

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 FACTORY BUILDING FOR HEAT & CONTROL PRIVATE LIMITED, PLOT NO - 42/2, S.NO -62/1, 64/1,2, 65, 66/1, 67, 73/1, 74, 75/2A, 2B, 76, 104/1A,1B,2, 205/2, 206/2, 207/2 & 208/1.ANJUR VILLAGE IN MAHINDRA WORLD ITY,CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

CLIENT NAME :
HEAT & CONTROL SOUTH ASIA)
PRIVATE LIMITED

DRAWING TITLE :
FACTORY CUM OFFICE BUILDING GROUND
FLOOR PLAN& MEZZANINE FLOOR PLAN
SECTION A'-A"

AREA STATEMENT

S.NO	DESCRIPTION	FSI AREA (SQ.M)
1	FACTORY BUILDING	
	GROUND FLOOR	8835.42
	CANOPY & PORTICO	841.34
	MEZZANINE FLOOR	151.75
	OFFICE BUILDING	
	GROUND FLOOR	1304.50
	TOTAL	11133.01

NOTE:

Scale : All dimension are in meter
Scale : 1:100

JOINERY LEGEND

S.NO	TAG	DESCRIPTION	SIZE
1	EE	EMERGENCY EXIT DOORS	1200 x 2400
2	EE1	EMERGENCY EXIT DOORS	2400 x 2400
3	SD1	SLIDING DOOR WITH VISION PANEL	1800 x 2400
4	SD2	STEEL DOOR WITH VISION PANEL	1200 x 2400
5	SD3	STEEL DOOR WITH VISION PANEL	900 x 2400
6	SD	SLIDING DOOR	1000 x 2100
7	SD4	STEEL DOOR WITH VISION PANEL	1000 x 2100
8	RS	ROLLING SHUTTER	10000 x 8000
9	W	ALUMINUM WINDOW	5000 x 1500
10	W1	ALUMINUM WINDOW	2500 x 1500
11	W2	ALUMINUM WINDOW	2100 x 1500
12	W3	ALUMINUM WINDOW	900 x 1500
13	GW	WINDOW	1000 x 4300
14	V	VENTILATOR	4300 x 600
15	V1	VENTILATOR	1430 x 600
16	V2	VENTILATOR	900 x 600
17	FGD	FRAMED GLASS DOOR	1200 x 2400

Duly attested by

Manoj Paul
Director
HEAT AND CONTROL (South Asia)

OWNER SIGNATURE

Et. S.UDHAYAKUMAR, S.E.(M.Tech (Struct))
Reg. Structural Eng. O.T.C.P. - COURGINSEGR - 1201905903
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STRUCTURAL ENGINEER SIGNATURE

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COC L.S. - RA.575,
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ARCHITECT SIGNATURE

S A CONSTRUCTIONS &
CONSULTANCY Pvt Ltd NO:41,
WINKLEY STREET, VGN VICTORIA
PARK, AMBATTUR, CHENNAI -53
(M)-91 9841613506 - 9382161397

SECTION A'-A"
BLOCK 1

FACTORY BUILDING & GROUND FLOOR

GROUND FLOOR PLAN FACTORY BUILDING & OFFICE BUILDING
BLOCK 1

PLAN SHOWING THE PROPOSED FACTORY BUILDING FOR HEAT & CONTROL PRIVATE LIMITED, PLOT NO - 42/2, S.NO -62/1, 64/1, 2, 65, 66/1, 67, 73/1, 74, 75/2A, 2B, 76, 104/1A, 1B, 2, 205/2, 206/2, 207/2 & 208/1. ANJUR VILLAGE IN MAHINDRA WORLD ITY, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

CLIENT NAME :
HEAT & CONTROL (SOUTH ASIA) PRIVATE LIMITED

DRAWING TITLE :
BLOCK -1 OFFICE BUILDING-
-FLOOR PLAN SECTION B'-B"

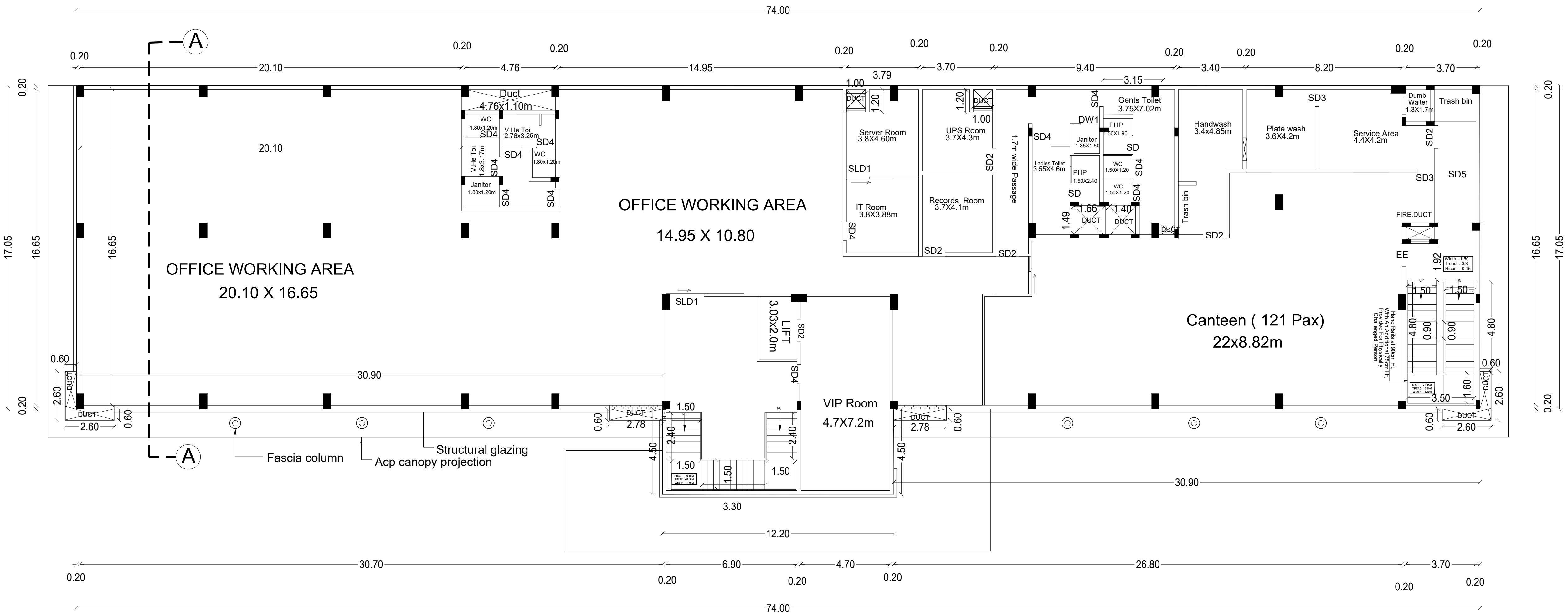
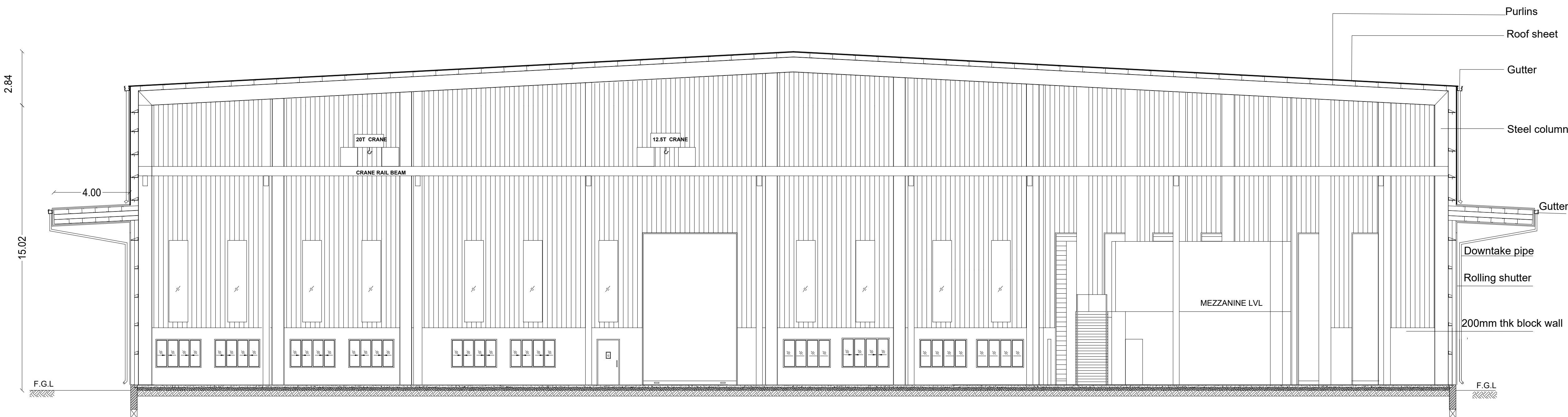
AREA STATEMENT

