

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

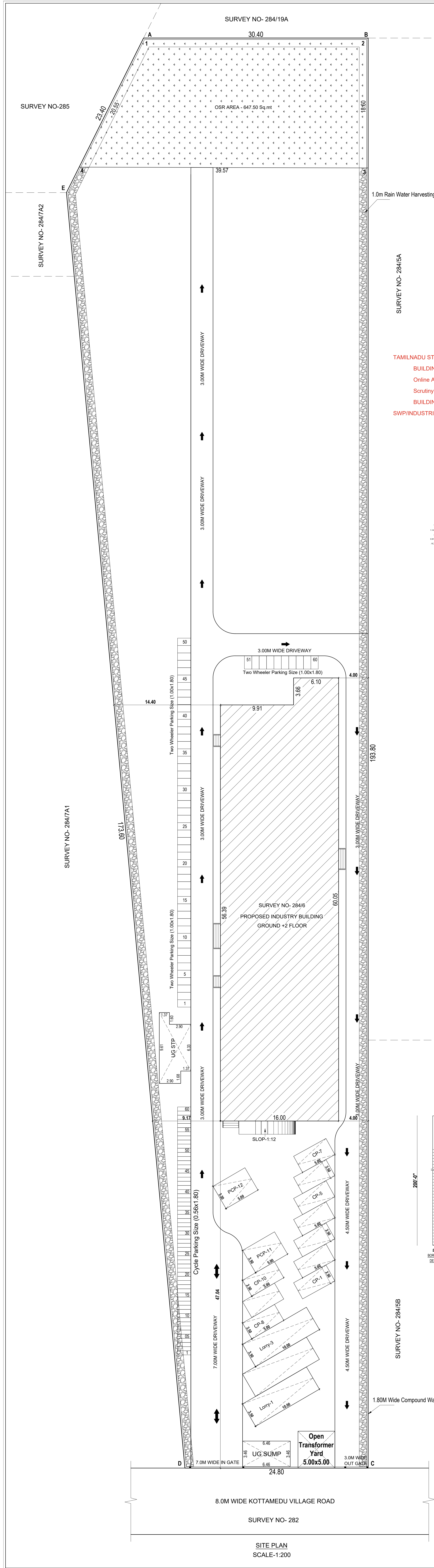
**Building Plan**

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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRY BUILDING IN GROUND + 2 FLOOR, S.NO: 284/6 OF KOTTAMEDU VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT. THIRUPORUR PANCHAYAT UNION LIMIT.

AS PER ANNEXURE - VI OF TNCDBR CATEGORY : ORANGE INDUSTRY  
SL.NO. 33. FORMULATION OF PHARMACEUTICALS.

AS PER DOCUMENT EXTENT - 1.34 Acre / 5422.71 Sq.mt

**AS PER PATTA EXTENT - 5400.00 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.    | PRO. STORE'S & PACKING GROUND FLOOR                    | 924.62        | -                  | 924.62                    |
| 2.    | PRO. TABLET,CAPSULE MANUFACTURE UNIT & LAB FIRST FLOOR | 852.73        | -                  | 852.73                    |
| 3.    | PRO. QC LAB MEZZANINE FLOOR                            | 283.55        | -                  | 283.55                    |
| 3.    | PRO.MULTI PURPOSE LAB SECOND FLOOR                     | 852.73        | -                  | 852.73                    |
| 4.    | SECURITY ROOM                                          | -             | 6.25               | 6.25                      |
|       | TOTAL EXTENT                                           | 2913.63       | 6.25               | 2919.94                   |

## REFERENCE

| DESCRIPTION       | CALCULATION               | PERMISSIBLE | PROPOSED |
|-------------------|---------------------------|-------------|----------|
| FLOOR SPACE INDEX | $\frac{2913.63}{5400.00}$ | 1.5         | 0.539    |

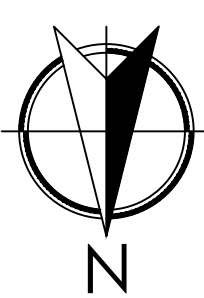
**PARKING DETAILS:**

**PARKING CATEGORY (Industry Building) :-**

| PARKING DESCRIPTION                                             | REQUIRED | PROVIDED |
|-----------------------------------------------------------------|----------|----------|
| Lorry Parking- Workshop Area/500<br>= 1777.35/500 = 3.554       | 4 Nos    | 4 Nos    |
| Car Parking- Office Building Area/100<br>= 1136.46/100 = 11.364 | 12 Nos   | 12 Nos   |
| Two Wheelers Parking- Workshop Area/50<br>= 2913.63/50 = 58.27  | 59 Nos   | 60 Nos   |
| Cycle Parking- Workshop Area/50<br>= 2913.63/50 = 58.27         | 59 Nos   | 60 Nos   |

