

PP

APPROVAL RECORD

Planning Permission

Thandarai
Chengalpattu district, Tamil Nadu

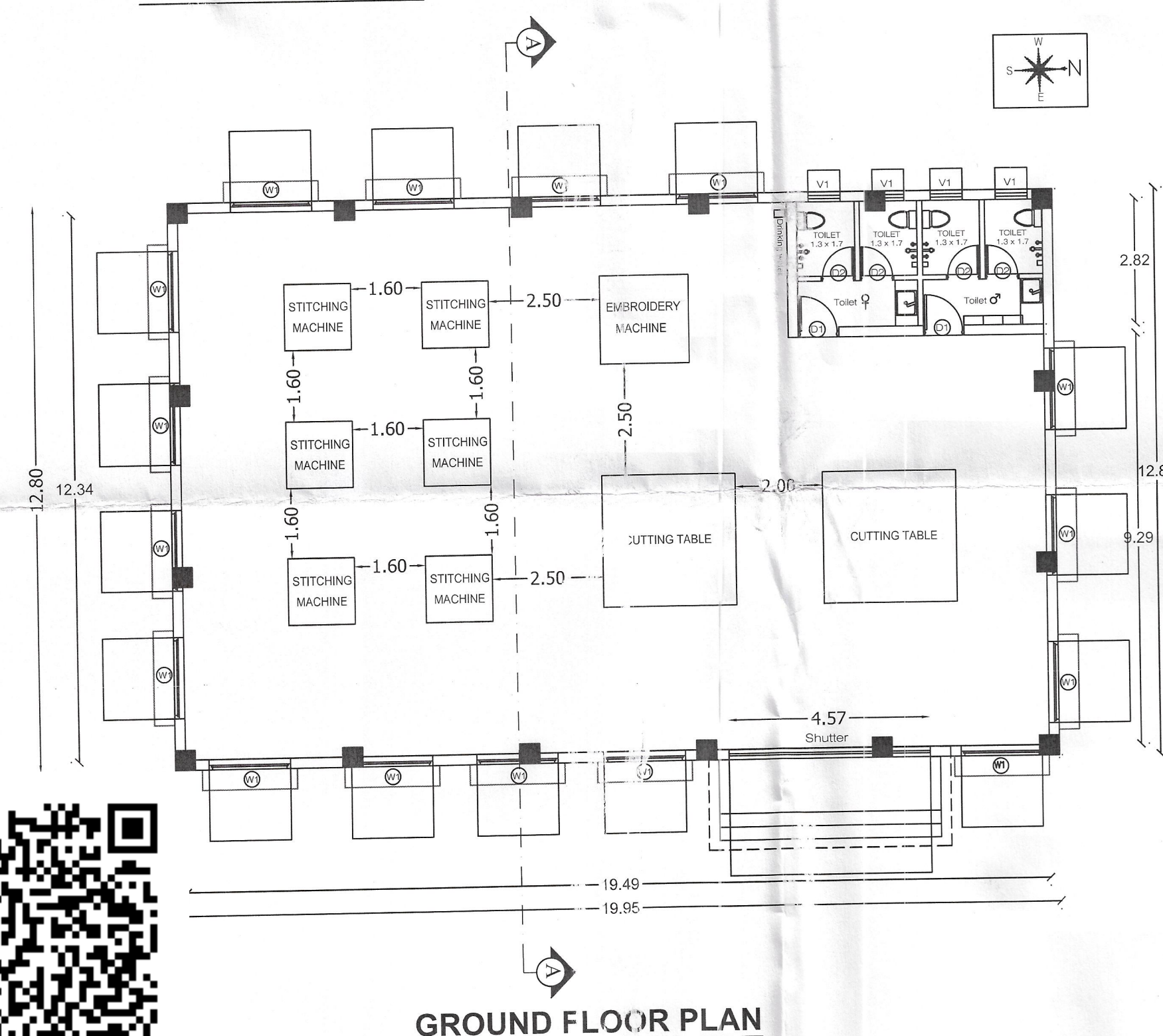
