Verified RealEstate™

REFERENCE
SWP/BPA/912755/2026

ISSUED
14 October 2026

PP APPROVAL RECORD

# Planning Permission

## Survey 237/5

Alathur Panchayat and, Thiruporur taluk

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

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DIGITALLY VERIFIED RECORD

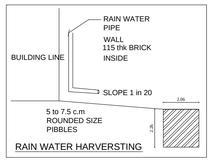
# PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A WHITE INDUSTRIAL BUILDING (MANUFACTURING OF SHOE BRUSH AND WIRE BRUSH ) AT PLOT NO : E - 150,SIDCO INDUSTRIAL ESTATE, ALATHUR PHASE - II,ALATHUR, CHENGALPATTU. COMPRISED IN S.NO : 237/5 PART OF ALATHUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

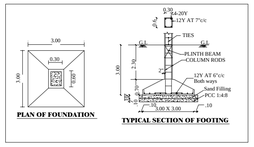
BUILDING TECHNICAL APPROVAL ROC NO :SWP/BPA/912755/2026

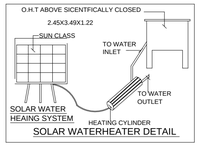
SITE BOUNDARY SHOWN AS "A" TO "D" TECHNICAL APPROVAL

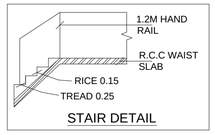
INDUSTRIAL BUILDING SWP/B.P/M.L.P.A (CD-5) NO.54/2026, DATED:13.10.2026.

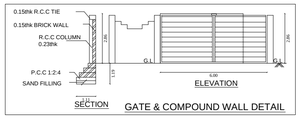
NOTE: ANNEXURE-V, RULE-36, WHITE INDUSTRIES SUB RULE-20,
MANUFACTURING OF SHOE BRUSH AND WIRE BRUSH
NO OF WORKERS-30 Nos, NO OF HP:30 HP.
TANSIDCO INDUSTRIAL ESTATE APPROVED LAYOUT NO.LP/MLPA NO.117/2023

