PP APPROVAL RECORD

Planning Permission

Survey 89 and 2 more

Mamandur, Madhuranthagam taluk

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.

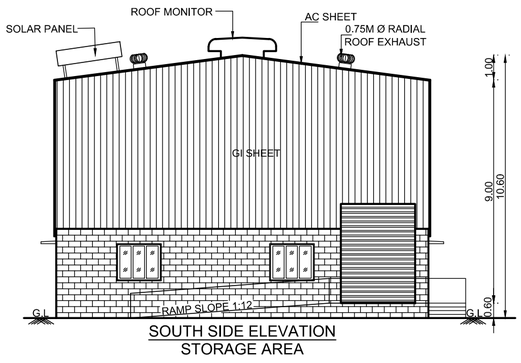
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

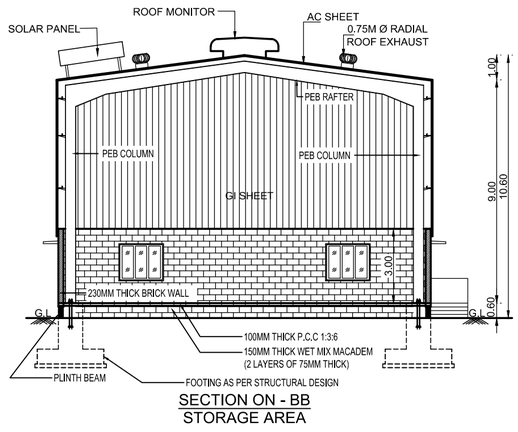
hello@verified.realestate

+91 9996 12 9996

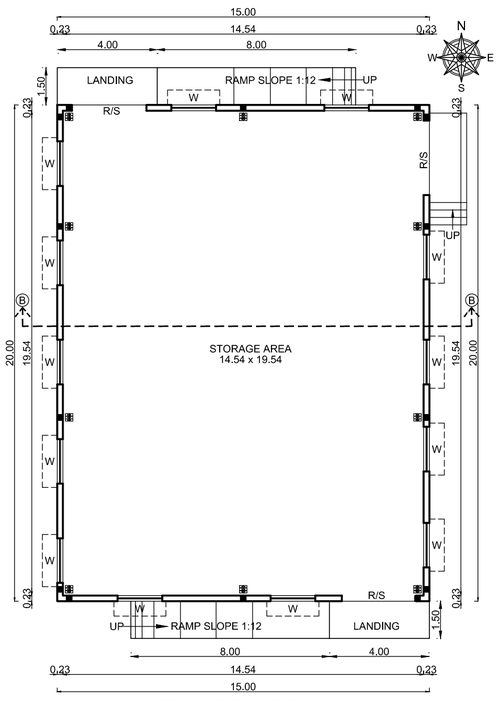
verified.realestate



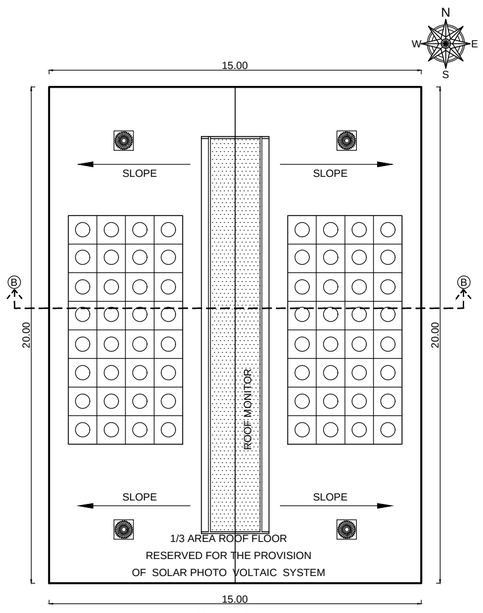
