PP APPROVAL RECORD

Planning Permission

Survey 263/3C12 and 2 more

Perunthandalam 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.

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OMR Thoraipakkam,
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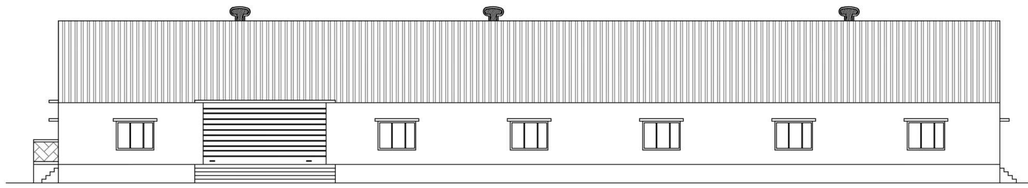
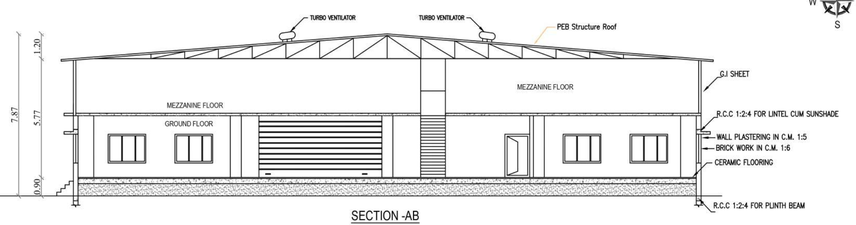


ELEVATION
BLOCK No. 1



SECTION -AB
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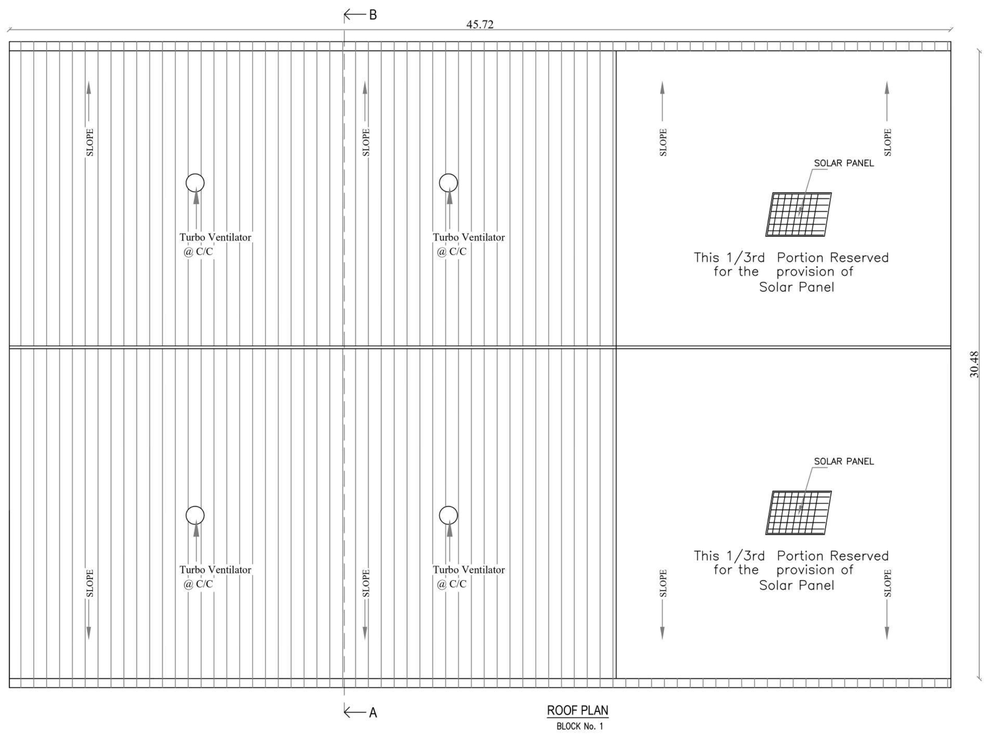

ROOF PLAN
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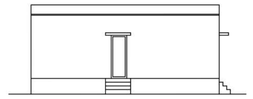

ELEVATION
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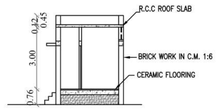
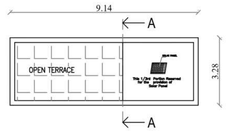


