

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.

ADDITIONAL PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/s. LEO SEATS AT PLOT No. 104, TANSIDCO INTEGRATED TECHNICAL TEXTILE PARK IN S.No. 182/2 Pt OF THANDARAI VILLAGE, THIRUPORUR PANCHAYAT UNION / TALUK, CHENGALPATTU DISTRICT.

CATEGORY OF INDUSTRY = GREEN
ANNEXURE -V1,
49. MEDICAL AND SURGICAL INSTRUMENT
15. LEATHER FOOT WEAR AND LEATHER PRODUCTS EXCLUDING TANNING AND HIDE PROCESSING

SIDCO INDUSTRIAL LAYOUT APPROVAL NO: 51/2021

PLOT EXTENT = 0.212 ACRES = 859.65 SQM

SANITATION DETAILS

EXIST. NO OF WORKERS (FEMALE - 6, MALE - 6) 12 Nos.
PROP. NO OF WORKERS (FEMALE - 6, MALE - 6) 12 Nos.

DESCRIPTION	REQUIRED	PROVIDED
MEN TOILET	01 Nos.	01 Nos.
FEMALE TOILET	01 Nos.	01 Nos.

HP

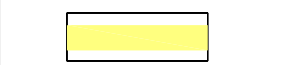
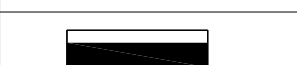
DESCRIPTION	EXI. NOS	EXI. HP	PRO. NOS	PRO. HP
SEWING MACHINE	24 Nos	21	21 Nos	21
LIGHT AND FAN	06 Nos	6	06 Nos	6
TOTAL NOS OF HP		27		27

TOTAL HP FOR INDUSTRY 54 HP

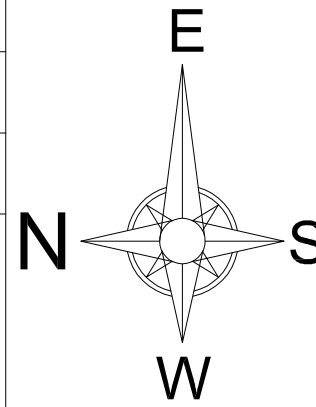
SCHEDULE OF JOINERY

D1	DOOR	1.20 X 3.05M
D2	DOOR	0.76 X 3.05M
W1	WINDOW	1.50 X 1.82M
V1	VENTILATOR	1.50 X 0.90M
V	VENTILATOR	0.60 X 0.90M
RS	ROLLING SHUTTER	4.00 X 3.05M

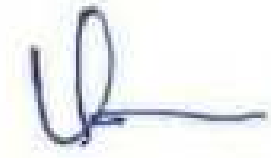
COLOUR INDEX

	ROAD		PROPOSED BLDG
	BOUNDARY		

Title : FLOOR PLAN
ELEVATION
SECTION
Scale : 1: 100



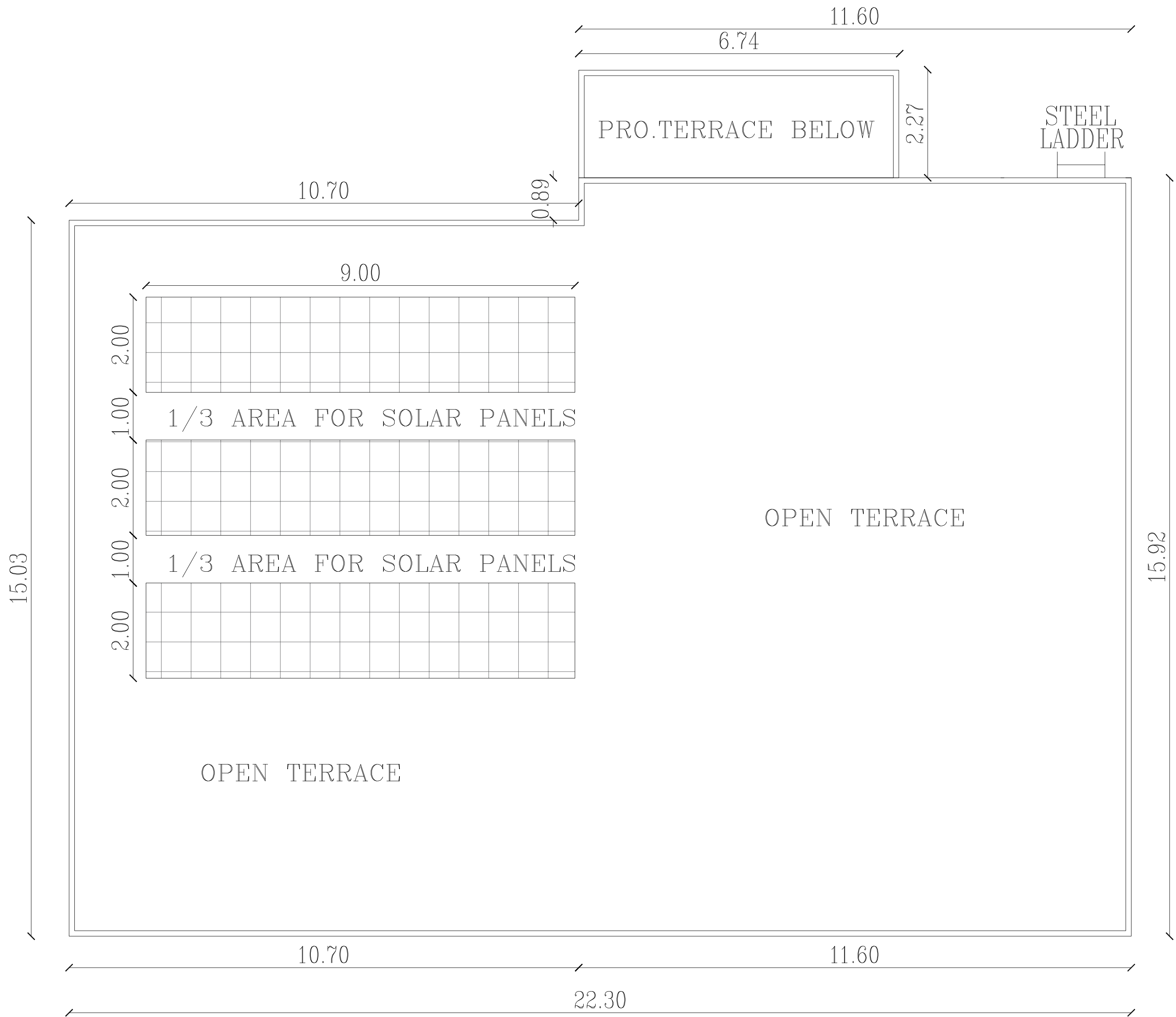
OCCUPIER.


