Verified RealEstate™

REFERENCE
006-2025-2026

ISSUED
14 October 2025

PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

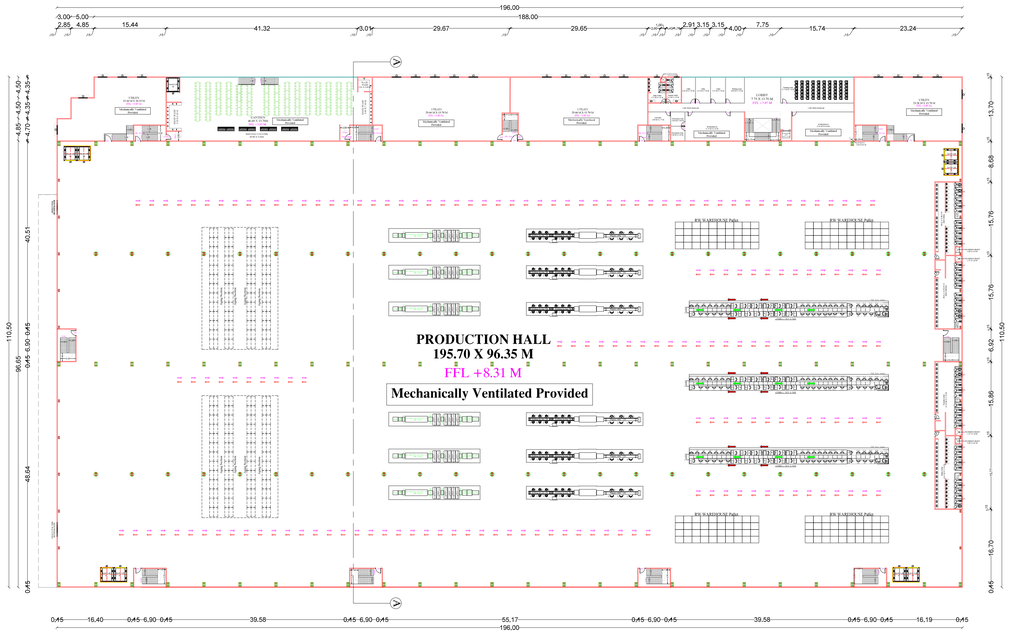
The approval as the planning authority issued it, reproduced in full behind this page.

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

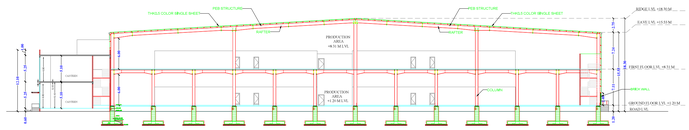
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

