

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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.

GROUND FLOOR PLAN, ROOF PLAN, SECTION & ELEVATION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.NOS: 89/1, 89/2, 89/3, 89/4, 90/1, 90/2, 90/4 & 91/4 OF MAMANDUR VILLAGE, MAMANDUR PANCHAYAT, MADURANTHAGAM TALUK, CHENGALPATTU DISTRICT. FOR Mr. A.KUMARAVEL

AS PER TNCD BR - 2019 CATEGORY OF INDUSTRY - ORANGE

AS PER ANNEXURE - VII,

S.NO.(6) MINERALISED WATER AND SOFT DRINKS BOTTLING PLANTS

SPECIFICATION

0.47mm JSW Colour GI Sheets with all Flashing, End Moulding Complete. 2' Wide Clear Poly Carbonate Sheets at Each Bay in the Side Cladding for Optimal Lighting. Turbo Ventilators. Hilti Screws to be Used. <u>Details to be Provided by Vendor:</u> 1. Wind Load Assumed. 2.Thickness of Frames in Detail.	FOUNDATION : RCC COLUMN FOOTINGS BRICK WORK : C.M 1:6 FOR SUPER STRUCTURE CEMENT PAINT: TWO COATS FOR WALLS & ONE EXTRA COAT FOR CEILING PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CEILING FLOORING : VITRIFIED AND GRANITE R.C.C : M25 AND ABOVE GRADE FOR ALL CONCRETE WORKS WOOD WORK : ALL WOOD WORKS IN BEST QUALITY TIMBER WEATHERING : AS PER NATIONAL BUILDING CODE COURSE
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JOINERIES:-

D1	DOOR	1.20 X 2.40	W	WINDOW	1.80 X 1.50
D2	DOOR	1.00 X 2.40	W1	WINDOW	1.50 X 1.50
D3	DOOR	0.76 X 2.40	W2	WINDOW	1.20 X 1.50
SD	SLIDING DOOR	1.00 X 2.40	W3	WINDOW	1.00 X 1.50
RS	ROLLING SHUTTER	3.00 X 4.00	V	VENTILATOR	1.80 X 0.76
RS1	ROLLING SHUTTER	4.00 X 5.00	V1	VENTILATOR	0.60 X 0.60

AREA STATEMENT:-

TOTAL SITE EXTENT (AS PER PATT) : 14050.00 Sq.m
TOTAL SITE EXTENT (AS PER DOCUMENTS - 3.47 ACRE) : 14042.59 Sq.m
O.S.R REQUIRED (10% 1405.00) PROVIDED: 1410.14 Sq.m

SL. NO.	DESCRIPTION	TOTAL F.S.I AREA. SQ.M	NON F.S.I AREA. SQ.M	TOTAL BUILT UP AREA. SQ.M
01.	INDUSTRIAL BUILDING GROUND FLOOR	3375.13	-	3375.13
02.	STORAGE AREA GROUND FLOOR	300.00	-	300.00
03.	SECURITY	-	6.25	6.25

