

PP

APPROVAL RECORD

# Planning Permission

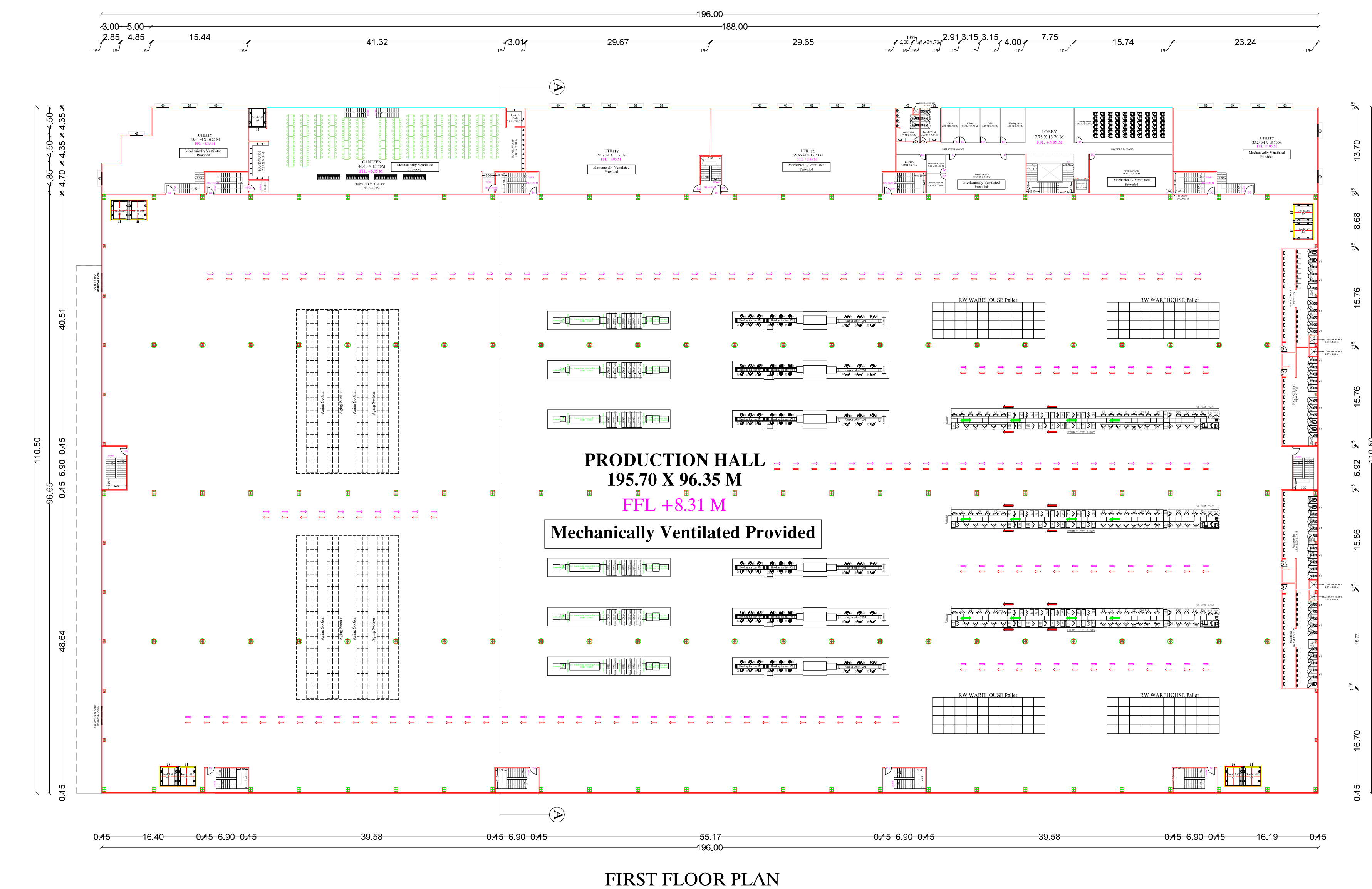
Chengalpattu  
Chengalpattu district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

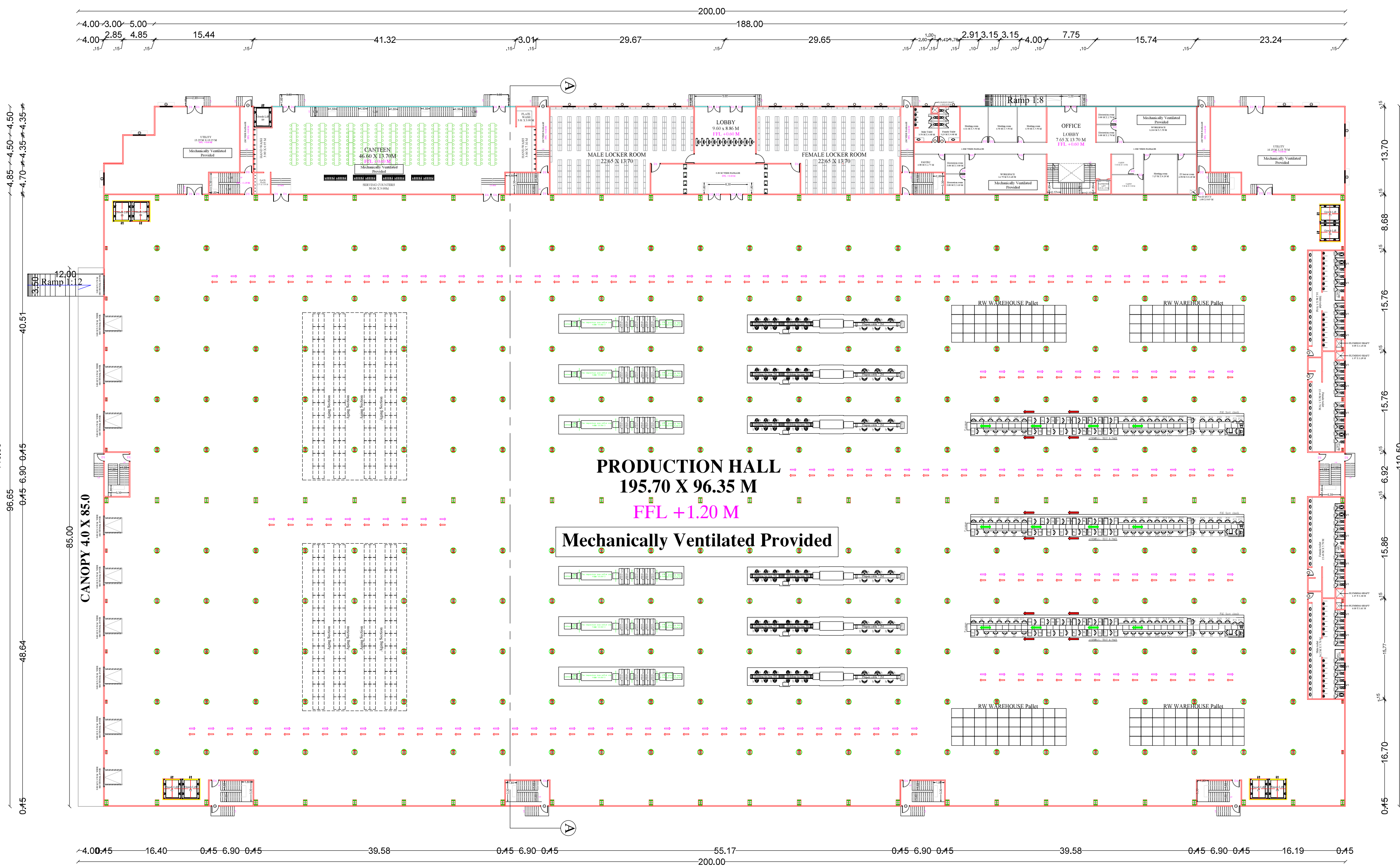
ISSUING AUTHORITY  
**DTCP**

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

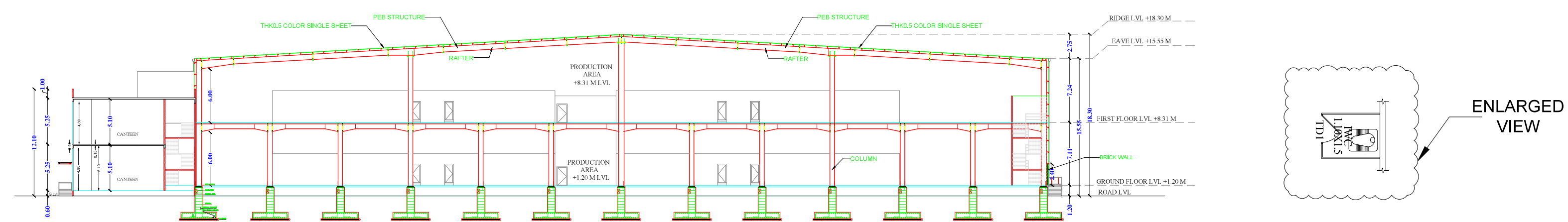
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



