PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

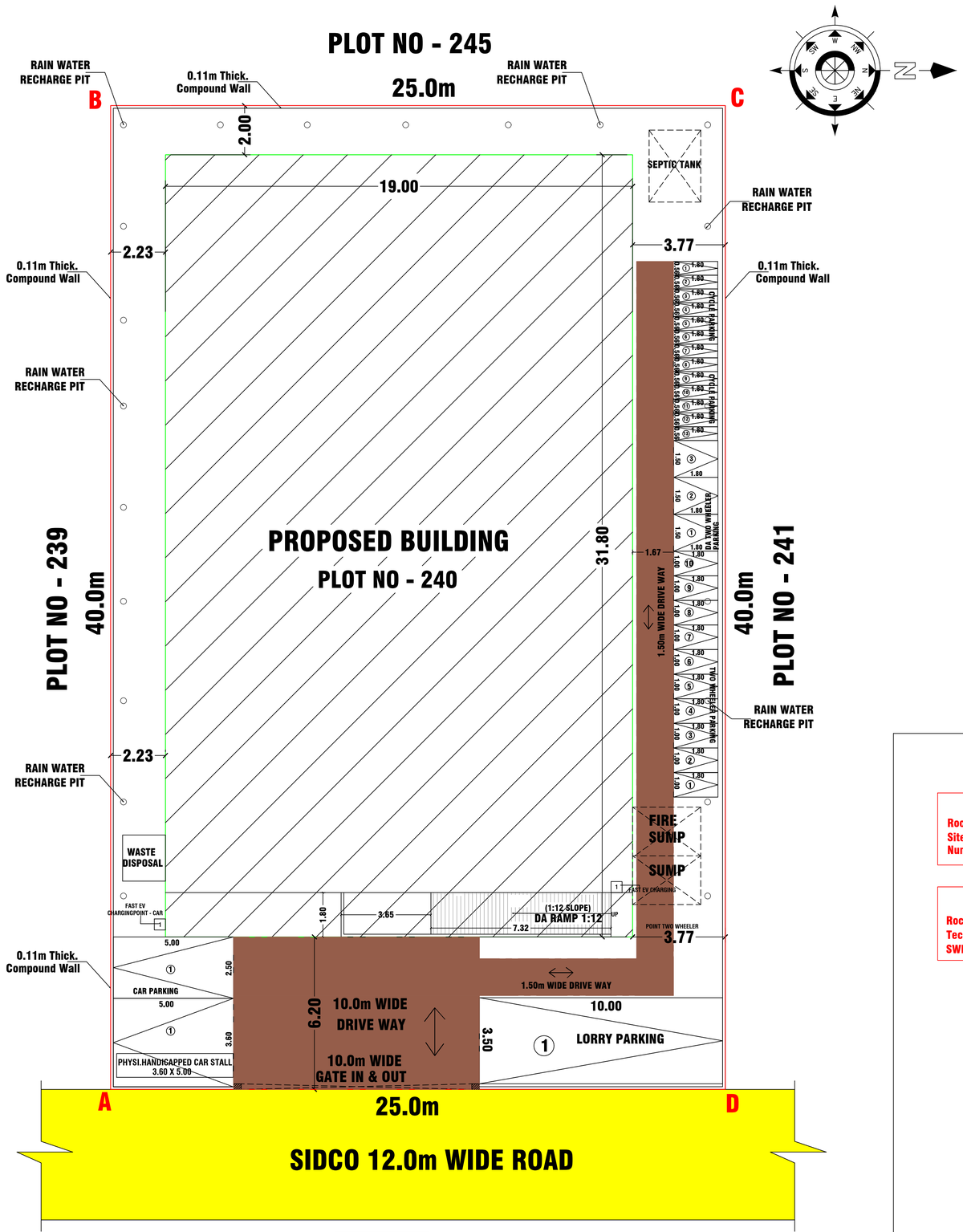
ISSUING AUTHORITY
DTCP

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate



SITE PLAN

SCALE-1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUM SHEET ROOF FACTORY (BAKERY - GREEN CATEGORY)BUILDING IN S.F. NO - 124/29pt, PLOT NO - 240, KODUR VILLAGE, CHEYYUR TALUK, CHENGLAPATTU DISTRICT.

(Approval Layout No:-ம.வ./ந.ஊ.உ.இ.(செ.மா.)எண்-136/2023).

Name Of The Applicant :-

1. M/s KAFLUR FOODS.

NOTE:-

1. ALL DIMENSIONS ARE IN METER.
2. MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY.
3. ALL SUNSHADE PROJECTIONS ARE LESS THEN OR EQUAL TO 0.60m.

