PP APPROVAL RECORD

Planning Permission

Survey 183/B32A and 1 more

Thandarai 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™

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OMR Thoraipakkam,
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PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING FOR M/s. BB FABTRIX PRIVATE LIMITED AT PLOT No. 35, S.No. 183/B32A Part, SIDCO INTEGRATED TECHNICAL TEXTILE PARK THANDARAI VILLAGE, THIRUPORUR PANCHAYAT UNION / TALUK, CHENGALPATTU DIST.

Catagory of The Industry – ORANGE

(10) Light Engineering industry excluding fabrication & forging

SCALE:– 1:100 | ALL DIMENSIONS ARE IN METER

DESCRIPTION	AREA IN SQ.M
SITE AREA (0.224 Acres)	905.88

FLOOR NAME	NET F.S.I AREA	NON F.S.I AREA	TOTAL BUILDUP AREA
BLOCK 1 –GROUND FLOOR (FACTORY)	478.22	–	478.22

F.S.I $\frac{478.22}{905.88}$ = 0.527

PARKING DETAILS	REQ.	PRO.
LORRY PARKING FACTORY AREA – 478.22 Sq.m/750 Sq.m=0.637 =Say=1 No	1	1
CAR PARKING OFFICE AREA – NIL	0	1
TWO WHEELER PARKING TOTAL BUILDUP AREA – 478.22 Sq.m/75 Sq.m= 6.3 =Say=7–1 =6 Nos	6	7
CYCLE PARKING	6	7

WORKER DETAILS

MALE – 15 + FEMALE – 5 = TOTAL – 20

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	1	1	1	1
URINAL	1	–	1	–

JOINERY DETAILS

R.S 1	ROLLING SHUTTER	3.00 X4.00
D1	DOOR	0.90 X2.10
D2	DOOR	0.76 X2.10
W1	SLIDING WINDOW	2.00 X1.35
V1	VENTILATOR	1.50 X0.61

LEGEND

- PROPOSED BUILDING
- EXISTING ROAD
- SITE BOUNDARY
- DRIVE WAY

MACHINERY DETAILS

Sl.No.	MACHINERY NAME	Nos & HP	TOTAL HP
1	PLASMA CUTTING M/C	1 X40	40.0 HP
2	RADIAL DRILLING M/C	1 X 5	5.0 HP
3	LATHE	1 X 5	5.0 HP
4	Blasting& Air Compressor	1 X15	12.0 HP
5	Hydraulic Plate Bending M/C	1 X15	12.0 HP
6	MIG / MAG WELDING M/C	1 X10	10.0 HP
7	ARC WELDING M/C	1 X12	8.0 HP
8	EOT CRANE	1 X 7	5.0 HP
9	LIGHTING AND MAINTANANCE		3.0 HP
	TOTAL HP		100 HP

For BB FABTRIX PRIVATE LIMITED.

Director

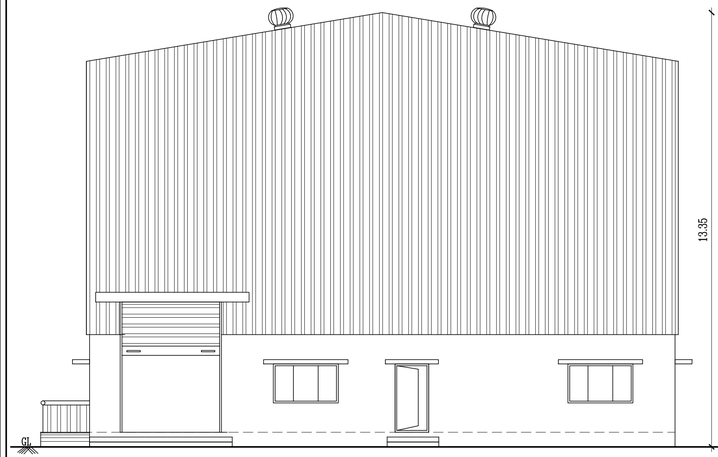
APPLICANT / OWNER

Er. S.UDHAYAKUMAR, B.E., M.Tech(Struct), M.Sc(Res), FIV
Reg. Structural Eng. DTCP - CGLRGN/SE/GR - 1/2019/05/003
No : 20, 4th Cross Street, Anna Nagar, Chengalpattu
E-Mail : anjuconstructions05@gmail.com, Mob : 9443101912

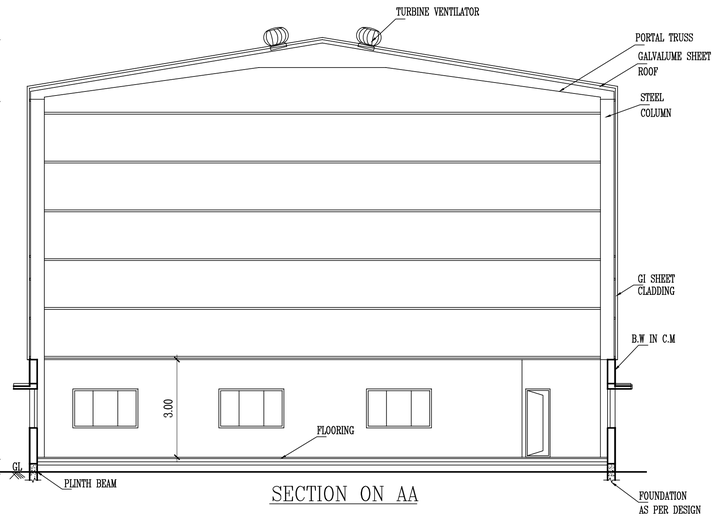
REGISTERED STRUCTURAL ENGINEER

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/008
No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77086 29625

