PP APPROVAL RECORD

# Planning Permission

## Survey 159/2C

Kattur, 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

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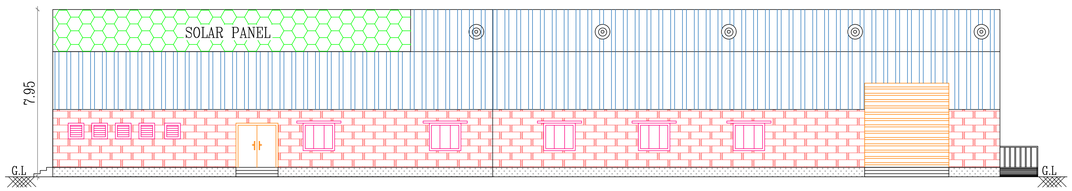
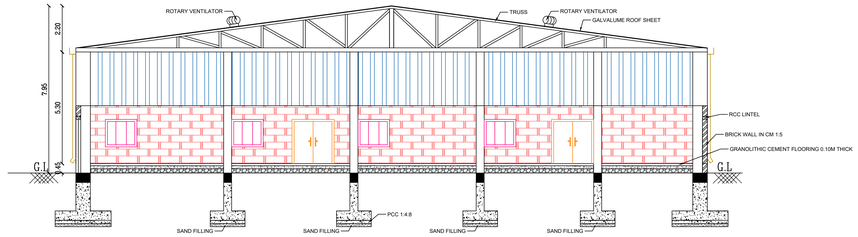
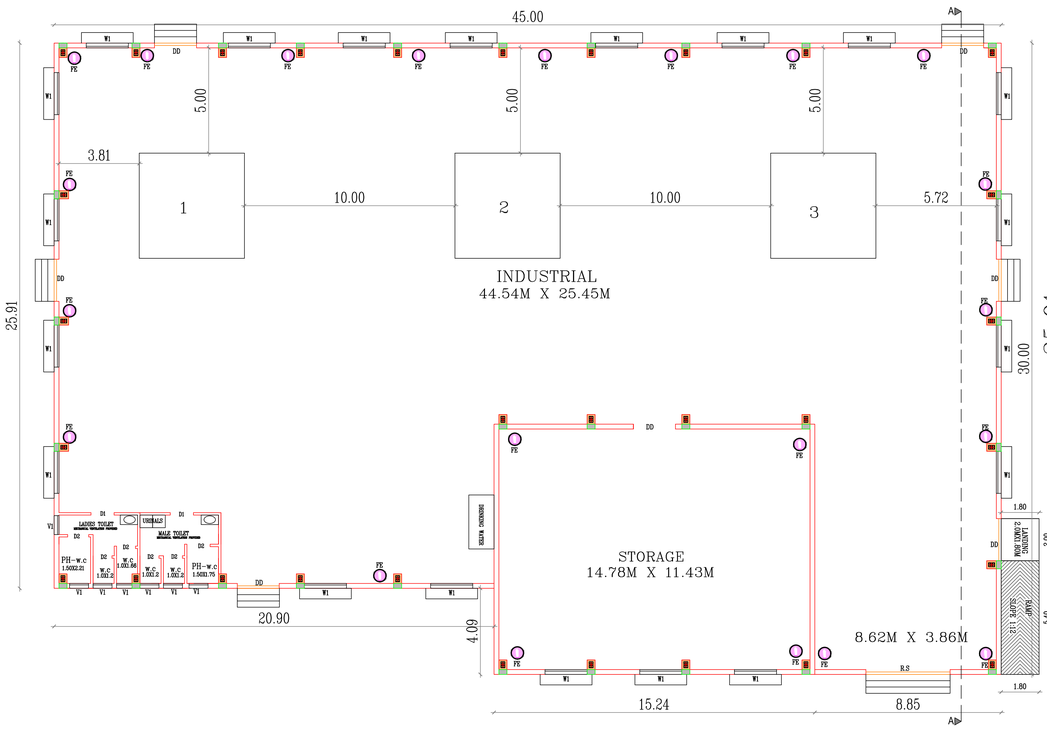



FRONT ELEVATION (WEST SIDE)