Er. S. VIJAYAKUMAR, M.Tech
Reg. Structural Eng. DTCP-CGLRGN/SE/GR-1/2025/03/003
No: 25, Vedanthangal Road, Vajiyavoor Village,
Malahvayavoor Post, Madurantakam Taluk,
Chengalpattu District - 603 308.
Email: svijayakumar.civil@gmail.com, Mob: 9944227383

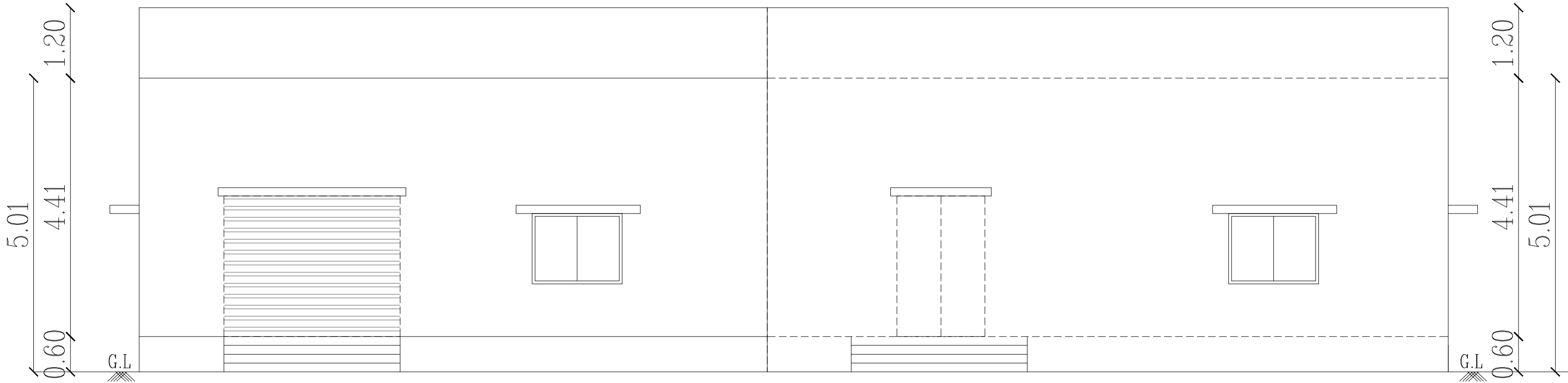
STRUCTURE.


R. ARULNITHI, B.Arch.
Regd. Architect
No: 10/5, Chairman Ekambaranar Street,
Vedachalam Nagar, Chengalpattu-603003.
Cell: 99941 68973

ARCHITECT.

