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REFERENCE
01/2026-2027

ISSUED
19 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 76

Mutthukaadu

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

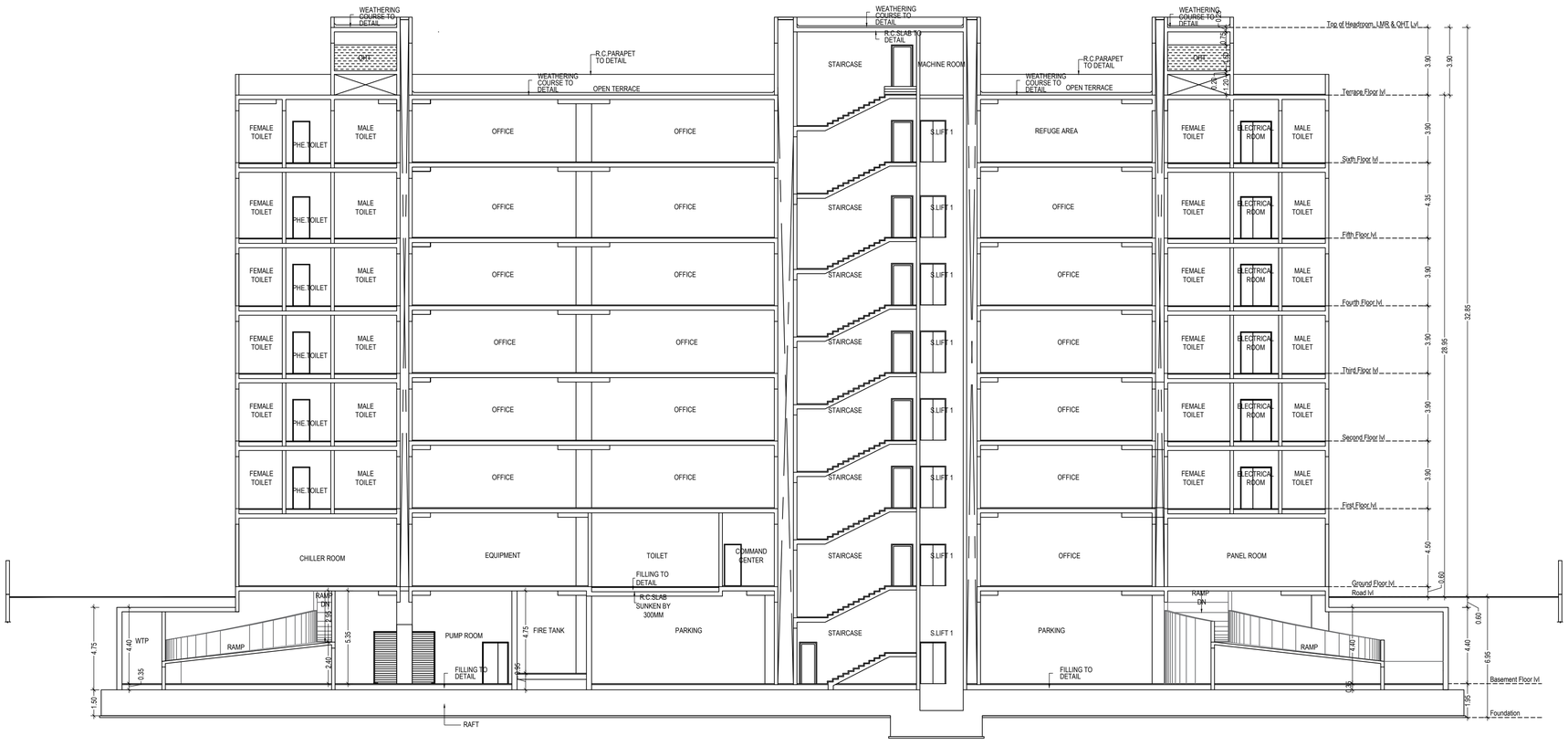
The approval as the planning authority issued it, reproduced in full behind this page.

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

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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD



SECTION AA

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING(SOFTWARE DEVELOPMENT WITH R&D FACILITY) AT PLOT NO: 2/D2 SIPCOT INFORMATION TECHNOLOGY PARK AT SIRUSERI, THIRUPOUR - 603103. COMPRISED IN S.NO: 76 PART OF SIRUSERI VILLAGE LIMITS OF EGATTUR, THIRUPOUR TALUK, CHENGALPATTU - 603103. .

SCHEDULE OF JOINERY :

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.80 X 2.40
RS	ROLLING SHUTTER	4.30 X 2.40
D1	FLUSH DOOR	1.80 X 2.40
D2	FLUSH DOOR	1.20 X 2.40
D3	FLUSH DOOR	0.90 X 2.40
D4	FLUSH DOOR	0.65 X 2.10
W	WINDOW	1.80 X 1.20
W1	WINDOW	1.20 X 1.20
W2	WINDOW	0.90 X 1.20
V	VENTILATOR	1.20 X 0.60

COLOR INDEX :

PROPOSED

STRUCTURAL ENGINEER:

ES. KUMAR, M.Tech.- Structures
DTCP Structural Engineer-Grade-1,
Reg. No.CGLDIST/SE/Gr-I/2019/04/001
97-B/1, Dr. Abdul Kalam Street,
Ramakrishna Nagar, Melamaiyur
Chengalpattu - 603 003
Cell:9840448613

ARCHITECT:

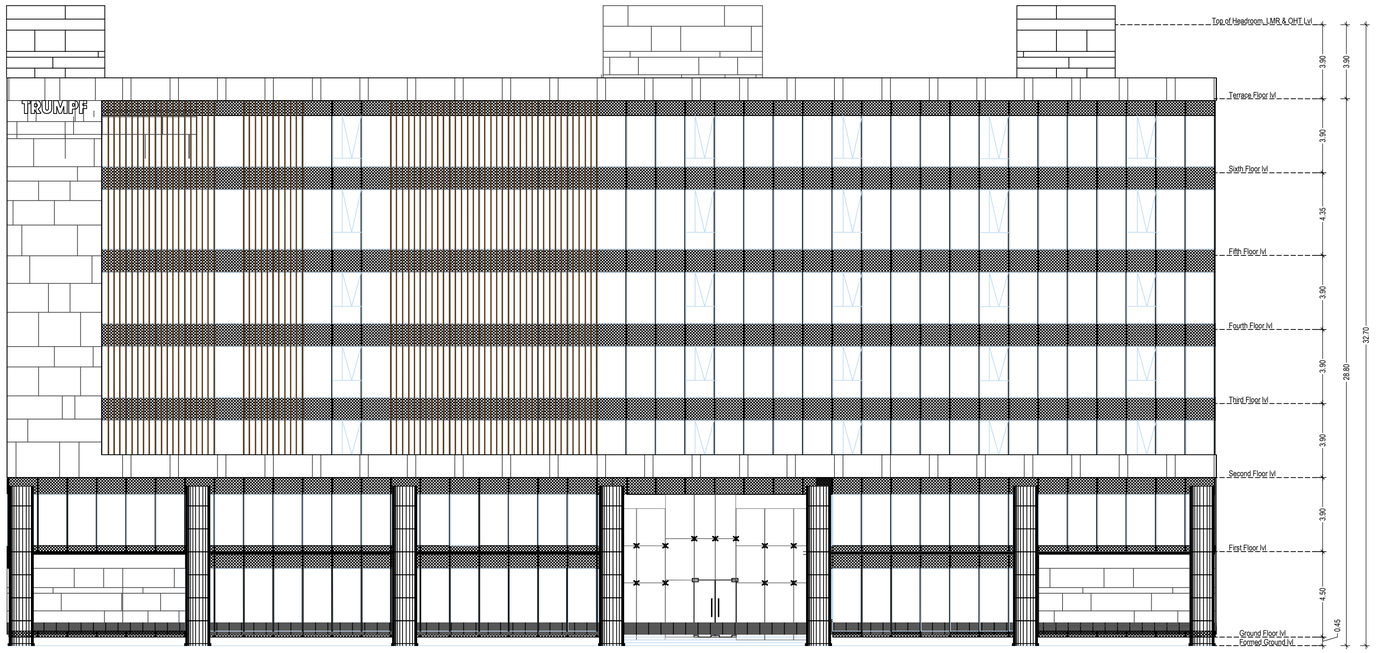
K. JAMAL MOHIDEEN, B.Arch,
Registered Architect-CA/83/07686
New No : 15, 54th Street,
Ashok Nagar, Chennai-600 083.
Mobile : 9840098425
E-mail : rjarchitects@gmail.com

