Verified RealEstate™

REFERENCE
001/2025-2026

ISSUED
18 April 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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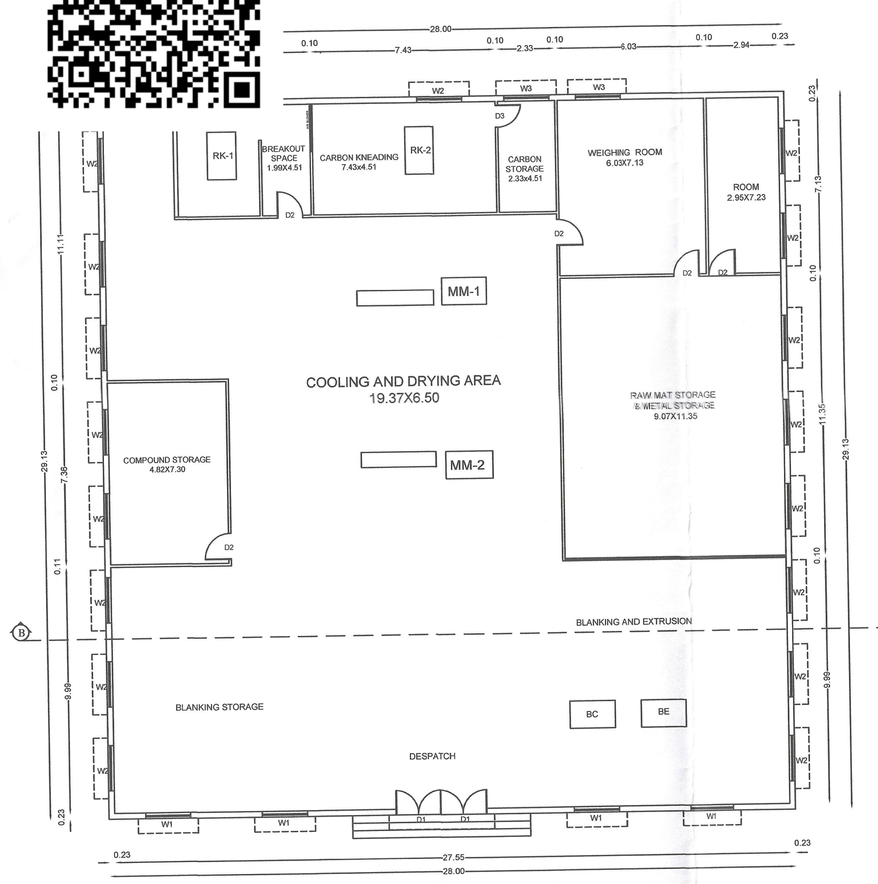
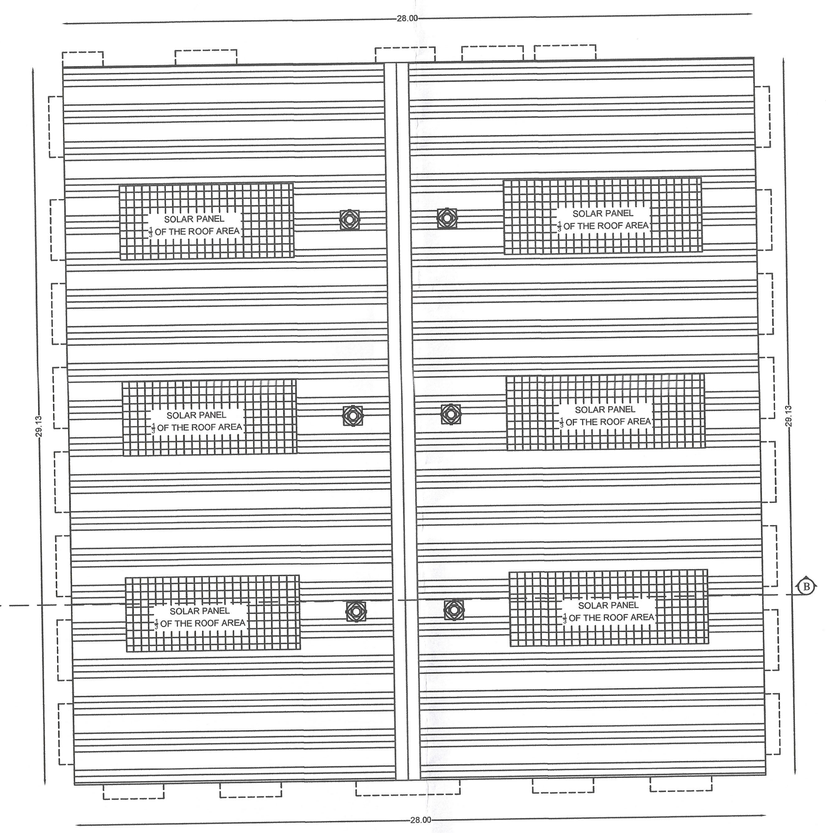
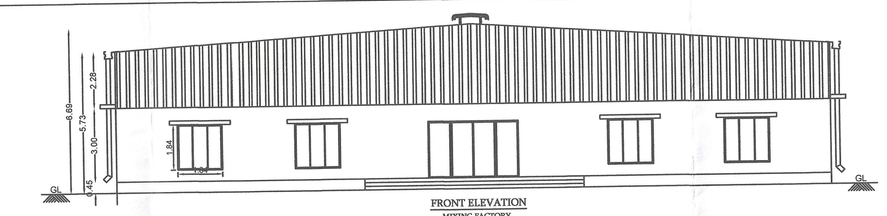
DIGITALLY VERIFIED RECORD



