

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

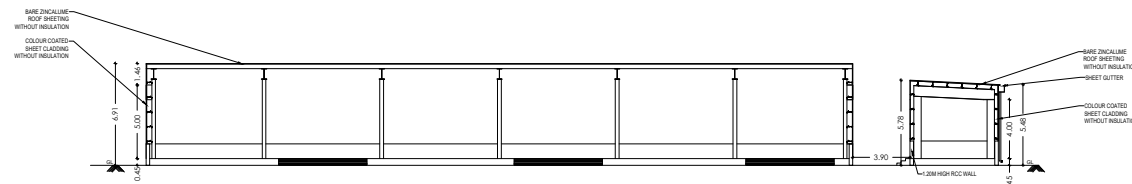
ISSUING AUTHORITY

Rural Panchayat

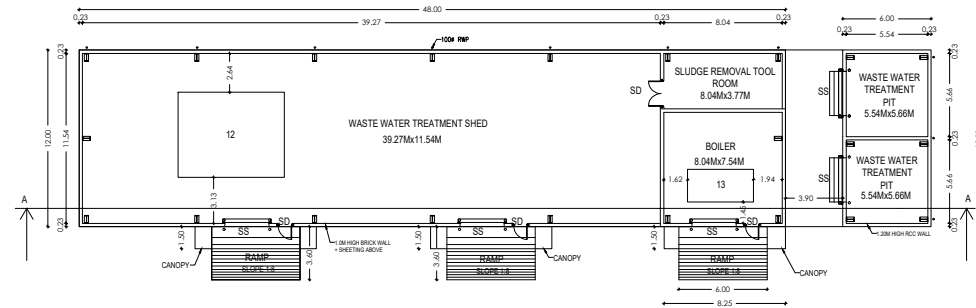
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

