

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

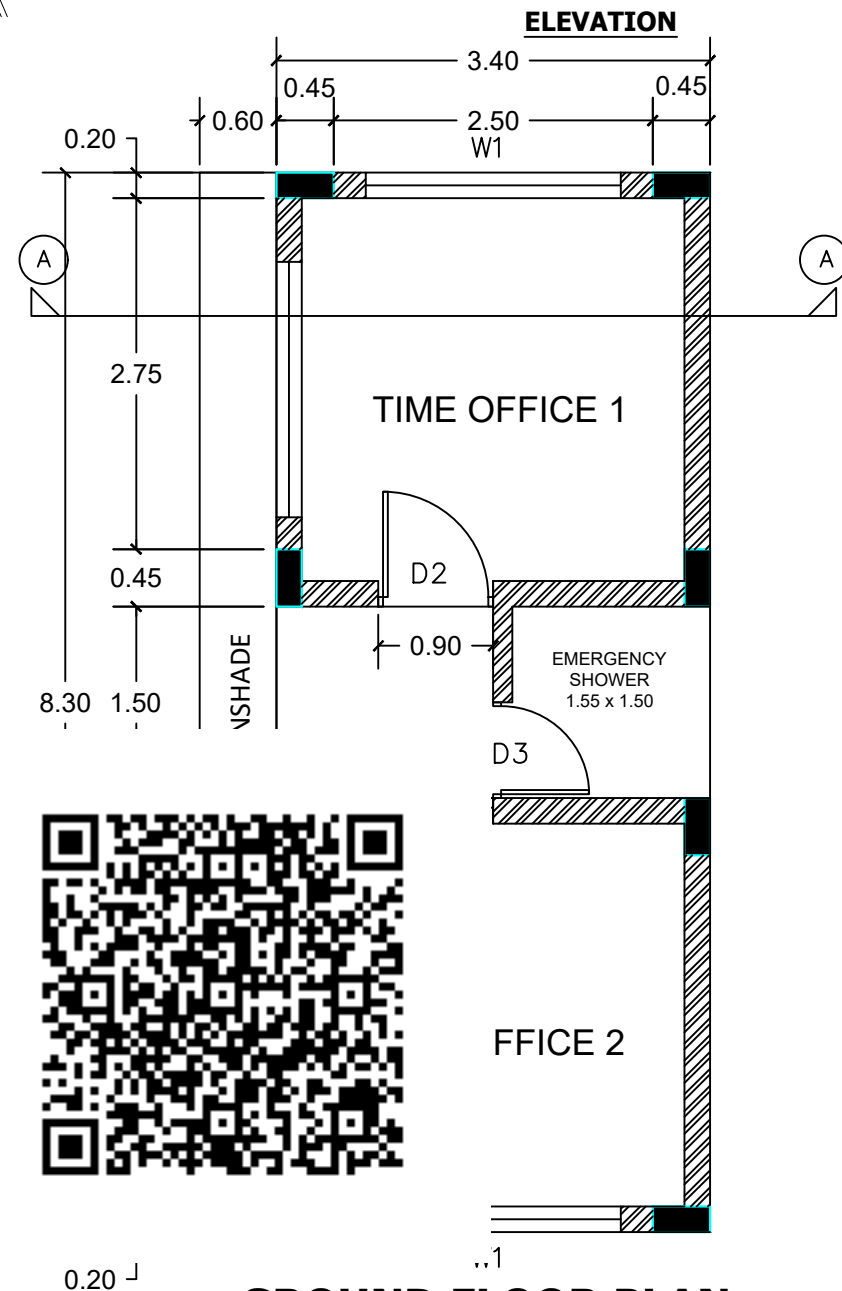
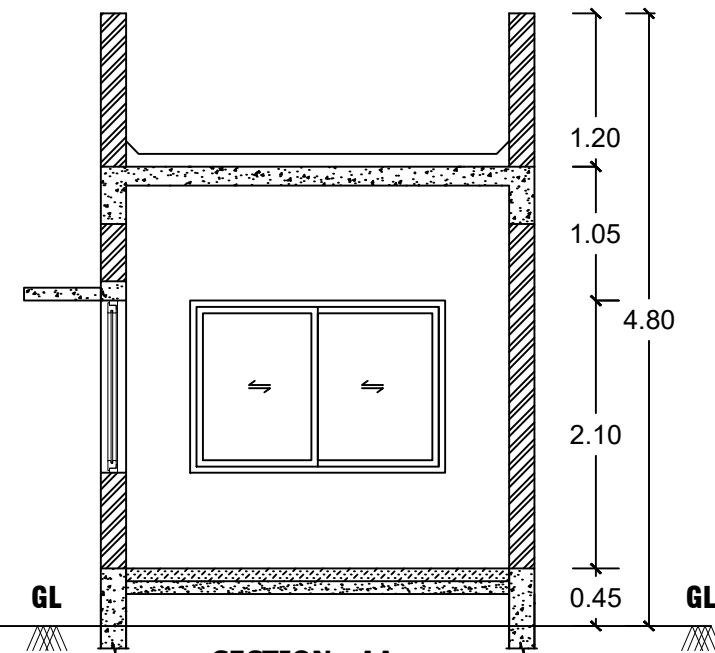
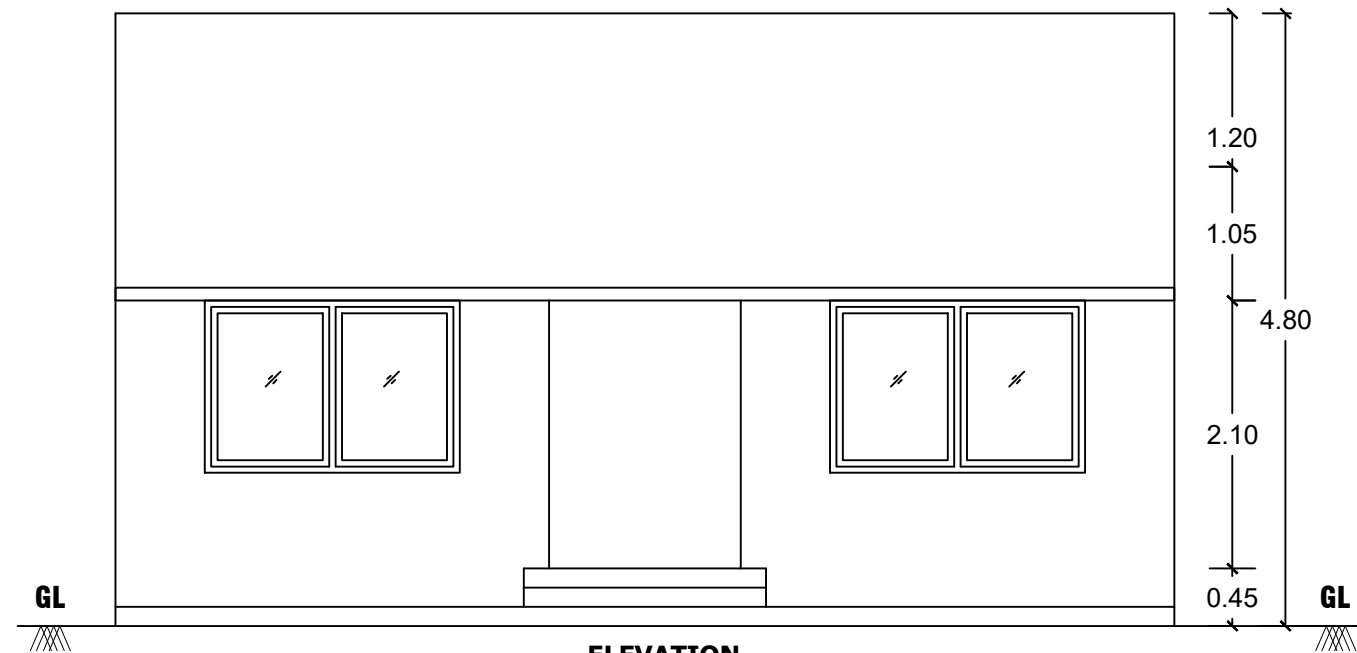
Building Plan

