PP APPROVAL RECORD

Planning Permission

Tiruvallur 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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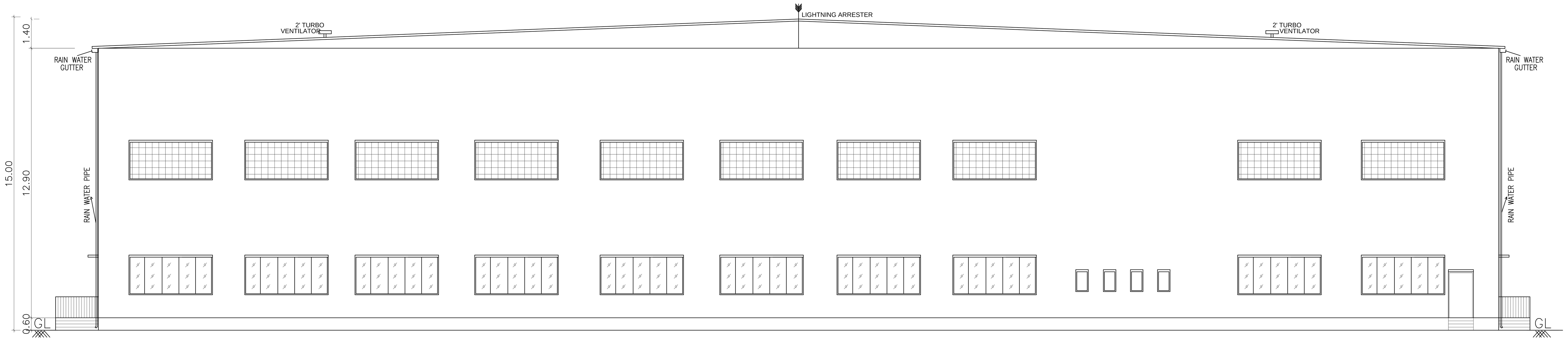
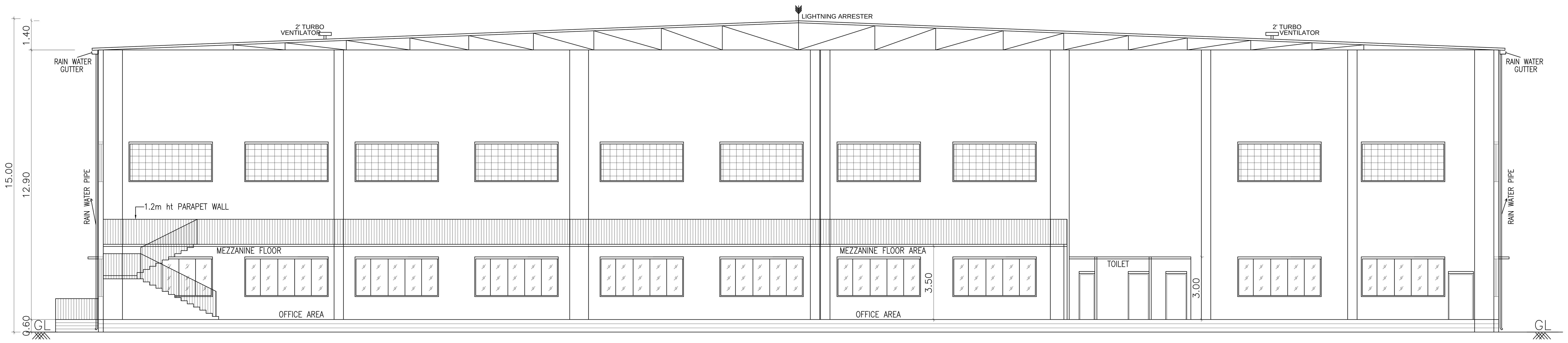


FRONT ELEVATION (WEST FACING)



SECTION ON BB

SHEET NO : 4/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CARD BOARD BOX FACTORY BUILDING FOR PRAGATHI WAREHOUSING - 45 HP, IN S.No:1219/1B,5B, 1220/1A2,2B, 1221/1A2,1B2,1C2,2B OF ERNAGKUPPAM VILLAGE, VADAMADURAI PANCHAYAT, ELLAPURAM UNION, UTHUKOTTAI TALUK, TIRUVALLUR DISTRICT.