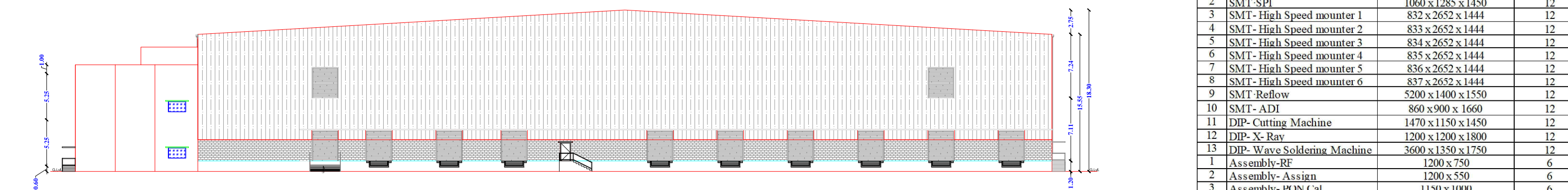
FIRST FLOOR PLAN



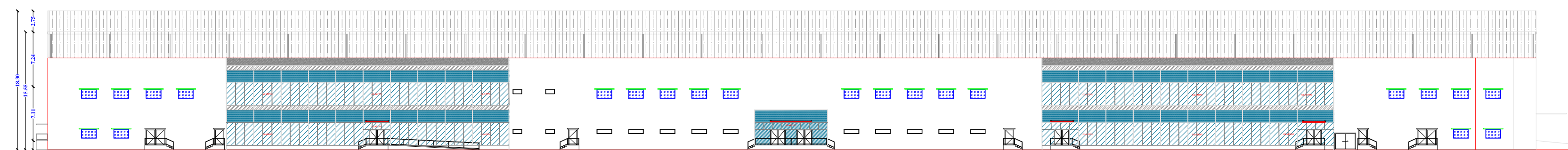
GROUND FLOOR PLAN  
BLOCK-01



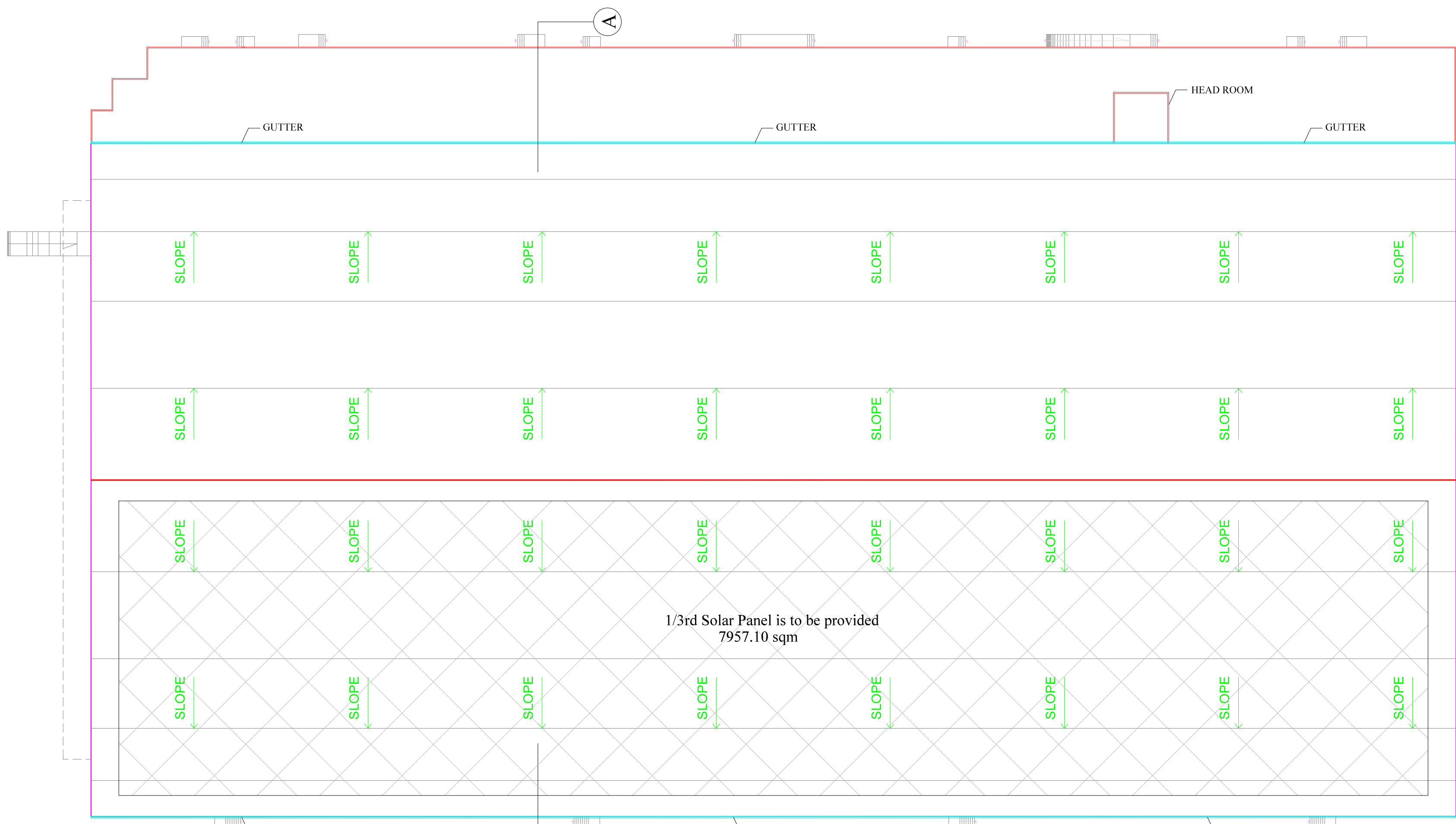
SECTION ON A TO A



WEST ELEVATION



NORTH ELEVATION



ROOF PLAN

| S.No  | EQUIPMENT NAME             | EQUIPMENT DETAILS  | QTY | UNIT |
|-------|----------------------------|--------------------|-----|------|
| 1     | SMT Solder Paste Printer   | 1100 x 1350 x 1500 | 12  | 55   |
| 2     | SMT SPI                    | 1000 x 1300 x 1450 | 12  | 33   |
| 3     | SMT High Speed reworker 1  | 835 x 2652 x 1444  | 12  | 9    |
| 4     | SMT High Speed reworker 2  | 835 x 2652 x 1444  | 12  | 9    |
| 5     | SMT High Speed reworker 3  | 835 x 2652 x 1444  | 12  | 9    |
| 6     | SMT High Speed reworker 4  | 835 x 2652 x 1444  | 12  | 9    |
| 7     | SMT High Speed reworker 5  | 835 x 2652 x 1444  | 12  | 9    |
| 8     | SMT High Speed reworker 6  | 835 x 2652 x 1444  | 12  | 9    |
| 9     | SMT Reflow                 | 5200 x 1400 x 1550 | 12  | 250  |
| 10    | SMT ADI                    | 800 x 900 x 1600   | 12  | 32   |
| 11    | DIP Cutting Machine        | 1470 x 1750 x 1450 | 12  | 31   |
| 12    | DIP X-Ray                  | 1200 x 1200 x 1800 | 12  | 10   |
| 13    | DIP Wave Soldering Machine | 3600 x 1250 x 1750 | 12  | 250  |
| 14    | Assembly-PC                | 1200 x 750         | 6   | 6    |
| 15    | Assembly-Axial             | 1200 x 750         | 6   | 16   |
| 16    | Assembly-PEN-01            | 1750 x 800         | 6   | 80   |
| 17    | Assembly-PEN-TP            | 1470 x 550         | 6   | 40   |
| 18    | Assembly-W/C-01            | 1800 x 750         | 6   | 100  |
| 19    | Assembly-Download          | 1400 x 470         | 6   | 31   |
| 20    | Assembly-Test Unit         | 1470 x 550         | 6   | 31   |
| Total |                            |                    | 198 | 1000 |