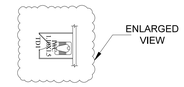
DIGITALLY VERIFIED RECORD



FIRST FLOOR PLAN

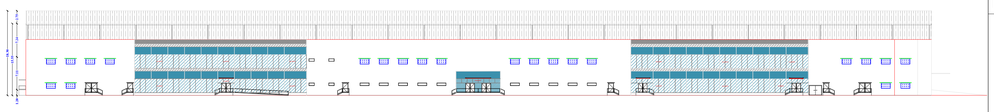


SECTION ON A TO A

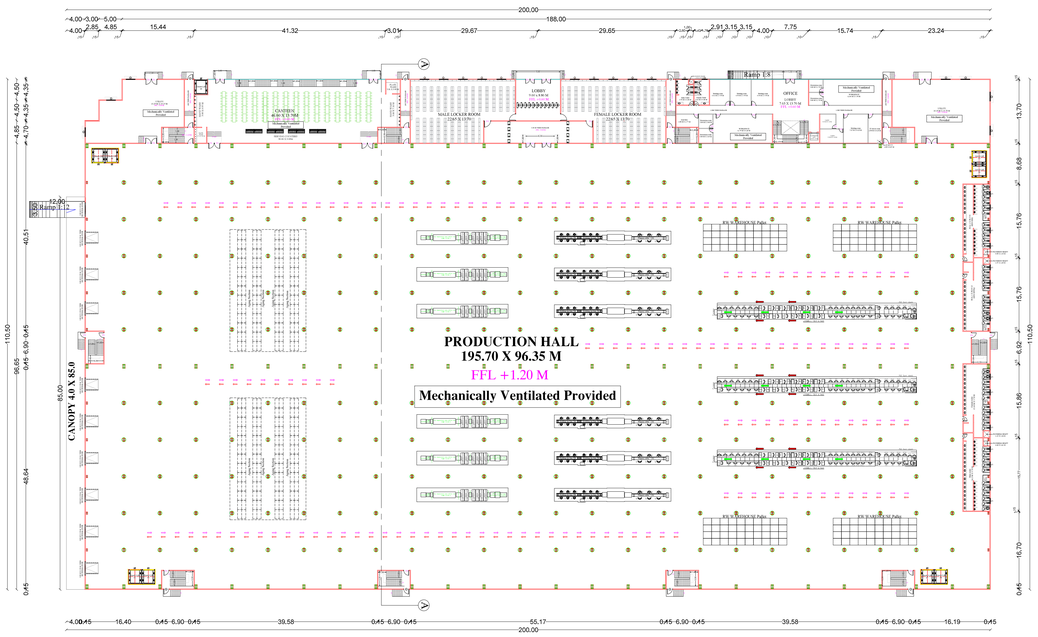


WEST ELEVATION

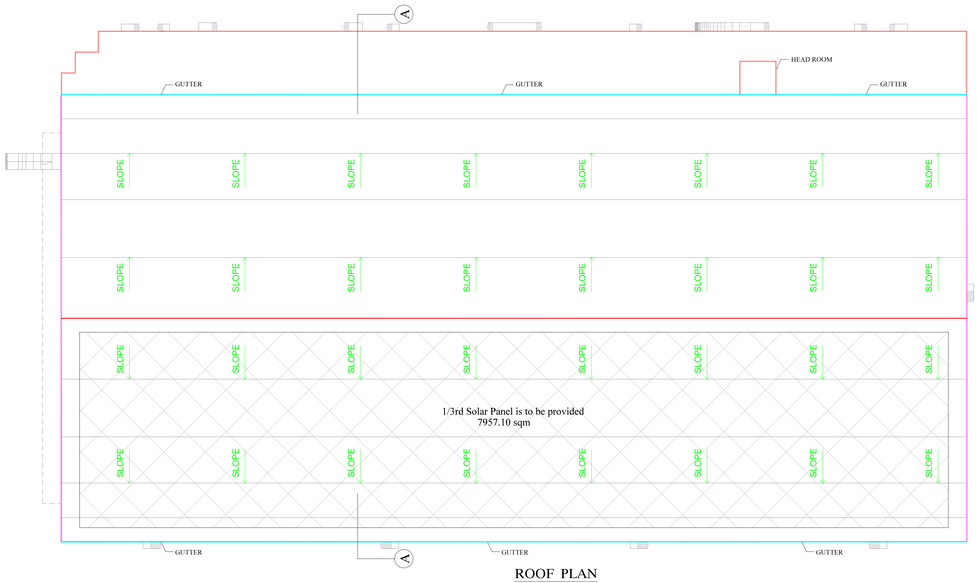
S.No	EQUIPMENT NAME	EQUIPMENT DETAILS		
		SIZE (LENGTH WIDTH) (mm)	TOTAL NOS (EQUIPMENTS)	HP
1	SMT-Solder Paste Printer	1140 x 1365 x 1510	12	55
2	SMT-SPI	1060 x 1285 x 1450	12	35
3	SMT - High Speed mounter 1	832 x 2652 x 1444	12	9
4	SMT - High Speed mounter 2	833 x 2652 x 1444	12	9
5	SMT - High Speed mounter 3	834 x 2652 x 1444	12	9
6	SMT - High Speed mounter 4	835 x 2652 x 1444	12	9
7	SMT - High Speed mounter 5	836 x 2652 x 1444	12	9
8	SMT - High Speed mounter 6	837 x 2652 x 1444	12	9
9	SMT-Reflow	5200 x 1400 x 1550	12	230
10	SMT - AOI	860 x 900 x 1660	12	32
11	DIP- Cutting Machine	1470 x 1150 x 1450	12	32
12	DIP- X- Ray	1200 x 1200 x 1800	12	16
13	DIP- Wave Soldering Machine	3600 x 1350 x 1750	12	250
1	Assembly-BF	1200 x 750	6	6
2	Assembly- Assign	1200 x 550	6	16
3	Assembly- PON Cal	1150 x 1000	6	40
4	Assembly- PON TP	1470 x 550	6	40
5	Assembly- Wifi Cal	1300 x 750	6	160
6	Assembly- Demoload	1100 x 670	6	31
7	Assembly- Final Test	1470 x 550	6	25
	Total		198	1000