ISSUING AUTHORITY

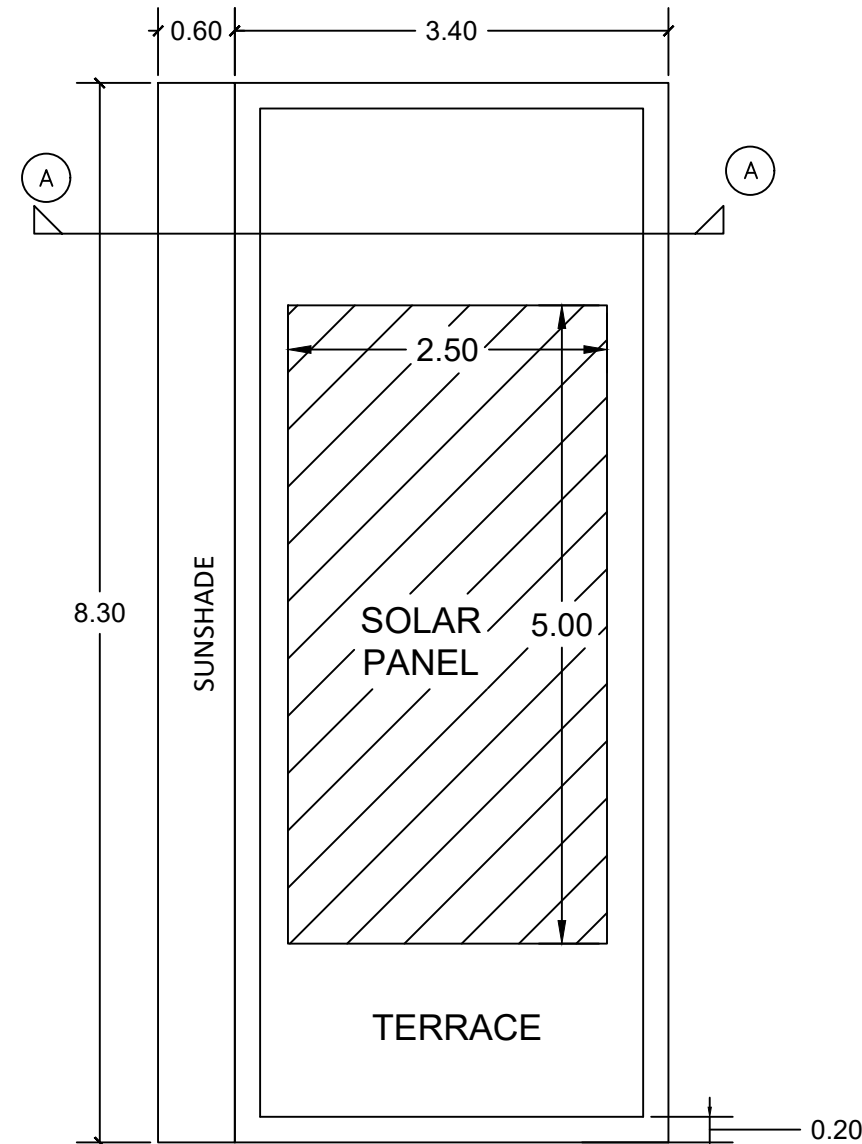
Rural Panchayat

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.



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING FOR M/s. JG TRES LLP S.NO: 726/1A1A1, 726/1A1A2, 730/1A1 & 730/1A2, KANNIGAIPER VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION:

FOUNDATION: PILE, COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT
SUPER STRUCTURE: RCC COLUMNS AND BEAMS WITH BRICK WALLS
FLOORING: R.C.C FLOORING
JOINERY: UPVC WINDOW & DOOR
ROOF: GALVALUME SHEET ROOF
FINISHES: INTERIOR PAINTED WITH PLASTIC EMULSION & EXTERIOR WITH EXPOSED AGGRIGATE & CEMENT PAINT

INDUSTRIAL CATEGORY : ORANGE

AREA STATEMENT

DESCRIPTION	F.S.I AREA (SQ.M)	NON-F.S.I AREA (SQ.M)	BUILT-UP AREA (SQ.M)
SECURITY BUILDING	28.22	-	28.22

GENERAL NOTES:-

ALL DIMENSIONS ARE IN Mtrs

SCHEDULE OF JOINERY

TYPE	REFERENCE	SIZE	SILL	LINTEL
W1	WINDOW	2000 x1350	750	2100
D2	DOOR	900 x 2100	-	2100
D3	DOOR	750 x 2100	-	2100

OWNER'S SIGN:

For JG TRES LLP ,
Designated Partner/ Authorized Signatory

STRUCTURAL ENGINEER'S SIGN:

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I DTCP (R.No.CLRGN/SE/G-1/2019/06/15)
36, Suppa Colony, Guindy, Ch-32. 9952046424

ARCHITECT SIGN:

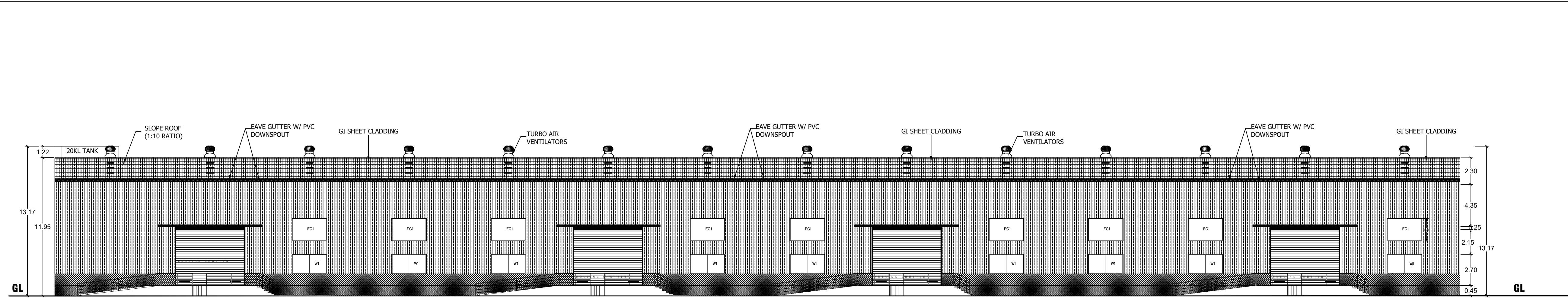
MANIKANDAN.N. B.Arch.
CA / 2004 / 34932
The Madras Design Works
No. 6/15, Ram Nivas,
Kottur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 24474532