GREEN CATEGORY (BAKERY TYPE BUILDING)

S.NO.	MACHINERY DETAILS	No	POWER IN H.P
1.	VEG WASHER WITH CONVEYOR	1	2H.P
2.	JMS-15HP SCREW COMPRESSOR	1	5H.P
3.	GARLIC DEPODING & GRADING MACHINE	1	2H.P
4.	250 LTRS TILTING TYPE KETTLE WITH STIRRER - SS STAND	1	1H.P
5.	DRUM ROASTER MACHINE:- MS STAND CAP: 30KG/TIME 10-15MIN	1	1H.P
6.	PULVERIZER	1	1H.P
7.	COLLOID MILL	1	1H.P
8.	RIBBON BLENDER MACHINE	1	1H.P
9.	COOKWOK MACHINE	1	2H.P
10.	GRAVY PROCESSING TANK WITH AGITATOR	1	1H.P
11.	AUTOMATIC PASTE FILLING MACHINE WITH SEALING ATTACHMENT	1	2H.P
12.	AUTOMATIC POWDER FILLING MACHINE WITH SEALING ATTACHMENT	1	2H.P
13.	CHILLER COOLING SYSTEM	1	1H.P
14.	SCREW TYPE COMPRESSOR	1	10H.P
15.	CENTRIFUGAL BLOWER WITH DYNAMICALLY BALANCED IMPELLER CAPACITY	1	2H.P
	TOTAL		34H.P

NUMBER OF WORKERS =12

FOR OFFICE USE

SITE APPROVAL

Roc No:SWP/BPA/0796273/2026
Site Boundary Shown as "A to D" and Numbered as SWP/DTCP/CHENGLAPATTU

TECHNICAL CONCURRENCE

Roc No:SWP/BPA/0796273/2026
Technical Concurrence Numbered as SWP/DTCP/CHENGLAPATTU/BP No.16/2026

AREA DETAILS :-

PARTICULARS	SQ.MT
AREA OF THE SITE (AS PER DEED) =0.247 Acres	1000.00
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT AREA)	1000.00

AREA OF THE BUILDING :- FACTORY

FLOOR NAME	TOTAL BUILT UP AREA	FSI AREA	NON FSI AREA
GROUND FLOOR AREA	604.20	604.20	-
MEZZANINE FLOOR	172.17	172.17	-
TOTAL BUILT UP AREA	776.37	776.37	-
TOTAL BUILT UP AREA	776.37		
TOTAL BUILT UP AREA (FSI)	776.37		

FLOOR SPACE INDEX (FSI) = $\frac{776.37}{1000.00}$ = 0.776

PLOT COVEREAGE (PC) = $\frac{604.20}{1000.00}$ X 100 = 60.42%

(FE) FIRE EXTINGUISHER = (FE)
(FA) FIRE ALARAM = (FA)
MACHANICAL VENTILATION PROVIDED = (MV)
TURBO VENTILATOR PROVIDED = (TV)
FAST EV CHARGING POINT-CAR/TWO WHEELER = (EV)

SITE BOUNDARY =
PROPOSED BUILDING =
EXISTING ROAD =
DRIVEWAY =

PARKING DETAILS :-

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 LORRY SPACE FOR EVERY 500 SQ.M OF WORKSHOP FLOOR AREA	497.16SQ.MT / 500 SQM	1Nos	1Nos
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	99.80 SQ.MT / 100 SQM	01Nos	02Nos (INCLUDE PH)
1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	497.16SQ.MT / 50 SQM	10Nos	13Nos (INCLUDE PH)
1 CYCLE SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	497.16SQ.MT / 50 SQM	10Nos	13Nos

FAST EV CHARGING POINT CAR - 1Nos
FAST EV CHARGING POINT TWO WHEELER - 1Nos

Sanitary Requirements for Factories

S.No	Sanitary Unit	For Male Personnel (5Nos)		For Female Personnel (7Nos)	
		Required	Provided	Required	Provided
1.	Water Closet	1Nos	1Nos	1Nos	1Nos
2.	Ablution Taps	1Nos	1Nos	1Nos	1Nos
3.	Urinals	1Nos	2Nos	-	
4.	Washing Taps with draining arrangement	3Nos			
5.	Drinking Water Fountains	1Nos			
6.	Emergency shower and eye wash fountain	1Nos			
7.	PH Persons TOILET	1Nos			
8.	Wash Basin	4Nos			

REG.STRUCTURAL ENGINEER:-

Er.S.VIJAYAKUMAR,M.E.,(Strl),
VIJAYSRI STRUCTURAL CONSULTANT & CIVIL ENGINEER
REGISTERED STRUCTURAL ENGINEER GRADE-SLPA :12/RSE-I/24-29
D.No-5/6-1A,NINAM PATTI, ATTAYAMPATTI,
RAJAPALAYAM(PO),
SALEM (Dt)-637 501.
CELL -9965399021.