As per G.O.(Ms).No.154, Dated:07.10.2025
Annexure -VII,[See rule 36] Industries Classified as "Green"
S.no:(9) Cardboard or corrugated box and paper products

ONLINE APPLICATION NO.SWP/BPA/637355/2025

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	4.00 X 3.00
D1	DOOR	1.20 X 2.13
D2	DOOR	0.76 X 2.13
SD	SWING DOOR	1.00 X 2.13
W	WINDOW	4.00 X 1.82
W1	WINDOW	1.22 X 1.22
V	VENTILATOR	4.00 X 1.82
V1	VENTILATOR	0.60 X 0.91

STRUCTURAL ENGINEER

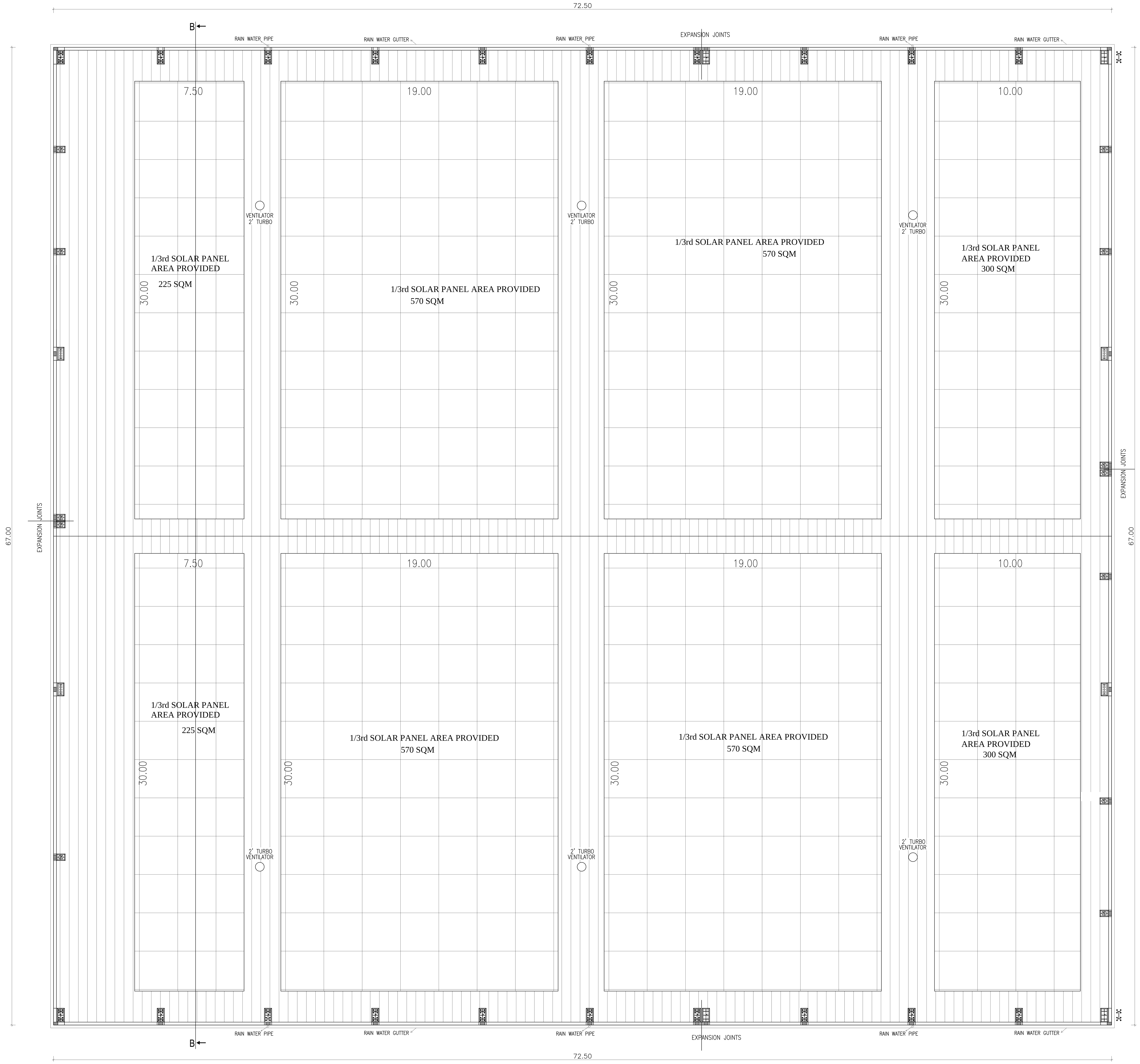
For PRAGATHI WARE HOUSING
Partner

SIGNATURE OF THE APPLICANT

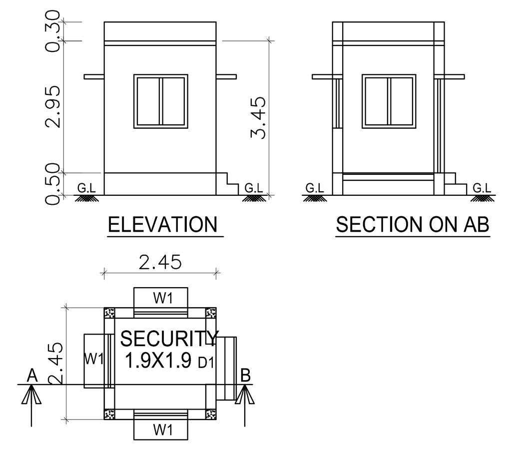
P. MARIAPPAN

ARCHITECT / ENGINEER

SCALE : 1:100



ROOF PLAN



ELEVATION

SECTION ON AB

GROUND FLOOR PLAN SECURITY ROOM

SHEET NO : 3/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CARD BOARD BOX FACTORY BUILDING FOR PRAGATHI WAREHOUSING - 45 HP, IN S.No:1219/1B,5B, 1220/1A2,2B, 1221/1A2,1B2,1C2,2B OF ERNAGKUPPAM VILLAGE, VADAMADURAI PANCHAYAT, ELLAPURAM UNION, UTHUKOTTAI TALUK, TIRUVALLUR DISTRICT.

As per G.O.(Ms).No.154, Dated:07.10.2025
Annexure -VII,[See rule 36] Industries Classified as "Green"
S.no:(9) Cardboard or corrugated box and paper products

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	4.00 X 3.00
D1	DOOR	1.20 X 2.13
D2	DOOR	0.76 X 2.13
SD	SWING DOOR	1.00 X 2.13
W	WINDOW	4.00 X 1.82
W1	WINDOW	1.22 X 1.22
V	VENTILATOR	4.00 X 1.82
V1	VENTILATOR	0.60 X 0.91

DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
FACTORY BUILDING			
SECURITY ROOM (NON FSI)	-----	6.00	6.00

SPECIFICATION:

SUPER STRUCTURE : 9"TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 4.5"TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURS/VE WITH PRESSED TILES
ELECTRIFICATION WORK CONCELLED WIRING

