

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

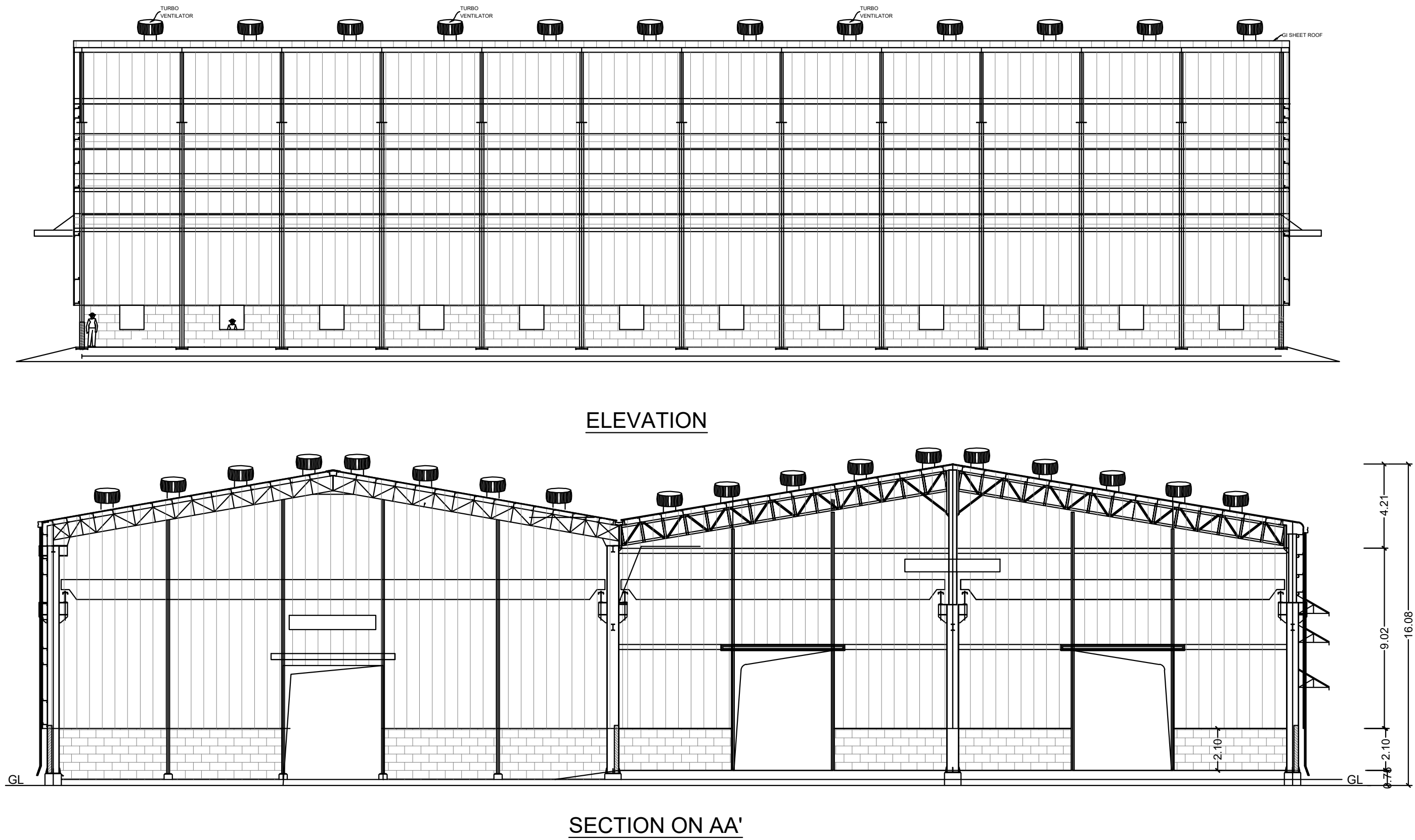
APPROVAL TYPE
Building Plan

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.

