

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

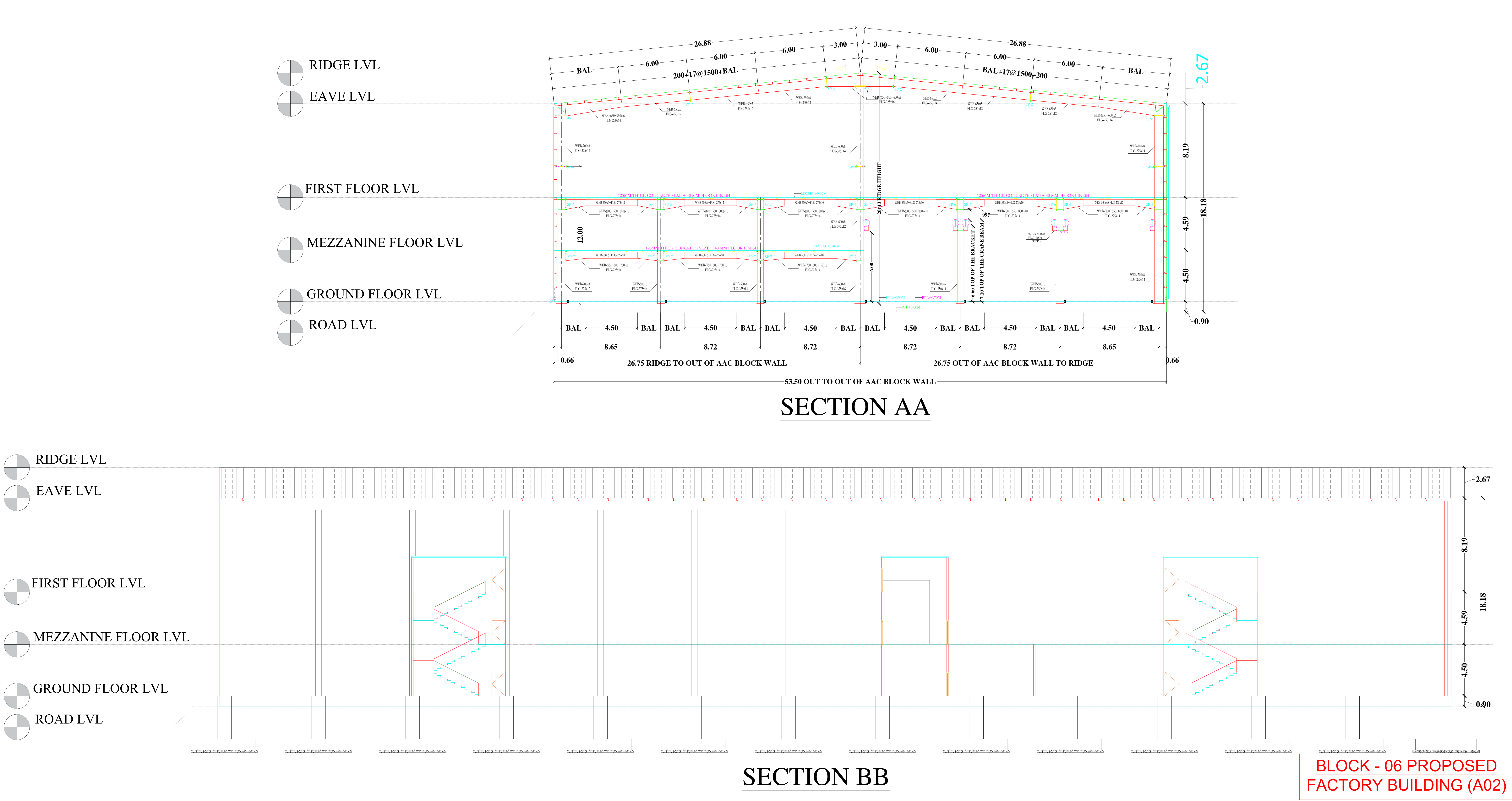
Building Plan

ISSUING AUTHORITY

Rural Panchayat

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.



PLAN SHOWING ALREADY APPROVED BUILDING OF INDUSTRIAL BUILDING AND PROPOSED ADDITIONAL CONSTRUCTION IN (SURVEY NUMBER 403-8A,9, 523-9B,10B, 524-2A1C,2A2,2B1,2B2,3,4,5,6,7,9A,9B, 525-1A,1B,1C,3A,3B,3C,3D,3E,3F,3G,4A,4B, 4C,4D,4E,4F,4G,5,6A,6B,12A2,12B2,13, 531-9,10,12A, 532-1A,1B,2,3 AND 5) UTHUKADU 'B' VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

Existing Approval SWP/B.P(Industry)/D.D.T.C.P(K.P.M) NO-06/2024. DATE :11-01-2024

SCALE :1:500 SHEET NO:05/05

COLOUR INDEX:-

JOINERY SCHEDULE

SITE BOUNDARY D1 DOOR 1.50 X 2.10

EXISTING ROAD D2 DOOR 2.00 X 2.10

PROPOSED BUILDING D3 DOOR 1.00 X 2.10

EXISTING BUILDING D4 DOOR 0.75 X 2.10

DRIVEWAY W1 WINDOW 1.50 X 1.20

PARK V1 VENTILATOR 1.20 X 0.60

RS ROLLING SHUTTER 3.00 X 3.50

FD FIRE DOOR 1.20 X 2.10

ANNEXURE -II

CATEGORY - ORANGE CATEGORY

MANUFACTURING - (S1) ELECTRONIC EQUIPMENT(ASSEMBLY)

SPECIFICATION

FOUNDATION - M35 GRADE FOR COLUMN AND FOUNDATION

BASEMENT - 0.30 M ABOVE GROUND LEVELS

150 MM THICK BLOCK WALLS WITH C.M : 1:6 IN ALL LEVELS

PLASTERING WITH C.M : 1:4 IN ALL LEVELS

JOINERY - DOORS AND WINDOWS ARE IN STEELS

FLOORING - M35 GRADE FOR FLOORING WITH STEEL

ROOF WORK - STRUCTURAL STEEL WORK

CLADDING WORK - SANDWICH WALL PANEL

ROOF SHEET - SANDWICH ROOF PANEL

ELECTRICAL - WIRING WITH ISI BRANDED

PAINTING - CEMENT PAINTING FOR BOTH WALLS

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING.

For CGD Industrial Parks Private Limited

Authorized Signatory

For CGD SPACECORE PRIVATE LIMITED

Authorized Signatory

OWNER SIGNATURE

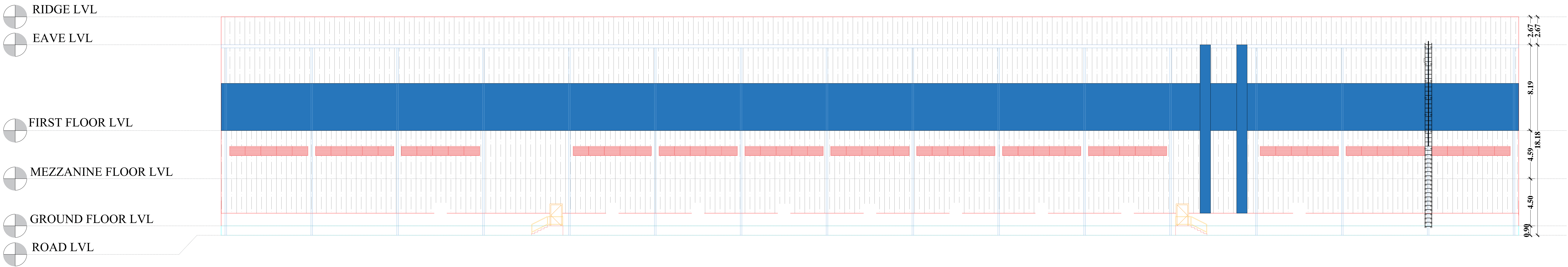
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STRUCTURAL ENGINEER