S.NO	DESCRIPTION	FSI AREA (SQ.M)
1	OFFICE BUILDING	
	FIRST FLOOR	1304.50
	TOTAL	1304.50

S.NO	TAG	DESCRIPTION	SIZE
1	EE	EMERGENCY EXIT DOORS	1200 x 2400
2	SLD	STEEL DOOR WITH VISION PANEL	3900 x 2400
3	SD2	STEEL DOOR WITH VISION PANEL	1200 x 2400
4	SD3	STEEL DOOR WITH VISION PANEL	900 x 2400
5	DW1	WATER PROOF FLUSH DOOR WITH LAMINATE FINISH AND BOTTOM LOUVERS	1000 x 2400
6	SD	SLIDING DOOR	1000 x 2100
7	RS	ROLLING SHUTTER	10000 x 8000
8	SLD1	SLIDING DOOR WITH VISION PANEL	2400 x 2400
8	SD4	STEEL DOOR WITH VISION PANEL	1000 x 2100
9	SD5	STEEL DOOR WITH VISION PANEL	2000 x 2400

NOTE:
Scale : All dimension are in meter
Scale : 1:100

SECTION B'-B" BLOCK 1



FIRST FLOOR PLAN BLOCK -1

Duly attested by

Manoj Paul
Director
HEAT AND CONTROL (South Asia)

OWNER SIGNATURE

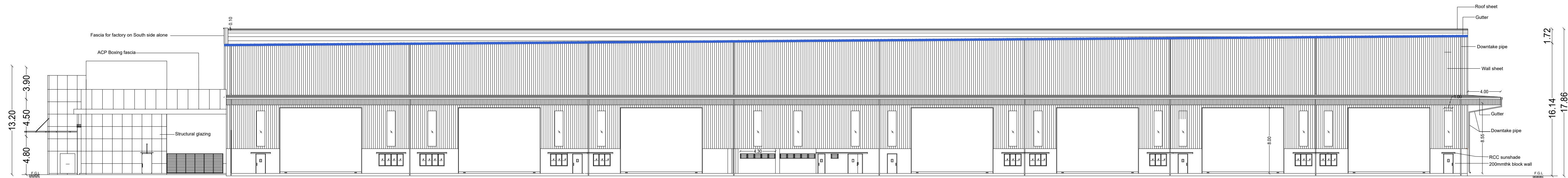
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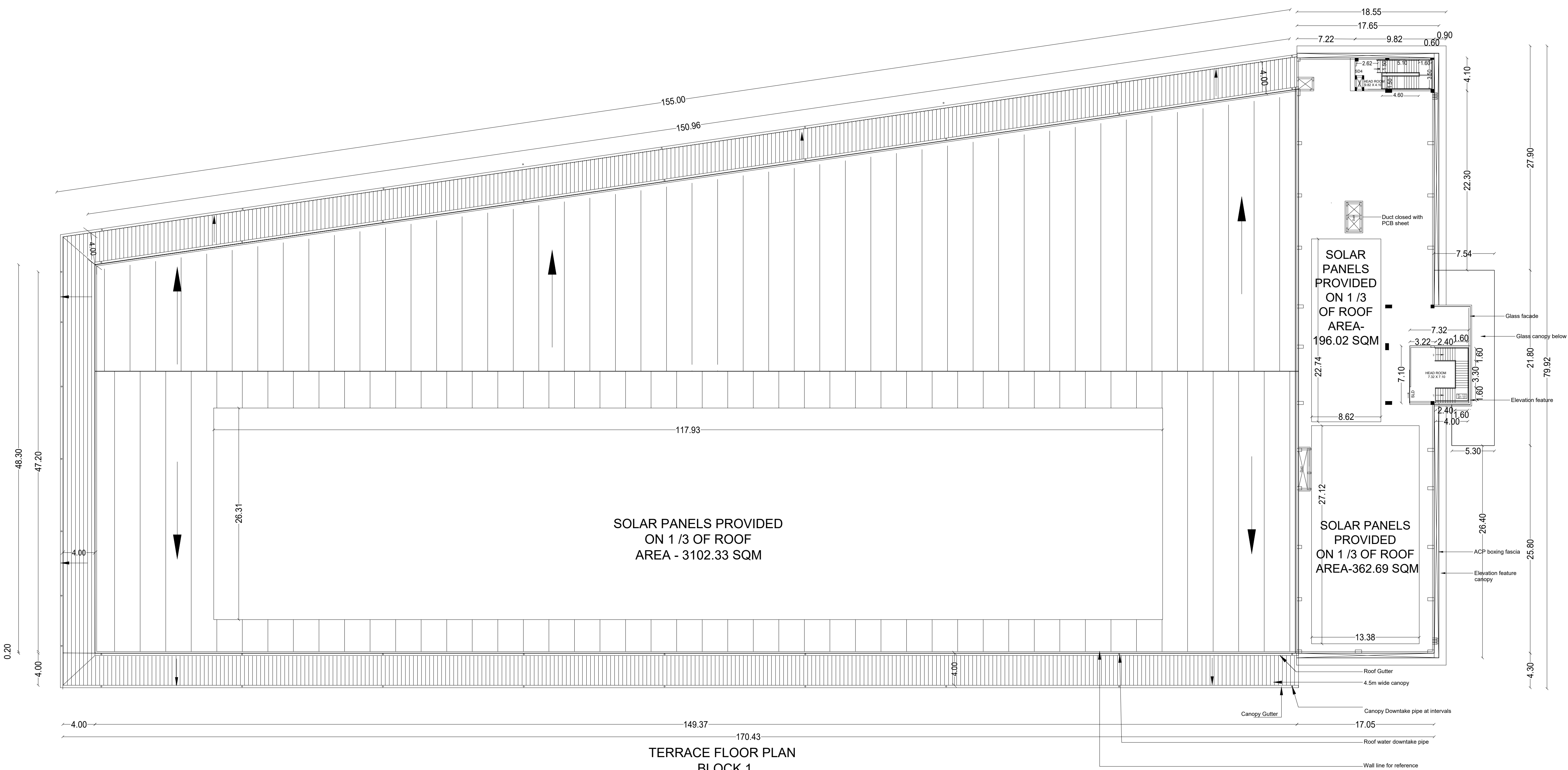
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ARCHITECT SIGNATURE