SCALE - 1: 100

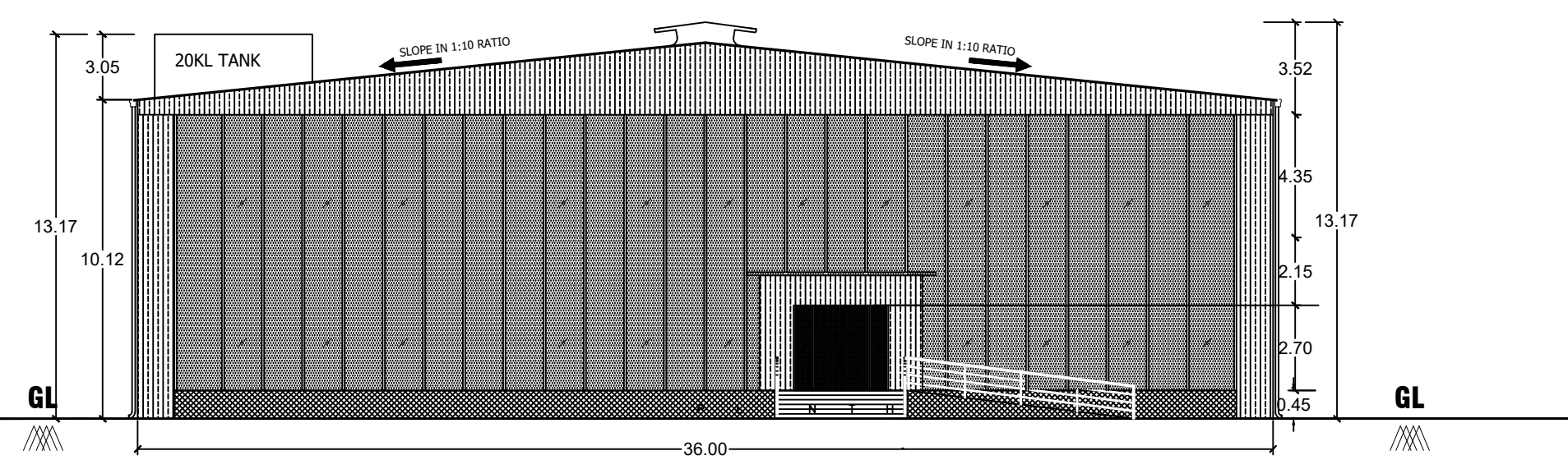
SHEET NO: 06/06

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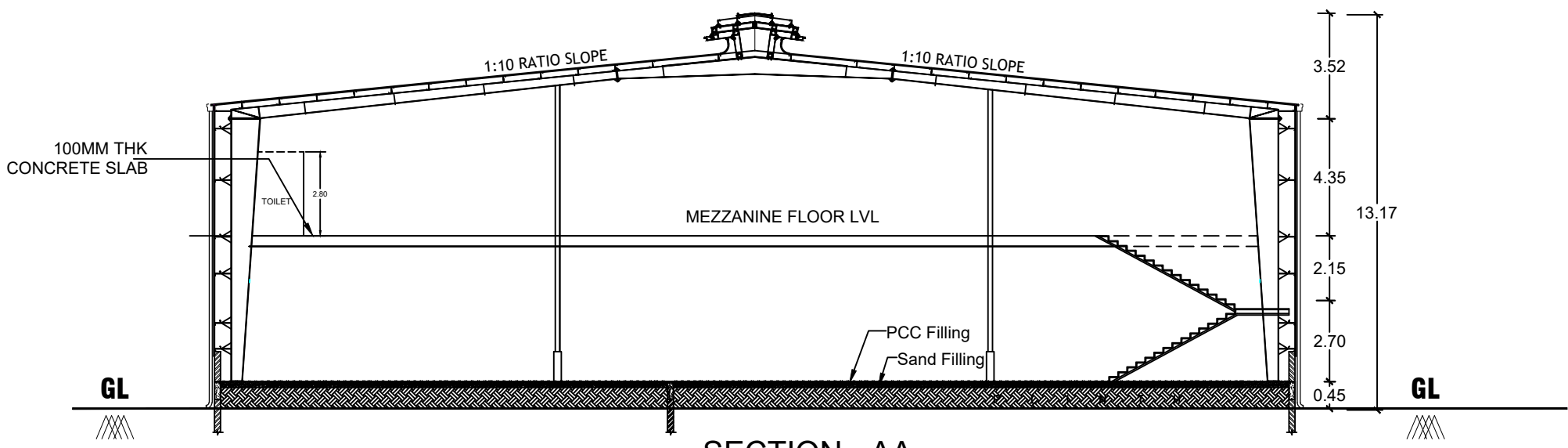
SECURITY BUILDING
PLAN, ELEVATION AND SECTION



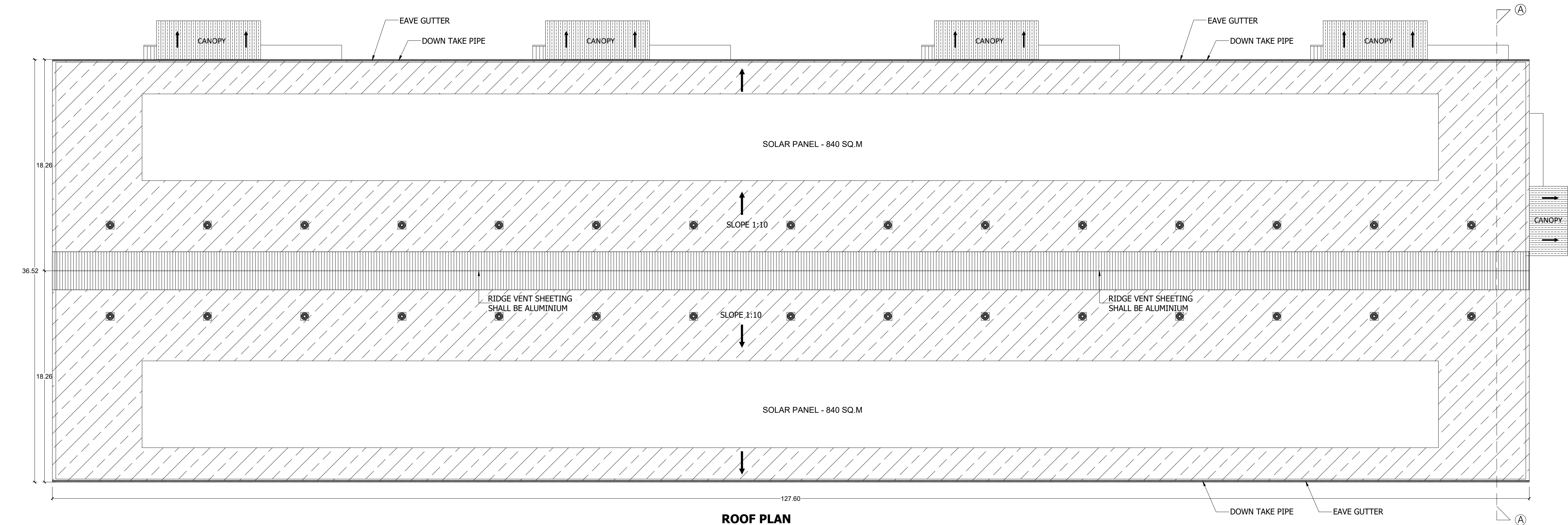
NORTH SIDE ELEVATION



FRONT ELEVATION
(EAST SIDE)