LEASEHOLDER:

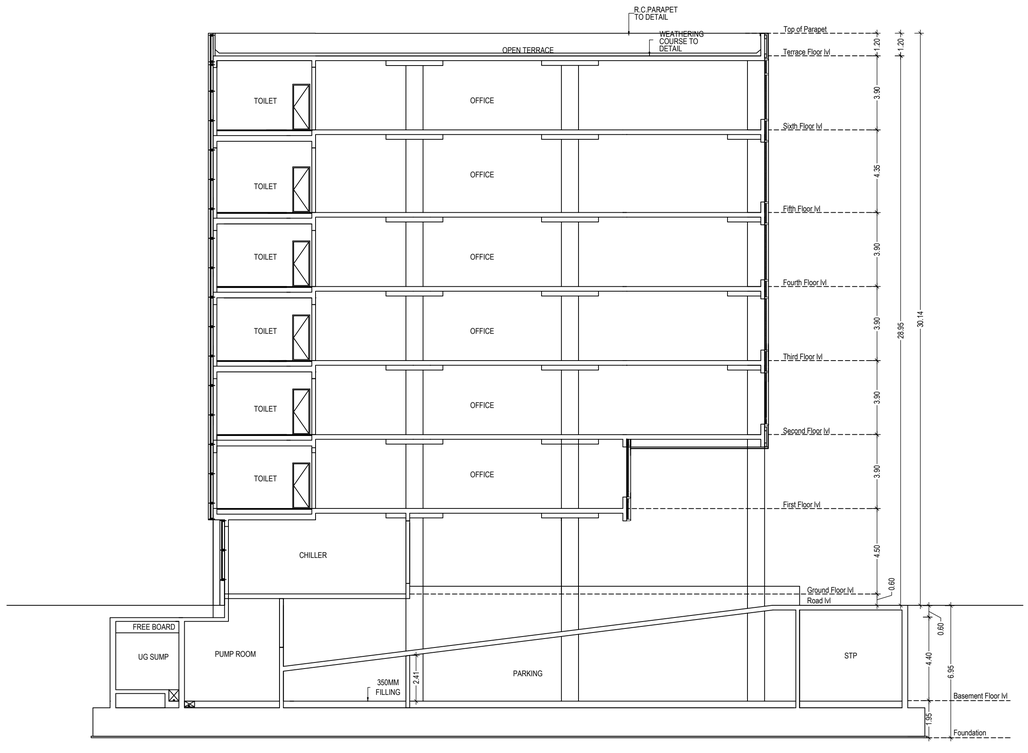
For TRUMPF METAMATION PVT. LTD.
Managing Director
TRUMPF METAMATION PVT. LTD.
2/D2, SIPCOT IT Park,
Siruseri – 603 103, Tamilnadu, India.
Phone : 044-2747 0901

BLOCK 3 - SECTION AA

SCALE - 1:150 | SHEET NO: 7/7



ELEVATION



SECTION BB

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING(SOFTWARE DEVELOPMENT WITH R&D FACILITY) AT PLOT NO: 2/D2 SIPCOT INFORMATION TECHNOLOGY PARK AT SIRUSERI, THIRUPOUR - 603103. COMPRISED IN S.NO: 76 PART OF SIRUSERI VILLAGE LIMITS OF EGATTUR, THIRUPOUR TALUK, CHENGALPATTU - 603103. .

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COLOR INDEX :

PROPOSED

STRUCTURAL ENGINEER:

ES. KUMAR, M.Tech.- Structures
DTCP Structural Engineer-Grade-1,
Reg. No.CGLDIST/SE1Gr-1/2019/04/001
97-B/1, Dr. Abdul Kalam Street,
Ramakrishna Nagar, Melamaiyur
Chengalpattu - 603 003
Cell: 9840448613

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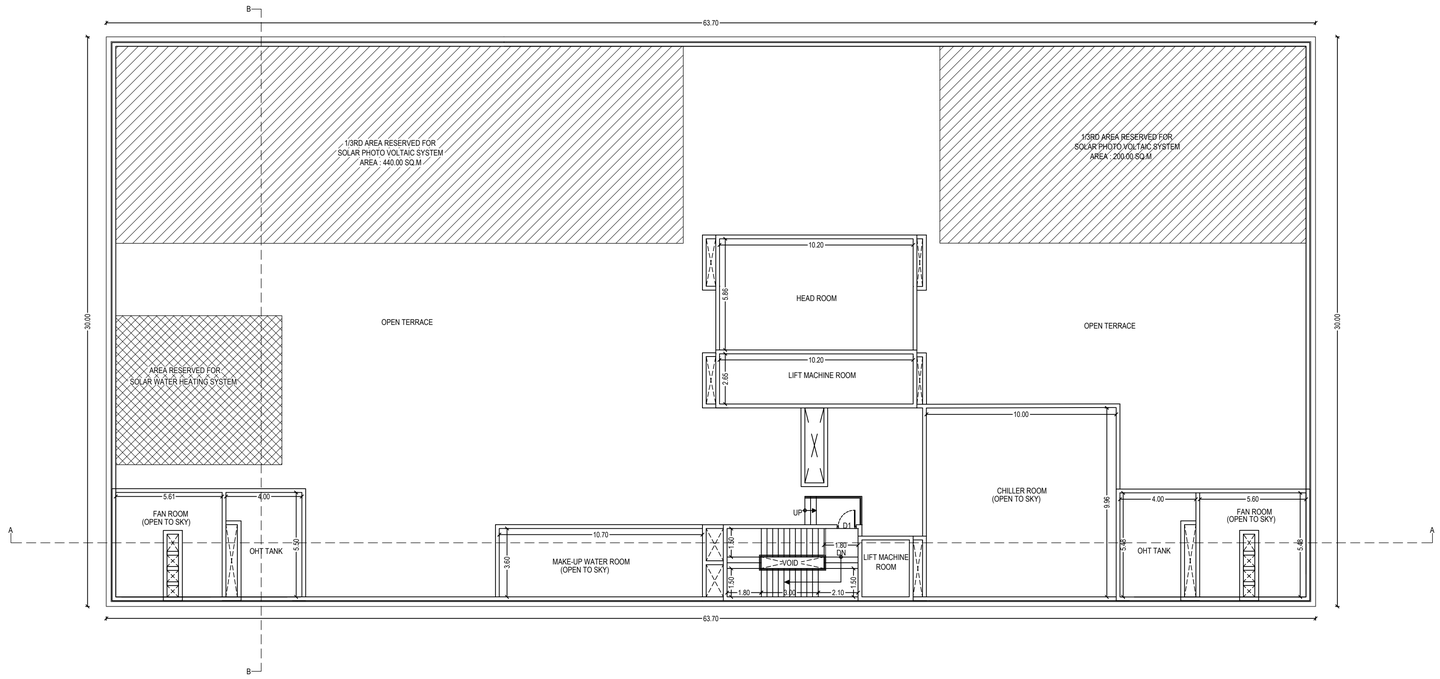
K. JAMAL MOHIDEEN, B.Arch.
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E-mail: rjarchitects@gmail.com