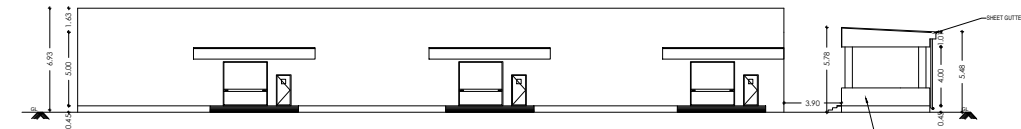
BLOCK 8 - WASTE WATER TREATMENT SHED AND TANK SHED



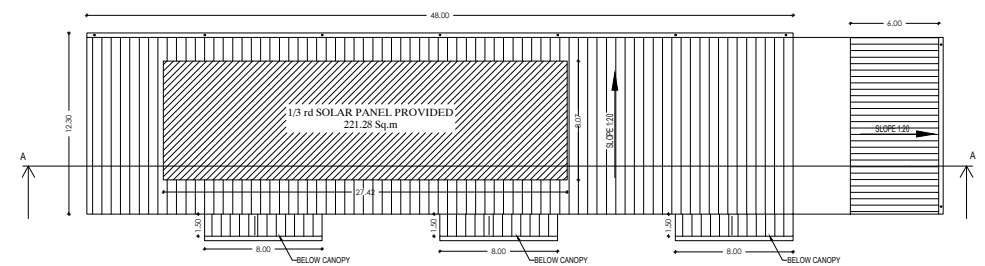
SECTION-A



GROUND FLOOR PLAN

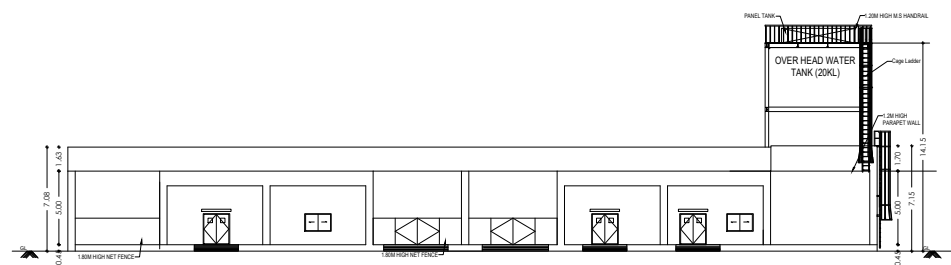


ELEVATION

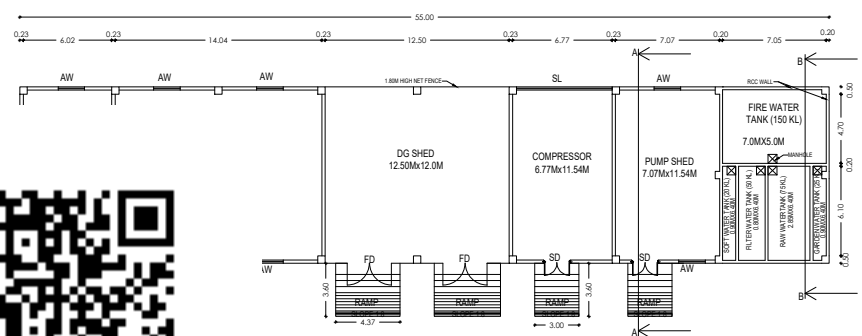


ROOF PLAN

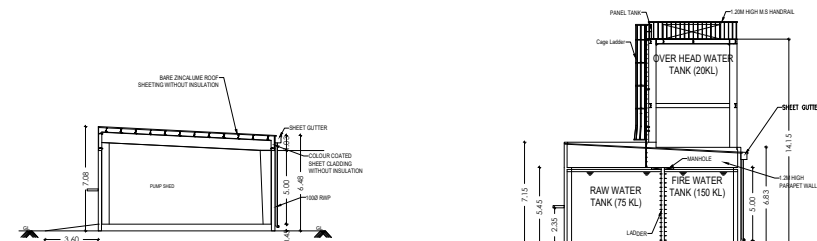
BLOCK 9 - DG BLOCK



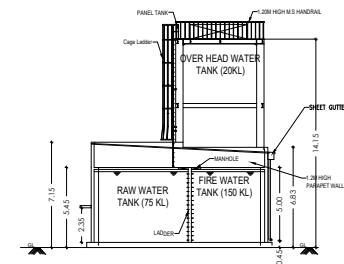
ELEVATION



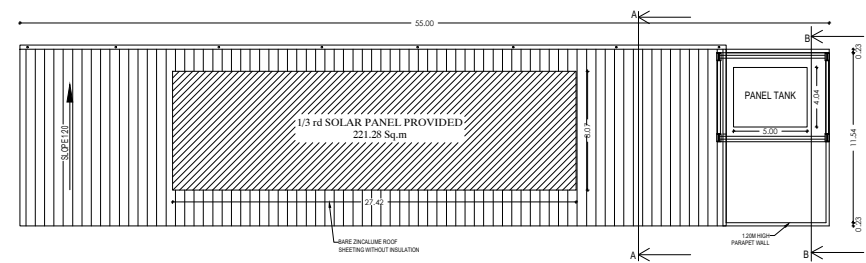
GROUND FLOOR PLAN



SECTION-A



SECTION- B



ROOF PLAN



SHEET NO:5/5				
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING PVT. LTD. AT PLOT NO. TP/31, SURVEY NO 53/3, 54/4A, 124/1, 126/1, 2, 3, 4, 5, 6, 129/1, 2, 130/1, 131/1, 2, 140/1A, 1B, 1C, 2A, 2B, 3, 141/1, 3, 4B, 4C, 4D, 142/1, 2, 3, 143/1, 2, 3, 4, 144, 145/1, 2, 146/1, 2, 3, 4, 5, 147/2, 3, 4A, 4B, 5, 6, 148/5B, 6, 7, 8, 150/3, 4, 5, 6, 161/1, 2, 162/1, 2A, 2B, 3, 4A, 4B, 5, 163/1, 2B, 3A, 3B, 190/1, 2, 3, 191/1, 2, & 192/1, 1, 2, 3, 4 OF REVISED LAYOUT APPROVED NUMBER 95 / 2024 OF CENTRAL AVENUE MAHINDRA WORLD CITY, THENMALPARKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.				
ONLINE APPLICATION FILE NO : SWP/BBM2/1931/02025/CP				
AREA BREAK UP				
S.NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL BUILDUP AREA (In Sq.m)
BLOCK 8 - WASTE WATER TREATMENT SHED, TANK SHED				
8	GROUND FLOOR	648.00	-	648.00
	CANOPY	37.10	-	37.10
TOTAL				685.10
BLOCK 9 - DG SHED				
9	GROUND FLOOR	660.00	-	660.00
JOINERY'S DETAILS				
SS	STEEL SHUTTER (MOTORIZED)		3.0Mx1.0M	
SD	STEEL DOOR WITH VISION PANEL		1.0Mx2.1M	
FD	FENCE DOOR		3.0Mx1.8M	
AW	FENCE DOOR		1.8Mx1.2M	
MACHINERY DETAILS				
S.NO	ITEMS	POWER CONSUMPTION (hp)		
12	WASTEWATER TREATMENT EQUIPMENT	135.96		
13	ELECTRIC BOILER	872.87		

SCALE 1:100
ARCHITECTS

R. BHUVANESH, BE (CIVIL),
Registered Engineer Grade-II
DTCP Reg. No. : RE/Gr-II/RD/NOV2024/16
No. 211, Bajaj Kovil Street,
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E-Mail : rbhuvanesh499@gmail.com
Mob : 9042530916

STRUCTURAL ENGINEER


E. NEWTON J.M.J., B.E., M.E. (Struct)
Reg. Grade-I Structural Engineer
D/CP-CGLD/ST/56/Gr-I/2025/06/009
No. 10/100, M.E.S Road, Mottilal Nagar,
E-Tambaram, Chennai - 600 059.
Ph. No: 75542 97029 / 74502 07821

OWNER 'S SIGNATURE

For Nihon Parkerizing (India) Pvt. Ltd.

Authorized Signatory

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING M/S. NIHON PARKERIZING INDIA PVT. LTD. AT PLOT NO. TP3/1, SURVEY NO. 53/3, 54/4A, 124/1, 128/1, 2, 3, 4, 5, 6, 129/1, 2, 130, 131/1, 2, 140/1A, 1B, 1C, 1D, 2A, 2B, 3, 141/1, 3, 4B, 4C, 4D, 142/1, 2, 3, 143/1, 2, 3, 4, 144, 145/1, 2, 146/1, 2, 3, 4, 5, 147/2, 3, 4A, 4B, 5, 6, 148/5B, 6, 7, 8, 150/3, 4, 5, 6, 181/1, 2, 182/1, 2A, 2B, 3, 4A, 4B, 5, 183/1, 2B, 3A, 3B, 190/1, 2, 3, 191/1, 2, & 192/1, 2, 3, 4 OF REVISED LAYOUT APPROVED NUMBER 95 / 2024 OF CENTRAL AVENUE MAHINDRA WORLD CITY, THENMALPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT

ONLINE APPLICATION FILE NO: SWPBPR219312025TCP

AREA BREAK UP				
S.NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL BUILTUP AREA (In Sq.m)
3	BLOCK 3 - CAR PARKING SHED	-	330.00	330.00
4	BLOCK 4 - VIP CAR PARKING SHED	-	49.50	49.50
5	BLOCK 5 - TWO WHEELER PARKING SHED	-	117.60	117.60
6	BLOCK 6 - GUARD 1 & DRIVER ROOM	34.00	-	34.00
7	BLOCK 7 - GUARD ROOM - 2	25.00	-	25.00

JOINERY'S DETAILS:

SD1	STEEL DOOR WITH 1 VISION PANEL	1.0M X 2.1M
SD2	STEEL DOOR WITH 2 VISION PANEL	0.90M X 2.1M
AW1	ALUMINIUM WINDOW 1	1.8M X 1.2M
AW2	ALUMINIUM WINDOW 2	4.0M X 1.2M
AW3	ALUMINIUM WINDOW 3	1.2M X 1.2M
V	VENTILATION	0.60M X 0.60M

SCALE 1:100

Architects

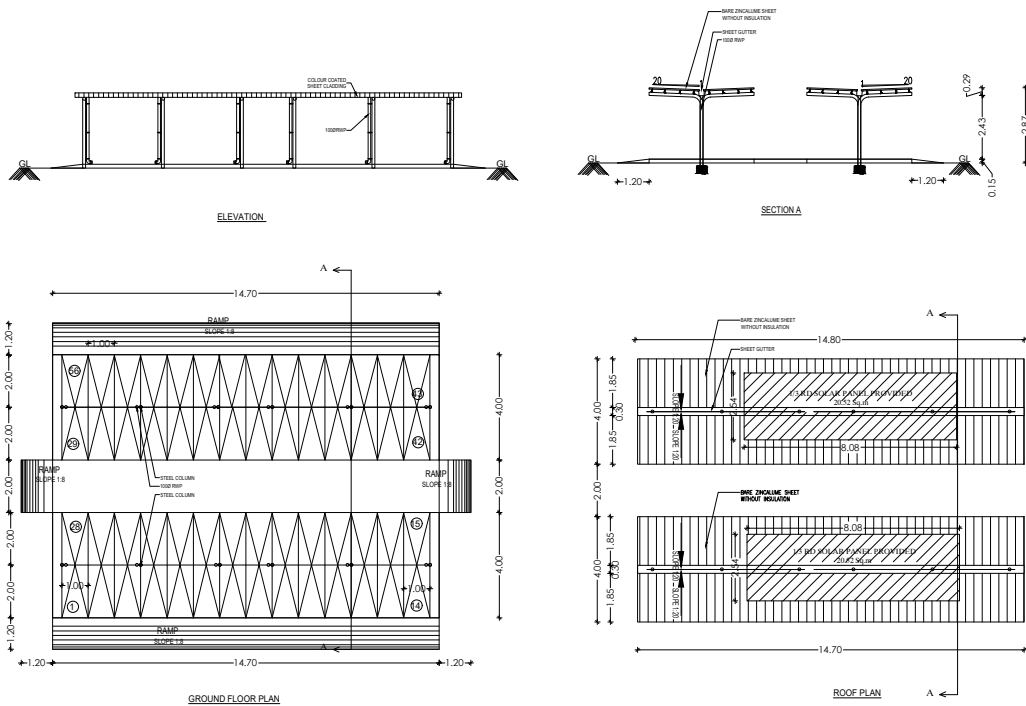
R. BHUVANESH, B.E.(CIVIL),
Registered Engineer Grade-II
DTC Reg. No.: RE/Gr-II/RD/NOV2024/16
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Kannigapuram (V), Arakonam - 631 004.
E-Mail : rbhuvanesh499@gmail.com
Mob : 9042530916

