

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

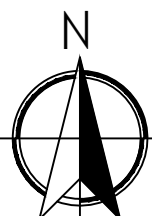
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



EAST FACE ELEVATION

SCALE:1:100		SHEET NO- 3 OF 4	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING IN SURVEY NO- 739B, 740A/2 OF KOTTAIYUR VILLAGE & PANCHAYAT, KADAMBATHUR PANCHAYAT UNION, TIRUVALLUR TALUK AND DISTRICT.,			
DOCUMENT EXTENT - 1.39 ACRE, (5625.05 Sq.mt).			
AS PER PATTA EXTENT - 5638.00 Sq.mt			
AREA STATEMENT OF THE PROPOSED BUILDING:			
SL NO	DESCRIPTION	FSI AREA SQ.M	TOTAL BUILD-UP AREA SQ.M
1.	PRO. INDUSTRIAL BUILDING GROUND FLOOR	2920.81	2920.81
2.	PRO. OFFICE ROOM MEZZANINE FLOOR	599.29	599.29
3.	SECURITY ROOM	-	6.25
TOTAL EXTENT		3520.10	3526.35



SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.50 x 4.50
RS-1	ROLLING SHUTTER-1	3.00 x 4.50
DD	DOUBLE DOOR	1.50 x 2.20
FD	FLASH DOOR	1.20 x 2.20
D	DOOR	1.00 x 2.20
D1	DOOR-1	0.75 x 2.20
SD	SLID DOOR	0.75 x 2.20
W1	WINDOW-1	3.00 x 1.40
W2	WINDOW-2	2.00 x 1.40
V	VENTILATOR	0.90 x 0.60

ALL DIMENSIONS ARE IN METER

NOTE: ALL ROOM MECHANICAL VENTILATION PROVIDE

FOUNDATION : COLUMN FOOTING OVER PCC AND SAND
RC FOOTING OVER 150 THK PCC OVER 150 THK SAND

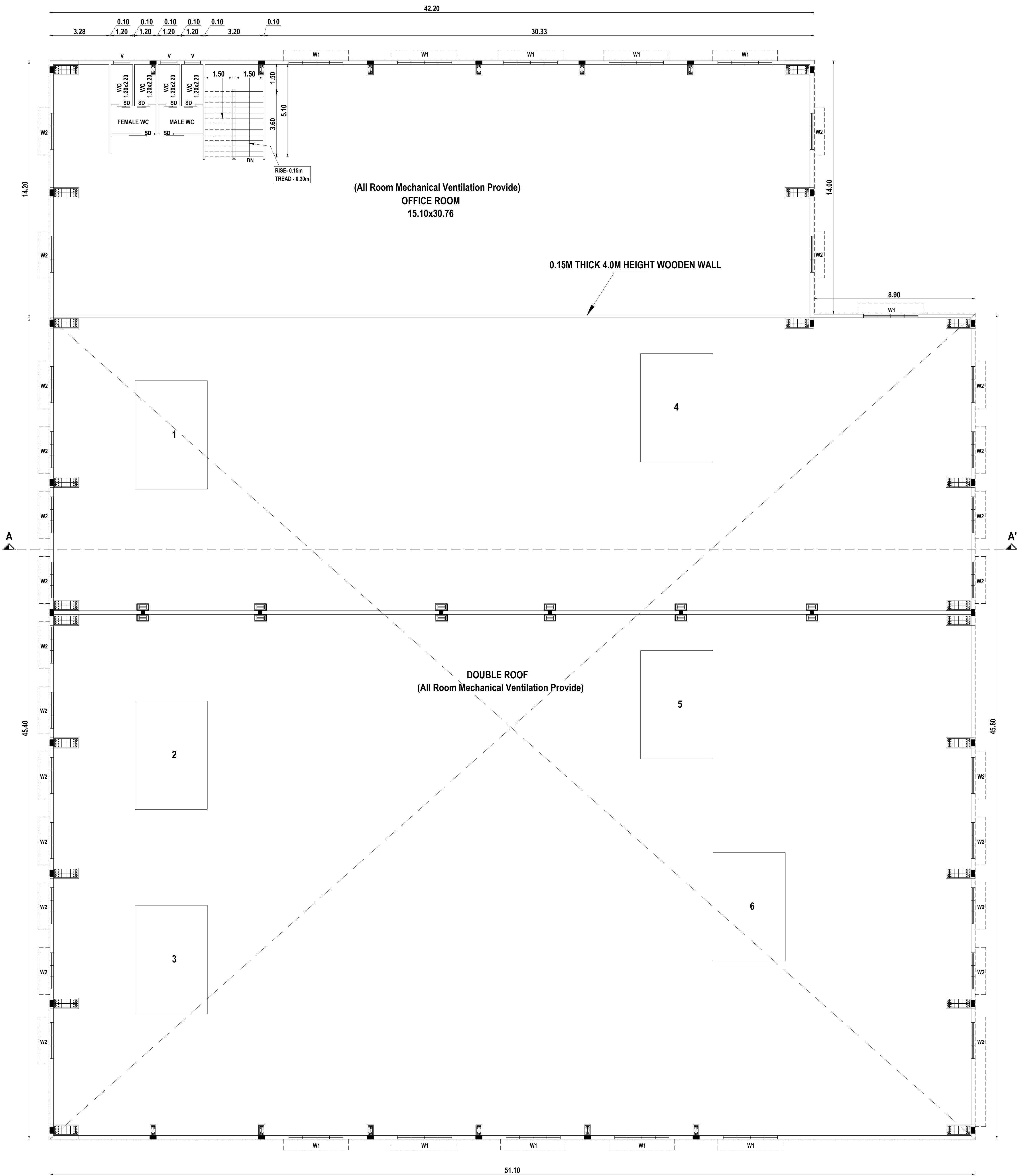
SUPER STRUCTURE : BRICK WORKS IN CM 1:5 LINTELS,
BEAMS IN RCC 1:2:4
FLOORING : PCC FLOORING FINISHED

