PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

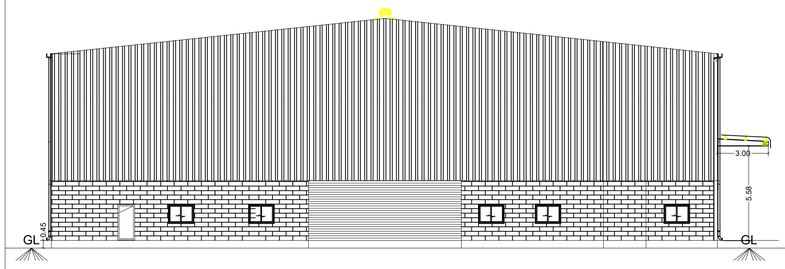
The approval as the planning authority issued it, reproduced in full behind this page.

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

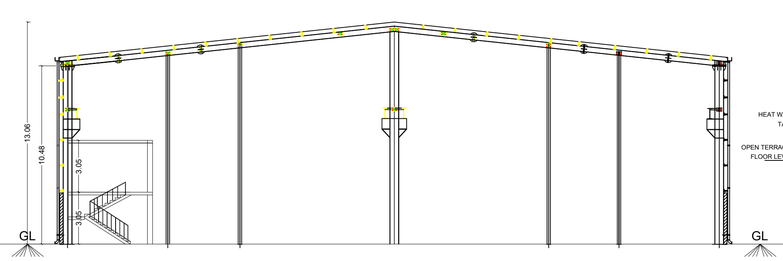
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

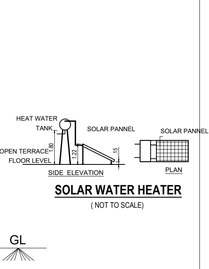
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF M/s.ABITECH INDUSTRIAL BUILDING (ORANGE CATEGORY) AT PLOT NO. EP-10 and EP-11 IN APPROVED TANSIDCO LAYOUT, S.NO.166/26 OF KEEZAKARANAI VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK & CHENGALPATTU DISTRICT.