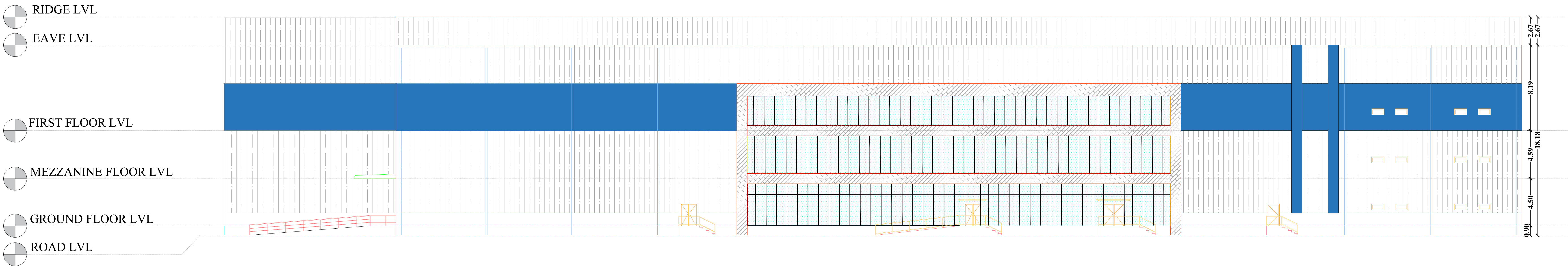
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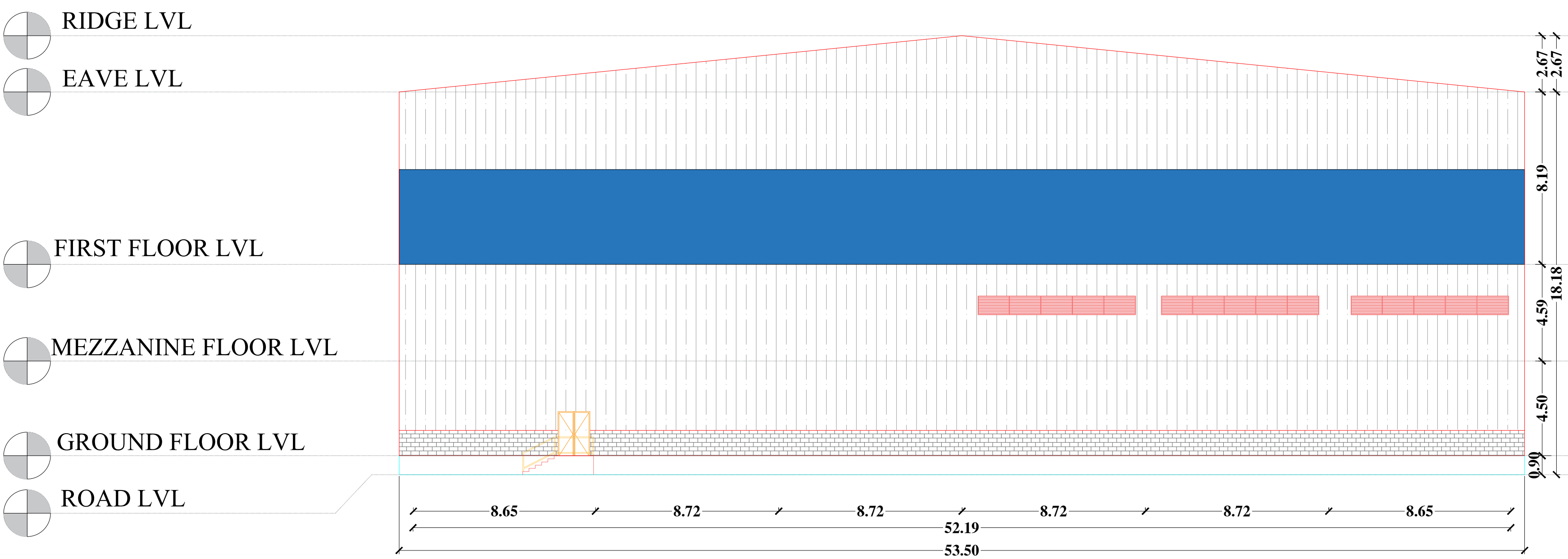




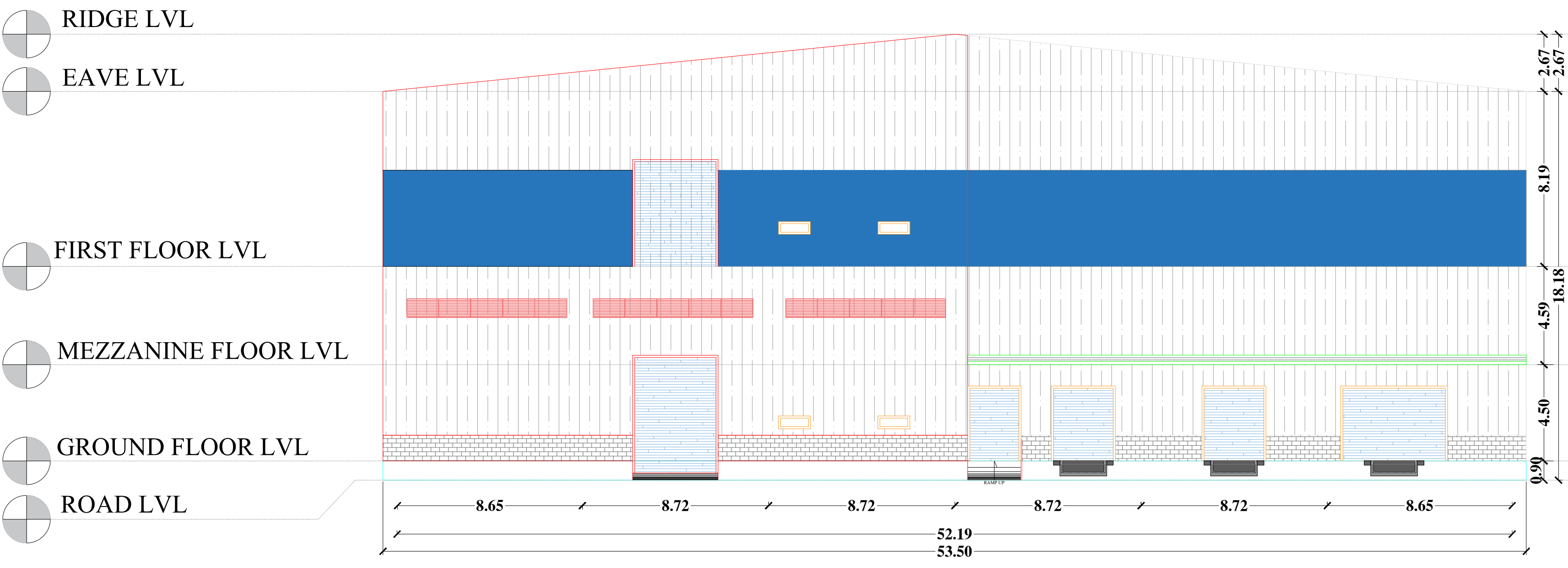
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BLOCK - 06 PROPOSED
FACTORY BUILDING (A02)

