01.20
44	BUTTON ELECTRONIC M/C Nos 3x 0.30HP	00.90
45	CHAIN STITCH M/C	00.03
46	COLLAR TURNING M/C	00.03
47	CUFF TURNING M/C	00.30
48	MODSU M/C	00.30
49	SNAP BUTTON M/C Nos 6 x 0.30HP	01.80
50	SINGLE NEEDLE EDGE CUTTER	00.30
51	EXHAUST FAN	08.30
	TOTAL H.P	285.16

For P.S. APPARELS
Authorised Signatory.
OWNER / DEVELOPER

Er.A.SENTHIL KUMAR
M.Tech. (Struc.), M.E., C.E.,
HAYDANS ENGINEERS
Registered Structural Engineer Grade 1
District Town & Country Planning
Reg.No.TVL/STSE/Gr-1/2021/11/006
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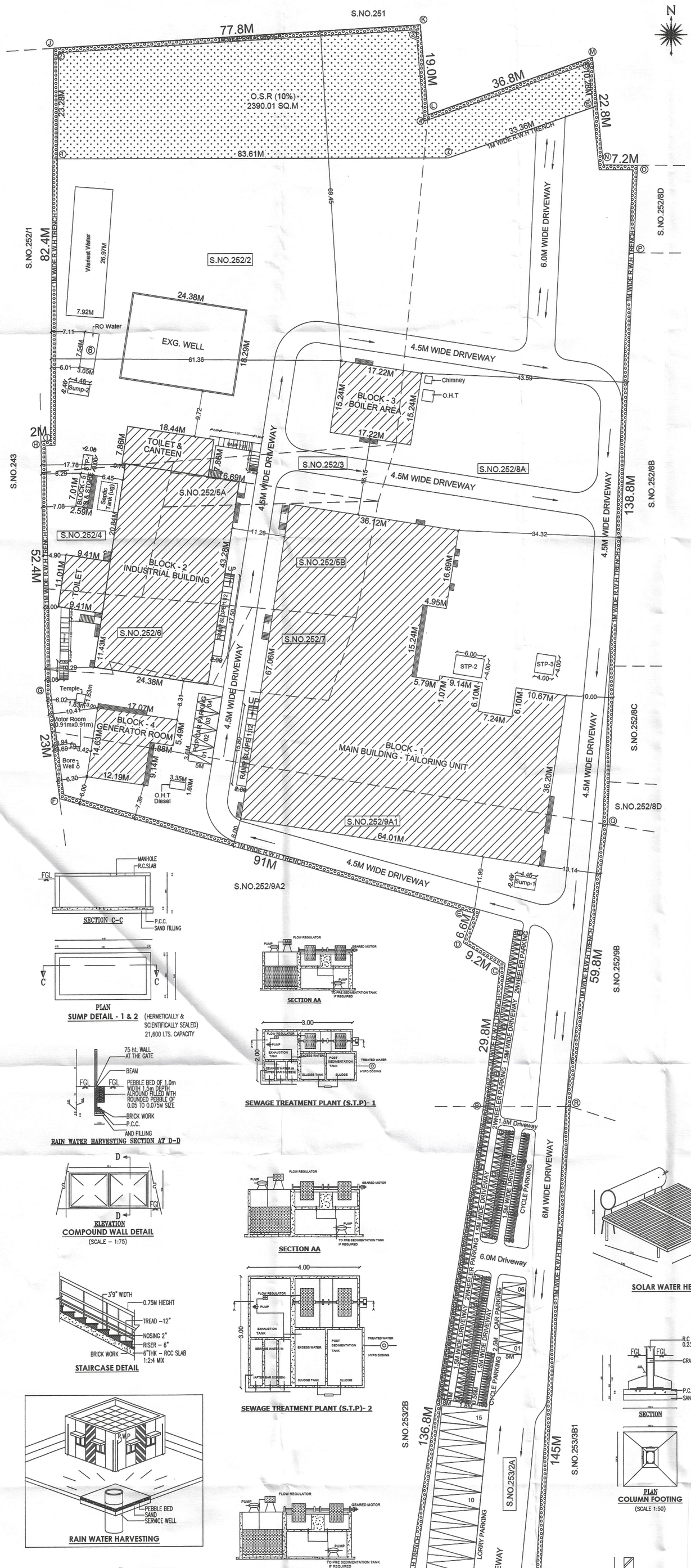
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AS PER TNPCB - 2019

CATEGORY OF INDUSTRY - GREEN - SL.NO.(45),

GARMENT STITCHING, TAILORING (Readymade Textile Garments)

Online Application No. SWP/PPA/160042/2024/TCP



SITE PLAN
SCALE(1:400)

SPECIFICATION

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 AND SLABS IN RCC 1:2:4
FLOORING	:	PCC FLOORING FINISHED WITH MOSAIC TILES
PLASTERING	:	INTERIOR WITH CM 1:4 EXTERIOR WITH CM1:5 CEILING WITH CM 1:3
PAINTING	:	3 COATS OF DISTEMPER FOR INNER WALLS
JOINERY	:	BEST INDIAN TEAKWOOD

