Verified RealEstate™

REFERENCE
SWP/BPA/813397/2026

ISSUED
26 May 2026

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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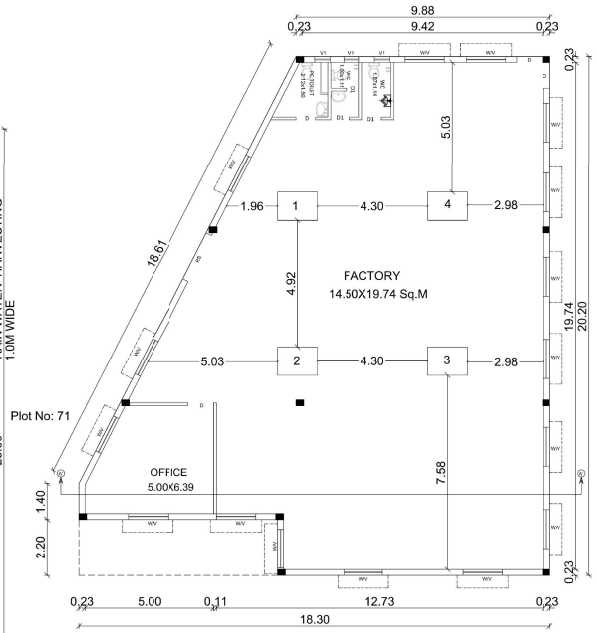
DIGITALLY VERIFIED RECORD

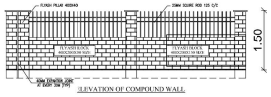
PROPOSED SITE PLAN



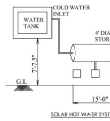
PROPOSED GROUND FLOOR PLAN

MACHINERY AND HP DETAILS

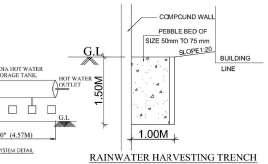
DESCRIPTION	NOS	HP
01 BOILING MACHINE	1 Nos	02
02 FILLING MACHINE	1 Nos	01
03 LABELING MACHINE	1 Nos	01
04 SINK WRAP MACHINE	1 Nos	01
TOTAL NOS OF HP		05



ELEVATION OF COMPOUND WALL

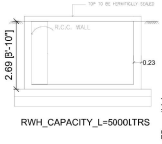


SOLAR HOT WATER SYSTEM DETAIL

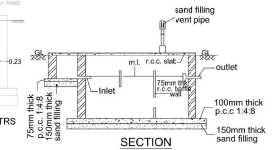


RAINWATER HARVESTING TRENCH

NOT TO SCALE

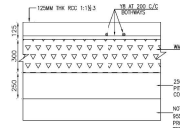


RWH_CAPACITY_L=5000LTRS

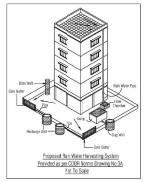


SECTION

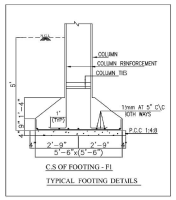
RAIN WATER HARVESTING:



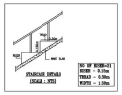
TYPICAL CROSS SECTION OF ROAD



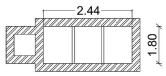
Proposed Rain Water Harvesting System
Provided as per CGBR Norms Drawing No.3A
Not To Scale



TYPICAL FOOTING DETAILS



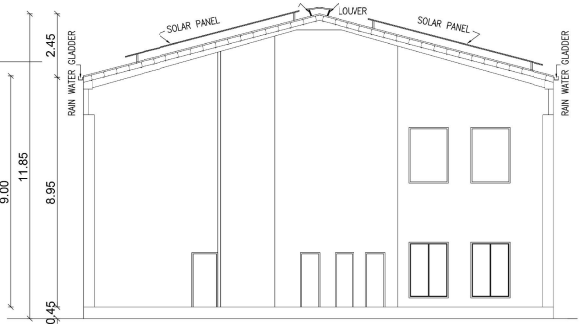
STANDARD DETAILS
(SCALE : 1:50)