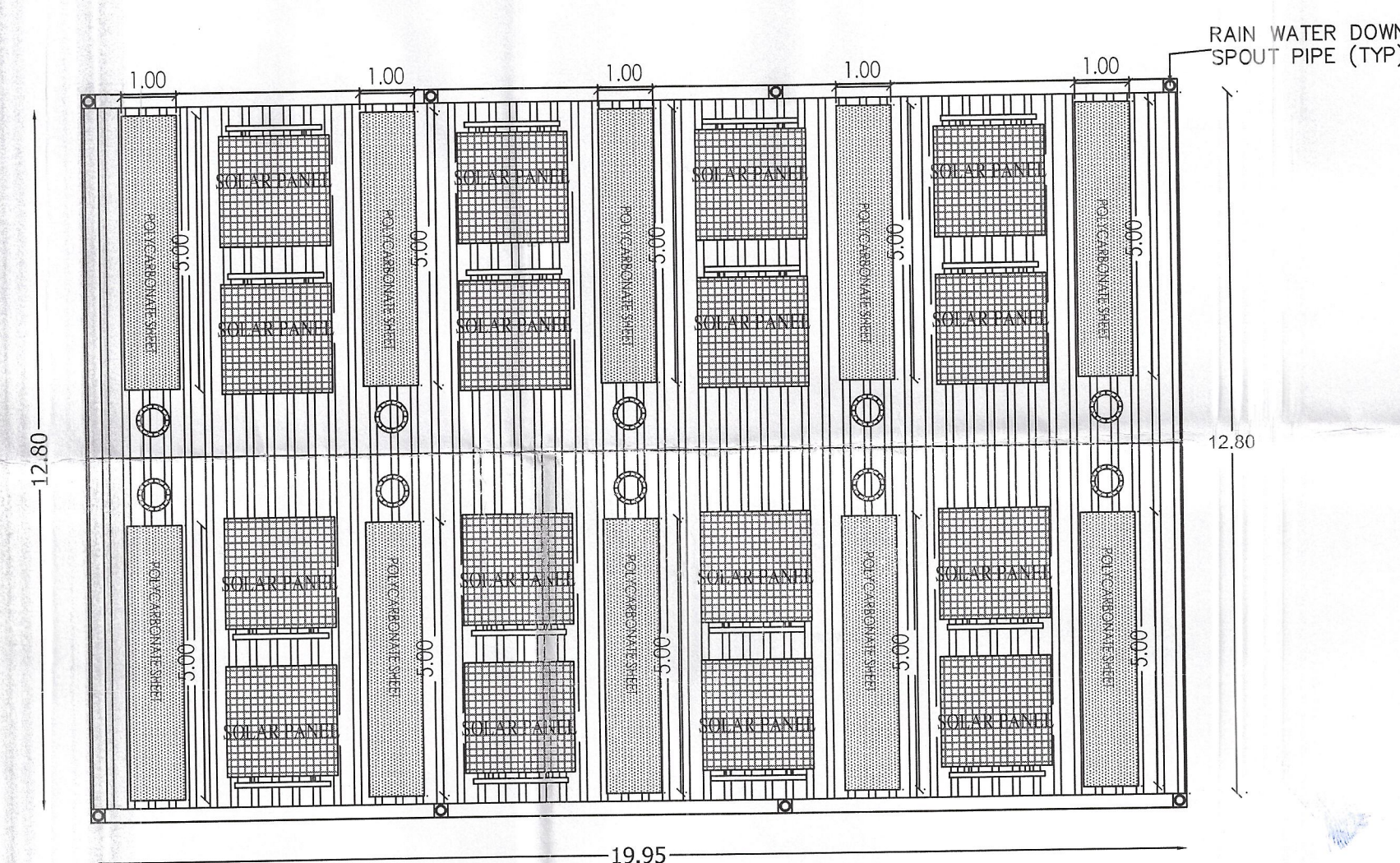
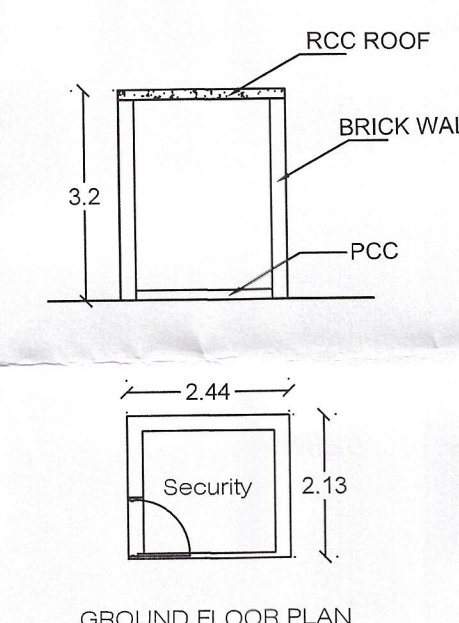