SOUTH SIDE ELEVATION
STORAGE AREA



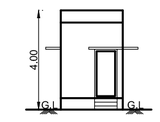
SECTION ON - BB
STORAGE AREA



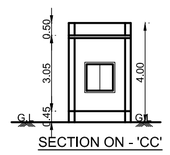
GROUND FLOOR PLAN
STORAGE AREA



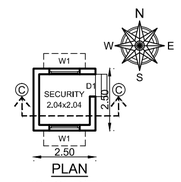
ROOF PLAN
STORAGE AREA



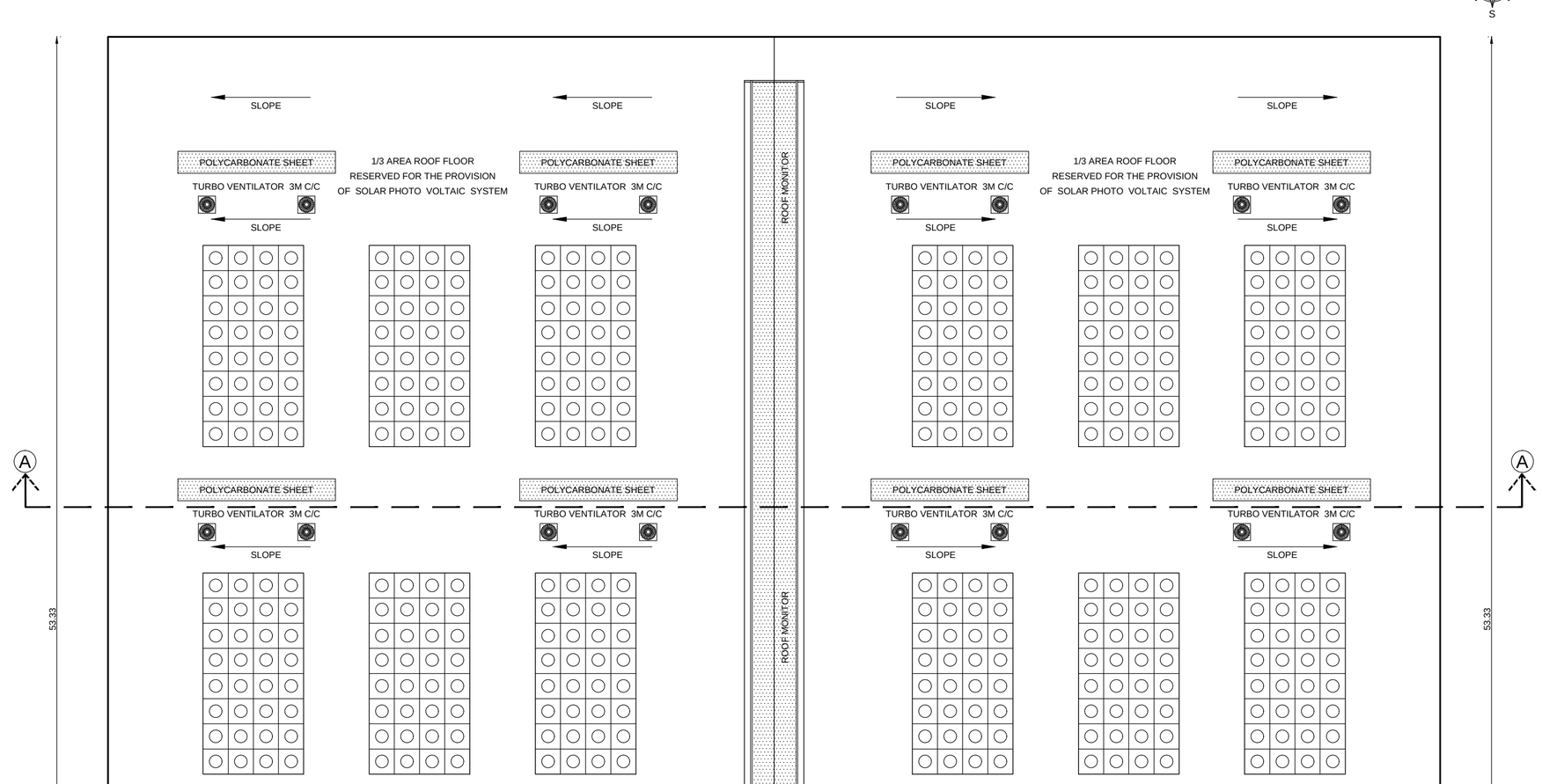
ELEVATION



SECTION ON - 'CC'



PLAN
(SECURITY)



ROOF PLAN
INDUSTRIAL BUILDING

SHEET NO: 03/03

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.