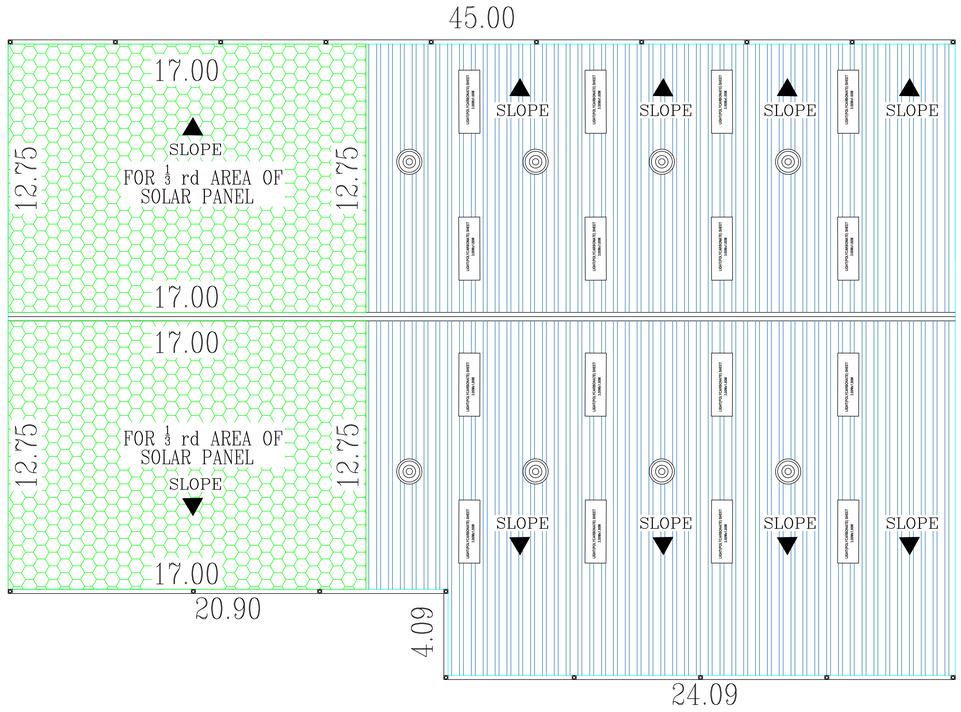



SECTION ON A-A

## PROPOSED TERRACE FLOOR PLAN




PROPOSED GROUND FLOOR PLAN




PROPOSED TERRACE FLOOR PLAN

BUILDING TECHNICAL APPROVAL:
ONLINE SWP APPLICATION ONO: SWP/BPA/0946318/2026
SCRUNITY REFERENCE NO:W131WS8P
SITE BOUNDARY SHOWN AS "A-D"
INDUSTRIAL TECHNICAL APPROVAL
SWP/Industrial Building/A.D./ D.T.C.P(CD3) No.57/2026



# PLAN SHOWING THE EXISTING BUILDING TO BE DEMOLISHED & PROPOSED CONSTRUCTION OF INDUSTRIAL BUIDLING IN NEW S.NO.159/2C, AS PER PATTA NO.1149, OF KATTUR VILLAGE, VENBEDU PANCHAYAT, THIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

APPLICANT DETAILS:
Mr.B.VENKATESAN S/o Mr.BOOPAL

DRAWING TITLE:
PROPOSED FLOOR PLAN, TERRACE PLAN , SECTION, ELEVATION

Catagory of The Industry – WHITE

Manufacturing details:
FABRICATION – FABRICATION WITH SHEET METAL
As Per G.O(Ms)NO.154 DATED 07.10.25, AS PER Annexure –V S.NO.126)–ENGINEERING AND FABRICATION UNITS

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

| SITE AREA DESCRIPTION | | | AREA IN SQ.M |
|---|---|---|---|
| SITE AREA AS PER DOC. SHOWN AS "A–D" | | | 2250.00 |
| EXISTING AREA DETAILS | NET F.S.I AREA | NON F.S.I AREA | TOTAL BUILDUP AREA |
| EXISTING G.F AREA TO BE DEMOLISHED | 181.20 | – | 181.20 |
| PROPOSED AREA DETAILS | NET F.S.I AREA | NON F.S.I AREA | TOTAL BUILDUP AREA |
| BLOCK 1 – GROUND FLOOR | 1264.35 | – | 1264.35 |

F.S.I $\frac{1264.35}{2250.00} = 0.561$ Plot Coverage $\frac{1264.35}{2250.00} \times 100 = 56.19\%$