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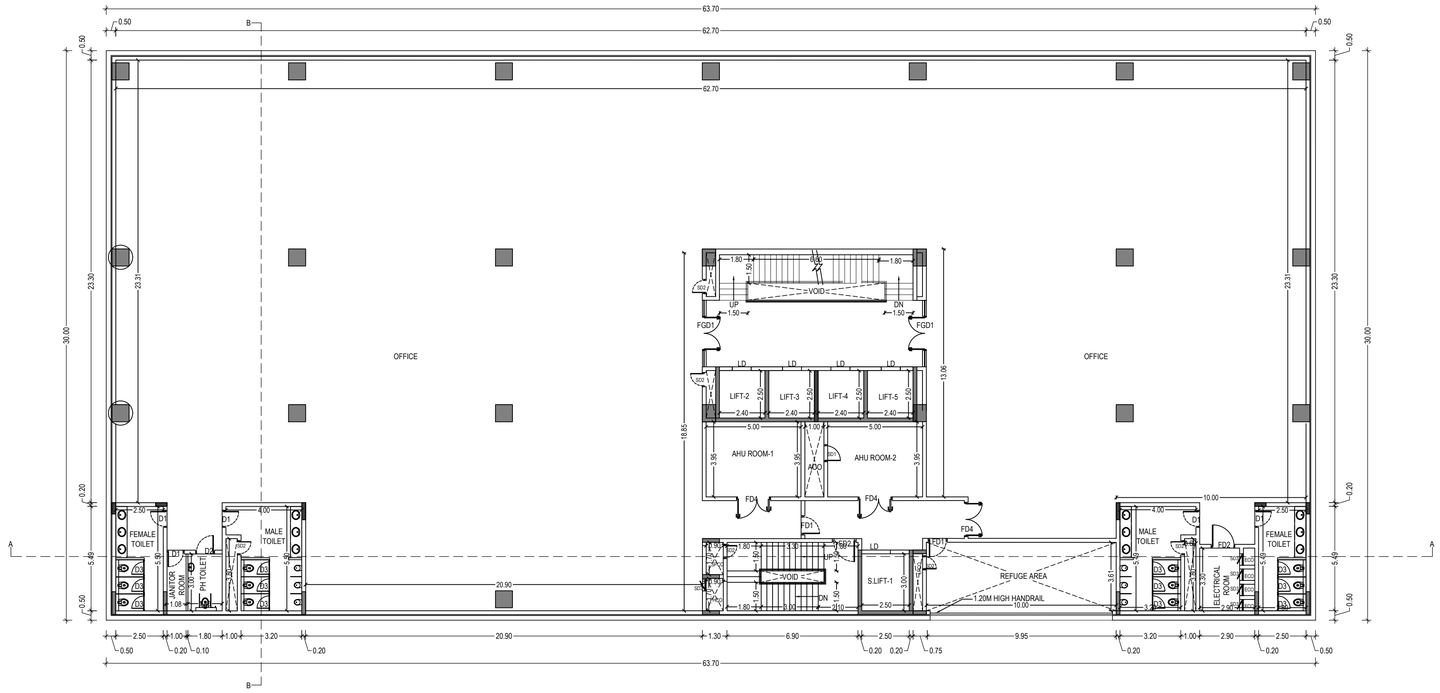
For TRUMPF METAMATION PVT. LTD.
Managing Director
TRUMPF METAMATION PVT. LTD.
2/D2, SIPCOT IT Park,
Siruseri – 603 103, Tamilnadu, India.
Phone : 044-2747 0901

BLOCK 3 - ELEVATION AND SECTION BB

SCALE - 1:150 | SHEET NO: 6/7



TERRACE FLOOR PLAN



SIXTH FLOOR PLAN
(REFUGE AREA)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING(SOFTWARE DEVELOPMENT WITH R&D FACILITY) AT PLOT NO: 2/D2 SIPCOT INFORMATION TECHNOLOGY PARK AT SIRUSERI, THIRUPOUR - 603103. COMPRISED IN S.NO: 76 PART OF SIRUSERI VILLAGE LIMITS OF EGATTUR, THIRUPOUR TALUK, CHENGALPATTU - 603103. .

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COLOR INDEX :

PROPOSED

STRUCTURAL ENGINEER:

ES. KUMAR, M.Tech.- Structures
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Reg. No.CGLDIST/SE/Gr-I/2019/04/001
97-B/1, Dr. Abdul Kalam Street,
Ramakrishna Nagar, Melamaiyur
Chengalpattu - 603 003
Cell:9840448613