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:-    | JOINERY SCHEDULE               |
|-------------------|--------------------------------|
| SITE BOUNDARY     | FD1 FIRE DOOR 1.20 X 2.10      |
| EXISTING ROAD     | TD1 TOILET DOOR 0.75 X 2.10    |
| PROPOSED BUILDING | D1 DOOR 1.50 X 2.10            |
| DRIVEWAY          | D2 DOOR 1.20 X 2.10            |
| PARK              | 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(ASSEMBLY)

**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. O. R.

A.N. RAVICHANDRAN,  
DCE, S.C.E. (S), JMC, A.I.T., BSA, A.I.T. Structure  
Chartered Engineer, Structural Consultant  
Reg. Valuer  
Registered Engineer Grade-II  
CGL Dist/RE/Gr-II/2020/11/008  
Structural Engineer Grade-I  
CGL Dist/RE/Gr-I/2023/10/005  
Mobile: +91 9178214777  
Email: mirrajohibuilders@gmail.com

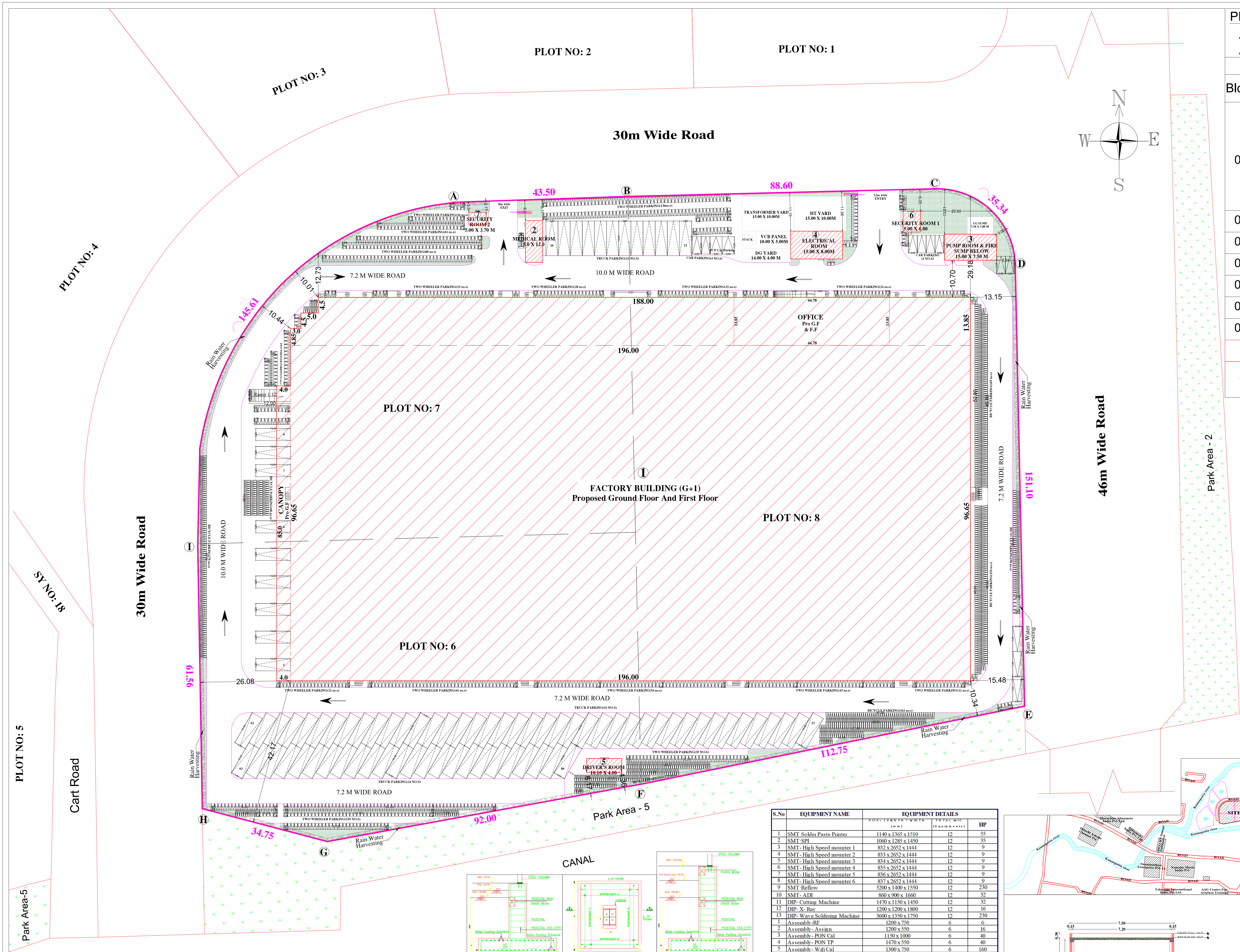
STRUCTURAL ENGINEER

A. O. R.

A.N. RAVICHANDRAN,  
DCE, S.C.E. (S), JMC, A.I.T., BSA, A.I.T. Structure  
Chartered Engineer, Structural Consultant  
Reg. Valuer  
Registered Engineer Grade-II  
CGL Dist/RE/Gr-II/2020/11/008  
Structural Engineer Grade-I  
CGL Dist/RE/Gr-I/2023/10/005  
Mobile: +91 9178214777  
Email: mirrajohibuilders@gmail.com