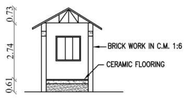
SECTION -AA
BLOCK No. 2



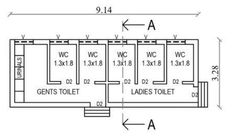
ELEVATION
BLOCK No. 3



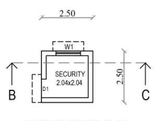
TERRACE FLOOR PLAN



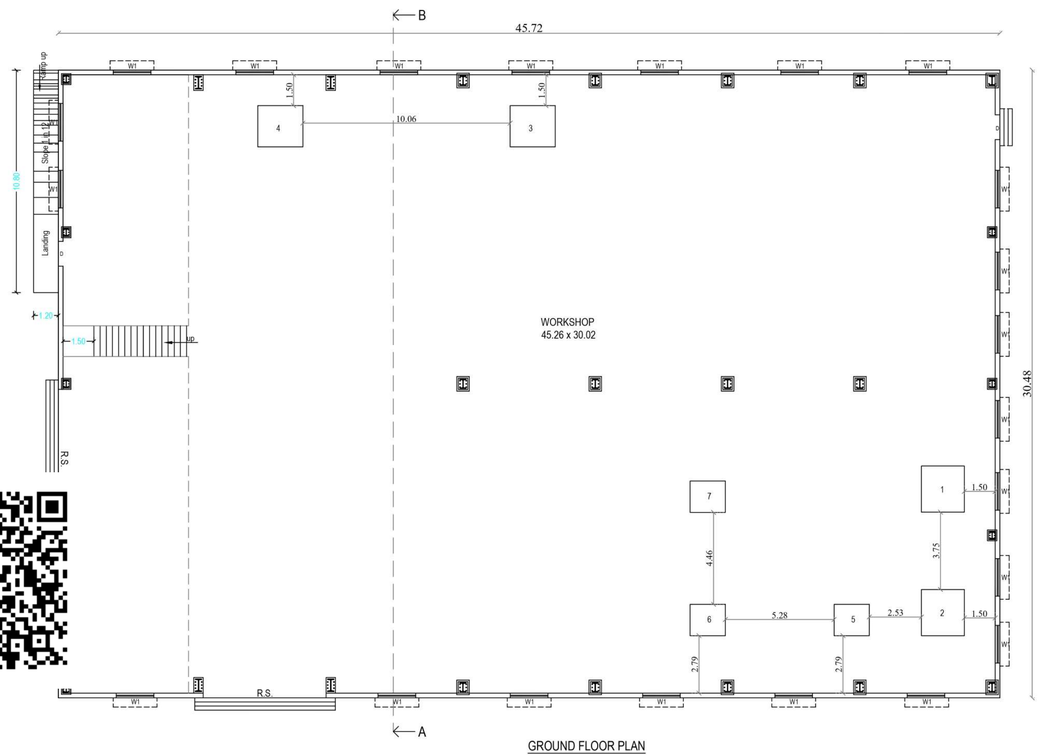
SECTION -BC
BLOCK No. 3



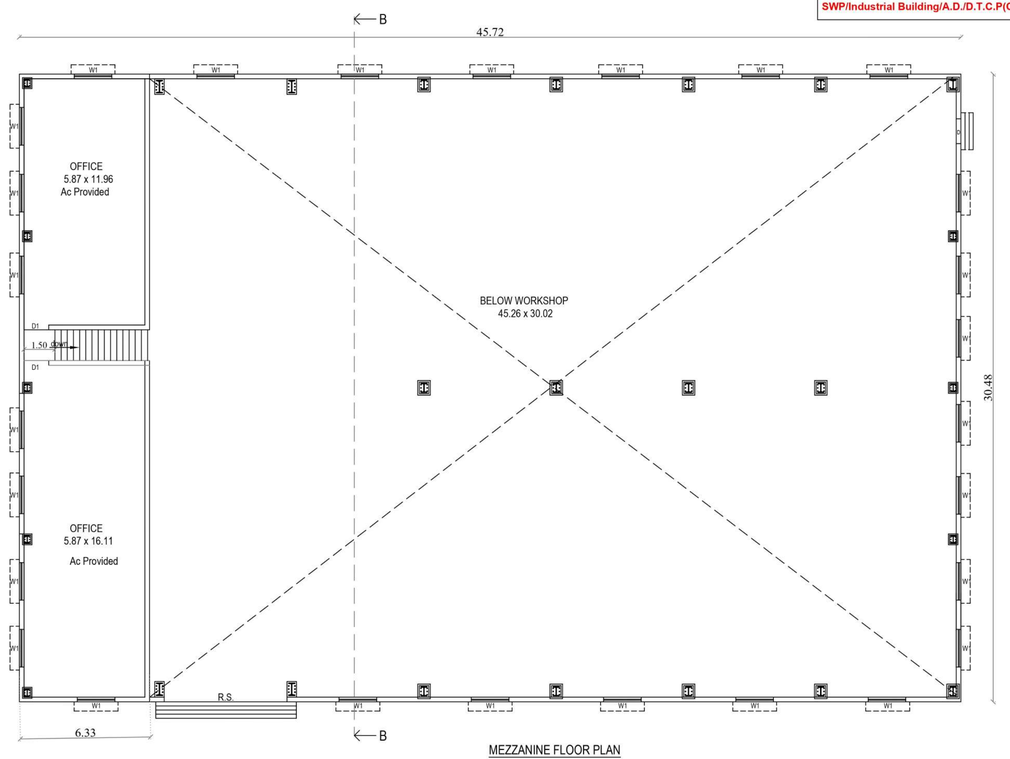
GROUND FLOOR PLAN
BLOCK No. 2



GROUND FLOOR PLAN
BLOCK No. 3



GROUND FLOOR PLAN
BLOCK No. 1



MEZZANINE FLOOR PLAN
BLOCK No. 1

SHEET No. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A FACTORY BUILDING AT S.No. 263/3C12, 3C13A, 3C13B, PERUNTHANDALAM VILLAGE, THIRUPORUR TALUK & CHENGALPATTU DISTRICT.

Category :- Green
TNCD&BR 2019 :- Annexure - VI - Sl.No. 38
Manufacturing :- Manufacture of steel

ALL DIMENISIONS ARE IN METRES SCALE 1:100

SCHEDULE OF JOINERY

R.S.	ROLLING SHUTTER	19'9"X10'0"	[6.0 X 3.0]
D1	DOOR	3'0" X 7'0"	[0.9 X 2.1]
D2	DOOR	2'6" X 7'0"	[0.9 X 2.1]
W	WINDOW	5'0" X 5'0"	[1.5 X 1.5]
V1	VENTILATOR	3'0" X 2'0"	[0.9 X 0.6]

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-