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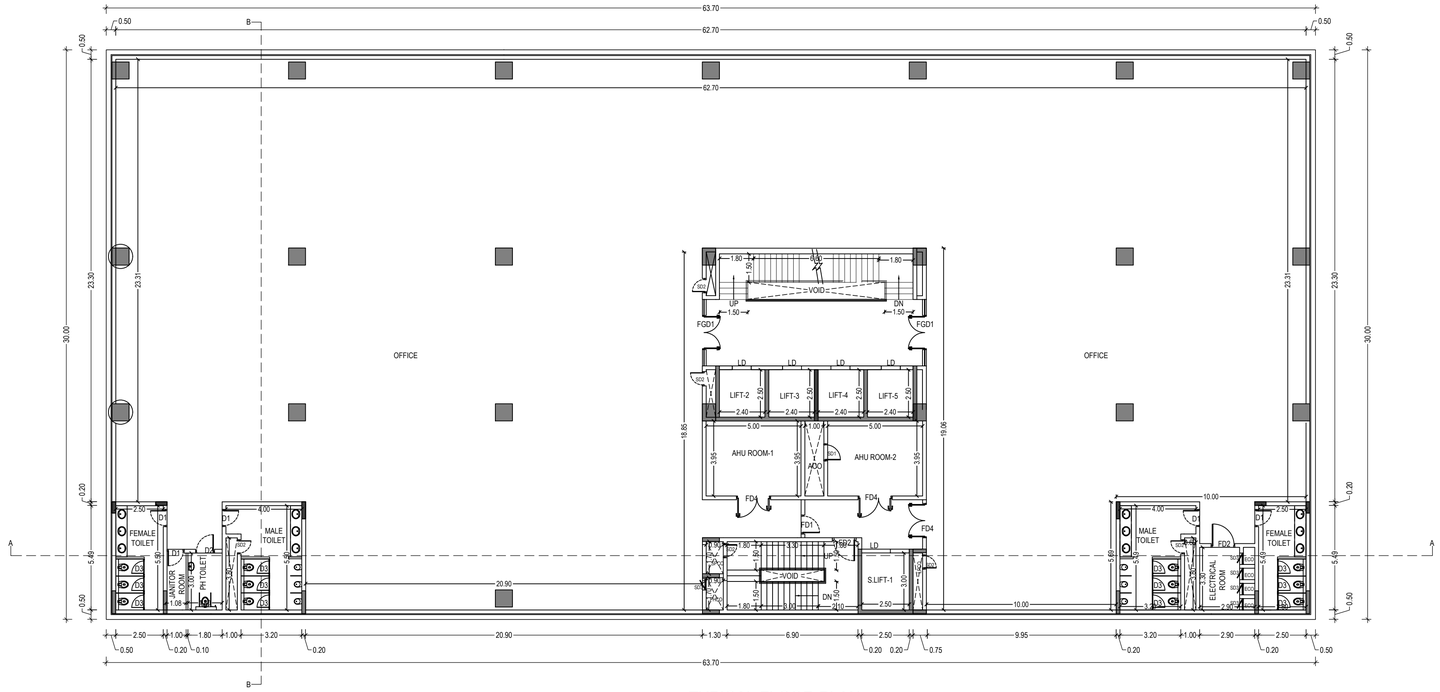
K. JAMAL MOHIDEEN, B.Arch.
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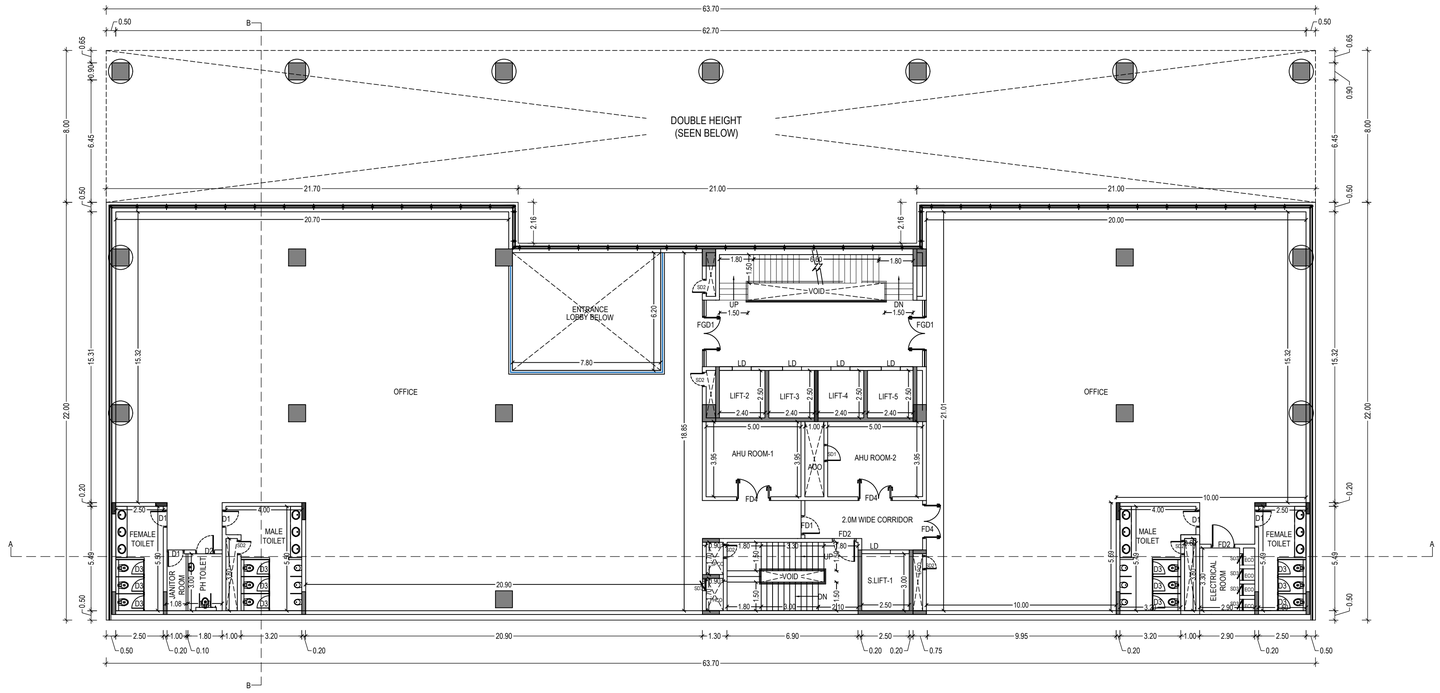
For TRUMPF METAMATION PVT. LTD.
Managing Director
TRUMPF METAMATION PVT. LTD.
2/D2, SIPCOT IT Park,
Siruseri – 603 103, Tamilnadu, India.
Phone : 044-2747 0901

BLOCK 3 - SIXTH FLOOR AND TERRACE PLAN

SCALE - 1:150 | SHEET NO: 5/7



TYPICAL FLOOR PLAN
(SECOND,THIRD, FOURTH, AND FIFTH)



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING(SOFTWARE DEVELOPMENT WITH R&D FACILITY) AT PLOT NO: 2/D2 SIPCOT INFORMATION TECHNOLOGY PARK AT SIRUSERI, THIRUPOUR - 603103. COMPRISED IN S.NO: 76 PART OF SIRUSERI VILLAGE LIMITS OF EGATTUR, THIRUPOUR TALUK, CHENGALPATTU - 603103.