S A CONSTRUCTIONS &
CONSULTANCY Pvt Ltd NO:41,
WINKLEY STREET, VGN VICTORIA
PARK, AMBATTUR, CHENNAI -53
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EAST SIDE ELEVATION
BLOCK 1



TERRACE FLOOR PLAN
BLOCK 1

SHEET NO : 04/08

PLAN SHOWING THE PROPOSED FACTORY BUILDING FOR HEAT & CONTROL PRIVATE LIMITED, PLOT NO - 42/2, S.NO -62/1, 64/1,2, 65, 66/1, 67, 73/1, 74, 75/2A, 2B, 76, 104/1A,1B,2, 205/2, 206/2, 207/2 & 208/1.ANJUR VILLAGE IN MAHINDRA WORLD ITY,CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

CLIENT NAME :
HEAT & CONTROL SOUTH ASIA)
PRIVATE LIMITED

DRAWING TITLE :
BLOCK -1 TERRACE FLOOR PLAN &
EAST SIDE ELEVATION

AREA STATEMENT

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)
1	OFFICE BUILDING		
	HEAD ROOM	-----	95.23
	TOTAL		95.23

NOTE:
Scale : All dimension are in meter
Scale : 1:100

JOINERY LEGEND

S.NO TAG	DESCRIPTION	SIZE IN MM
1	SD4 STEEL DOOR WITH VISION PANEL	1200X3700
2	SLD SLIDING DOOR WITH VISION PANEL	3900X2400

Duly attested by

Manoj Paul
Director
HEAT AND CONTROL (South Asia)

OWNER SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE

S A CONSTRUCTIONS &
CONSULTANCY Pvt Ltd NO:41,
WINKLEY STREET, VGN VICTORIA
PARK, AMBATTUR, CHENNAI -53
(M)-91 9841613506 - 9382161397

PLAN SHOWING THE PROPOSED
FACTORY BUILDING FOR HEAT &
CONTROL PRIVATE LIMITED, PLOT NO -
42/2, S.NO -62/1, 64/1,2, 65, 66/1, 67, 73/1,
74, 75/2A, 2B, 76, 104/1A,1B,2,205/2,
206/2, 207/2 & 208/1 . ANJUR VILLAGE IN
MAHINDRA WORLD CITY, HENGALPATTU
TALUK, CHENGALPATTU DISTRICT.

CLIENT NAME : HEAT & CONTROL
(SOUTH ASIA) PRIVATE LIMITED

DRAWING TITLE :
GROUND FLOOR &
STILT FLOOR UTILITY BLOCK,
UG PUMP ROOM / FIRE WATER TANK
UNDER GROUND

AREA STATEMENT

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON-FSI AREA (SQ.M)
UTILITY BLOCK			
GROUND FLOOR		182.25	----
STILT FLOOR		----	191.00
PUMP ROOM		137.62	----
FIRST FLOOR		232.86	----
TOTAL		552.73	191.00

NOTE:

Scale : All dimension are in meter

Scale : 1:100

JOINERY LEGEND

S.NO TAG	DESCRIPTION	SIZE IN MM
1	SD4 STEEL DOOR WITH VISION PANEL	2000X3700
2	SD2 STEEL DOOR WITH VISION PANEL	1000X2400
3	SG1 STEEL GATE OPENABLE	4000X4500
4	W2 GLASS SLIDING WINDOW	2000X1500
5	W3 GLASS SLIDING WINDOW	1200X1500

Duly attested by

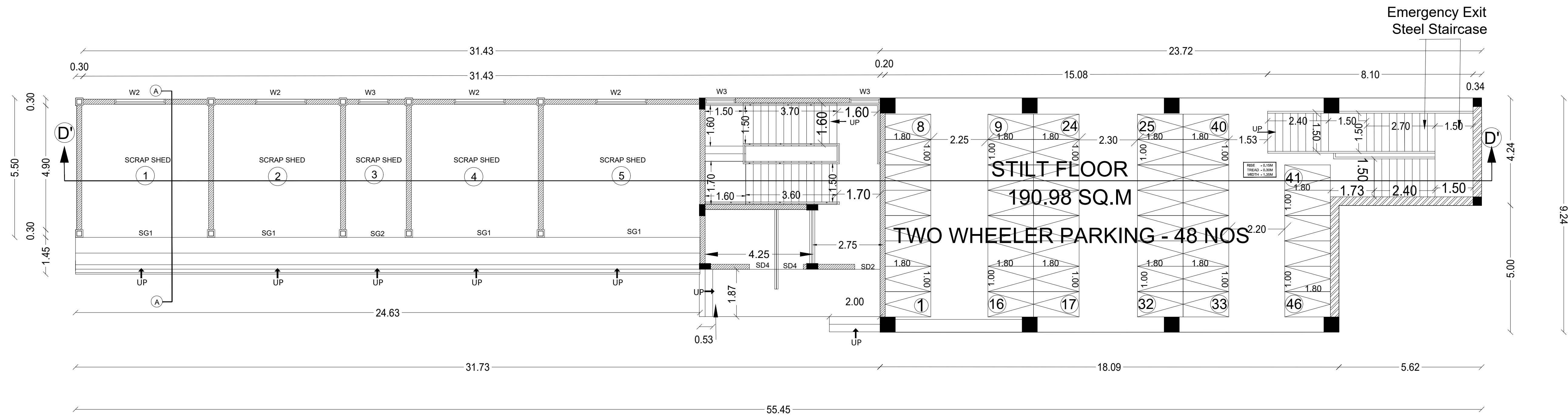
Manoj Paul
Director
HEAT AND CONTROL (South Asia)