STRUCTURAL ENGINEER

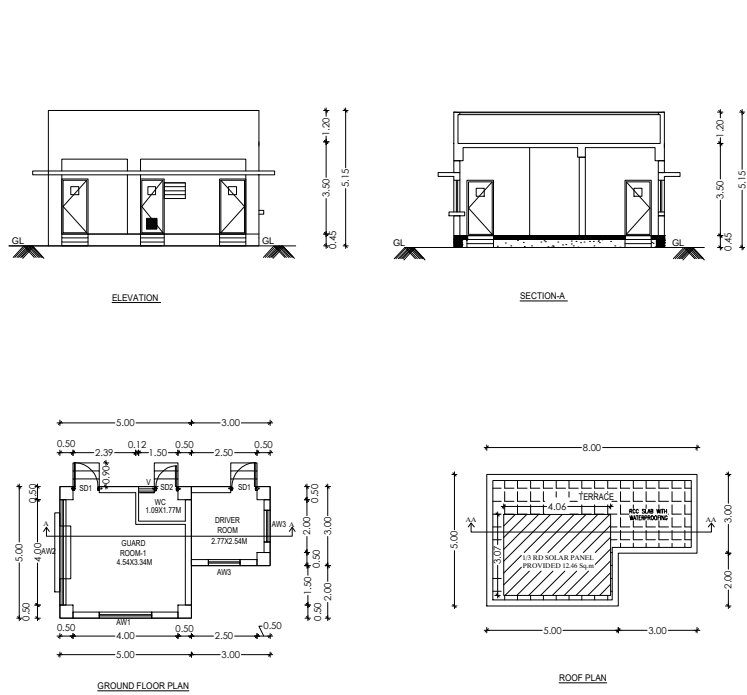
Dr. Newton J.M.J, B.E. (CIVIL)
Reg. Grade-I Structural Engineer
DTC Reg. No.: RE/Gr-I/RD/NOV2024/06/009
No. 107/200, M.E.S. Road, Muthial Nagar,
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Ph. No: 73582 97029 / 74012 07821

OWNER'S SIGNATURE

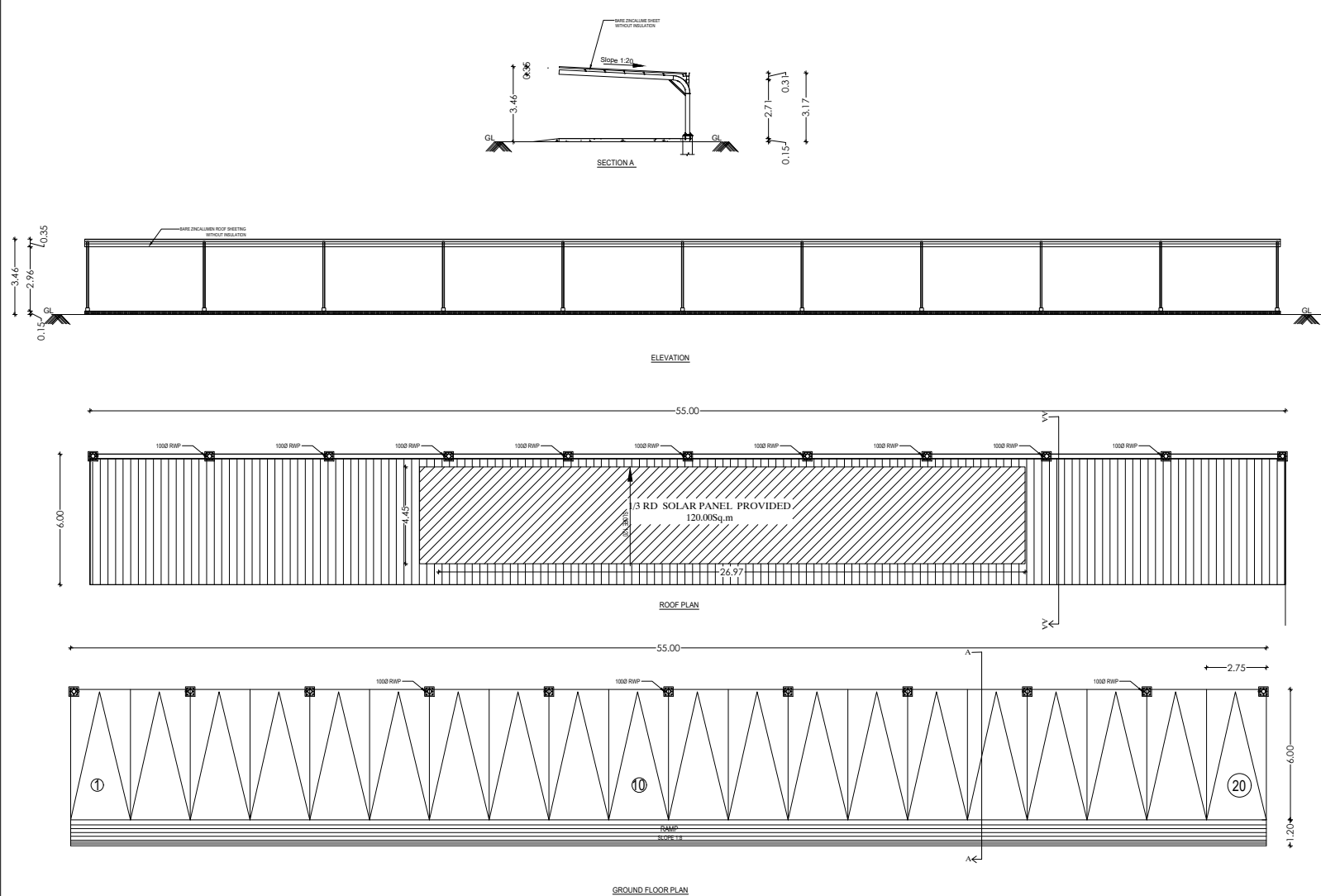
For Nihon Parkerizing (India) Pvt. Ltd.
[Signature]
Authorised Signatory



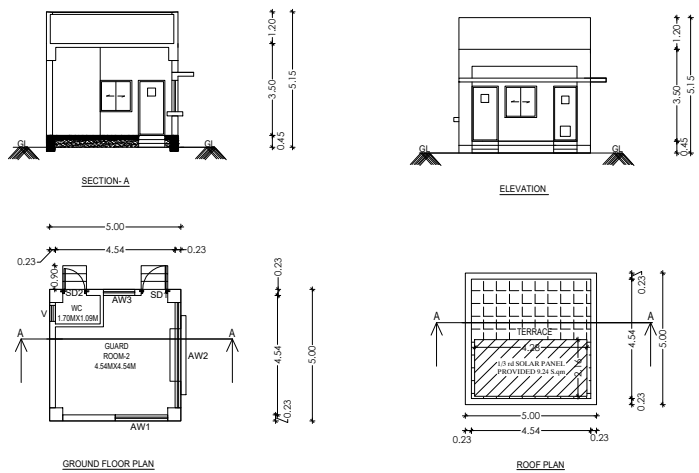
BLOCK 3 - CAR PARKING SHED (20 NOS.)



