Verified RealEstate™

REFERENCE
001/2024-2025

ISSUED
29 January 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

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+91 9996 12 9996
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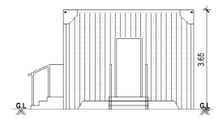
DIGITALLY VERIFIED RECORD

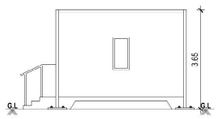
SCALE- 1:100

SHEET NO- 1 OF 2

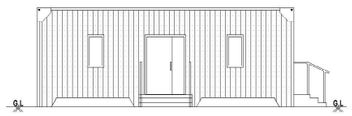
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR TUNGA AEROSAPACE PRIVATE LIMTED AT PLOT NO-16A & 16B IN SURVEY NO - 149/1A1 (part), 156/1(part), 158 (part) OF PANCHANTHURTHI VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.



FRONT ELEVATION



SECTION - A.A'



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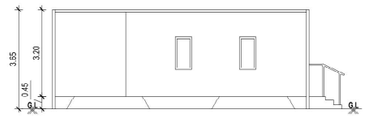

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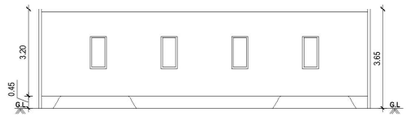

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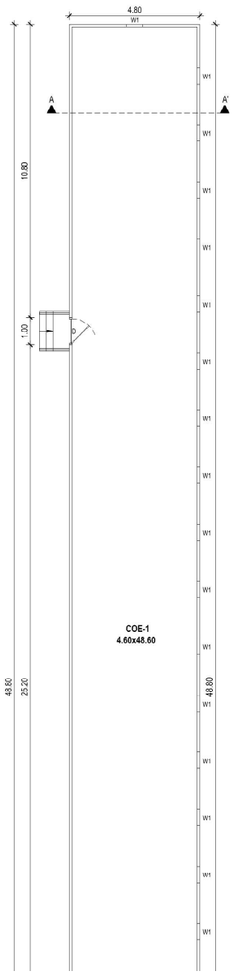
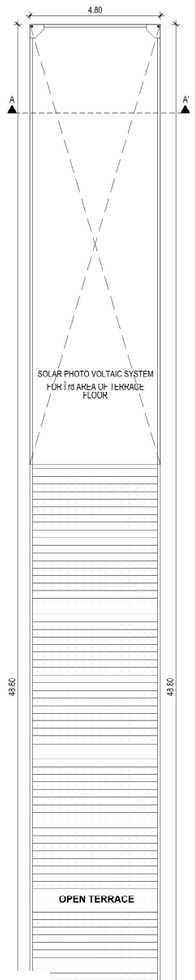
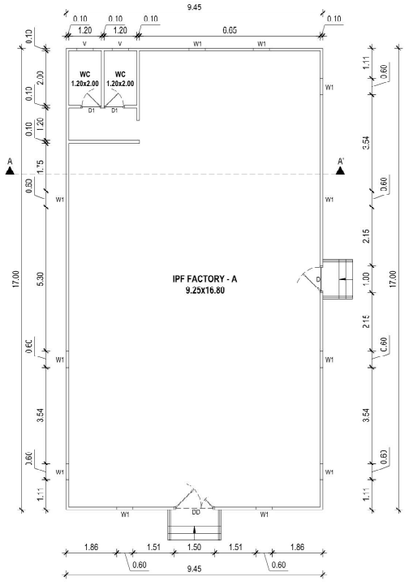


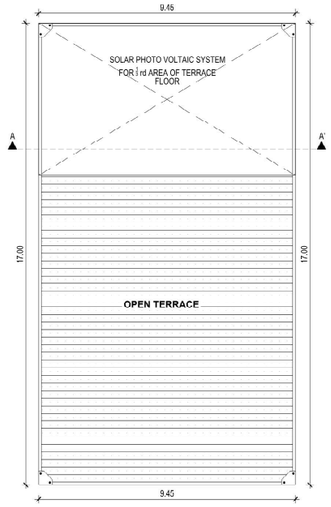
BLOCK-1 PROPOSED COE-1 BUILDING
(GROUND FLOOR PLAN)