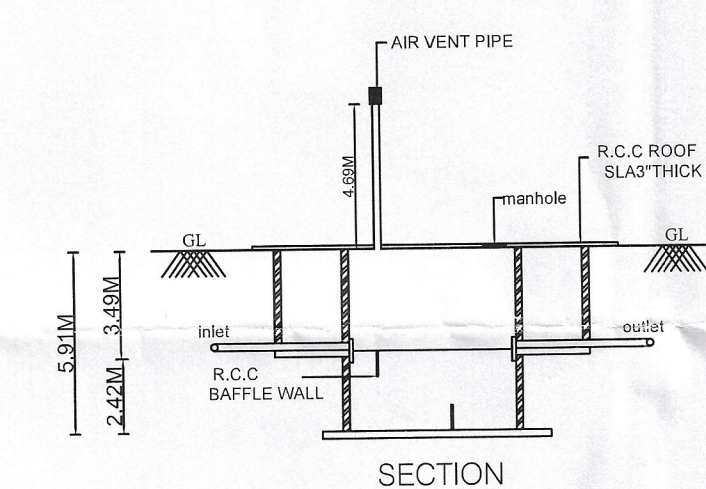
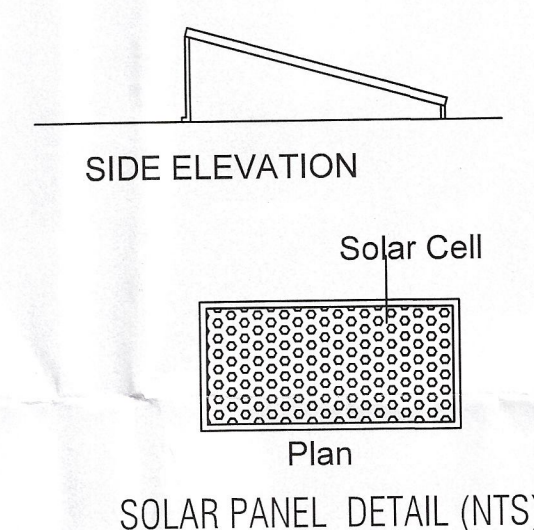
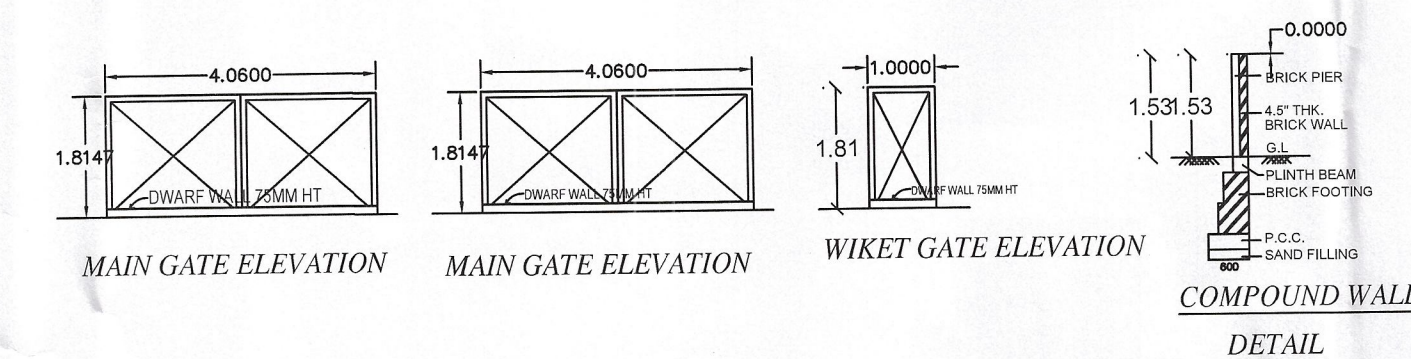