PLAN SHOWING ALREADY APPROVED
BUILDING OF INDUSTRIAL BUILDING AND
PROPOSED ADDITIONAL CONSTRUCTION
IN (SURVEY NUMBER 403-8A,9, 523-9B,10B,
524-2A1C,2A2,2B1,2B2,3,4,5,6,7,9A,9B,
525-1A,1B,1C,3A,3B,3C,3D,3E,3F,3G,4A,4B,
4C,4D,4E,4F,4G,5,6A,6B,12A2,12B2,13,
531-9,10,12A, 532-1A,1B,2,3 AND 5)
UTHUKADU 'B' VILLAGE, WALAJABAD
TALUK, KANCHEEPURAM DISTRICT.
Existing Approval
SWP/B.P(Industry)/D.D.T.C.P(K.P.M) NO:06/2024.
DATE :11-01-2024

SCALE :1:500		SHEET NO:04/05	
COLOUR INDEX:-		JOINERY SCHEDULE	
SITE BOUNDARY		D1	DOOR 1.50 X 2.10
EXISTING ROAD		D2	DOOR 2.50 X 2.10
PROPOSED BUILDING		D3	DOOR 1.00 X 2.10
EXISTING BUILDING		D4	DOOR 0.75 X 2.10
DRIVEWAY		W1	WINDOW 1.50 x 1.20
PARK		V1	VENTILATOR 1.20 x 0.60
		V2	VENTILATOR 1.50 x 0.60
		RS	ROLLING SHUTTER 3.00 X 3.50
		RS1	ROLLING SHUTTER 3.50X 3.50
		FD	FIRE DOOR 1.20 X 2.10

ANNEXURE - VI
CATEGORY - ORANGE CATEGORY
MANUFACTURING - (31) ELECTRONIC EQUIPMENT(ASSEMBLY)
SPECIFICATION
FOUNDATION : M25 GRADE FOR COLUMN AND FOUNDATION
BASEMENT : 0.30 M ABOVE GROUND LEVELS
150 MM THICK BLOCK WALLS WITH C.M : 1:6 IN ALL LEVELS
PLASTERING WITH C.M : 1:4 IN ALL LEVELS
JOINERY : DOORS AND WINDOWS ARE IN STEELS
FLOORING : M35 GRADE FOR FLOORING WITH STEEL
ROOF WORK : STRUCTURAL STEEL WORK
CLADDING WORK : SANDWICH WALL PANEL
ROOF SHEET : SANDWICH ROOF PANEL
ELECTRIAL : WIRING WITH ISI BRANDED
PAINTING : CEMENT PAINTING FOR BOTH WALLS
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

For CGD Industrial Parks Private Limited

Authorised Signatory
For CGD SPACECORE PRIVATE LIMITED

Authorised Signatory

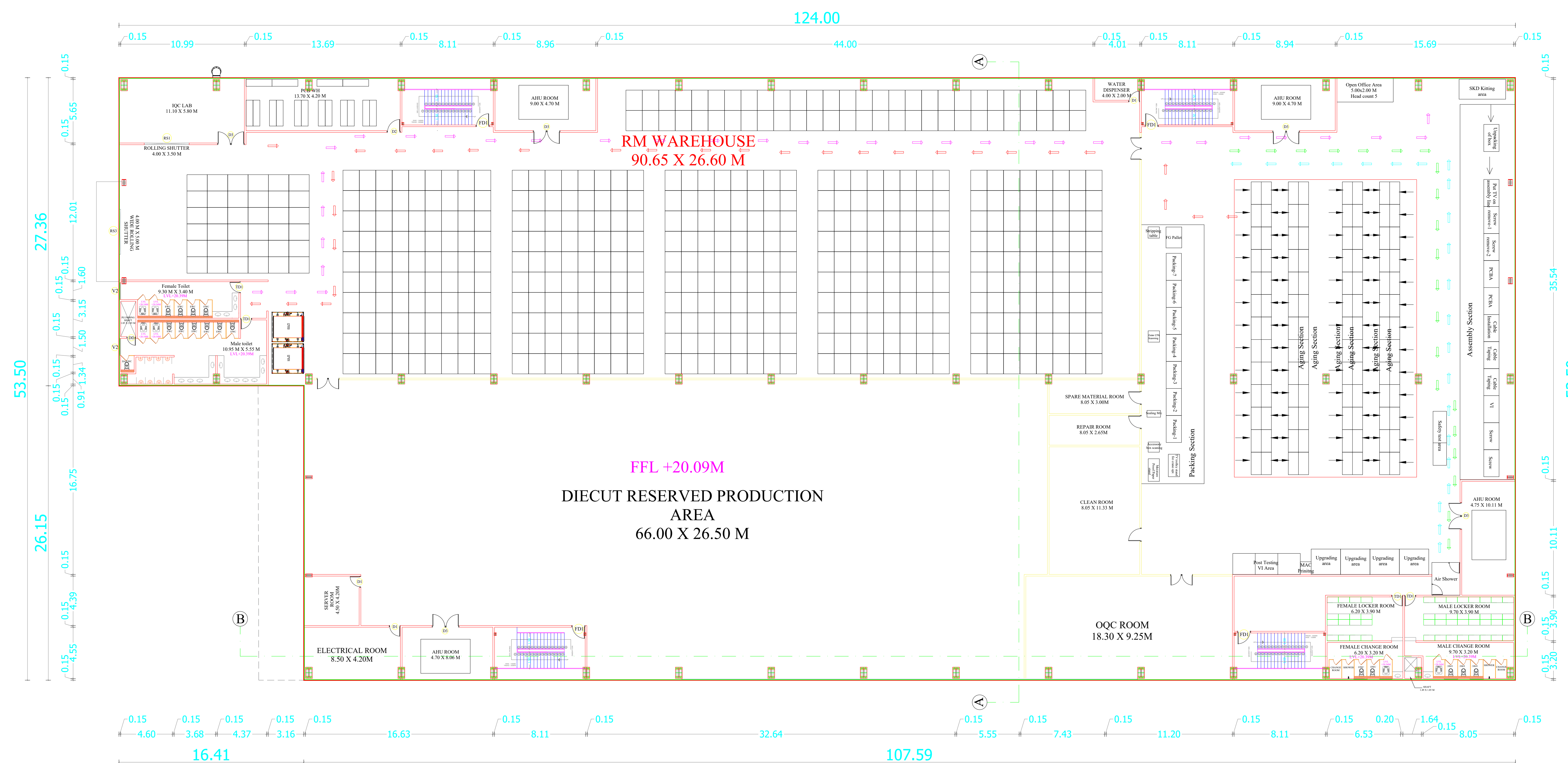
OWNER SIGNATURE

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STRUCTURAL ENGINEER

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**BLOCK - 06 PROPOSED
FACTORY BUILDING (A02)**

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UTHUKADU 'B' VILLAGE, WALAJABAD
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DATE :11-01-2024

SCALE :1:500	SHEET NO:03/05
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COLOUR INDEX:-		JOINERY SCHEDULE	
SITE BOUNDARY		D1 DOOR	1.50 X 2.10
EXISTING ROAD		D2 DOOR	2.50 X 2.10
PROPOSED BUILDING		D3 DOOR	1.00 X 2.10
EXISTING BUILDING		D4 DOOR	0.75 X 2.10
DRIVEWAY		W1 WINDOW	1.50 X 1.20
PARK		V1 VENTILATOR	1.20 X 0.60
		V2 VENTILATOR	1.50 X 0.60
		RS ROLLING SHUTTER	3.00 X 3.50
		RS1 ROLLING SHUTTER	3.50 X 3.50
		FD FIRE DOOR	1.20 X 2.10

ANNEXURE - VI
CATEGORY - ORANGE CATEGORY
MANUFACTURING - (31) ELECTRONIC EQUIPMENT(ASSEMBLY)