TAMILNADU STATE WIDE SINGLE WINDOW
PORTAL BUILDING TECHNICAL APPROVAL
Online Application No : SWP/BPA/0651368/2025
Online Scrutiny Ref. No : 528FH199
SWP/Industrial Building/A.D/D.T.C.P/(CD3)No.62/2025
SITE BOUNDARY SHOWN AS "A to D"



PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRY BUILDING (ORANGE CATEGORY - AUTOMOBILES SERVICING AND REPAIR STATIONS AND MANUFACTURING OF AUTOMOTIVE PARTS AND ASSEMBLY) OF "M/S. NIXON ENGINEERING", IN S.NO.473/2A,473/2B,473/3 & 475/2A, PALUR VILLAGE, 'A' BLOCK, CHENGALPETTU TALUK, CHENGALPETTU DISTRICT.	
SPECIFICATION	
MATERIAL SPECIFICATION FOR PROPOSED WORK	
1. RAFT FOUNDATION IN P.C.C 1:5:10 OVER SAND FILLING	
2. BASEMENT WITH RCC M25 MIX & RCC M25 MIX COLUMNS	
3. SUPER STRUCTURE IN BLOCK WORK	
4. FOUNDATION WITH R.C.C COLUMNS M25 MIX	
5. FLOORING USING CEMENT CONCRETE IN UTILITY AREA	
6. VACUUM DEWATERING FLOORING IN BASEMENT	
7. INTERNAL PLASTERING OF 12MM THK. C.M. 1:3 AND	
8. EXTERNAL PLASTERING OF 18MM THK. C.M 1:6	
9. RCC ROOF SLAB AND BEAMS OF M25 WITH REQUIREDDEPTH.	
10. RCC LINTEL OF M25 WITH REQUIRED DEPTH	
11. WEATHERING COURSE PROVIDED OVER ROOF SLAB	
12. JOINERY - UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS & DOORS	

DESCRIPTIONS	JOINERY DETAILS	NORTH POINT
(FE) FIRE EXTINGUISHER -	D1 DOOR 0.91 X 2.13	
(FA) FIRE ALARM -	D2 DOOR 0.76 X 2.13	
RAIN WATER PERCULATION -	RS ROLLINGSHUTTER 4.88 X 3.05	
SAND BUCKETS -	RS 1 ROLLINGSHUTTER 2.44 X 3.05	
MECHANICAL VENTILATION -	W WINDOW 1.50 X 1.37	
	V VENTILATOR 0.76 X 0.91	