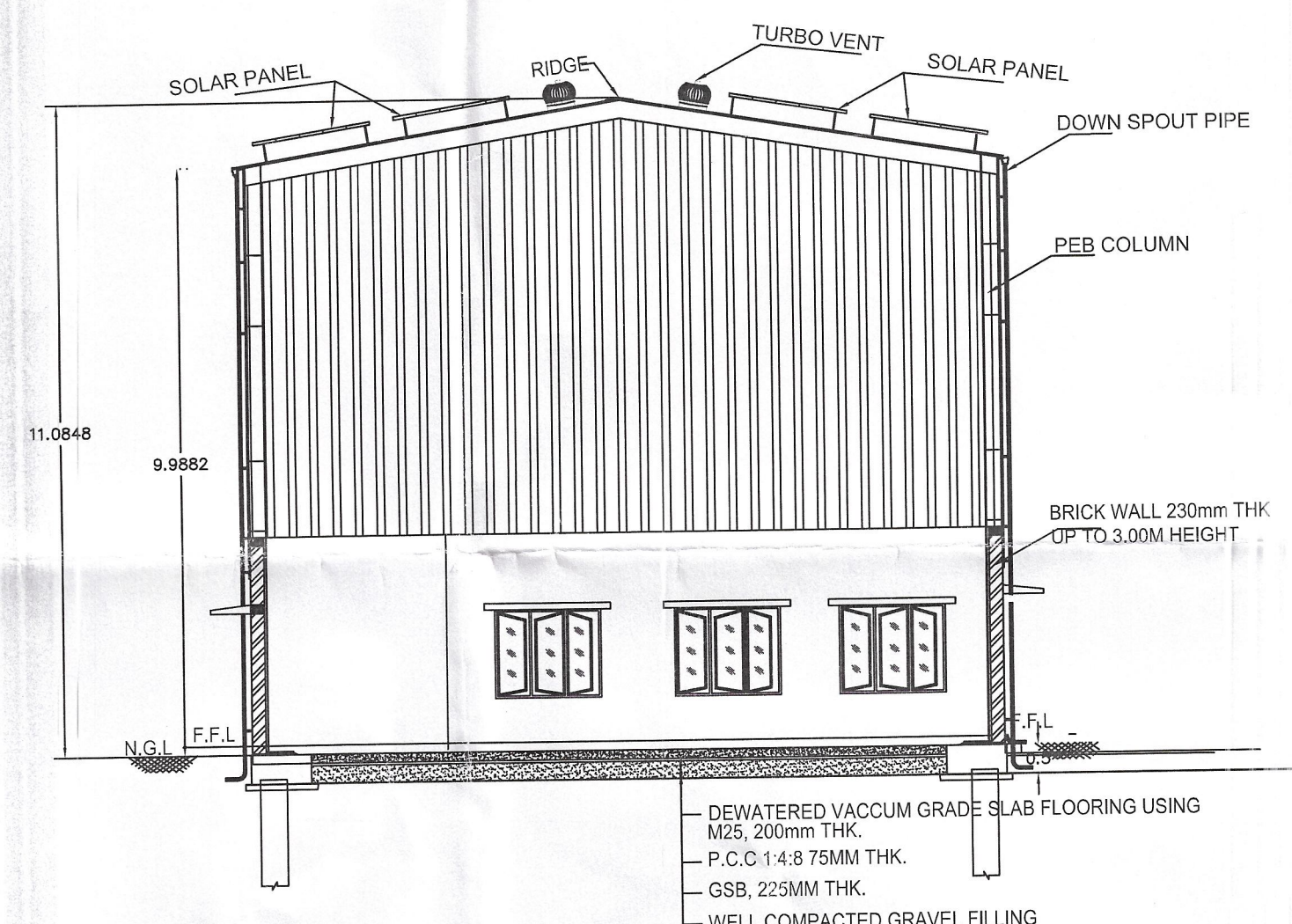
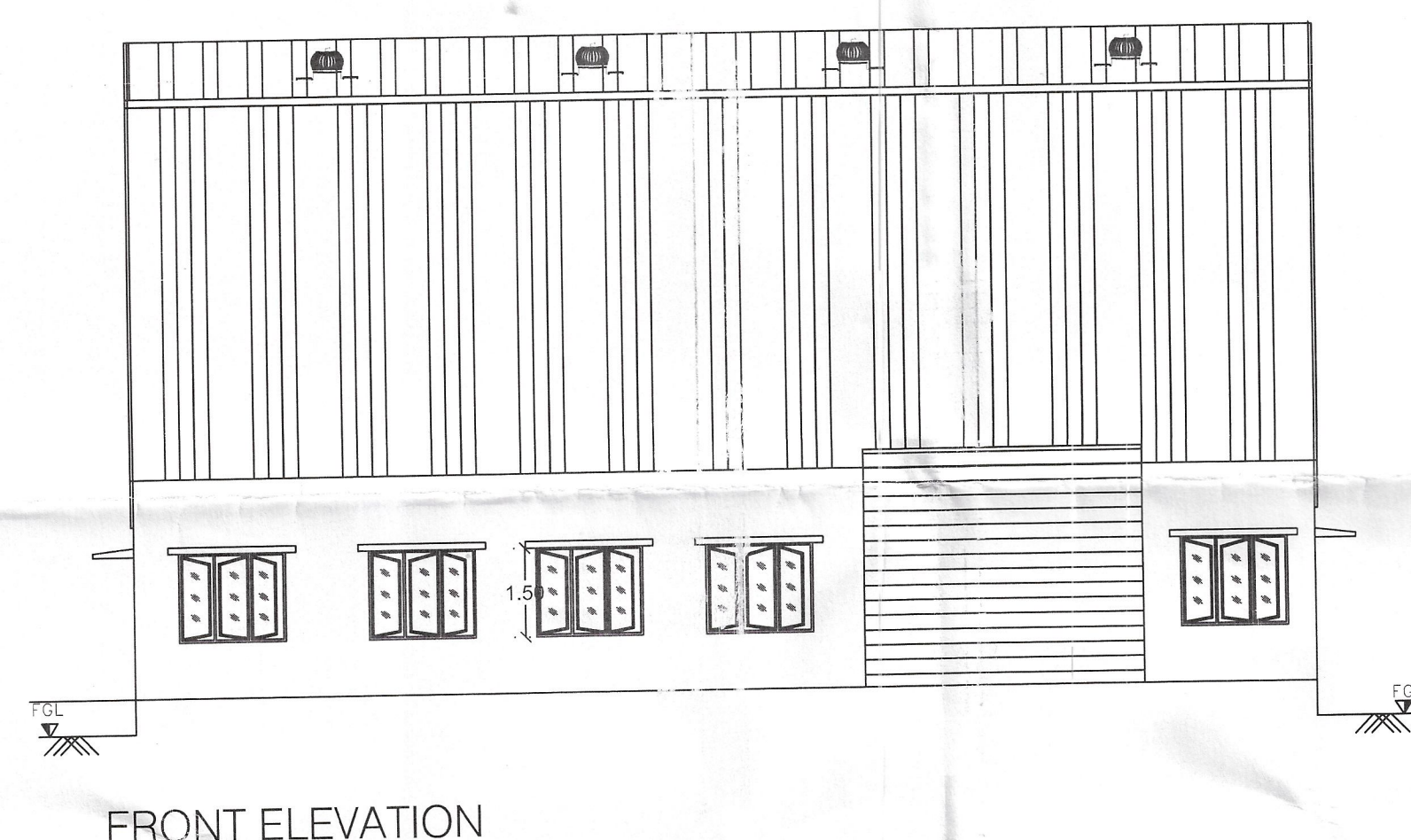
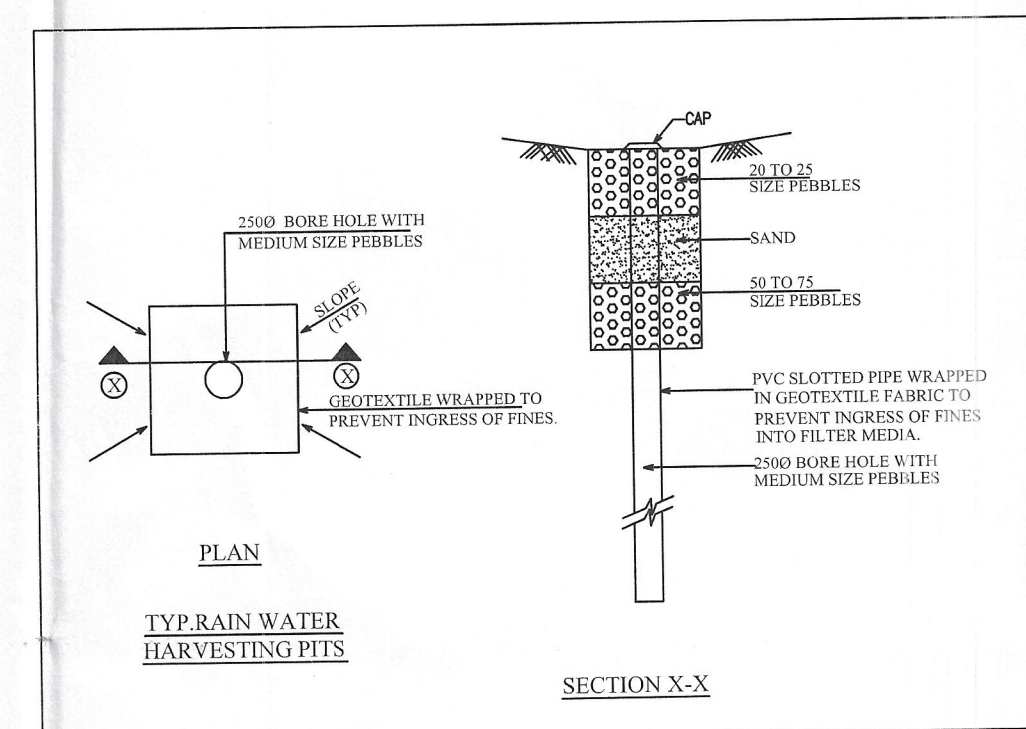