PARKING CALCULATION :

| | | |
|---|---|---|
| LORRY PARKING(Factory Area) | – 1264.35 SQ.M/750 SQ.M | = 1.68 Nos |
| TWO WHEELER PARKING(Production Area) | –1264.35 SQ.M/75 SQ.M | = 16.85 Nos |
| CYCLE PARKING(Production Area) | – 1264.35 SQ.M/75 SQ.M | = 16.85 Nos |
| PH TWO WHEELER | – (10% X 16.85) | = 1.68 Nos |
| EV TWO WHEELER | – (10% X 16.85) | = 1.68 Nos |

| PARKING DETAILS | REQ. | PRO. |
|---|---|---|
| LORRY PARKING | 2 | 2 |
| TWO WHEELER PARKING | 17 | 20 |
| PH TWO WHEELER PARKING | 2 | 5 |
| EV TWO WHEELER PARKING | 2 | 5 |
| CYCLE PARKING | 17 | 20 |
| EV CHARGING CAR PARKING | 0 | 2 |

WORKER DETAILS
MALE – 10 + FEMALE – 5 = TOTAL – 15

SANITATION REQUIREMENTS

| DESCRIPTION | REQUIRED | | PROVIDED | |
|---|---|---|---|---|
| | MALE | FEMALE | MALE | FEMALE |
| WATER CLOSED | 1 | 1 | 2 | 2 |
| URINAL | 2 | – | 4 | – |
| PH W.C | 1 | 1 | 1 | 1 |
| DRINKING WATER FOUNTAIN | 1 | | 1 | |

JOINERY DETAILS

| | | |
|---|---|---|
| R.S 1 | ROLLING SHUTTER | 4.00 X 4.00 |
| DD | DOOR | 2.00 X 2.10 |
| D1 | DOOR | 0.90 X 2.10 |
| D2 | DOOR | 0.76 X 2.10 |
| W1 | SLIDING WINDOW | 1.52 X 1.35 |
| V1 | VENTILATOR | 0.91 X 0.61 |

LEGEND
PROPOSED BUILDING
EXISTING BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVE WAY

NOTE: MECHANICAL VENTILATION IS PROVIDED

MACHINERY DETAILS :

| ITEM No | NAME OF MACHINERY | QTY | HP | TOTAL HP |
|---|---|---|---|---|
| 1 | VMC MACHINE | 1 | 25.00 | 25.00 |
| 2 | CNC MACHINE | 1 | 10.00 | 10.00 |
| 3 | COMPRESSOR | 1 | 15.00 | 15.00 |
| | TOTAL | 3 | - | 50.00 HP |

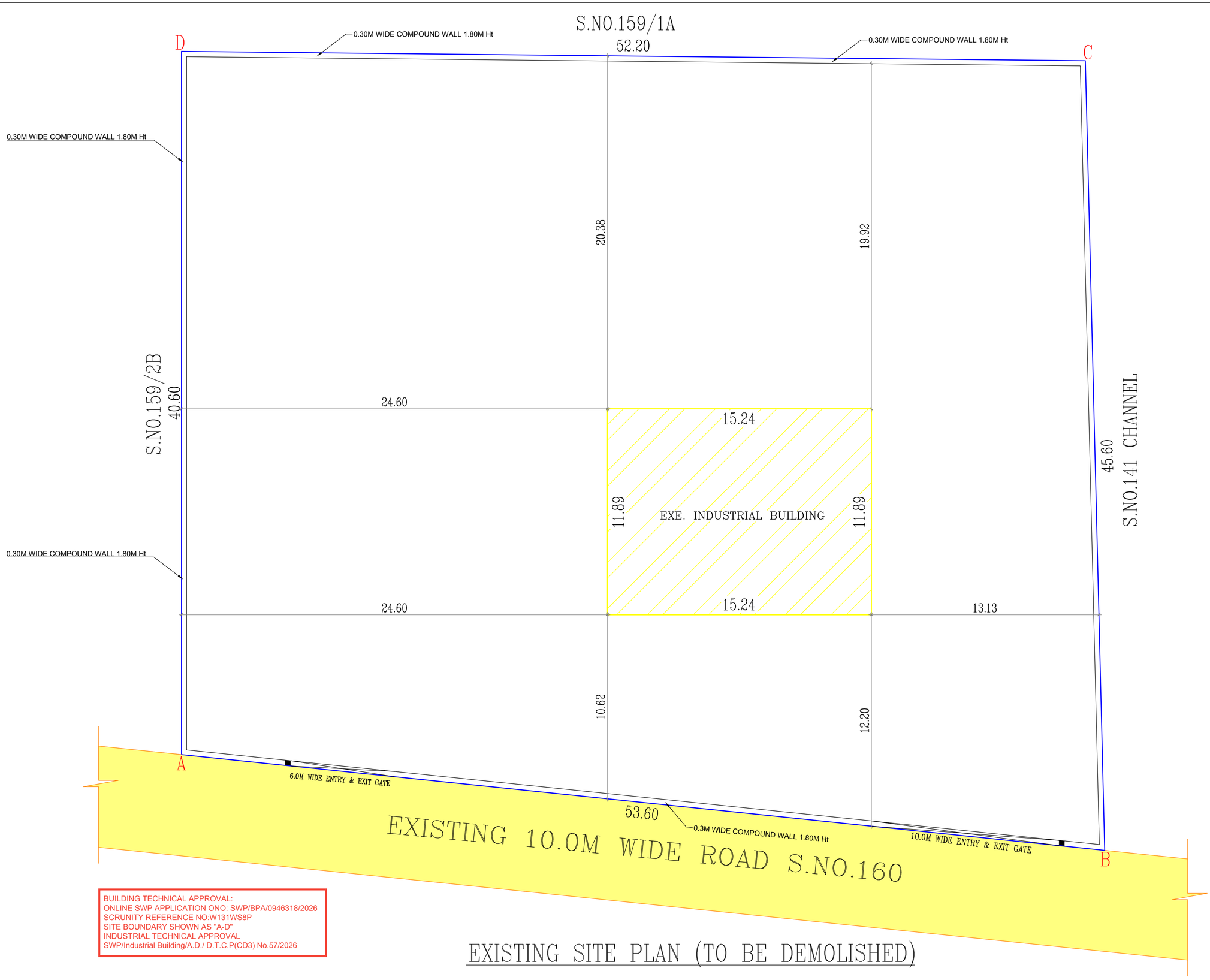
Mr.B.VENKATESAN S/o Mr.BOOPAL
APPLICANT / OWNER SIGNATURE:

M. KADIRAVELU, M.E.,M.Sc(V).,M.I.E.,
F.V.,LL.B.,LL.M. & F.S. IBBI (Valuer)
DTCP REGISTERED STRUCTURAL ENGINEER GRADE -II(SE)
REGISTRATION No.CGL DIST /SE/Gr-II /
2024 / 01 / 001 DTCP
Kumaraj Nagar, Perungalathur.

REGISTERED STRUCTURAL ENGINEER

Er.K.E.VIGNESHWARA, B.E.M.Sc(VALUER)C.Engg(I)
KMC CONSTRUCTIONS
CHARTERED CIVIL ENGINEER
DTCP REGISTERED ENGINEER GRADE II
REG NO: CGL/DIST/RE/Gr-II/2024/09/008
No: 98/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
CELL: 7200529511

REGISTERED ENGINEER




BUILDING TECHNICAL APPROVAL:
ONLINE SWP APPLICATION ONO: SWP/BPA/0946318/2026
SCRUNITY REFERENCE NO:W131WS8P
SITE BOUNDARY SHOWN AS "A-D"
INDUSTRIAL TECHNICAL APPROVAL
SWP/Industrial Building/A.D./ D.T.C.P(CD3) No.57/2026

# EXISTING SITE PLAN (TO BE DEMOLISHED)



PLAN SHOWING THE EXISTING BUILDING TO BE DEMOLISHED & PROPOSED CONSTRUCTION OF INDUSTRIAL BUIDLING IN NEW S.NO.159/2C, AS PER PATTA NO.1149, OF KATTUR VILLAGE, VENBEDU PANCHAYAT, THIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

APPLICANT DETAILS:
Mr.B.VENKATESAN S/o Mr.BOOPAL

DRAWING TITLE:
EXISTING SITE PLAN TO BE DEMOLISHED

Catagory of The Industry – WHITE

Manufacturing details:
FABRICATION – FABRICATION WITH SHEET METAL
As Per G.O(Ms)NO.154 DATED 07.10.25, AS PER Annexure -V
S.NO.126)–ENGINEERING AND FABRICATION UNITS

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

| SITE AREA DESCRIPTION | | | AREA IN SQ.M |
|---|---|---|---|
| SITE AREA AS PER DOC. SHOWN AS "A–D" | | | 2250.00 |
| EXISTING AREA DETAILS | NET F.S.I AREA | NON F.S.I AREA | TOTAL BUILDUP AREA |
| EXISTING G.F AREA TO BE DEMOLISHED | 181.20 | – | 181.20 |
| PROPOSED AREA DETAILS | NET F.S.I AREA | NON F.S.I AREA | TOTAL BUILDUP AREA |
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F.S.I $\frac{1264.35}{2250.00} = 0.561$ Plot Coverage $\frac{1264.35}{2250.00} \times 100 = 56.19\%$