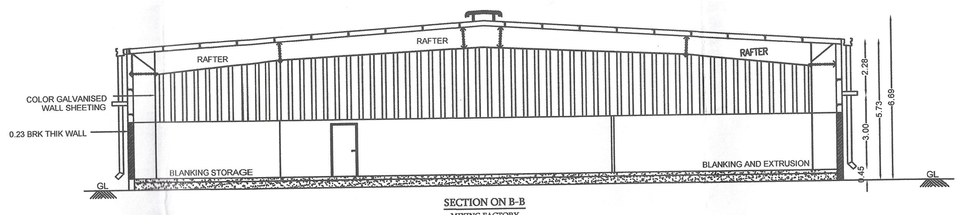
GROUND FLOOR PLAN
MIXING FACTORY



ROOF PLAN
MIXING FACTORY

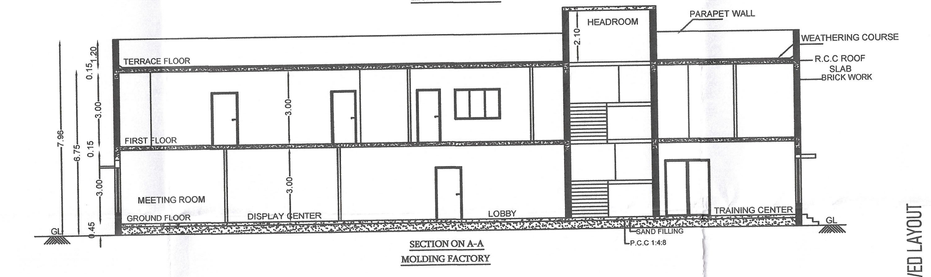


FRONT ELEVATION
MIXING FACTORY

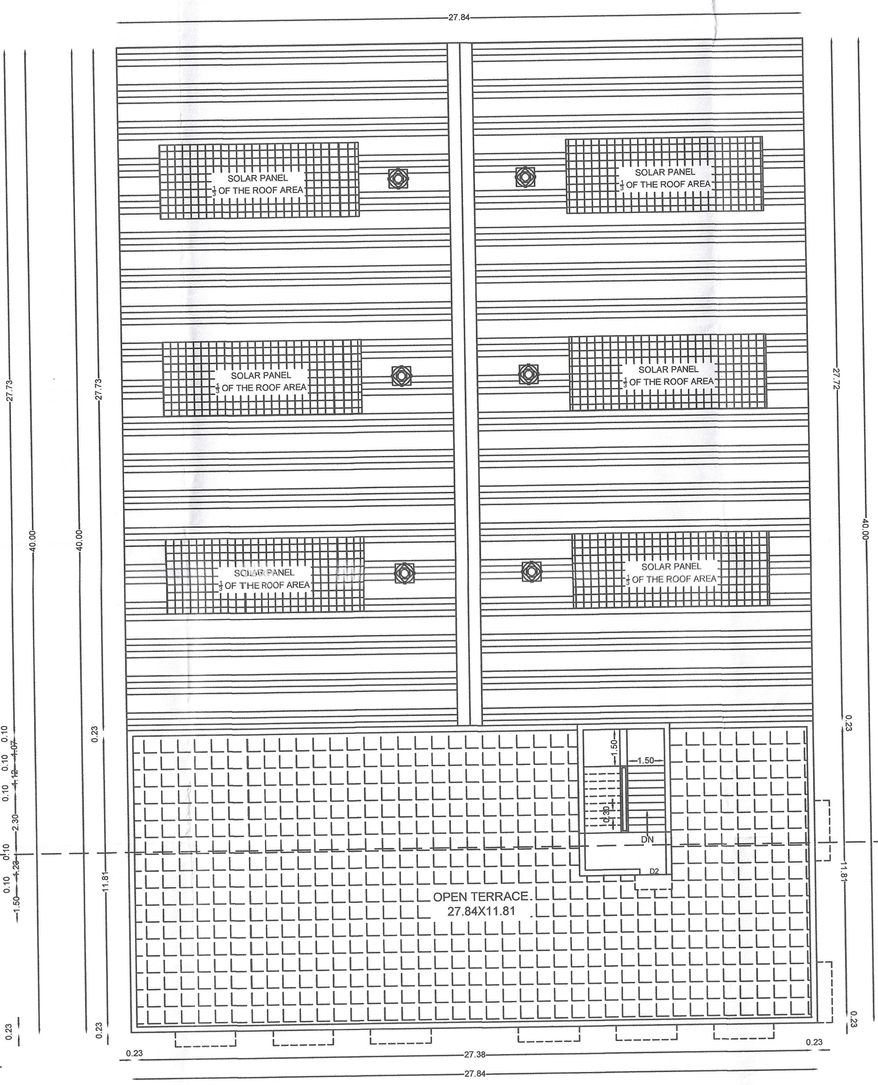


SECTION ON B-B
MIXING FACTORY

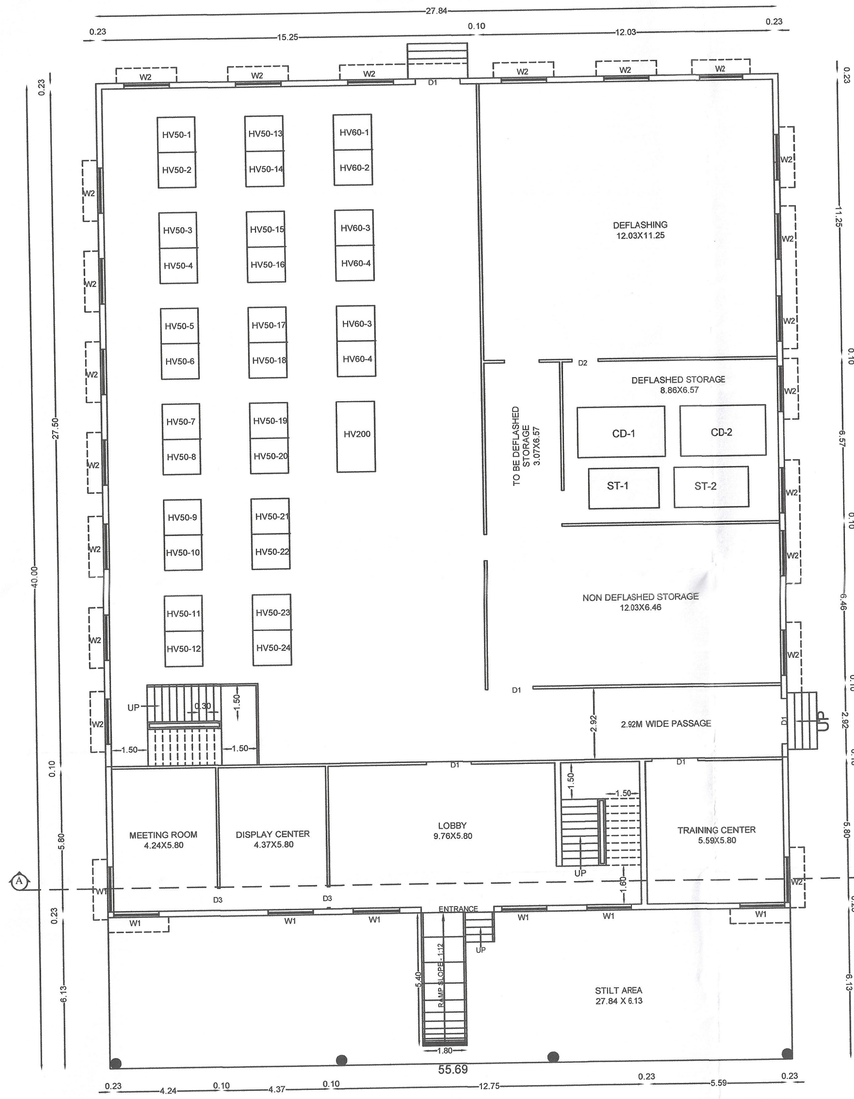
FRONT ELEVATION
MOLDING FACTORY



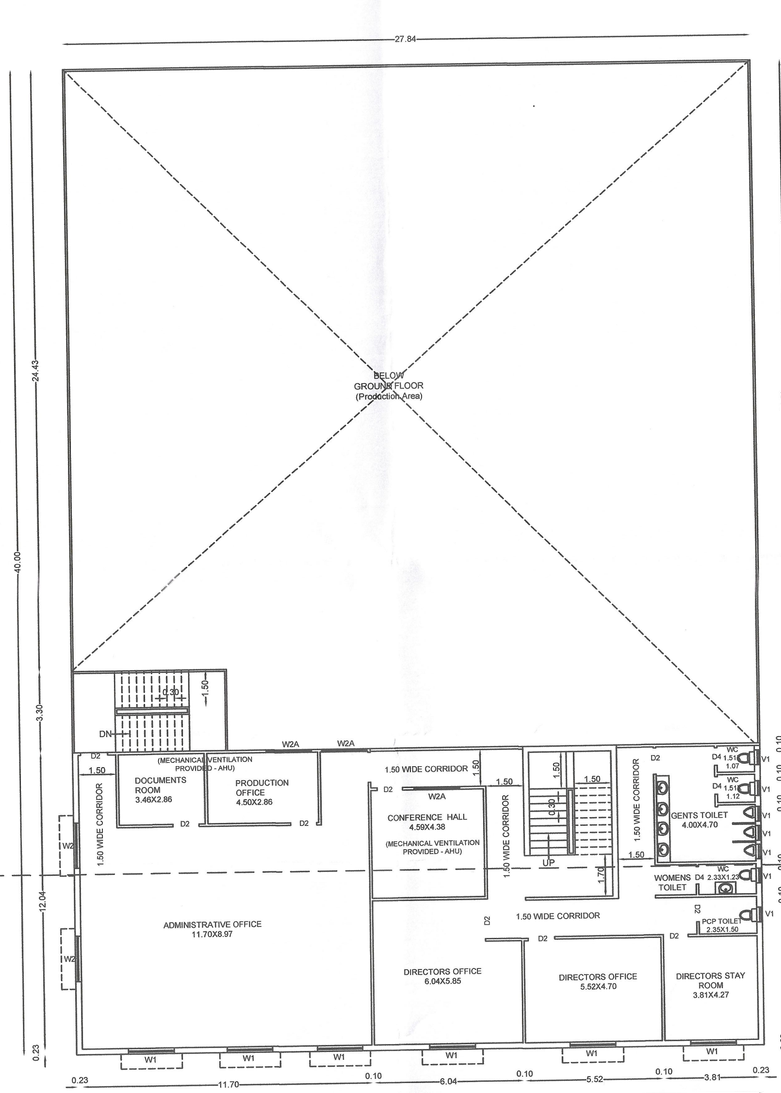
SECTION ON A-A
MOLDING FACTORY



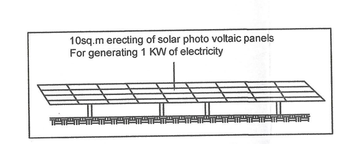