APPLICANT

For NIXON ENGINEERING

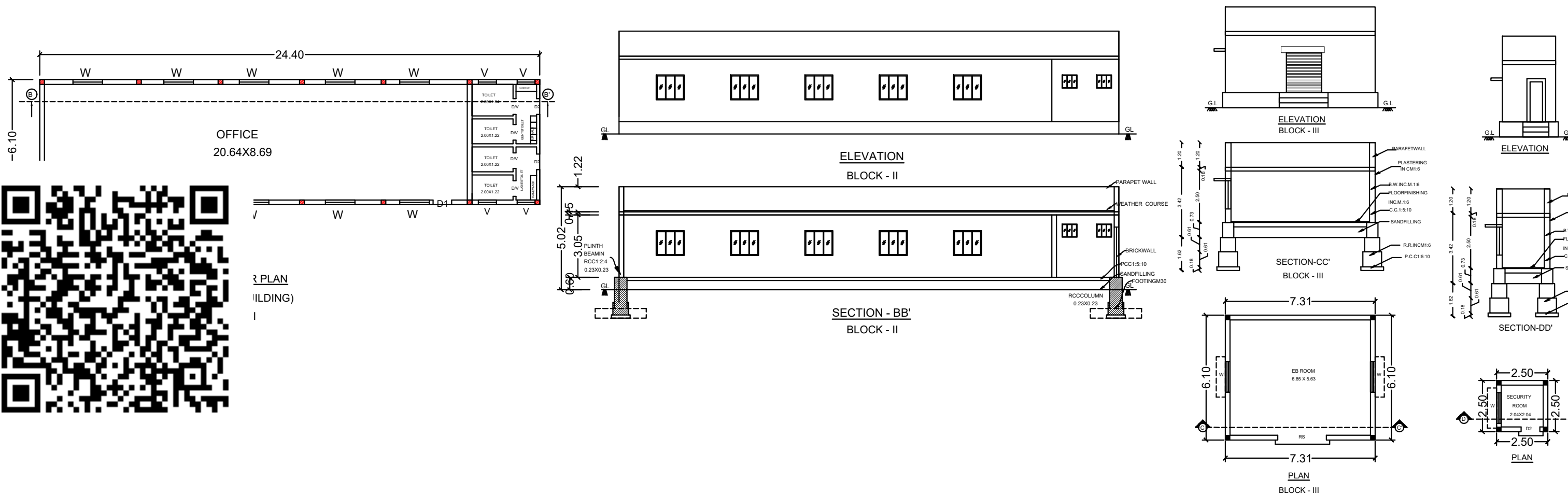
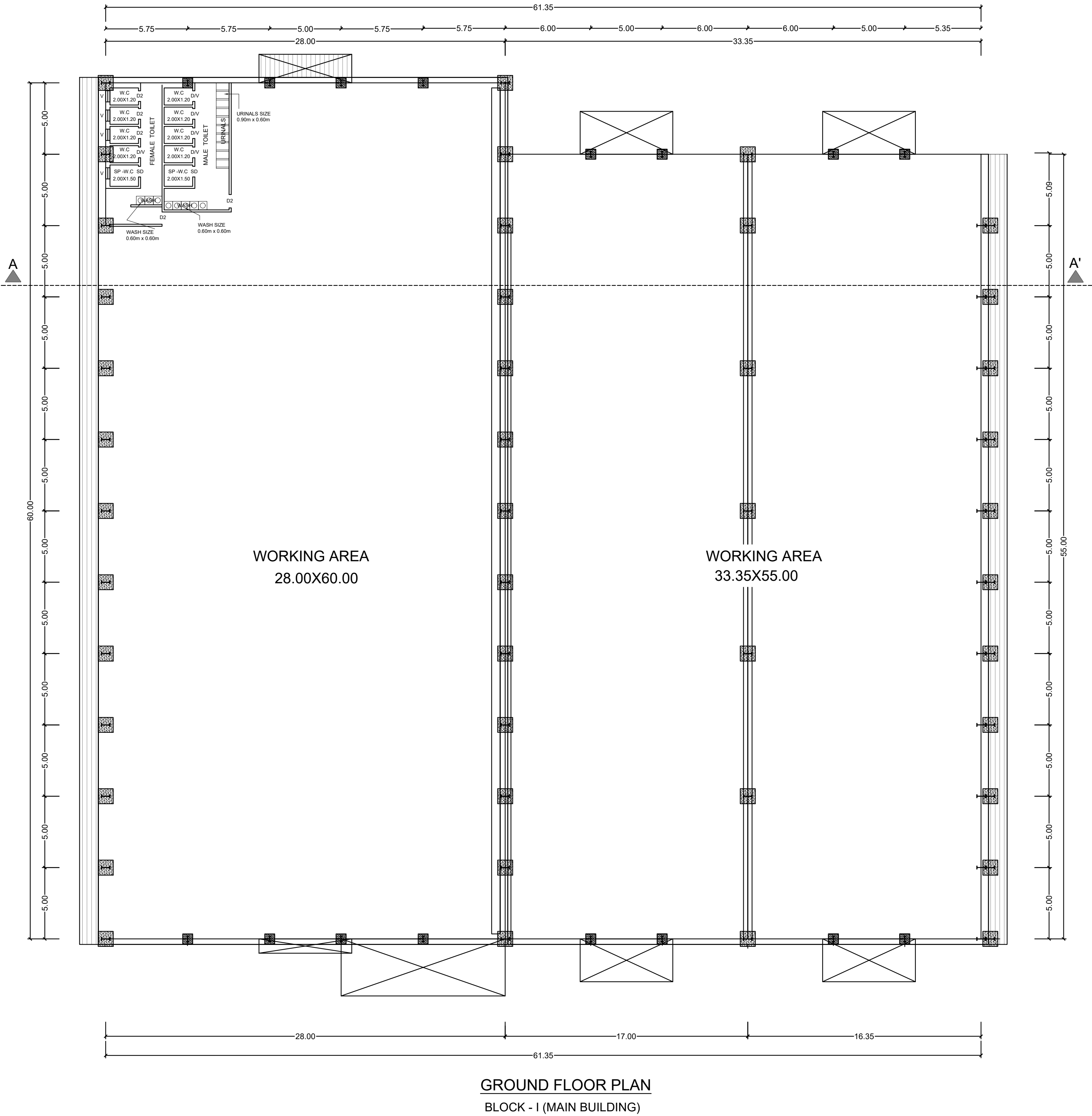
Proprietor