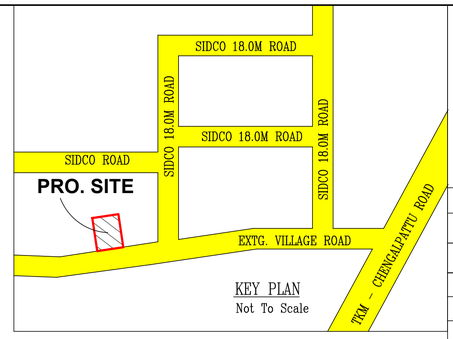
REGISTERED ENGINEER



FRONT ELEVATION (WEST SIDE)



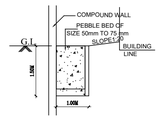
SECTION ON AA



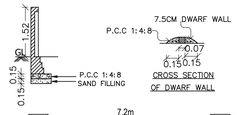
KEY PLAN
Not To Scale

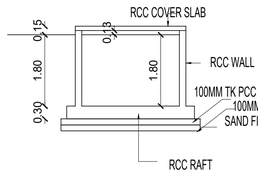


FIRE

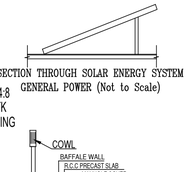


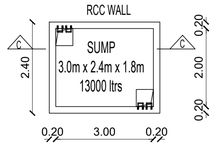
RAINWATER HARVESTING TRENCH DETAILS



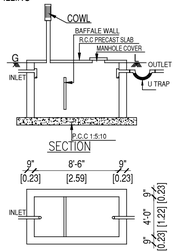


SECTION AT C-C

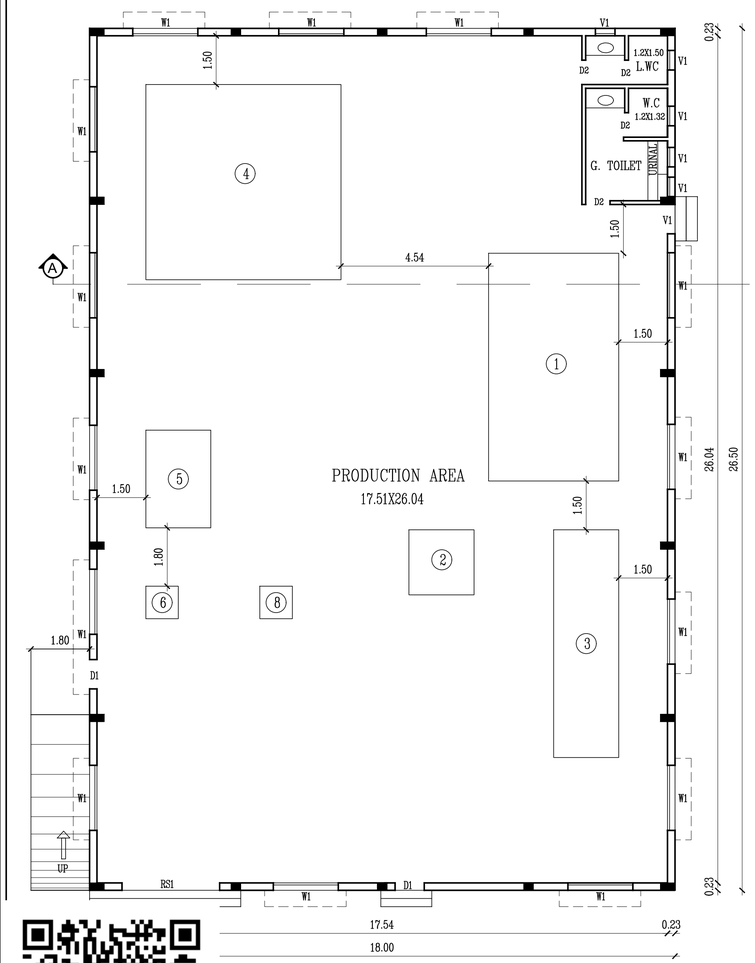




PLAN OF UG SUMP

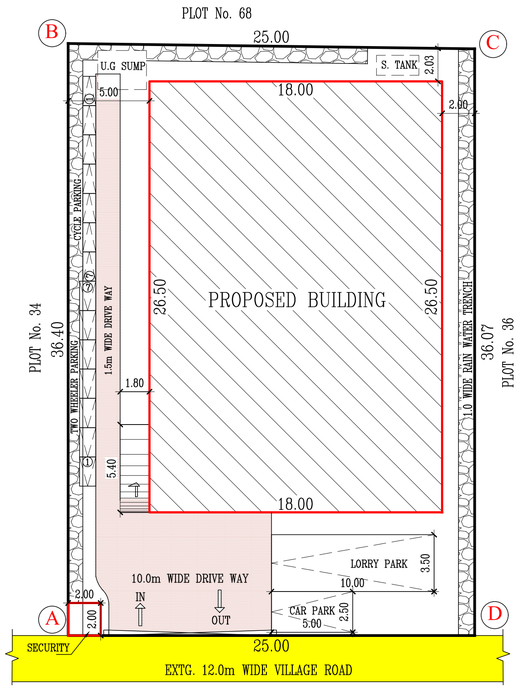


DETAILS OF SEPTIC TANK



PRO. GROUND FLOOR PLAN

ROOF PLAN



SITE PLAN (SCALE:– 1:200)

BUILDING PLANNING PERMISSION
ROC No. SWP/BPA/940651/2026
SITE BOUNDARY SHOWN AS A to D
BUILDING PLANNING PERMISSION No.
SWP/Industrial Building/A.D./ D.T.C.P(CD3) No.59/2026

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.