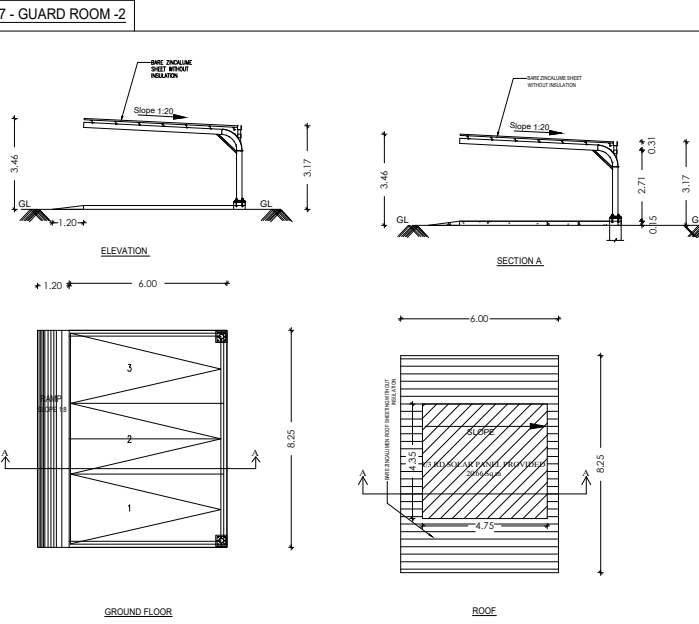
BLOCK 4 - VIP CAR PARKING SHED



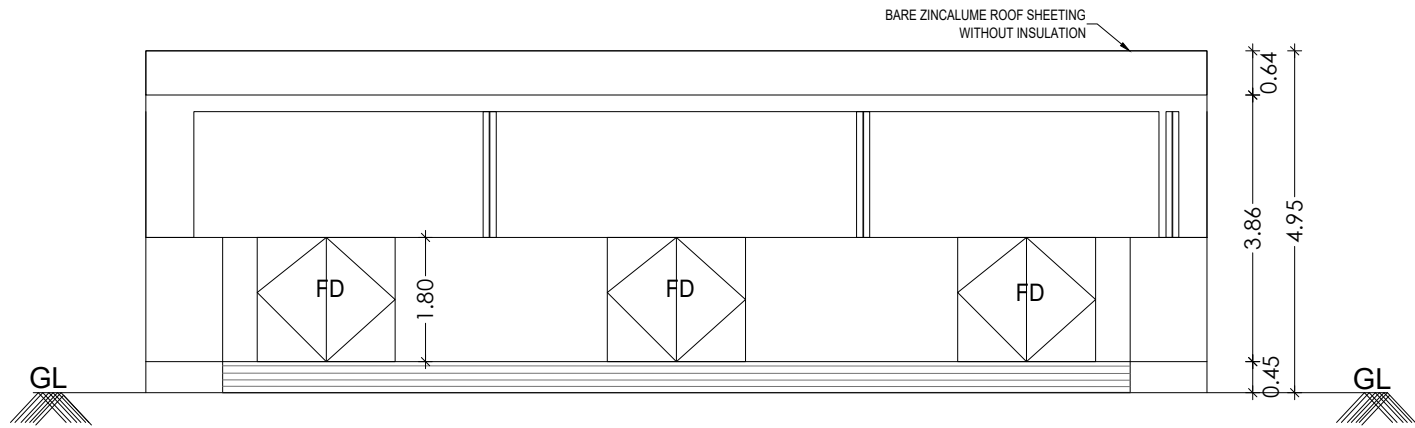
BLOCK 5 - TWO WHEELER PARKING SHED



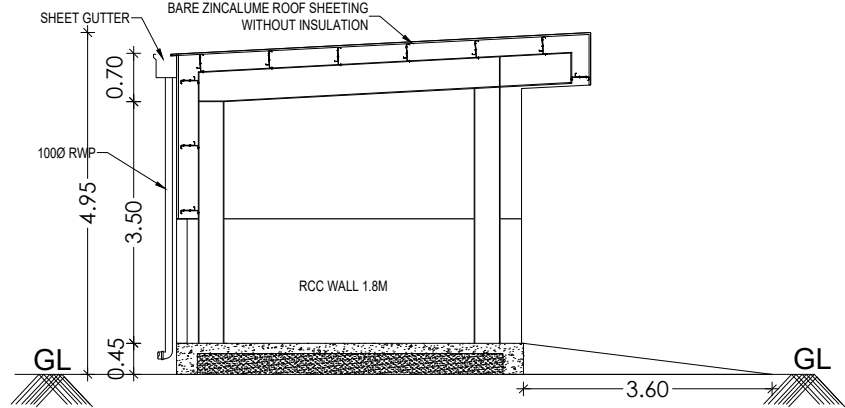
BLOCK 6 - GUARD ROOM 1 & DRIVER ROOM



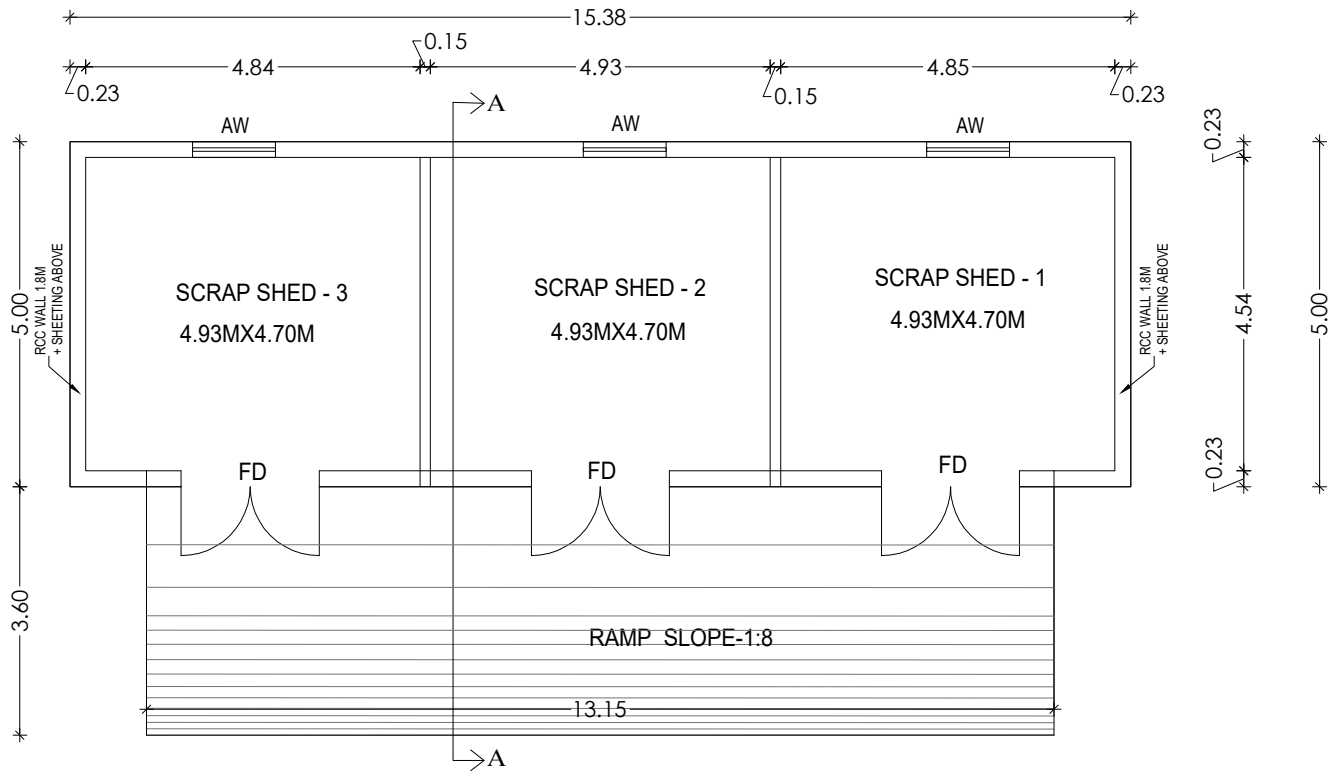
BLOCK 7 - GUARD ROOM - 2



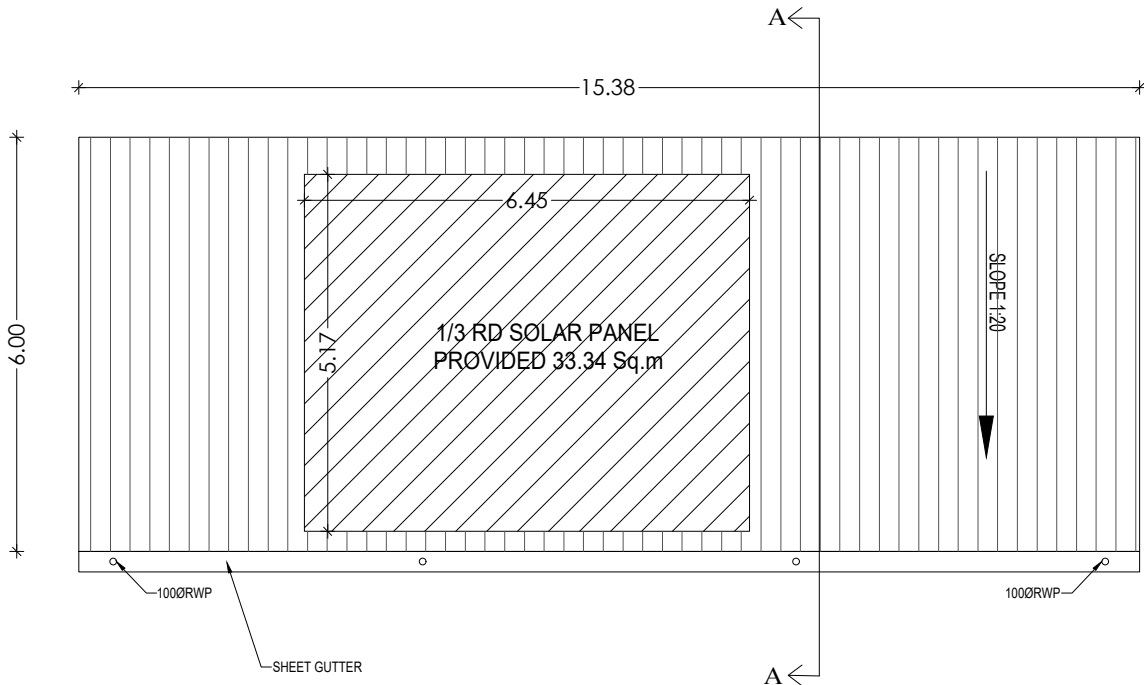
ELEVATION



SECTION-A



GROUND FLOOR PLAN



ROOF PLAN

BLOCK 2 - SCRAP SHED

SHEET NO:3/5				
PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING M/S. NIHON PARKERIZING INDIA PVT. LTD. AT PLOT NO. TP3/1, SURVEY.NO. 53/3, 54/4A, 124/1, 128/1, 2, 3, 4, 5, 6, 129/1, 2, 130, 131/1, 2, 140/1A, 1B, 1C, 1D, 2A, 2B, 3, 141/1, 3, 4B, 4C, 4D, 142/1, 2, 3, 143/1, 2, 3, 4, 144, 145/1, 2, 146/1, 2, 3, 4, 5, 147/2, 3, 4A, 4B, 5, 