SPECIFICATION

FOUNDATION : M25 GRADE FOR COLUMN AND FOUNDATION BASEMENT : 0.30 M ABOVE GROUND LEVELS 150 MM THICK BLOCK WALLS WITH C.M. : 1:6 IN ALL LEVELS PLASTERING WITH C.M. : 1:4 IN ALL LEVELS JOINERY : DOORS AND WINDOWS ARE IN STEELS FLOORING : M35 GRADE FOR FLOORING WITH STEEL ROOF WORK : STRUCTURAL STEEL WORK CLADDING WORK : SANDWICH WALL PANEL ROOF SHEET : SANDWICH ROOF PANEL ELECTRICAL : WIRING WITH ISI BRANDED PAINTING : CEMENT PAINTING FOR BOTH WALLS MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING
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JOINERY DETAILS			
	DESCRIPTION	SIZE	NO.S
MD1	MAIN DOOR-1	1.50 x 2.10	1
FD1	FIRE DOOR-1	1.20 x 2.10	4
TD1	TOILET DOOR-1	1.00 x 2.10	4
DD	SHAFT DOOR	0.80 x 2.10	1
D1	DOOR-1	1.00 x 2.10	3
D2	DOOR-2	1.20 x 2.10	1
D3	DOOR-3	2.40 x 2.10	5
V1	VENTILATOR-1	1.20 x 0.60	4
V2	VENTILATOR-2	1.50 x 0.60	2
RS1	ROLLING SHUTTER -1	4.00 x 3.50	1
RS3	ROLLING SHUTTER -3	4.00 x 5.00	1

For CGD Industrial Parks Private Limited

Authorised Signatory
For CGD SPACECORE PRIVATE LIMITED

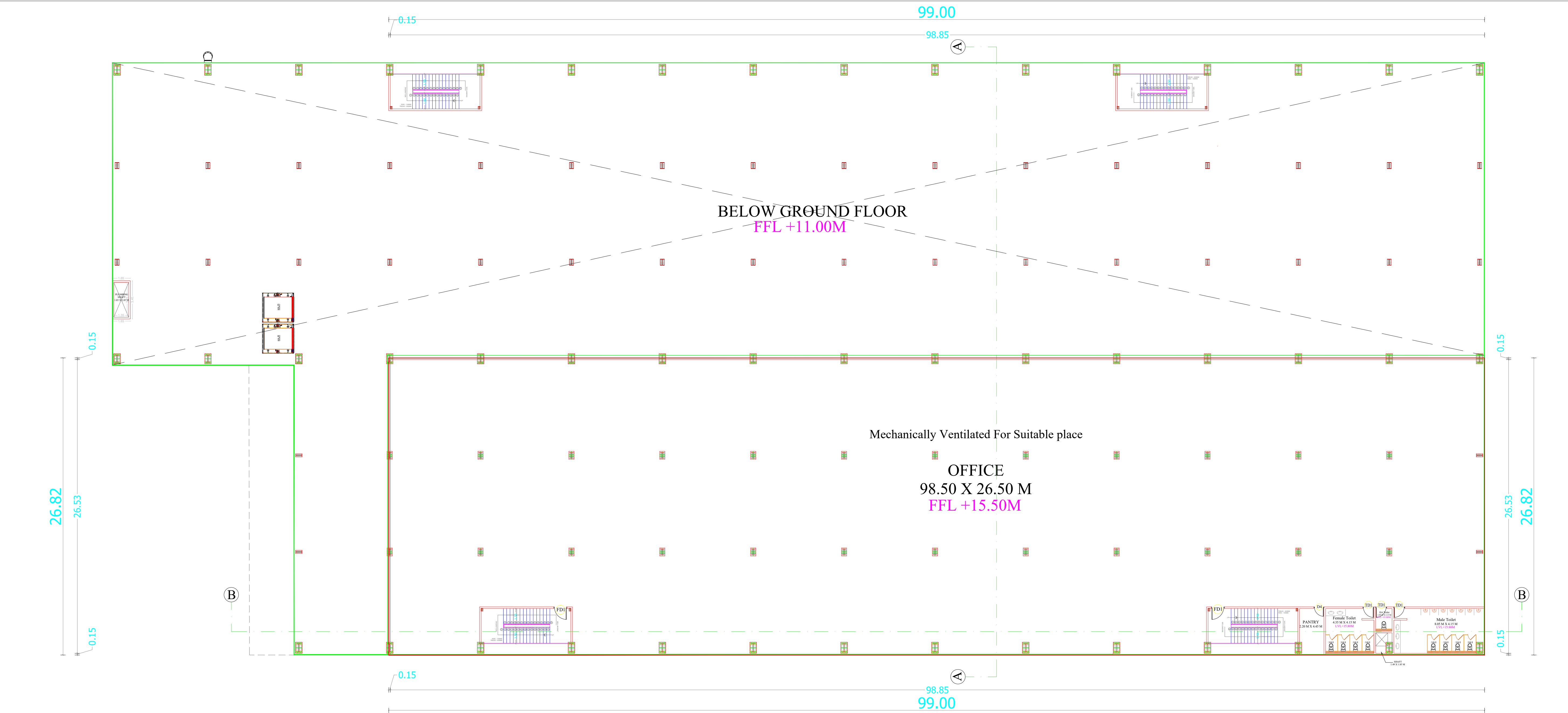
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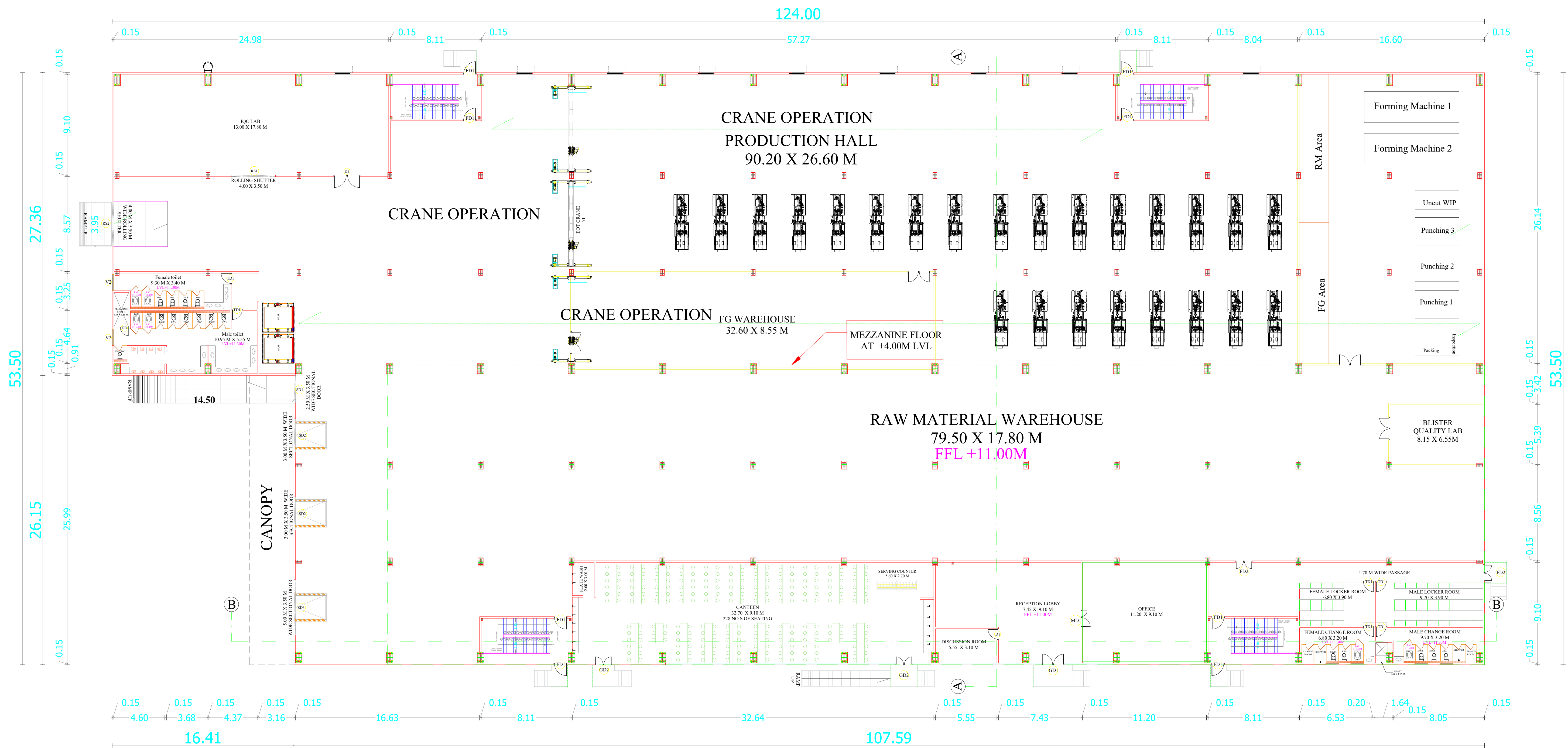
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REGISTERED ENGINEER