TOTAL AREA 3675.13 6.25 3681.38

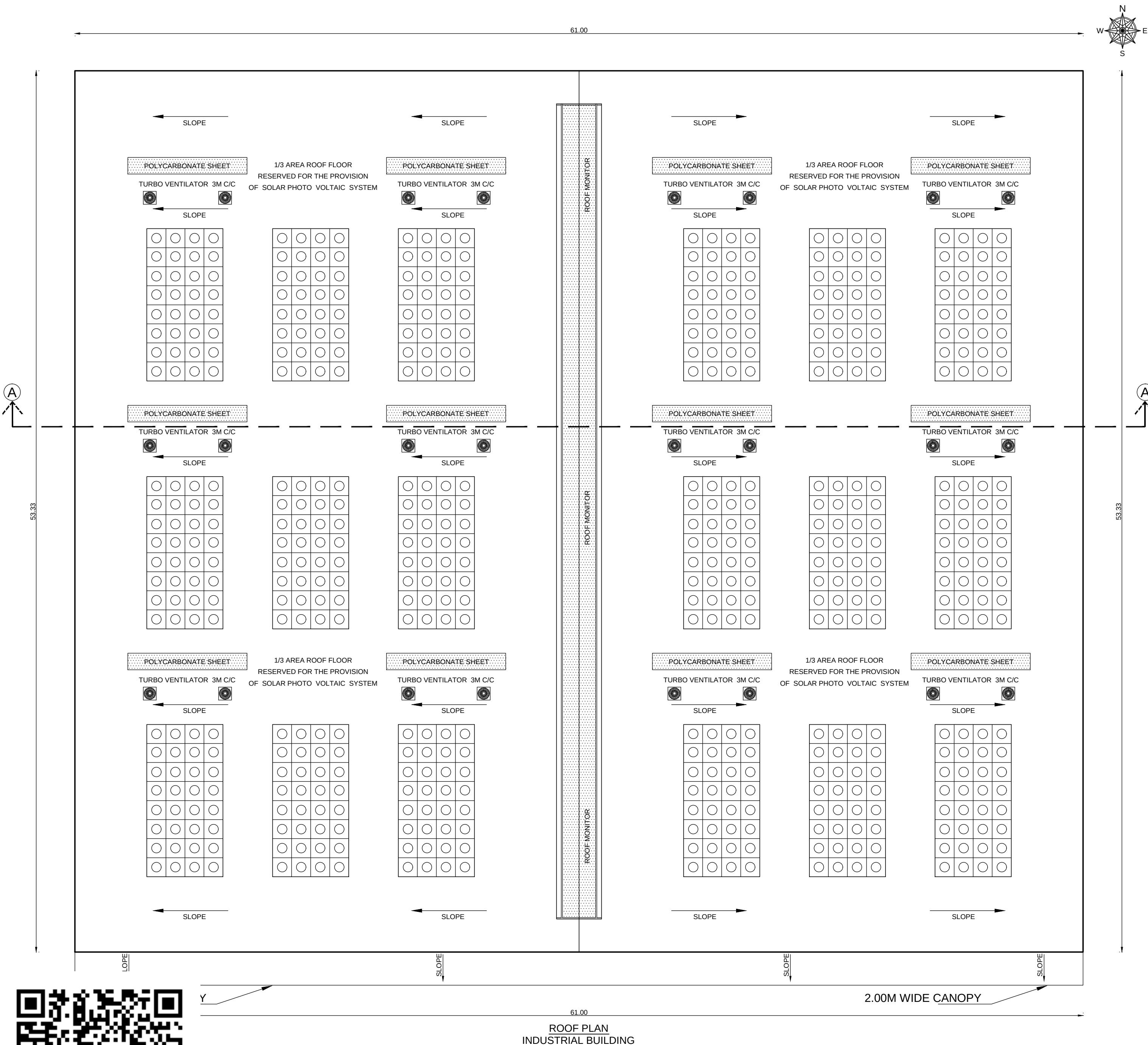
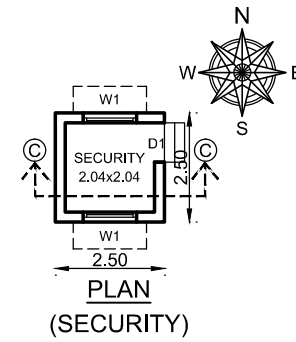
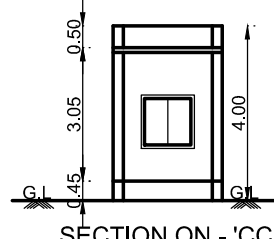