Details to be Provided by Vendor:

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 COURSE	:	AS PER NATIONAL BUILDING CODE

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 PATTA) : 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 = 3675.13 / 14042.59 = 0.26

PLOT COVERAGE = 3675.13 / 14042.59 x 100 = 26.17

COLOUR INDEX:-

PROPOSED BUILDING

EXISTING ROAD

O.S.R

SITE BOUNDARY

SCALE - 1 : 100

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. Karthik.
Er.K.Karthik, B.Tech(Civil), M.Tech(Structural)
Structural Engineer - Grade I
CGLDIST/SE/Gr-I/2019/06/013
No.1/137, Nagathamman Nagar, Kelluppakkam,
Chennai - 600 068. Ph. No: 9840473577

STRUCTURAL ENGINEER

B. BAGAM PRIYAL, M.Arch
Architect, COA No.CA/2011/51217
No.145, Anna Street, Kannagi Nagar,
Kolathur, Chennai - 600 099.
Phone : 94864 82777

ARCHITECT / LICENSED SURVEYOR

GROUND FLOOR PLAN, SECTION & ELEVATION

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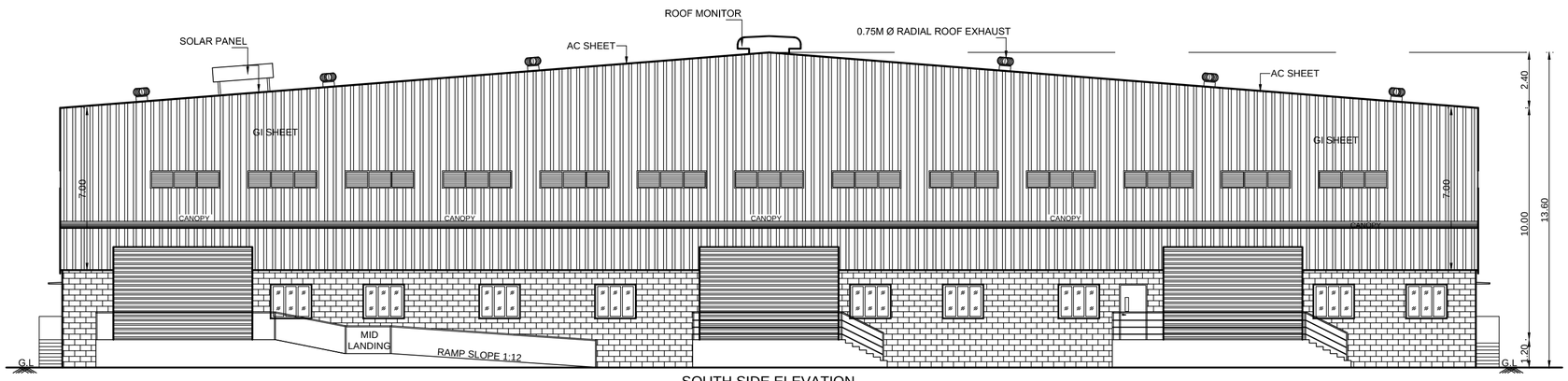
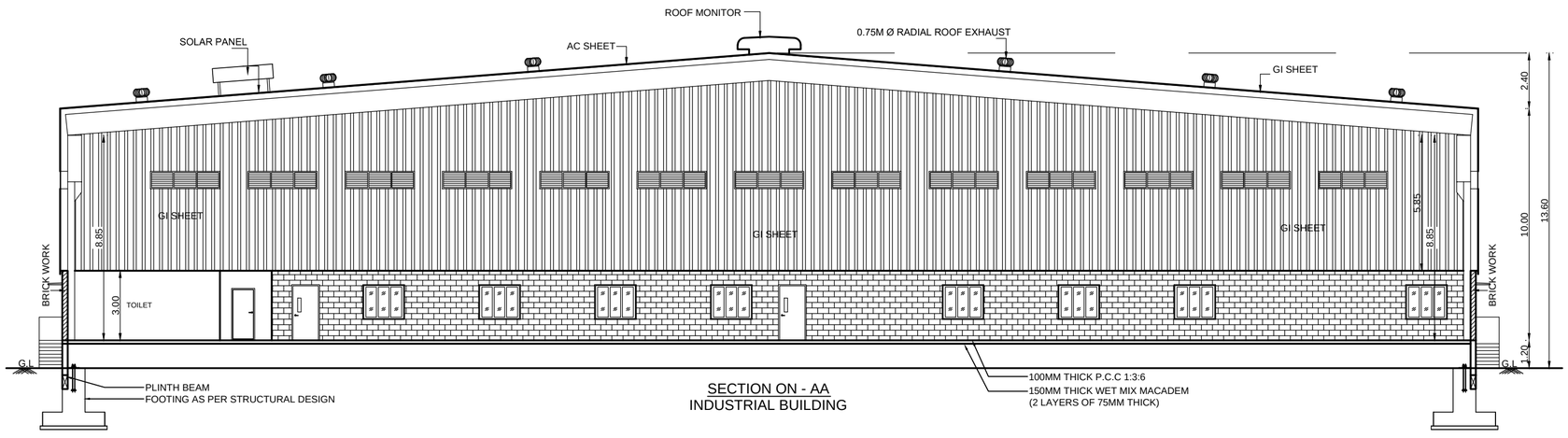
AS PER TNCD BR - 2019 CATEGORY OF INDUSTRY - ORANGE