MEZZANINE FLOOR
PLAN



GROUND FLOOR PLAN

BLOCK - 06 PROPOSED
FACTORY BUILDING (A02)

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SWP/B.P(Industry)/D.D.T.C.P(K.P.M) NO:06/2024.
DATE :11-01-2024

SCALE :1:500		SHEET NO:02/05	
COLOUR INDEX:-		JOINERY SCHEDULE	
SITE BOUNDARY	D1 DOOR	1.50 X 2.10	1
EXISTING ROAD	D2 DOOR	2.50 X 2.10	2
PROPOSED BUILDING	D3 DOOR	1.00 X 2.10	1
EXISTING BUILDING	D4 DOOR	0.75 X 2.10	1
DRIVEWAY	W1 WINDOW	1.50 X 1.20	1
PARK	V1 VENTILATOR	1.20 X 0.60	1
	V2 VENTILATOR	1.50 X 0.60	1
	RS ROLLING SHUTTER	3.00 X 3.50	1
	RS1 ROLLING SHUTTER	3.50 X 3.50	1
	FD FIRE DOOR	1.20 X 2.10	1

ANNEXURE - VI
CATEGORY - ORANGE CATEGORY
MANUFACTURING - (31) ELECTRONIC EQUIPMENT(ASSEMBLY)

SPECIFICATION
FOUNDATION : M25 GRADE FOR COLUMN AND FOUNDATION
BASEMENT : 0.30 M ABOVE GROUND LEVELS
150 MM THICK BLOCK WALLS WITH C.M : 1:6 IN ALL LEVELS
PLASTERING WITH C.M : 1:4 IN ALL LEVELS
JOINERY : DOORS AND WINDOWS ARE IN STEELS
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ROOF WORK : STRUCTURAL STEEL WORK
CLADDING WORK : SANDWICH WALL PANEL
ROOF SHEET : SANDWICH ROOF PANEL
ELECTRIAL : WIRING WITH ISI BRANDED
PAINTING : CEMENT PAINTING FOR BOTH WALLS
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

JOINERY DETAILS			
DESCRIPTION	SIZE	NO.S	
GD1 GLASS DOOR-1	2.00 x 2.10	1	
GD2 GLASS DOOR-2	1.50 x 2.10	2	
MD1 MAIN DOOR-1	1.50 x 2.10	1	
FD1 FIRE DOOR-1	1.20 x 2.10	8	
FD2 FIRE DOOR-2	1.50 x 2.10	2	
TD1 TOILET DOOR-1	1.00 x 2.10	6	
DD SHAFT DOOR	0.80 x 2.10	1	
D1 DOOR-1	1.00 x 2.10	1	
D3 DOOR-3	2.40 x 2.10	1	
W1 WINDOW	1.20 x 1.20	9	
V1 VENTILATOR-1	1.20 x 0.60	4	
V2 VENTILATOR-2	1.50 x 0.60	2	
SD1 SECTIONAL DOOR - 1	2.50 x 3.50	1	
SD2 SECTIONAL DOOR - 2	3.00 x 3.50	2	
SD3 SECTIONAL DOOR - 3	5.00 x 3.50	1	
RS1 ROLLING SHUTTER -1	4.00 x 3.50	1	
RS2 ROLLING SHUTTER -2	4.00 x 5.50	1	

JOINERY DETAILS			
DESCRIPTION	SIZE	NO.S	
MD1 MAIN DOOR-1	1.50 x 2.10	2	
FD1 FIRE DOOR-1	1.20 x 2.10	2	
TD1 TOILET DOOR-1	1.00 x 2.10	3	
D4 DOOR-4	0.90 x 2.10	1	
V1 VENTILATOR-1	1.20 x 0.60	4	

For CGD Industrial Parks Private Limited
Authorised Signatory
For CGD SPACECORE PRIVATE LIMITED
Authorised Signatory

