

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

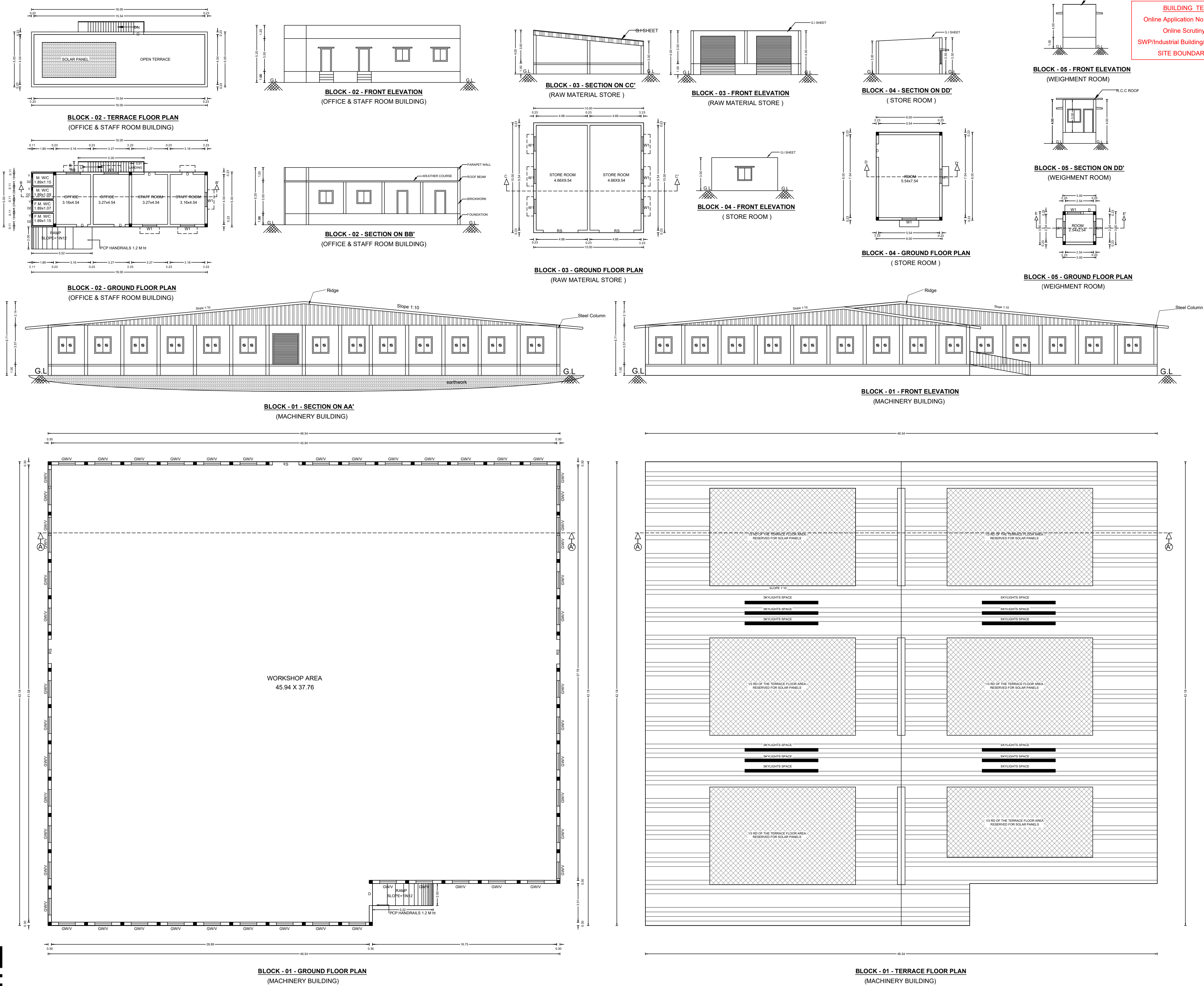
Building Plan

ISSUING AUTHORITY

DTCP

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

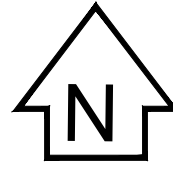
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SHEET NO: 01 / 02

