

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

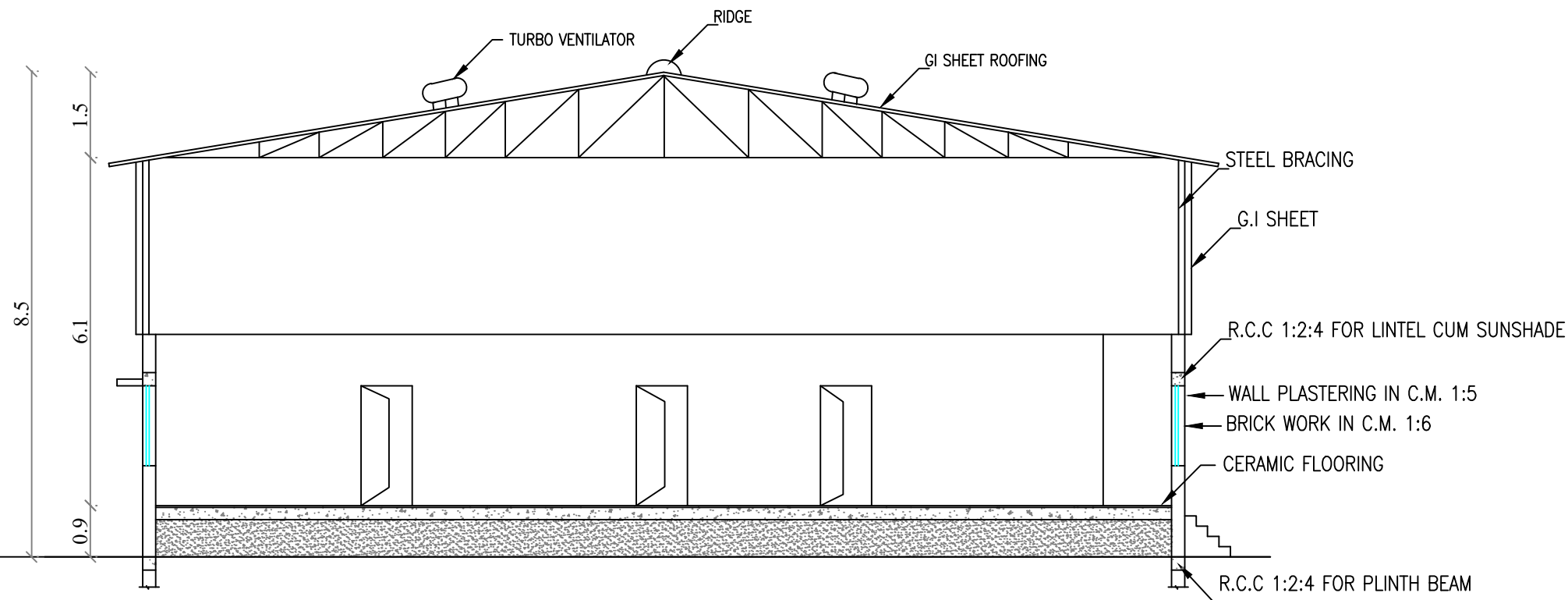
Rural Panchayat

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

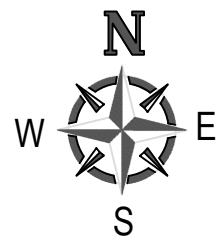
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



ELEVATION



SECTION -AB



SHEET No. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A FACTORY BUILDING [GREEN CATEGORY] AT S.No. 124/29part, PLOT No.158 IN APPROVED SIPCOT LAYOUT No. 136/2023 OF KODUR VILLAGE, LATHUR PANCHAYAT UNION, CHEYYUR TALUK, CHENGALPATTU DISTRICT.

Category :- Green
TNCD&BR 2019 :- Annexure - VI - Sl.No. 51
Manufacturing :- Rubber Goods industries

Online Application No : SWP/BPA/0736170/2025
Scrutiny Reference : MWRVJ7QW

ALL DIMENSIONS ARE IN METRES SCALE 1:100

SCHEDULE OF JOINERY

R.S.	ROLLING SHUTTER	14'6" X 10'0"	[4.5 X 3.0]
D1	DOOR	3'0" X 7'0"	[0.9 X 2.1]
D2	DOOR	2'6" X 7'0"	[0.9 X 2.1]
W	WINDOW	7'0" X 5'0"	[2.1 X 1.5]
V	VENTILATOR	7'0" X 2'0"	[2.1 X 0.6]
V1	VENTILATOR	3'0" X 2'0"	[0.9 X 0.6]

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.
SUPER STRUCTURE:-
SUPER STRUCTURE IN23 TH. ,11.5TH.COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5
RCC MEMBERS
FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL,SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.
PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.CEILING IN CM 1:3 9mm TH.
PAINTING
FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT
FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND
DOORS &WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS, SS FASTENINGS, PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS
G.I.SHEET
G.I SHEET THICKNESS RANGING FROM 0.40MM TO 1.2MM.