NORTH ELEVATION



GROUND FLOOR PLAN
BLOCK-01



ROOF PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING OF PLOT NO: 6,7 & 8 IN (SURVEY NUMBER 10/1pt, 2pt, 4pt, 5pt, 6pt, 11/1Apt, 1Bpt, 1C, 1D, 1E, 14pt, 15/1pt, 2Apt, 2Bpt, 2Cpt, 16pt, 17/1Fpt, 1Gpt, 1H, 1I, 1J, 2A2Bpt, 2A3Apt, 2A3Bpt, 2A4pt, 2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 4A, 4B, 4C, 4D AND 4Ept.) PANCHANTHIRUTHI VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

Approved Layout No: (L.P/D.T.C.P No:76/2021)
(This Revises L.P/D.T.C.P No: 17/2013)

SCALE :1:500 | SHEET NO:02/02

COLOUR INDEX:-

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVEWAY
- PARK

JOINERY SCHEDULE

FD1	FIRE DOOR	1.20 X 2.10
TD1	TOILET DOOR	0.75 X 2.10
D1	DOOR	1.50 X 2.10
D2	DOOR	1.20 X 2.10
SD	SECTIONAL DOOR	3.00 X 3.50
W1	WINDOW	2.00 X 1.20
V1	VENTILATION	1.20 X 0.60
V2	VENTILATION	2.00 X 0.60
RS	ROLLING SHUTTER	3.00 X 3.50

ANNEXURE - VI

CATEGORY - GREEN CATEGORY
MANUFACTURING - (31) ELECTRONIC EQUIPMENT(ASSEMPLY)

SPECIFICATION

FOUNDATION : M25 GRADE FOR COLUMN AND FOUNDATION
BASEMENT : 1.20 M ABOVE GROUND LEVELS
150 MM THICK BLOCK WALLS WITH C.M : 1:6 IN ALL LEVELS
PLASTERING WITH C.M : 1:4 IN ALL LEVELS
JOINERY : DOORS AND WINDOWS ARE IN STEELS
FLOORING : M35 GRADE FOR FLOORING WITH STEEL
ROOF WORK : STRUCTURAL STEEL WORK
CLADDING WORK : SANDWICH WALL PANEL
ROOF SHEET : SANDWICH ROOF PANEL
ELECTRIAL : WIRING WITH ISI BRANDED
PAINTING : CEMENT PAINTING FOR BOTH WALLS
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