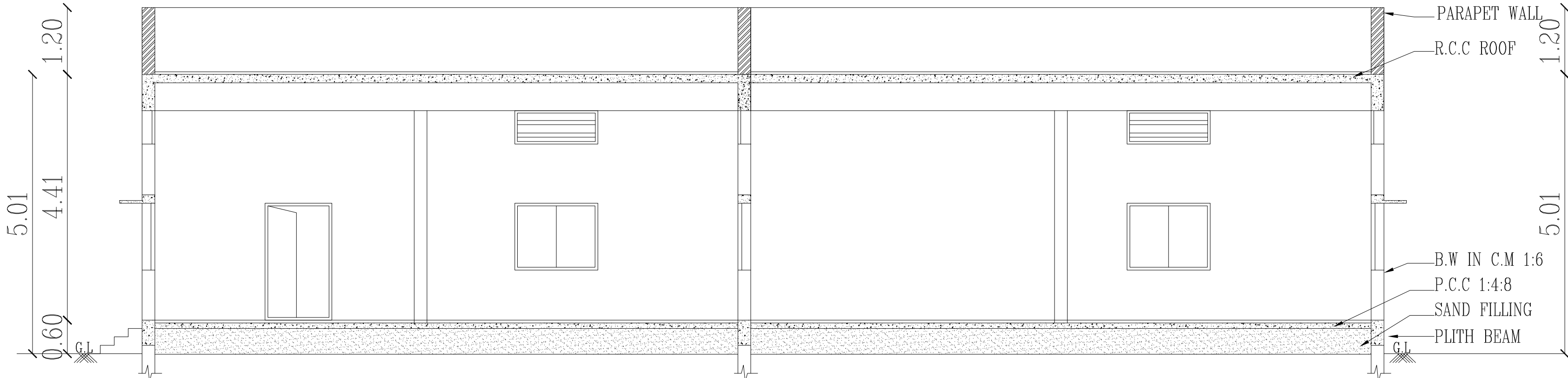


TERRACE PLAN

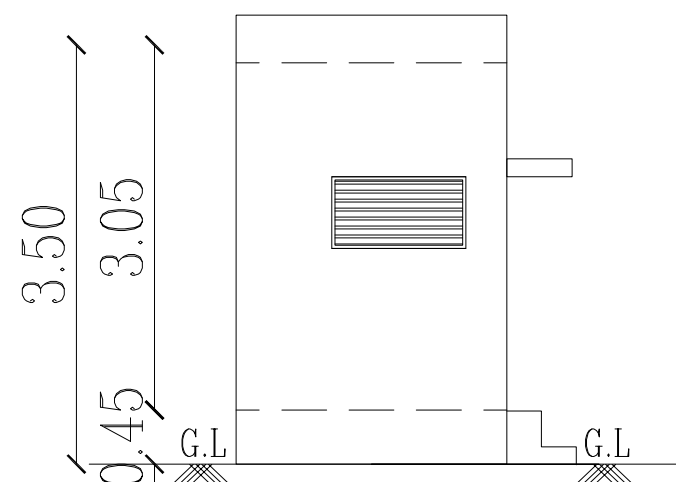


PROPOSED BUILDING
FRONT ELEVATION

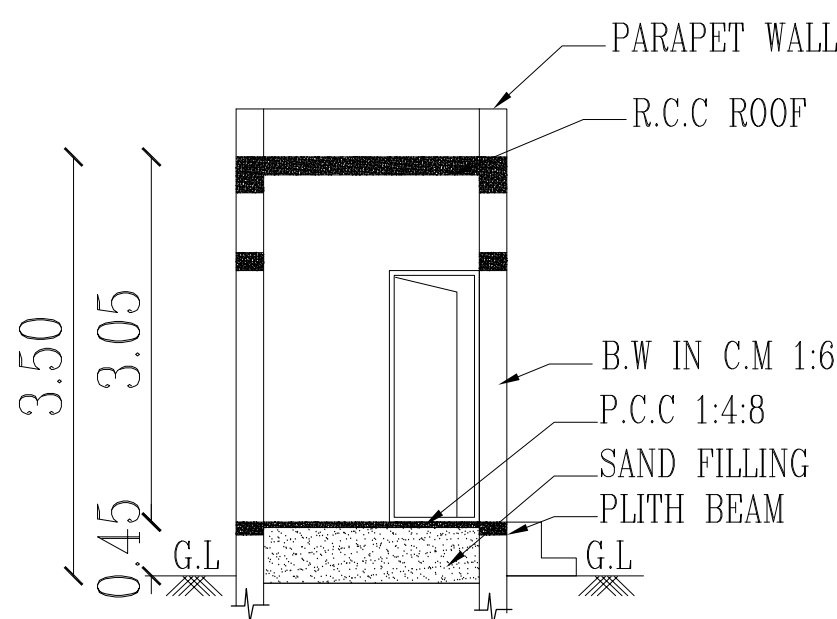
EXISTING BUILDING
FRONT ELEVATION