NOTE

- 1.FIRE EXTINGUISHERS PROVIDED
2.TURBO VENTILATOR PROVIDED.

Machine Details			
Sl.No	Machine name	Nos	Total Hp
1	Compression Moulding Machine	3	2
2	Hydraulic Compression Moulding Machine	3	4
3	Hydraulic Compression Moulding Machine 2	1	10
4	6 Feet Lathe	1	3
5	4 Feet Lathe	1	2.6
6	Buffing Machine	1	0.2
7	Bench Griding Machine	1	1
8	Hot Air Oven	1	2
9	Mixing mill	1	30
TOTAL HP			66.8
WORKERS DETAILS			
MALE		-	30
FEMALE		-	5
TOTAL WORKERS		- 35	

For SA ENTERPRISES
J. Jayaraman

OWNER'S SIGNATURE

Er. R JOSEPH ,B.Tech.,M.Tech.,
Structural Engineer Grade - I (30)
Reg. No. 62476, Chennai-600 024
Specialization: 602 TC
Mob. 94492 42611
Email: 298778@gmail.com

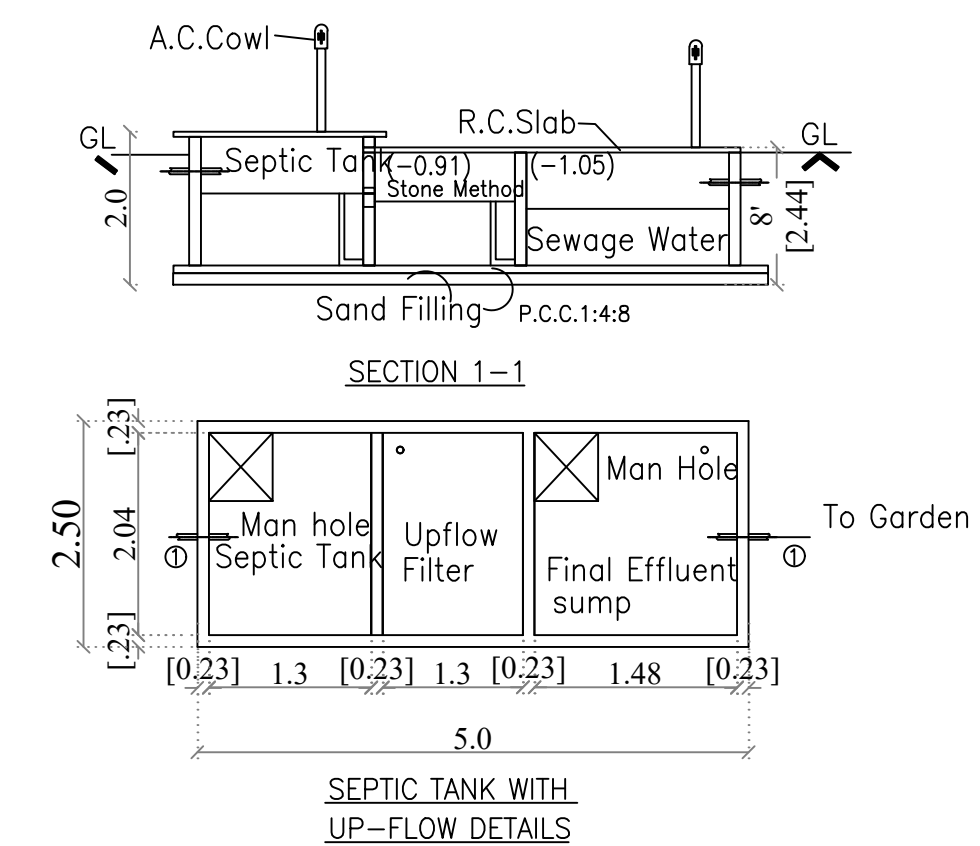
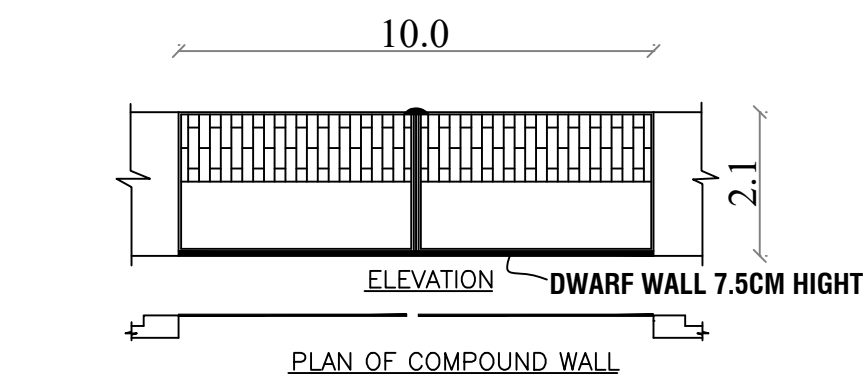
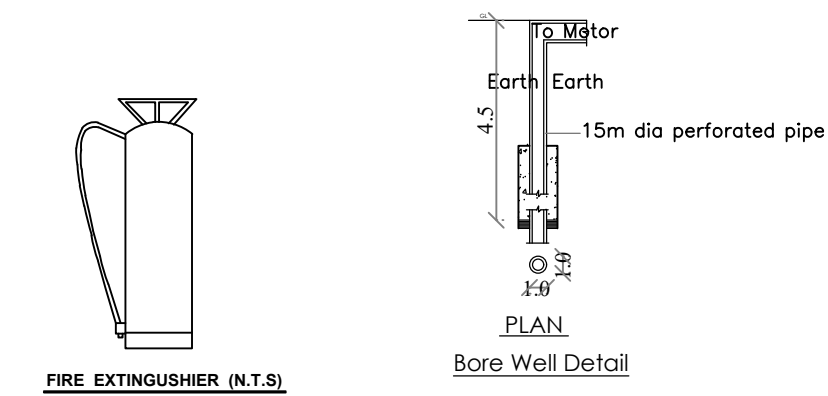
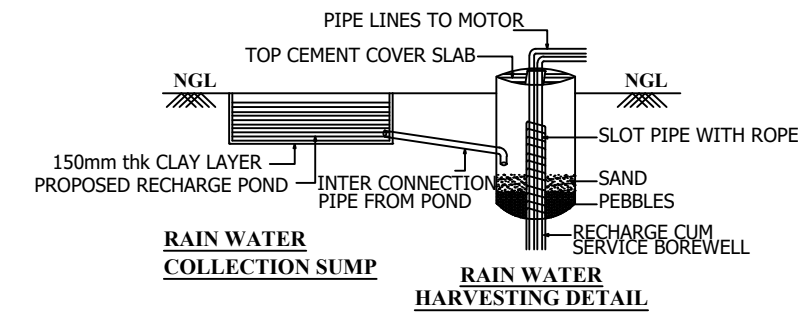
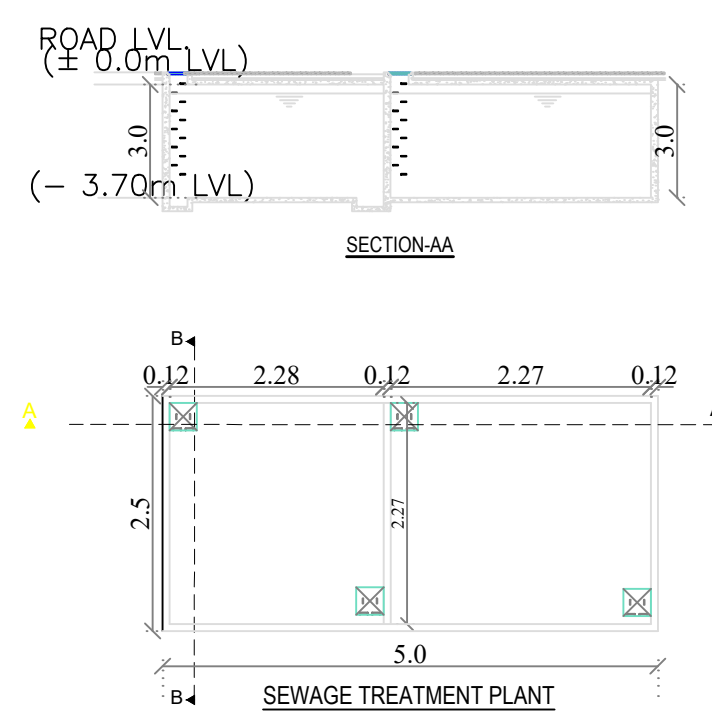
STRUCTURAL ENGINEER
SIGNATURE