PARKING CALCULATION :

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| PARKING DETAILS | REQ. | PRO. |
|---|---|---|
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| TWO WHEELER PARKING | 17 | 20 |
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| EV TWO WHEELER PARKING | 2 | 5 |
| CYCLE PARKING | 17 | 20 |
| EV CHARGING CAR PARKING | 0 | 2 |

WORKER DETAILS
MALE – 10 + FEMALE – 5 = TOTAL – 15

SANITATION REQUIREMENTS

| DESCRIPTION | REQUIRED | | PROVIDED | |
|---|---|---|---|---|
| | MALE | FEMALE | MALE | FEMALE |
| WATER CLOSED | 1 | 1 | 2 | 2 |
| URINAL | 2 | – | 4 | – |
| PH W.C | 1 | 1 | 1 | 1 |
| DRINKING WATER FOUNTAIN | 1 | | 1 | |

JOINERY DETAILS

| | | |
|---|---|---|
| R.S 1 | ROLLING SHUTTER | 4.00 X 4.00 |
| DD | DOOR | 2.00 X 2.10 |
| D1 | DOOR | 0.90 X 2.10 |
| D2 | DOOR | 0.76 X 2.10 |
| W1 | SLIDING WINDOW | 1.52 X 1.35 |
| V1 | VENTILATOR | 0.91 X 0.61 |

LEGEND
PROPOSED BUILDING
EXISTING BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVE WAY

NOTE: MECHANICAL VENTILATION IS PROVIDED

MACHINERY DETAILS :

| ITEM No | NAME OF MACHINERY | QTY | HP | TOTAL HP |
|---|---|---|---|---|
| 1 | VMC MACHINE | 1 | 25.00 | 25.00 |
| 2 | CNC MACHINE | 1 | 10.00 | 10.00 |
| 3 | COMPRESSOR | 1 | 15.00 | 15.00 |
| | TOTAL | 3 | - | 50.00 HP |

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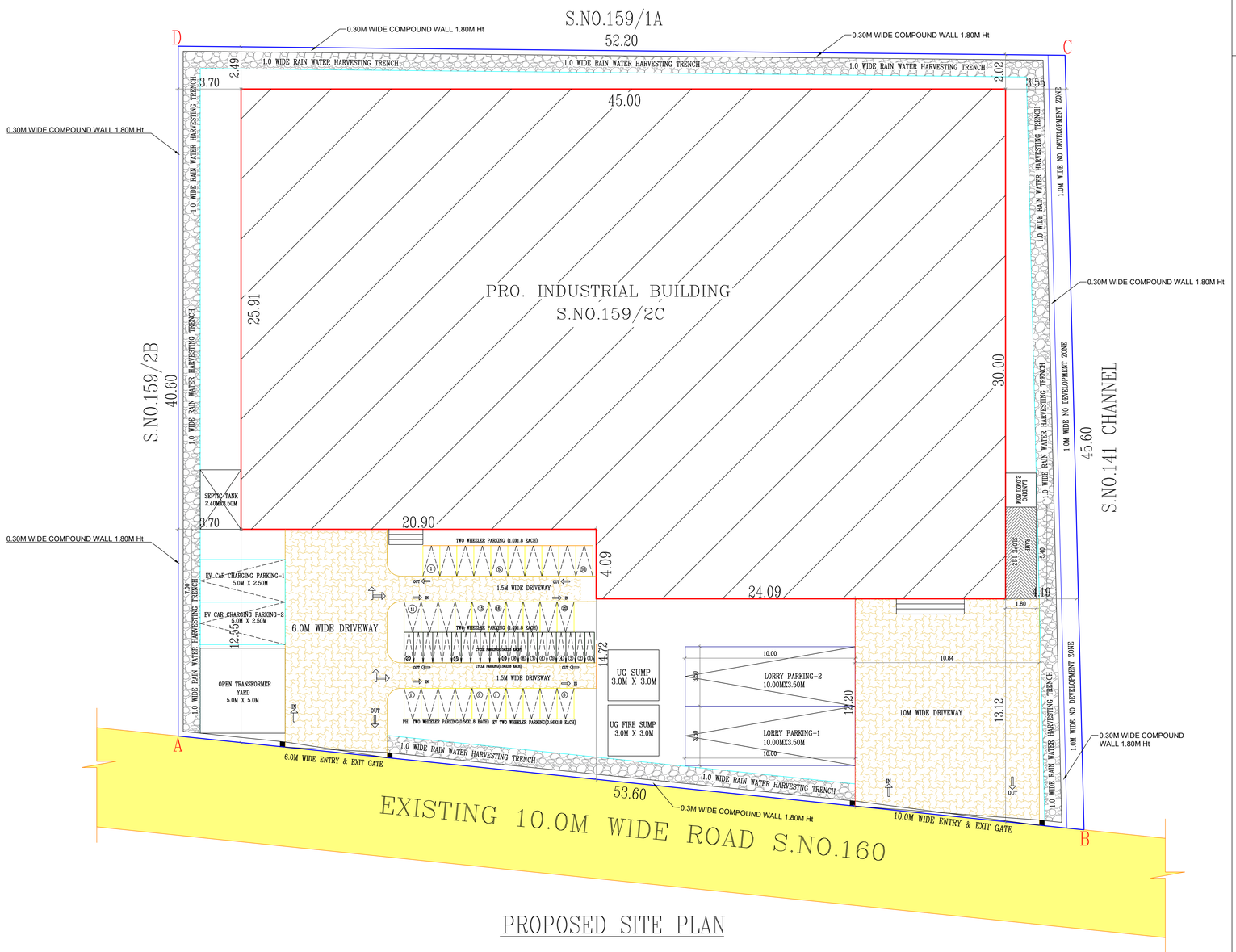