**SOLAR HOT WATER SYSTEM DETAIL :**

|                                         |             |                                                                                     |
|-----------------------------------------|-------------|-------------------------------------------------------------------------------------|
| NO OF WORKERS - MALE                    | : 75 Nos    |  |
| NO OF WORKERS - FEMALE                  | : 75 Nos    |                                                                                     |
| TOTAL NO OF WORKERS (75+75 = 150)       | : 150 Nos   |                                                                                     |
| WATER CONSUMPTION @ 80 Lit / Person/Day |             |                                                                                     |
| TOTAL CONSUMPTION (150 X 80)            | : 12000Lits |                                                                                     |
| NO OF SWHS (2000 lit Capacity)          | : 1 No      |                                                                                     |



Sanitary Requirements As Per TNCBDR-2019

| DESCRIPTION             | REQUIRED | PROVIDED |
|-------------------------|----------|----------|
| WATER CLOSET            | 05       | 11       |
| URINAL                  | 06       | 06       |
| WASH TAPS               | 11       |          |
| DRINKER WATER FOUNTAINS | 02       |          |

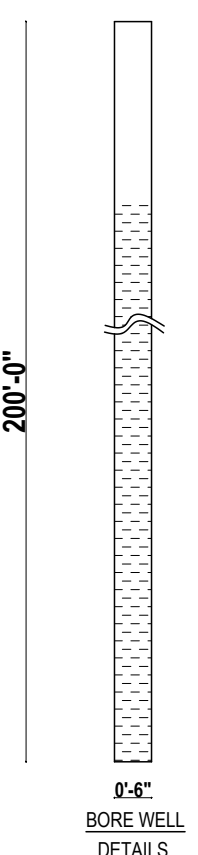
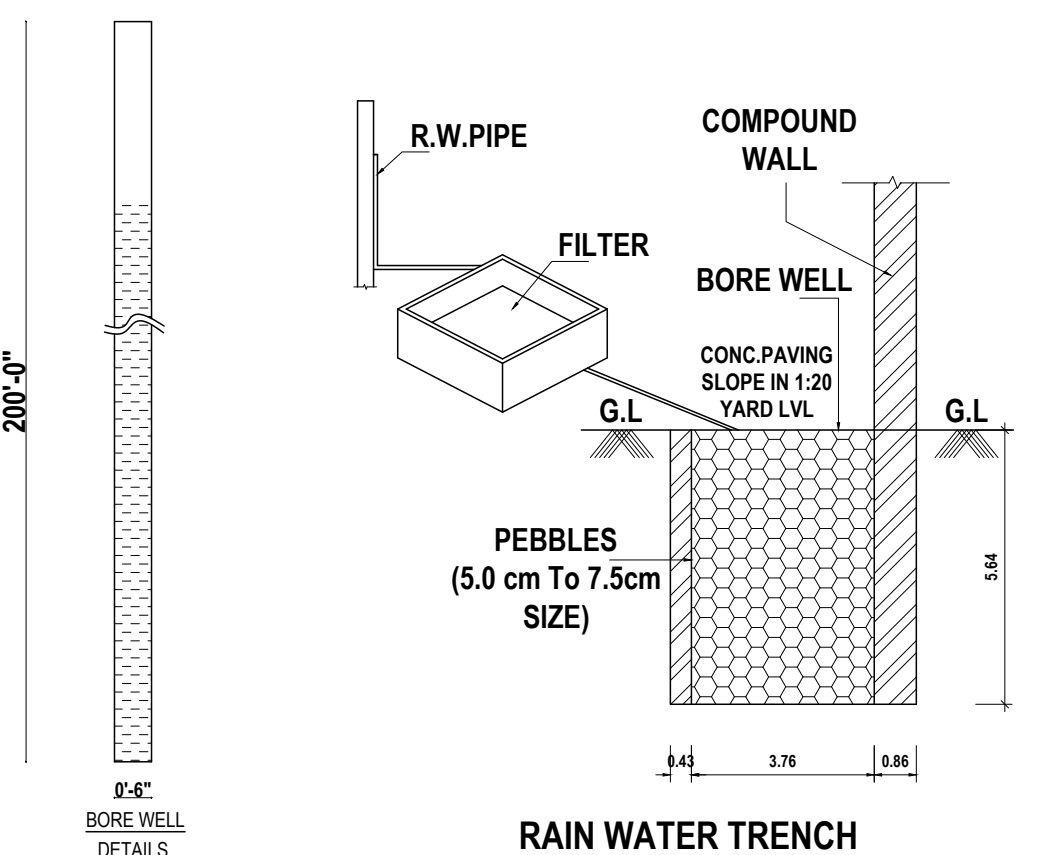
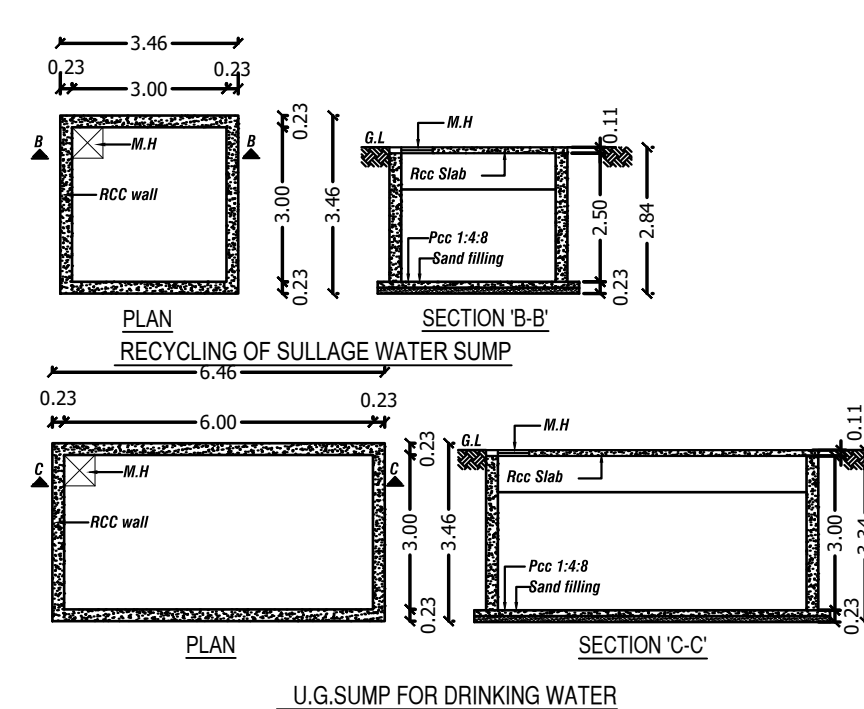
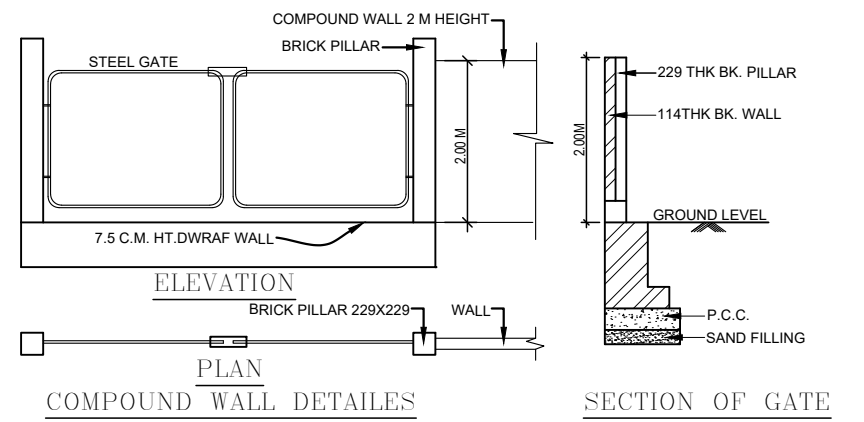
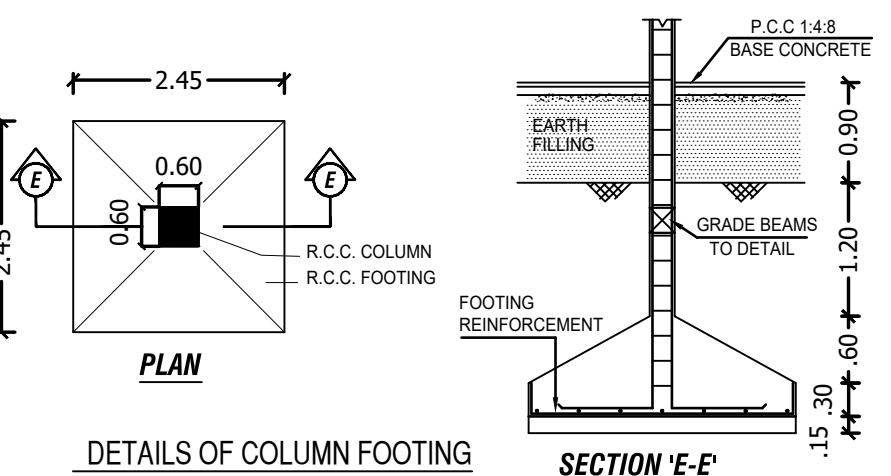
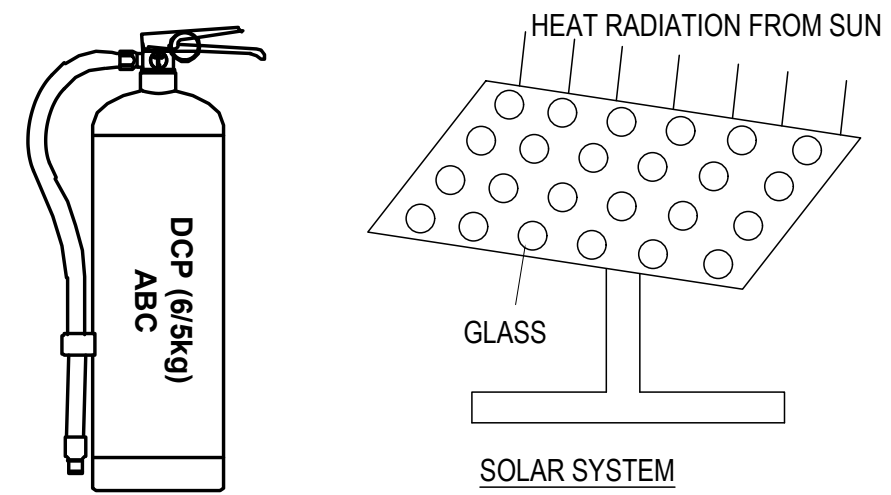
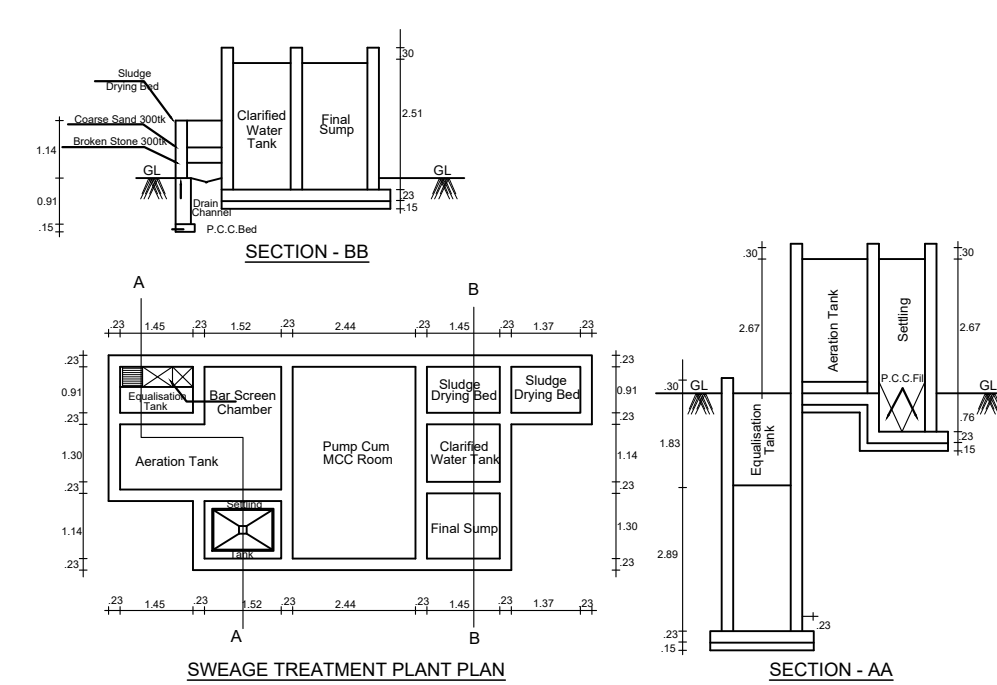
### SCHEDULE OF JOINERY