SECTION - AA



ROOF PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING FOR M/s. JG TRES LLP S.NO: 726/1A1A1, 726/1A1A2, 730/1A1 & 730/1A2, KANNIGAIPER VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION:

FOUNDATION: PILE, COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT
SUPER STRUCTURE: RCC COLUMNS AND BEAMS WITH BRICK WALLS
FLOORING: R.C.C FLOORING
JOINERY: UPVC WINDOW & DOOR
ROOF: GALVALUME SHEET ROOF
FINISHES: INTERIOR PAINTED WITH PLASTIC EMULSION & EXTERIOR WITH EXPOSED AGGRIGATE & CEMENT PAINT

INDUSTRIAL CATEGORY : ORANGE

GENERAL NOTES:-
ALL DIMENSIONS ARE IN Mtrs

SCHEDULE OF JOINERY				
TYPE	REFERENCE	SIZE	SILL	LINTEL
RS1	ROLLING SHUTTER	6000 X 4800	-	4800
MD	MAIN DOOR	3000 x 2700	-	2700
W1	WINDOW	3000 X 1700	1000	2700
FG1	FIXED GLASS	3000 X 1950	-	4800

OWNER'S SIGN:

For JG TRES LLP,
Designated Person/ Authorised Signatory

STRUCTURAL ENGINEER'S SIGN:

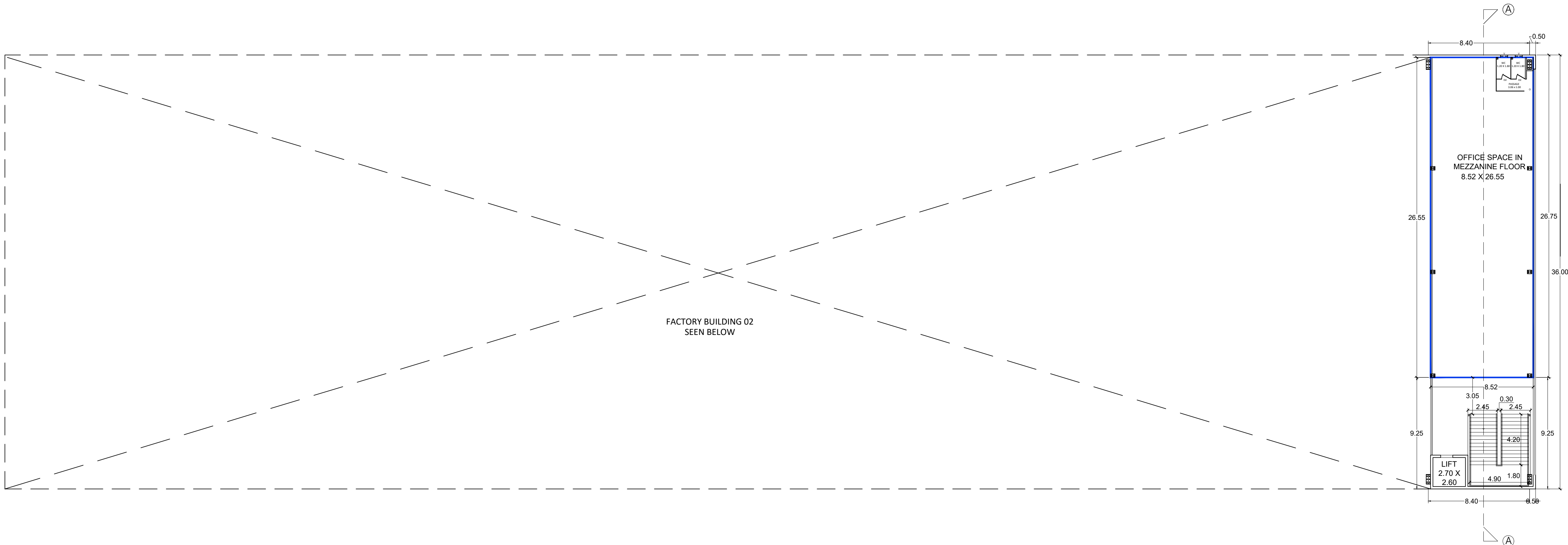
S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I DTCP (R.No.673/RGN/SE/PS-1/2019/06/15)
36, Suppa Colony, Guindy, Ch-32. 9952046424

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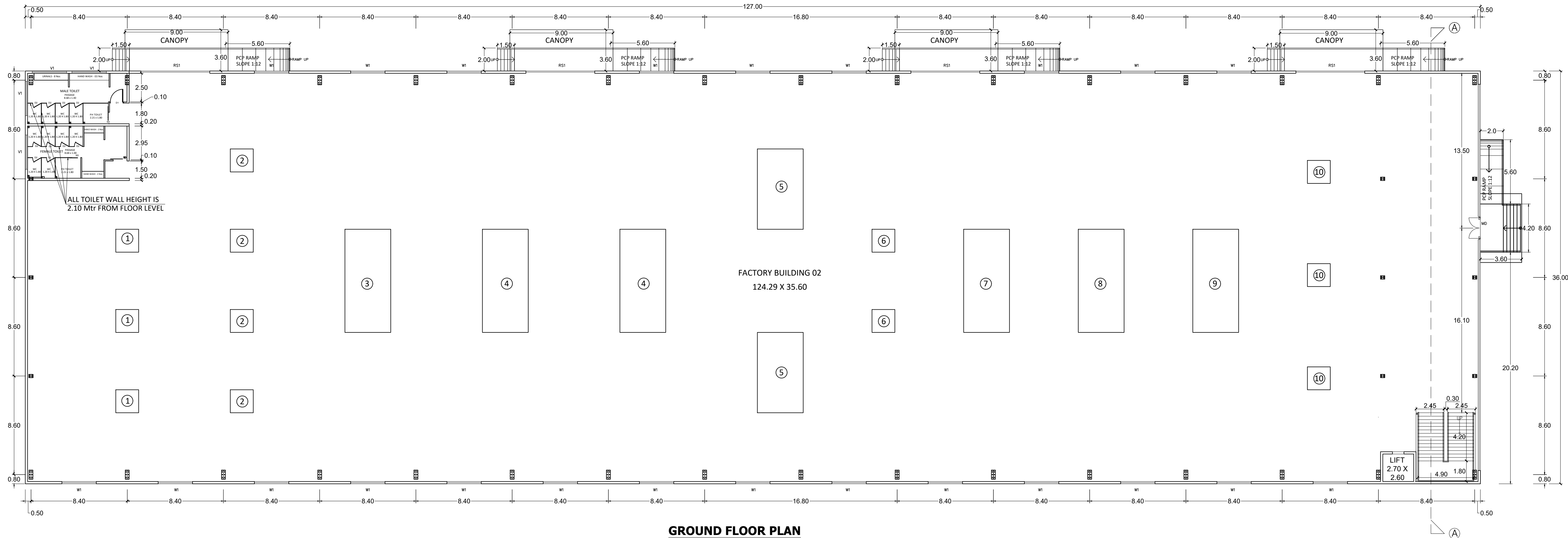
MANIKANDAN, N. B. Arch.
CA / 2004 / 34932
The Madras Design Works
No. 6/15, Ram Nivas,
Kottur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 24474632