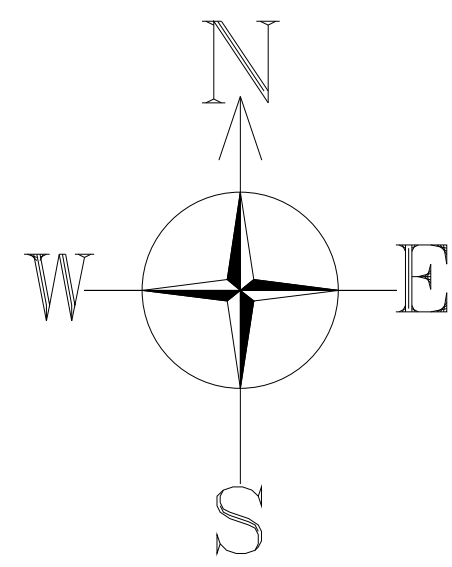
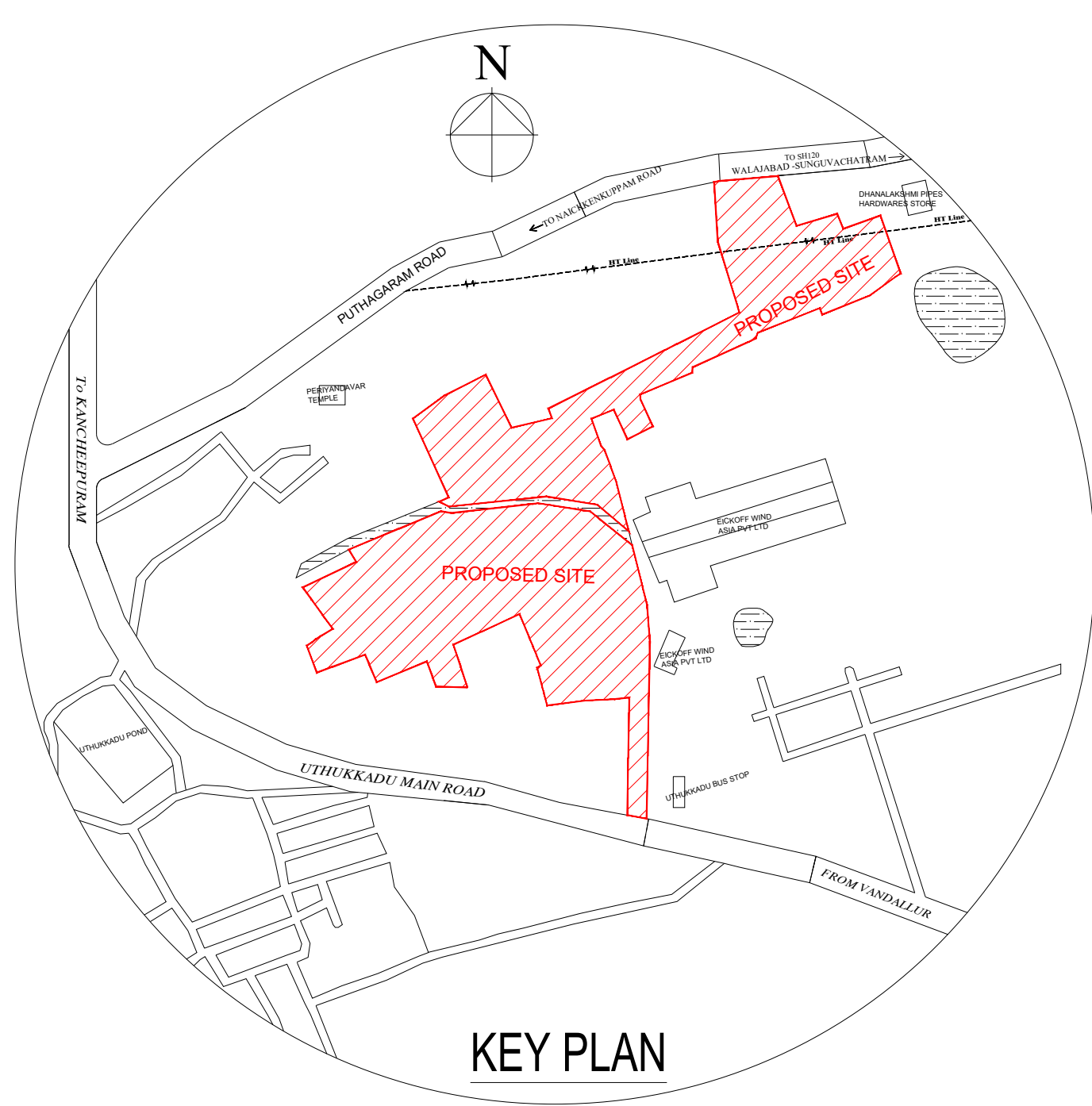
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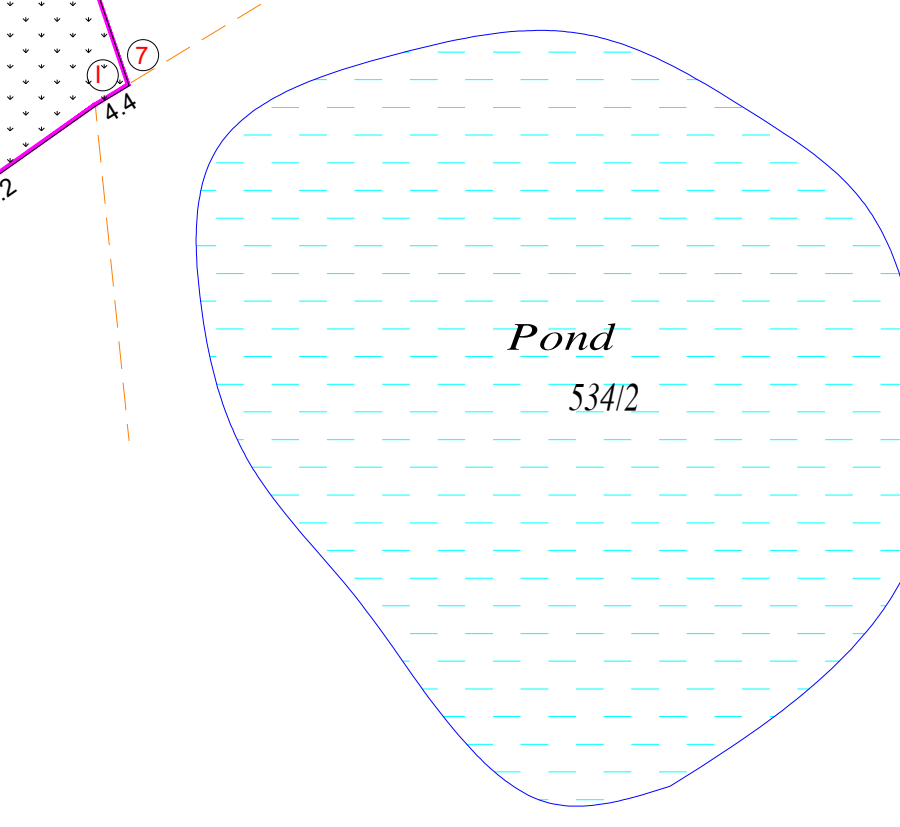
REGISTERED ENGINEER



TO NAICKKENKUPPAM ROAD
S.NO: 522

TO SH120
WALAJABAD - SUNGUVACHATRAM
S.NO: 499

HT Line
HT Line
HT Line



18M wide driveway

18M wide driveway

PWD Culvert
NOC Received

PROPOSED GROUND, MEZZANINE AND FIRST FLOOR BUILDING-A02

EXISTING APPROVED BUILDING-A01
S251/A, S251/B, S251/C, S251/D, S251/E, S251/F, S251/G, S251/H, S251/I, S251/J, S251/K, S251/L, S251/M, S251/N, S251/O, S251/P, S251/Q, S251/R, S251/S, S251/T, S251/U, S251/V, S251/W, S251/X, S251/Y, S251/Z

S.NO: 387

S.NO: 562
UTHUKKADU MAIN ROAD

S.NO: 561

PLOT AREA
Already Approved Survey Number: 524-5, 525-1A, 1B, 1C, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 531-9, 10, 532-1A, 1B, 2, 3 and 5
= 47500.00 SQ.MT
Proposed Additional Survey Number: 403-8A, 9, 523-9B, 10B, 524-2A1C, 2A2, 2B1, 2B2, 3, 4, 6, 7, 9A, 9B, 525-4A, 4B, 4C, 4D, 4E, 4F, 4G, 5, 6A, 6B, 12A2, 12B2, 13 and 531-12A
= 31273.00 SQ.MT

PLOT AREA
AS PER DOCUMENT = 78820.62 SQ.M (19.477 Acres)
AS PER PATTA = 78773.00 SQ.M (19.465 Acres)
OPEN SPACE RESERVATION
10% TO BE PROVIDED - OSR - 1 & 2 = 7928.40 SQ.M (10.06%)

Existing Approved No: SWP/B(P/Industry)/D.T.C.(P.K.P.M) NO:06/2024.

EXISTING BUILDING AREA STATEMENT

BLOCK	DESCRIPTION	FSI AREA In Sq.m	NON FSI Total Builtup In Sq.m	Area Sq.m
01 (A01)	Ground Floor	5369.47	—	5369.47
	First Floor	5603.96	—	5603.96
	Second Floor	5603.96	—	5603.96
	Total	16577.39	—	16577.39
02	Security Block (G.F)	30.00	—	30.00
03	Pump Room (G.F)	112.50	—	112.50
04	Panel Room (G.F)	42.00	—	42.00
05	Driver's Room (G.F)	28.00	—	28.00
TOTAL EXISTING AREA		16789.89	—	16789.89