AS PER ANNEXURE - VII,

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



SOUTH SIDE ELEVATION
INDUSTRIAL BUILDING



SECTION ON - AA
INDUSTRIAL BUILDING

SPECIFICATION

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2' Wide Clear Poly Carbonate Sheets at Each Bay in the Side Cladding for Optimal Lighting. Turbo Ventilators. Hilti Screws to be Used.

Details to be Provided by Vendor:

1. Wind Load Assumed.
2.Thickness of Frames in Detail.

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WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING COURSE	:	AS PER NATIONAL BUILDING CODE

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
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03.	SECURITY	-	6.25	6.25
	TOTAL AREA	3675.13	6.25	3681.38

$$\text{F.S.I} = \frac{3675.13}{14042.59} = 0.26$$

$$\text{PLOT COVERAGE} = \frac{3675.13}{14042.59} \times 100 = 26.17$$

LIST OF MACHINERIES

SL.NO.	DESCRIPTION	HP
01.	BOILING MACHINE - 2 NOS	20.00
02.	FILLING MACHINE - 2 NOS	10.00
03.	LABELING MACHINE (2 NOS)	10.00
04.	SINK WRAP MACHINE (2 NOS)	40.00
05.	COMPRESSOR	70.00
	TOTAL HP	150.00

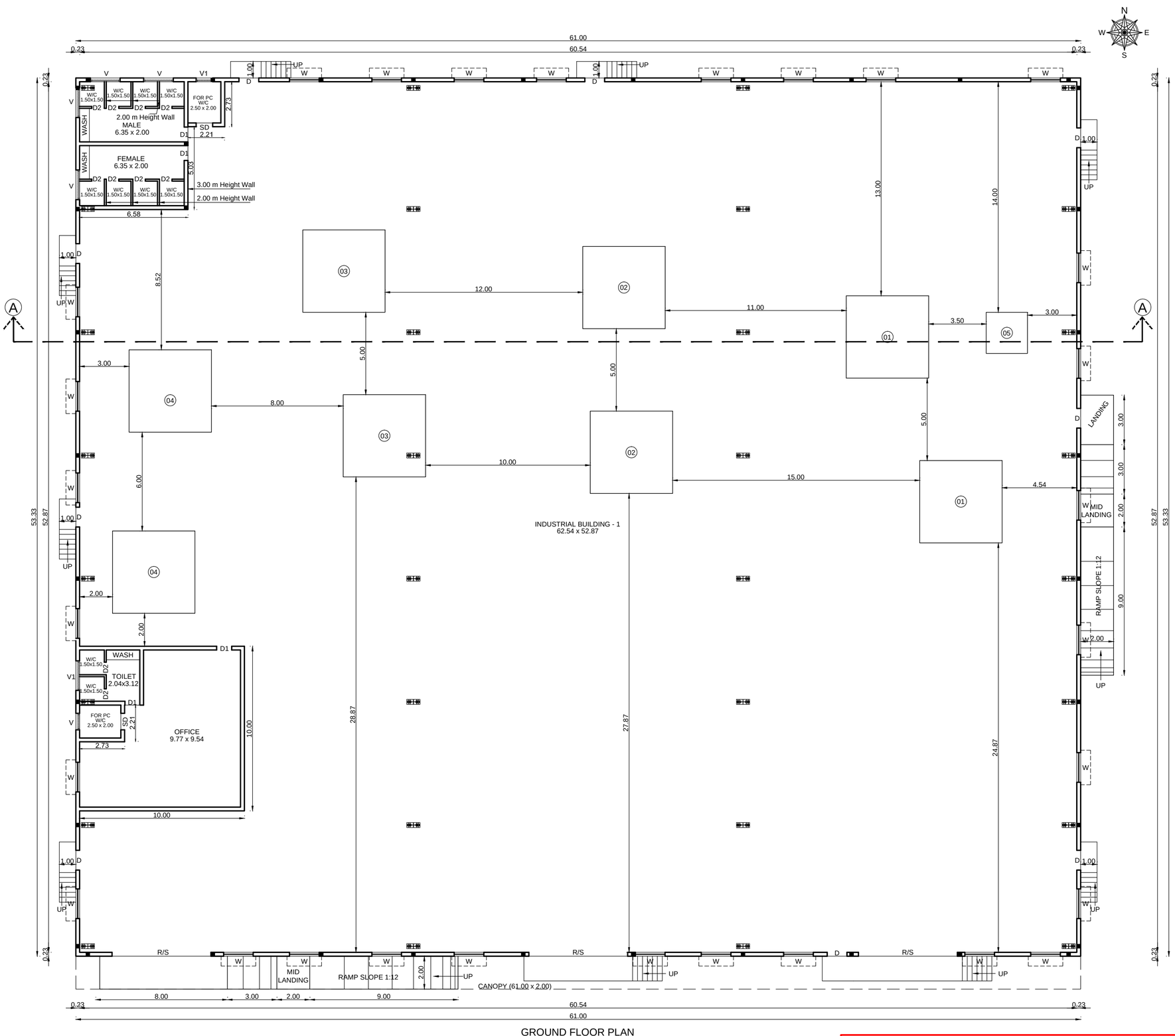
COLOUR INDEX:-

PROPOSED BUILDING
EXISTING ROAD
O.S.R
SITE BOUNDARY

SCALE - 1 : 100

ALL MEASUREMENTS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS



GROUND FLOOR PLAN
INDUSTRIAL BUILDING

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.