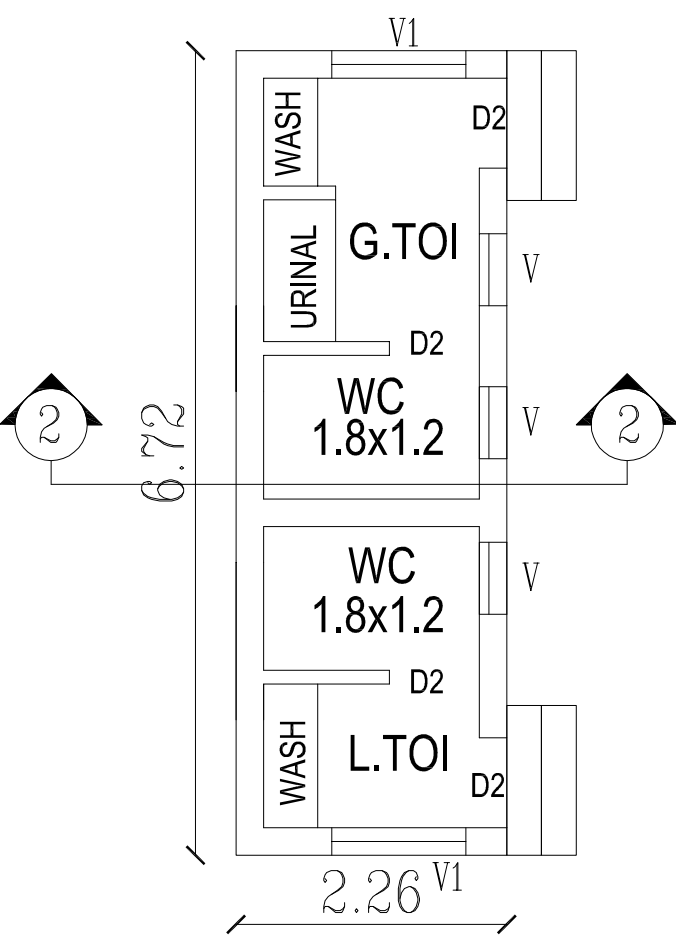
SECTION - 1-1



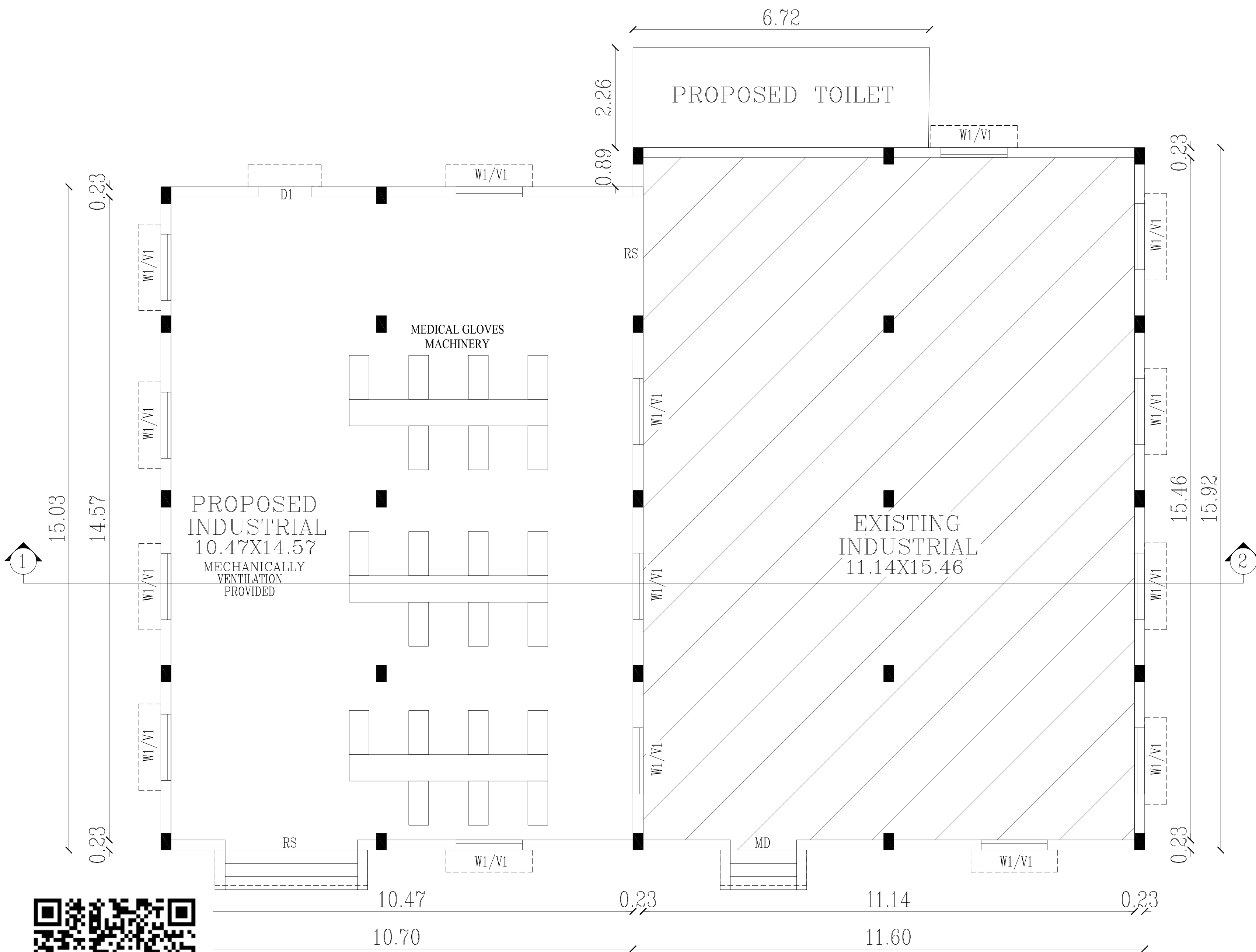
FRONT ELEVATION



SECTION - 2-2



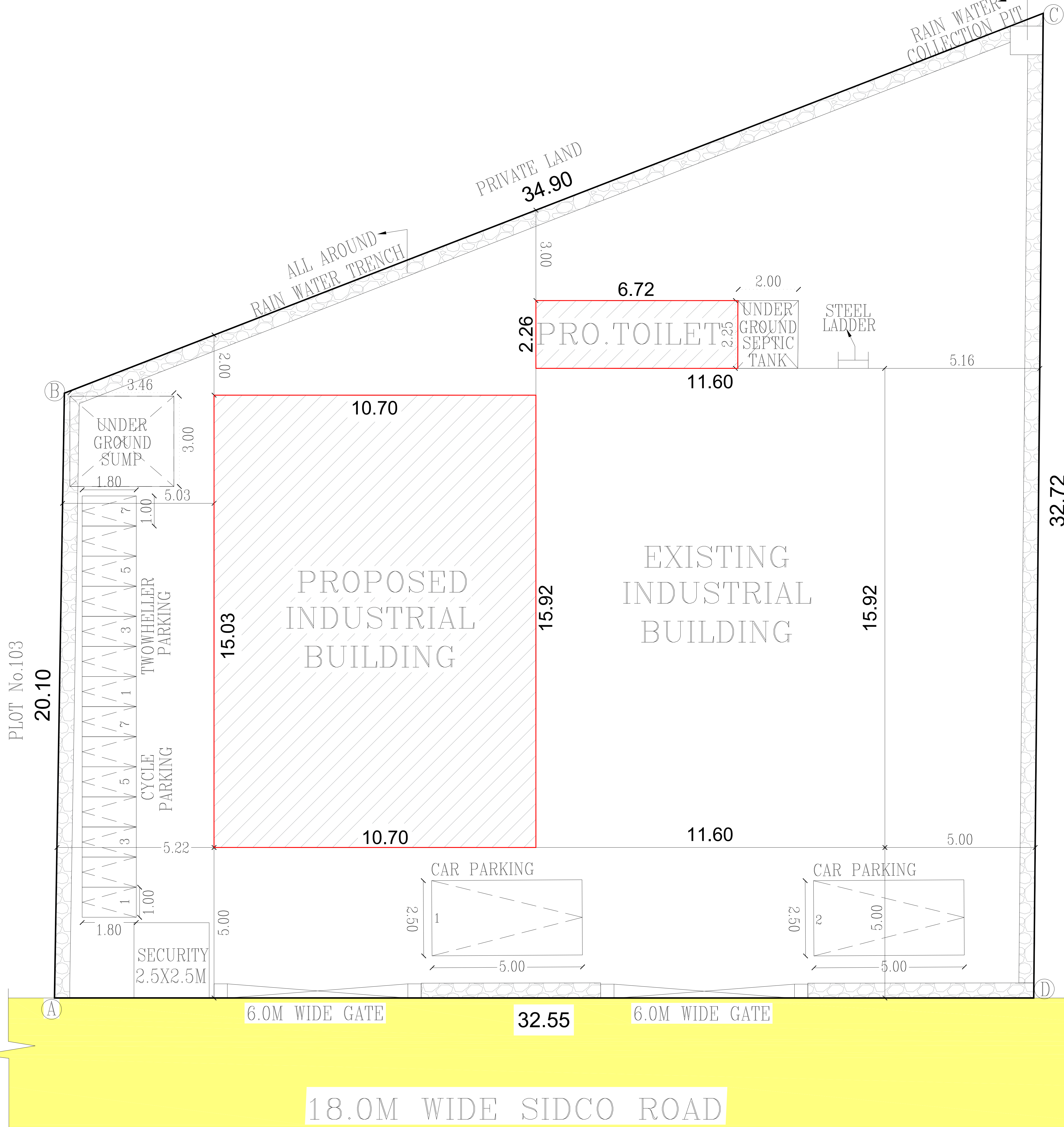
PROPOSED TOILET
GROUND FLOOR PLAN