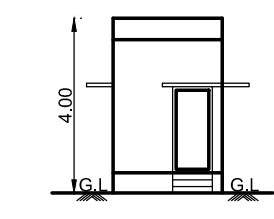
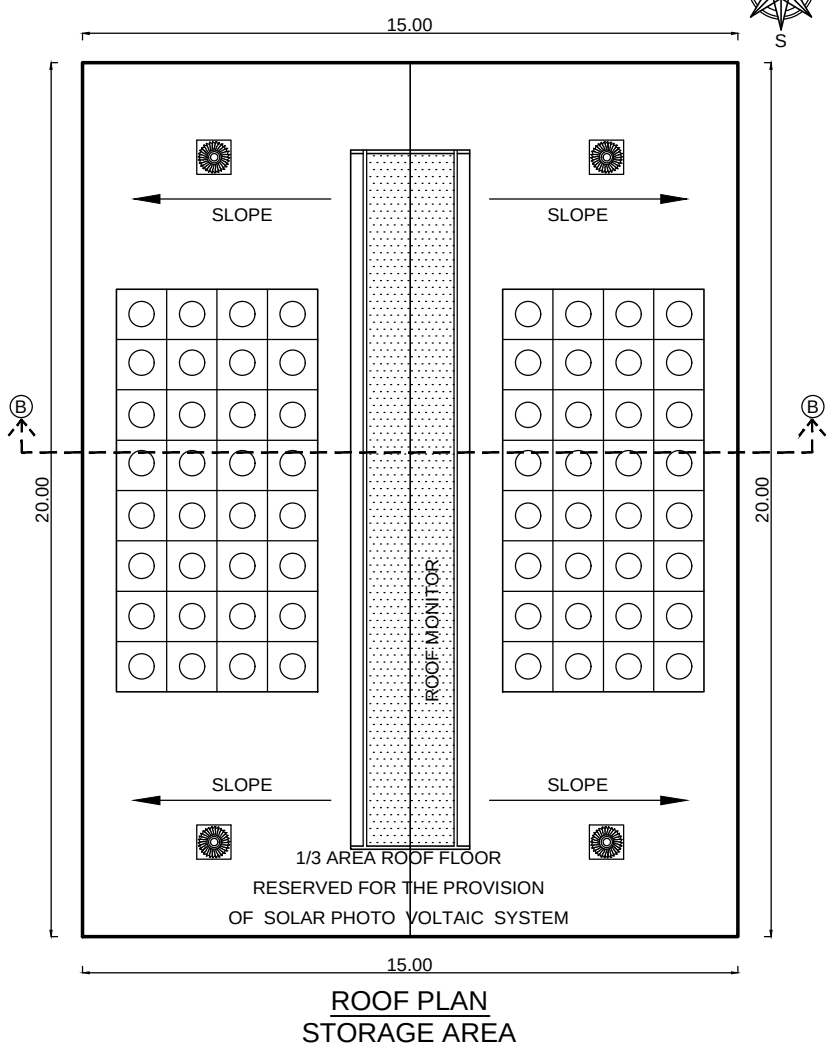
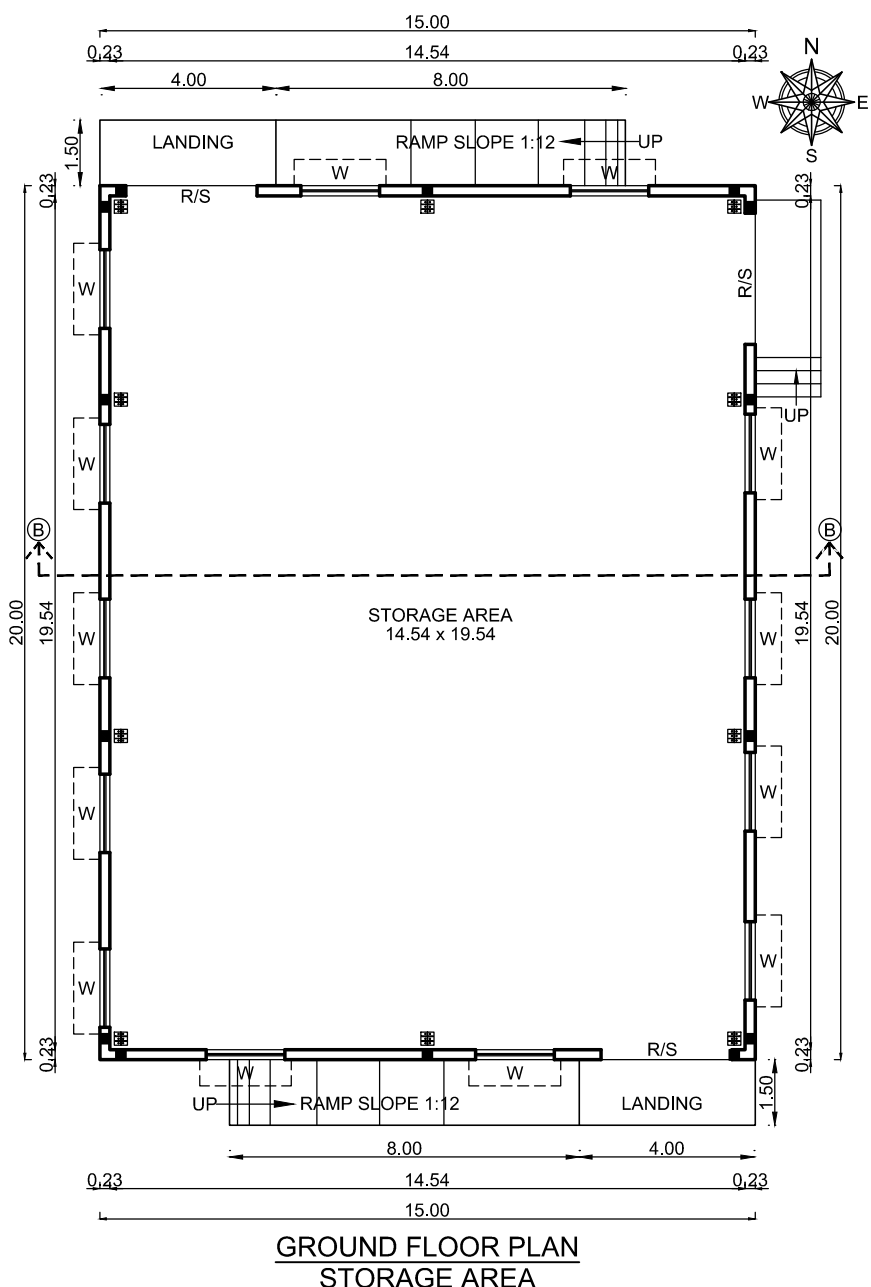
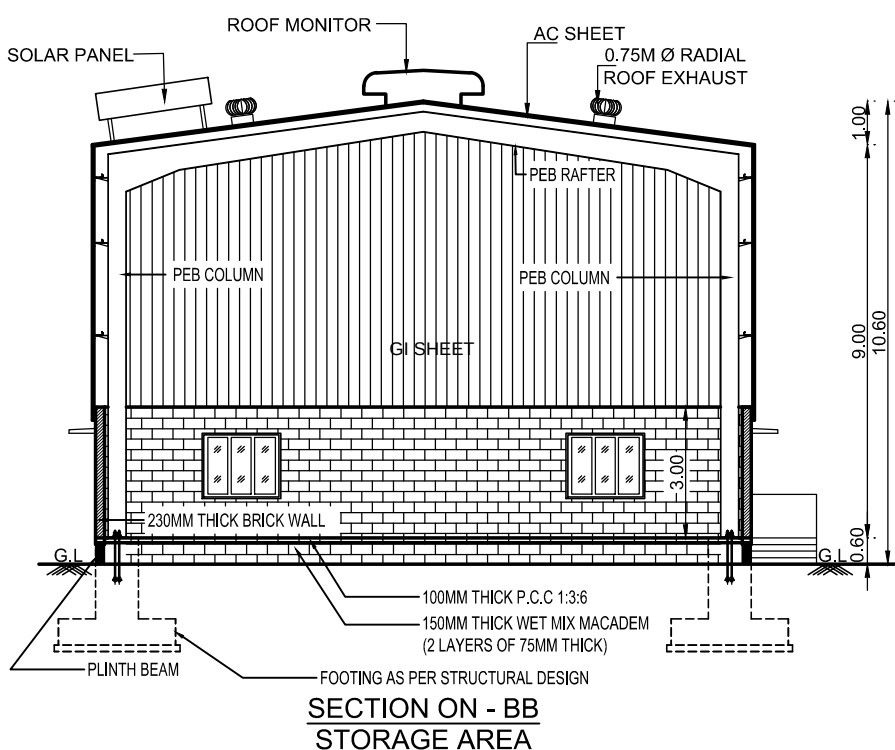