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Chennai - 600 058. Ph. No: 9840473577

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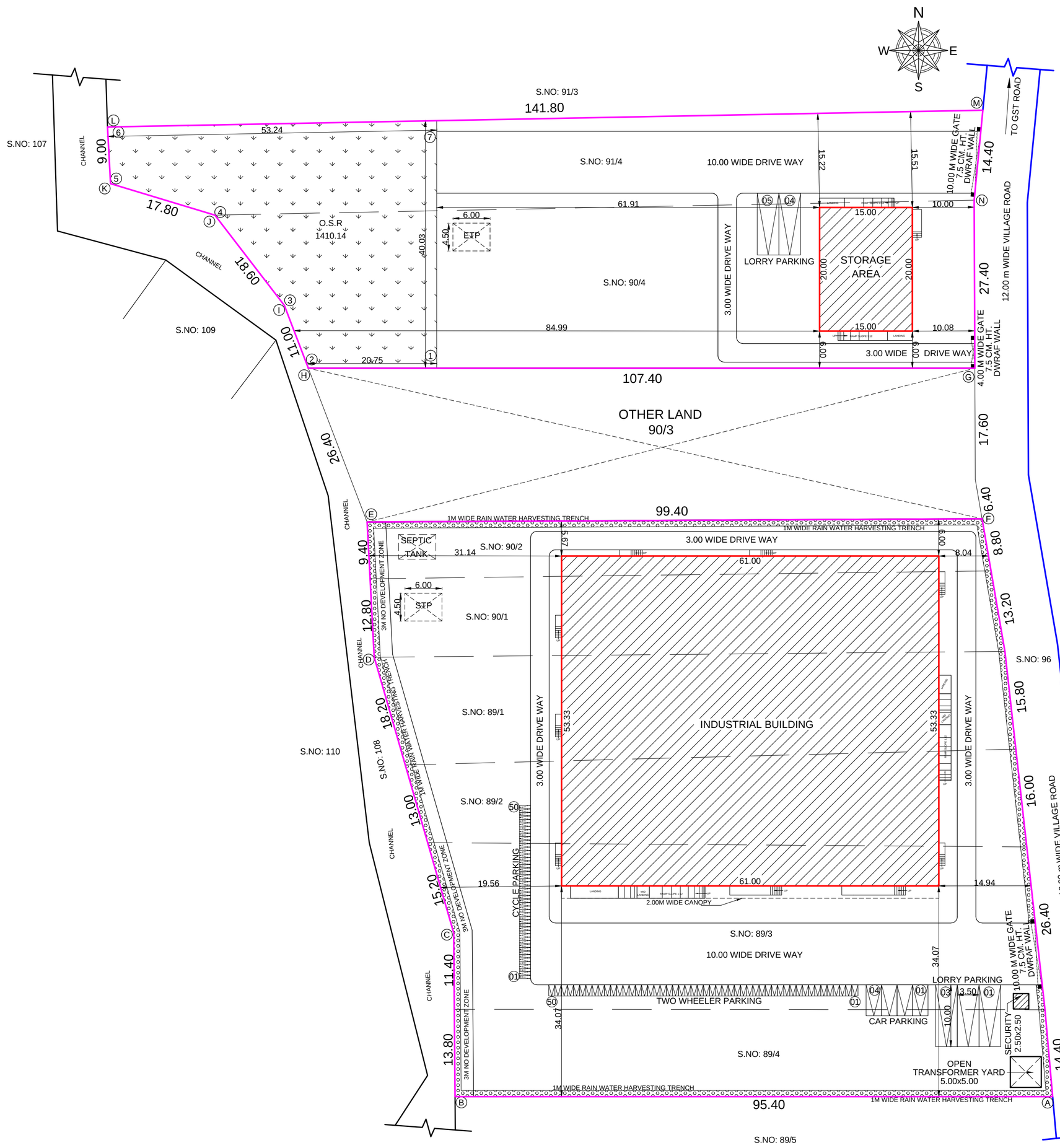
AS PER TNCD BR - 2019 CATEGORY OF INDUSTRY - ORANGE

AS PER ANNEXURE - VII,

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



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	TOTAL AREA	3675.13	6.25	3681.38

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PLOT COVERAGE = 3675.13 / 14042.59 x 100 = 26.17