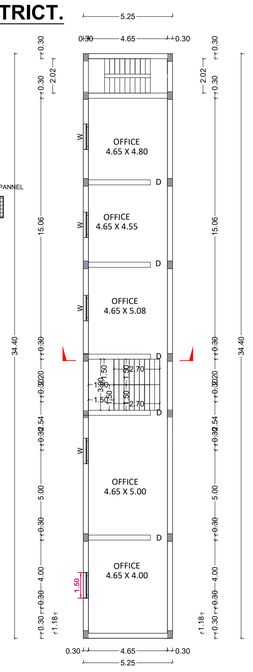


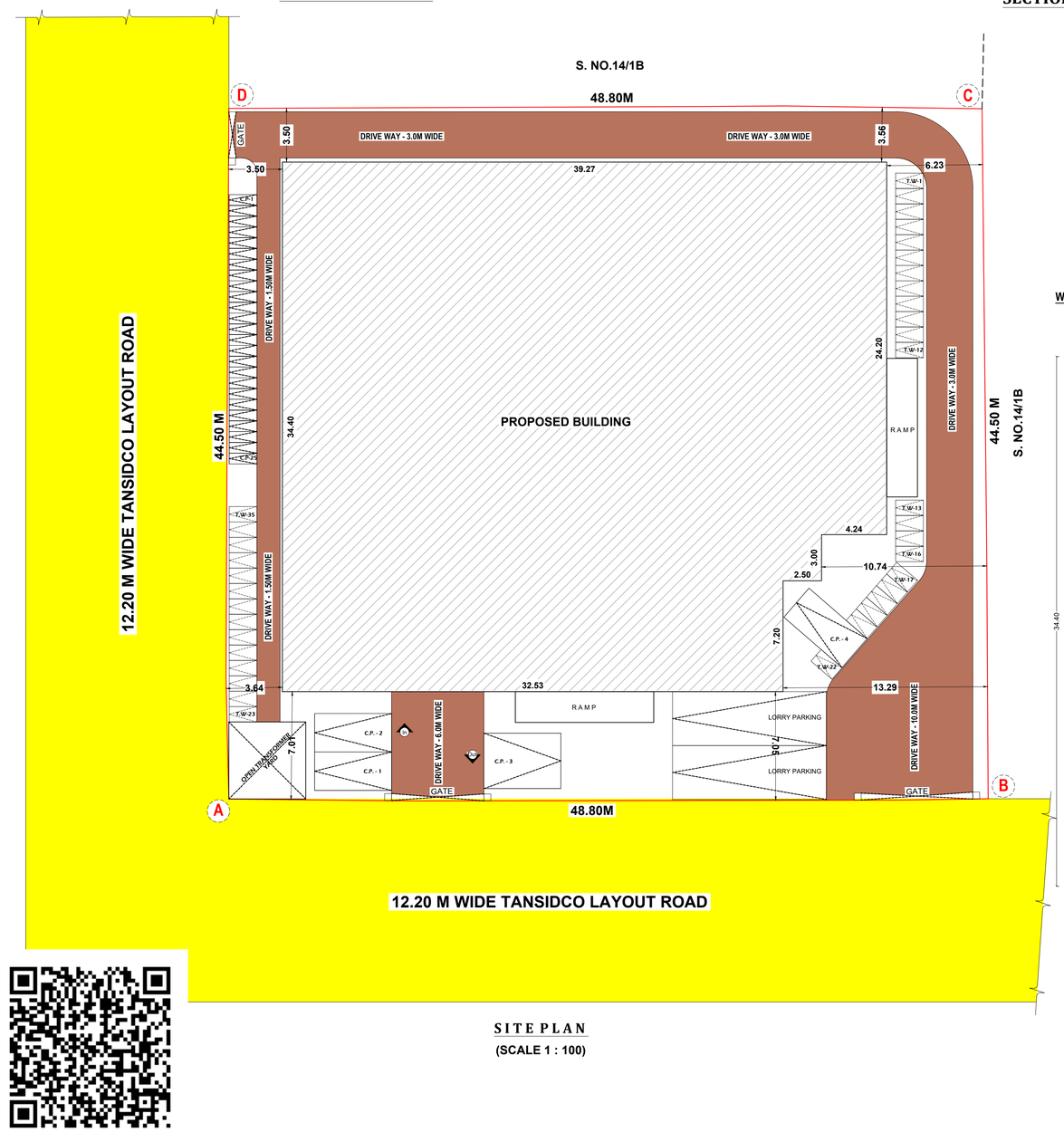
FRONT ELEVATION





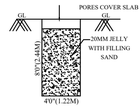
SOLAR WATER HEATER
(NOT TO SCALE)



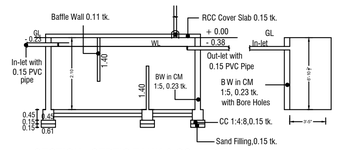


S I T E P L A N
(SCALE 1 : 100)

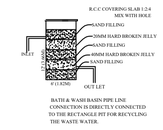
SECTION AT AA



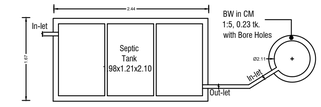
RAINWATER HARVESTING UNIT



SECTION - SEPTIC TANK & SOAK PIT

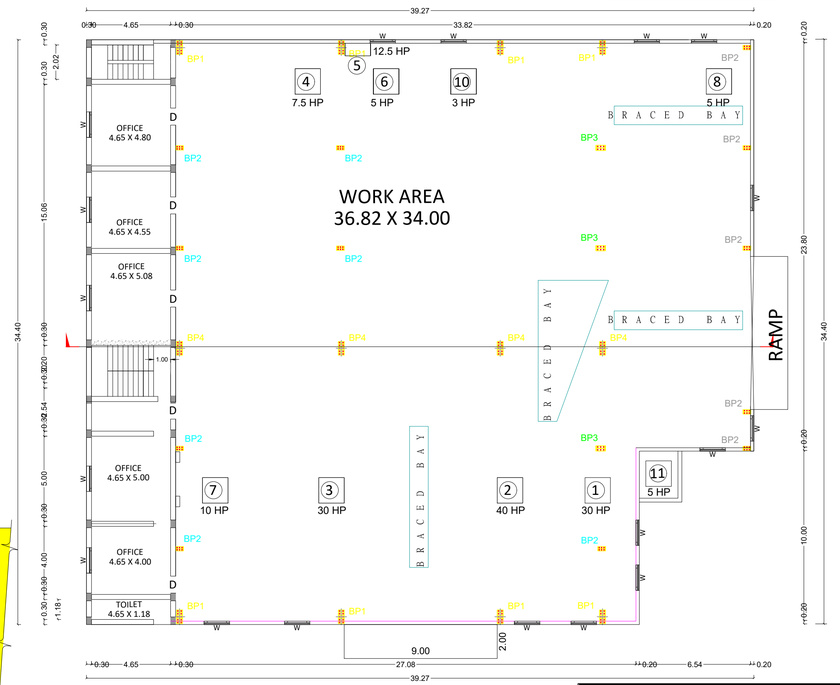


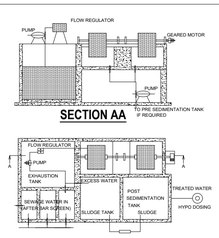
WASTE WATER RECYCLE UNIT



PLAN - SEPTIC TANK & SOAK PIT

MEZZANINE FLOOR

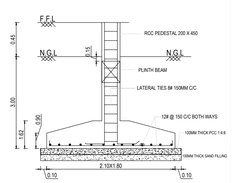




SECTION AA

SEWAGE TREATMENT PLANT (S.T.P)