ROOF PLAN
MOLDING FACTORY

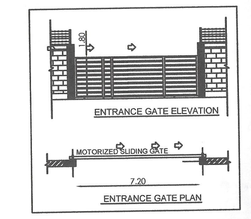


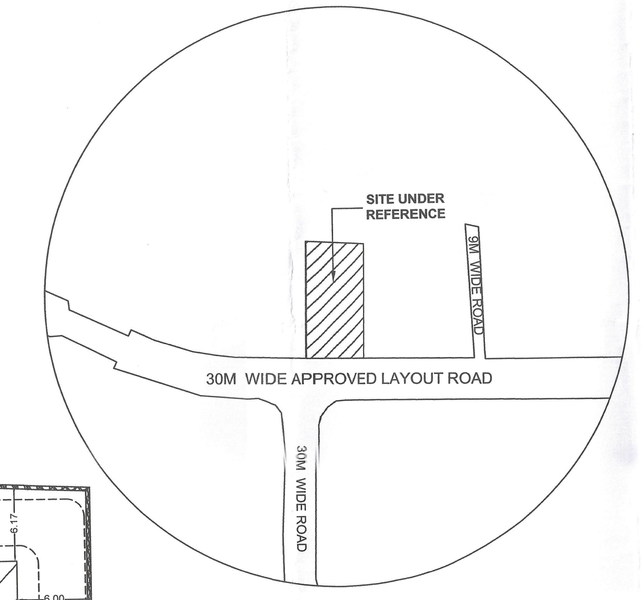
GROUND FLOOR PLAN
MOLDING FACTORY



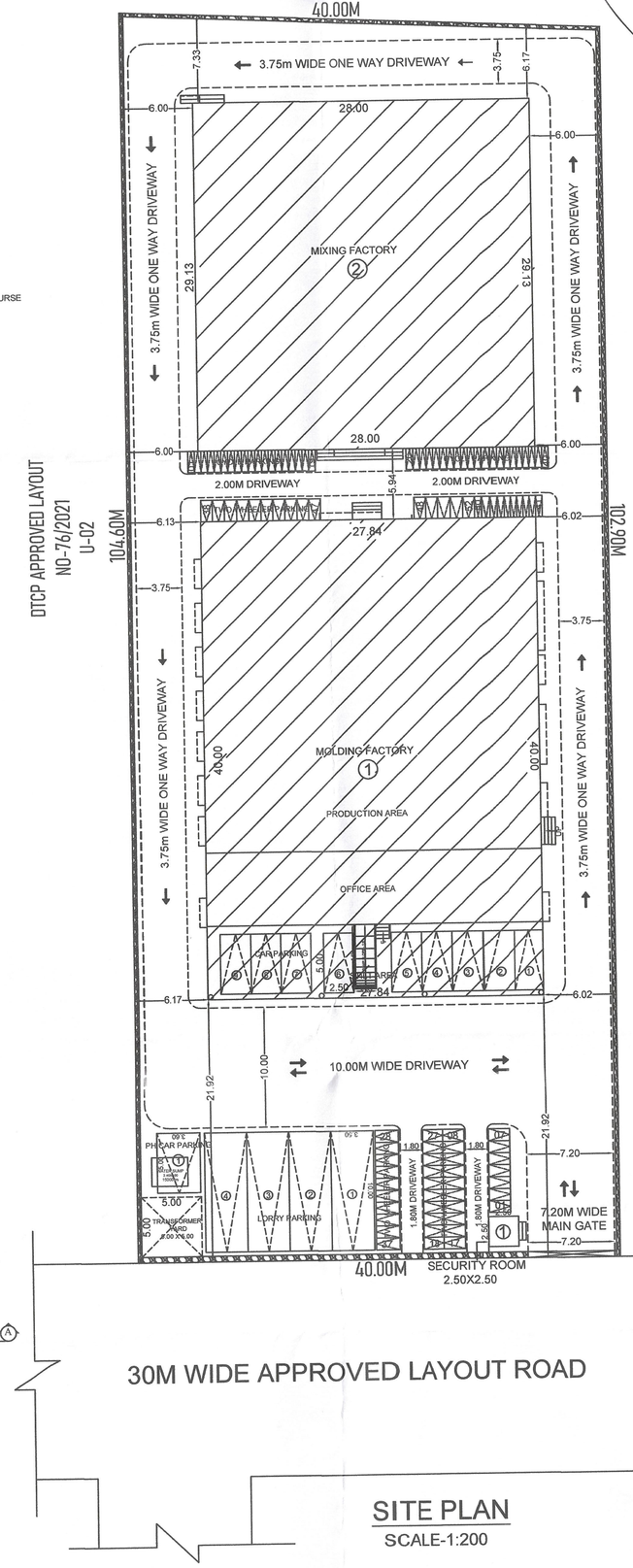
FIRST FLOOR PLAN
MOLDING FACTORY







KEY PLAN
NOT TO SCALE



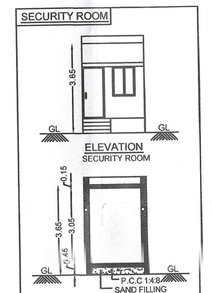
SITE PLAN
SCALE-1:200

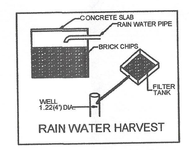
MACHINERY DETAILS

S.NO	NAME OF MACHINERY	LEGEND	NOS	EACH H.P	TOTAL H.P