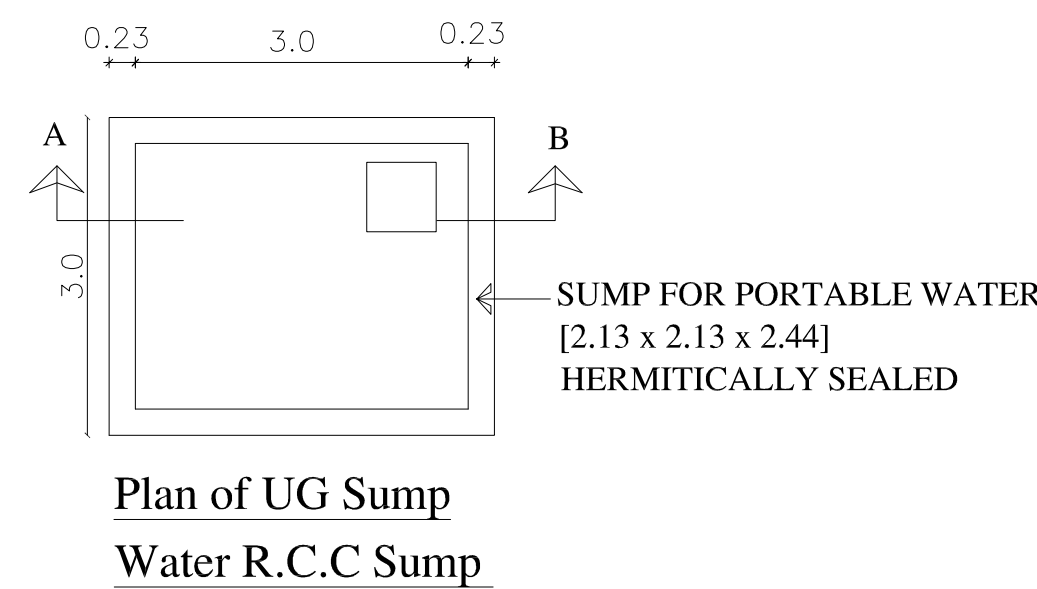
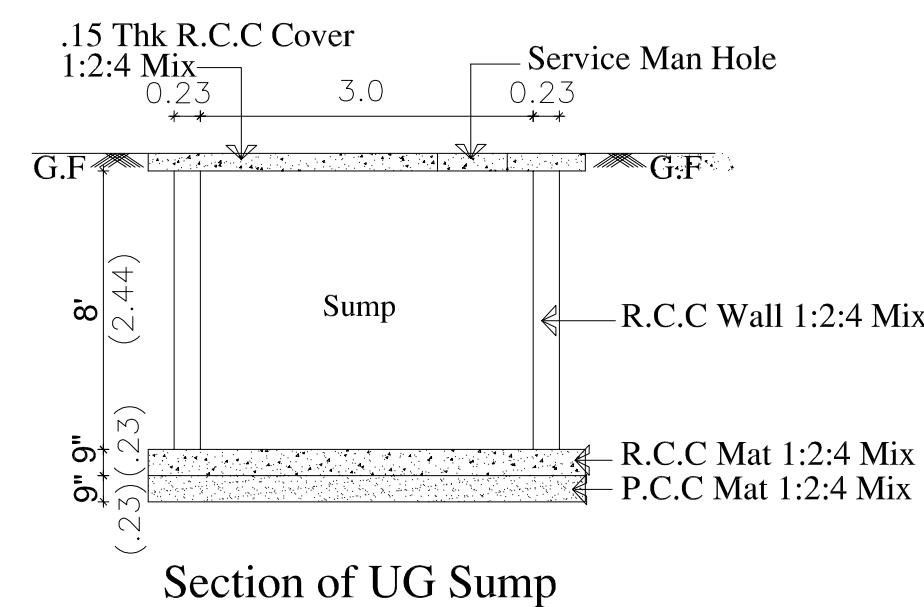
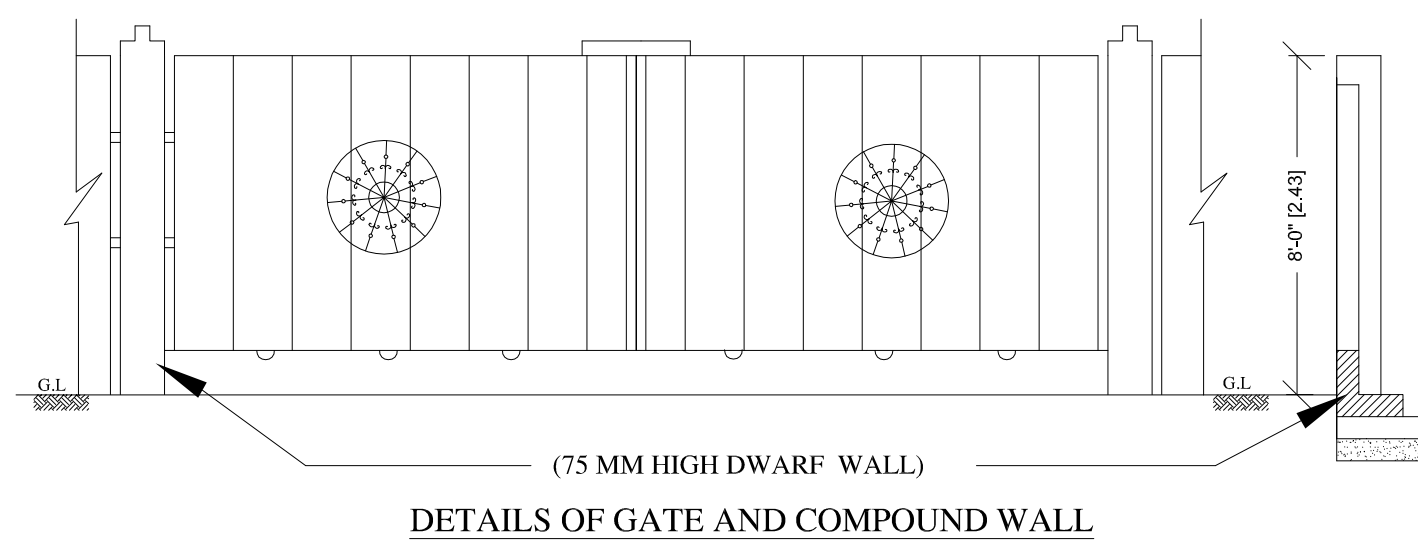
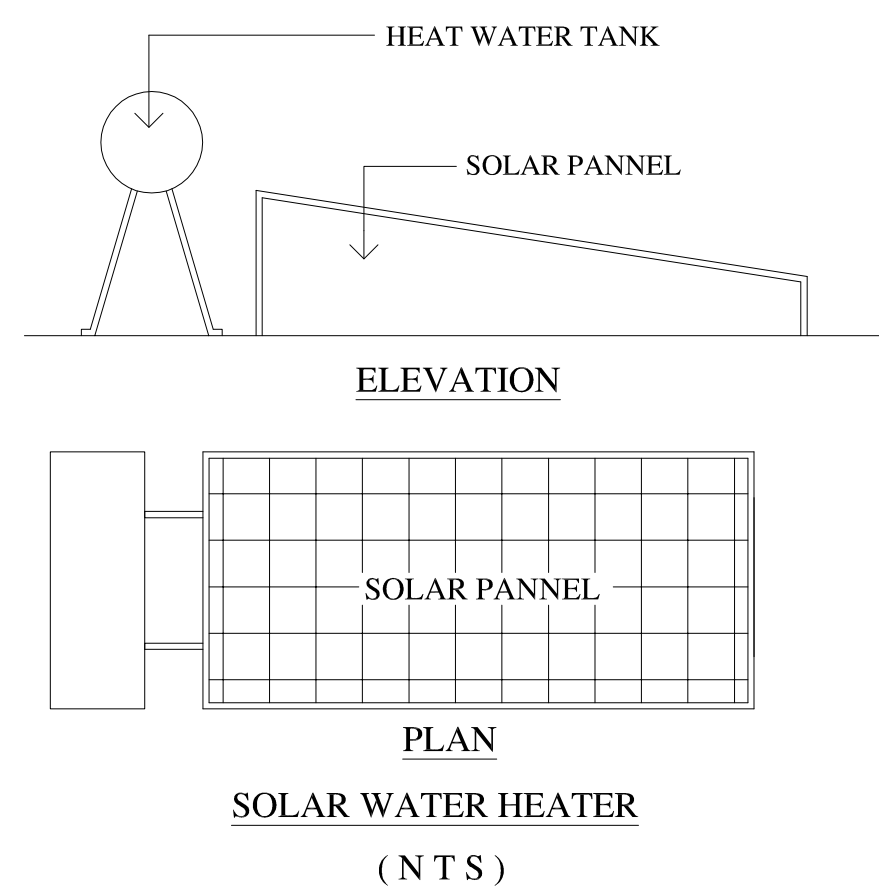
EXISTING BUILDING
GROUND FLOOR PLAN