STRUCTURAL ENGINEER

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REGISTERED ENGINEER

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TAMILNADU STATE WIDE SINGLE WINDOW
PORTAL BUILDING TECHNICAL APPROVAL
Online Application No : SWP/BPA/0651368/2025
Online Scrutiny Ref. No : 528FH99
SWP/Industrial Building/A.D/D.T.C/CD3/No.62/2025
SITE BOUNDARY SHOWN AS "A TO D"

S.NO.473/1

S.NO.475/1

S.NO.475/2A

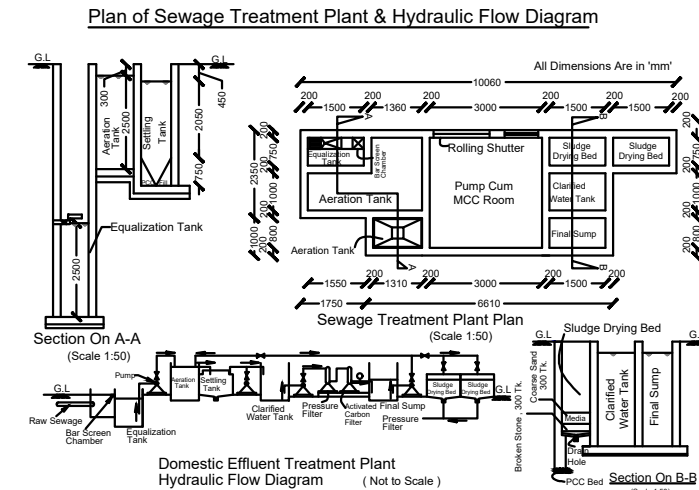
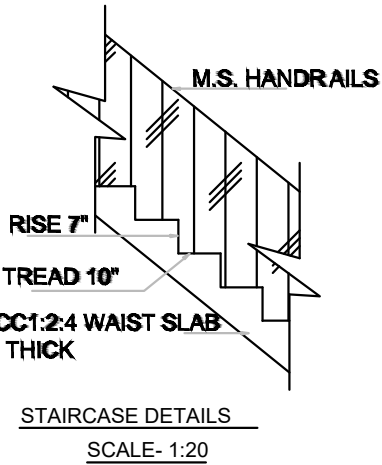
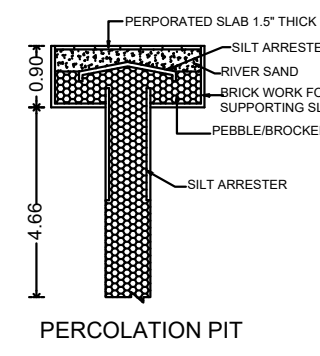
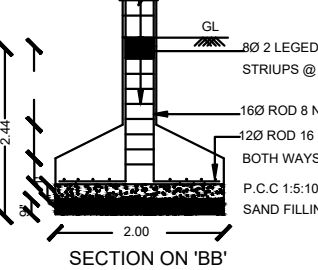
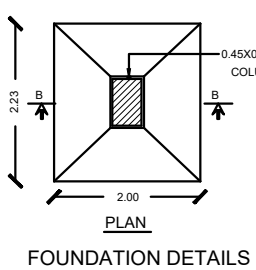
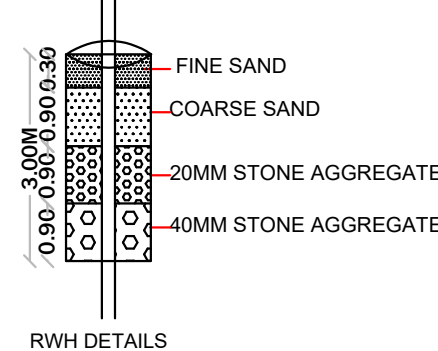
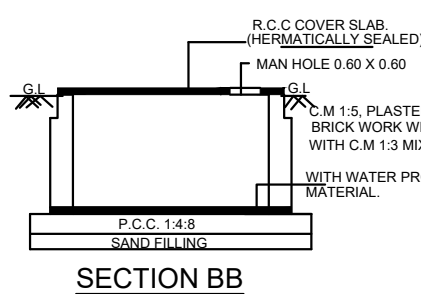