AREA STATEMENTS

TOTAL PLOT EXTENT AS PER PATTA - 23890.00 SQ.M

O.S.R (10%) PROVIDED - 2390.01 SQ.M

SL. NO.	BLOCK NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL BUILT-UP AREA IN SQ.M
01.	BLOCK - 1 MAIN BUILDING TAILORING UNIT GROUND FLOOR	3310.93	-	3310.93
02.	BLOCK - 2 INDUSTRIAL BUILDING GROUND FLOOR FIRST FLOOR SECOND FLOOR	1303.98 1303.98 1055.38	- - -	1303.98 1303.98 1055.38
03.	BLOCK - 3 BOILER AREA GROUND FLOOR	262.45	-	262.45
04.	BLOCK - 4 GENERATOR ROOM GROUND FLOOR	205.13	-	205.13
05.	BLOCK - 5 EB & STORE GROUND FLOOR	18.16	-	18.16
06.	RO WATER PLANT	23.00	-	23.00
07.	MOTOR ROOM	0.83	-	0.83
08.	SHOW ROOM	12.82	-	12.82
09.	SECURITY ROOM	10.24	-	10.24
10.	TEMPLE	3.35	-	3.35
	TOTAL AREA	7510.25	-	7510.25

F.S.I - 7510.25 / 23890.00 - 0.31

PLOT COVERAGE - 5150.89 / 23890.00 - 21.56 %

PARKING CALCULATION

SL.NO.	PARKING STALL	REQUIRED	PROVIDED
01.	LORRY PARKING	14 NOS	15 NOS
02.	CAR PARKING	05 NOS	06 NOS
03.	TWO WHEELER PARKING	148 NOS	150 NOS
04.	CYCLE PARKING	148 NOS	150 NOS

COLOUR INDEX

SITE BOUNDARY

PROPOSED

ROAD

SCALE – 1:100

NOS. OF WORKERS
MALE : 95
FEMALE : 223
TOTAL WORKERS : 318

TOTAL HP : 285.16 H.P

ALL DIMENSIONS ARE IN METER

For P.S. APPARELS
Authorised Signatory

OWNER / DEVELOPER

Er.A.SENTHIL KUMAR
M.Tech. (Struc), MIE, CE,
HAYDANS ENGINEERS
Registered Structural Engineer Grade 1
District Town & Country Planning
Reg.No.TVLR/RSE/Gr-1/2021/11/006

STRUCTURAL ENGINEER

R. GANESAN, B.Tech.
REGISTERED ENGINEER (DTCP)
CGLDIST/RE/Gr-I/2024/09/009
ROYAL PLANNERS
No. 29/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600045. Ph: 044 - 2226 4216

ARCHITECT / LICENSED SURVEYOR

SECTION C–C

PLAN

SUMP DETAIL - 1 & 2 (HERMETICALLY & SCIENTIFICALLY SEALED) 21,600 LTS. CAPACITY

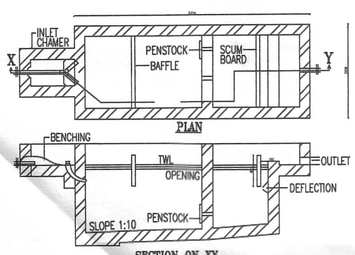
RAIN WATER HARVESTING SECTION AT D–D

ELEVATION

COMPOUND WALL DETAIL
(SCALE – 1:75)

STAIRCASE DETAIL

RAIN WATER HARVESTING

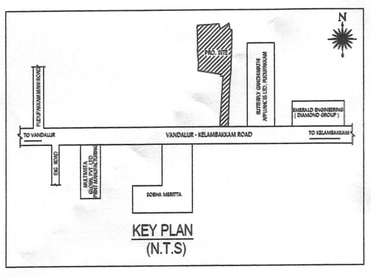


PLAN

SECTION ON XY

SEPTIC TANK DETAIL

SCALE 1:100



KEY PLAN
(N.T.S)

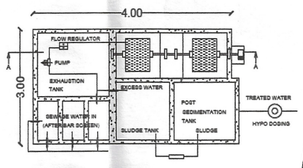
SECTION AA

SEWAGE TREATMENT PLANT (S.T.P)- 1

SECTION AA

SEWAGE TREATMENT PLANT (S.T.P)- 2

SECTION AA



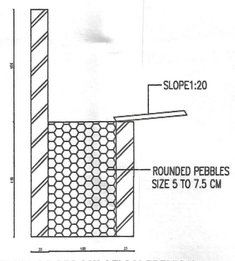
SEWAGE TREATMENT PLANT (S.T.P)- 3

SOLAR WATER HEATER

SECTION

PLAN

COLUMN FOOTING
(SCALE 1:50)



SECTION OF PERCULATION TRENCH

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.