GROUND FLOOR



FOUNDATION DETAILS
(NOT TO SCALE)

MACHINERY DETAILS		
S.NO	NAME OF MACHINERY	H.P
1	PRE HEATING FURNACE	30
2	HARDENING FURNACE	40
3	TEMPERING FURNACE	30
4	COMPRESSURE	7.5
5	LIGHTING	12.5
6	CUTTING MACHINE	5
7	FAN	10
8	WATER PUMP	1
9	TROLLY	6
10	LAB INSTRUMENTS	3
11	WATER COOLING MOTOR	5
	TOTAL H.P	150 HP

AREA DETAILS :

AREA OF SITE (AS PER PATTA) 2171.00 SQ.MT

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
GROUND FLOOR	1,289.69	--	1,289.69	FACTORY & OFFICE ROOM
MEZZANINE FLOOR	180.61	--	180.61	OFFICE ROOM
TOTAL AREA	1,470.30	--	1,470.30	--

ANNEXURE - VI - MANUFACTURING AUTOMOBILES
CATEGORY - ORNAGE COMPONENT
NO. OF LABOURS : 15 Nos.
MALE - 10 Nos.
FEMALE - 05 Nos.
MACHINARIES TOTAL HORSE POWER = 150 HP

PLOT COVERAGE :

Plot Coverage: 1289.69 / 2171.00 x 100 = 59.40 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{1,470.30}{2171.00} = 0.677 < 1.50$$

HEIGHT OF THE BUILDING - 13.06 M

PARKING DETAILS:

TYPE OF PARKING	REQUIRED	PROVIDED
LORRY PARKING	2 Nos	2 Nos
TWO WEELER PARKING	35 Nos	35 Nos
CAR PARKING	4 Nos	4 Nos
CYCLE SPACE (AREA)	22 Sqm	22 Sqm

SANITARY DETAILS:

S.NO	Sanitary Unit	Male Person	Female Person	REQUIRED NO	PROVIDED NO
1.	Water Closet MALE -1 to 15 Person for Each One; FEMALE -1 to 12 Person for Each One	10/15 = 1	5/15 = 1	2	2
2.	Ablution Taps One in Each WC	1	1	2	2
3.	Urinals 1 For 1 to 20 Persons	2		2	2
4.	Washing Taps with Draining Arrangement One for Every 25 Persons	70/25=1	10/25=1	2	2
5.	Drinking Water Fountain One for Every 100 Persons with a Minimum of one on Each Floor	80/100=1		1	1

COLOR INDEX :

PLOT BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVEWAY

JOINERY DETAILS:

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.05 x 3.05
D	DOOR	0.91 X 2.13
D1	DOOR - 1	0.76 X 2.13
AW	ALUMINIUM WINDOW	1.98 x 1.52
V	VENTILATOR	1.98 x 0.61
V1	VENTILATOR	0.91 x 0.61

N

SCALE - 1 : 100

For ABI TECH
Proprietor

APPLICANT :-

M.BHARATH, B.E., M.Tech (Structural)
DTCP Registered Engineer Grade II
COLRGN / RE.GR-II / 2019 / 07 / 006
AXIOM ENGINEERS
No.2/218, Moovarasampet Main Road, Madipakkam, Chennai - 600 091.
Mobile : 9940882491.

REGISTERED ENGINEER

PRABHUBOOSHAN M.Tech., (Ph.D)
Structural Engineer
DTCP Reg. No : SE/Gr-I/2022/02/005
No. 3/332, Ram 4th Street, Shanmuga Nagar, Pozhichalur, Chennai - 600 074. Ph: +91 96001 84998
Email: prabhubooshan@gmail.com

STRUCTURAL ENGINEER

OFFICE USE ONLY
TAMILNADU STATEWIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION : SWP/BPA/751705/2026
SCRUTINY REFERENCE : 8WB3OL66

SWP/ INDUSTRIAL BUILDING / A.D. / D.T.C.P (CD3) No. 08/2026

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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+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.