REG.CONSTRUCTION ENGINEER:-

Er.M.MAHADEVAN,M.E,AMIE.,MISTE
MAHA BUILDERS
REG. CONS. ENGINEER GRADE-SLPA :51/RCE-I/24-29
D.No-2/5,SANTHOSH NAGAR,PACB BACK SIDE,
CHINNATHIRUPATHY,
SALEM (Dt)-636 008.

APPLICANT:-

For KAFLUR FOODS

PARTNER

REGISTERED ENGINEER:-

Er.K.K.KISHORE @ K.KISHAN B.E.,C.E(Dip).,D.C.P
SRI BALAJI CONSTRUCTION
ARCHITECT & ENGINEER
REGISTERED ENGINEER GRADE-SLPA :52/RE-I/24-29
LICENSED BUILDING SURVEYOR., L.B.S.NO -46/24-29
D.No-93/A7, SRI KRISHNA INDU NIVAS , KATTUVATTAM
RAIN BOW GARDEN , PUDHU ERI ROAD,
KANNANKURICHI,SALEM -636008.
CELL -94432 -41730.

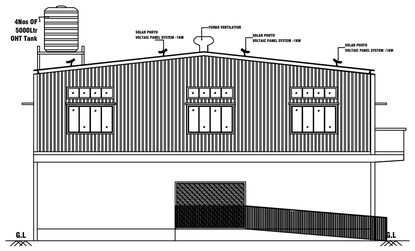
SHEET - 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GALVALUM SHEET ROOF FACTORY (BAKERY- GREEN CATEGORY)
BUILDING IN S.F. NO - 124/29pt, PLOT NO - 240, KODUR VILLAGE, CHEYYUR TALUK, CHENGLAPATTU DISTRICT.
(Approval Layout No:-மே.வ./நு.உள.உ..இ.(செ.மா.)எண்-136/2023).