SCALE - 1: 200 SHEET NO: 05/06

DRAWING TITLE
FACTORY BUILDING - 02
ROOF PLAN, ELEVATION AND SECTION



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING FOR M/s. JG TRES LLP S.NO: 726/1A1A1, 726/1A1A2, 730/1A1 & 730/1A2, KANNIGAIPER VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION:

FOUNDATION: PILE, COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT

SUPER STRUCTURE: RCC COLUMNS AND BEAMS WITH BRICK WALLS

FLOORING: R.C.C FLOORING

JOINERY: UPVC WINDOW & DOOR

ROOF: GALVALUME SHEET ROOF

FINISHES: INTERIOR PAINTED WITH PLASTIC EMULSION & EXTERIOR WITH EXPOSED AGGRIGATE & CEMENT PAINT

INDUSTRIAL CATEGORY : ORANGE

AREA STATEMENT:-

DESCRIPTION	F.S.I AREA (SQ.M)	NON-F.S.I AREA (SQ.M)	BUILT-UP AREA (SQ.M)
BUILDING - 02 GROUND FLOOR	4723.30	-	4723.30
BUILDING - 02 MEZZANINE FLOOR	317.57	-	317.57

GENERAL NOTES:-

ALL DIMENSIONS ARE IN Mtrs

SCHEDULE OF JOINERY

TYPE	REFERENCE	SIZE	SILL	LINTEL
RS1	ROLLING SHUTTER	6000 X 4800	-	4800
MD	MAIN DOOR	3000 x 2700	-	2700
W1	WINDOW	3000 X 1700	1000	2700
FG1	FIXED GLASS	3000 X 1950	-	4800
D1	TOILET DOOR	1200 X 2100	-	2100
V1	VENTILATOR	3000 X 600	2100	2700
SD	SLIDING DOOR	1000 X 2100	-	2100
D2	TOILET PARTITION DOOR	750 X 2100	-	2100

ELECTRICAL LOAD DETAILS

Sl.No	Description	Qty	HP/ Machine	TOTAL HP
1	Compressor	6	15	90
2	Pick & Place machine - S20	4	4	16
3	Pick & Place machine - YSM20WR	2	10	20
4	Reflow oven - Konark 820S - 8Zone	4	25	100
5	Reflow oven - Vitronics-8 + 2Zone	4	15	60
6	Exhaust Blower - 5HP	4	10	40
7	Automatic Printer	2	40	80
8	Wave Soldering	2	50	100
9	Aging Rack	2	50	100
10	Encapsulation Potting Machine	2	3	6
TOTAL				612 HP

OWNER'S SIGN:

For JG TRES LLP ,
Designated Project/ Authorized Signatory ,

STRUCTURAL ENGINEER'S SIGN:

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I DTCP (R.No.C2/GA/SE/6-12019/06/15)
36, Suppe Colony, Guindy, Ch-32, 9952046424

ARCHITECT SIGN:

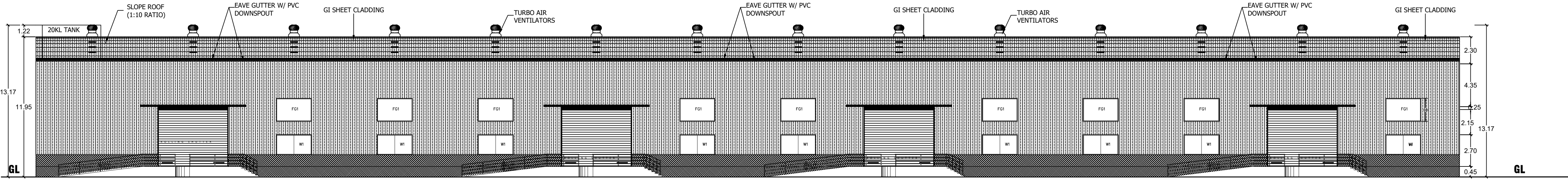
MANKANDAN N. A. AAR
CA / 2004 / 24833
The Madras Design Works
No. 67/5, Ram Nivas Road,
Kottur Garden 1st St,
Chennai - 600 032
phone 044 - 24474532

SCALE - 1: 200

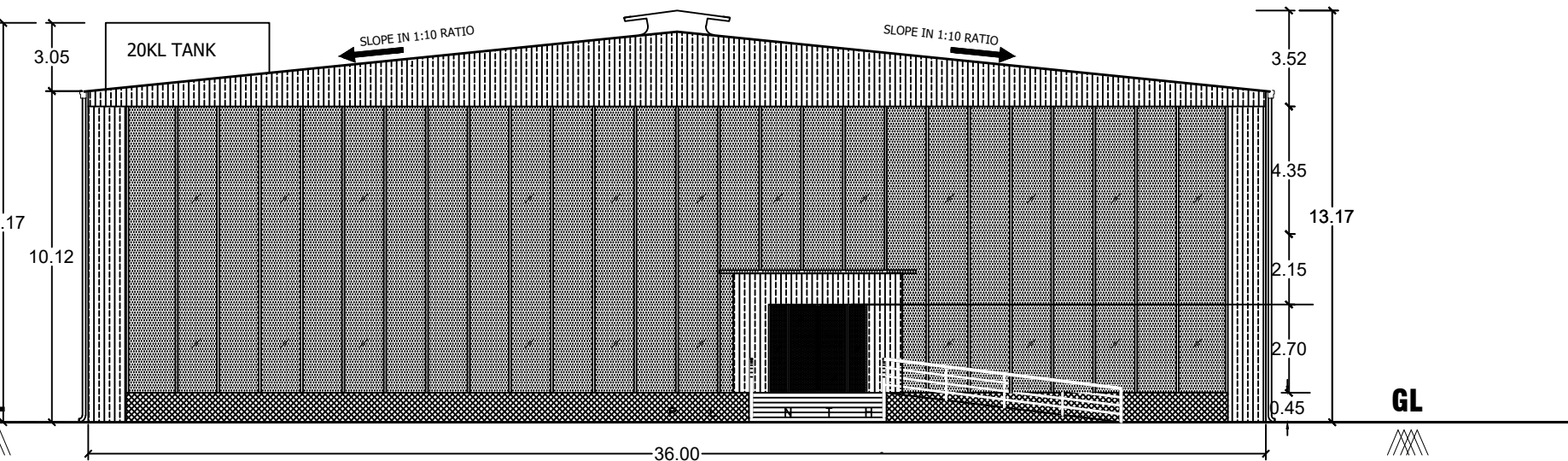
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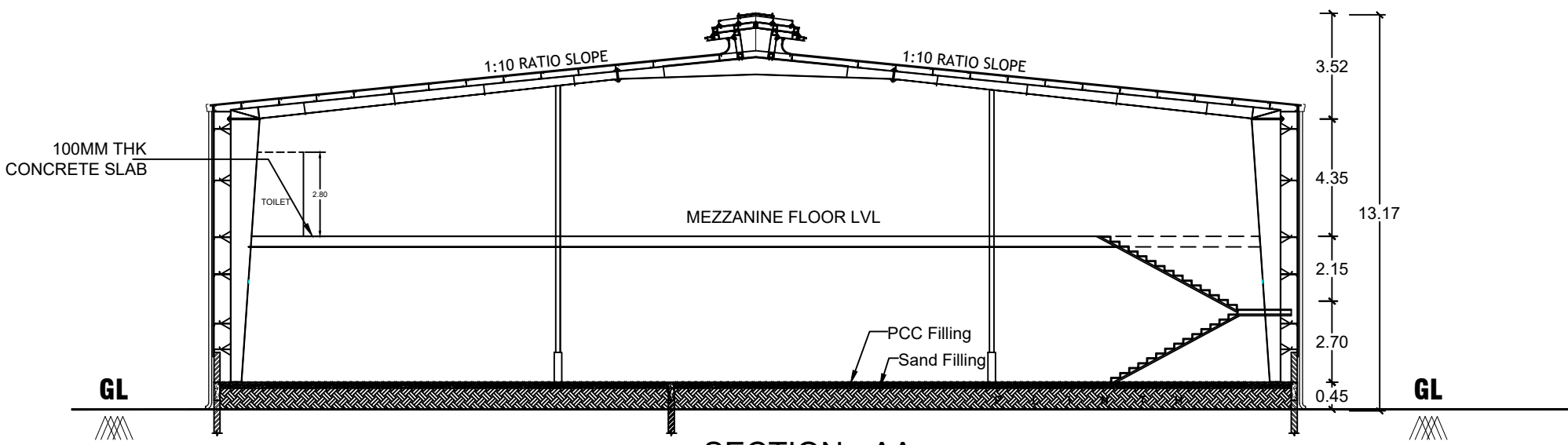
FACTORY BUILDING - 02
GROUND FLOOR AND MEZZANINE
FLOOR PLAN