OWNER SIGNATURE

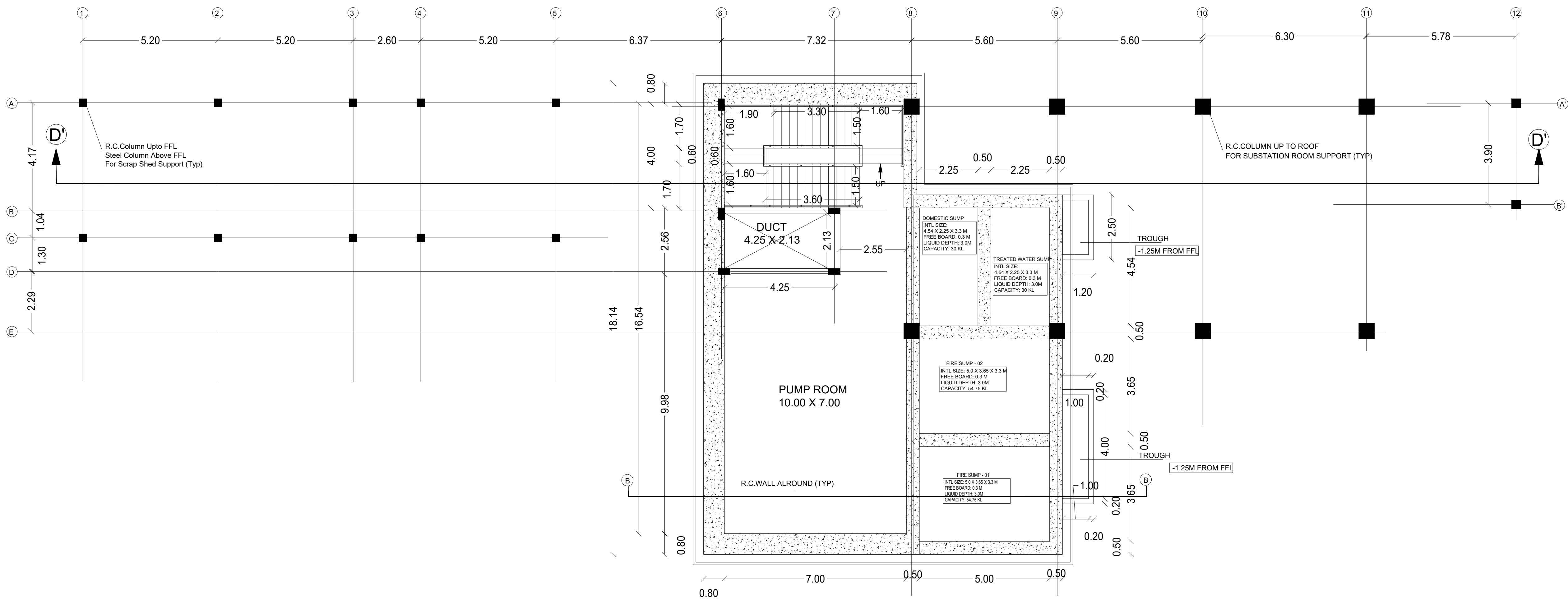
STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE

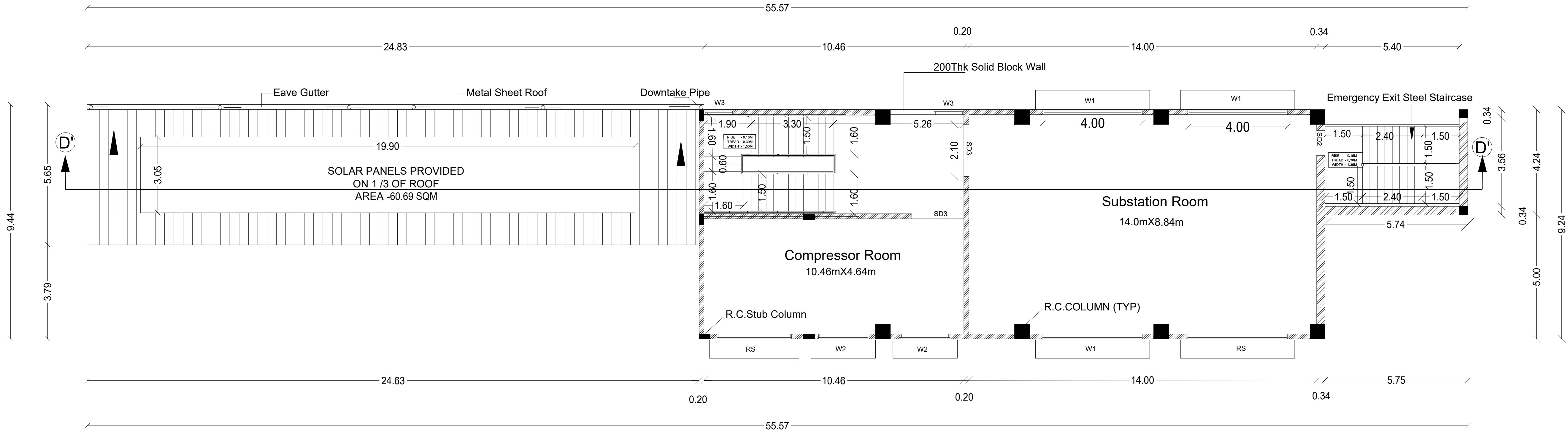
S A CONSTRUCTIONS &
CONSULTANCY Pvt Ltd NO:41,
WINKLEY STREET, VGN VICTORIA
PARK, AMBATTUR, CHENNAI -53
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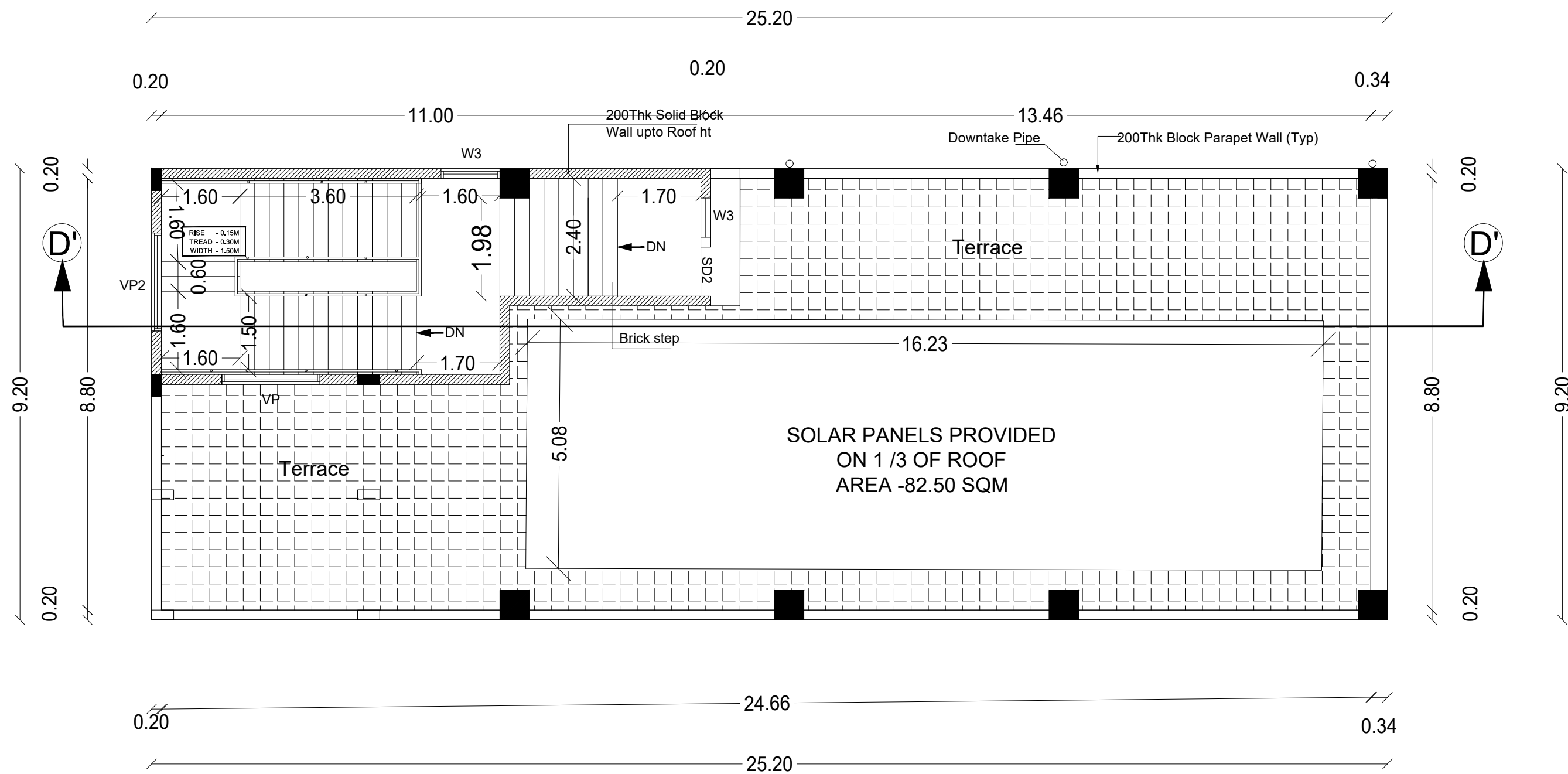
GROUND FLOOR & STILT FLOOR UTILITY BLOCK