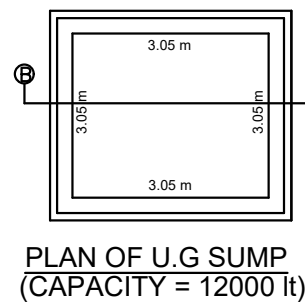
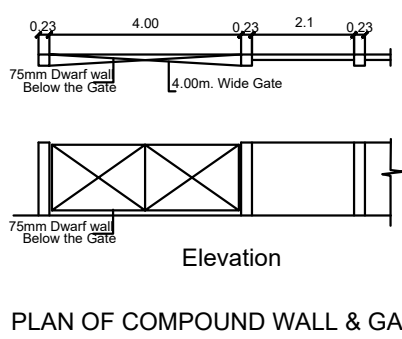
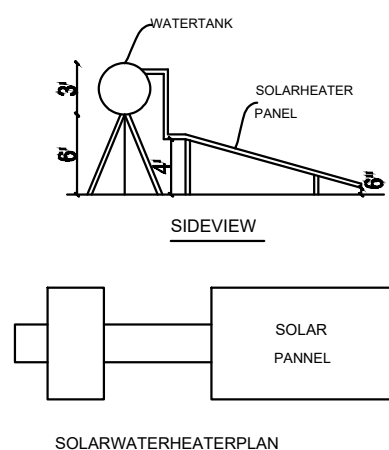
S.NO.475/2B

S.NO. 471

S.NO. 472

S.NO. 480

SITE PLAN
(SCALE 1:100)



DRAWING TITLE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUME SHEET ROOF INDUSTRY BUILDING (ORANGE CATEGORY - AUTOMOBILES SERVICING AND REPAIR STATIONS AND MANUFACTURING OF AUTOMOTIVE PARTS AND ASSEMBLY) OF "M/S. NIXON ENGINEERING", IN S.NO.473/2A,473/2B,473/3 & 475/2A, PALUR VILLAGE, 'A' BLOCK, CHENGALPETTU TALUK, CHENGALPETTU DISTRICT.

ONLINE APPLICATION NO : SWP/BPA/0651368/2025

ONLINE SCRUTINY REF. NO : 528FH99

INDUSTRIES CLASSIFIED AS "ORANGE"

AS PER TNCDBR-2019, PAGE NO.104, ANNEXURE - VII, RULE NO.36.