SUPER STRUCTURE IN23 TH. ,11.5TH.COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

RCC MEMBERS
FOOTING, COLUMNS, PLINTH BEAMS ,LINTEL,SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING
FINISHING THE FLOOR WITH 20 TH GRAND FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES, 32 TH. FLUSH DOOR SHUTTERS, SS FASTENINGS, PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

PEB ROOF
PEB STRUCTURE ROOF RANGING FROM 0.40MM TO 1.2MM.

NOTE
1.FIRE EXTINGUISHERS PROVIDED
2.TURBO VENTILATOR PROVIDED

Machine Details

Sl.No	Machine name	Nos	Hp	Total Hp
1	Hoist-1 Ton Capacity	1	1	1
2	Air Compressor	1	7.5	7.5
3	Bench Gridding Machine	1	1	1
4	Stirtiv	1	5	5
5	Tapping	1	1.5	1.5
6	CNC [Fannc]	1	10	10
7	Drilling MC	1	1	1
	TOTAL HP			27
	WORKERS DETAILS			
	MALE - 25			
	FEMALE - 5			
	TOTAL WORKERS - 30			

OWNER SIGNATURE

Ar. AVINASH. B B.Arch
REGISTERED ARCHITECT
Reg. No: CA/2024/179073
No. 96, Nila Street, JCK Nagar,
Chengalpattu-603 001.
Mob. No: 9360242425