UG PUMP ROOM / FIRE WATER TANK UNDER GROUND FLOOR



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

SHEET NO : 06/08

PLAN SHOWING THE PROPOSED
FACTORY BUILDING FOR HEAT &
CONTROL PRIVATE LIMITED, PLOT NO -
42/2, S.NO -62/1, 64/1,2, 65, 66/1, 67, 73/1,
74, 75/2A, 2B, 76, 104/1A,1B,2,205/2,
206/2, 207/2 & 208/1 . ANJUR VILLAGE IN
MAHINDRA WORLD CITY,
CHENGALPATTU TALUK,
CHENGALPATTU DISTRICT.

CLIENT NAME : HEAT & CONTROL
(SOUTH ASIA) PRIVATE LIMITED

DRAWING TITLE :
UTILITY BUILDING - SCRAP SHED,
SUBSTATION - FLOOR PLAN &
TERRACE FLOOR PLAN

AREA STATEMENT			
S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON-FSI AREA (SQ.M)
2	UTILITY BLOCK		
	GROUND FLOOR	182.25	----
	STILT FLOOR	----	191.00
	FIRST FLOOR	232.86	----
	PUMP ROOM	137.62	----
	HEAD ROOM	----	43.60
	TOTAL	561.19	234.60

NOTE:
Scale : All dimension are in meter
Scale : 1:100

JOINERY LEGEND		
S.NO	TAG	DESCRIPTION
1	SD1	SLIDING DOOR
2	SD2	SLIDING DOOR
3	W1	GLASS SLIDING WINDOW
4	W2	GLASS SLIDING WINDOW
5	W3	GLASS SLIDING WINDOW
6	VP2	VISION PANEL
7	RS	ROLLING SHUTTER

Duly attested by

Manoj Paul
Director
HEAT AND CONTROL (South Asia)

OWNER SIGNATURE

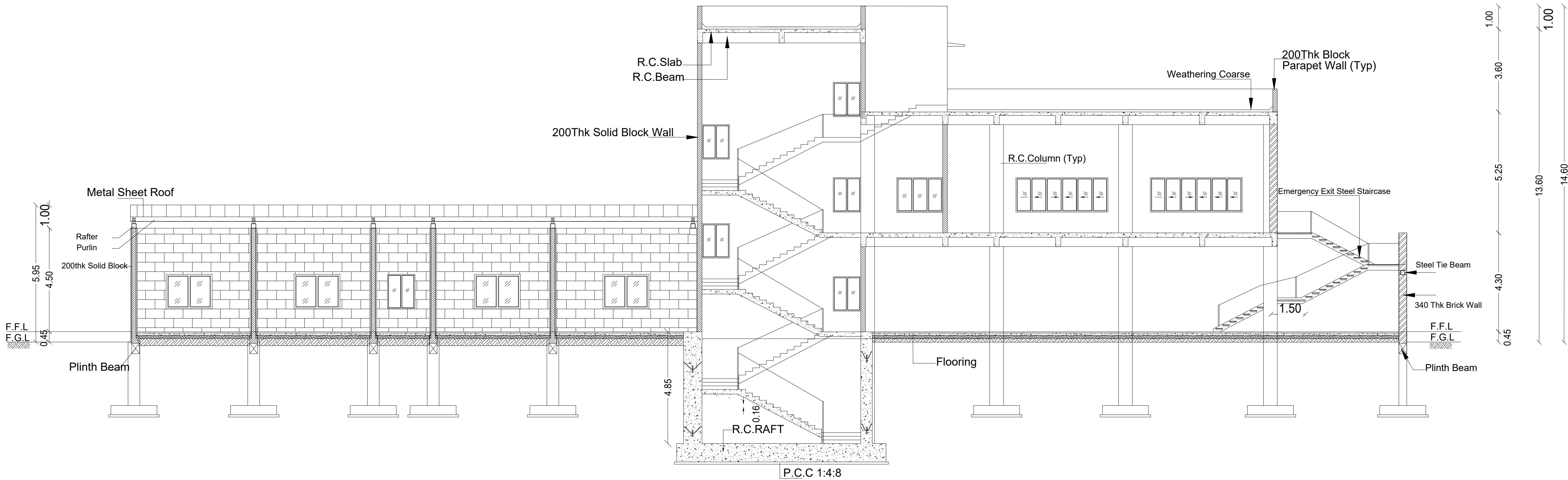
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ARCHITECT SIGNATURE

S A CONSTUCTIONS &
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WINKLEY STREET, VGN VICTORIA
PARK, AMBATTUR, CHENNAI -53
(M)-91 9841613506 - 9382161397



SECTION D'-D'



NORTH ELEVATION

SHEET NO : 07/08

PLAN SHOWING THE PROPOSED
FACTORY BUILDING FOR HEAT &
CONTROL PRIVATE LIMITED, PLOT NO -
42/2, S.NO -62/1, 64/1,2, 65, 66/1, 67, 73/1,
74, 75/2A, 2B, 76, 104/1A,1B,2,
205/2, 206/2, 207/2 & 208/1 . ANJUR
VILLAGE IN MAHINDRA WORLD CITY,
CHENGALPATTU TALUK,
CHENGALPATTU DISTRICT.