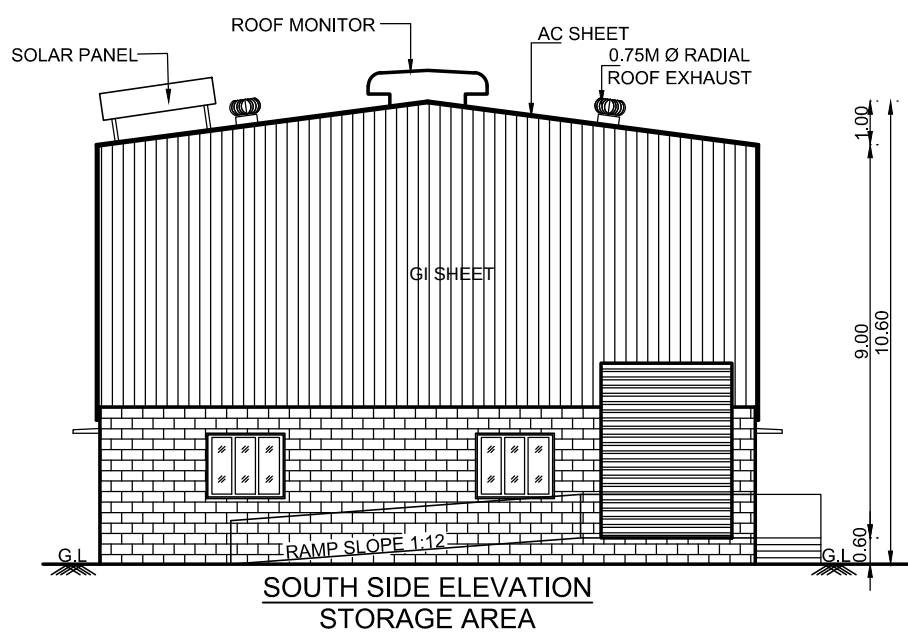
F.S.I = $\frac{3675.13}{14042.59}$ = 0.26
PLOT COVERAGE = $\frac{3675.13}{14042.59} \times 100$ = 26.17