| TYPE | DESCRIPTION       | SIZE        |
|------|-------------------|-------------|
| RS   | ROLLING SHUTTER   | 3.00 x 4.00 |
| RS1  | ROLLING SHUTTER-1 | 1.80 x 4.00 |
| D    | DOOR              | 0.90 x 2.20 |
| D1   | DOOR - 1          | 0.75 x 2.20 |
| SD   | SLIDING DOOR      | 0.75 x 2.20 |
| W    | WINDOW            | 2.00 x 2.30 |
| V    | VENTILATOR        | 0.60 x 0.60 |

## MACHINERY DETAILS

| SL.NO | MACHINE           | HP  | QUANTITY | TOTAL HP |
|-------|-------------------|-----|----------|----------|
| 1.    | TRAY              | 20  | 1        | 20       |
| 2.    | FLYID TRAY        | 150 | 1        | 150      |
| 3.    | TABLET COMPERSON  | 50  | 3        | 50       |
| 4.    | MAFF MIXER        | 25  | 2        | 50       |
| 5.    | AIR HANDLING UNIT | 16  | 16       | 256      |
| 6.    | PACKING MACHINE   | 30  | 3        | 90       |

|       |        |
|-------|--------|
| TOTAL | 616 HP |
|-------|--------|



**APPLICANT SIGNATURE :-**

**STRUCTURAL ENGINEER :-**

**REGISTERED ENGINEER :-**

*G. Chinn*  
**G. CHINNADURAI, B.E., D.C.E.,**  
 Registered Engineer Grade-III (RE)  
 CGLRN/RE/G-III/2019/05/008  
**REALITY PLANNER**  
 No.164, Venbakam (ITI Opposite)  
 Near New Collector Office, Chengalpattu-603111.  
 G-mail: realityplanner2019@gmail.com  
 Call-9790108703, 8270123639, Ph:044-27426524



TAMILNADU STATE WIDE SINGLE WINDOW PORTAL  
BUILDING TECHNICAL APPROVAL  
Online Application No : SWP/BPA/0330562/2024  
Scrutiny ReferenceNo : D4VJDE7N  
BUILDING PLANNING PERMISSION  
SWP/INDUSTRIAL BUILDING/A.D/D.T.C.P(CD-3)NO.42/2024