CLIENT NAME : HEAT & CONTROL
(SOUTH ASIA) PRIVATE LIMITED

DRAWING TITLE :
UTILITY BUILDING - SCRAP SHED,
SUMP & PUMP ROOM & SUBSTATION
- SECTION & ELEVATION

CATEGORY: ORANGE

NOTE:
Scale : All dimension are in meter
Scale : 1:100

Duly attested by

Manoj Paul
Director
HEAT AND CONTROL (South Asia)

OWNER SIGNATURE

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
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E-Mail : anjucorstructions08@gmail.com. Mob - 9443101912

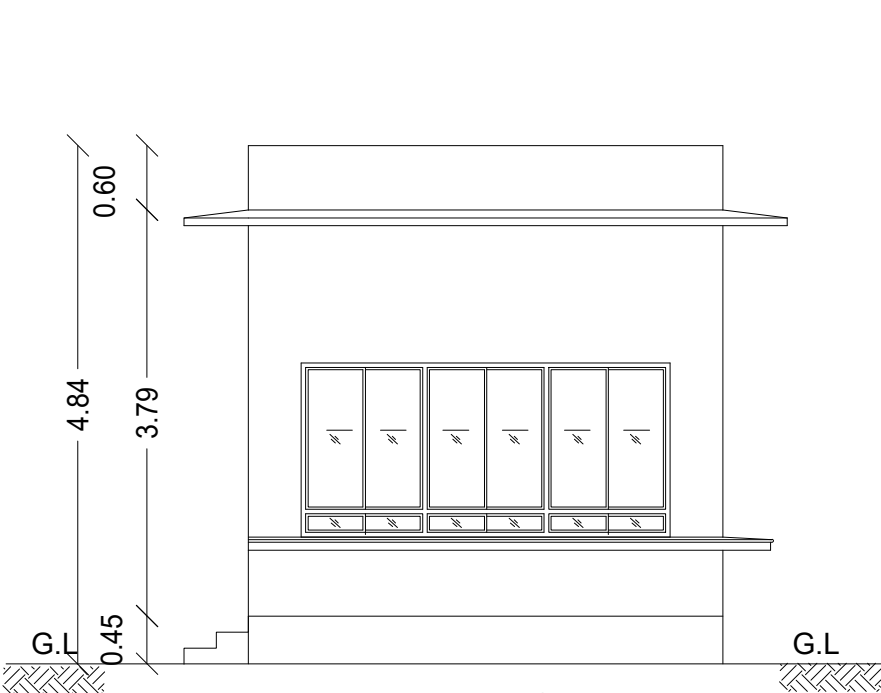
STRUCTURAL ENGINEER SIGNATURE

S. RAJASHEKARAN, M.Arch, REG. ARCHITECT.

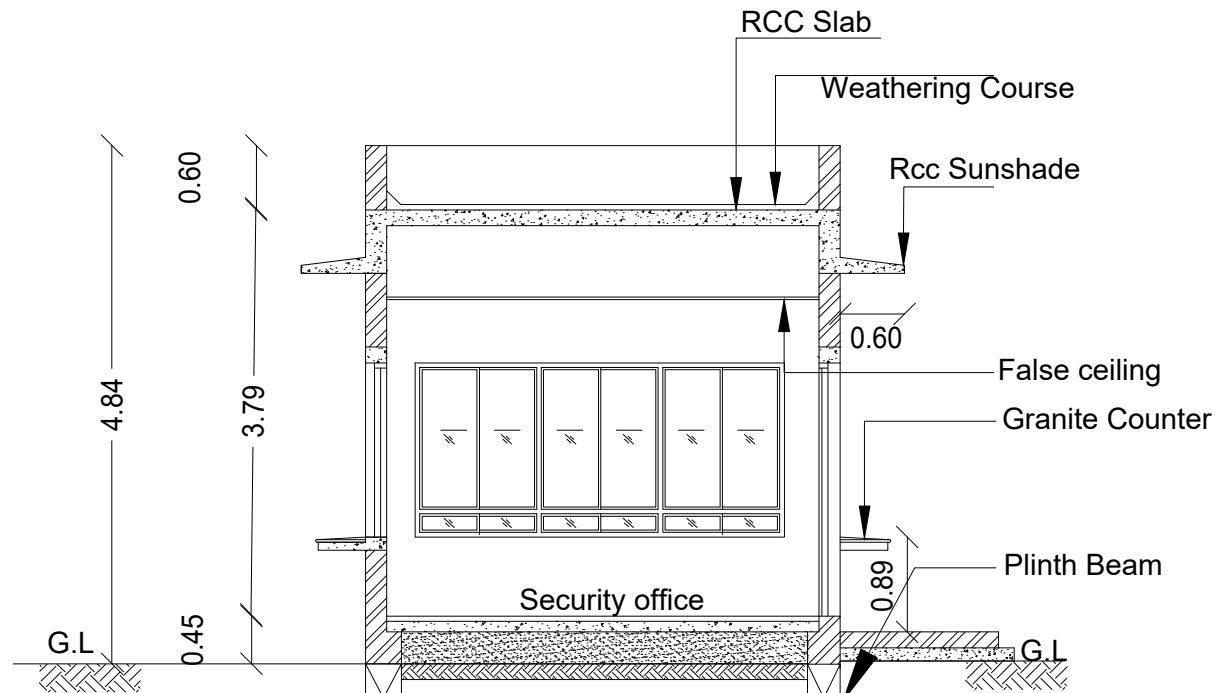
COA: CA / 2008 / 46373, IIA: A17356,
COC L 6 - RA 575,
No 4A, 3RD STREET, BHAKTHI NAGAR,
WEST TAMBARAM, CHENNAI - 600 045.
MOB: +91 9444176797

ARCHITECT SIGNATURE

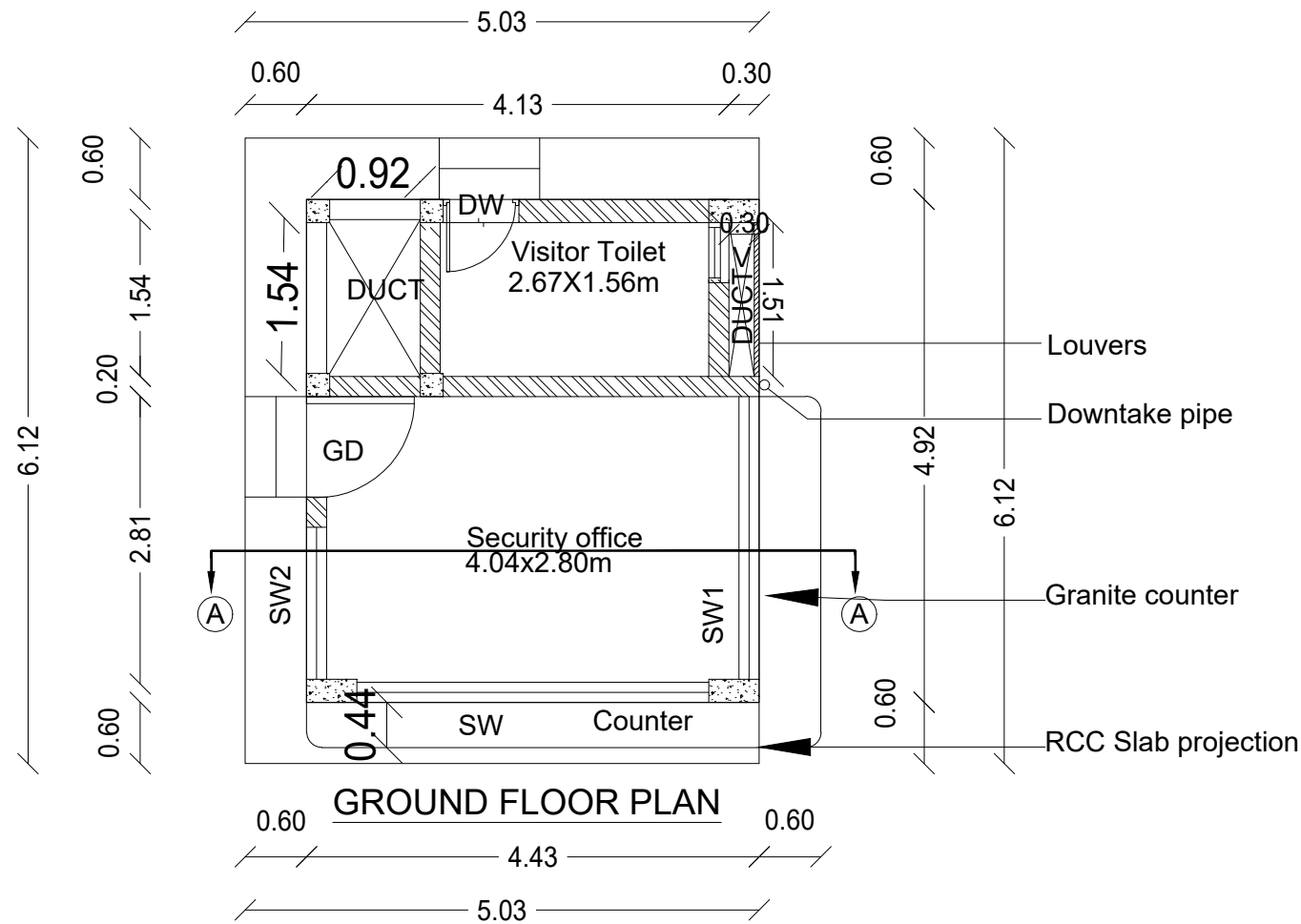
S A CONSTRUCTIONS &
CONSULTANCY Pvt Ltd NO:41,
WINKLEY STREET, VGN VICTORIA
PARK, AMBATTUR, CHENNAI -53
(M)-91 9841613506 - 9382161397