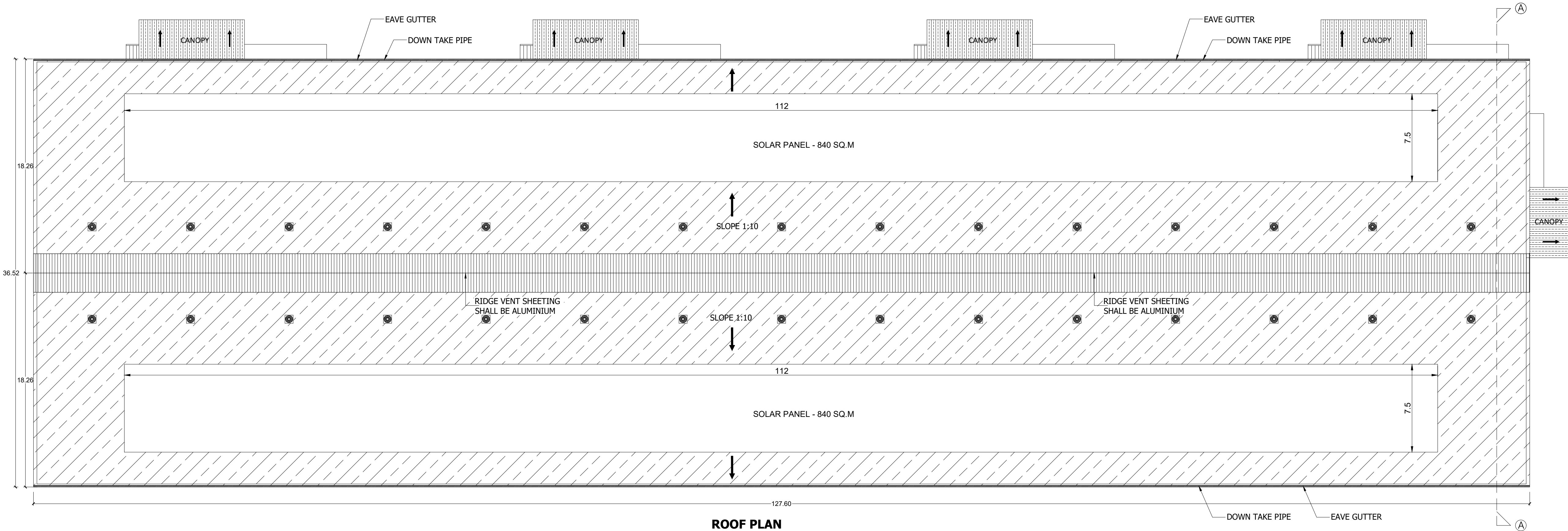
NORTH SIDE ELEVATION



FRONT ELEVATION
(EAST SIDE)



SECTION - AA



ROOF PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING FOR M/s. JG TRES LLP S.NO: 726/1A1A1, 726/1A1A2, 730/1A1 & 730/1A2, KANNIGAIPER VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION:

FOUNDATION: PILE, COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT
SUPER STRUCTURE: RCC COLUMNS AND BEAMS WITH BRICK WALLS
FLOORING: R.C.C FLOORING
JOINERY: UPVC WINDOW & DOOR
ROOF: GALVALUME SHEET ROOF
FINISHES: INTERIOR PAINTED WITH PLASTIC EMULSION & EXTERIOR WITH EXPOSED AGGRIGATE & CEMENT PAINT

INDUSTRIAL CATEGORY : ORANGE
GENERAL NOTES:-
ALL DIMENSIONS ARE IN Mtrs

SCHEDULE OF JOINERY				
TYPE	REFERENCE	SIZE	SILL	LINTEL
RS1	ROLLING SHUTTER	6000 X 4800	-	4800
MD	MAIN DOOR	3000 x 2700	-	2700
W1	WINDOW	3000 X 1700	1000	2700
FG1	FIXED GLASS	3000 X 1950	-	4800

OWNER'S SIGN:

For JG TRES LLP
Designated Partner/ Authorized Signatory

STRUCTURAL ENGINEER'S SIGN:

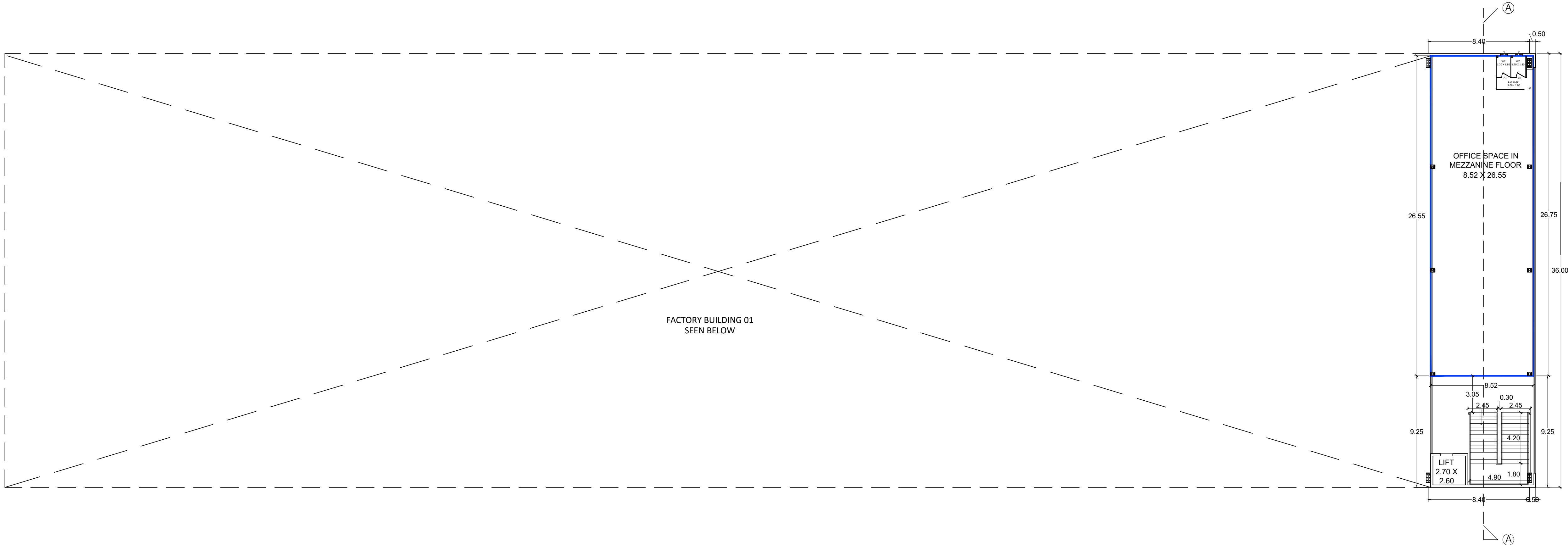
S. Soundrapandian, M.E. Structural
SE Grade-I DTCP (R.No:CLRGW/SE/Gr-I/2019/06/15)
36, Suppa Colony, Guindy, Ch-32. 9952046424