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V	VENTILATOR	1.20 X 0.60

COLOR INDEX :

PROPOSED

STRUCTURAL ENGINEER:

E.S. KUMAR, M.Tech.- Structures
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Reg. No.CGLDIST/SE/Gr-I/2019/04/001
97-B/1, Dr. Abdul Kalam Street,
Ramakrishna Nagar, Melamaiyur
Chengalpattu - 603 003
Cell:9840448613

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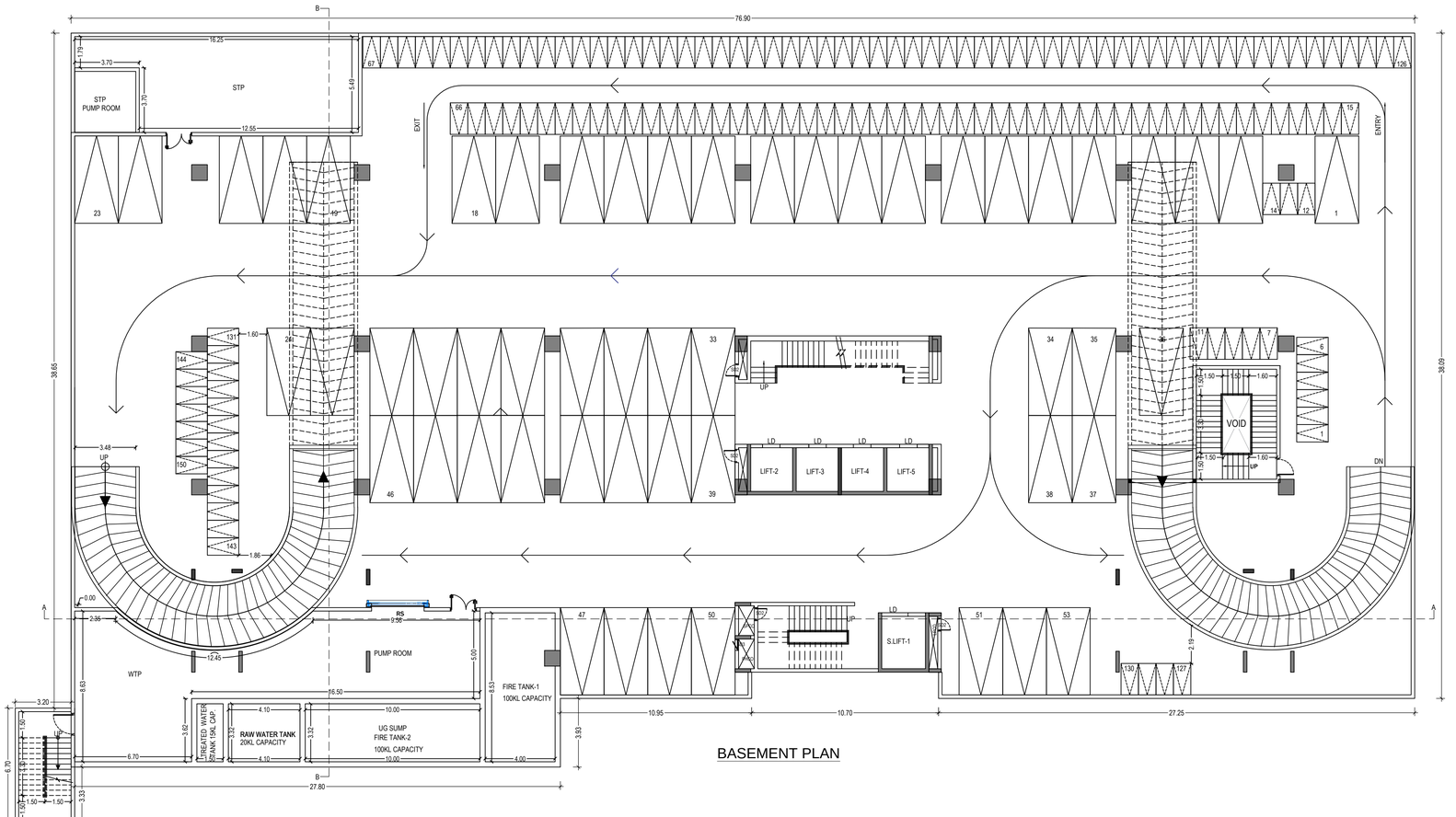
K. JAMAL MOHIDEEN, B.Arch.
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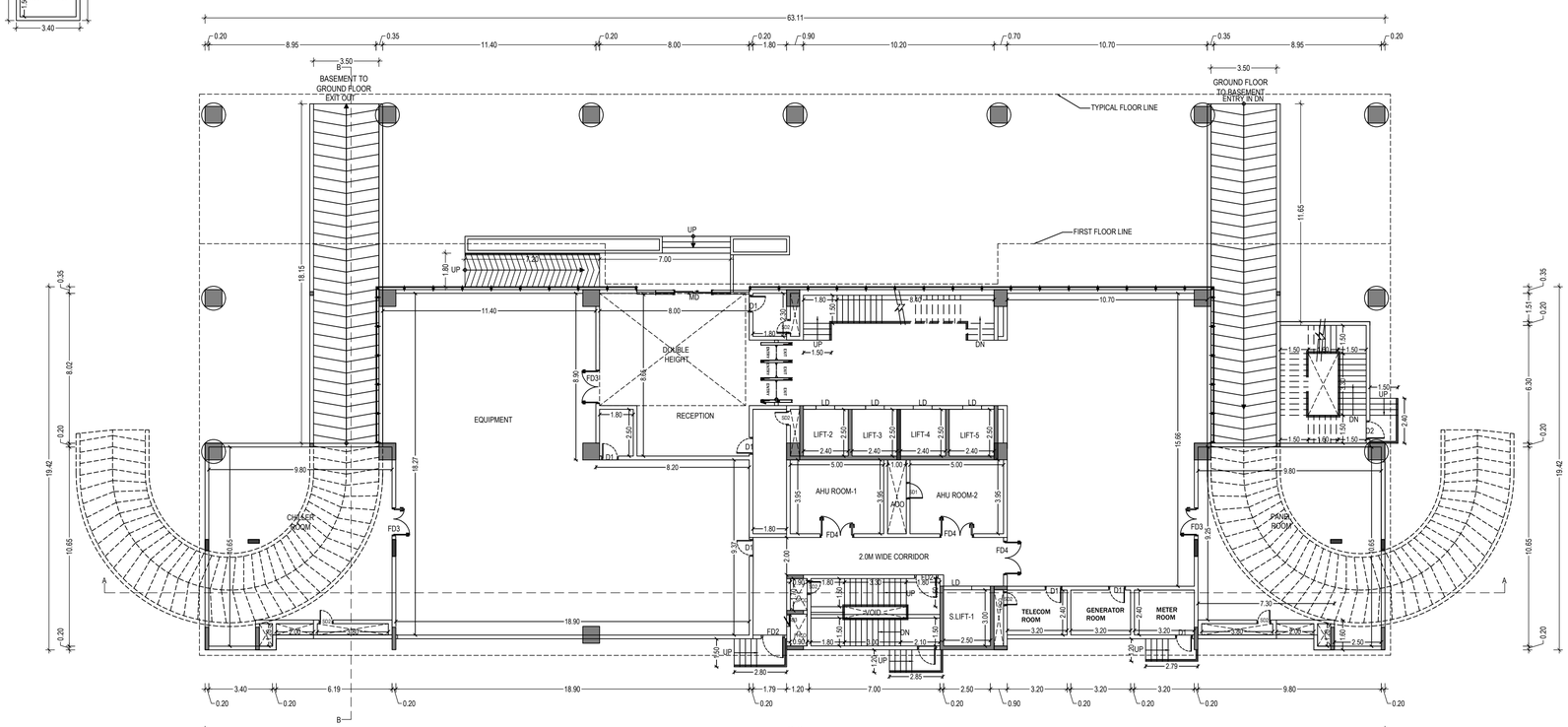
For TRUMPF METAMATION PVT. LTD.
Managing Director
TRUMPF METAMATION PVT. LTD.
2/D2, SIPCOT IT Park,
Siruseri – 603 103, Tamilnadu, India.
Phone : 044-2747 0901

BLOCK 3 - FIRST FLOOR AND TYPICAL FLOOR PLAN

SCALE - 1:150 | SHEET NO: 4/7



BASEMENT PLAN



GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING(SOFTWARE DEVELOPMENT WITH R&D FACILITY) AT PLOT NO: 2/D2 SIPCOT INFORMATION TECHNOLOGY PARK AT SIRUSERI, THIRUPOUR - 603103. COMPRISED IN S.NO: 76 PART OF SIRUSERI VILLAGE LIMITS OF EGATTUR, THIRUPOUR TALUK, CHENGALPATTU - 603103. .