CATEGORY (4) AUTOMOBILES SERVICING AND REPAIR STATIONS (MANUFACTURING OF AUTOMOTIVE PARTS AND ASSEMBLY)

AREA STATEMENTS

SL. NO.	DESCRIPTION	FLOOR AREA (Sq.m)	DEDUCTION AREA (Sq.m)	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)
1.	BLOCK - I - GROUND FLOOR (FACTORY SHED)	3514.25	-	3514.25	-
2.	BLOCK - II - GROUND FLOOR (OFFICE ROOM)	148.84	-	148.84	-
3.	BLOCK - III - GROUND FLOOR (EB ROOM)	44.59	-	44.59	-
4.	SECURITY ROOM	6.25	-	-	6.25
5.	TOTAL	3713.93	-	3707.68	6.25
6.	PLOT EXTENT AS PER DOCUMENT	15100.00 Sq.m			
	PLOT EXTENT AS PER PATT	15100.00 Sq.m			
	PLOT EXTENT AS PER FMB / SITE	15127.51 Sq.m			
7.	F.S.I	3707.68/15100	0.24		
8.	PLOT COVERAGE	3707.68/15100 x 100	24.55 %		
9.	REQUIRED OSR	1510.00 Sq.m			
10.	PROVIDED OSR	1596.34 Sq.m			
11.	PROVIDED OSR PERCENTAGE	10.57 %			

SCHEDULE OF JOINERY

	SIZES OF JOINERY [Meter]	COLOUR INDEX
RS	C.W ROLLING SHUTTER TO DETAIL 3.00 x 2.13	PROPOSED BUILDING
MD	C.W MAIN DOOR TO DETAIL 1.00 x 2.13	SITE BOUNDARY
D1	C.W DOOR TO DETAIL 0.91 x 2.13	EXISTING ROAD
D2	C.W DOOR TO DETAIL 0.76 x 2.13	DRIVEWAY
W	C.W GLAZED WINDOW TO DETAIL 1.52 x 1.52	OSR
W1	C.W GLAZED WINDOW TO DETAIL 1.83 x 1.83	ALL DIMENSIONS ARE IN METRE SCALE
W2	C.W GLAZED WINDOW TO DETAIL 1.52 x 1.83	
W3	C.W GLAZED WINDOW TO DETAIL 1.00 x 1.52	
V	C.W GLAZED VENTILATOR TO DETAIL 0.76 x 0.76	

SCALE 1:100

NORTH

W

E

SOUTH

SANITATION DETAILS

	REQUIRED	PROVIDED
i. WATER CLOSET (1 for every 25 persons)	06	10
ii. DRINKING WATER FOUNTAIN (1 for every 100 persons)	02	02
iii. WASH BASIN (1 for every 25 persons)	06	10
iv. URINALS (4 for every 100 persons)	04	10
v. CLEANER'S SINK (1 for every floor)	01	01

PARKING DETAILS: (WORK SHOP AREA = 3513.00)

	REQUIRED	PROVIDED
i) CAR SLOT (1 space - 500 sq.m workshop area)	08	08
ii) D.A CAR SLOT (1 space - 10 % of the car slots)	01	01
iii) TWO WHEELER SLOT (1 space - 50 sq.m workshop area)	71	72
iv) D.A TWO WHEELER SLOT (1 space - 10 % of the T.W slots)	08	08
v) CYCLE SLOT (1 space - 50 sq.m workshop area)	71	80
vi) LORRY SLOT (1 space - 500 sq.m workshop area)	08	08

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX

2. R.C.C. COLUMNS IN M20 MIX

3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX

4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE

5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS

6. COUNTRY WOOD GLAZED WINDOWS

7. INTERNAL PLASTERING IN C.M 1:4

8. EXTERNAL PLASTERING IN C.M 1:5

9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX

10. WEATHERING TILES IN 9"x9" BURNT CLAY TILES IN LAID IN:1:3 MIX

SIGNATURE OF APPLICANT

For NIXON ENGINEERING

REGISTERED ENGINEER

S. UDHAYAKUMAR, B.E. M.Tech (Structural), M.Sc (Res), P.V. Reg. Structural Eng. DTCP - CHENNAI/SE/GR - 1/2019/05/003 No : 20, 4th Cross Street, Anna Nagar, Chennai-600 022 E-Mail : anjucorstructions@gmail.com, Mob: 9443101912

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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.