For HEADWAY PREMIER INDUSPARK PRIVATE LIMITED
Authorised Signatory

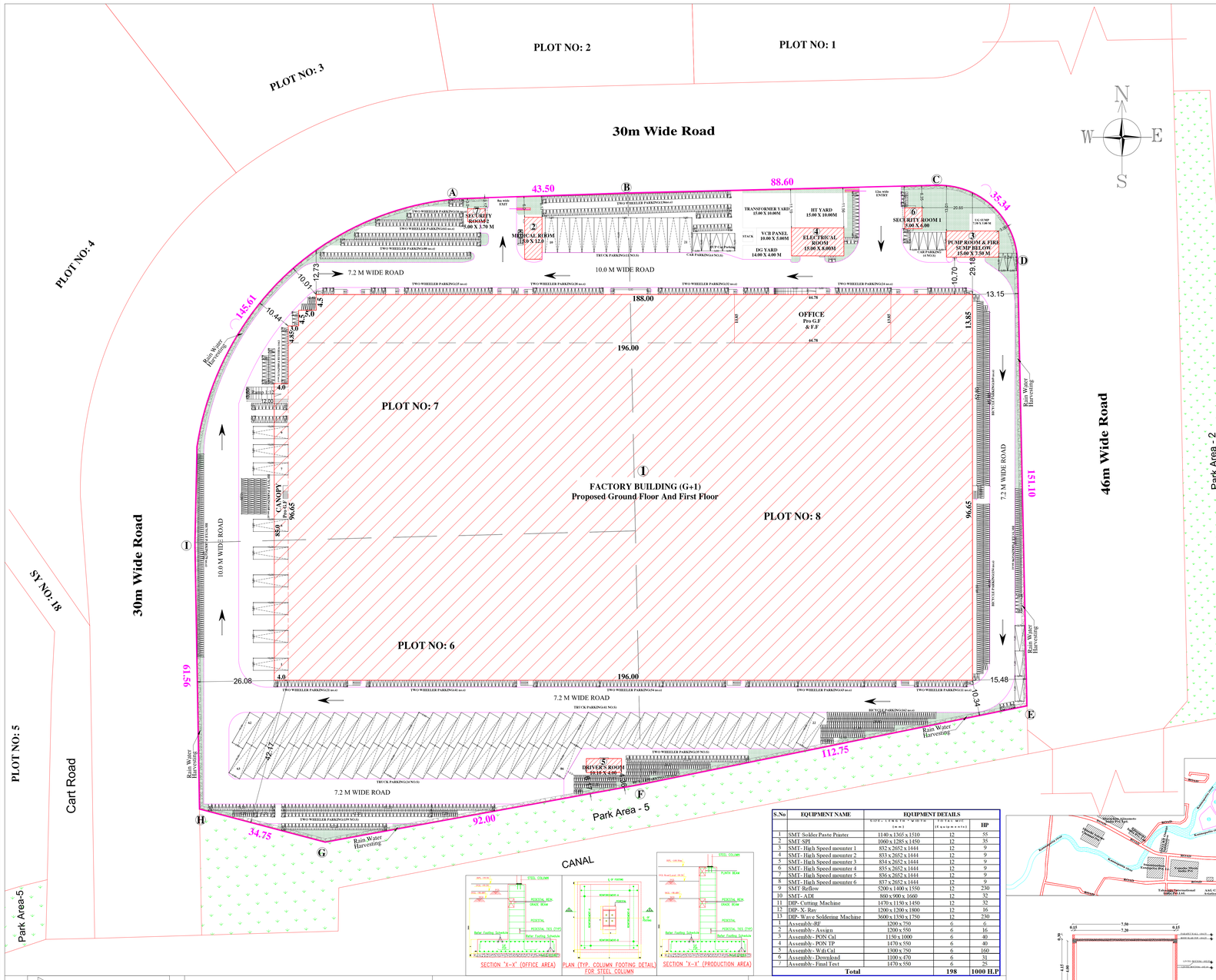
OWNER SIGNATURE

A.N. RAVICHANDRAN,
DCE,B.Sc,B.Tech,AME,A.I.V,MBA,M.Tech Structures
Chartered Engineer, Structural Consultant
Reg.Valuer
Registered Engineer Grade-II
CGLDist/RE/Gr-II/2020/11/006
Structural Engineer Grade-I
CGLDist/SE/Gr-I/2023/10/005
Mobile: +91 9176214777
Email: mirajhothbuilderrs@gmail.com

STRUCTURAL ENGINEER

A.N. RAVICHANDRAN,
DCE,B.Sc,B.Tech,AME,A.I.V,MBA,M.Tech Structures
Chartered Engineer, Structural Consultant
Reg.Valuer
Registered Engineer Grade-II
CGLDist/RE/Gr-II/2020/11/006
Structural Engineer Grade-I
CGLDist/SE/Gr-I/2023/10/005
Mobile: +91 9176214777
Email: mirajhothbuilderrs@gmail.com

REGISTERED ENGINEER



PLOT AREA

AS PER DOCUMENT	= 38546.30 SQ.M.(9.525 Acres)
AS PER SITE	= 38546.30 SQ.M.(9.525 Acres)

PROPOSED BUILDING AREA STATEMENT

Block	DESCRIPTION	FSI AREA In Sq.m.	NON FSI In Sq.m.	Total Builtup Area Sq.m.
01	Factory Ground Floor	20988.37	–	20988.37
	Office Ground Floor	620.13	–	620.13
	Canopy Area G.F	340.00	–	340.00
	Factory First Floor	20988.37	–	20988.37
	Office First Floor	620.13	–	620.13
	Total Area	43557.00	–	43557.00
02	Medical Room	60.00	–	60.00
03	Pump Room	112.50	–	112.50
04	Electrical Room	120.00	–	120.00
05	Driver's Room	40.40	–	40.40
06	Security Block-1	30.00	–	30.00
07	Security Block-2	18.50	–	18.50
	GRAND TOTAL	43938.40	–	43938.40