6, 148/5B, 6, 7, 8, 150/3, 4, 5, 6, 181/1, 2, 182/1, 2A, 2B, 3, 4A, 4B, 5, 183/1, 2B, 3A, 3B, 190/1, 2, 3, 191/1, 2, & 192/1, 2, 3, 4 OF REVISED LAYOUT APPROVED NUMBER 95 / 2024 OF CENTRAL AVENUE MAHINDRA WORLD CITY, THENMALPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.				
ONLINE APPLICATION FILE NO : SWP/BPA/621931/2025/TCP				
AREA BREAK UP				
S.NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL BUILT UP AREA (In Sq.m)
1	GROUND FLOOR	76.90	-	76.90
BLOCK 2 - SCRAP SHED				
JOINERY'S DETAILS:				
FD	FENCE DOOR	2.0Mx1.8M		
AW	ALUMINIUM WINDOW	1.2M X 1.2M		

SCALE 1:100

Architects

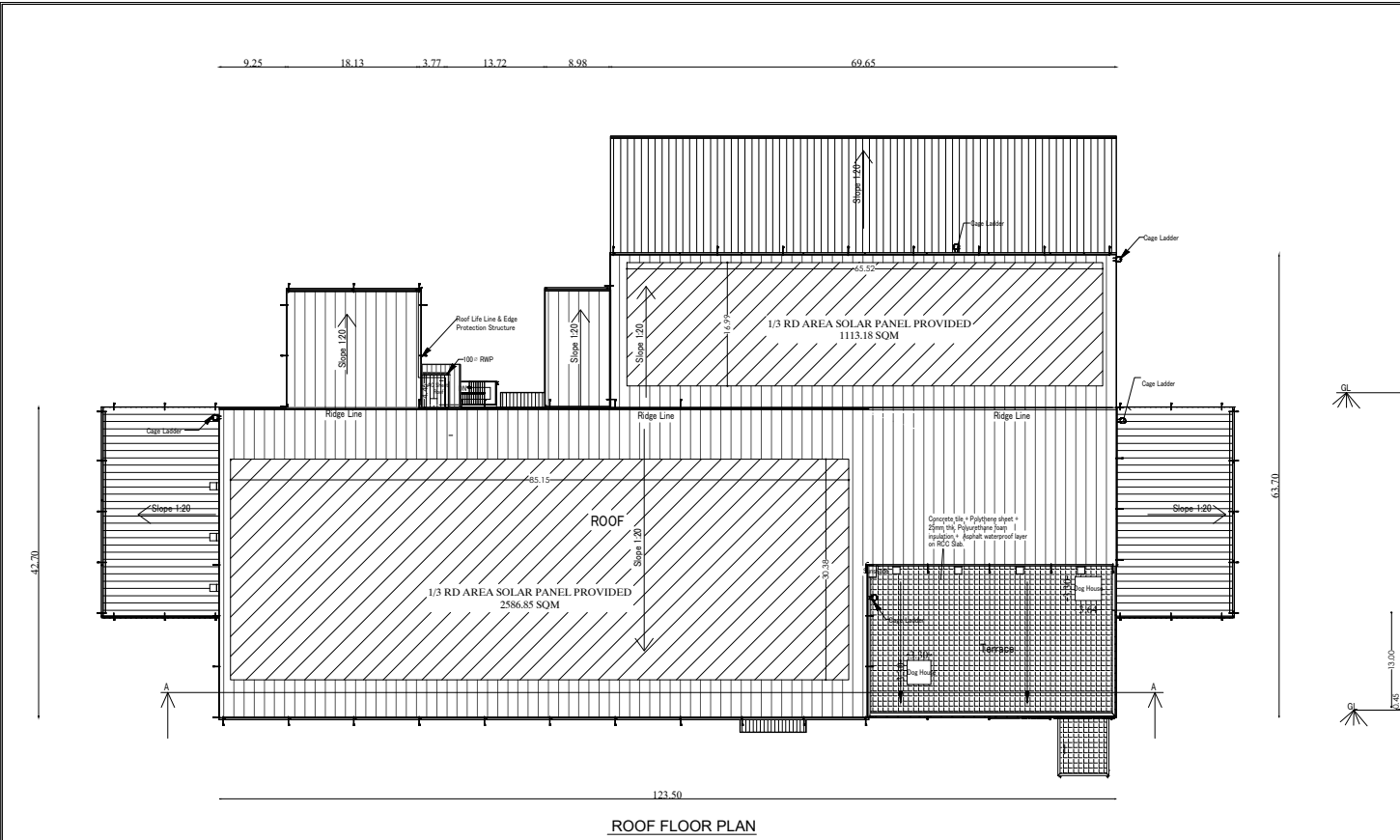
R. BHUVANESH, BE(Civil),
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E-Mail : rbhuvanesh499@gmail.com
Mob : 904 2530916