STRUCTURAL ENGINEER

For PRAGATHI WARE HOUSING
Partner

SIGNATURE OF THE APPLICANT

SCALE : 1:100

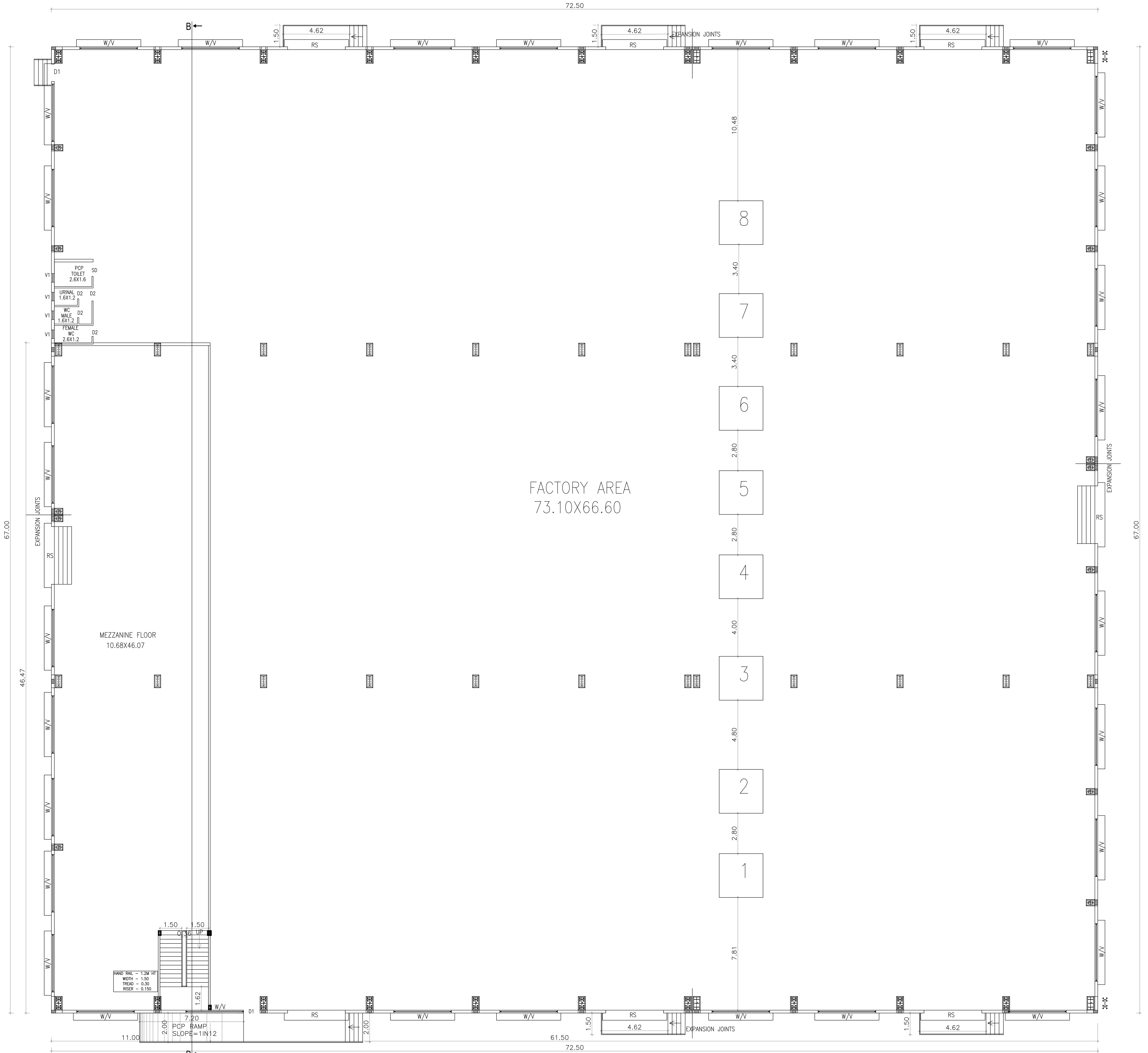
ARCHITECT / ENGINEER

SHEET NO : 2/4

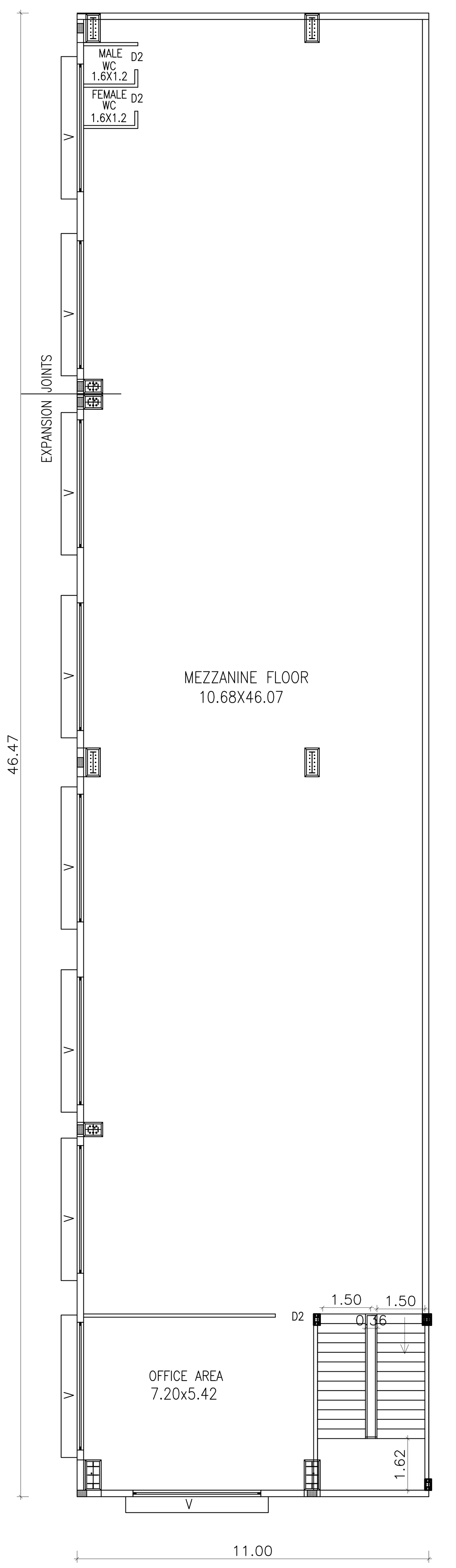
PLAN SHOWING THE PROPOSED CONSTRUCTION OF CARD BOARD BOX FACTORY BUILDING FOR PRAGATHI WAREHOUSING - 45 HP, IN S.No:1219/1B,5B, 1220/1A2,2B, 1221/1A2,1B2,1C2,2B OF ERNAGKUPPAM VILLAGE, VADAMADURAI PANCHAYAT, ELLAPURAM UNION, UTHUKOTTAI TALUK, TIRUVALLUR DISTRICT.