REGISTERED ENGINEER





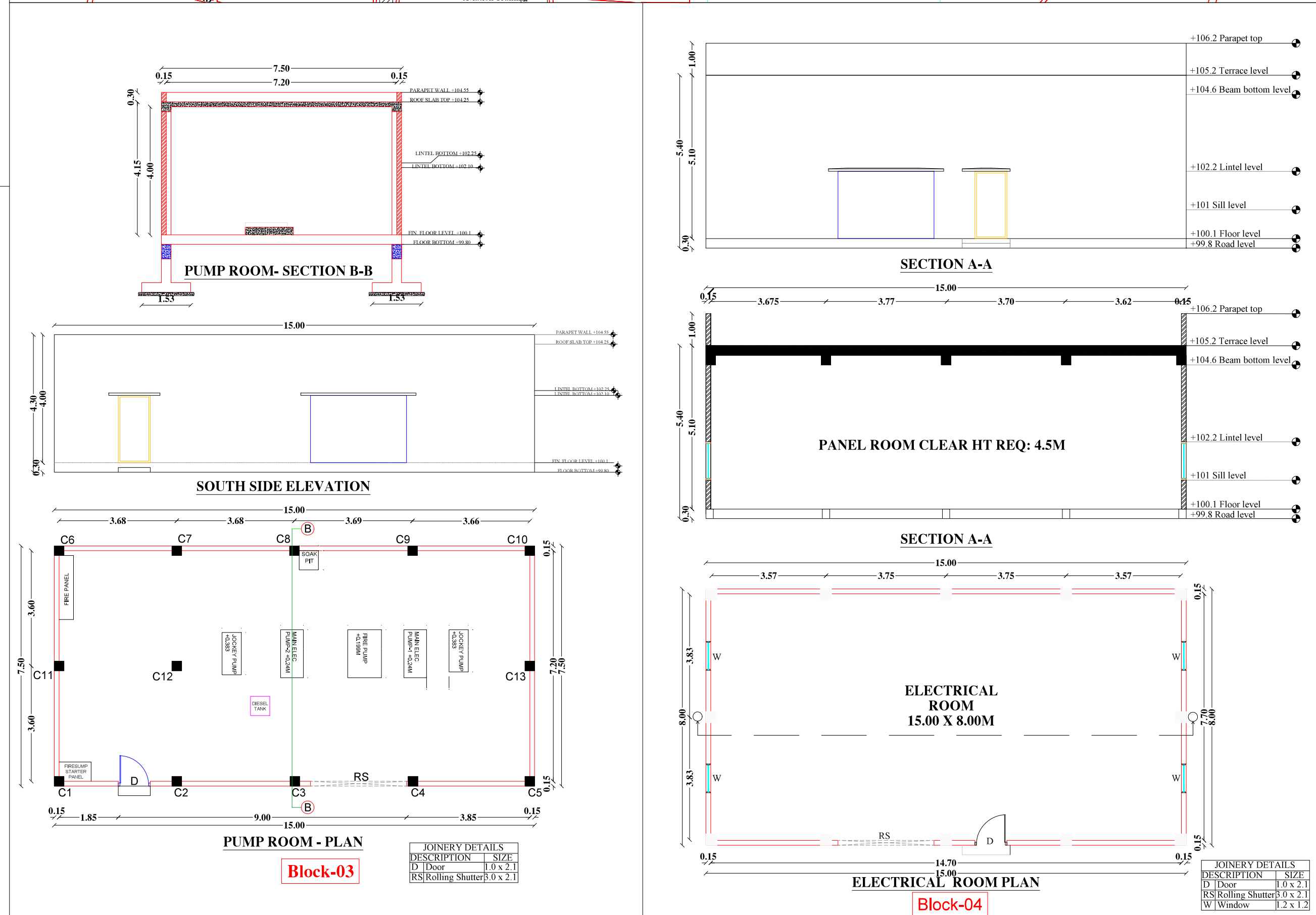
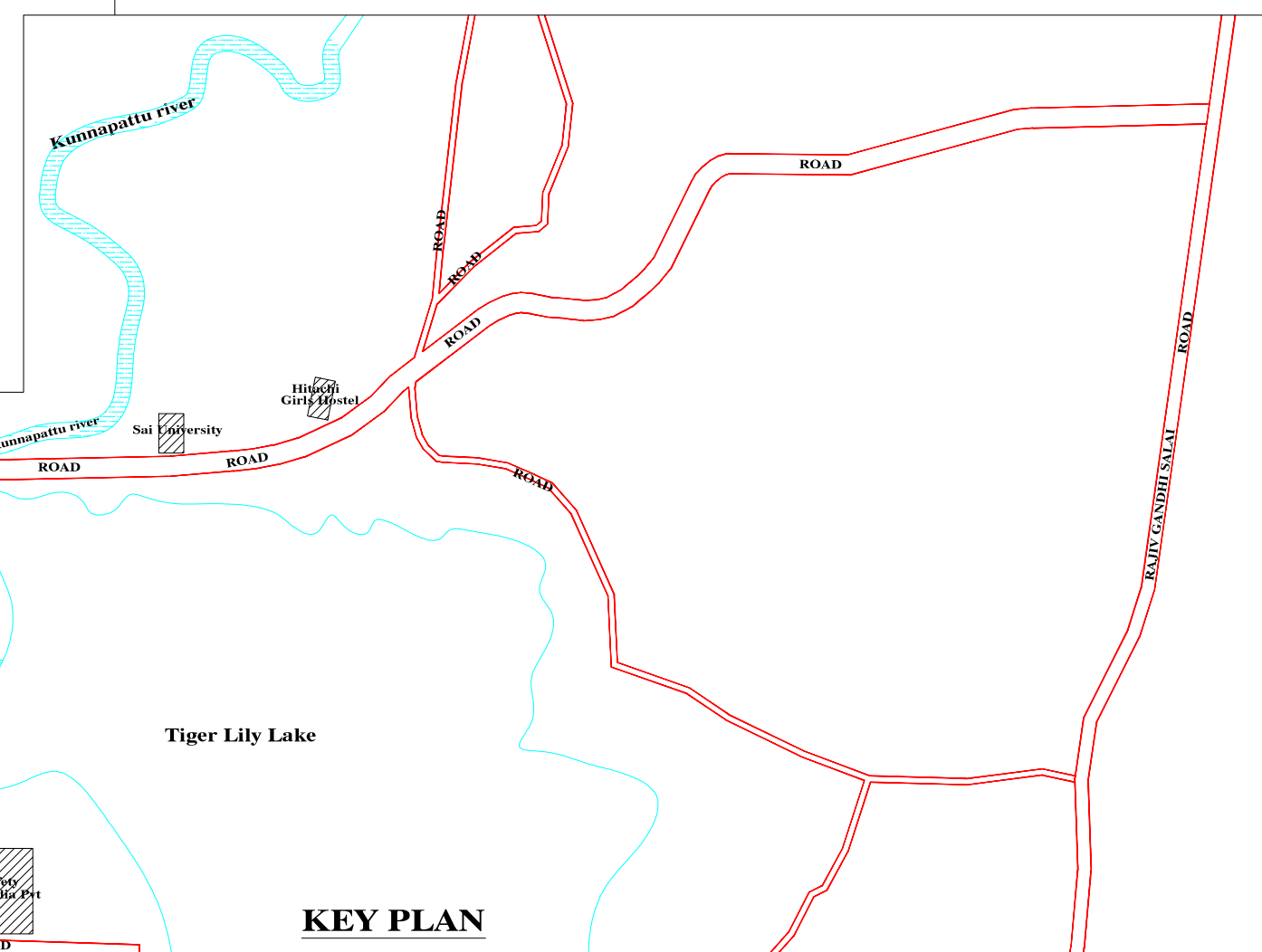
PLOT AREA  
AS PER DOCUMENT = 38546.30 SQ.M.(9.525 Acres)  
AS PER SITE = 38546.30 SQ.M.(9.525 Acres)

| PROPOSED BUILDING AREA STATEMENT |                      |                      |                     |                             |
|----------------------------------|----------------------|----------------------|---------------------|-----------------------------|
| Block                            | DESCRIPTION          | FSI AREA<br>In Sq.m. | NON FSI<br>In Sq.m. | Total Builtup<br>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<br>= 36360.34 / 500 = 72.72       | 73 No's  | 86 No's  |
| 2.50x5.00                            | Car Parking<br>= 1253.70 / 100 = 12.53          | 13 No's  | 13 No's  |
| 1.00x1.80                            | Two Wheeler Parking<br>= 36360.34 / 50 = 727.20 | 728 No's | 873 No's |
| 0.60x1.80                            | Cycle Parking<br>= 36360.34 / 50 = 727.20       | 728 No's | 873 No's |

| NO. OF WORKERS DETAIL |          |          |          |          |
|-----------------------|----------|----------|----------|----------|
| MALE                  |          | FEMALE   |          | TOTAL    |
| 200 Nos               |          | 100 Nos  |          | 300 Nos  |
| 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.**