PROPOSED BUILDING AREA STATEMENT

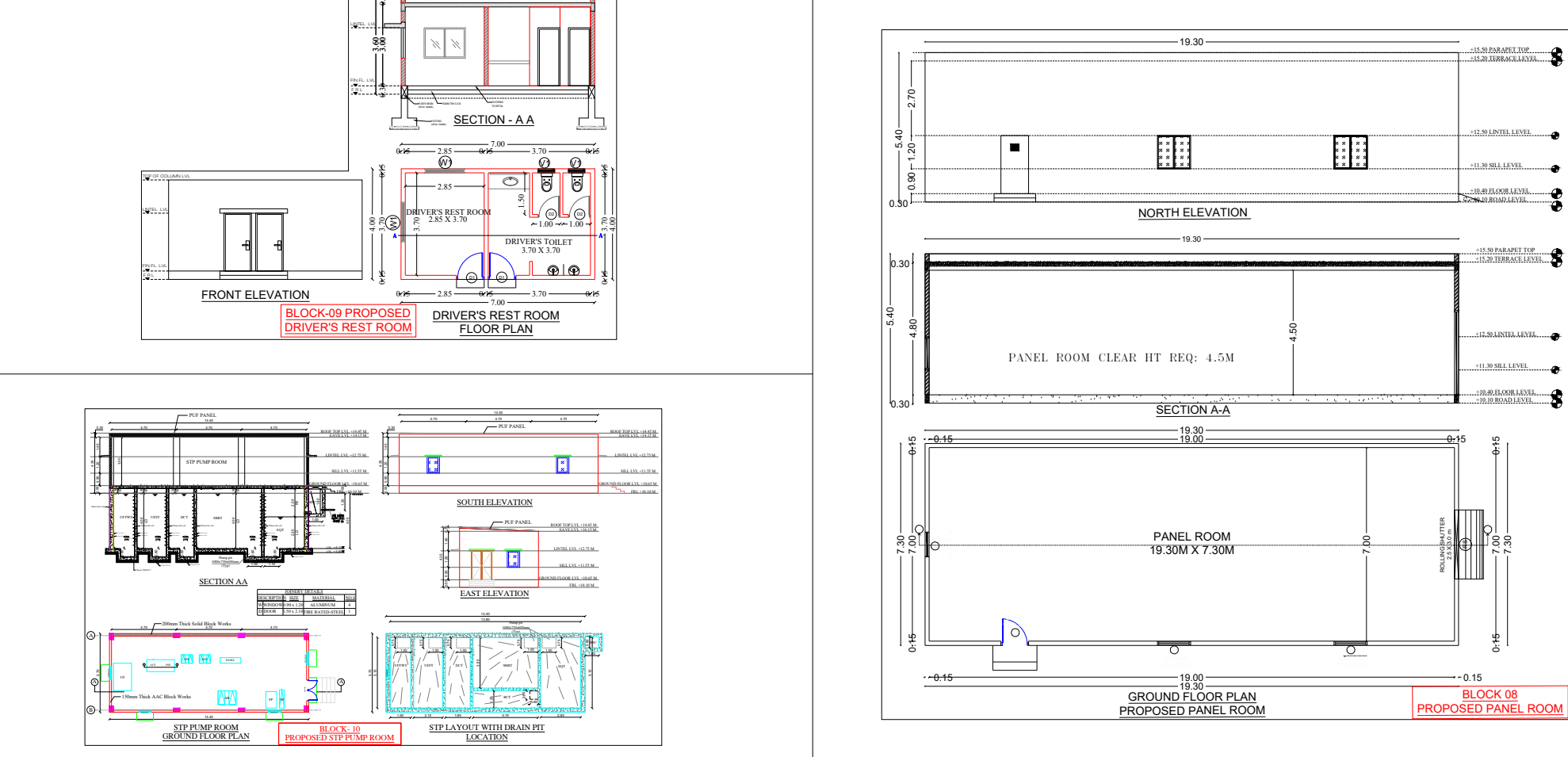
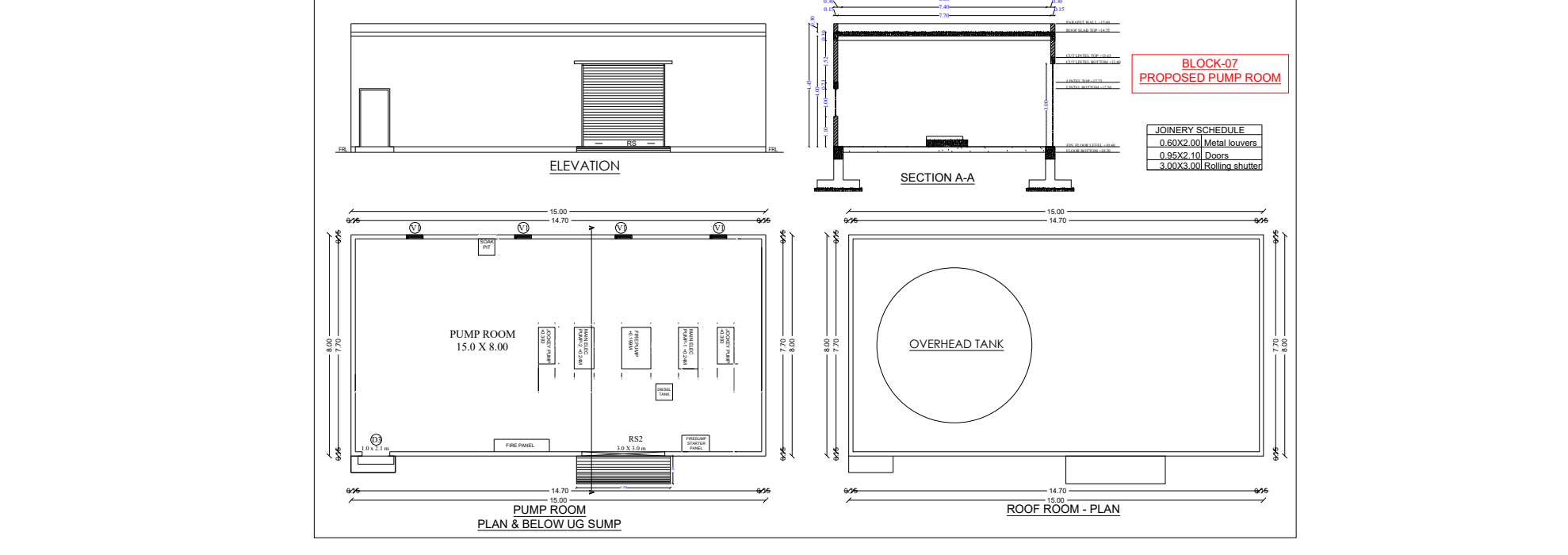
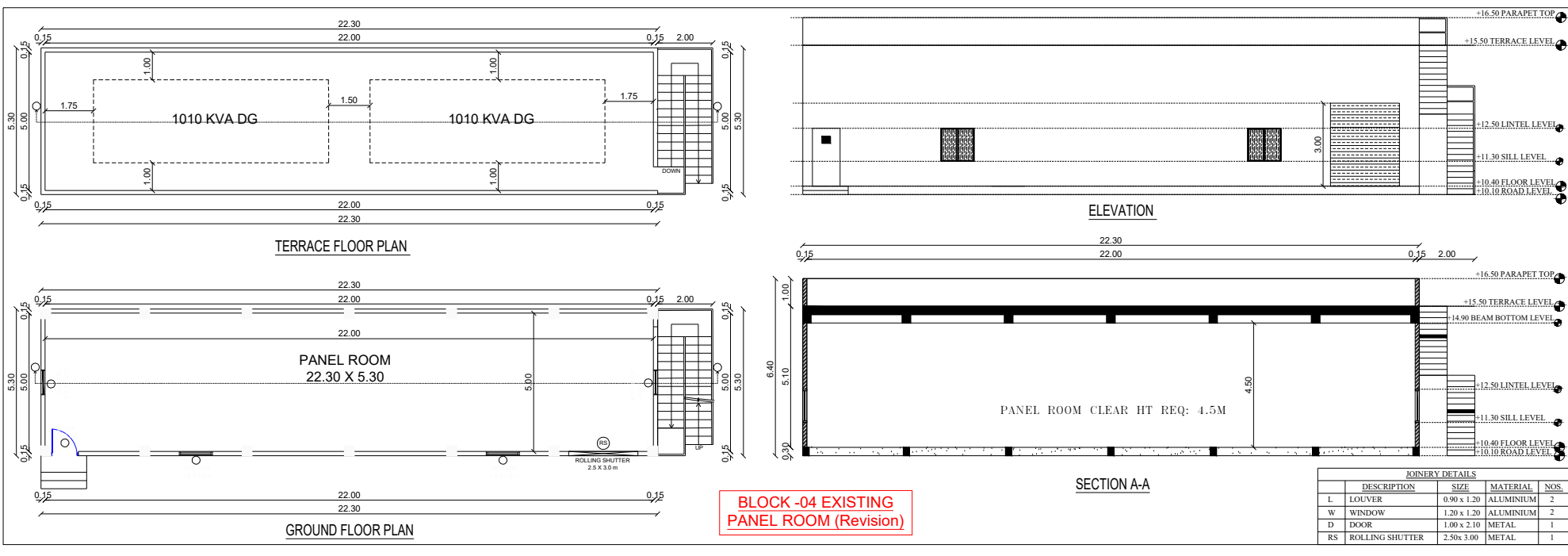
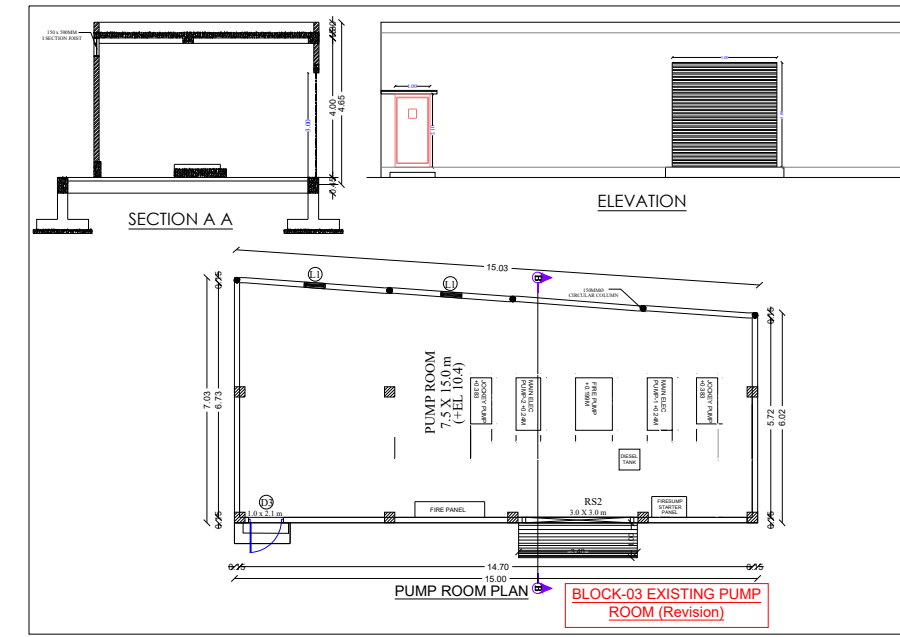
Block	DESCRIPTION	FSI AREA In Sq.m	NON FSI Total Builtup In Sq.m	Area Sq.m
06 (A02)	Ground Floor	6204.87	—	6204.87
	Mezzanine Floor	2655.81	—	2655.81
	First Floor	6204.87	—	6204.87
	Canopy Area	104.60	—	104.60
Total		15170.15	—	15170.15
07	Pump Room (G.F)	120.00	—	120.00
08	Panel Room (G.F)	140.89	—	140.89
09	Driver's Room (G.F)	28.00	—	28.00
10	STP Room (G.F)	82.08	—	82.08
TOTAL PROPOSED AREA		15541.12	—	15541.12