TERRACE FLOOR PLAN



BLOCK-5 PROPOSED IPF FACTORY - A BUILDING
(GROUND FLOOR PLAN)



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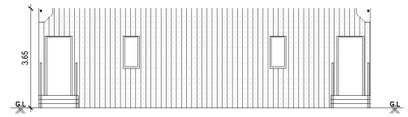

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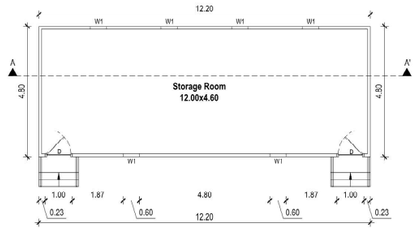
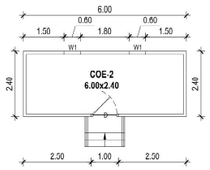
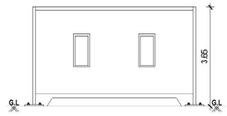


BLOCK-2 PROPOSED STORAGE ROOM BUILDING
(GROUND FLOOR PLAN)



TYPICAL BLOCK-2 & 3 PROPOSED COE-1 BUILDING
(GROUND FLOOR PLAN)



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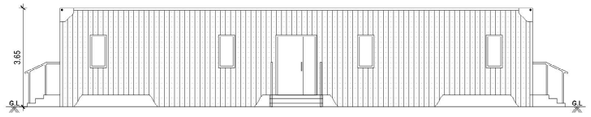

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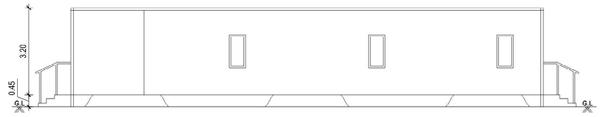

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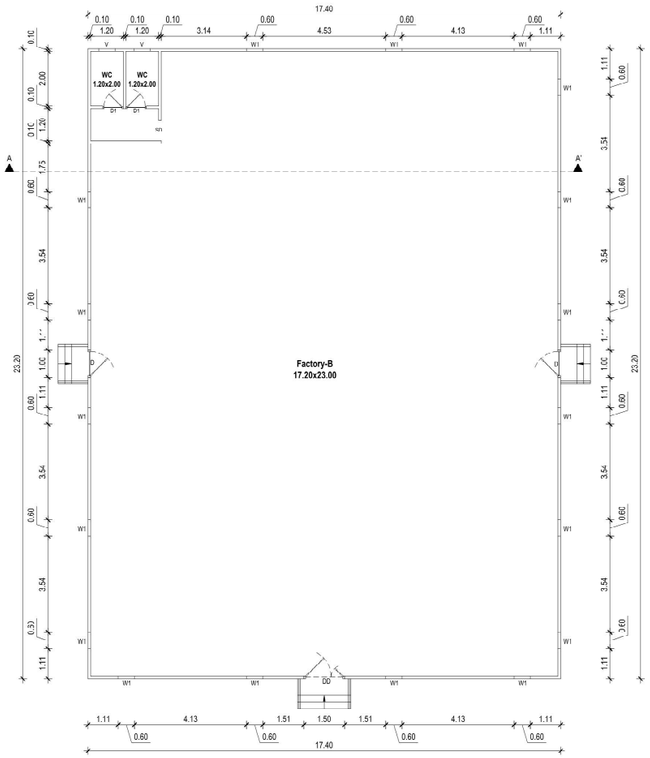
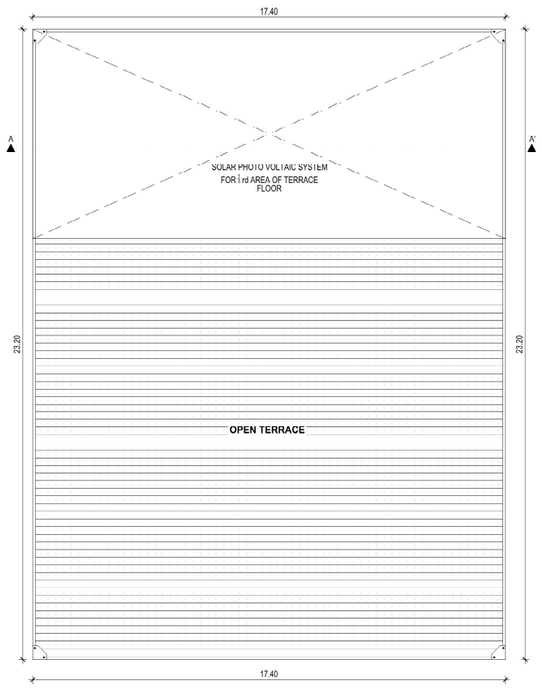