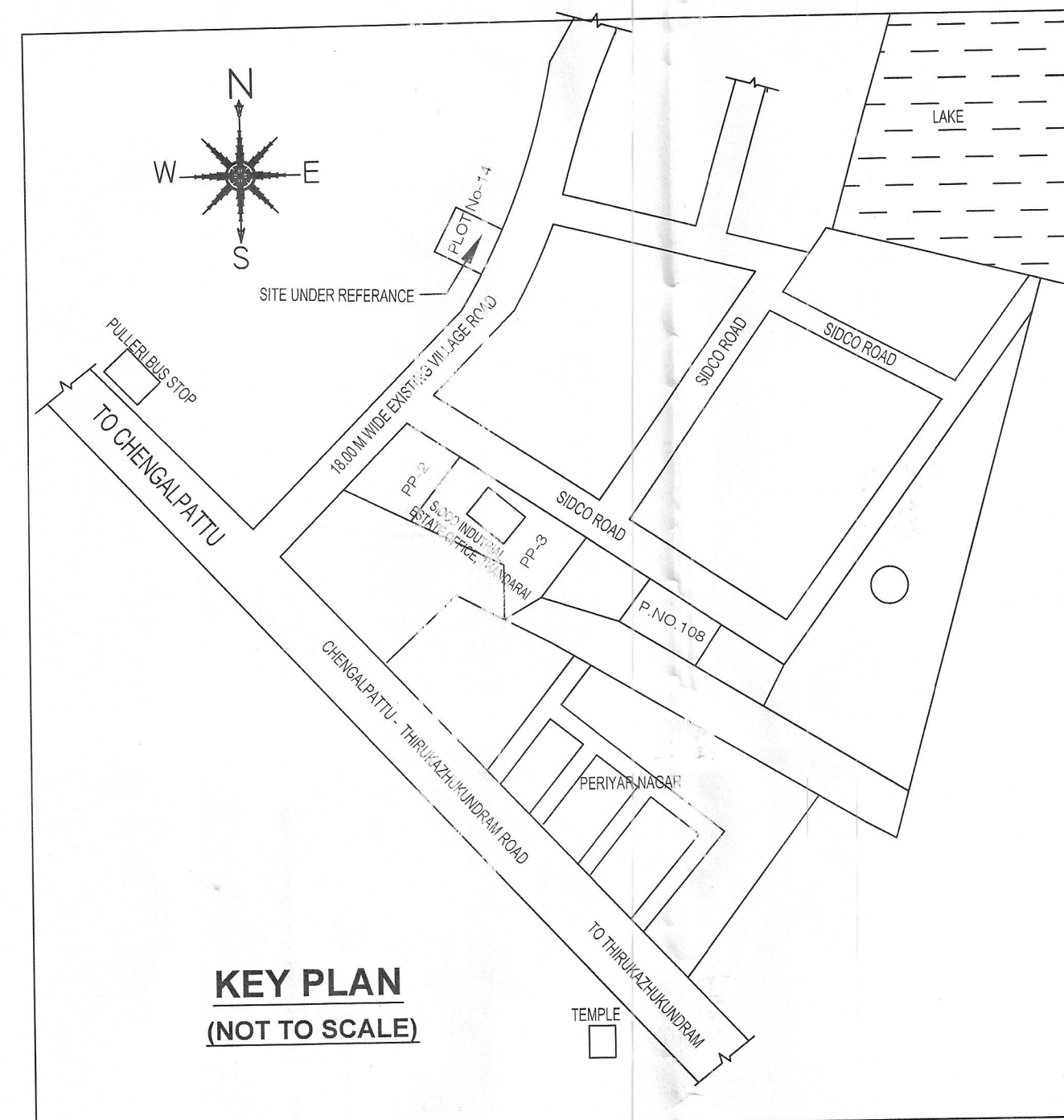
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Industrial