ARCHITECT ENGINEER SIGNATURE

Er. R JOSEPH,B.Tech.,M.Tech.,
Structural Engineer Grade - I (SE)
Reg. No. 10/1/SE/2020/TN/86/2024
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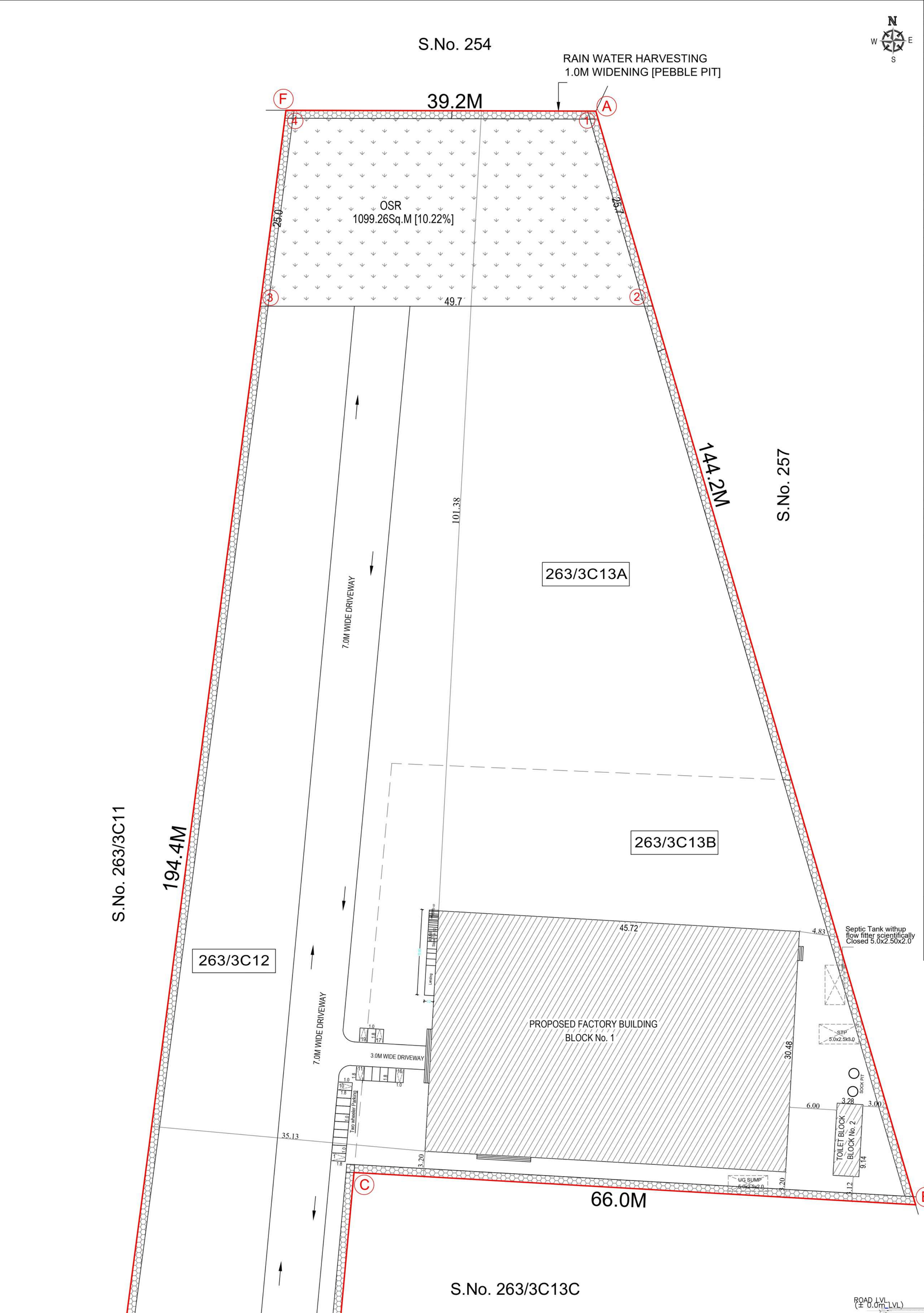
Mob. 86085 40991
Email. Jos714@gmail.com

STRUCTURAL ENGINEER SIGNATURE

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION No. SWP/BPA/920995/2026
SCRUTINY REFERENCE NO: DJ733U86
SWP/Industrial Building/A.D./D.T.C.P(CD3) No.52/2026



SITE PLAN

N
W E
S

SHEET No. 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A FACTORY BUILDING AT S.No. 263/3C12, 3C13A, 3C13B, PERUNTHANDALAM VILLAGE, THIRUPORUR TALUK & CHENGALPATTU DISTRICT.

Category :- Green
TNCD&BR 2019 :- Annexure - VI - Sl.No. 38
Manufacturing :- Manufacture of steel

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AREA DETAILS SQ.MT.