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V	VENTILATOR	1.20 X 0.60

COLOR INDEX :

PROPOSED

[N]

STRUCTURAL ENGINEER:

ES. KUMAR, M.Tech.- Structures
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97-B/1, Dr. Abdul Kalam Street,
Ramakrishna Nagar, Melamaiyur
Chengalpattu - 603 003
Cell:9840448613

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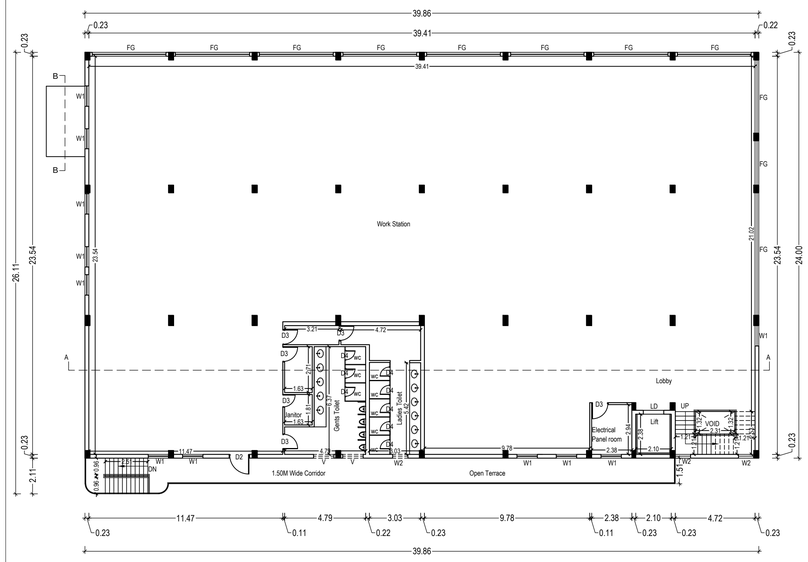
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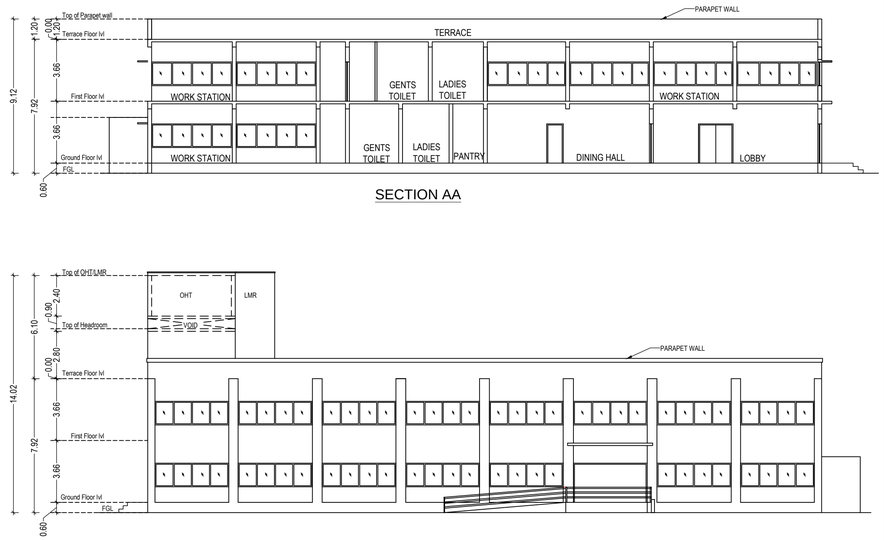
For TRUMPF METAMATION PVT. LTD.
Managing Director
TRUMPF METAMATION PVT. LTD.
2/D2, SIPCOT IT Park,
Siruseri – 603 103, Tamilnadu, India.
Phone : 044-2747 0901

BLOCK 3 - BASEMENT AND GROUND FLOOR PLAN

SCALE - 1:150 | SHEET NO: 3/7

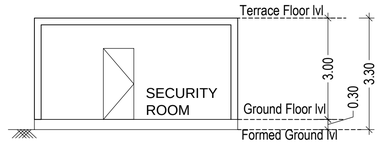


FIRST FLOOR PLAN

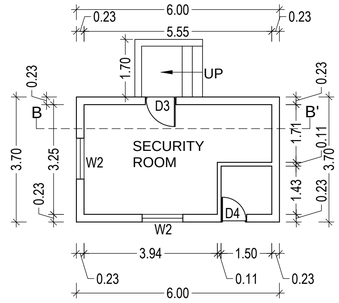


SECTION AA

NORTH SIDE ELEVATION



SECURITY ROOM
SECTION -BB'