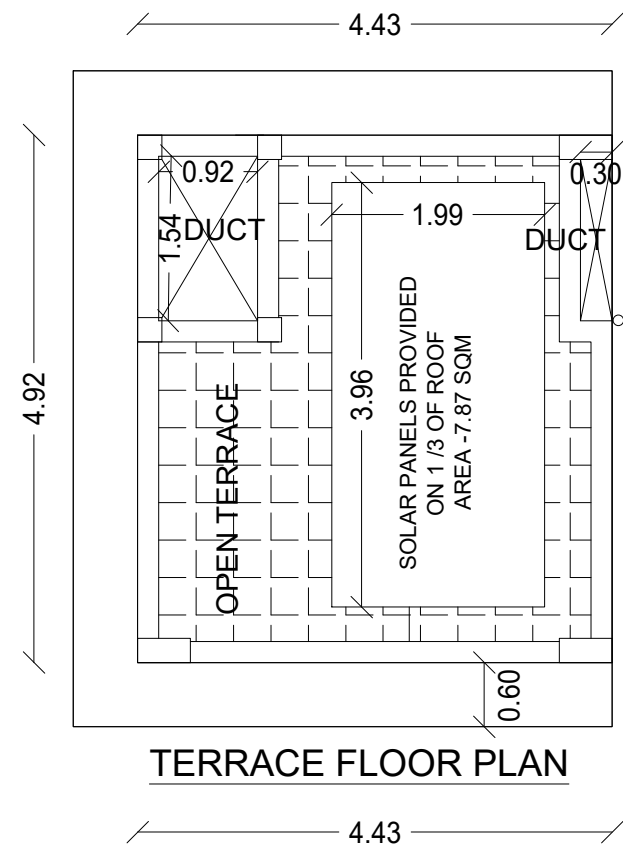
ELEVATION



SECTION A-A



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

SHEET NO : 08/08

PLAN SHOWING THE PROPOSED FACTORY BUILDING FOR HEAT & CONTROL PRIVATE LIMITED, PLOT NO - 42/2, S.NO -62/1, 64/1,2, 65, 66/1, 67, 73/1, 74, 75/2A, 2B, 76, 104/1A,1B,2.205/2, 206/2, 207/2 & 208/1 . ANJUR VILLAGE IN MAHINDRA WORLD CITY, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

CLIENT NAME : HEAT & CONTROL (SOUTH ASIA)PRIVATE LIMITED

DRAWING TITLE : SECURITY BLOCK - PLAN, ELEVATION SECTION & TERRACE

SCHEDULE OF JOINERY

TAG	DESCRIPTION	SIZE IN m
GD	GLASS DOOR WITH PATCH FITTING	1.0X2.4
DW	WATER PROOF FLUSH DOOR WITH LAMINATE FINISH	0.75X2.4
SW	SLIDING WINDOW	4.0X1.65
SW1	SLIDING WINDOW	2.81X1.65
SW2	SLIDING WINDOW	1.51X1.65
V	ANODIZED ALUMINIUM LOUVERED VENTILATOR	0.6X0.6

S.NO	DESCRIPTION	FSI AREA (SQ.M)
3	SECURITY BLOCK	20.03
	TOTAL	20.03

NOTE:
Scale : All dimension are in meter
Scale : 1:100

Duly attested by

Manoj Paul
Director
HEAT AND CONTROL (South Asia)

OWNER SIGNATURE

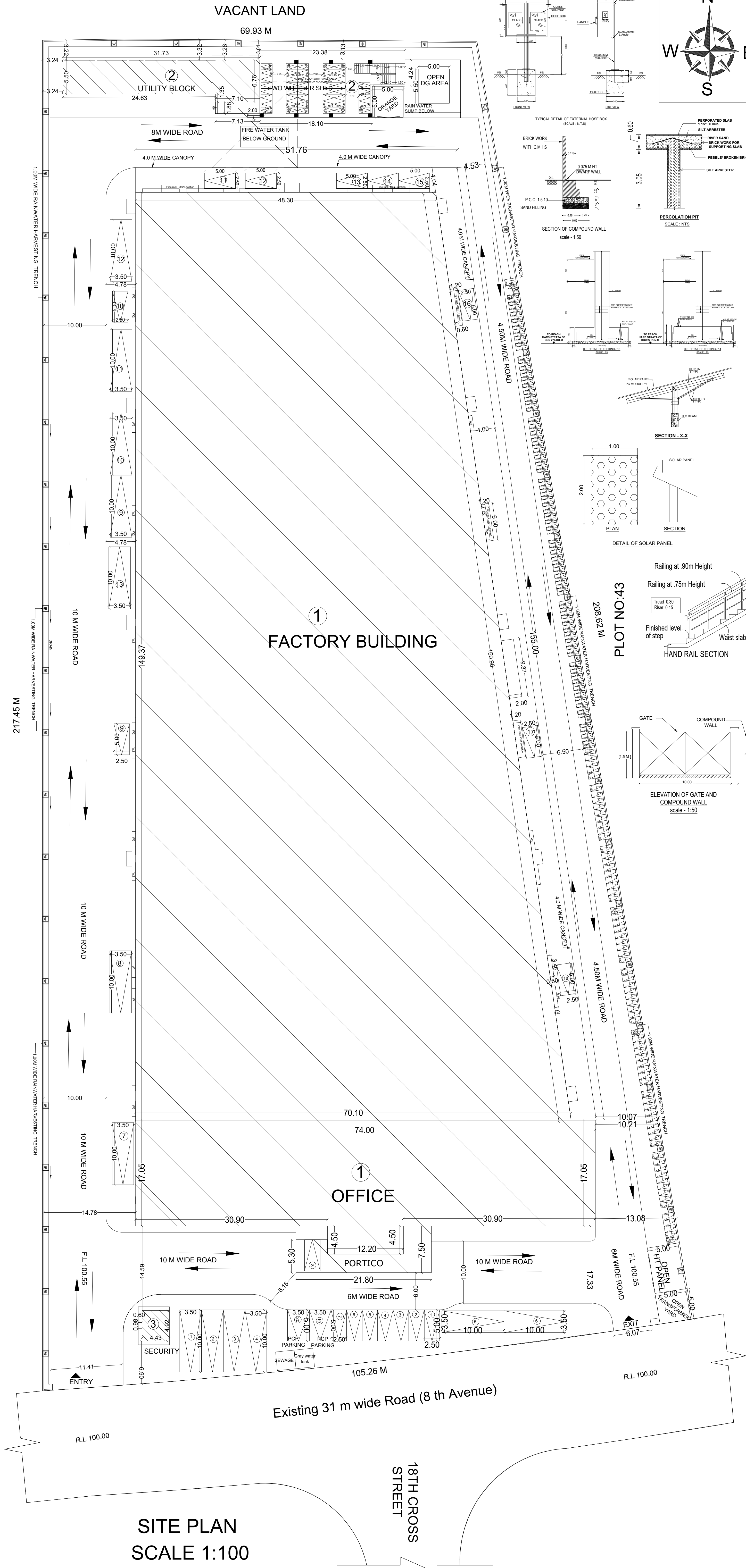
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No. 20, 4th Cross Street, Anna Nagar, Chengalpattu.
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STRUCTURAL ENGINEER SIGNATURE