STRUCTURAL ENGINEER

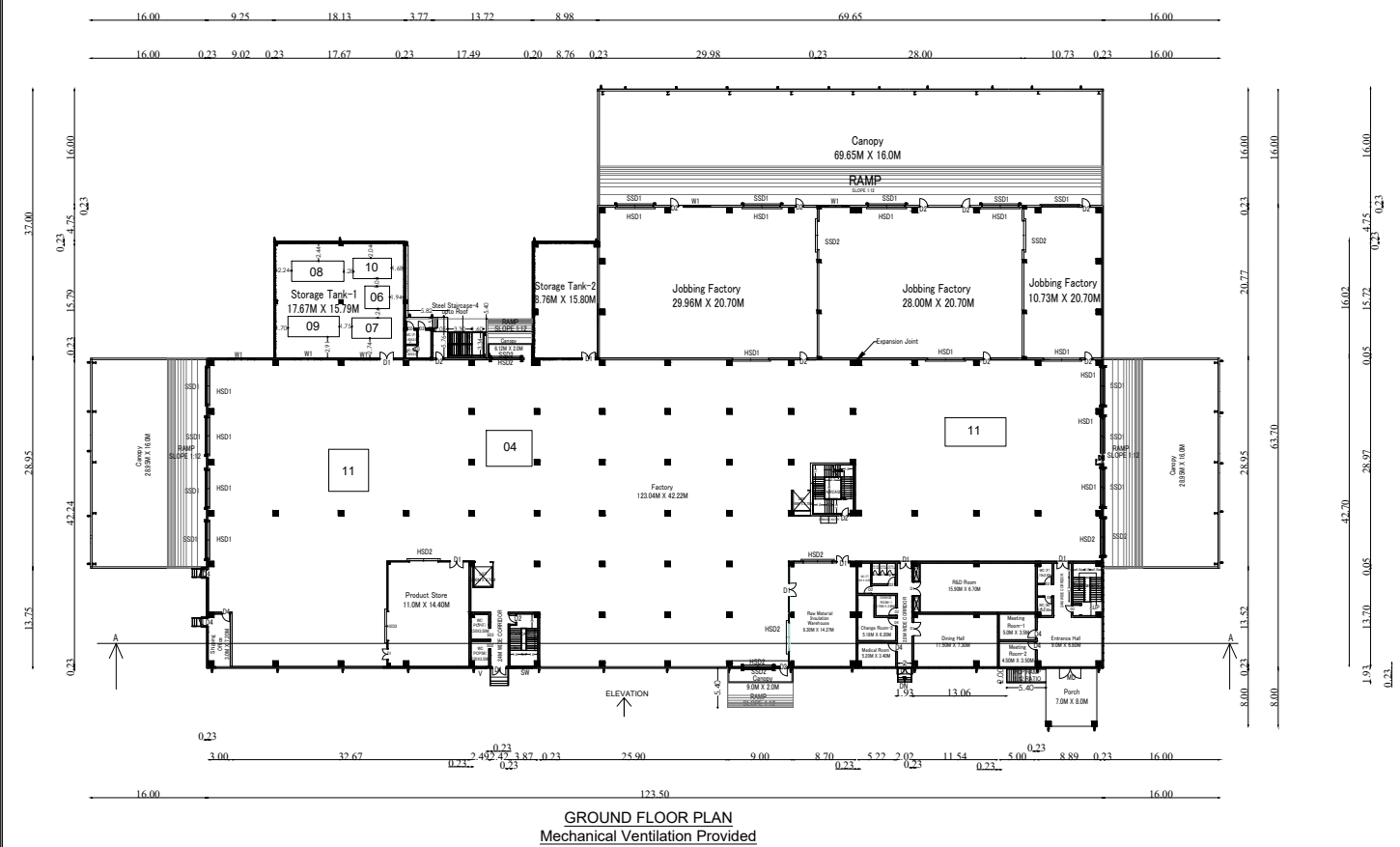
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DTC Reg. No. : RE/G-11/ND/NOV2024/26
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Ph. No: 73582 97029 / 74012 07821

OWNER'S SIGNATURE

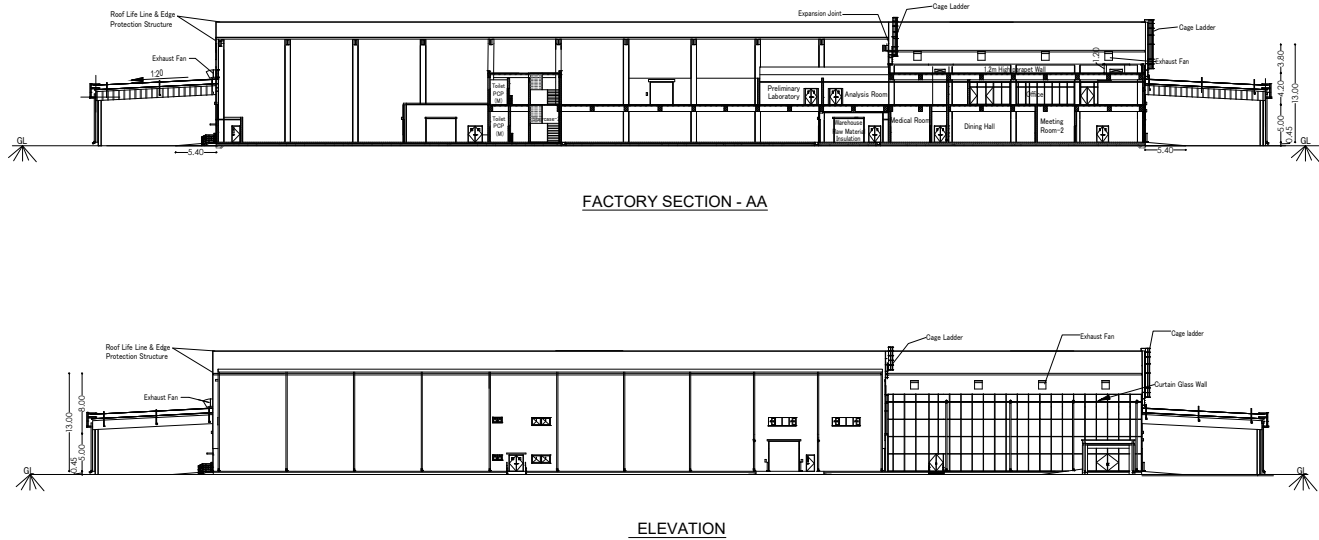
For Nihon Parkerizing (India) Pvt. Ltd.
Authorized Signatory