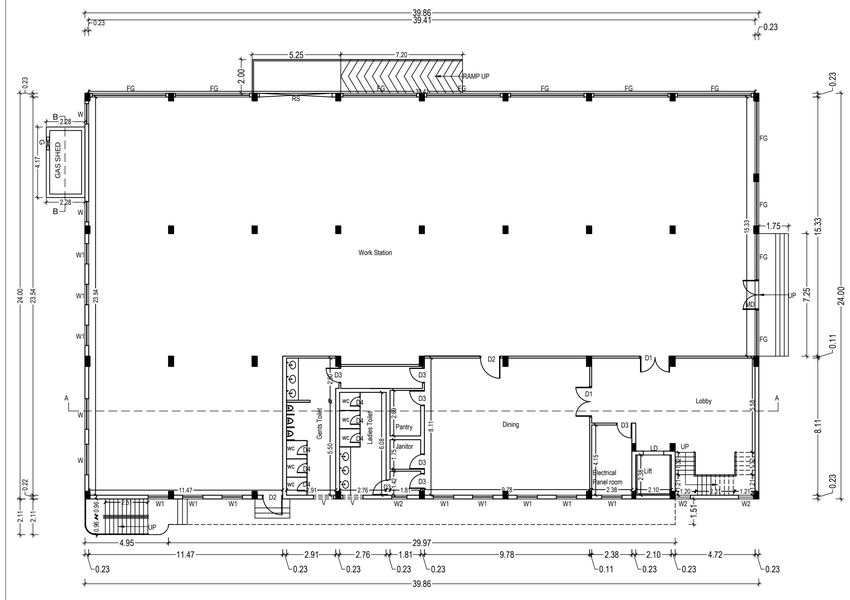
SECURITY ROOM
PLAN

BLOCK -2
SCALE -1:50

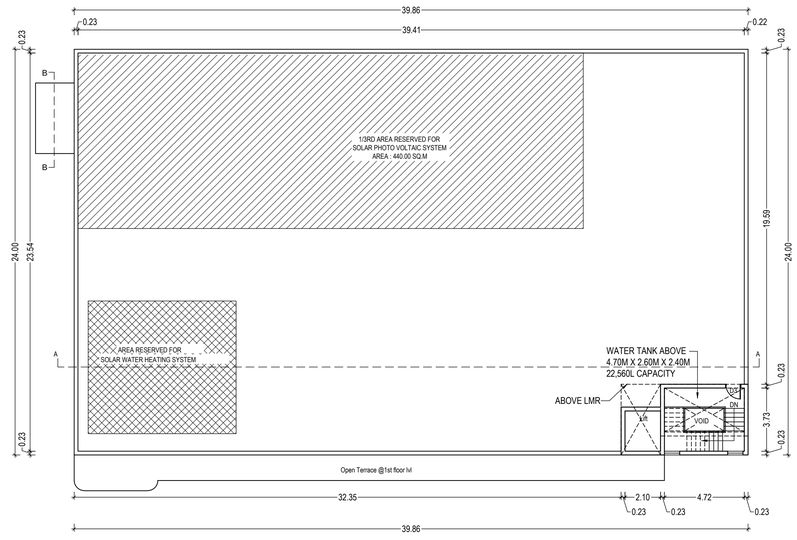
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SCHEDULE OF JOINERY :

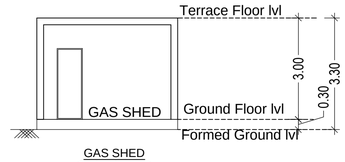
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V	VENTILATOR	1.20 X 0.60



GROUND FLOOR PLAN



TERRACE PLAN



GAS SHED
SECTION -BB

BLOCK -1

COLOR INDEX :

PROPOSED

STRUCTURAL ENGINEER:

ES. KUMAR, M.Tech.- Structures
DTCP Structural Engineer-Grade-1,
Reg. No. CGLDIST/SE/Gr-I/2019/04/001
97-B/1, Dr. Abdul Kalam Street,
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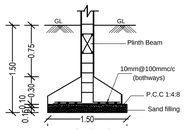
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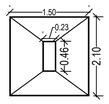
For TRUMPF METAMATION PVT. LTD.
Managing Director
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BLOCK 1 AND 2

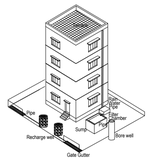
SCALE - 1:150 | SHEET NO: 2/7



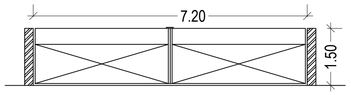
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FOUNDATION DETAILS



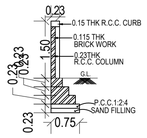
PLAN
FOUNDATION DETAILS



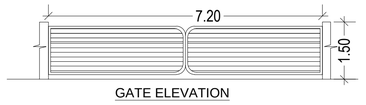
RAIN WATER HARVESTING - 3A



COMPOUND WALL ELEVATION



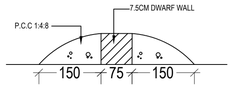
COMPOUND WALL DETAIL SECTION



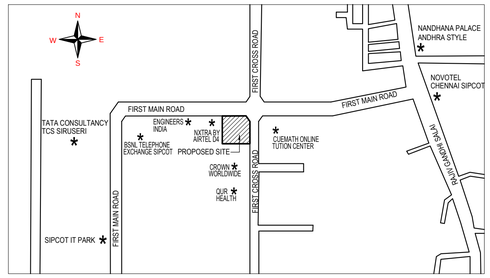
GATE ELEVATION



TYPICAL GATE PLAN
(SCALE - 1:50)

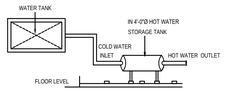


CROSS SECTION OF DWARF WALL
(NTS)

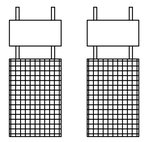


KEY PLAN

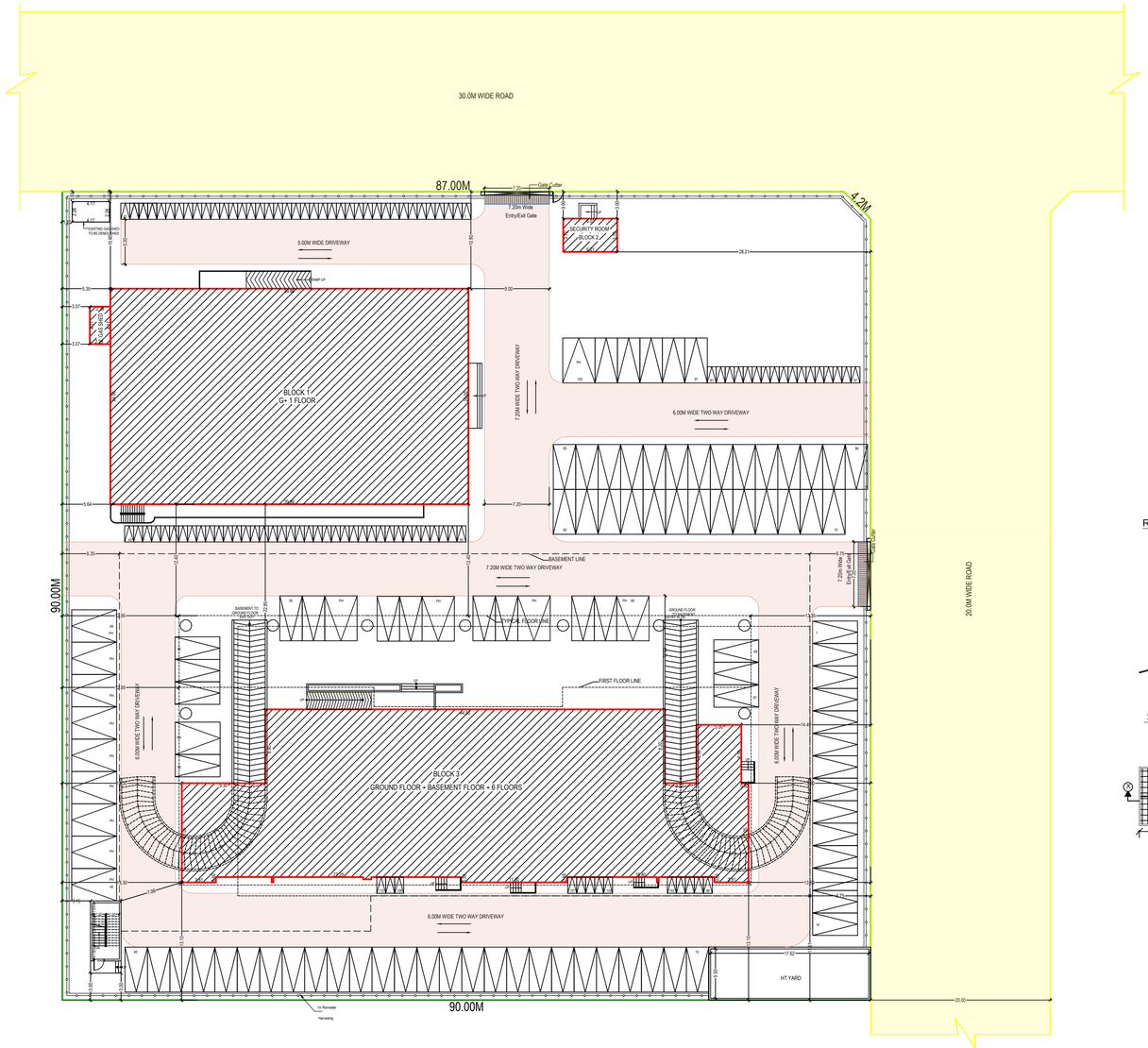
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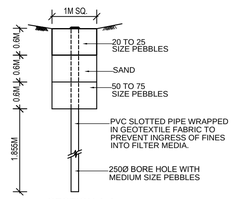
DETAIL