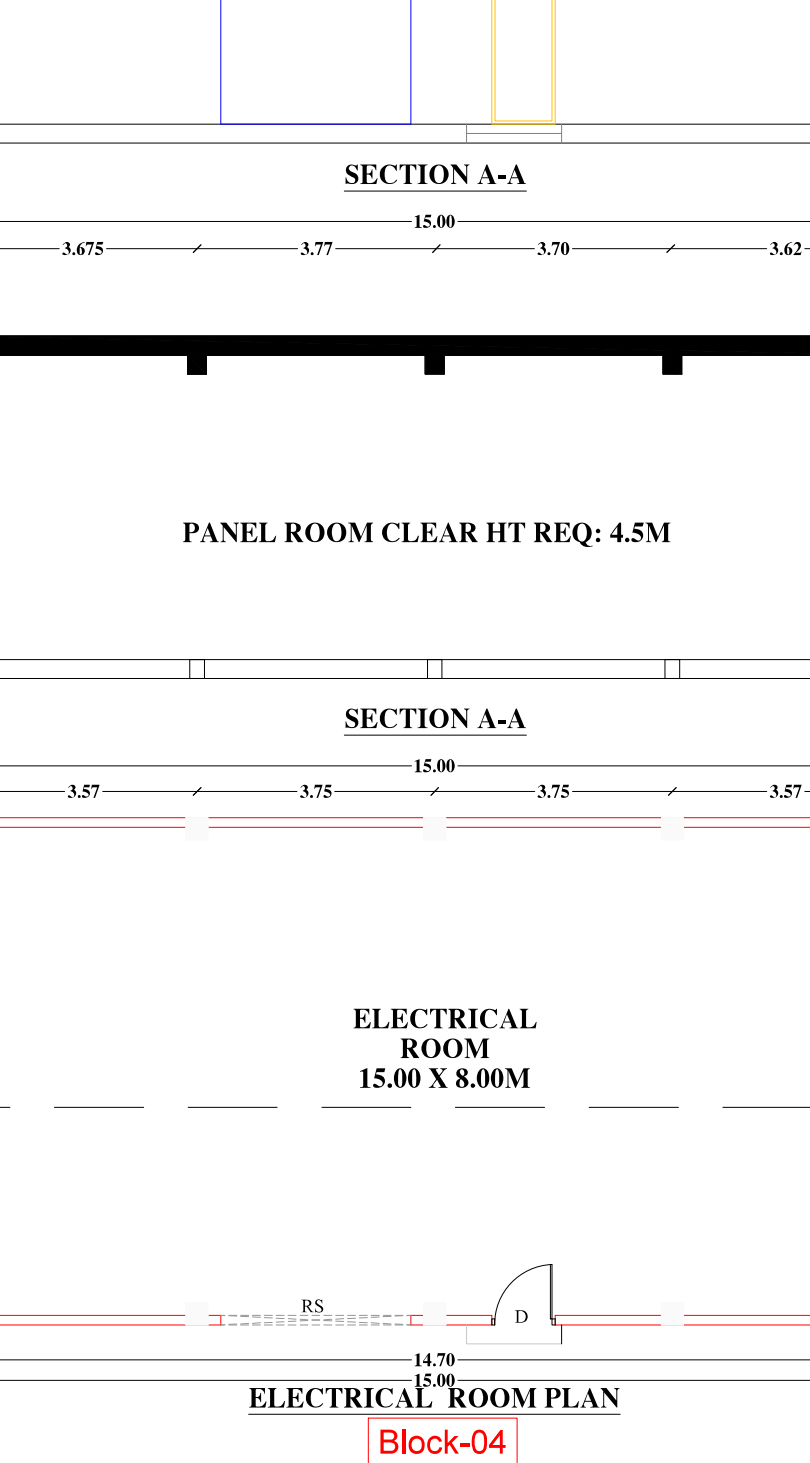
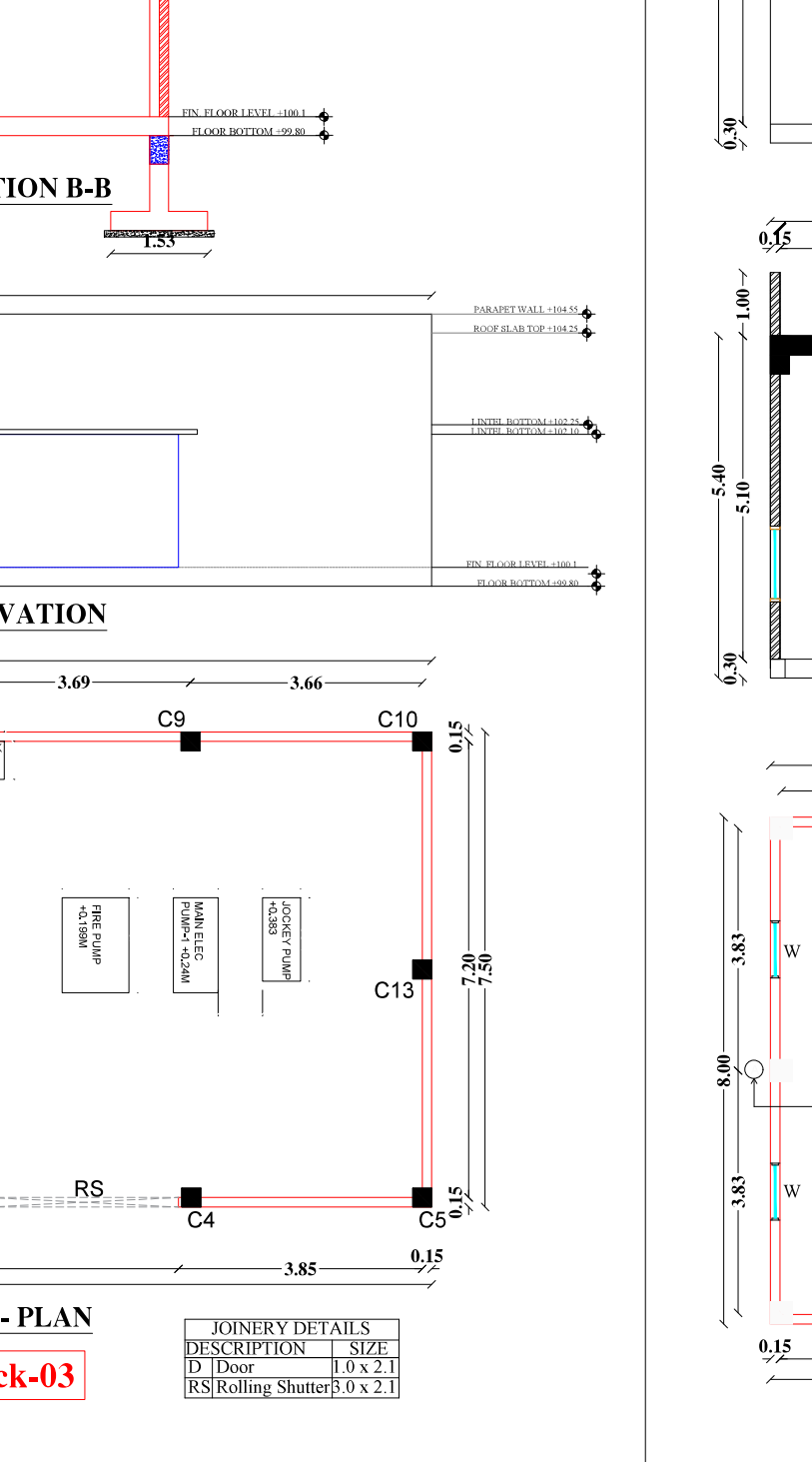
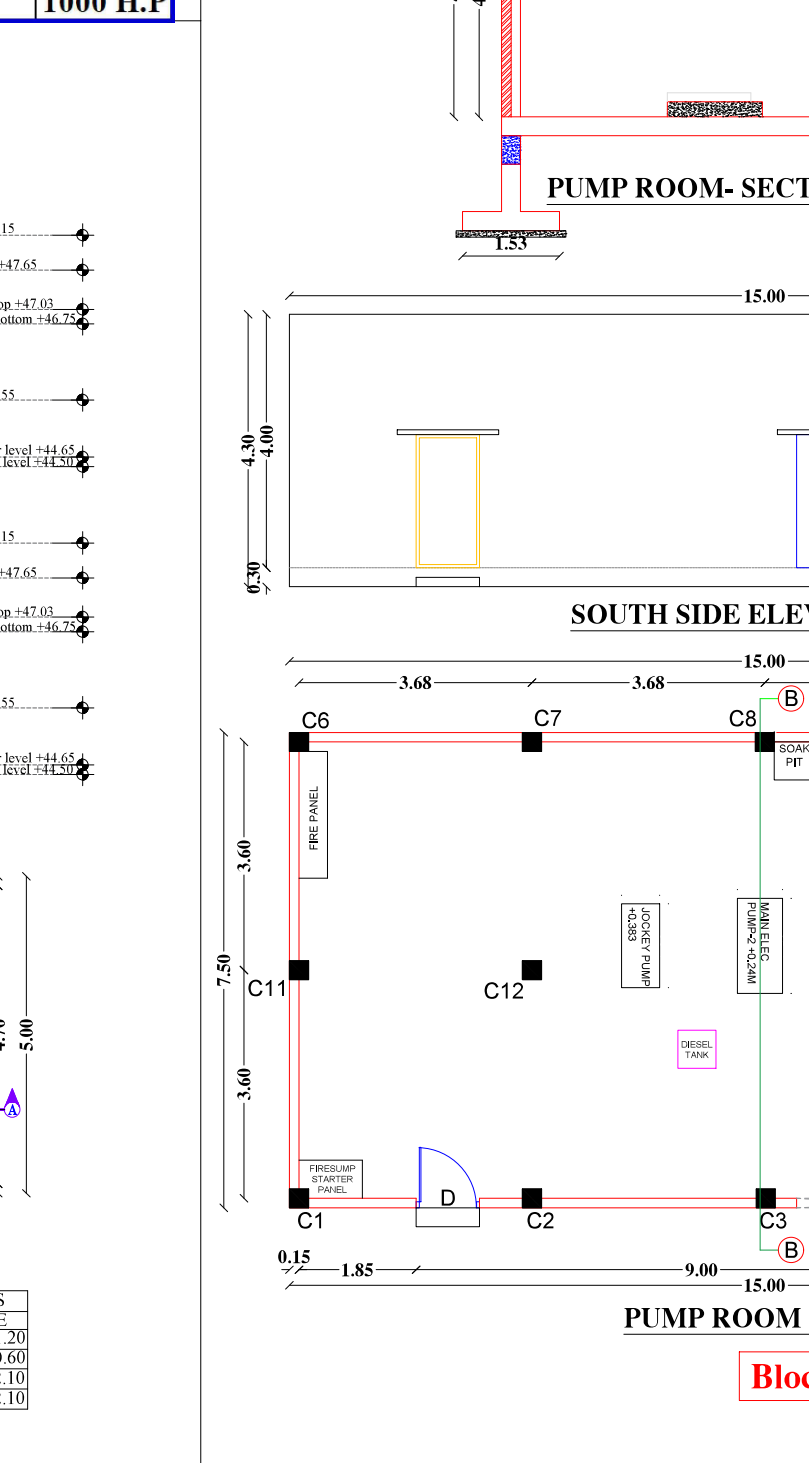