BLOCK-6 PROPOSED FACTORY-B BUILDING
(GROUND FLOOR PLAN)



TERRACE FLOOR PLAN

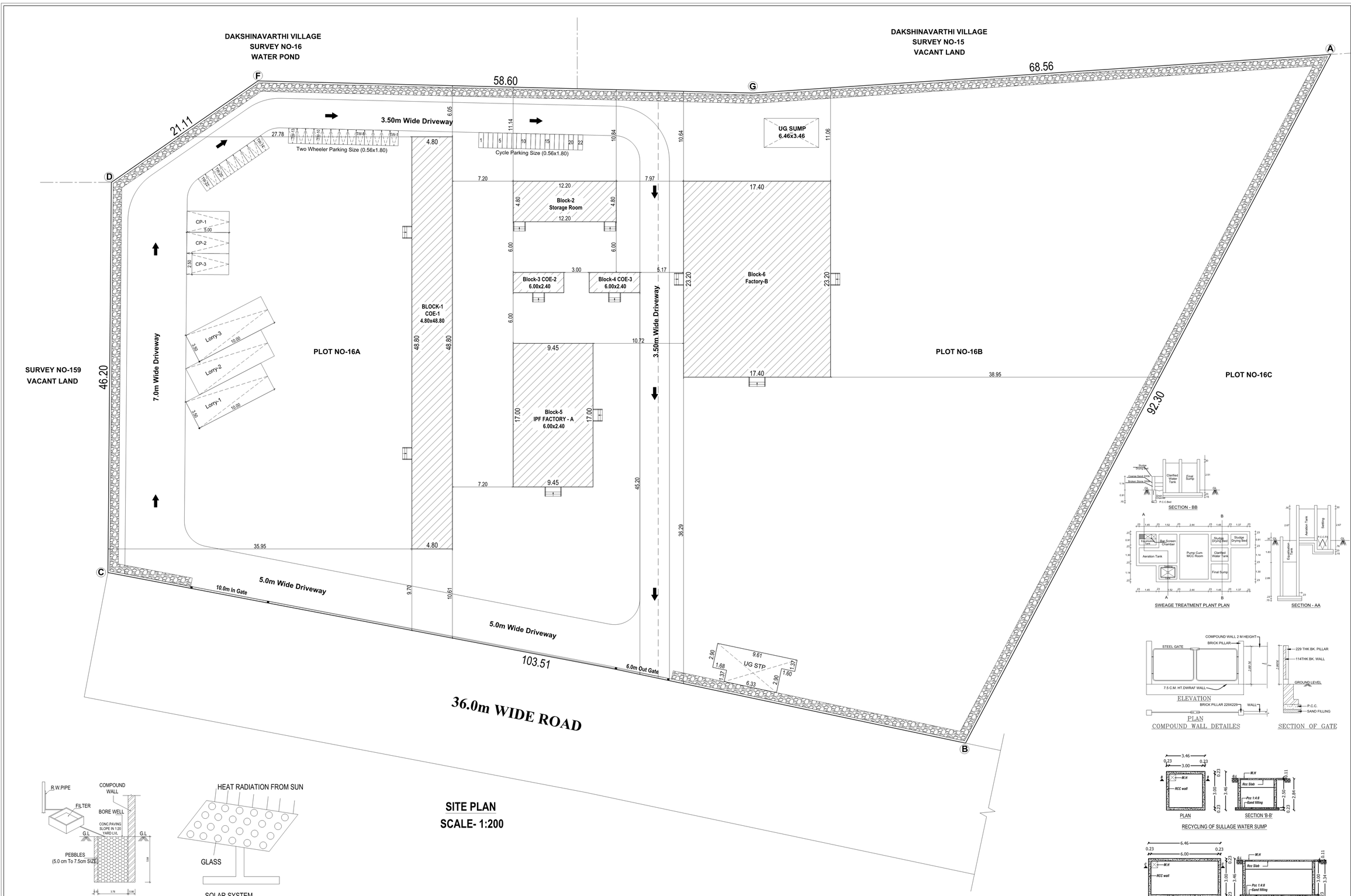
APPLICANT SIGNATURE :-

A. J. ARUN, M.E.,
Reg Structural Engineer Grade-I
DTCP. Reg No. SE/GrI/2021/12/011.
No.8,/300. Sengazhuneer Odai Street,
KANCHIPURAM - 631502.
Cell: 9092553343.

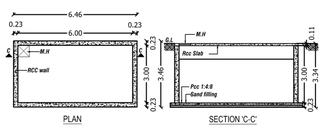
STRUCTURAL ENGINEER :-

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/039
No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77086 29625

REGISTERED ENGINEER :-



RECYCLING OF SULLAGE WATER SUMP



U.G.SUMP FOR DOMESTIC WATER

RAIN WATER TRENCH

SOLAR SYSTEM

SITE PLAN
SCALE- 1:200

SCALE- 1:100 SHEET NO- 2 OF 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR TUNGA AEROSAPACE PRIVATE LIMTED AT PLOT NO-16A & 16B IN SURVEY NO - 149/1A1 (part), 156/1(part), 158 (part) OF PANCHANTHURTHI VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

TNPCB CATEGORY: GREEN INDUSTRIAL,
CONSENT ORDER NO. 2405257442616 - DATED: 29/04/2024.
PROCEEDINGS NO.F.4311MMN/GS/DEE/TNPCB/MMN/A/2024

MANUFACTURE OF PRODUCTS,
DRONE (AERIAL VEHICLE)

DTCP APPROVED LAYOUT NO:
(THIS REVISED L.P/D.T.C.P NO.:17/2013)
L.P/D.T.C.P NO.:76/2021 (Date-01-04-2021)

SITE EXTENT AS PER DOCUMENT EXTENT - 2.00 Acre / 8093.60 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	BLOCK-1 PRO. COE-1 GROUND FLOOR	351.93	-	351.93