01	RUBBER KNEADER	RK	2	25.00	50.00
02	TWO ROLL MIXING MILL	MM	2	30.00	60.00
03	BLANK CUTTING M/C	BC	2	3.00	6.00
04	BLANK EXTRUSION CUTTING M/C	BE	1	5.00	5.00
05	HYDRAULIC VULCANIZING M/C - (50 TONNE)	HV50	24	6.00	144.00
06	HYDRAULIC VULCANIZING M/C - (50 TONE)	HV50	6	6.00	48.00
07	HYDRAULIC VULCANIZING M/C - (200 TONE)	HV200	1	25.00	25.00
08	CRYOGENIC DEFLASHING M/C	CD	2	5.00	10.00
09	SPINDLE TRIMMING M/C	ST	2	5.00	10.00
10	AIR COMPRESSOR	AC	1	12.00	12.00
11	WATER COOLING PLANT	WC	1	10.00	10.00
				TOTAL H.P =	380.00

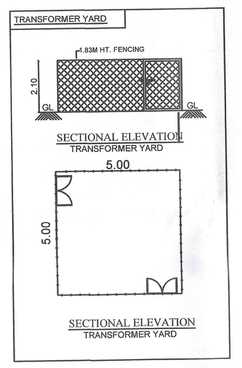
PARKING CALCULATION :-

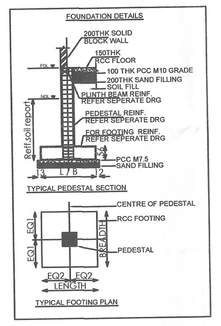
PARKING	REQUIRED	PROVIDED
LORRY PARKING	04 Nos	04 Nos
CAR PARKING	09Nos	09 +1Nos
TWO WHEELER PARKING	50 Nos	52 Nos
CYCLE PARKING	50 Nos	50 Nos





RAIN WATER HARVEST





SHEET NO - 01/01

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING CONSTRUCTION OF MOLDING SERVICE PROVIDER FOR AUTO COMPONENTS UNIT **M/S.**MEENAKSHI MOLDING PRIVATE LIMITED AT PLOT NO.43/1, ONE HUB INDUSTRIAL PARK IN COMPRISED SURVEY NOS.55/1A1A, 55/1A2A, 55/6, 55/1A3C1(Part), 55/1A3B, 55/1B2(Part), 55/4, 53/6K(Part), 55/1B1(Part), 54/1C2(Part), 53/6L(Part), 55/1A1B, 55/1A2B, 54/3B1(Part), 53/31(Part), 54/1A(Part) AND 54/1B2(Part) OF KUNNAPATTU VILLAGE, THIRUPORUR TALUK, CHENGALPET DISTRICT.