Ar. AVINASH B B Arsh
REGISTERED ARCHITECT
Reg. No. CA/2024-119073
No. 55, Nila Street, JCK Nagar,
Chengalpattu-605 001
Mob. No. 9360242428

ARCHITECH ENGINEER
SIGNATURE

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No. SWP/BPA/0736170/2025
SCRUTINY REFERENCE NO. : MWRVJ7QW
SWP/Industrial Building/A.D./D.T.C.P(CD3) No.04/2026



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SHEET No. 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
A FACTORY BUILDING [GREEN CATEGORY] AT
S.No. 124/29part, PLOT No.158 IN APPROVED SIPCOT
LAYOUT No. 136/2023 OF KODUR VILLAGE,
LATHUR PANCHAYAT UNION, CHEYYUR TALUK,
CHENGALPATTU DISTRICT.

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ALL DIMENSIONS ARE IN METRES	SCALE 1:100
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AREA DETAILS	SQ.MT.
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PLOT AREA (As per Document)	:	<u>989.87</u>
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SL.NO	DESCRIPTION	NON FSI AREA IN Sq m	FSI AREA IN Sq m	TOTAL BUILTUP AREA IN Sq m
1.	FACTORY BUILDING			
	GROUND FLOOR	-	512.57	512.57
2.	UNDER GROUND			
	UG SUMP	12.50	-	12.50
	SEPTIC TANK	12.50	-	12.50

3.	OPEN TRANSFORMER YARD	25.00	-	25.00
	TOTAL AREA	50.00	512.57	562.57

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX	$\frac{562.57}{989.87}$	1.5	0.568

PARKING CALCULATION		PARKING DETAILS	
1.LORRY PARKING	= 512.57/750 = 1No	REQUIRED	PROVIDED
OFFICE AREA	= 42.63 Sq.M	1 No	1 No
2.CAR PARKING	= 42.63/510 = 1No	CAR PARKING	1 No 1 No
3.CYCLE PARKING	= 512.57/75 = 7Nos	TWO WHEELER PARKING	7 No's 7 No's
4.TWO WHEELER PARKING	= 512.57/75 = 7Nos	CYCLE PARKING	7 No's 7 No's

WORKERS DETAILS		SANITATION CALCULATION	
MALE	- 30 Nos	Water Closet for Gents - 2 for 16-35 persons	
FEMALE	- <u>5 Nos</u>	No of workers for Gents - 30Nos	=> 2 Nos
TOTAL	- <u>35 Nos</u>	Uninial for Gents - 2 for 21-45 persons	
HP DETAILS		No of workers for Gents - 30Nos	=> 2 Nos
TOTAL HP - 66.8HP		Water Closet for Ladies - 1 for 1-12 persons	=> 1 No

SANITATION DETAILS		COLOUR INDEX	
SANITARY UNITS	REQUIRED	PROVIDED	PROPOSED BUILDING
WC for Gents	2 Nos	3 Nos	EXISTING ROAD
WC for Ladies	1 No	6 Nos	PLOT BOUNDARY
Urinals for Gents	2 Nos	6 Nos	DRIVEWAY

For SALE ENTERPRISES
J. [Signature]
Proprietor

OWNER'S SIGNATURE


Ar. AVINASH. B B. Arch
REGISTERED ARCHITECT
Reg. No: CA/2024/179073
No. 96, Nila Street, JCK Nagar,
Chengalpattu-603 001.
Mob. No: 9360242425

ARCHITECH SIGNATURE


Er. R JOSEPH, B.Tech., M.Tech.,
Structural Engineer Grade - I (SE),
Rep No. CGLRM/SE/GR-U2019/08/034
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Email: Jos714@gmail.com

STRUCTURAL ENGINEER
SIGNATURE

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No. SWP/BPA/0736170/2025
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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

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.