ED BUILDING
FLOOR PLAN

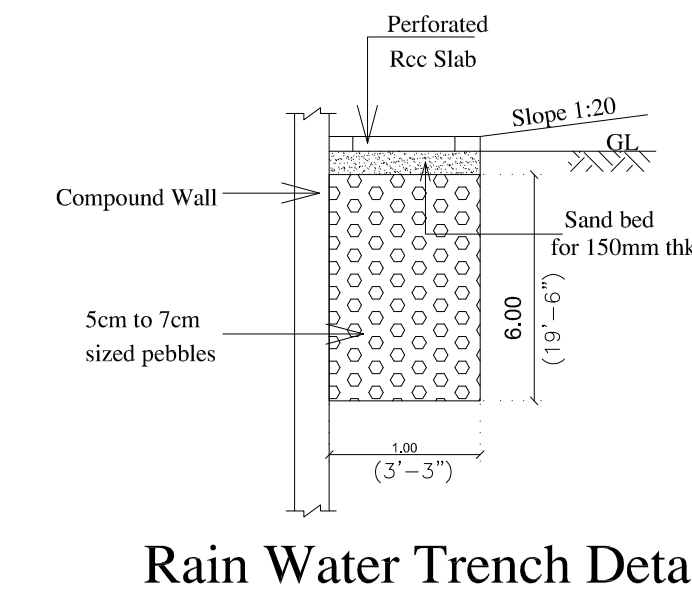
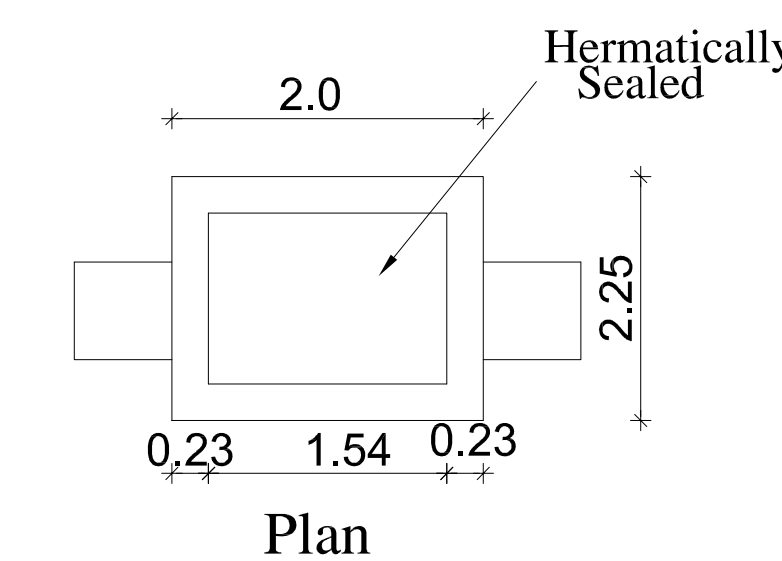