As per G.O.(Ms).No.154, Dated:07.10.2025
Annexure -VII,[See rule 36] Industries Classified as "Green"
S.no:(9) Cardboard or corrugated box and paper products

ONLINE APPLICATION NO.SWP/BPA/637355/2025

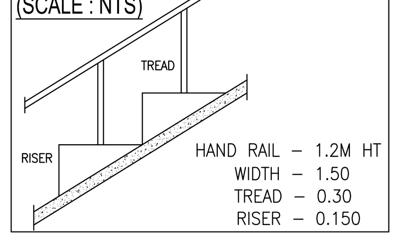


GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

STAIRCASE DETAILS
(SCALE : NTS)



SCALE : 1:100

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	4.00 X 3.00
D1	DOOR	1.20 X 2.13
D2	DOOR	0.76 X 2.13
SD	SWING DOOR	1.00 X 2.13
W	WINDOW	4.00 X 1.82
W1	WINDOW	1.22 X 1.22
V	VENTILATOR	4.00 X 1.82
V1	VENTILATOR	0.60 X 0.91

DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
FACTORY BUILDING			
GROUND FLOOR AREA	4857.50	----	4857.50
MEZZANINE FLOOR AREA	511.22	----	511.22

MACHINERY AND HP DETAILS

REF.	NAME OF MACHINERY	QTY	H.P.
1.	HEAVY DUTY CORRUGATING M/C	1	7
2.	SHEET CUTTER GEAR M/C	1	3
3.	SHEET PASTING M/C	1	1
4.	4 BAR ROTARY CUTTING M/C	1	1.5
5.	ECCENTRIC SLOTTER M/C	1	7.5
6.	BOX STITCHING M/C	1	8
7.	2 COLOUR FLAME PRINTER	1	8