COLOUR INDEX:-

PROPOSED BUILDING		SCALE - 1 : 100
EXISTING ROAD		
O.S.R		
SITE BOUNDARY		

ALL MEASUREMENTS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS



TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No: SWP/BPA/0507986/2025
SCRUTINY REFERENCE: X5OJY2TG, SITE BOUNDARY : A to N
SWP/INDUSTRIAL BUILDING /A.D./D.T.C.P(CD3) No.73/2025.

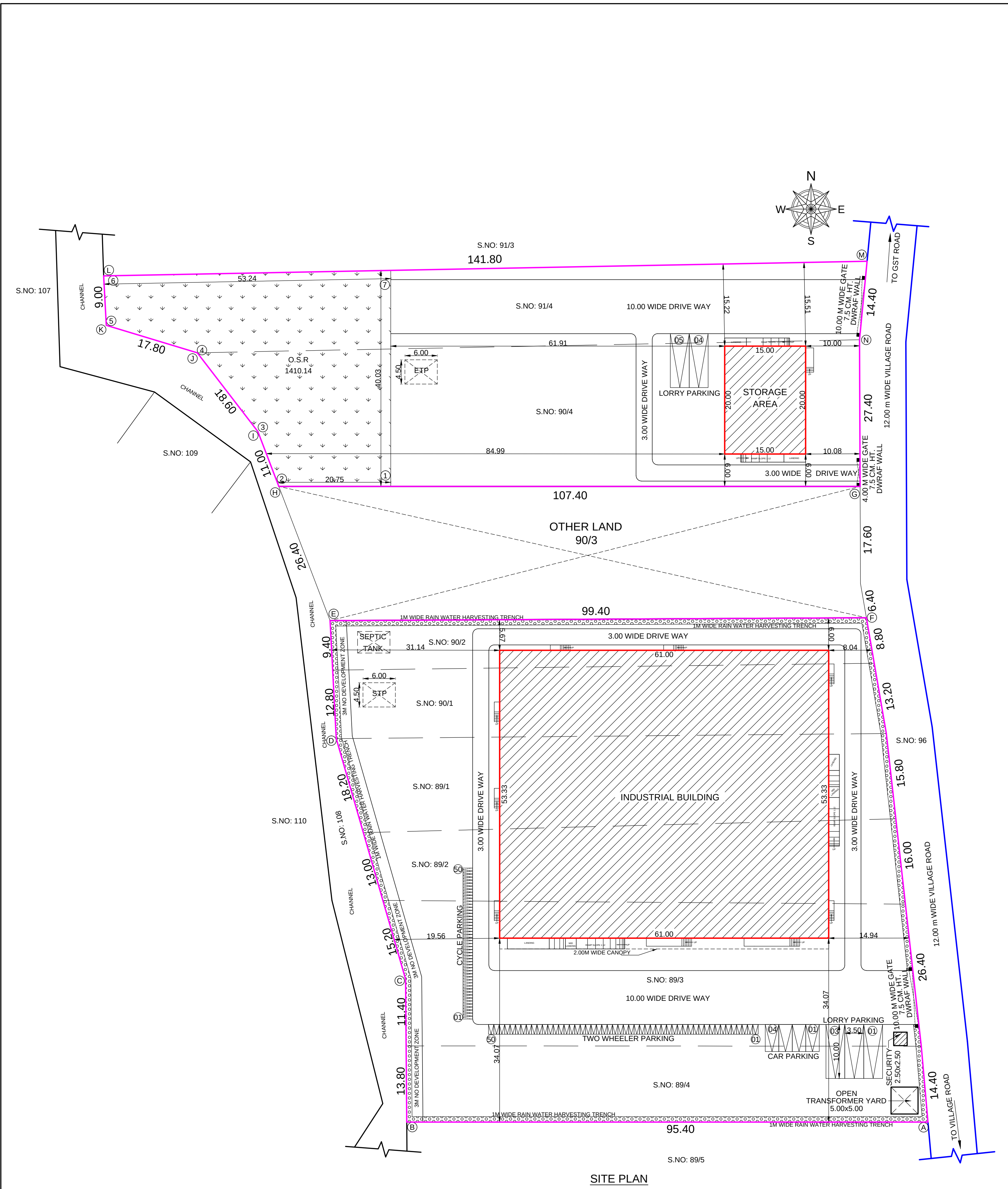
OWNER

B. Bagam Priyal, M.Arch
Architect, COA No. CA/2011/51217
No.145, Anna Street, Kannagi Nagar,
Kolkata, Chennai - 600 059.
Phone : 94484 82777

STRUCTURAL ENGINEER

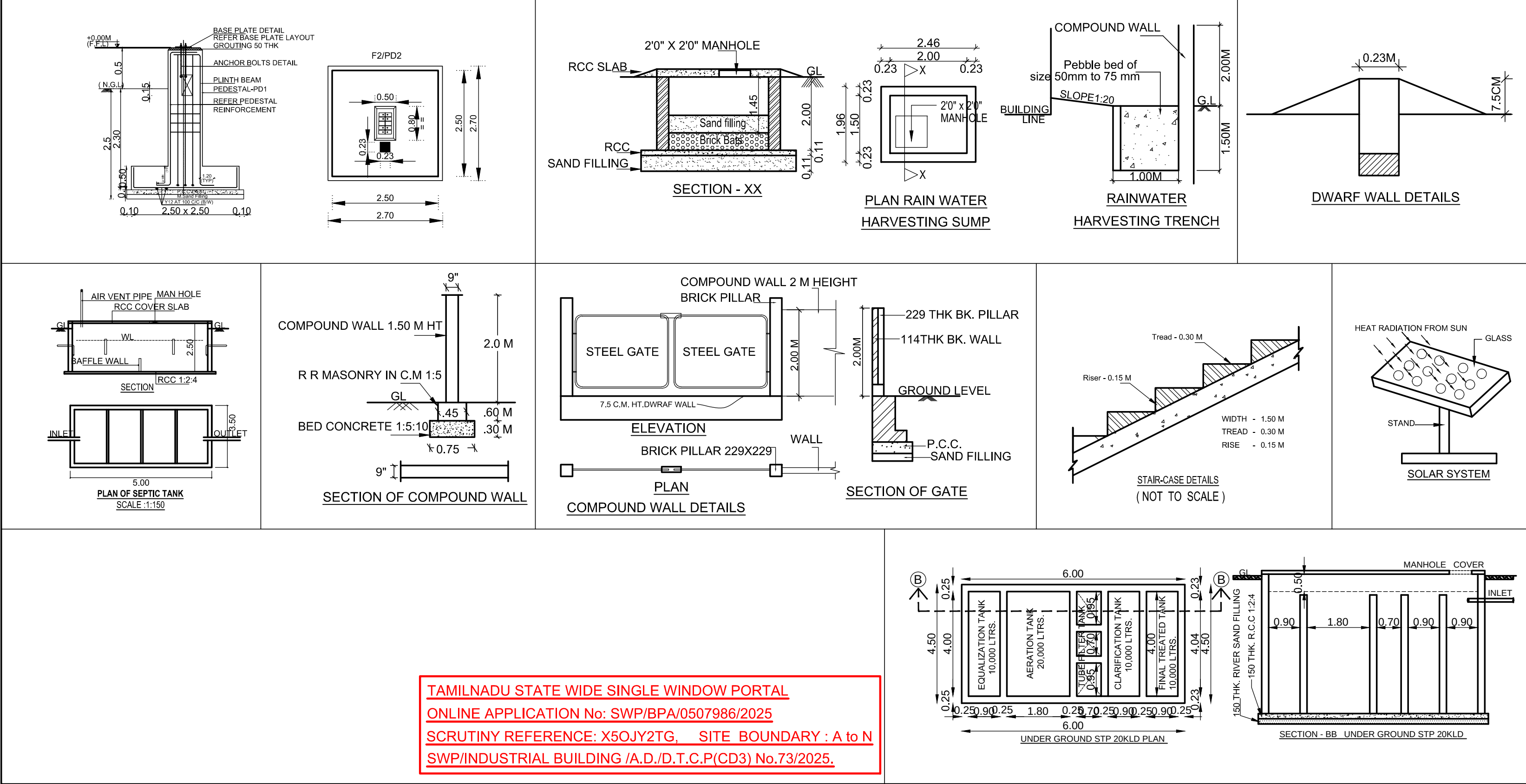
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ARCHITECT / LICENSED SURVEYOR