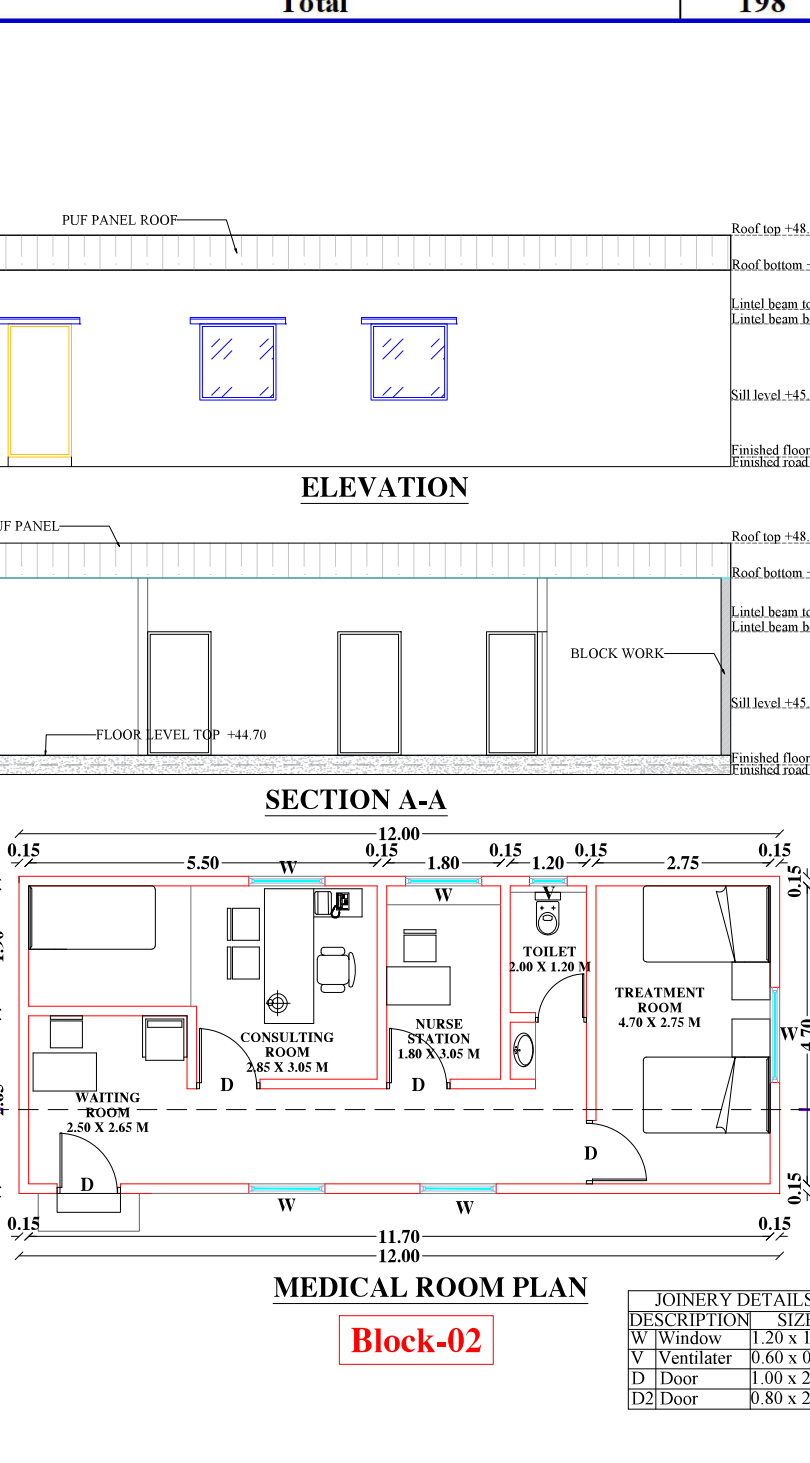
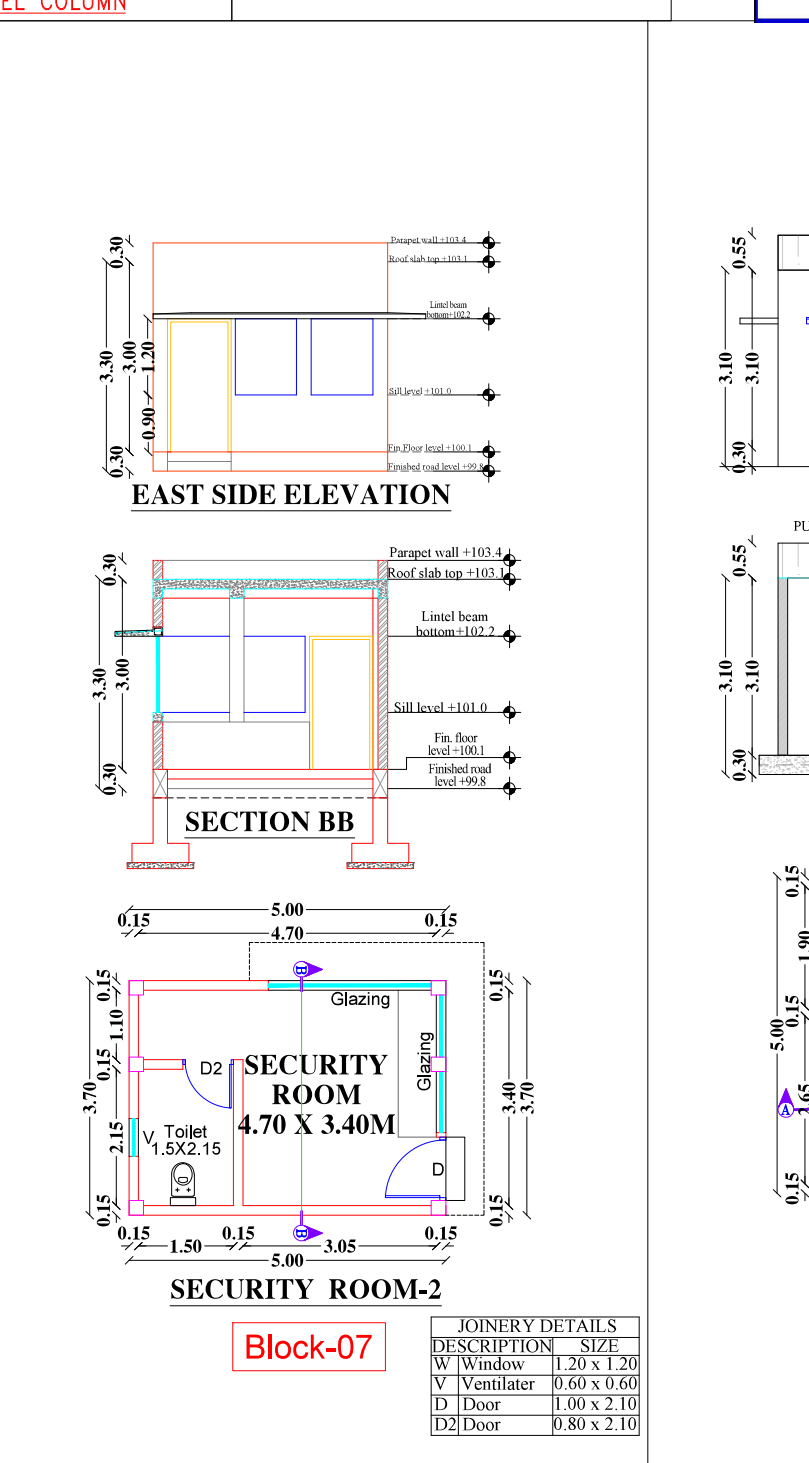
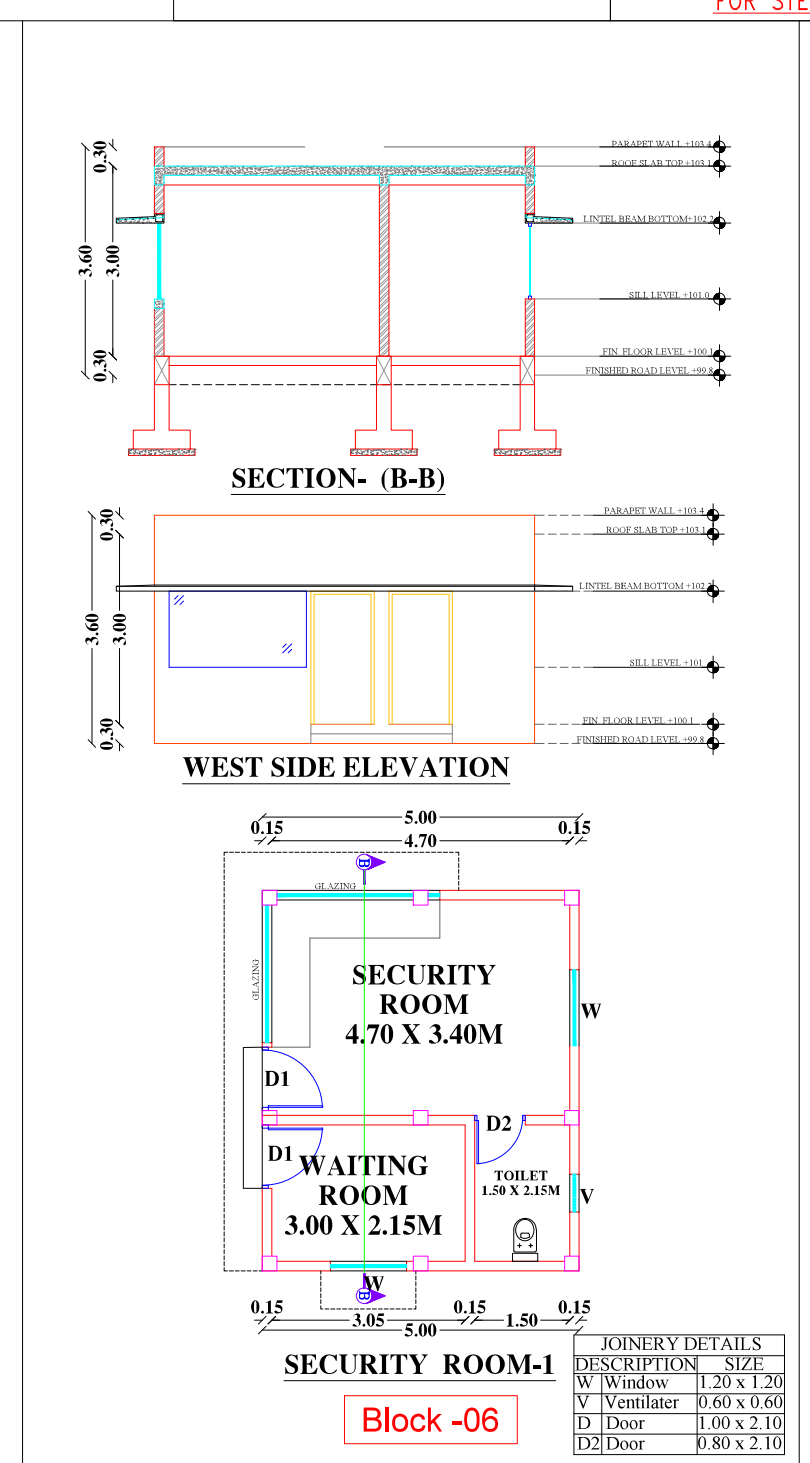
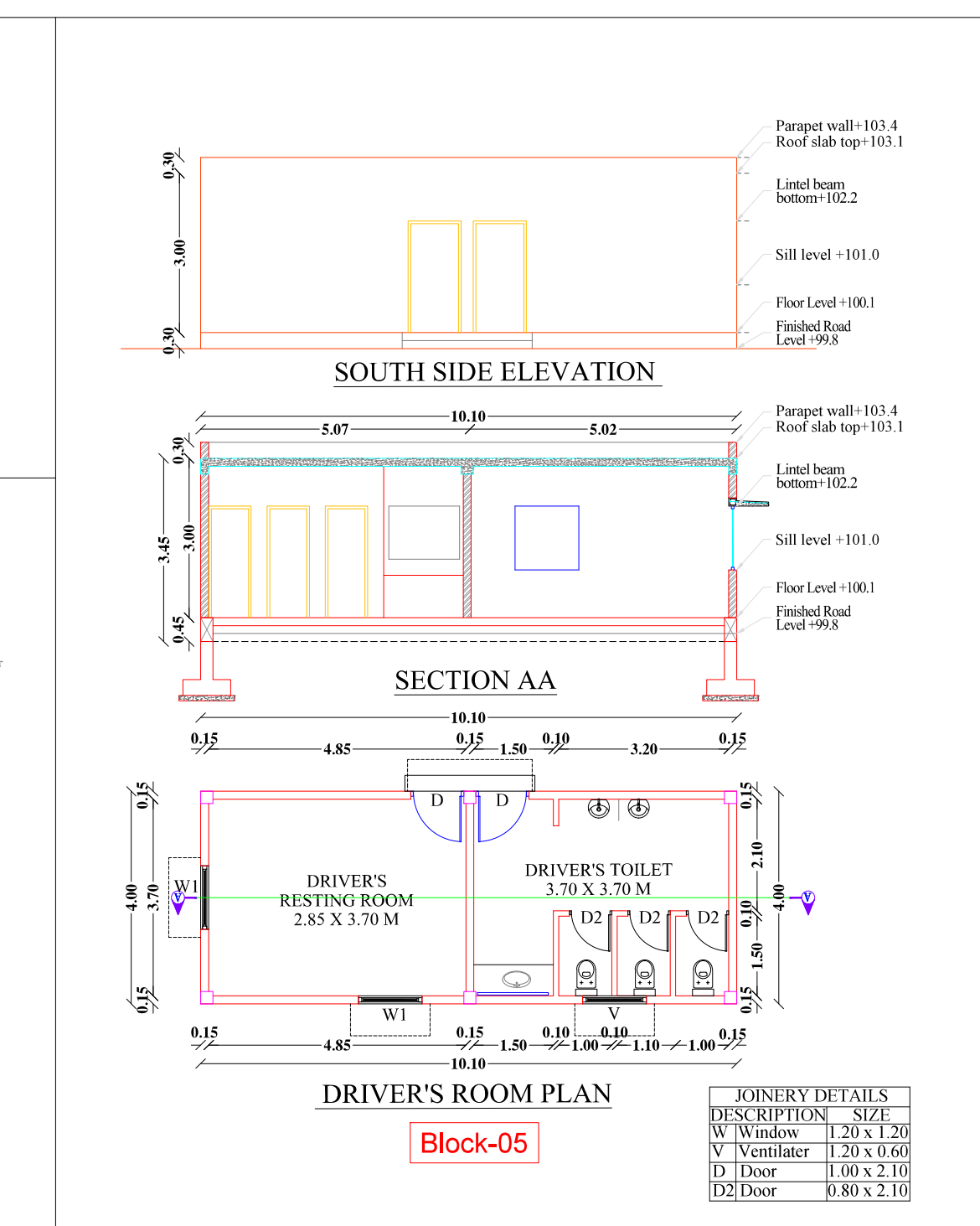