**APPLICANT SIGNATURE :-**

Zhang  
Qin

**STRUCTURAL ENGINEER :-**

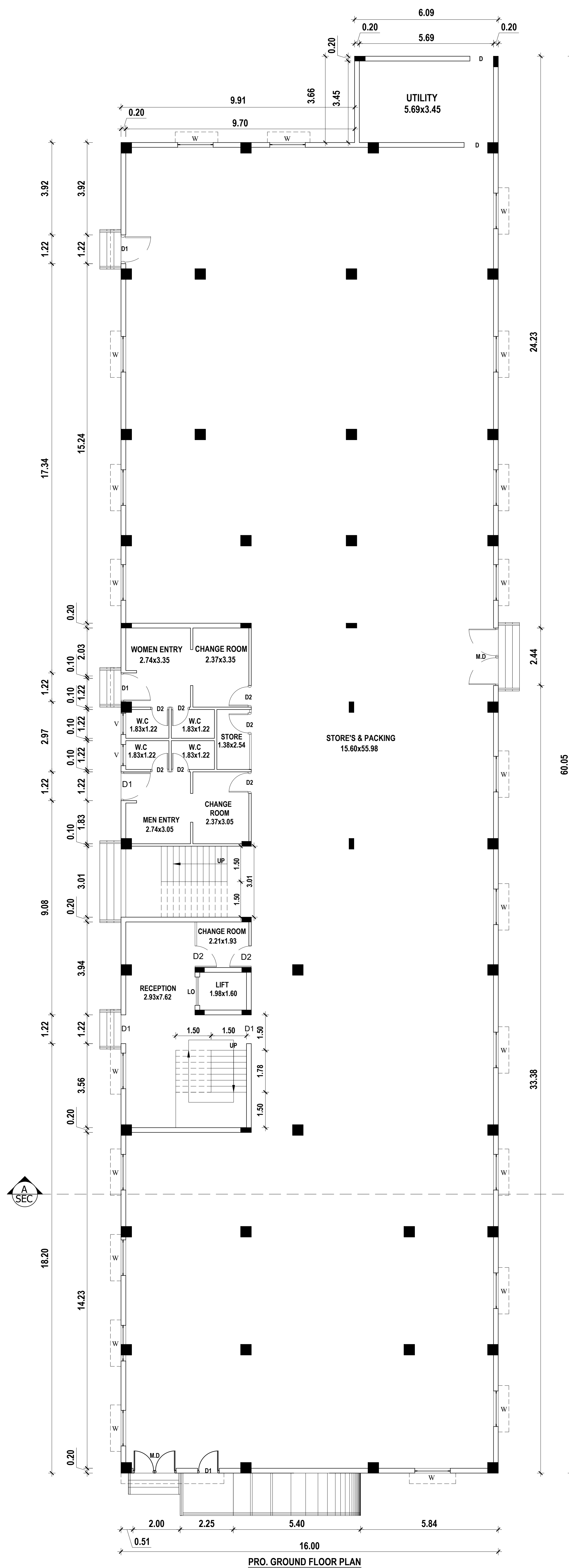


C. KANNAN, B.E., M.E., (Structural Engineer,  
CTCP Reg. No. CGLRGN/SE/Gr. I/19/05/002,  
Door No: 21, 4th Main Road,  
Indira Nagar, Chennai - 600 020.