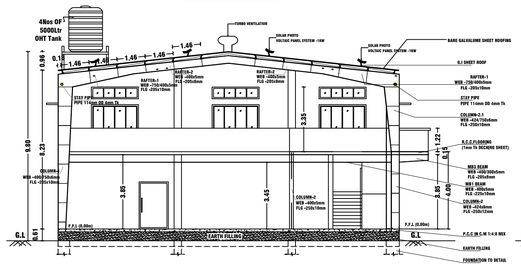
Name Of The Applicant :-

1. M/s KAFLUR FOODS.

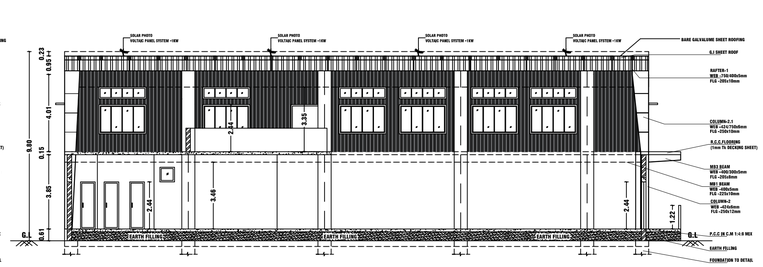
SCALE-1:100



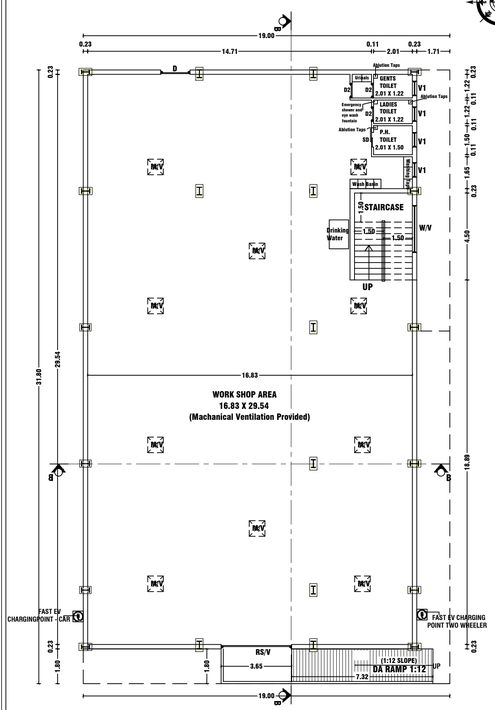
ELEVATION



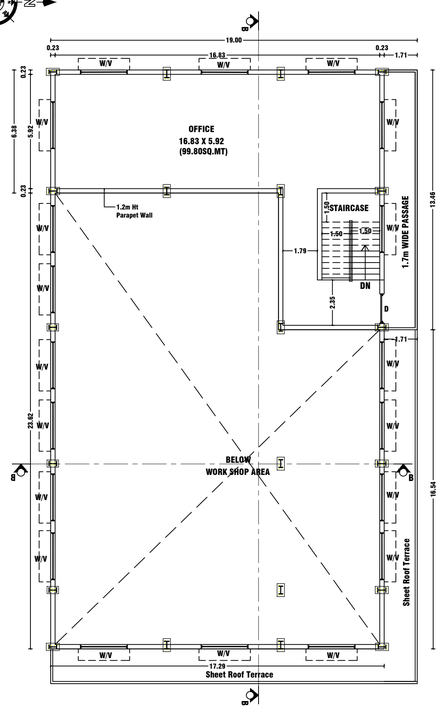
SECTION AT AA



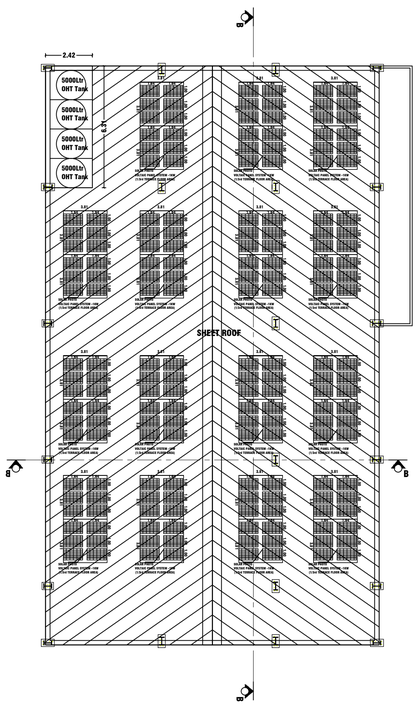
SECTION AT BB



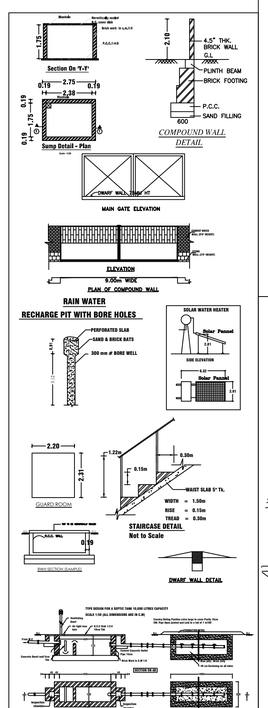
GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



TERRACE FLOOR PLAN

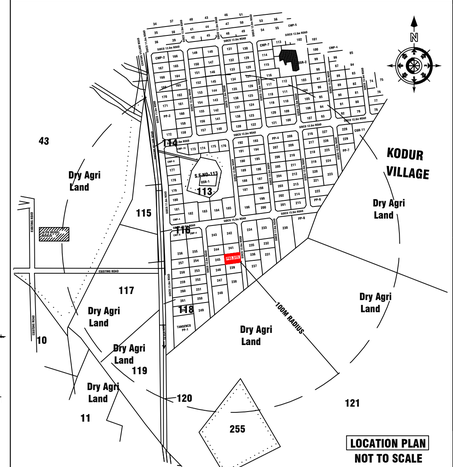


SHEET-2/2

FOR OFFICE USE

SITE APPROVAL
Roc No:SWP/BPA/0796273/2026
Site Boundary Shown as "A to D" and Numbered as SWP/DTCP/CHENGLAPATTU

TECHNICAL CONCURRENCE
Roc No:SWP/BPA/0796273/2026
Technical Concurrence Numbered as SWP/DTCP/CHENGLAPATTU/BP No.16/2026



LOCATION PLAN
NOT TO SCALE

AREA DETAILS :-

PARTICULARS	SQ.MT
AREA OF THE SITE (AS PER DEED) =0.247 Acres	1000.00
AREA OF THE SITE (AS PER SUPER IMPOSED PLOT AREA)	1000.00

AREA OF THE BUILDING :- FACTORY

FLOOR NAME	TOTAL BUILT UP AREA	FSI AREA	NON FSI AREA
GROUND FLOOR AREA	604.20	604.20	-
MEZZANINE FLOOR	172.17	172.17	-
TOTAL BUILT UP AREA	776.37	776.37	-
TOTAL BUILT UP AREA	776.37		
TOTAL BUILT UP AREA (FSI)	776.37		