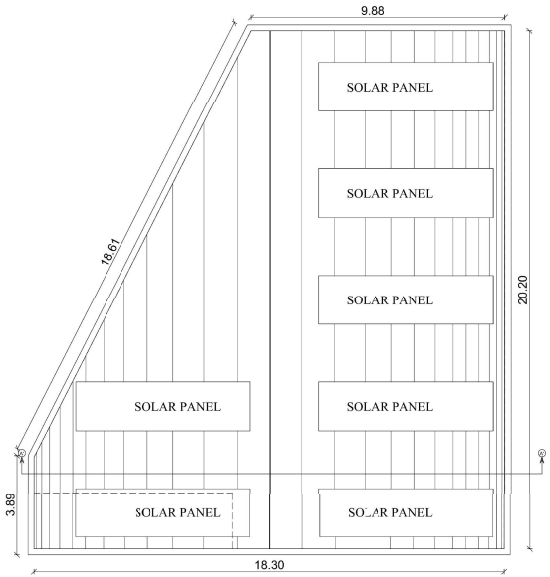
PLAN

SEPTIC TANK

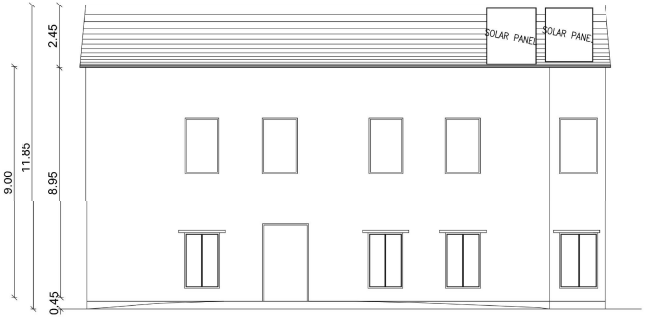
NOT TO SCALE



SECTION A-A'



PROPOSED ROOF PLAN



FRONT ELEVATION

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
SCRUTINY REFERENCE: DCR32026MXIJF,
SITE BOUNDARY : A to D
ONLINE APPLICATION No: SWP/BPA/813397/2026
SWP/INDUSTRIAL BUILDING /A.D./D.T.C.P(CD3) No.25/2026

SHEET No: 1 OF 1

SITE PLAN SHOWING THE PROPOSED WOODEN AND CORRUGATED CRATES AND BOXES, PLOT NO: 32, S.NO 183B/32A1(Part) SIDCO INDUSTRIAL ESTATE, THANDARAI, THANDARAI VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT

SPECIFICATION CATEGORY OF INDUSTRY: WHITE ZONE.

AS PER TNCD & BR-2019, CATEGORY OF INDUSTRY
AS PER ANNEXURE-V ,(SEE RULE 36)
101-WOODEN AND CORRUGATED CRATES AND BOXES-WHITE INDUSTRY

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.30 x 2.10
D	DOOR	0.91 x 2.10
LD	DOOR	0.90 x 2.00
D1	DOOR	0.76 x 2.10
W	WINDOW	1.52 x 2.15
V	VENTILATOR	1.52 x 2.15
V1	VENTILATOR	0.76 x 0.90

SPECIFICATIONS :-

1. R.C.C FOOTING & COLUMN IN CONCRETE M25
2. SUPER STRUCTURE BRICKWORK SET IN cm1:5
3. R.C.C M25 FOR LINTELS,BEAMS &SLABS
4. P.C.C 1:4:8 FOR FLOOR LEVELLING COURSE
5. P.C.C 1:5:10 IN BASEMENT FOR FOUNDATION
6. JOINERY WITH T.W FLUSH DOORS & T.W GLAZED WINDOWS & VENTILATORS
7. 3 COATS OF CEMENT PAINT TO INSIDE & OUT SIDE WALLS
8. 2 COATS OF ENAMEL PAINTS OVER ONE COAT OF PRIMER FOR JOINERY, GRILL WORK,ETC
9. WEATHERING COURSE OVER ROOF SLAB 3" THICKWITH BRICK JELLY LIME CONCRETE AND ONE LAYER OF PRESSED TILES ON TOP

AREA STATEMENTS		Sq.M
AS PER PATTA		443.25
AS PER DOCUMENT		443.25

AREA STATEMENT	F.S.I (SQM)	NON F.S.I (SQM)	TOTAL BUILTUP AREA IN Sq.m
GROUND FLOOR AREA	299.80		299.80
TOTAL BUILTUP AREA	299.80	------	299.80

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	299.80 / 443.25 X 100	67.63%
FLOOR AREA RATIO	299.80 / 443.25	0.67

PARKING DETAILS:

PARKING AREA		REQUIRED	PROPOSED
TWO WHEELER	= 299.80 / 75.0	= 3.99 SAY 4 Two. Wh	5 Nos
CYCLE	= 299.80 / 75.0	= 3.99 SAY 4 Cycles	5 Nos
LORRY	= 299.80 / 750	= 0.39 SAY 1 Cycles	1 Nos

WORKER'S DETAILS
NO OF WORKERS - MALE : 5 Nos
NO OF WORKERS - FEMALE : 1 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	1	1
URINAL	1	--	1	--
WASH BASIN	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1

SCALE : 1"=32' [1:100]

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING

For JAYA PACKAGING
Proprietor
SIGNATURE OF THE APPLICANT

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. GTCP - E/01 TNREERA/GR - 1/2019/05/003
No: 20, 4th Cross Street, Anna Nagar, Chengalpattu.
E-Mail : anjacoconstructions05@gmail.com. Mob : 9443101912
STRUCTURAL ENGINEER

M. PACKIYANATHAN, B.Arch,AIIA
Registered Architect CA/2010/48253
No: 133, 'M' Street, Thiruvalluvar Nagar,
New Washermenpet, Chennai-600 081.
ARCHITECT / ENGINEER

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

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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

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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.