SITE PLAN

S.Nos	AREA in Sq.m
89/1	1700.00
89/2	1400.00
89/3	2500.00
89/4	1400.00
90/1	1250.00
90/2	950.00
90/4	2900.00
91/4	1950.00
TOTAL	14050.00



TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No: SWP/BPA/0507986/2025
SCRUTINY REFERENCE: X5QJY2TG, SITE BOUNDARY : A to N
SWP/INDUSTRIAL BUILDING (A/D./D.T.C.P/CD3) No.73/2025.

SHEET NO: 01/03

SITE PLAN

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2.Thickness of Frames in Detail.

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PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CEILING
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TOTAL H.P - 150 H.P
NUMBER OF EMPLOYEES - MALE:15 , FEMALE:15 = 30 Nos

PARKING DETAILS:-

SL. NO.	PARKING	REQUIRED	PROVIDED
01.	LORRY	05 Nos	05 Nos
02.	CAR	04 Nos	04 Nos
03.	TWO WHEELER PARKING	49 Nos	50 Nos
04.	CYCLE PARKING	49 Nos	50 Nos

Sanitation Details:-

Sl. No.	Sanitary Unit	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1.	Water Closet	04 Nos	02 Nos	08 Nos	08 Nos
2.	Ablution Taps	02 Nos	02 Nos	04 Nos	04 Nos
3.	Urinals	03 Nos	-	04 Nos	-
4.	Wash Basins	02 Nos	02 Nos	02 Nos	02 Nos
5.	Baths	-	-	-	-
6.	Drinking Water Fountains	04 Nos	04 Nos	04 Nos	04 Nos
7.	Cleaner's Sink	02 Nos	02 Nos	02 Nos	02 Nos

STALL SIZE:

Vehicle Type	Width (M)	Length (M)
CAR	2.50	5.00
TWO WHEELER	1.00	1.80
LORRY	3.50	10.00

COLOUR INDEX:-

PROPOSED BUILDING

EXISTING ROAD

O.S.R

SITE BOUNDARY

SCALE - 1 : 400

ALL MEASUREMENTS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

OWNER

B. Bagam Prival, M.Arch
Architect, COA No. CA/2011/51217
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Phone : 94884 82777

STRUCTURAL ENGINEER

ARCHITECT / LICENSED SURVEYOR

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

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.