S. RAJASHEKARAN, M.Arch, REG. ARCHITECT,
COA. CA/2008/46373, IIA: A17358,
COC L.B - RA.575,
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ARCHITECT SIGNATURE

S A CONSTRUCTIONS & CONSULTANCY Pvt Ltd NO:41, WINKLEY STREET, VGN VICTORIA PARK, AMBATTUR, CHENNAI -53 (M)-91 9841613506 - 9382161397



SITE PLAN

SHEET NO : 01/08

PLAN SHOWING THE PROPOSED FACTORY BUILDING FOR HEAT & CONTROL PRIVATE LIMITED, PLOT NO - 42/2, S.NO -62/1, 64/1,2, 65, 66/1, 67, 73/1, 74, 75/2A, 2B, 76, 104/1A,1B,2, 205/2, 206/2, 207/2 & 208/1.ANJUR VILLAGE IN MAHINDRA WORLD IITY,CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

CLIENT NAME :
HEAT & CONTROL (SOUTH ASIA)
PRIVATE LIMITED

DTCP FILE NO: SWP/BPA/500392/2025/TPC

MANUFACTURING DETAILS :
MANUFACTURE FOOD PROCESSING EQUIPMENTS

CATEGORY: ORANGE

BUILDING AREA STATEMENT

PLOT AREA AS PER DOCUMENT
= 4.60Acres(18615.59 SQM)

S.NO	DESCRIPTION	AREA IN SQ.MT		TOTAL BUILT UP AREA
		FSI	NON FSI	
1	FACTORY BUILDING			
	GROUND FLOOR	8835.42	—	8835.42
	CANOPY & PORTICO	841.34	—	841.34
	MEZZANINE	151.75	—	151.75
	OFFICE BUILDING			
2	GROUND FLOOR	1304.50	—	1304.50
	FIRST FLOOR	1304.50	—	1304.50
	HEAD ROOM	—	95.23	95.23
	UTILITY BLOCK			
	GROUND FLOOR	182.25	—	182.25
3	STILT FLOOR	—	191.00	191.00
	FIRST FLOOR	232.86	—	232.86
	PUMP ROOM	137.62	—	137.62
	HEAD ROOM	—	43.60	43.60
	SECURITY BLOCK	20.03	—	20.03
TOTAL AREA		13010.27	329.83	13340.10
TOTAL FSI AREA= 13010.27				
FSI = TOTAL AREA / SITE AREA = 13010.27 / 18615.59 = 0.70 < 2.00				
PLOT COVERAGE = PLINTH AREA / SITE AREA = 11321.16 / 18615.59 = 60.81 %				
PARKING CALCULATION DETAILS				
LORRY PARKING = WORKSHOP AREA / 750 = 8835.42 / 750 = 12 Nos				
CAR PARKING = OFFICE AREA / 150 = 2633.28 + 151.75 / 150 = 2785.03 / 150 = 19 Nos				
TWO WHEELER / = WORKSHOP AREA / 75 = 8857.62 / 75 = 119 Nos				
CYCLE PARKING = WORKSHOP AREA / 75 = 8857.62 / 75 = 119 Nos				
PARKING REQUIREMENT (PROPOSED)				
S.NO	SLOTS NAME / SIZE	REQUIRED	PROVIDED	
1	TRUCK / LORRY (3.50M X 10.00M)	12 NOS	13 NOS	
2	CAR (2.50M X 5.00M)	19 NOS	20 NOS	
3	TWO WHEELER (1.80M X 1.00)	119 NOS	120 NOS	
4	CYCLE (0.56M X 1.00M)	119 NOS	120 NOS	
SANITATION REQUIREMENTS :				
S.NO	DESCRIPTION	REQUIRED	PROVIDED	
1	WATER CLOSET AND ABLUTION TAPS	MALE 11, FEMALE 11	MALE 12, FEMALE 11	
2	URINALS	11	12	
3	WASHING TAPS WITH DRAINING ARRANGEMENT	10	11	
4	DRINKING WATER FOUNTAINS	03	04	
COLOUR INDEX		HP DETAILS:		
SITE BOUNDARY		TOTAL HP = 366		
PROP MACHINERY		MAN POWER DETAILS		
ROAD		MALE = 241, FEMALE = 4, TOTAL = 245		
LIST OF MACHINERY DETAILS				
S.NO	MACHINES	NO.S	HP	TOTAL
1	12.50 TON CRANE	14	15	210
2	25.00 TON CRANE	02	25	50
3	BEAD BLAST	02	30	60
4	PRESS	02	05	10
5	DRILL	02	03	06
6	GRINDING MACHINE	02	02	04
7	SHUTTERS	13	02	26
TOTAL				366HP
Duly attested by Manoj Paul Director HEAT AND CONTROL (South Asia)				
OWNER SIGNATURE E. S. JUDHAYAKUMAR, B.E. M.Tech (Struct) Reg. Structural Eng. DTCP - COLOURISEQR - 1201905023 No. 20, 4th Cross Street, Anna Nagar, Chengalpattu. E-Mail: enjyconstructions@gmail.com Mob: 9443101912				
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ARCHITECT SIGNATURE				
S A CONSTRUCTIONS & CONSULTANCY Pvt Ltd NO:41, WINKLEY STREET, VGN VICTORIA PARK, AMBATTUR, CHENNAI -53 (M)-91 9841613506 - 9382161397				

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

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

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

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

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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.