PROPOSED SITE PLAN

BUILDING TECHNICAL APPROVAL:
ONLINE SWP APPLICATION ONO: SWP/BPA/0946318/2026
SCRUNITY REFERENCE NO:W131WS8P
SITE BOUNDARY SHOWN AS "A-D"
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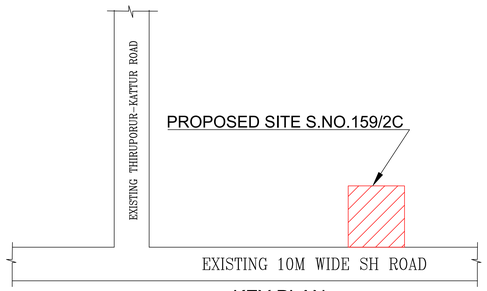
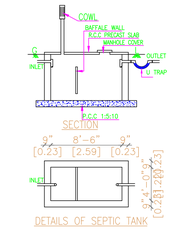
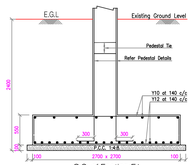
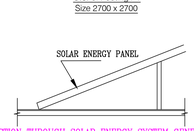
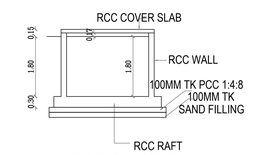



KEY PLAN
(NOT TO SCALE)

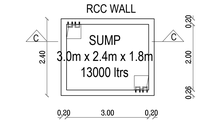



SECTION AT C-C

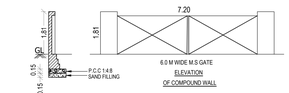


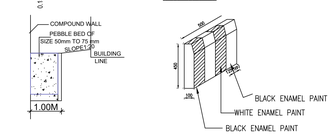

PLAN OF UG SUMP
(NOT TO SCALE)










RAINWATER HARVESTING TRENCH DETAILS

TYPICAL KERB WALL SIDE VIEW

SHEET 01 OF 03

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|---|---|---|---|
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| D1 | DOOR | 0.90 X 2.10 | EXISTING ROAD |
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| W1 | SLIDING WINDOW | 1.52 X 1.35 | DRIVE WAY |
| V1 | VENTILATOR | 0.91 X 0.61 | |

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REGISTRATION No.CGL DIST /SE/Gr-II / 2024 / 01 / 001 DTCP
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Er.K.E.VIGNESHWARA, B.E.M.Sc(V)M.I.E(I)C.Engr(I)
KMC CONSTRUCTIONS
CHARTERED CIVIL ENGINEER
DTCP REGISTERED ENGINEER GRADE II
REG NO: CGL/DISTRICT/Gr-II/2024/09/008
No: 98/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
CELL: 7200529511

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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.