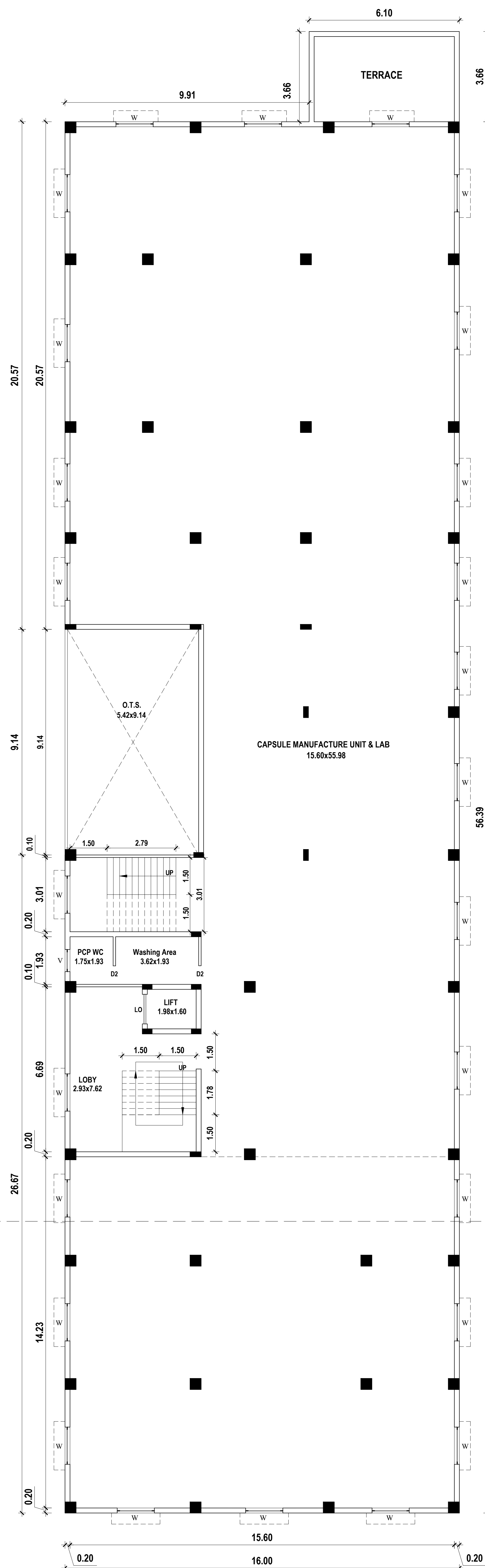
**REGISTERED ENGINEER :-**

**G. CHINNADURAI, B**  
Registered Engineer Grade  
CGLRGN/RE/Gr-III/2019

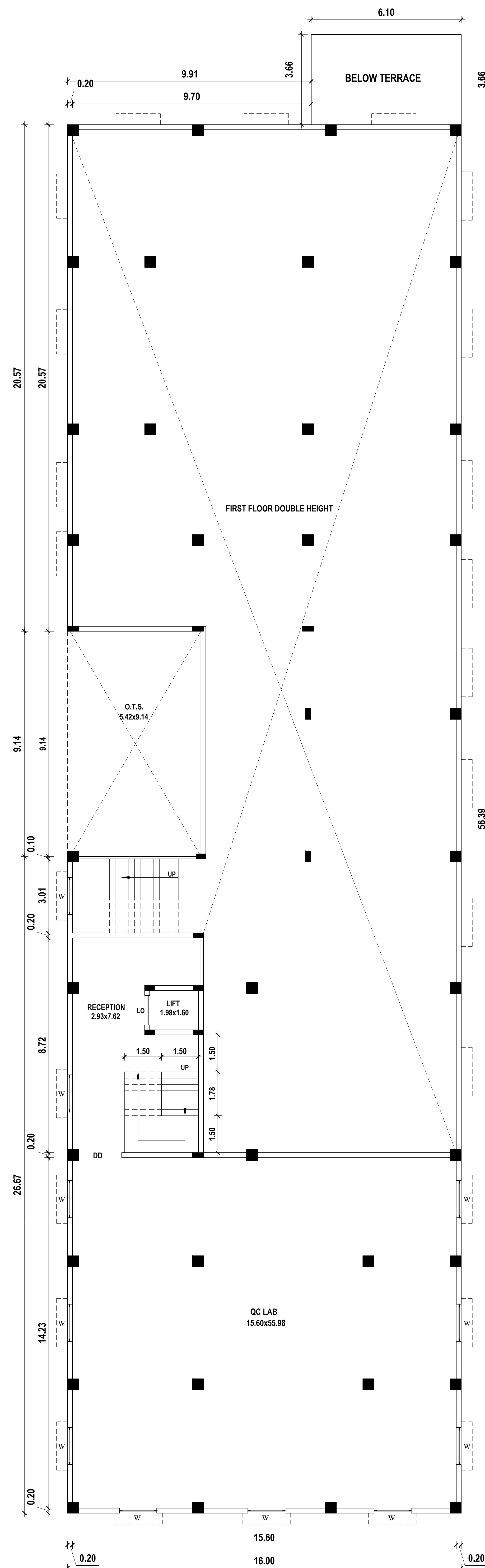
**REALITY PLANNER**  
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Near New Collector Office, Chengalpattu-603111  
G-mail: realityplanner2019@gmail.com  
Cell: 9790106703, 8270123939, Ph: 044-2742652.