ALL TOILETS HAVE MECHANICAL VENTILATION

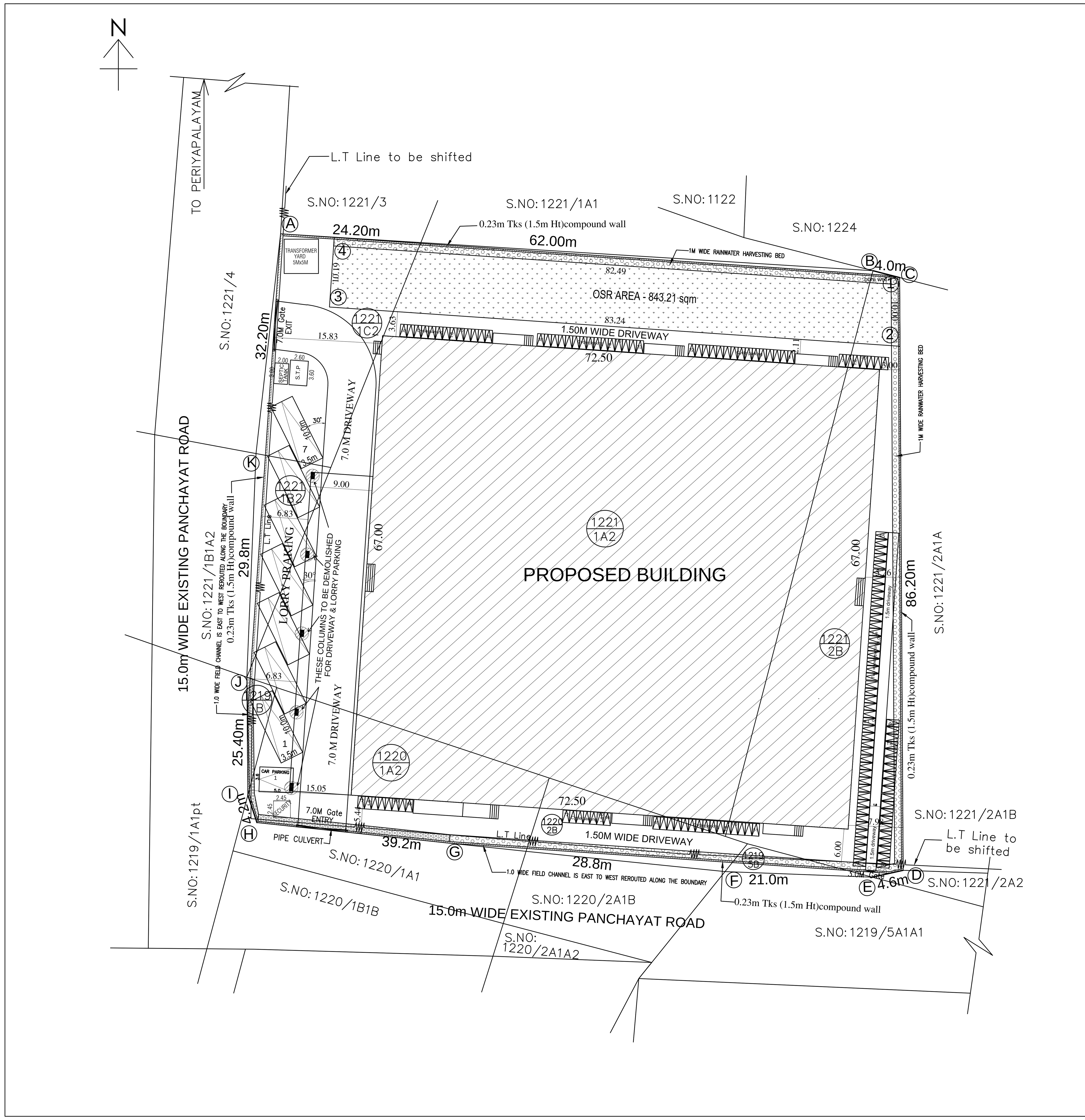
SPECIFICATION:

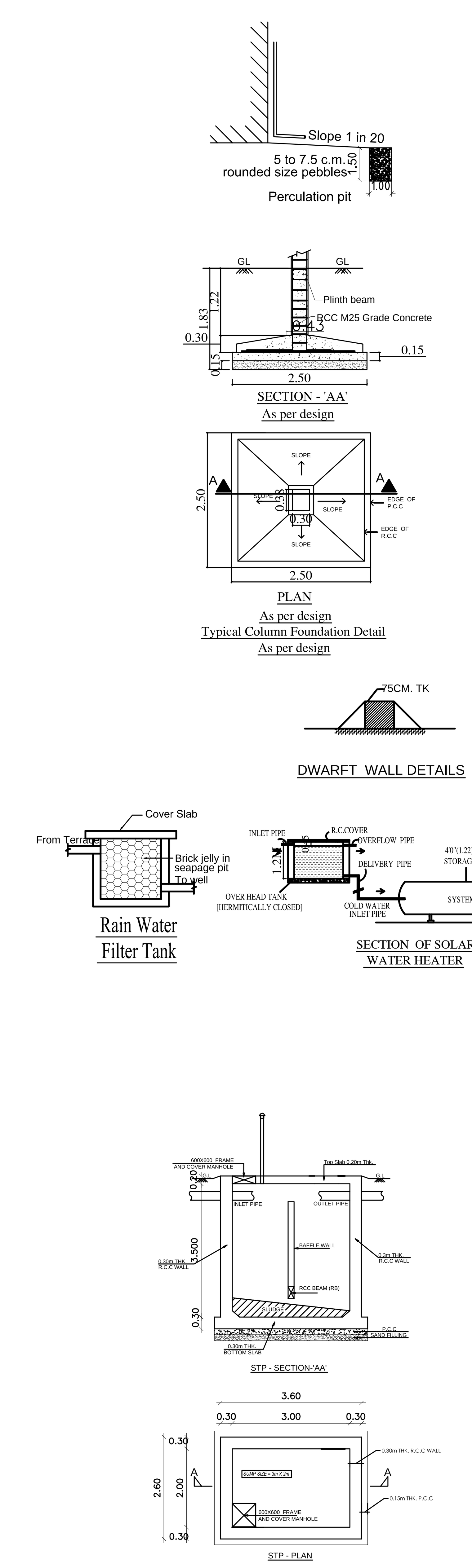
SUPER STRUCTURE : 9"TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 4.5"TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURS/VE WITH PRESSED TILES
ELECTRIFICATION WORK CONCELLED WIRING