REVISION AND ADDITION FROM ALREADY APPROVED

03	Pump Room (G.F)	99.53	—	99.53
04	Panel Room (G.F)	118.19	—	118.19
TOTAL REVISION AREA		217.72	—	217.72

TOTAL FSI AREA STATEMENT

Already Approved FSI Area	16789.89 Sq. mt
Block No:3(Pump Room)	(-) 112.50 Sq.mt
Block No:4(Panel Room)	(-) 42.00 Sq.mt
Already Approved Retained Area (A)	16635.39 Sq.mt
Proposed Additional FSI Area (B)	15541.12 Sq.mt
Revision Form Already Approved (C)	217.72 Sq.mt
TOTAL FSI AREA (A+B+C)	32394.23 Sq.mt
FLOOR SPACE INDEX:	FSI = 32394.23 / 78773.00 FSI = 0.41



PLAN SHOWING ALREADY APPROVED BUILDING OF INDUSTRIAL BUILDING AND PROPOSED ADDITIONAL CONSTRUCTION IN (SURVEY NUMBER 403-8A,9, 523-9B,10B, 524-2A1C,2A2,2B1,2B2,3,4,5,6,7,9A,9B, 525-1A,1B,1C,3A,3B,3C,3D,3E,3F,3G,4A,4B, 4C,4D,4E,4F,4G,5,6A,6B,12A2,12B2,13, 531-9,10,12A, 532-1A,1B,2,3 AND 5) UTHUKADU 'B' VILLAGE, WALAJABAD TALUK, KANCHEEPURAM DISTRICT.

SCALE : 1:2000 SHEET NO:01/05

COLOUR INDEX:-

SITE BOUNDARY	EXISTING ROAD	PROPOSED BUILDING	EXISTING BUILDING	DRIVEWAY	PARK
FD1	TD1	D1	D2	D3	W1
FIRE DOOR	TOILET DOOR	DOOR	DOOR	DOOR	WINDOW
1.20 X 2.10	1.00 X 2.10	1.50 X 2.10	1.20 X 2.10	0.90 X 2.10	1.20 X 1.20
					VENTILATION
					1.20 X 0.60
					ROLLING SHUTTER
					3.00 X 3.50

ANNEXURE - VI

CATEGORY MANUFACTURING - (31) ELECTRONIC EQUIPMENT(ASSEMBLY)

SPECIFICATION

FOUNDATION : M25 GRADE FOR COLUMN AND FOUNDATION
BASEMENT : 0.30 M ABOVE GROUND LEVELS
150 MM THICK BLOCK WALLS WITH C.M : 1:6 IN ALL LEVELS
PLASTERING WITH C.M : 1:4 IN ALL LEVELS
JOINERY : DOORS AND WINDOWS ARE IN STEELS
FLOORING : M35 GRADE FOR FLOORING WITH STEEL
ROOF WORK : STRUCTURAL STEEL WORK
CLADDING WORK : SANDWICH WALL PANEL
ROOF SHEET : SANDWICH ROOF PANEL
ELECTRIAL : WIRING WITH ISI BRANDED
PAINTING : CEMENT PAINTING FOR BOTH WALLS
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

PARKING DETAILS

SIZE	DESCRIPTION	REQUIRED	PROVIDED
3.50x10.00	Lorry Parking (Workshop/500)	58 No's	60 No's
2.50x5.00	Car Parking (Office) / 100	27 No's	28 No's
1.00x1.80	Two Wheeler Parking	580 No's	580 No's
0.60x1.80	Cycle Parking	580 No's	580 No's

NO. OF WORKERS DETAIL

MALE	FEMALE	TOTAL
200 Nos	100 Nos	300 Nos

PERSON Required Provided Required Provided

WC	6	19	5	21
URINALS	6	26	-	-

For CGD Industrial Parks Private Limited

Authorised Signatory

For CGD SPACECORE PRIVATE LIMITED

Authorised Signatory

OWNER SIGNATURE

A. N. RAVICHANDRAN,
DCE, B.Sc. in Tech, AMIE, A.I.V., MBA, M.Tech Structures
Chartered Engineer, Structural Consultant
Reg. Valuer
Registered Engineer Grade-II
CGLDist/RE/Gr-II/2020/11/008
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STRUCTURAL ENGINEER

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REGISTERED ENGINEER

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](#)



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



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.