**PRO. GROUND FLOOR PLAN**

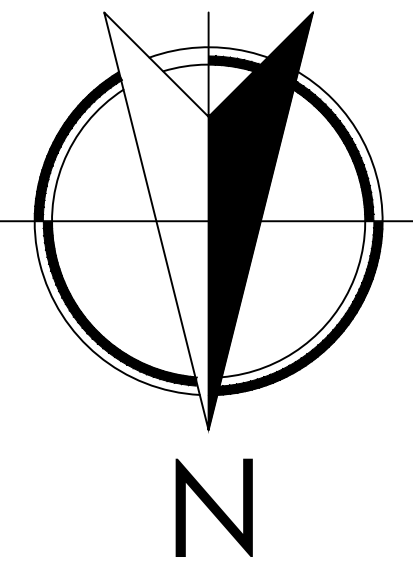


PRO. FIRST FLOOR PLAN



PRO. MEZZANINE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION  
OF INDUSTRY BUILDING IN GROUND + 2 FLOOR,  
S.NO: 284/6 OF KOTTAMEDU VILLAGE,  
THIRUPORUR TALUK, CHENGALPATTU DISTRICT.  
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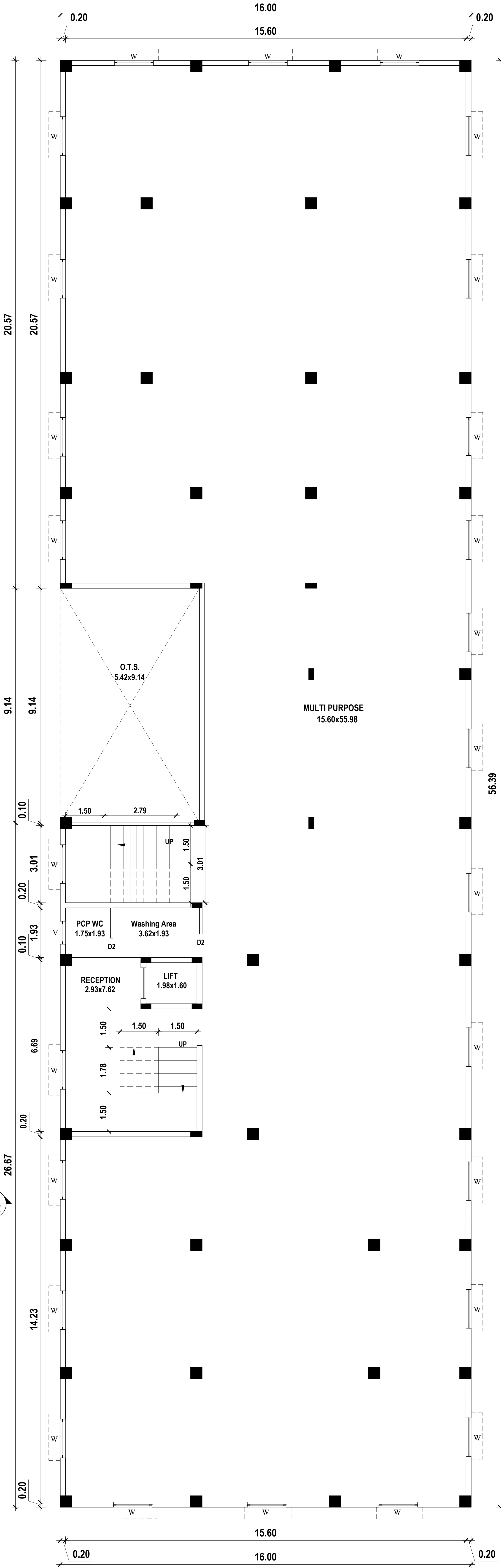
*[Handwritten Signature]*

STRUCTURAL ENGINEER :-

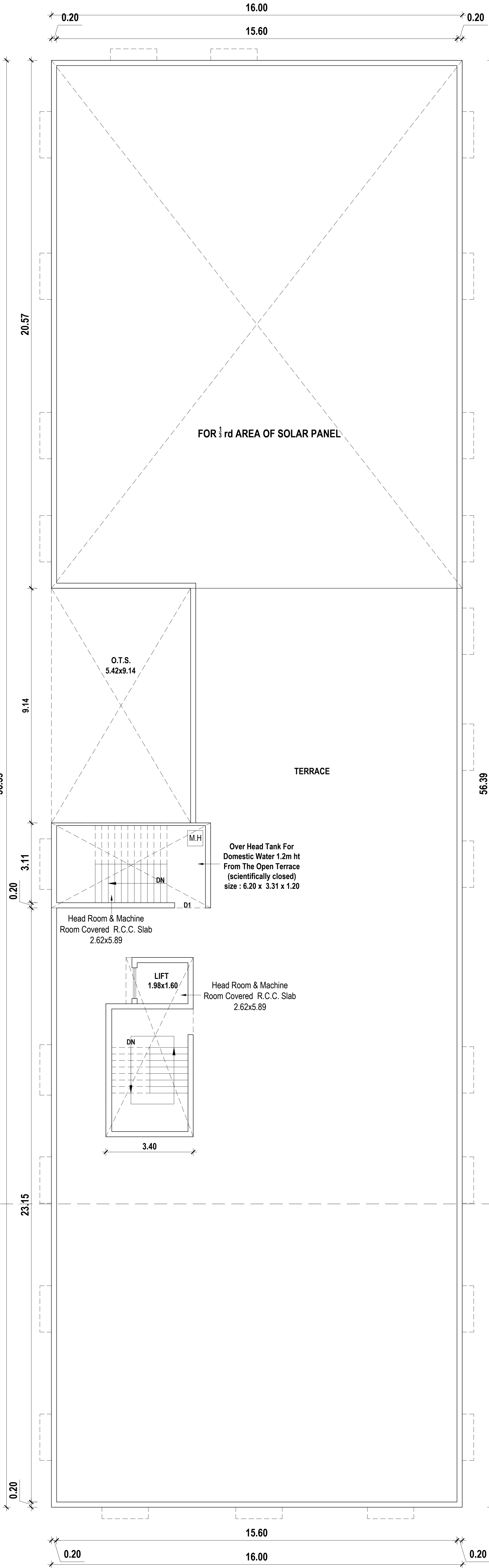
*[Handwritten Signature]*  
C. KANNAN, B.E., M.E., (STRUCTURE)  
Registered Engineer Grade-II (R/E)  
CIR/REG/ENR/2019/05002  
Door No: 21, 4th Main Road,  
Indira Nagar, Chennai - 600 020.