TITLE:
MOLDING FACTORY - GROUND, MEZZANINE FLOOR PLAN, SECTION & ELEVATION
MIXING FACTORY - GROUND FLOOR PLAN, SECTION & ELEVATION
SITE PLAN & KEY PLAN.

NORTH

TNPCB - "RED" CATEGORY

PROCEEDINGS NO.T1/TNPCB/F.4396MMN/RL/MMN/A/2024 DATE : 20/09/24

DTCP APPROVED LAYOUT NO :
L.P / D.T.C.P NO : 76/2021
(This Revises L.P / D.T.C.P NO : 17/2013)

SCALE: SITE PLAN- 1:200, FLOOR PLAN 1: 100

AREA STATEMENT (Sq.m)

TOTAL PLOT AREA : 1.00 Acre (4,046.85.00Sq.m)

S.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	TOTAL BUILDUP AREA (Sq.m)	BUILDING HEIGHT (m)
1.	MOLDING FACTORY	GROUND FLOOR (Production Area)	772.09	—	1,498.92	6.75M
		GROUND FLOOR (Office Area)	170.78	—		
		GROUND FLOOR (Covered Parking)	170.78	—		
		FIRST FLOOR (Office Area)	362.11	—		
		HEAD ROOM	—	23.16		
2.	MIXING FACTORY	GROUND FLOOR (Production Area)	815.91	—	815.91	5.73M
3.	SECURITY ROOM	GROUND FLOOR	—	6.25	6.25	3.65M
TOTAL AREA in Sq.m =			2,291.67	29.41	2,321.08	

F.S.I CALCULATION:-

F.S.I : TOTAL FSI AREA / TOTAL PLOT AREA = 2,291.67 / 4,046.85 = 0.566

HORSE POWER DETAIL:-

TOTAL H.P = 380.00 H.P

NUMBER OF WORKERS DETAIL:-

TOTAL NUMBER OF WORKERS : 75Nos (70M + 5F)

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
D1	DOUBLE DOOR	1.8 X 2.10
D2	DOOR	1.00X2.10
D4	DOOR	1.00X2.10
W1	WINDOW	1.84X1.84
W2	WINDOW	1.84X1.22
W3	WINDOW	1.22X1.22
W2A	WINDOW	1.84X1.22
V1	VENTILATOR	0.60 X 0.60

COLOUR REFERENCE

- ROAD
- SITE BOUNDARY
- SITE UNDER REFERENCE
- PROPOSED BUILDING
- PROPOSED MACHINERY

For MEENAKSHI MOLDING PRIVATE LIMITED
Director

APPLICANT:-

S. P. S. INBARAJAN
M.E., (Structural) A.M.I.E.,
Structural Consultant
Registered Structural Engineer
Grade1(SE) with vellore LPA DTCP
Reg. No. SE/04/19/09/021 dt. 04.09.2019
Door No.50, Kirupasankari Street,
West Mambalam, Chennai-600 033.

STRUCTURAL ENGINEER Gr-I

K.S. SIVAKUMAR
Registered Architect - CA / 98 / 23083
Grade-I (RA) in CMDA / RA / Gr-I / 19 / 08 / 232
Grade-I (RA) in DTCP / RA / Gr-I / 19 / 08 / 001
TSO DESIGN COMMUNE PVT. LTD.
Architects + Planners + Interior Designers
New No.16, (Old No.42), Ground Floor,
South West Boag Road, T.Nagar,
Chennai-600 017. Ph: 044-2435 0493

REGISTERED ENGINEER Gr-I

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.