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.



<u>MACHINERY DETAILS</u>			
S.NO	NAME	QUANTITY	HP Details
1.	STITCHING MACHINE	6 NOS	6 -HP
2.	EMBROIDERY MACHINE	1 NO	3 -HP
3.	CUTTING TABLE	2 NOS	6 -HP
	TOTAL HP		15 HP

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF INDUSTRIAL BUILDING FOR TEXTILE INDUSTRY LOCATED
AT PLOT NO.14, THANDARAI SIDCO INDUSTRIAL ESTATE,
SURVEY NO. 183/B2 PART OF THANDARAI VILLAGE,
THIRUPORUR TALUK, CHENGALPATTU DISTRICT - 603 002.
M/S.SRE JP CONSULTANCY SERVICES.

5	TNPCB Category - COTTAGE INDUSTRIES , Annexure No.V(RULE-36)
6	Serial No.32- Tailoring

SPECIFICATION :-

1. SAND FILLING IN FOUNDATION AND BASEMENT
2. P.C.C 1:4:8 IN FOUNDATION AND BASEMENT AT LEVELING COURSE
3. R.C.C 1:2:4 COLUMN FOOTING WITH M30 CONCRETE
4. BRICK WORK IN 230 MM OUTER WALL, PARTITION CM 1:5
FOR BASEMENT, SUPER-STRUCTURE AND PARAPET WALL.
5. R.C.C LINTELS BEAMS AND SLABS IN 1:2:4
6. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE MORTAR
WITH 2 COURSES OF PRESSED TILES LAID TO SLOPE
7. PLASTERING IN CM 1:4:8.
8. WINDOWS WITH UPVC DOUBLE GLAZING.

JOINERY DETAILS		
TYPES	DESCRIPTION	SIZE
D	DOOR	1.00 X 2.10
D1	DOOR-1	0.91 X 2.10
D2	DOOR-2	0.76 X 2.10
W	WINDOW	1.80 X 1.50
V	VENTILATOR	0.75X 0.75
RS	ROLLING SHUTTER	4.60X 3.50

AREA STATEMENT - LAND		
DESCRIPTION	AREA IN SQ.M	AREA IN ACRE
SITE AREA AS PER DOCUMENT	505.85	0.125
SITE AREA AS PER ACTUAL	505.99	0.125

AREA STATEMENT - PROPOSED BUILDING				
S.NO	DESCRIPTION	TOTAL BUILD-UP AREA IN SQ.M	NON FSI DEDUCTION AREA IN SQ.M	NET FSI AREA IN SQ.M
1.	MAIN FACTORY BUILDING	255.32	--	255.32
	TOTAL AREA	255.32	--	255.32
2.	SECURITY ROOM	-	5.95	5.95

$$\text{FLOOR SPACE INDEX (F.S.I)} = \frac{255.32}{505.85} = 0.50$$
$$\text{PLOT COVERAGE} = \frac{255.32}{505.85} \times 100 = 50.4\%$$

PARKING DETAILS		
PARKING DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	1 NOS	1 NOS
CAR PARKING	0	1 NOS
TWO WHEELER PARKING	5 NOS	7 NOS
CYCLE PARKING	5 NOS	8 NOS

COLOUR REFERENCE

BOUNDARY	
ROAD	
PROPOSED BUILDING	

TOTAL NO OF WORKERS - MALE - 6 FEMALE - 0
TOTAL MACHINE HORSE POWER - 15 hp

SCALE 1:100	SHEET.NO.02 / 02
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For SRE JP CONSULTANCY SERVICES