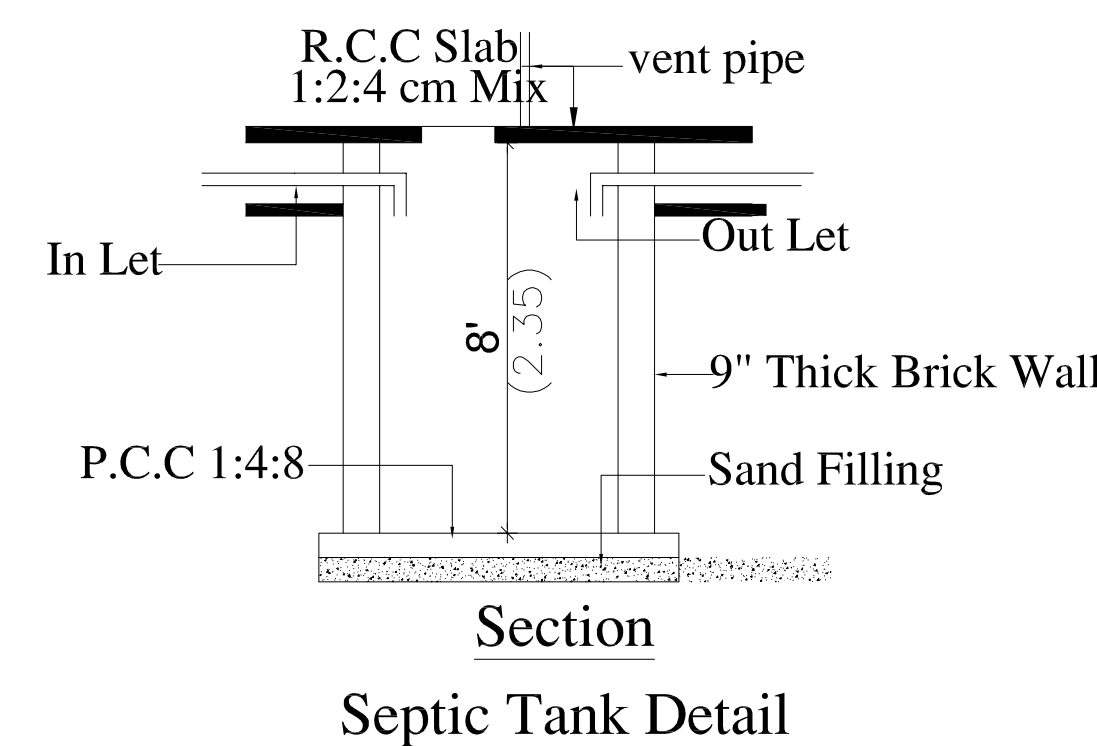
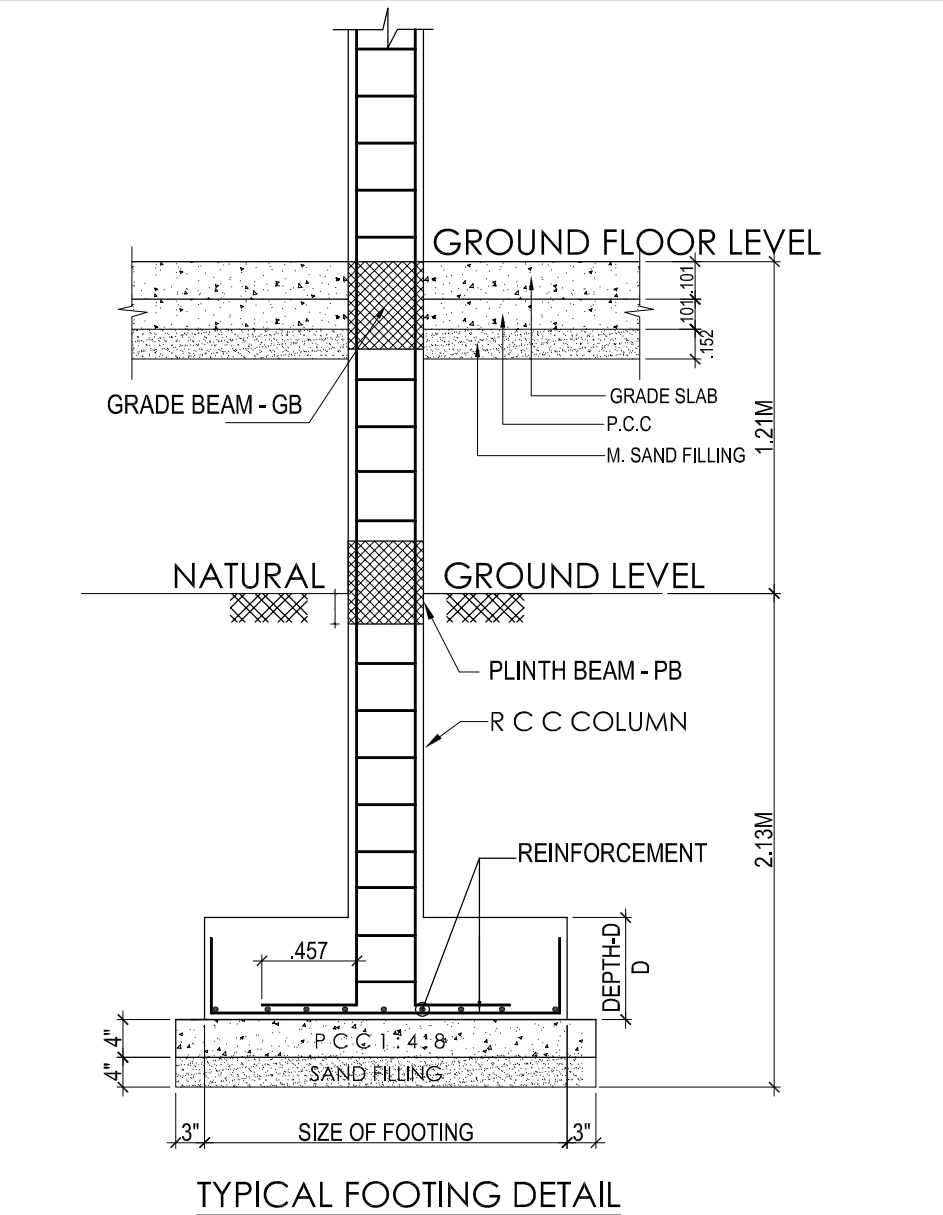
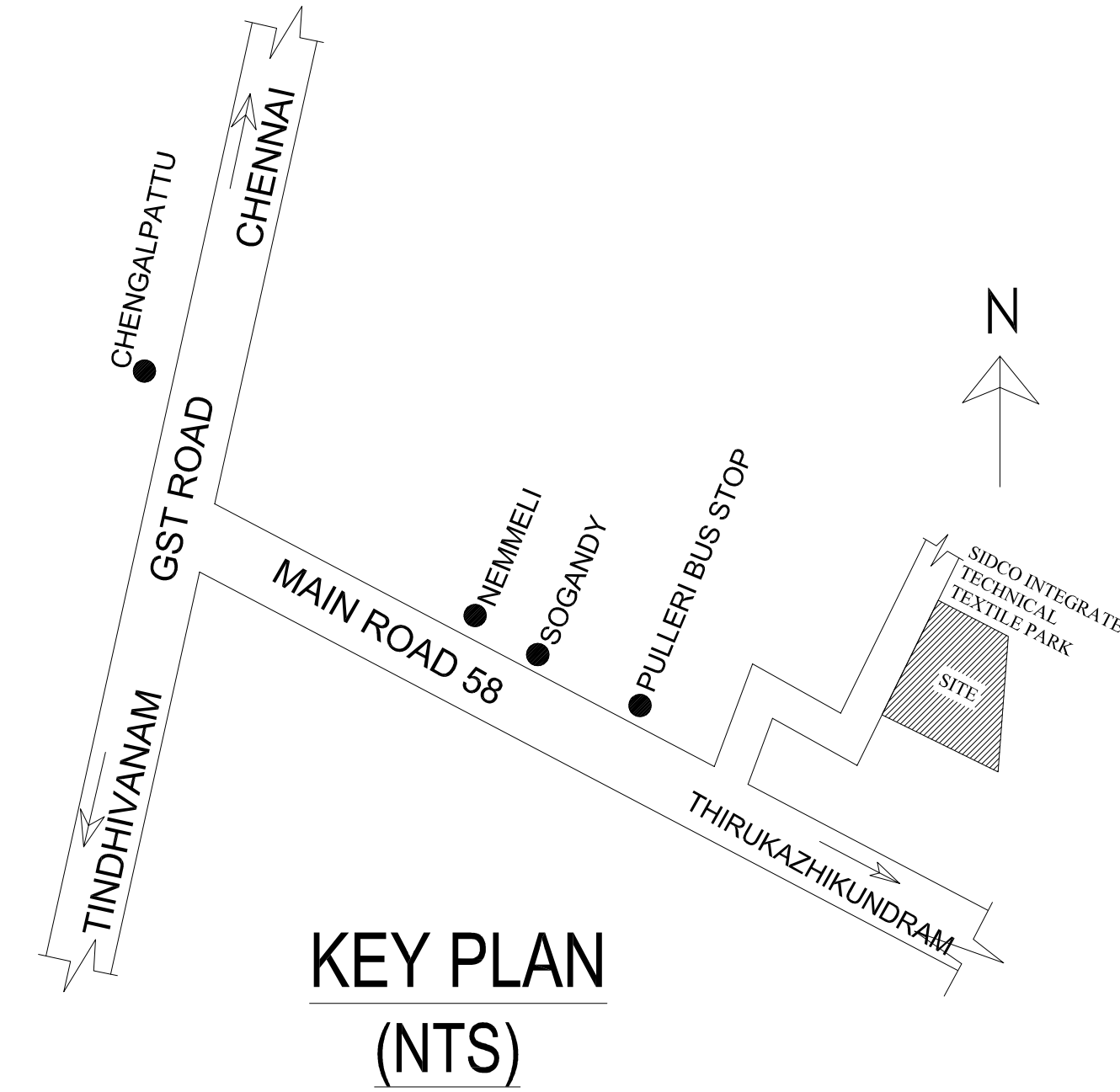