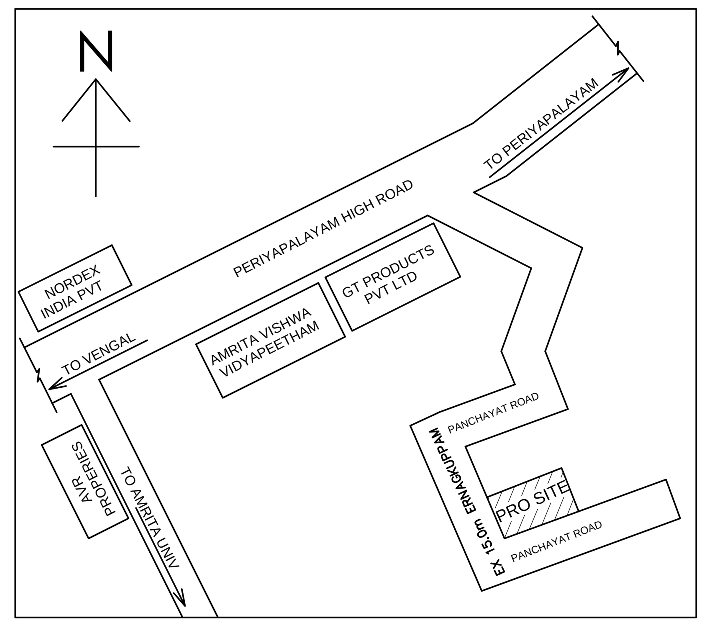
STRUCTURAL ENGINEER

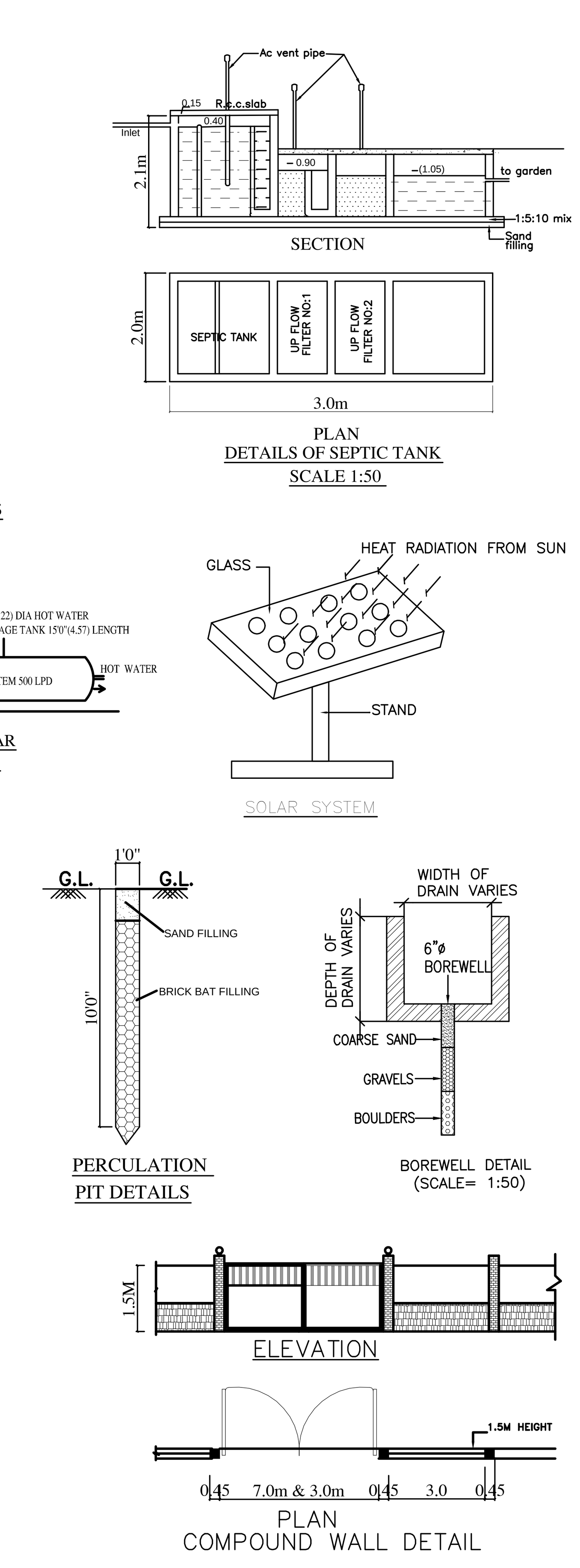
For PRAGATHI WARE HOUSING
Partner
SIGNATURE OF THE APPLICANT