FLOOR SPACE INDEX: FSI = 43938.40 / 38546.30
FSI = 1.14

PARKING DETAILS

Workshop Floor Area = 36360.34 Sq.mt

SIZE	DESCRIPTION	REQUIRED	PROVIDED
3.50x10.00	Lorry Parking =36360.34 / 500 = 72.72	73 No's	86 No's
2.50x5.00	Car Parking =1253.70 / 100 = 12.53	13 No's	13 No's
1.00x1.80	Two Wheeler Parking =36360.34 / 50 = 727.20	728 No's	873 No's
0.60x1.80	Cycle Parking =36360.34 / 50 = 727.20	728 No's	873 No's

NO. OF WORKERS DETAIL

MALE	FEMALE	TOTAL
200 Nos	100 Nos	300 Nos

	MALE		FEMALE	
PERSON	Required	Provided	Required	Provided
WC	6	19	5	21
URINALS	6	26	-	-

TOTAL H.P = 1000 H.P

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING OF PLOT NO: 6,7 & 8 IN (SURVEY NUMBER 10/1pt, 2pt, 4pt, 5pt, 6pt, 11/1Apt, 1Bpt, 1C, 1D, 1E, 14pt, 15/1pt, 2Apt, 2Bpt, 2Cpt, 16pt, 17/1Fpt, 1Gpt, 1H, 1I, 1J, 2A2Bpt, 2A3Apt, 2A3Bpt, 2A4pt, 2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 4A, 4B, 4C, 4D AND 4Ept.) PANCHANTHIRUTHI VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

Approved Layout No: (L.P/D.T.C.P No:76/2021)
(This Revises L.P/D.T.C.P No: 17/2013)

SCALE :1:800 | SHEET NO:01/02

COLOUR INDEX:-

- SITE BOUNDARY
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVEWAY
- PARK

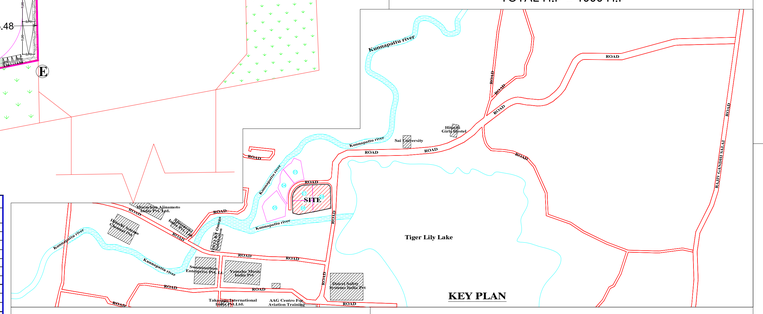
JOINERY SCHEDULE

FD1	FIRE DOOR	1.20 X 2.10
TD1	TOILET DOOR	0.90 X 2.10
D1	DOOR	1.50 X 2.10
D2	DOOR	1.20 X 2.10
SD	SECTIONAL DOOR	3.00 X 3.50
W1	WINDOW	2.00 X 1.20
V1	VENTILATION	1.20 X 0.60
V2	VENTILATION	2.00 X 0.60
RS	ROLLING SHUTTER	3.00 X 3.50

ANNEXURE - VI
CATEGORY - GREEN CATEGORY
MANUFACTURING - (31) ELECTRONIC EQUIPMENT(ASSEMPLY)

SPECIFICATION

FOUNDATION : M25 GRADE FOR COLUMN AND FOUNDATION
BASEMENT : 1.20 M ABOVE GROUND LEVELS
150 MM THICK BLOCK WALLS WITH C.M : 1:6 IN ALL LEVELS
PLASTERING WITH C.M : 1:4 IN ALL LEVELS
JOINERY : DOORS AND WINDOWS ARE IN STEELS
FLOORING : M35 GRADE FOR FLOORING WITH STEEL
ROOF WORK : STRUCTURAL STEEL WORK
CLADDING WORK : SANDWICH WALL PANEL
ROOF SHEET : SANDWICH ROOF PANEL
ELECTRIAL : WIRING WITH ISI BRANDED
PAINTING : CEMENT PAINTING FOR BOTH WALLS
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING


Kosasthalaiyar River
SITE
Tiger Lily Lake
Kosasthalaiyar river
ROAD
Sai Community
Temple
Kosasthalaiyar canal
Kosasthalaiyar canal
Kosasthalaiyar canal

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

hello@verified.realestate · +91 9996 12 9996

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
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.