REGISTERED ENGINEER :-

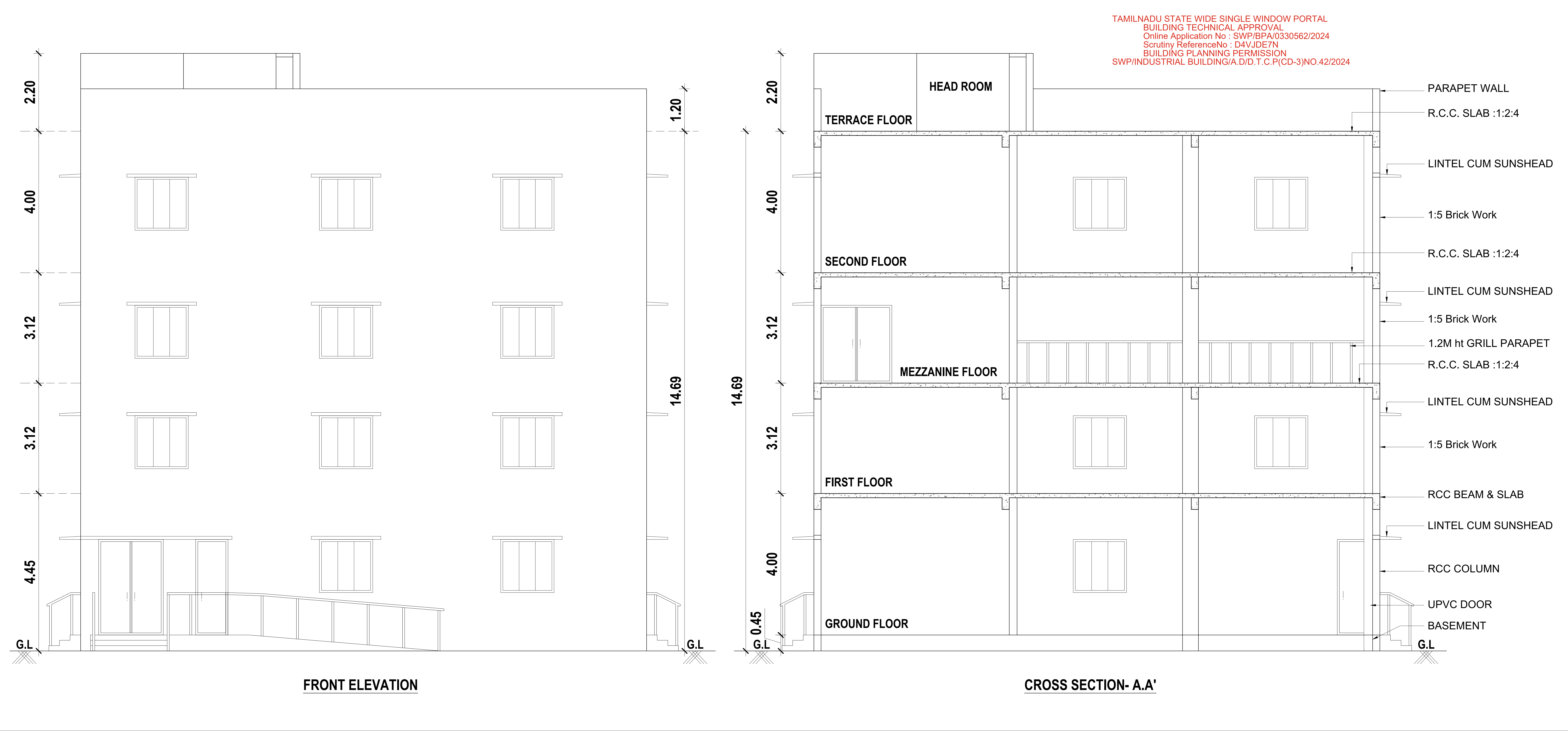
*[Handwritten Signature]*  
G. CHINNADURAI S.E., D.C.E.,  
Registered Engineer Grade-II (R/E)  
CIR/REG/ENR/2019/05005  
REGULATORY MASTER  
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Near New Collector Office, Chengalpattu-603111.  
G-mail:realtyplanner2019@gmail.com  
Cell:9791067193, 8270123839, 916344-27429824



PRO. SECOND FLOOR PLAN



TERRACE FLOOR PLAN



FRONT ELEVATION

CROSS SECTION- A.A'

SHEET NO - 3 OF 4

PLAN SHOWING THE PROPOSED  
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IN GROUND + 2 FLOOR, S.NO: 284/6 OF  
KOTTAMEDU VILLAGE, THIRUPORUR  
TALUK, CHENGALPATTU DISTRICT.  
THIRUPORUR PANCHAYAT UNION LIMIT.

APPLICANT SIGNATURE :-

STRUCTURAL ENGINEER :-

C. KANNAN, B.E., M.E., (Structural)  
Structural Engineer,  
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Indira Nagar, Chennai - 600 020.

REGISTERED ENGINEER :-

G. CHINNAIDU, B.E., D.C.E.  
Registered Engineer Grade-II (REI)  
COLRNDREG/Reg-219405952  
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E-mail: realityplanner2019@gmail.com  
Cell: 9789108703, 9270123809, Ph: 044-27428624

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

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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.