ARCHITECT SIGN:

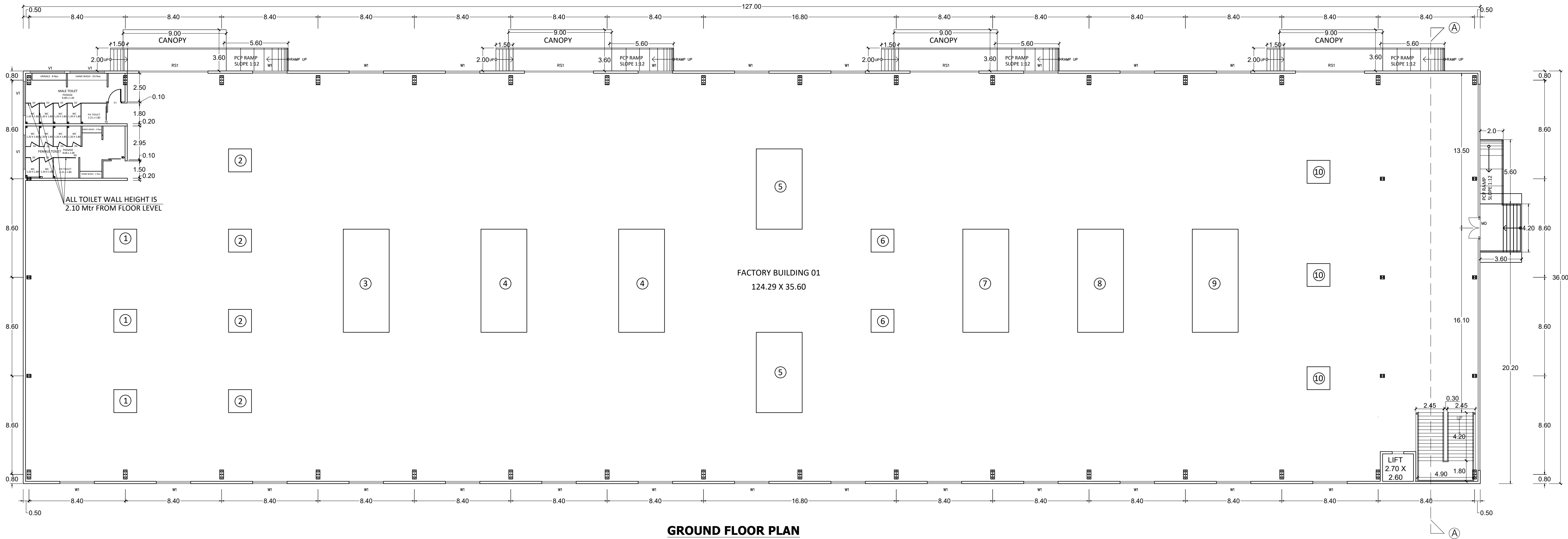
Manikandan, N. B Arch.
CA / 2004 / 34932
The Madras Design Works
No. 6/15, Ram Nivas,
Kottur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 24474632

SCALE - 1: 200 SHEET NO: 03/06

DRAWING TITLE
FACTORY BUILDING - 01
ROOF PLAN, ELEVATION AND SECTION



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING FOR M/s. JG TRES LLP S.NO: 726/1A1A1, 726/1A1A2, 730/1A1 & 730/1A2, KANNIGAIPER VILLAGE, UTHUKOTTAI TALUK, THIRUVALLUR DISTRICT.

SPECIFICATION:

FOUNDATION: PILE, COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT

SUPER STRUCTURE: RCC COLUMNS AND BEAMS WITH BRICK WALLS

FLOORING: R.C.C FLOORING

JOINERY: UPVC WINDOW & DOOR

ROOF: GALVALUME SHEET ROOF

FINISHES: INTERIOR PAINTED WITH PLASTIC EMULSION & EXTERIOR WITH EXPOSED AGGRIGATE & CEMENT PAINT

INDUSTRIAL CATEGORY : ORANGE

AREA STATEMENT:-

DESCRIPTION	F.S.I AREA (SQ.M)	NON-F.S.I AREA (SQ.M)	BUILT-UP AREA (SQ.M)
BUILDING - 01 GROUND FLOOR	4723.30	-	4723.30
BUILDING - 01 MEZZANINE FLOOR	317.57	-	317.57

GENERAL NOTES:-

ALL DIMENSIONS ARE IN Mtrs

SCHEDULE OF JOINERY

TYPE	REFERENCE	SIZE	SILL	LINTEL
RS1	ROLLING SHUTTER	6000 X 4800	-	4800
MD	MAIN DOOR	3000 x 2700	-	2700
W1	WINDOW	3000 X 1700	1000	2700
FG1	FIXED GLASS	3000 X 1950	-	4800
D1	TOILET DOOR	1200 X 2100	-	2100
V1	VENTILATOR	3000 X 600	2100	2700
SD	SLIDING DOOR	1000 X 2100	-	2100
D2	TOILET PARTITION DOOR	750 X 2100	-	2100

ELECTRICAL LOAD DETAILS

Sl.No	Description	Qty	HP/ Machine	TOTAL HP
1	Compressor	6	15	90
2	Pick & Place machine - S20	4	4	16
3	Pick & Place machine - YSM20WR	2	10	20
4	Reflow oven - Konark 8205 - 8Zone	4	25	100
5	Reflow oven - Vitronics-8 + 2Zone	4	15	60
6	Exhaust Blower - SHP	4	10	40
7	Automatic Printer	2	40	80
8	Wave Soldering	2	50	100
9	Aging Rack	2	50	100
10	Encapsulation Potting Machine	2	3	6
TOTAL				612 HP

OWNER'S SIGN:

For JG TRES LLP,
Designated Partner/ Authorized Signatory.