FLOOR SPACE INDEX (FSI) = $\frac{776.37}{1000.00}$ = 0.776

PLOT COVEREAGE (PC) = $\frac{604.20}{1000.00}$ X 100 = 60.42%

JOINERY DETAILS :-

R/SHUTTER (RS)	= 3.65 X 2.44
DOOR (D)	= 1.52 X 2.44
DOOR (D1)	= 0.91 X 2.44
DOOR (D2)	= 0.76 X 2.44
S.DOOR (SD)	= 1.00 X 2.44
WINDOW (W)	= 2.44 X 1.52
VENTILATOR (V)	= 2.44 X 0.61
VENTILATOR (V1)	= 0.76 X 0.76

(FE) FIRE EXTINGUISHER =
(FA) FIRE ALARAM =
MACHANICAL VENTILATION PROVIDED = M/V
TURBO VENTILATOR PROVIDED = TAV
FAST EV CHARGING POINT-CAR/TWO WHEELER =

NOTE:-
1. ALL DIMENSIONS ARE IN METER.
2. MECHANICAL VENTILATION TO BE PROVIDED WHEREVER NECESSARY.
3. ALL SUNSHADE PROJECTIONS ARE LESS THEN OR EQUAL TO 0.60m.

PARKING DETAILS :-

PARKING AREA DESCRIPTION	AREA	REQUIRED	PROVIDED
1 LORRY SPACE FOR EVERY 500 SQ.M OF WORKSHOP FLOOR AREA	497.16SQ.MT / 500 SQM	1Nos	1Nos
1 CAR SPACE FOR EVERY 100 SQ.M OF OFFICE FLOOR AREA	99.80 SQ.MT / 100 SQM	01Nos	02Nos (INCLUDE PH)
1 TWO WHEELER SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	497.16SQ.MT / 50 SQM	10Nos	13Nos (INCLUDE PH)
1 CYCLE SPACE FOR EVERY 50 SQ.M OF WORKSHOP FLOOR AREA	497.16SQ.MT / 50 SQM	10Nos	13Nos

Sanitary Requirements for Factories

S.No	Sanitary Unit	For Male Personnel (5Nos)		For Female Personnel (7Nos)	
		Required	Provided	Required	Provided
1.	Water Closet	1Nos	1Nos	1Nos	1Nos
2.	Ablution Taps	1Nos	1Nos	1Nos	1Nos
3.	Urinals	1Nos	2Nos	-	
4.	Washing Taps with draining arrangement	3Nos			
5.	Drinking Water Fountains	1Nos			
6.	Emergency shower and eye wash fountain	1Nos			
7.	PH Persons TOILET	1Nos			
8.	Wash Basin	4Nos			

FAST EV CHARGING POINT CAR - 1NOS
FAST EV CHARGING POINT TWO WHEELER - 1NOS

REG.STRUCTURAL ENGINEER:-

Er.S.VIJAYAKUMAR,M.E.,(Stri),
VIJAYSRI STRUCTURAL CONSULTANT & CIVIL ENGINEER
REGISTERED STRUCTURAL ENGINEER GRADE-SLPA :12/RSE-I/24-29
D.No-5/6-1A,NINAM PATTI, ATTAYAMPATTI,
RAJAPALAYAM(PO),
SALEM (Dt)-637 501.
CELL -9965399021.

REG.CONSTRUCTION ENGINEER:-

Er.M.MAHADEVAN,M.E,AMIE.,MISTE
MANA BUILDERS
REG. CONS. ENGINEER GRADE-SLPA :51/RCE-I/24-29
D.No-2/5,SANTHOSH NAGAR,PACB BACK SIDE,
CHINNATHIRUPATHY,
SALEM (Dt)-636 008.

APPLICANT:-

For KAFLUR FOODS
PARTNER

REGISTERED ENGINEER:-

Er.K.K.KISHORE @ K.KISHAN B.E.,C.E(Dip).,D.C.P
SRI BALAJI CONSTRUCTION
ARCHITECT & ENGINEER
REGISTERED ENGINEER GRADE-SLPA :52/RE-I/24-29
LICENSED BUILDING SURVEYOR., L.B.S.NO -46/24-29
D.No-93/A7, SRI KRISHNA INDU NIVAS , KATTUVATTAM
RAIN BOW GARDEN , PUDHU ERI ROAD,
KANNANKURICHI,SALEM -636008.
CELL -94432 -41730.

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
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.