SITE PLAN



NOTE: DETAIL DRAWING ARE NOT TO SCALE



Sheet No: 002 / 001
ADDITIONAL PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/s. LEO SEATS AT PLOT No. 104, TANSIDCO INTEGRATED TECHNICAL TEXTILE PARK IN S.No. 182/2 Pl OF THANDARAI VILLAGE, THIRUPORUR PANCHAYAT UNION / TALUK, CHENGALPATTU DISTRICT.

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EXISTING AREA STATEMENT				
DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	TOTAL BUILTUP AREA (IN SQ.M)	REMARK
G .FLOOR FACTORY AREA	184.67	---	184.67	INDUSTRIAL BUILDING NO.: SWP /DTCP / CHENGALPATTU/ T.A.NO: 12 / 2023
TOILET BLOCK	15.18	---	15.18	
SECURITY ROOM	---	6.25	6.25	
TOTAL FLOOR AREA	199.85	6.25	206.10	
DEMOLISHED TOILET BLOCK			15.18	DEMOLISHED

PROPOSE AREA STATEMENT				
DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	TOTAL BUILTUP AREA (IN SQ.M)	REMARK
G .FLOOR FACTORY AREA	160.82	---	160.82	PROPOSED
TOILET BLOCK	15.18	---	15.18	
TOTAL FLOOR AREA	176.00		176.00	

FLOOR SPACE INDEX 0.419 < 2.0
TOTAL EXISTING & PROPOSED F.S.I AREA : 360.67 SQM:
TOTAL EXISTING & PROPOSED FLOOR AREA : 366.92 SQM:

G.O.MS NO: 225, Housing and Urban Development (UD4(1)) 26.11.24

PARKING DETAILS			
VEHICLES	EXISTING PROVIDED	PROPOSED REQUIRED	PROPOSED PROVIDED
CAR PARKING	02		
CYCLE PARKING	04	03	03
TWO WHEELER	04	03	03

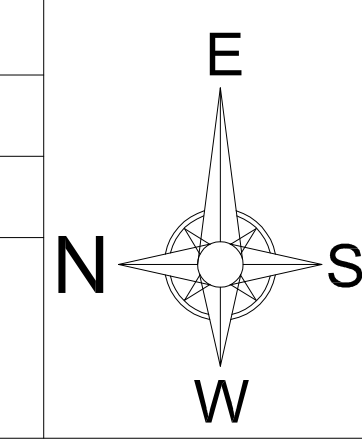
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HP				
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SEWING MACHINE	24 Nos	21	21 Nos	21
LIGHT AND FAN	06 Nos	6	06 Nos	6
TOTAL NOS OF HP		27		27

TOTAL HP FOR INDUSTRY 54 HP

SOLAR PANEL COVERAGE AREA	
OPEN TERRACE AREA:	345.49 SQM
1/3 TERRACE AREA:	115.17 SQM
SOLAR PANEL COVERAGE AREA:	116.0 SQM

COLOUR INDEX	
ROAD	
BOUNDARY	
PROPOSED BLDG	
Title : SITE PLAN, DETAIL DRAWING.	Scale : 1: 100



H. Jayal

OCCUPIER.

STRUCTURE.

APPLICATION REFERENCE NO: SWP/BPA/605064/2025
DATE: 27/07/2025
SCRUTINY REFERENCE NO: HNJVQMEZ
DRAWING SCRUTINY REFERENCE NO: 432078-2025-LX
SWP/Industrial Building/A.D./ D.T.C.P(CD3) No: 55/2025

Er. S. VIJAYAKUMAR, M.Tech
Reg. Structural Eng. DTCP-CELRGN/SE/GR-1/2025/03/003
No: 25, Vedanthangal Road, Vajayavoor Village,
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R. ARULNITHI, B.Arch.
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Cell: 99941 68973

ARCHITECT.

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.