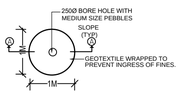
PLAN SOLAR WATER HEATER
(NTS)



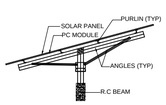
SITE PLAN



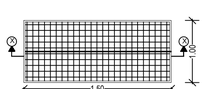
SECTION A-A



PLAN
RAIN WATER HARVESTING
PIT DETAIL



SOLAR PANELS SECTION
SECTION - X-X



PLAN
SOLAR PANELS
(NTS)

SANITARY UNIT CALCULATION FOR OFFICE			
Sanitary Unit/ Fittings		Male Personnel	Female Personnel
1.	Water closet	One for 25 persons or part thereof	One for 15 persons or part thereof
2.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 add at the rate of 3%; For over 200 persons add at the rate of 2.5%.	—
3.	Ablution Taps	One in each W.C.	One in each W.C.
4.	Wash Basin	One for every 25 persons or part thereof	One for every 25 persons or part thereof
5.	Drinking Water Fountain	One for every 100 persons with a minimum of one on each floor	One for every 100 persons with a minimum of one on each floor
6.	Cleaners' Sink	One per floor minimum; preferably in or adjacent to sanitary rooms.	
7.	Executive Room / Conference Hall	Toilet Suite (1 WC, 1 washbasin, optional shower for 24 hr usage) Unit could be common for Male / Female or separate depending on the number of user of each facility	

Sanitary Unit/ Fittings	Male		Female	
	Required	Provided	Required	Provided
Water closet	10	20	6	22
Ablution tap	10	20	6	22
Urinals	3	24	–	–
Wash Basin	6	22	6	23
Drinking water fountain	2	2	2	2
Cleaners's sink	2	2	2	2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING (SOFTWARE DEVELOPMENT WITH R&D FACILITY) AT PLOT NO: 2/2D2 SIPCOT INFORMATION TECHNOLOGY PARK AT SIRUSERI, THIRUPOUR - 603103. COMPRISED IN S.NO: 76 PART OF SIRUSERI VILLAGE LIMITS OF EGATTUR, THIRUPOUR TALUK, CHENGALPATTU - 603103.

DTCP Approved Layout No.
D.T/MLPA(CH.MA) No.01/2021 (This revise D.T/MLPA(CH.MA) No.83/2018)

AREA STATEMENT (Sq.M):-

SITE EXTENT AS PER DOCUMENT : 2.00 ACRES
: 8093.71 SQ.M
TYPE OF INDUSTRY : DEVELOPMENT OF SOFTWARE WITH R&D FACILITY
CATEGORY OF INDUSTRY : ORANGE

Building Area Details in Sq.mt					
Block No	Block Name	Floor	FSI Area	Non FSI Area	Built up Area
1	Office	Ground	1,021.55		1,021.55
		1st	1,009.00		1,009.00
		Terrace		21.66	21.66
2	Security room	Ground	22.25		22.25
3	R&D Block	Basement	154.52	2,906.82	3061.34
		Basement staircase headroom		22.78	22.78
		Ground	1,043.11		1,043.11
		1st	1,273.90		1,273.90
		2nd	1,885.87		1,885.87
		3rd	1,885.87		1,885.87
		4th	1,885.87		1,885.87
		5th	1,885.87		1,885.87
		6th	1,885.87		1,885.87
		Terrace		95.58	95.58
Total			13,953.68	3,046.84	17,000.52

FSI and PC Calculation:

FSI - FSI Area / Site Area
- 13,953.68 / 8,093.71 = 1.72

Plot Coverage - (Floor Area / Site Area) x 100
- (2048.89 / 8,093.71) x 100 = 25.31%

PARKING PROVIDED :

Parking Details					
Description	Car Parking (Annexure-IV)		Two wheeler Parking (Annexure-IV)		
	Required	Provided	Required	Provided	
Block 1 75% FSI area - 1,609.57x0.75 =1,207.17 Sq.mt, For offices,1 car space for every 50sq.m and 1 two-wheeler space for every 25sq.m .	24	155	48	260	
Block 3 75% FSI area - 11,746.36x0.75 = 8809.77 Sq.mt, For Software industries,1 car space for every 75sq.m and 1 two-wheeler space for every 50sq.m .	117		176		
Visitors Parking	14		22		
Total	155		246		
Physically Special Person Parking - 15 Nos					

Floor	Car Parking	Two wheeler Parking
Ground	102	110
Basement	53	150
Total	155	260

R&D and Testing Equipment:
CNC Machines for testing : 125KW
Computers, servers etc : 50KW
TOTAL NO.OF HP : 238HP
TOTAL NO. OF WORKERS : 400 (MALE- 240 & FEMALE -160)

COLOUR INDEX :

- SITE BOUNDARY
- ROAD
- PROPOSED BUILDING
- INTERNAL DRIVEWAY

STRUCTURAL ENGINEER:

E.S. PUBLISHERS, M.Tech., Structures,
Regd. Structural Engineer-Grade-1,
Reg. No.CG/2001/SE-I/G - I/2378/14781
97-B/1, Dr. Abdul Kalam Street,
Ramalakshmi Nagar, Melamaiyur
Chengalpattu - 603 003
Cell: 99 4144 88 13

ARCHITECT:

K. JAMAL MOHIDEEN, B.Arch.,
Registered Architect -CA/83/07036
New No: 15, 54th Street,
Ashok Nagar, Chennai- 600 083.
Mobile : 9840098474
E - mail : tjmohitecto@gmail.com

LEASEHOLDER :

For TRUMPF METAMATION PVT. LTD.
Managing Director
TRUMPF METAMATION PVT. LTD.
2/2D, SIPCOT IT Park,
Siruseri – 603 103, Tamilnadu, India.
Phone : 044-3747 0001

SITE PLAN

SCALE - 1:300 | SHEET - 1/7

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
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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.