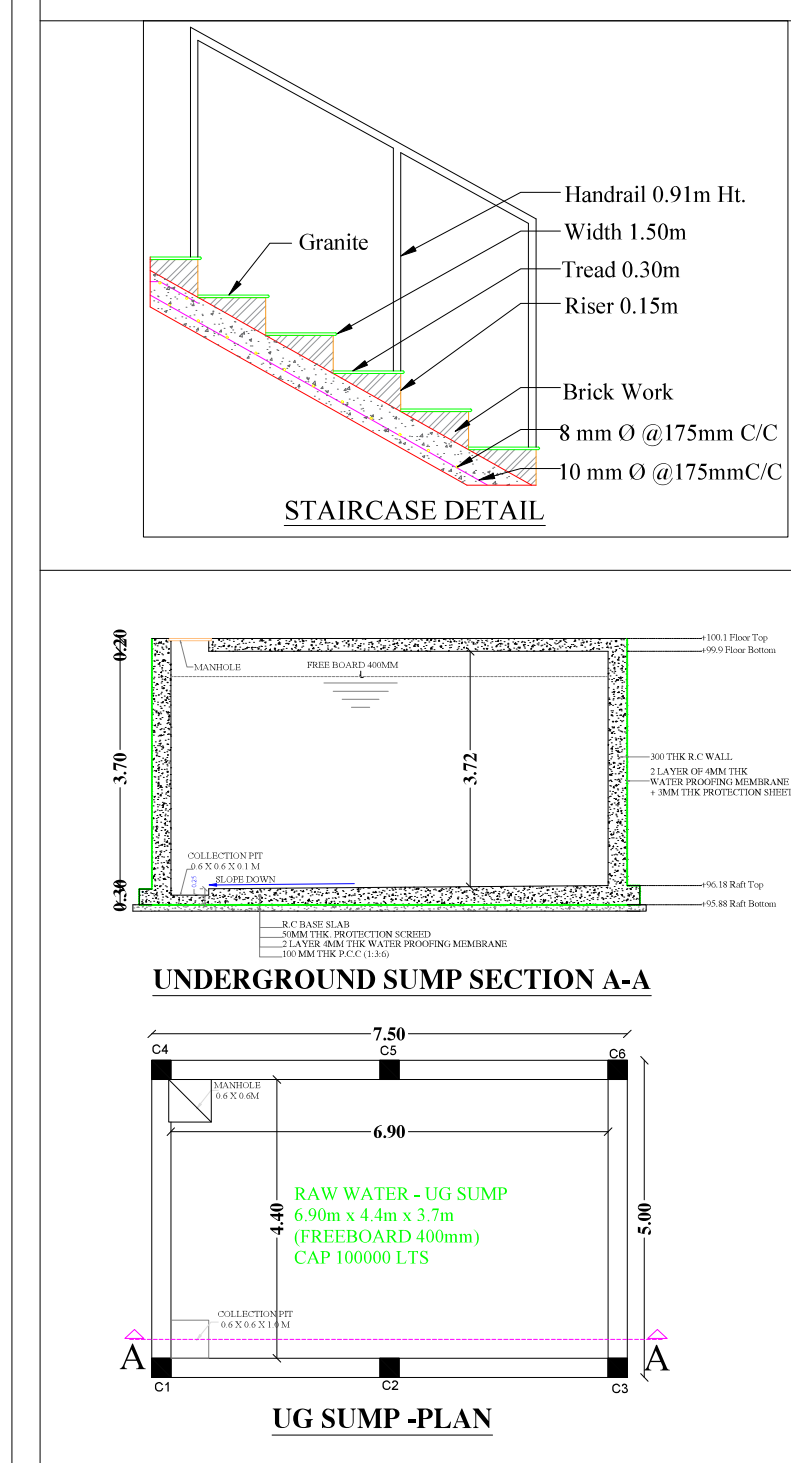
Approved Layout No: (L.P/D.T.C.P No:76/2021)  
(This Revises L.P/D.T.C.P No: 17/2013)