ALL DIMENSIONS ARE IN METRE

SITE PLAN SCALE 1:200



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF "RS SOLID BLOCK" INDUSTRIAL BUILDING COMPRISED IN S.NO: 87, 88/2, 94/2B, 95/2B, 95/2C, 95/3C, 98/2, 99/1, 99/2, 99/3 & 99/4 OF ARUNGAL VILLAGE, KATTANKOLATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

ONLINE APPLICATION NO : SWP / BPA / 795773 / 2026
ONLINE SCRUTINY REF. NO : HRG59YJM
INDUSTRIES CLASSIFIED AS "ORANGE"
CATEGORY - (20) - BRICKFIELDS (EXCLUDING FLY ASH BRICK MANUFACTURING USING LIME PROCESS)

JOINERY DETAILS

MD	MAIN DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
A/O	ARCH OPENING	0.91 X 2.13
W1	WINDOW	1.22 X 1.80
KW	WINDOW	1.22 X 1.50
V	VENTILATOR	0.76 X 0.91

SPECIFICATION :
BRICK WORK SUPER STRUCTURE WITH MAIN WALL USING CM 1:5
MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M.
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

APPLICANT

For JK ENTERPRISES

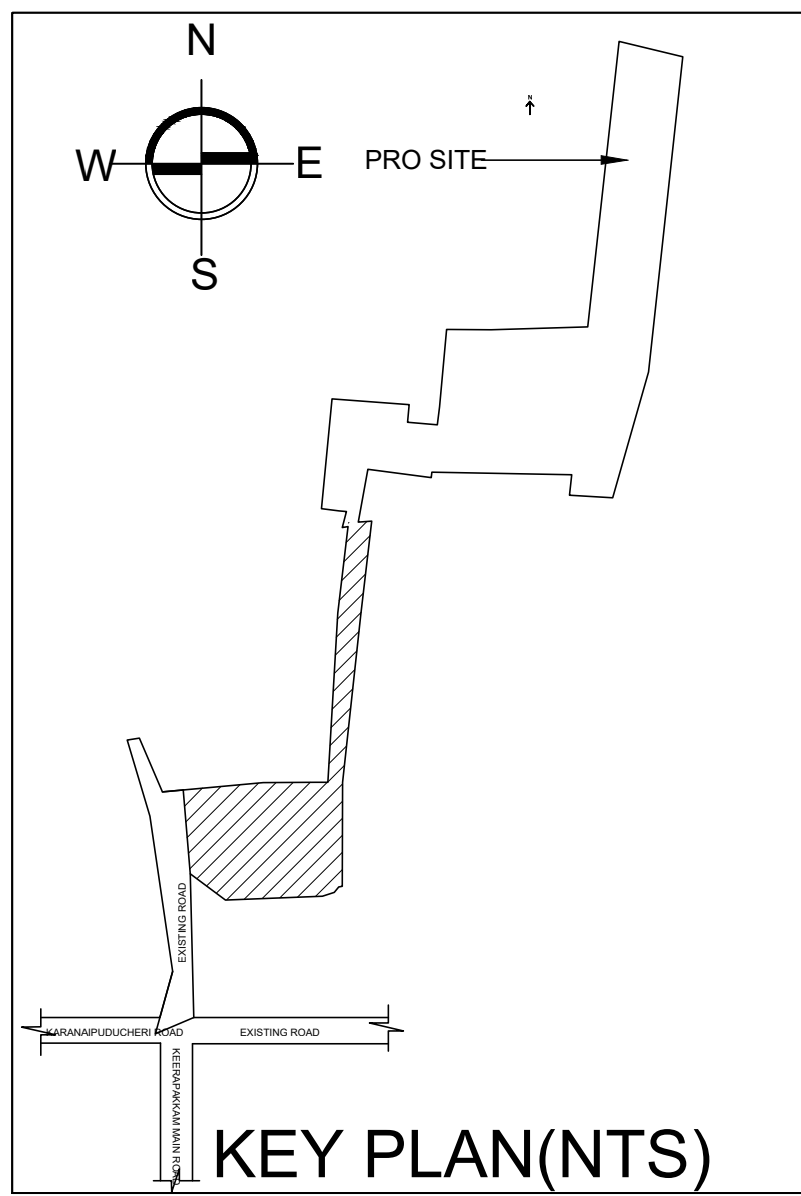
Partner

REGISTERED ENGINEER

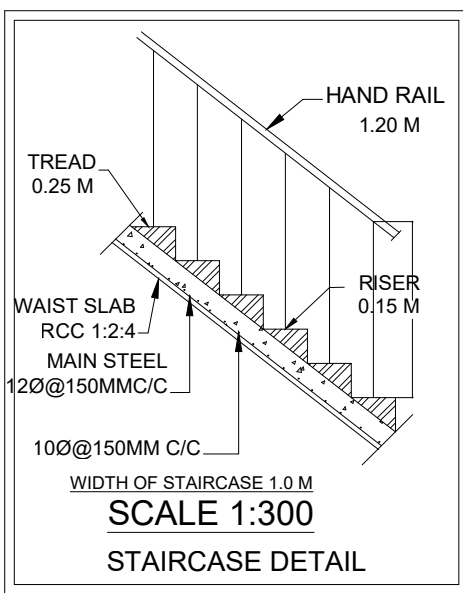
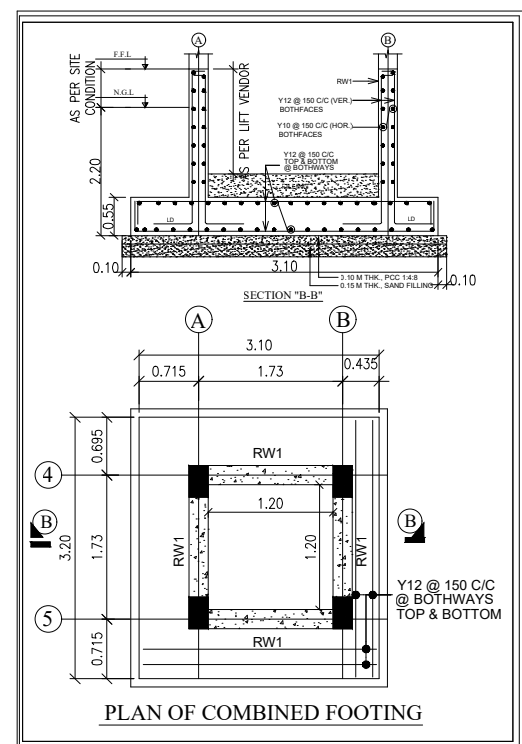
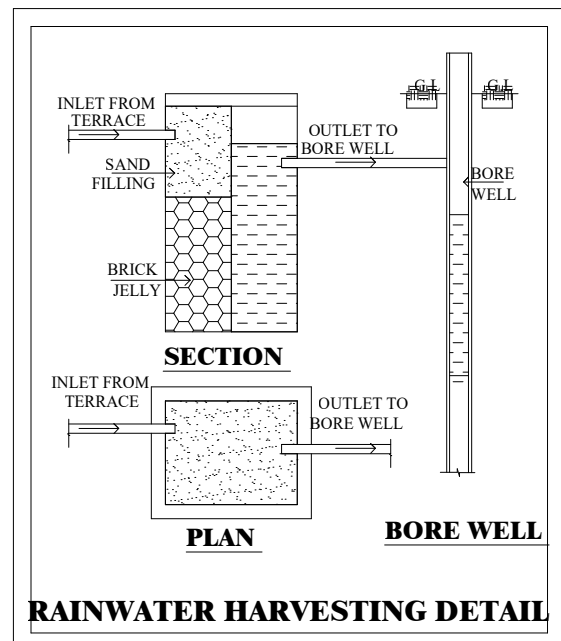
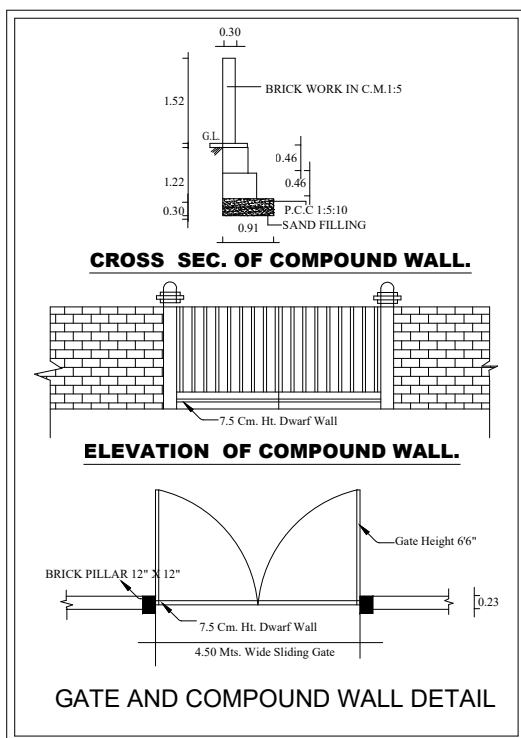
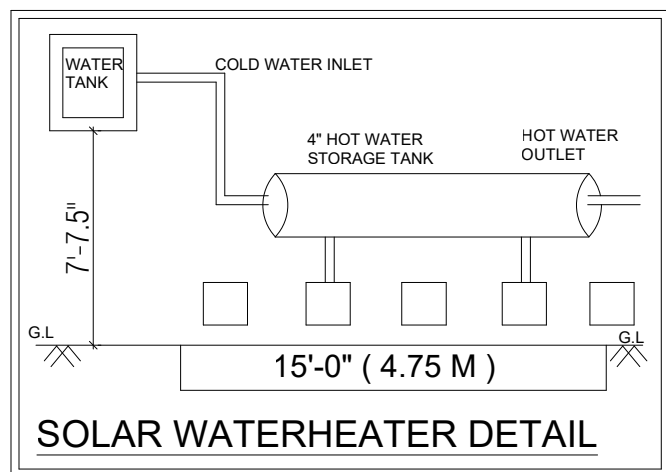