STRUCTURAL ENGINEER'S SIGN:

S. SOUNDRAPANDIAN, M.E Structural
36, Suppa Colony, Guindy, Ch-32, 9952046424

ARCHITECT SIGN:

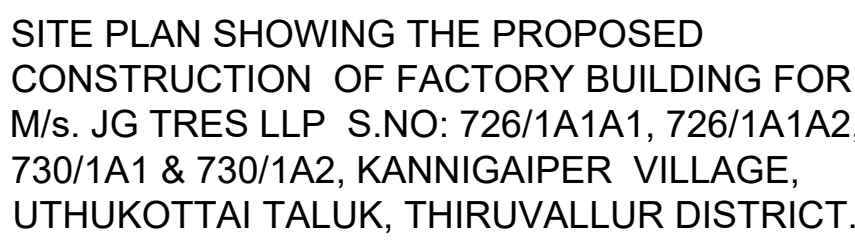
Architect's Signature
MATHURANANDAN, M. A. ARCH.
36, Suppa Colony, Guindy, Ch-32, 9952046424

SCALE - 1 : 200

SHEET NO:02/06

DRAWING TITLE

FACTORY BUILDING - 01
GROUND FLOOR AND MEZZANINE
FLOOR PLAN



FOUNDATION: PILE, COLUMN FOOTINGS
WITH SUITABLE
REINFORCEMENT

SUPER RCC COLUMNS AND BEAMS
STRUCTURE: WITH BRICK WALLS

JOINERY: UPVC WINDOW & DOOR
ROOF: GALVALUME SHEET ROOF

FINISHES: INTERIOR PAINTED WITH
PLASTIC EMULSION &
EXTERIOR WITH EXPOSED
AGGRIGATE & CEMENT
PAINT

AS PER TNCDBR 2019
ANNEXURE - VII
INDUSTRIES CLASSIFIED AS ORANGE
10.LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING

INDUSTRIAL CATEGORY : ORANGE

ONLINE APPLICATION NO: SWP/BPA/0469242/2025

SITE AREA AS PER DOCUMENT: 21367.40 SQ.MTR (5.28 ACRE)

BUILDING AREA STATEMENT:-

DESCRIPTION	F.S.I AREA (SQ.M)	NON-F.S.I AREA (SQ.M)	BUILT-UP AREA (SQ.M)
BUILDING - 01 GROUND FLOOR	4723.30	-	4723.30
BUILDING - 01 MEZZANINE FLOOR	317.57	-	317.57
BUILDING - 02 GROUND FLOOR	4723.30	-	4723.30
BUILDING - 02 MEZZANINE FLOOR	317.57	-	317.57
BUILDING - 03 SECURITY BUILDING	28.22	-	28.22
TOTAL	10,109.96	-	10,109.96

F.S.I CALCULATION:

$$\text{F.S.I} = \frac{10,109.96 \text{ (SQ.M)}}{21,350.00 \text{ (SQ.M)}} = 0.47 < 2.00$$

OSR CALCULATION		
OSR	REQUIRED	PROVIDED
LAND = 21,350.00 (SQ.M) X 10% AREA	2135.00 SQ.M (10.00%)	2159.10 SQ.M (10.11%)

PARKING DETAILS		
ITEM	REQUIRED	PROVIDED
TRUCK PARKING 9474.82 SQ.M / 750 SQ.M	13 NOS	20 NOS
CAR PARKING 635.14 SQ.M / 150 SQ.M	05 NOS	06 NOS (INCLUDING PM CAR PARK - 02 NOS)
TWO WHEELER PARKING 10109.96 SQ.M / 75 SQ.M	135 NOS	135 NOS
CYCLE PARKING 10109.96 SQ.M / 75 SQ.M	135 NOS	135 NOS

DESCRIPTION	PROPOSED	
POWER	612 HP	
MAN POWER DETAILS	75 Nos	MALE - 50 NOS FEMALE - 25 NOS

SALUTATORY REQUIREMENTS		
ITEM	REQUIRED	PROVIDED
MALE (W.C)	05	26
FEMALE (W.C)	03	30
PH TOILET	01	04
ABLUTION TAPS	09	58
URINALS	05	16
WASHING TAPS	08	22
DRINKING WATER	02	02
EMERGENCY SHOWER	01	01

GENERAL NOTES:-
ALL DIMENSIONS ARE IN Mtrs

NOTE :

 - PLOT BOUNDARY

 - EXISTING ROAD

OWNER'S SIGN:

For JG TRHS LLP,

 Designated Partner/ Authorised Signatory.

STRUCTURAL ENGINEER SIGN:

S. SOUNDRAPANDIAN, M.E. Structural
SE Grade-I DTCP (R.No:CLRGAN/SE/Gr-1/2019/06/15)
36, Suppa Colony, Gulindy, Ch-32, 9952046424

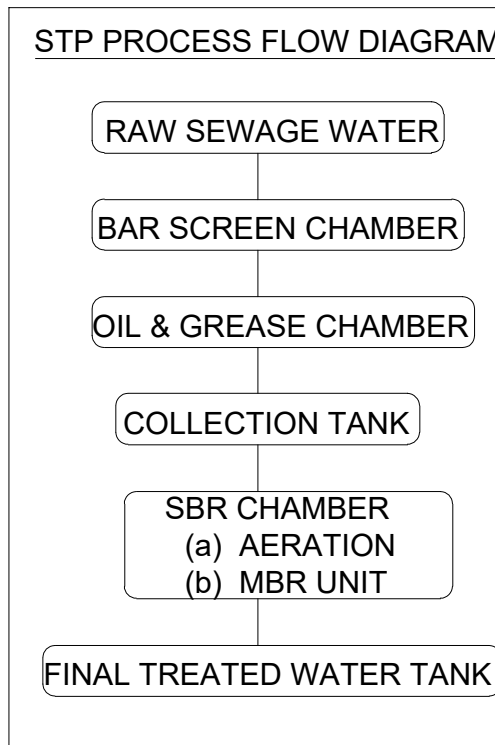
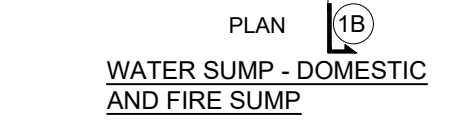
ARCHITECT SIGN:


MANIKANDAN, N. S. Arch.,
CA / 2004 / 34932
The Madras Design Works
No: 615, Ram Nivas,
Kottur Garden 1st Main Road,
Chennai - 600 085.
Phone: 044 - 2474632

SCALE - 1: 400 SHEET NO: 01/06

DRAWING TITLE

SITE PLAN



ELECTRICAL LOAD DETAILS

Sl.No	Description	Qty	HP/ Machine	TOTAL HP
1	Compressor	6	15	90
2	Pick & Place machine - S20	4	4	16
3	Pick & Place machine - YSM20WR	2	10	20
4	Reflow oven - Konark 820S - 8Zone	4	25	100
5	Reflow oven - Vitronics-8 + 2Zone	4	15	60
6	Exhaust Blower - 5HP	4	10	40
7	Automatic Printer	2	40	80
8	Wave Soldering	2	50	100
9	Aging Rack	2	50	100
10	Encapsulation Potting Machine	2	3	6
			TOTAL	612 HP

SCALE - 1: 400 SHEET NO: 01/06

DRAWING TITLE

SITE PLAN

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

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

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

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

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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.