SCALE :1:800 SHEET NO:01/02

| COLOUR INDEX:-    |   | JOINERY SCHEDULE |                             |
|-------------------|---|------------------|-----------------------------|
| SITE BOUNDARY     | — | FD1              | FIRE DOOR 1.20 X 2.10       |
| EXISTING ROAD     | — | TD1              | TOILET DOOR 0.90 X 2.10     |
| PROPOSED BUILDING | — | D1               | DOOR 1.50 X 2.10            |
| DRIVEWAY          | — | D2               | DOOR 1.20 X 2.10            |
| PARK              | — | 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(ASSEMBLY)

**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.Y., MBA, J.I. Tech, Structures  
Chartered Engineer, Structural Consultant  
Reg. Valuer  
Registered Engineer Grade-II  
CG.Dist/RE/Gr-II/2020/11/008  
Structural Engineer Grade-I  
CG.Dist/SE/Gr-I/2023/10/005  
Mobile: +91 9176214777  
Email: mirrajhothibuilders@gmail.com  
**STRUCTURAL ENGINEER**  
A.N. RAVICHANDRAN,  
DCE, B.Sc., B.Tech, AME, A.I.Y., MBA, J.I. Tech, Structures  
Chartered Engineer, Structural Consultant  
Reg. Valuer  
Registered Engineer Grade-II  
CG.Dist/RE/Gr-II/2020/11/008  
Structural Engineer Grade-I  
CG.Dist/SE/Gr-I/2023/10/005  
Mobile: +91 9176214777  
Email: mirrajhothibuilders@gmail.com  
**REGISTERED ENGINEER**

# 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

## 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



# 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](mailto: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.