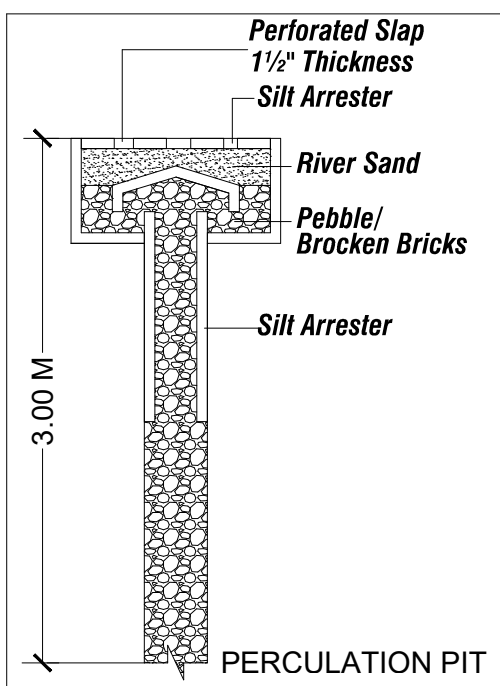
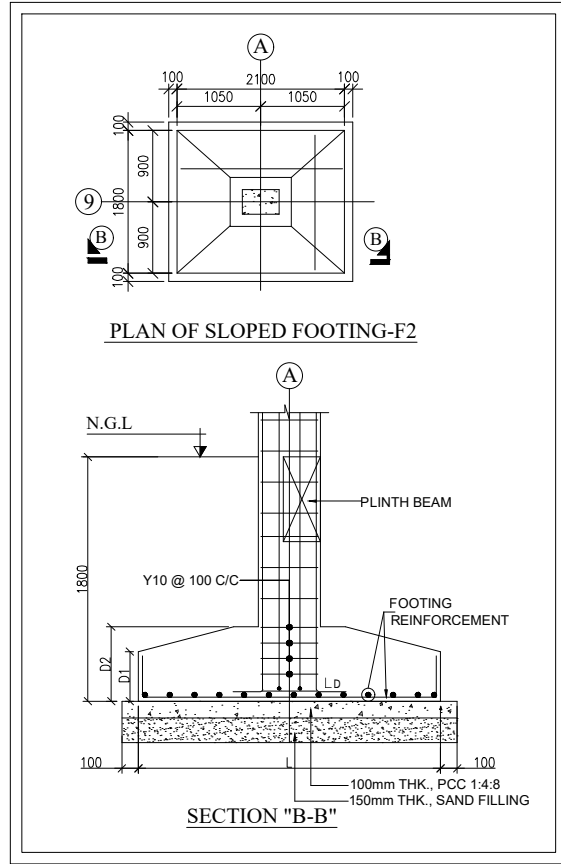
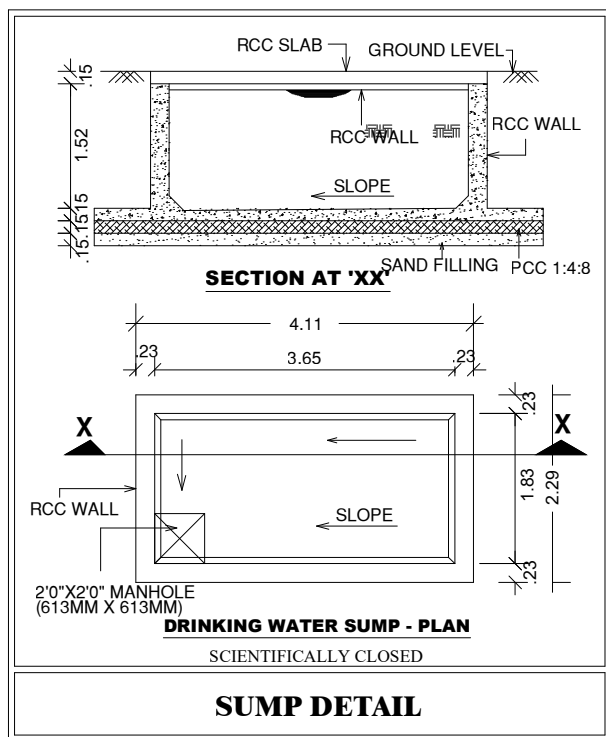
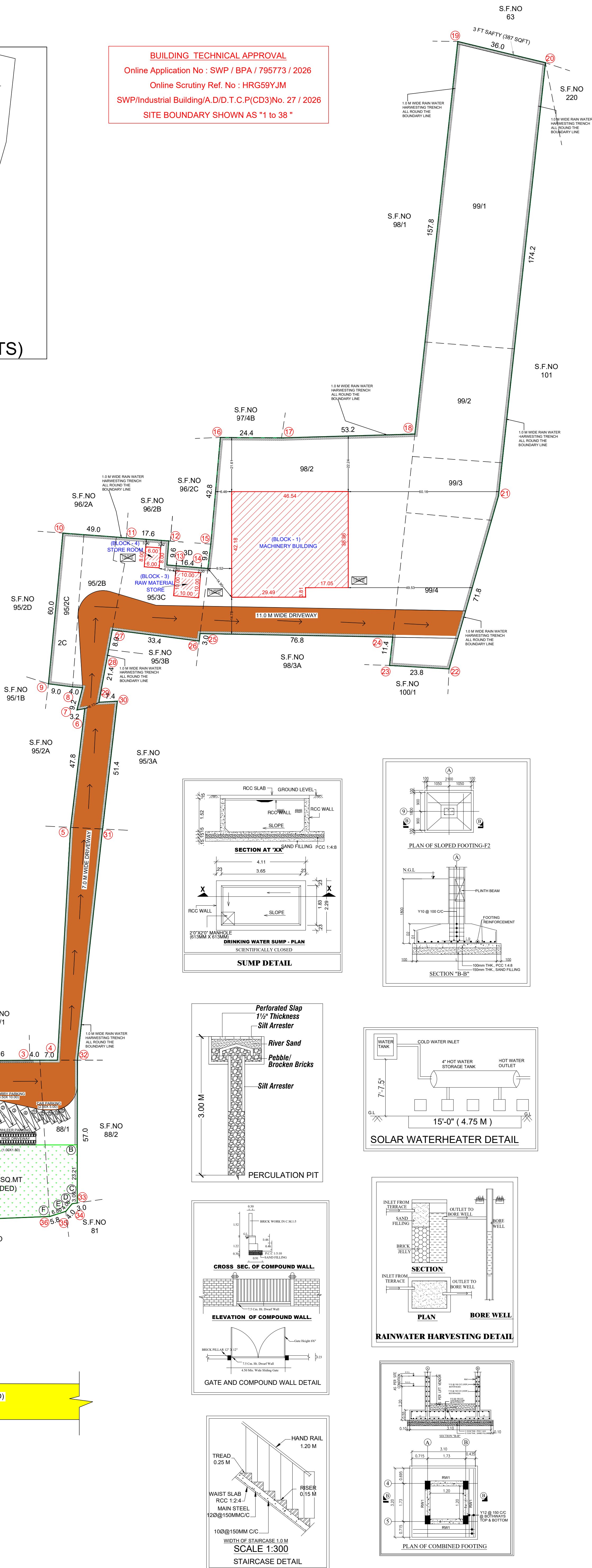
N. DINESH KUMAR, M.Tech., (Struct.)
CGL DIST/RE/OR-1/2025/06/013-DTCP
G1-Plot No.43, Raghava Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ullagaram,
Puzhuthivakkam, Chennai - 600 091.
Mobile: 9551151234 / 9551213123