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:-

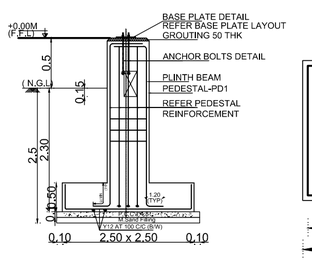
PROPOSED BUILDING
EXISTING ROAD
O.S.R
SITE BOUNDARY

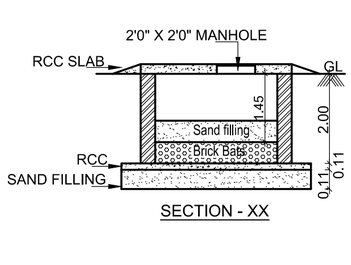
SCALE - 1 : 400

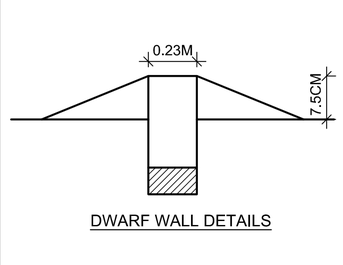
ALL MEASUREMENTS ARE IN METER

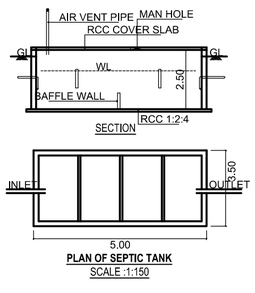
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

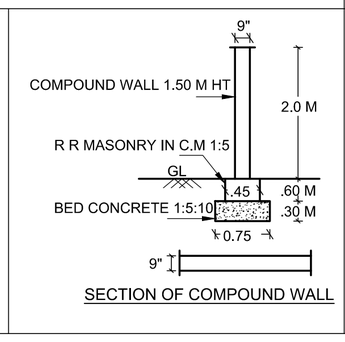
S.Nos	AREA in Sq.m
89/1	1700.00
89/2	1400.00
89/3	2500.00
89/4	1400.00
90/1	1250.00
90/2	950.00
90/4	2900.00
91/4	1950.00
TOTAL	14050.00

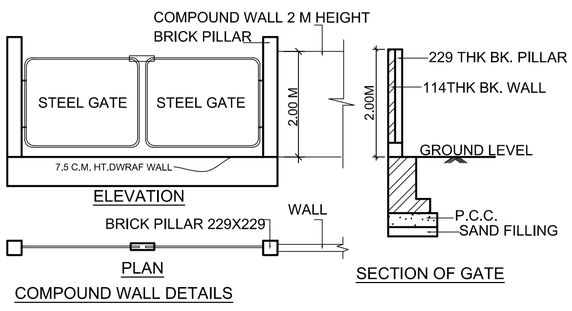


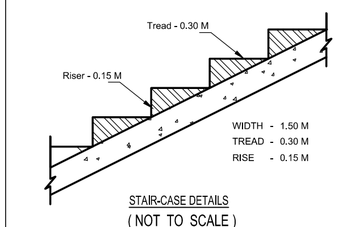


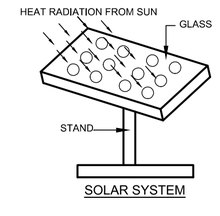


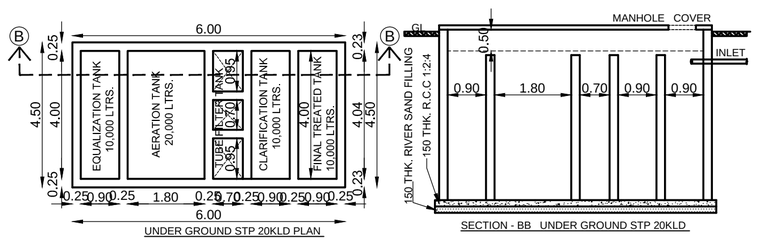












TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No: SWP/BPA/0507986/2025
SCRUTINY REFERENCE: X5OJY2TG, SITE BOUNDARY : A to N
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ARCHITECT / LICENSED SURVEYOR

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.