PLOT AREA (As per Document) : 10750.00

SL.NO	DESCRIPTION	NON FSI AREA IN Sq m	FSI AREA IN Sq m	TOTAL BUILTUP AREA IN Sq m
1.	**FACTORY BUILDING**			
	GROUND FLOOR [WORKSHOP]	-	1393.54	1393.54
	MEZZANINE FLOOR [OFFICE]	-	192.63	192.63
2.	TOILET BLOCK			
	GROUND FLOOR	-	29.97	29.97
3.	SECURITY BLOCK			
	GROUND FLOOR	6.25	-	6.25
4.	UNDER GROUND			
	UG SUMP	12.50	-	12.50
	SEPTIC TANK	12.50	-	12.50
5.	OPEN TRANSFORMER YARD	25.00	-	25.00
	TOTAL AREA	56.25	1616.14	1672.39

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX	1616.14 / 10750.00	1.5	0.15

PARKING CALCULATION

1.LORRY PARKING - 1393.54/750 = 1.8=>2Nos
2.OFFICE AREA - 192.63 Sq.M
CAR PARKING - 192.63 /150 = 1.2=> 3No's
3.CYCLE PARKING & TWO WHEELER PARKING - 1393.54/75=18.5 => 19Nos

PARKING DETAILS

	REQUIRED	PROVIDED
LORRY PARKING	2 No's	2 No's
CAR PARKING	3 No's	3 No's
TWO WHEELER PARKING	19 No's	19 No's
CYCLE PARKING	19 No's	19 No's

OSR DETAILS

OSR AREA - 1099.26Sq.M [10.22%]

WORKERS DETAILS

MALE - 25 Nos
FEMALE - 5 Nos
TOTAL - 30 Nos

HP DETAILS

TOTAL HP - 27.0HP

SANITATION CALCULATION

Water Closet for Gents - 2 for 16-35 persons
No of workers for Gents - 25Nos => 2 Nos
Urinal for Gents - 2 for 21-45 persons
No of workers for Gents - 25Nos => 2 Nos
Water Closet for Ladies - 1 for 1-12 persons
No of workers for Ladies - 5Nos => 1 No

SANITATION DETAILS

SANITARY UNITS	REQUIRED	PROVIDED
WC for Gents	2 Nos	2 Nos
WC for Ladies	1 No	3 Nos
Urinals for Gents	2 Nos	5 Nos

COLOUR INDEX

PROPOSED BUILDING
EXISTING ROAD
PLOT BOUNDARY
DRIVEWAY

OWNER SIGNATURE

Ar. AVINASH. B B.Arch
REGISTERED ARCHITECT
Reg. No: CA/2024/179073
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Chengalpattu-603 001.
Mob. No: 9360242425

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Email: Joa714@gmail.com

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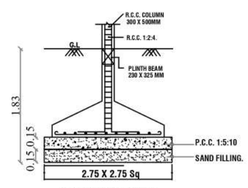
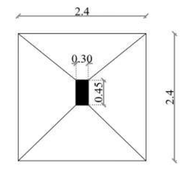
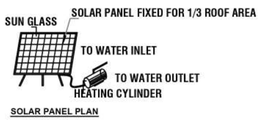


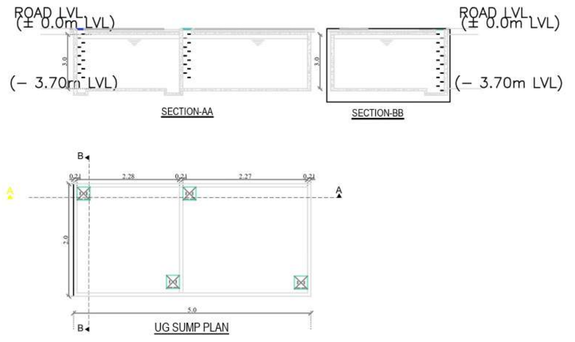
FOUNDATION DETAIL

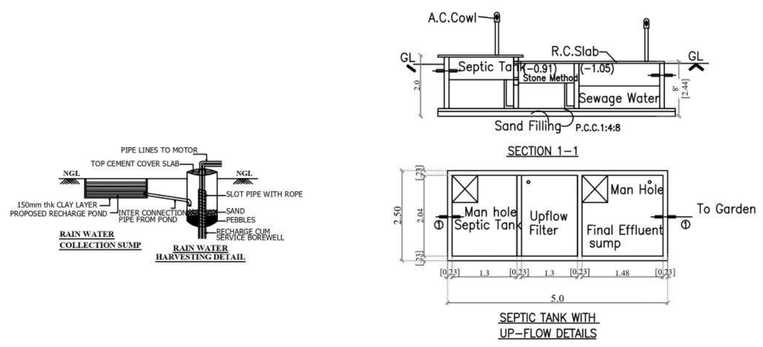


PLAN OF COLUMN FOUNDATION



SOLAR PANEL PLAN





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.