REGISTERED STRUCTURAL ENGINEER

R. MANIKANDAN, M.Tech, (Structures)
Registered Structural Engineer Grade I (RES), DTCP
CGLRGNSE/Gr-1/2018/08/036
AURA ENGINEERING CONSULTANTS
13/27, 67th Street, R V Nagar,
Ashok Nagar, Chennai - 600 083
Ph: 044-48897100 Cell: 9790781378



BUILDING TECHNICAL APPROVAL
Online Application No : SWP / BPA / 795773 / 2026
Online Scrutiny Ref. No : HRG59YJM
SWP/Industrial Building/A.D/D.T.C.P(CD3)No. 27 / 2026
SITE BOUNDARY SHOWN AS "1 to 38 "

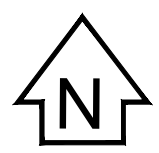


SHEET NO: 02 / 02

ALL DIMENSIONS ARE IN METRE

SITE PLAN

SCALE 1:800



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF "RS SOLID BLOCK" INDUSTRIAL BUILDING COMPRISED IN S.NO: 87, 88/2, 94/2B, 95/2B, 95/2C, 95/3C, 98/2, 99/1, 99/2, 99/3 & 99/4 OF ARUNGAL VILLAGE, KATTANKOLATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

ONLINE APPLICATION NO : SWP / BPA / 795773 / 2026
ONLINE SCRUTINY REF. NO : HRG59YJM
INDUSTRIES CLASSIFIED AS "ORANGE"
CATEGORY - (20) - BRICKFIELDS (EXCLUDING FLY ASH BRICK MANUFACTURING USING LIME PROCESS)