P. MARIAPPAN
ARCHITECT / ENGINEER









SHEET NO : 1/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CARD BOARD BOX FACTORY BUILDING FOR PRAGATHI WAREHOUSING - 45 HP, IN S.No:1219/1B,5B, 1220/1A2,2B, 1221/1A2,1B2,1C2,2B OF ERNAGKUPPAM VILLAGE, VADAMADURAI PANCHAYAT, ELLAPURAM UNION, UTHUKOTTAI TALUK, TIRUVALLUR DISTRICT.

As per G.O.(Ms).No.154, Dated:07.10.2025
Annexure -V,[See rule 36] Industries Classified as "Green"
S.no:(9) Cardboard or corrugated box and paper products

ONLINE APPLICATION NO.SWP/BPA/637355/2025

DESCRIPTION	AREA (SQ.M)
TOTAL SITE AREA (AS PER PATTA)	8417.00
TOTAL SITE AREA (AS PER DOCUMENT)	8417.46

DESCRIPTION	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	TOTAL (SQ.M)
FACTORY BUILDING			
GROUND FLOOR AREA	4857.50	----	4857.50
MEZZANINE FLOOR AREA (OFFICE)	511.22	----	511.22
SECURITY ROOM (NON FSI)	------	6.00	6.00
TOTAL BUILTUP AREA	5368.72	6.00	5374.72

DESCRIPTION	REQUIRED	PROPOSED
FLOOR AREA RATIO	5368.72 / 8417.00	0.637
OSR	841.70 SQM (10.0%)	843.21 sqm (10.01%)
PARKING AREA		
LORRYS	5368.71/750 = 7 nos	7 nos
CAR	39.00/150 = 1 nos	1 nos (Including PCP Parking)
TWO WHEELER	5368.71/75 = 72 nos	72 nos (Including PCP Parking)
CYCLE	5368.71/75 = 72 nos	72 nos

MACHINERY DETAILS

REF.	NAME OF MACHINERY	QTY	H.P.
1.	HEAVY DUTY CORRUGATING M/C	1	7
2.	SHEET CUTTER GEAR M/C	1	3
3.	SHEET PASTING M/C	1	1
4.	4 BAR ROTARY CUTTING M/C	1	1.5
5.	ECCENTRIC SLOTTER M/C	1	7.5
6.	BOX STITCHING M/C	1	8
7.	2 COLOUR FLAME PRINTER	1	8
8.	OTHERS (LIGHTS,OFFICE A/C)	1	9
	TOTAL H.P.		45

WORKER'S DETAILS
NO OF WORKERS - MALE : 20 Nos
NO OF WORKERS - FEMALE : 10 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED		
	MALE	FEMALE	MALE	FEMALE	PCP
WC	2	1	2	2	1
URINAL	2	--	2	--	--
WASH BASIN	2	2	2	2	1
DRINKER WATER FOUNTAINS	1	1	1	1	--
EMERGENCY FOUNTAINS	1	1	1	1	--

SOLAR HOT WATER SYSTEM DETAIL
NO OF WORKERS - MALE : 20 Nos
NO OF WORKERS - FEMALE : 10 Nos
TOTAL NO OF WORKERS (20+10 = 30) : 30 Nos
WATER CONSUMPTION @ 80 Lit /Person/day
TOTAL CONSUMPTION (30 X 80) : 2400 Lits
NO OF SWHS (3000 lit capacity) : 1 No

SPECIFICATION: SCALE : 1:400
SUPER STRUCTURE : 9"TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 4.5"TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURS/VE WITH PRESSED TILES
ELECTRIFICATION WORK CONCELLED WIRING

STRUCTURAL ENGINEER

For PRAGATHI WARE HOUSING
Partner
SIGNATURE OF THE APPLICANT

ARCHITECT / 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

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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.