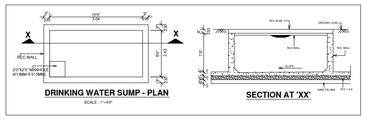


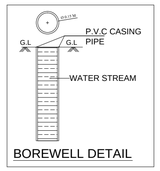



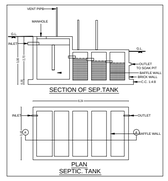



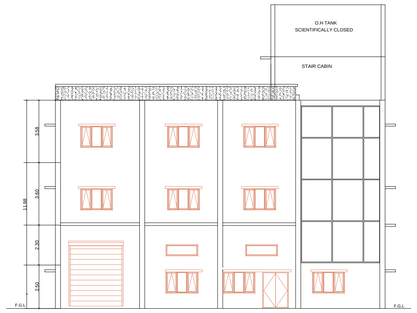



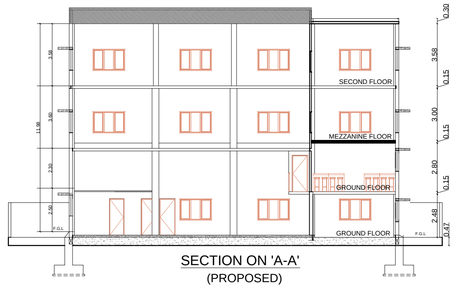



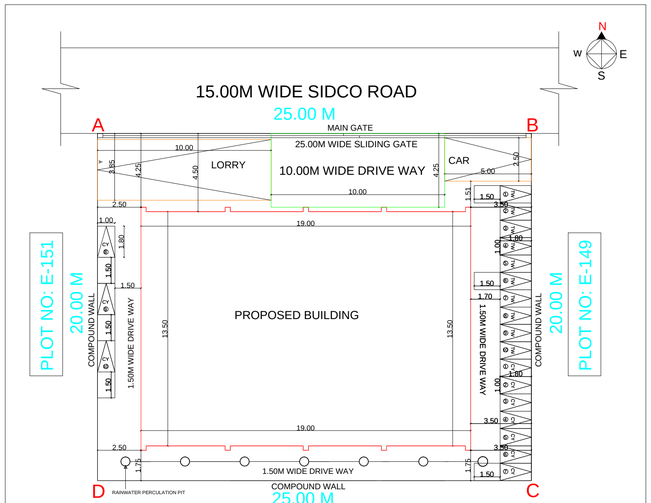



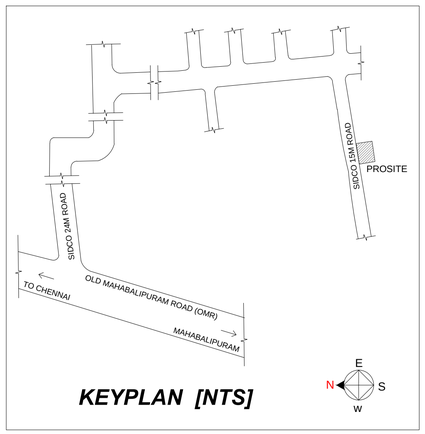



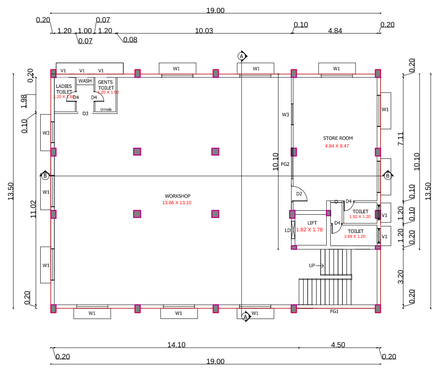



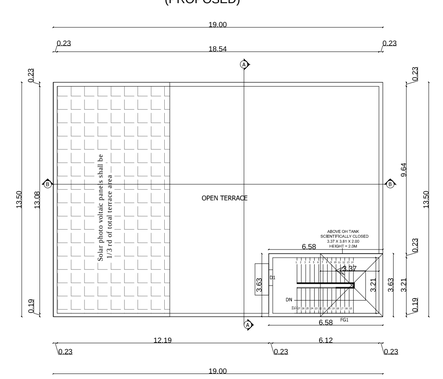



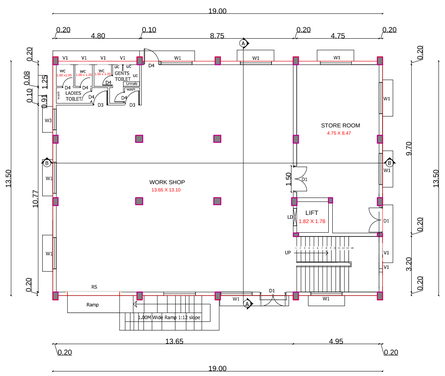



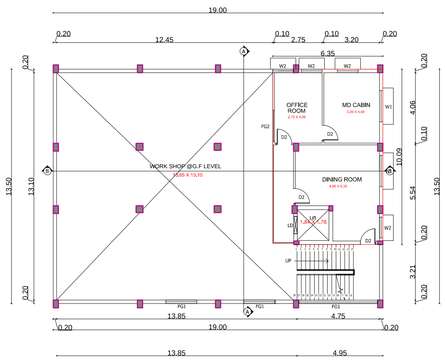




## LAND AREA DETAILS

AS PER DOCUMENT AREA = 500.00 Sq.m

AS PER PATTA AREA = 500.00 Sq.m

AS PER SITE AREA = 500.00 Sq.m

## BUILDING AREA STATEMENT

| FSI AREA DETAILS | SQ MT | | |
|---|---|---|---|
| | FSI | NON FSI | TOTAL |
| GROUND FLOOR | 257.30 | --- | 257.30 |
| MEZZANINE FLOOR@GROUND FLOOR | 64.22 | --- | 64.22 |
| FIRST FLOOR | 257.30 | --- | 257.30 |
| SECOND FLOOR | 257.30 | --- | 257.30 |
| TERRACE FLOOR | --- | 31.24 | 31.24 |
| TOTAL | 836.12 | 31.24 | 867.36 |

TOTAL BUILDUP AREA (FSI + NON FSI) SQM = 836.12 SQ MT

FLOOR SPACE INDEX (FSI) = $\frac{836.12}{500.00}$ = 1.672

PLOT COVERAGE = 51.46 %

TOTAL BUILDING HEIGHT - 11.98 METER

G+2 FLOORS | WHITE INDUSTRIAL WORK SHOP

### JOINERY DETAILS

| S.LNO | TYPE | DESCRIPTION | SIZE |
|---|---|---|---|
| 01 | D1 | DOUBLE DOOR | 1500 x 2100 |
| 02 | D2 | SINGLE DOOR | 900 x 2100 |
| 03 | D3 | SINGLE DOOR | 850 x 2100 |
| 04 | D4 | SINGLE DOOR | 600 x 2100 |
| 05 | RS | ROLLING SHUTTER | 2400 x 3500 |
| 06 | W1 | SLIDING WINDOW | 1800 x 1200 |
| 07 | W2 | SLIDING WINDOW | 1200 x 1200 |
| 08 | W3 | SLIDING WINDOW | 1200 x 2100 |
| 09 | FG1 | FIXED GLASS | 4550 x 9000 |
| 10 | FG2 | FIXED GLASS | 1800 x 1200 |
| 11 | V1 | VENTILATOR | 600 x 600 |

### REFERENCE

ROAD
BOUNDRY
PROPOSED BUILDING

SCALE:- 1: 100

ALL DIMENSIONS ARE IN METRES

## SANITATION STATEMENT

| S.NO | SANITATION UNITS | MALE WORKERS-18 | FEMALE WORKERS-12 |
|---|---|---|---|
| 1 | WATER CLOSET | 1 NOS | 1 NOS |
| 2 | ABLUTION TAPS | 1 NOS | 1 NOS |
| 3 | URINALS | 1 NOS | ------ |
| 4 | WASH TAPS | 1 NOS | 1 NOS |

## PARKING STATEMENT

| CAR | | TOW WEELER | | CYCLE | | LORRY (10.00 X 3.60) | |
|---|---|---|---|---|---|---|---|
| REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| 1 Nos | 1 Nos | 10 Nos | 10 Nos | 10 Nos | 10 Nos | 0 Nos | 1 Nos |

NOTE:-

[G.O.Ms. No.225, Housing and Urban Development [UD4(1)], 26th November 2024

Office Area - 64.06 Sq.MT

For BEST BRUSH INDIA PRIVATE LIMITED

P.M

D.Vijayan Director

OWNER/APPLICANT

PADMANABHAN .S
REGISTERED STRUCTURAL ENGINEER
GRADE - 1 (SE)
DIRECTORATE OF TOWN & COUNTRY PLANING
REGN No. SE/GR-1/005/2019

STRUCTURAL ENGINEER

N. SARAVANAN, M.Tech., (Struct.),
Registered Engineer Grade - I (RE)
DTCP Reg. No: CGLDIST/RE/Gr-I/2024/10/011
ASARIYAM ASSOCIATES
No.8-A, John Desikar Street,
Nanganallur, Chennai - 600 061.
Ph: 044 - 2224 4837, Cell: 98848 88895

REGISTERED 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**

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.