AREA DETAILS				
PARTICULARS			LAND AREA (sq.mt)	
AREA OF THE SITE AS PER PATTA			24019.00	
AREA OF THE SITE AS PER DOCUMENT			22945.57	
BLOCK NO'S	BUILDING DESCRIPTION	BUILT UP AREA (sq.mt)	NON FSI AREA (sq.mt)	FSI AREA (sq.mt)
BLOCK - 1	G.F - MACHINERY BUILDING	1898.08	-	1898.08
BLOCK - 2	G.F - OFFICE & STAFF ROOM	80.00	-	80.00
BLOCK - 3	G.F - RAW MATERIAL STORE	100.00	-	100.00
BLOCK - 4	G.F - STORE ROOM	48.00	-	48.00
BLOCK - 5	G.F - WIEGHMENT ROOM	9.00	-	9.00
	G.F - SECURITY ROOM	6.25	-	6.25
TOTAL =		2141.33		2141.33

FLOOR SPACE INDEX - (F.S.I) $\frac{2141.33}{22945.57} = 0.093$
PLOT COVERAGE - (P.C) $\frac{2141.33}{22945.57} \times 100 = 9.33 \%$

NO. OF WORKERS - MALE:13 NOS., FEMALE: 03 NOS. = TOTAL:16 NOS.

POWER DETAILS				
S.No.	MACHINERIES NAME	H.P.	Nos.	TOTAL H.P.
1	CUBER MACHINE	55.50	1	55.50
2	BLOCK MACHINE	68.00	1	68.00
3	BATCHING MACHINE	153.00	1	153.00
4	FACE MIXER MACHINE	49.00	1	49.00
5	LIGHTING AND OTHERS	25.00	1	25.00
TOTAL POWER IN H.P.				350.50

PARKING REQUIREMENTS			
DESCRIPTION	STALL SIZE	REQUIRED	PROVIDED
LORRY PARKING	3.50 x 10.0	WORK SHOP AREA: 1898.08 = 3 Nos.	4 Nos
CAR PARKING	2.50 x 5.00	OFFICE AREA: 80.00 = 1 Nos.	5 Nos
TWO WHEELER PARKING	1.00 x 1.80	WORK SHOP AREA: 1898.08 = 26 Nos.	40 Nos
CYCLE PARKING	1.00 x 1.80	WORK SHOP AREA: 1898.08 = 26 Nos.	40 Nos

SANITATION REQUIREMENTS		
MALE	Required	Provided
WATER CLOSET WITH ABLUTION TAP	2	2
URINAL	2	2
FEMALE	Required	Provided
WATER CLOSET WITH ABLUTION TAP	-	-

DRINKING WATER FOUNTAINS	1	1
WASHING TAPS	1	1
EMERGENCY SHOWER / EYE WASH	1	1

COLOR INDEX	
SITE BOUNDARY	Pink
BUILDINGS	Red
EXISTING ROAD	Yellow
OSR	Green

OSR AREA CALCULATION:
OSR REQUIRED AREA = 2294.55 sq.m (10.00 %)
OSR PROVIDED AREA = 2334.89 sq.m (10.18 %)

APPLICANT
For JK ENTERPRISES
S.P. Partner

REGISTERED ENGINEER
N. DINESH KUMAR, M.Tech., (Struct.)
CGL DIST/RE/GR-1/2025/06/013-DTCP
G1-Plot No.43, Reghas Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Utlagaram,
Puduchutivakkam, Chennai - 605 091.
Mobile: 9551151234 / 9551213123

REGISTERED STRUCTURAL ENGINEER
R. MANIKANDAN, M.Tech. (Structures)
Registered Structural Engineer Grade I (RSE), DTPC
COL/GR/SE/Gr-1/2018/00030
AURA ENGINEERING CONSULTANTS
13/27, 67th Street, R V Nagar,
Ashok Nagar, Chennai - 600 063
Ph: 044-48897100 Cell: 9790781978

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.