OWNER / OCCUPIER

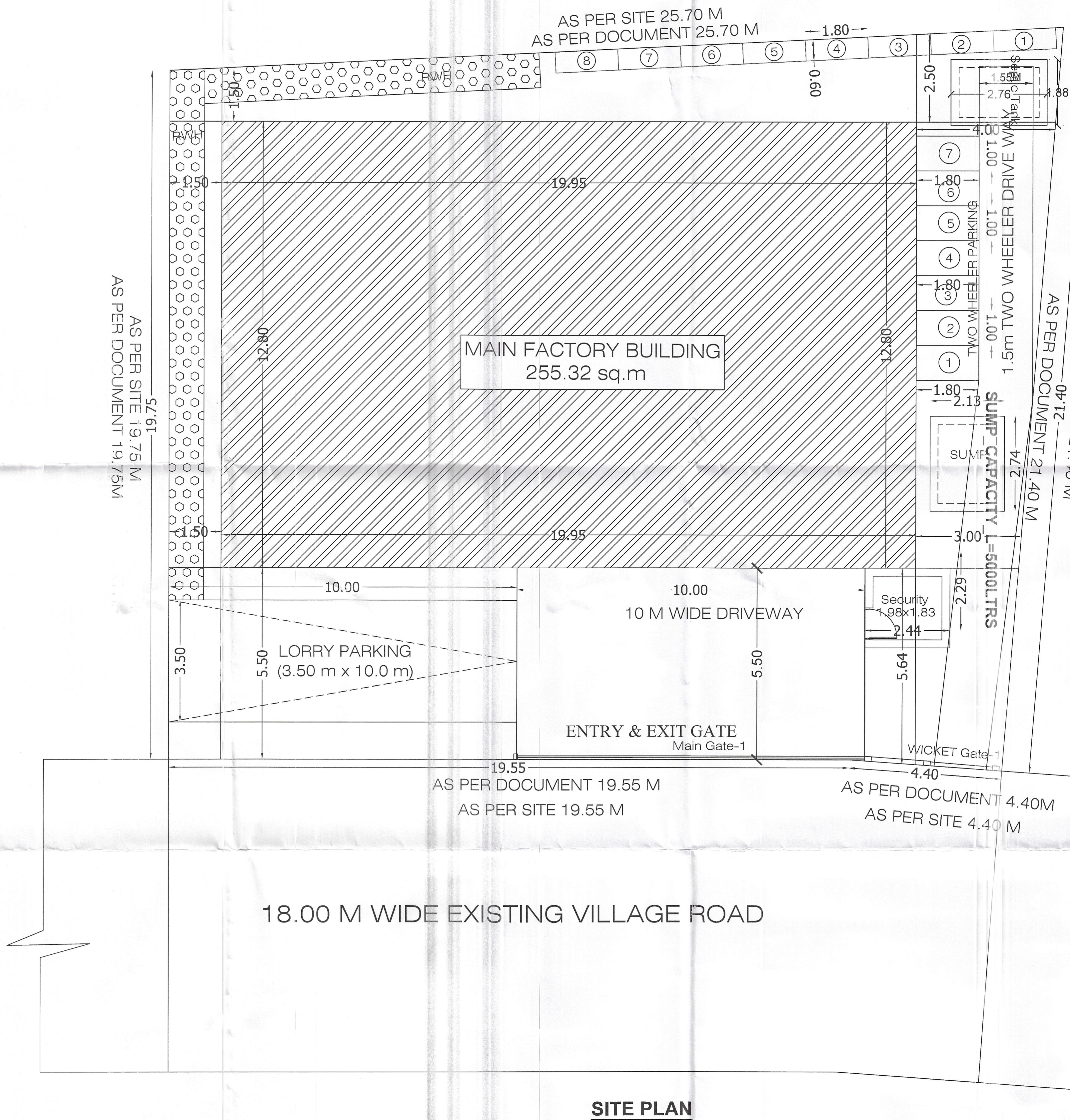
G. GUNA M.Tech (Structures).AIV
Structural Engineer Grade-II(SE)
CMDA : SE / II / 2024 / 1 / 0275
DTCP : TVR / RSE-II / 2024 / 029
No.9/5, Sri Ravagendra Enclave
Mathavan Street, Pammal - 600 075.
Email: goonchenmail@gmail.com
Ph: 09868 163232