ROOF FLOOR PLAN

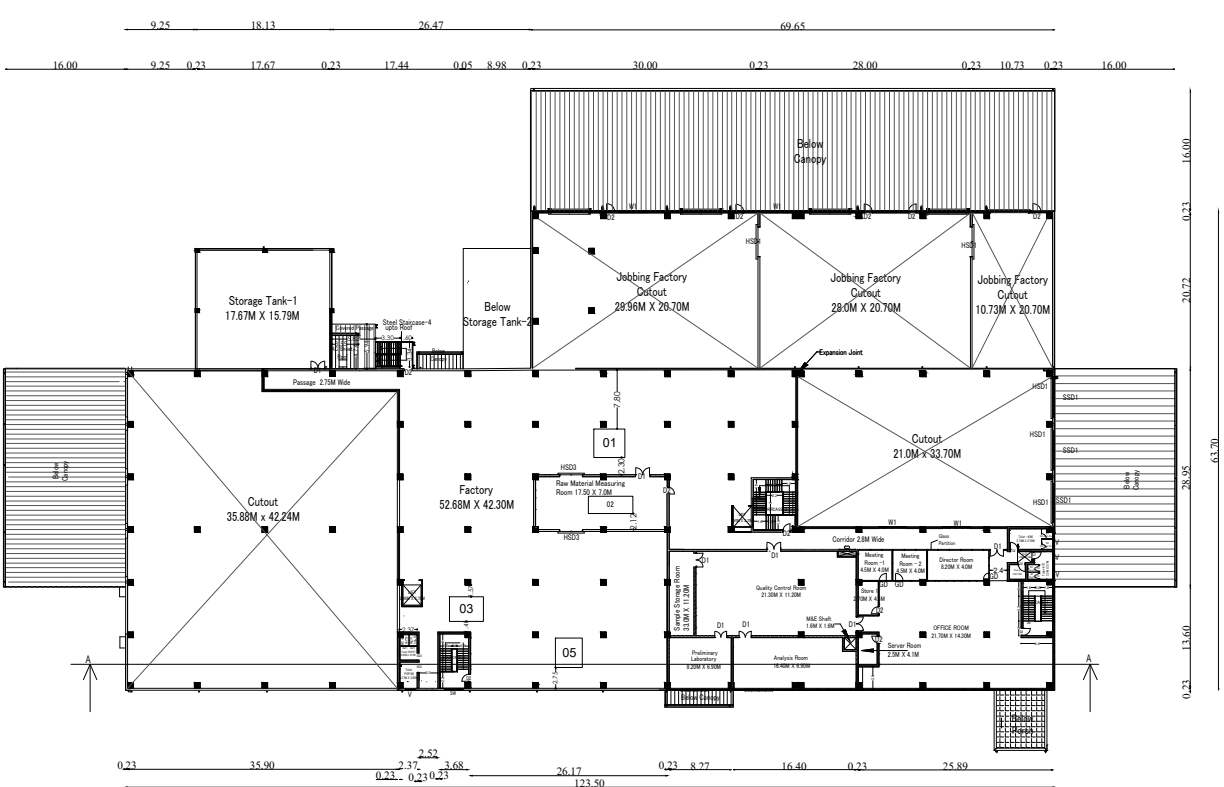


GROUND FLOOR PLAN
Mechanical Ventilation Provided



FACTORY SECTION - AA

ELEVATION



FIRST FLOOR PLAN
Mechanical Ventilation Provided

BLOCK-1 FACTORY BLOCK - MECHANICAL VENTILATION TO BE PROVIDED FOR ALL FLOORS

[SHEET NO:2/5]
PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING
M/S. NIHON PARKERIZING INDIA PVT. LTD. AT
PLOT NO. TP3/1, SURVEY NO. 53/3, 54/4A, 124/1,
128/1, 2, 3, 4, 5, 6, 129/1, 2, 130, 131/1, 2, 140/1A,
1B, 1C, 1D, 2A, 2B, 3, 141/1, 3, 4B, 4C, 4D, 142/1,
2, 3, 143/1, 2, 3, 4, 144, 145/1, 2, 146/1, 2, 3, 4, 5,
147/2, 3, 4A, 4B, 5, 6, 148/5B, 6, 7, 8, 150/3, 4, 5, 6,
181/1, 2, 182/1, 2A, 2B, 3, 4A, 4B, 5, 183/1, 2B, 3A,
3B, 190/1, 2, 3, 191/1, 2, & 192/1, 2, 3, 4 OF
REVISED LAYOUT APPROVED NUMBER 95 /
2024 OF CENTRAL AVENUE MAHINDRA WORLD
CITY, THENMELPAKKAM
VILLAGE, CHENGALPATTU TALUK,
CHENGALPATTU DISTRICT.
ONLINE APPLICATION FILE NO : SWP/BPA/621931/2025/TCP

AREA BREAK UP				
S. NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL BUILDUP AREA (In Sq.m)
BLOCK-1 FACTORY (JOBGING FACTORY, STORAGE TANK 1&2, TOILET)				
1	GROUND FLOOR	7185.90	-	7185.60
	FIRST FLOOR	3452.90	-	3452.90
	CANOPY	2070.50	-	2070.50
	TOTAL AREA	12709.30	-	12709.30

JOINERY'S DETAILS:

S.No	Description	Size
MD	Main Door	2.95m x 2.15m
D1	Door 1	1.60m x 2.15m
D2	Door 2	1.00m x 2.15m
D3	Door 3	0.70m x 1.9m
D4	Door 4	1.10m x 2.15m
W1	Window 1	3.68m x 1.04m
SW	Slide Window	2.48m x 1.08m
HSD1	High Speed Door 1	5.10m x 5.33m
HSD2	High Speed Door 2	4.00m x 3.10m
HSD3	High Speed Door 3	3.05m x 3.33m
SSD1	Stainless Steel Door 1	5.10m x 5.33m
SSD2	Stainless Steel Door 2	4.00m x 4.33m
SD1	Slide Door 1	0.91m x 2.15m
SD2	Slide Door 2	0.95m x 2.15m
GD	Glass Door	0.95m x 2.30m

MACHINERY DETAILS		
S.NO	ITEMS	POWER CONSUMPTION (hp)
01	CENTRAL PANEL	4.07
02	WEIGHING BOARD	4.07
03	MAIN CONTROL PANEL	156.35
04	FILTER PRESS	21.75
05	RIBBON MIXER	53.02
06	HOT AND COLD WATER CIRCULATION PANEL	335.82
07	CHILLER PANEL	100.61
08	REVERSE OSMOSIS UNIT	203.94
09	DEMINERALIZATION	27.19
10	COMPRESSOR	29.91
11	AUTOMATED WAREHOUSE(2 UNITS)	163.21