2.	BLOCK-2 PRO. STORAGE ROOM GROUND FLOOR	58.56	-	58.56
3.	BLOCK-3 COE-2 GROUND FLOOR	14.40	-	14.40
4.	BLOCK-4 COE-3 GROUND FLOOR	14.40	-	14.40
5.	BLOCK-5 IPF FACTORY - A GROUND FLOOR	160.65	-	160.65
6.	BLOCK-6 Factory-B GROUND FLOOR	403.68	-	403.68
	TOTAL EXTENT	1003.62	-	1003.62

Floor Space Index :- $\frac{1003.62}{8434.28}$ FSI ARCHIVED = 0.119 <= 1.5

PARKING DETAILS:

PARKING CATEGORY (Industrial Building) :-
FSI AREA : 1003.62 Sqmt

PARKING DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking Stalls	3 Nos	3 Nos
Car Parking	01 Nos	03 Nos
Two Wheelers	21 Nos	22 Nos
Cycle Space	21 Nos	22 Nos

SOLAR HOT WATER SYSTEM DETAIL :

NO OF WORKERS - MALE	: 20 Nos
NO OF WORKERS - FEMALE	: 03 Nos
TOTAL NO OF WORKERS (20+03 = 23)	: 23 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day	
TOTAL CONSUMPTION (23 X 80)	: 1840 Lits
NO OF SWHS (2000 lit Capacity)	: 1 No

N
SCALE - 1:200

TOTAL HOSE POWER - 15 HP

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE :-

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REGISTERED ENGINEER :-

BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO:SWP/BPA/0234356/2024
BUILDING PLANNING PERMISSION
SWP/INDUSTRIAL BUILING/A.D/D.T.C.P (CD-3) NO.31/2024

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.