STRUCTURAL ENGINEER

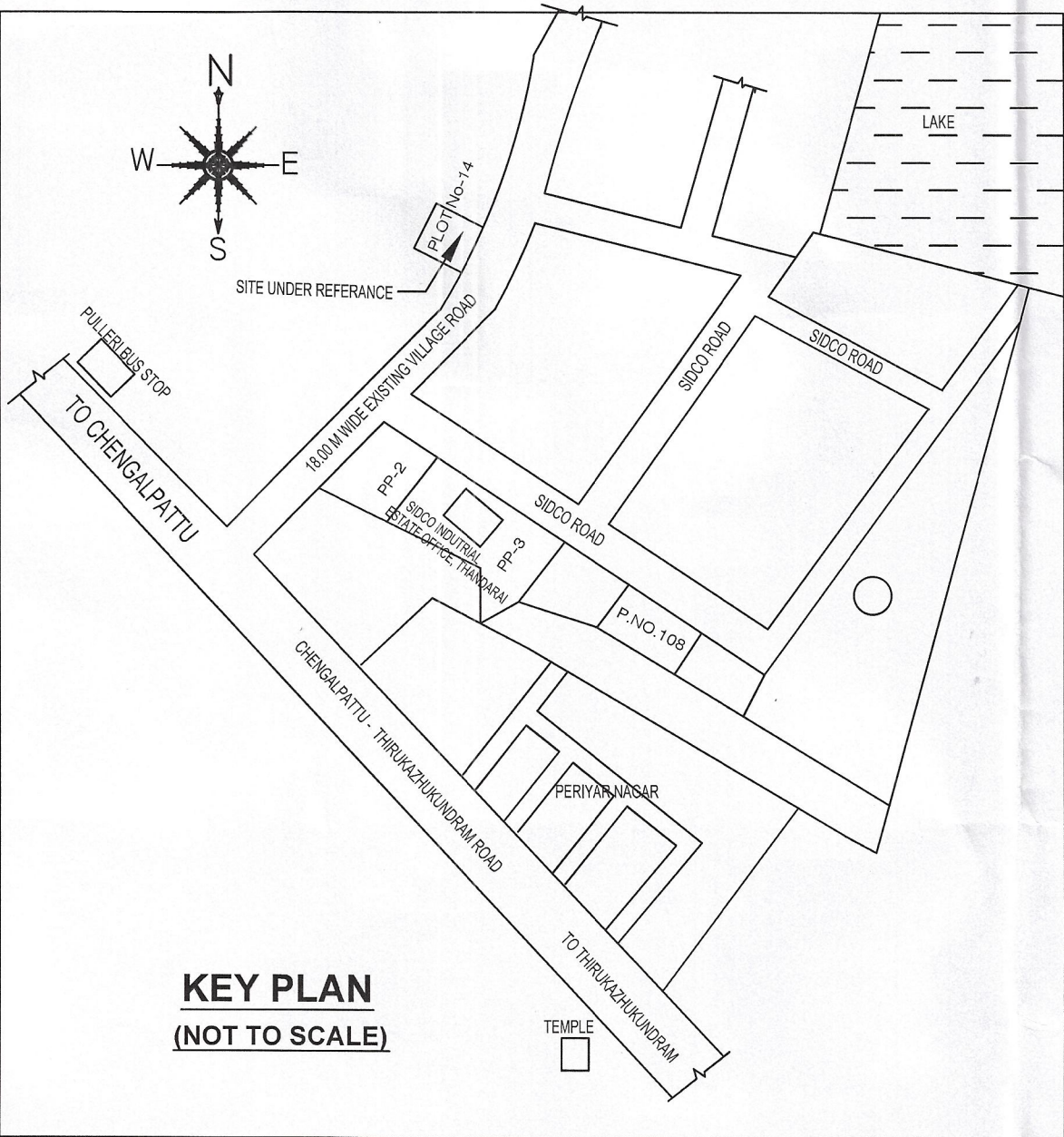
M. KARTHIK BABU, B.E. S.S.A.
Registered Engineer (Civil, Licensed)
CMCA - (PE200401727)
GCC - (PE200408234)
OTCP - (RGR-HISEP2021006)
BALLAST ENGINEERS & CONSULTANTS
No.168, 16th Street, 5th Block, MMCA Colony,
Madhavacol, Chennai, Tamil Nadu - 600 086.
+91-8082619106 -91-7550140594

ARCHITECT / REGISTERED ENGINEER

BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO :SWP/BPA/0451825/2025
BUILDING PLANNING PERMISSION
SWP / INDUSTRIAL BUILDING /
A.D / D.T.C.P (CD-3) NO. 17/2025



SITE PLAN



BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO :SWP/BPA/0451825/2025
BUILDING PLANNING PERMISSION
SWP / INDUSTRIAL BUILDING /
A.D / D.T.C.P (CD-3) NO. 17/2025

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TNPCCB Category - COTTAGE INDUSTRIES, Annexure No.V(RULE-36) Serial No.32- Tailoring

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1.	MAIN FACTORY BUILDING	255.32	-	255.32
	TOTAL AREA	255.32	-	255.32
2.	SECURITY ROOM	-	5.95	5.95

TOTAL BUILDING AREA - 261.27 SQ.M / 2811 Sq.ft

FLOOR SPACE INDEX (F.S.I) = $\frac{255.32}{505.85} = 0.504$

PLOT COVERAGE = $\frac{255.32}{505.85} \times 100 = 50.4\%$

PARKING DETAILS

PARKING DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	0 NOS	0 NOS
LORRY PARKING	0 NOS	1 NOS
TWO WHEELER PARKING	5 NOS	7 NOS
CYCLE PARKING	5 NOS	8 NOS

COLOUR REFERENCE

BOUNDARY ☐
ROAD ☐
PROPOSED BUILDING ☐

TOTAL NO OF WORKERS - MALE - 6 FEMALE - 0
TOTAL MACHINE HORSE POWER - 15 HP

SCALE 1:100 SHEET.NO.01 / 02

For SRE JP CONSULTANCY SERVICES

G. Guna
Proprietor

OWNER / OCCUPIER

G. Guna
G.GUNA M.Tech (Structures), AIV
Structural Engineer Grade-II(SE)
CMDA : SE / II / 2024 / 0275
DTCP : TWR / MSE-II / 2024 / 029
No.9/5, Sri Raghavendra Enclave
Mathavan Street, Pammal - 600 075.
Email: gconchennai@gmail.com
Ph: 09566 163232

STRUCTURAL ENGINEER

M. Kartik Baby
M. KARTIK BABY, S.E., B.B.A.,
Registered Engineer (Civil, Authorized)
CMDA - (RE/2024/0272)
GCC - (RE/204062/24)
DTCP - (RE/GR-III/SEP/2021/006)
BALLAST ENGINEERS & CONSULTANTS
No.21/10, 10th Street, 5th Block, MMDA Colony,
Madhavayal, Chennai, Tamil Nadu - 600 085.
+91-8052619105 +91-7550104594

ARCHITECT / 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
+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.