SCALE : 1:100

ARCHITECTS

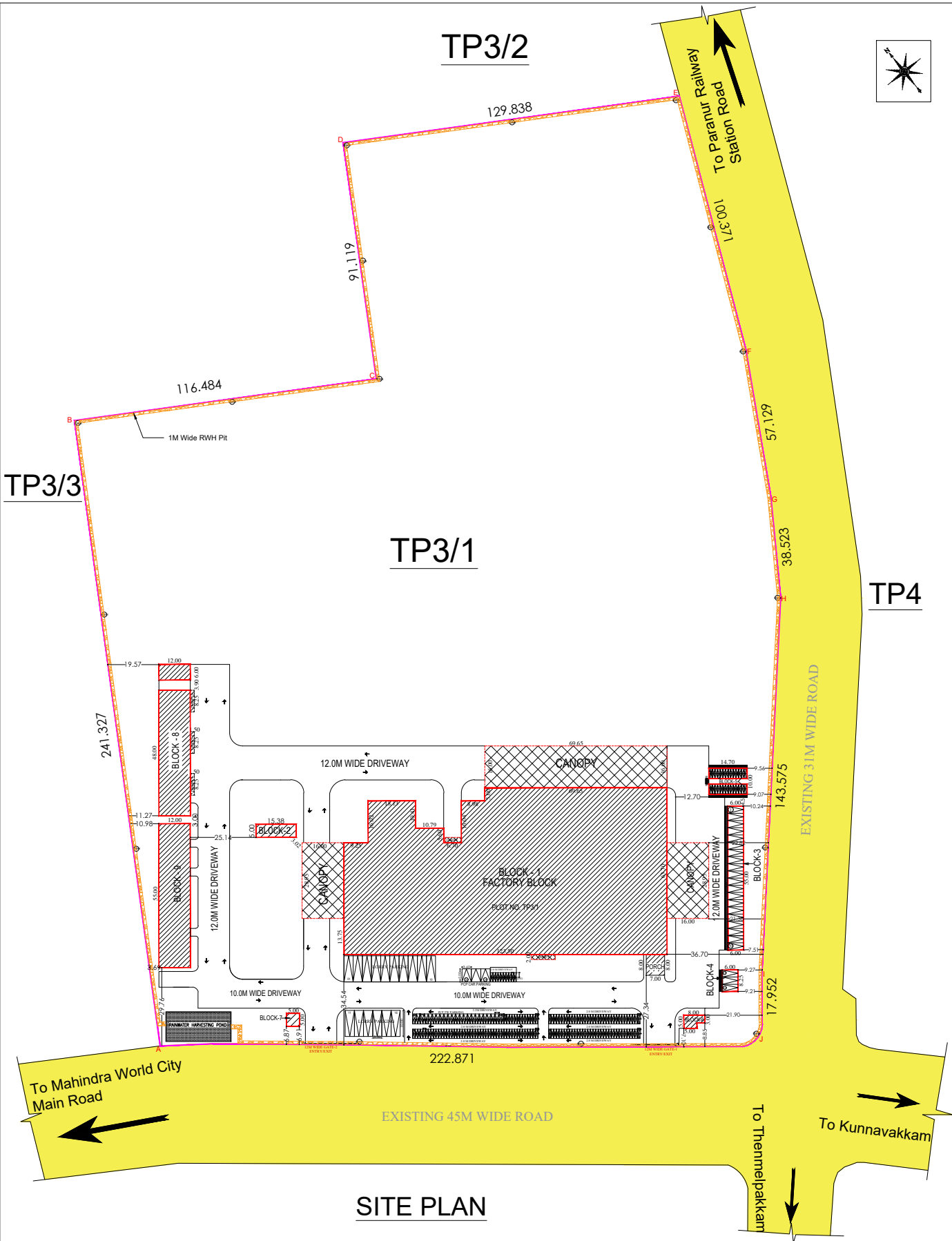
R. BHUVANESH, REICWIL,
Registered Engineer Grade-II
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Mob : 9042590916

STRUCTURAL ENGINEER

Br. NEWTON J.M.J., R.E., M.E. (Struct)
Reg. Grade-I Structural Engineer
DTC Reg. No. : RE/G-11/NOV2023/94/099
No. 10/100, M.E.S Road, Mambalam Nagar,
E-Tandavaram, Chennai - 600 055,
Ph. No: 73582 91029 / 74012 01821

OWNER'S SIGNATURE

For Nihon Parkerizing (India) Pvt. Ltd.
[Signature]
Authorised Signatory



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING M/S. NIHON PARKERIZING INDIA PVT. LTD. AT PLOT NO. TP3/1, SURVEY.NO. 53/3, 54/4A, 124/1, 128/1, 2, 3, 4, 5, 6, 129/1, 2, 130, 131/1, 2, 140/1A, 1B, 1C, 1D, 2A, 2B, 3, 141/1, 3, 4B, 4C, 4D, 142/1, 2, 3, 143/1, 2, 3, 4, 144, 145/1, 2, 146/1, 2, 3, 4, 5, 147/2, 3, 4A, 4B, 5, 6, 148/5B, 6, 7, 8, 150/3, 4, 5, 6, 181/1, 2, 182/1, 2A, 2B, 3, 4A, 4B, 5, 183/1, 2B, 3A, 3B, 190/1, 2, 3, 191/1, 2, & 192/1, 2, 3, 4 OF REVISED LAYOUT APPROVED NUMBER 95 / 2024 OF CENTRAL AVENUE MAHINDRA WORLD CITY, THENMELPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

ONLINE APPLICATION FILE NO : SWP/BPA/621931/2025/TCP

Category of Building : ORANGE

Manufacturing Details : 20299 - Manufacture of various other chemical products n.e.c. Surface Treatment Chemical Surface Treatment Powder

Plot Extent : 76586.76 SQM / 18.925 ACRE

S.NO	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL BUILT UP AREA (In Sq.m)
BLOCK-1 FACTORY BLOCK				
1	GROUND FLOOR	7185.90	-	7185.90
	FIRST FLOOR	3452.90	-	3452.90
	CANOPY	2070.50	-	2070.50
	TOTAL AREA	12709.30	-	12709.30
BLOCK 2 - SCRAP SHED				
2	GROUND FLOOR	76.90	-	76.90
	BLOCK 3 - CAR PARKING SHED			
3	GROUND FLOOR	-	330.00	330.00
	BLOCK 4 - VIP CAR PARKING SHED			
4	GROUND FLOOR	-	49.50	49.50
	BLOCK 5 - TWO WHEELER PARKING SHED			
5	GROUND FLOOR	-	117.60	117.60
	BLOCK 6 - GUARD ROOM 1 & DRIVER ROOM			
6	GROUND FLOOR	34.00	-	34.00
	BLOCK 7 - GUARD ROOM -2			
7	GROUND FLOOR	25.00	-	25.00
	BLOCK 8 - WASTE WATER TREATMENT SHED & TANK SHED			
8	GROUND FLOOR	648.00	-	648.00
	CANOPY	37.10	-	37.10
	TOTAL	685.10	-	685.10
	BLOCK 9 - DG BLOCK			
9	GROUND FLOOR	660.00	-	660.00
	GRAND TOTAL	14190.30	497.10	14687.40

F.S.I Achieved = $\frac{\text{TOTAL FSI AREA}}{\text{TOTAL PLOT AREA}} = \frac{14190.30}{76586.76} = 0.18 < 2.00$

MAN POWER	- 300 NOS	Male - 200	Female - 100
HORSE POWER - HP	- 2108.77		

NOTES:-

- ALL DIMENSIONS & LEVELS ARE IN "M"
- SCALE 1:100
- MECHANICAL VENTILATION TO BE PROVIDED ALL FLOORS

COLOUR INDEX:-

- PROPOSED BUILDING
- EXISTING ROAD
- SITE BOUNDARY
- PROPOSED DRIVEWAY

ARCHITECTS

R. BHUVANESH, BE(Civil),
Registered Engineer Grade-II
DTCP Reg. No. : RE/Gr-II/RD/NOV2024/16
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STRUCTURAL ENGINEER

Er. NEWTON J.M.J., B.E., M.E (Struct)
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Ph. No. 73582 97029 / 74012 07821

OWNER 'S SIGNATURE

For Nihon Parkerizing (India) Pvt. Ltd.

Authorised Signatory

SANITATION REQUIREMENT				
S.NO	SANITARY UNIT	DESCRIPTION	REQUIRED	PROVIDED
01	WATER CLOSET(M)	FOR 100 PERSONS 4 REQUIRED, FOR 101 TO 200 PERSONS ADD AT RATE OF 3%	7	9
02	WATER CLOSET(F)	5 FOR 78 TO 100 PERSONS	5	8
03	DRINKING WATER	ONE ON EVERY 100 PERSON WITH A MINIMUM ONE EACH FLOOR	3	3
04	WASH BASIN	ONE FOR 25 PERSONS OR PART THEREOF	12	12
05	ABLUTION TAPS (M)	ONE IN EACH W.C.	10	10
06	ABLUTION TAPS (F)	ONE IN EACH W.C.	9	9
07	URINALS	FOR 100 PERSONS 4 REQUIRED, FOR 101 TO 200 PERSONS ADD AT RATE OF 3%	7	9

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



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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.