PLASTERING : INTERIOR WITH CM 1:4 EXTERIOR WITH CM 1:5

ROOFING : PURLING ROOF SHEET

PANTING : 3 COATS OF DISTEMPER FOR INNER WALLS

WINDOW : UPVC WINDOW



PRO.MEZZANINE FLOOR PLAN

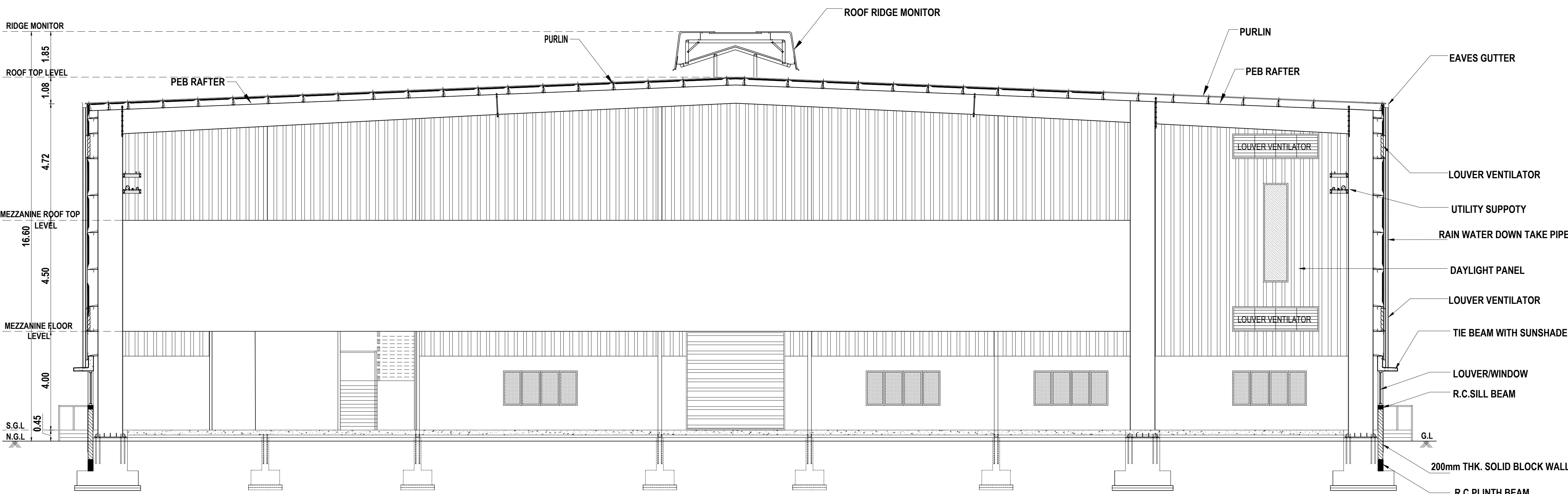
APPLICANT SIGNATURE :-


E.S. MOSES ALVARADO
B.E., M.Tech. (Struct.), F.E., P.A.C. (Struct.), F.T.V.,
D.T.C.P. Registered Structural Engineer-Grade-I (RSE)
D.T.C.P. Reg. No. TYL/R/REG/Gr-I/0204/07096
Madhavayal, Chennai - 600095
Email id: mosesomu@gmail.com

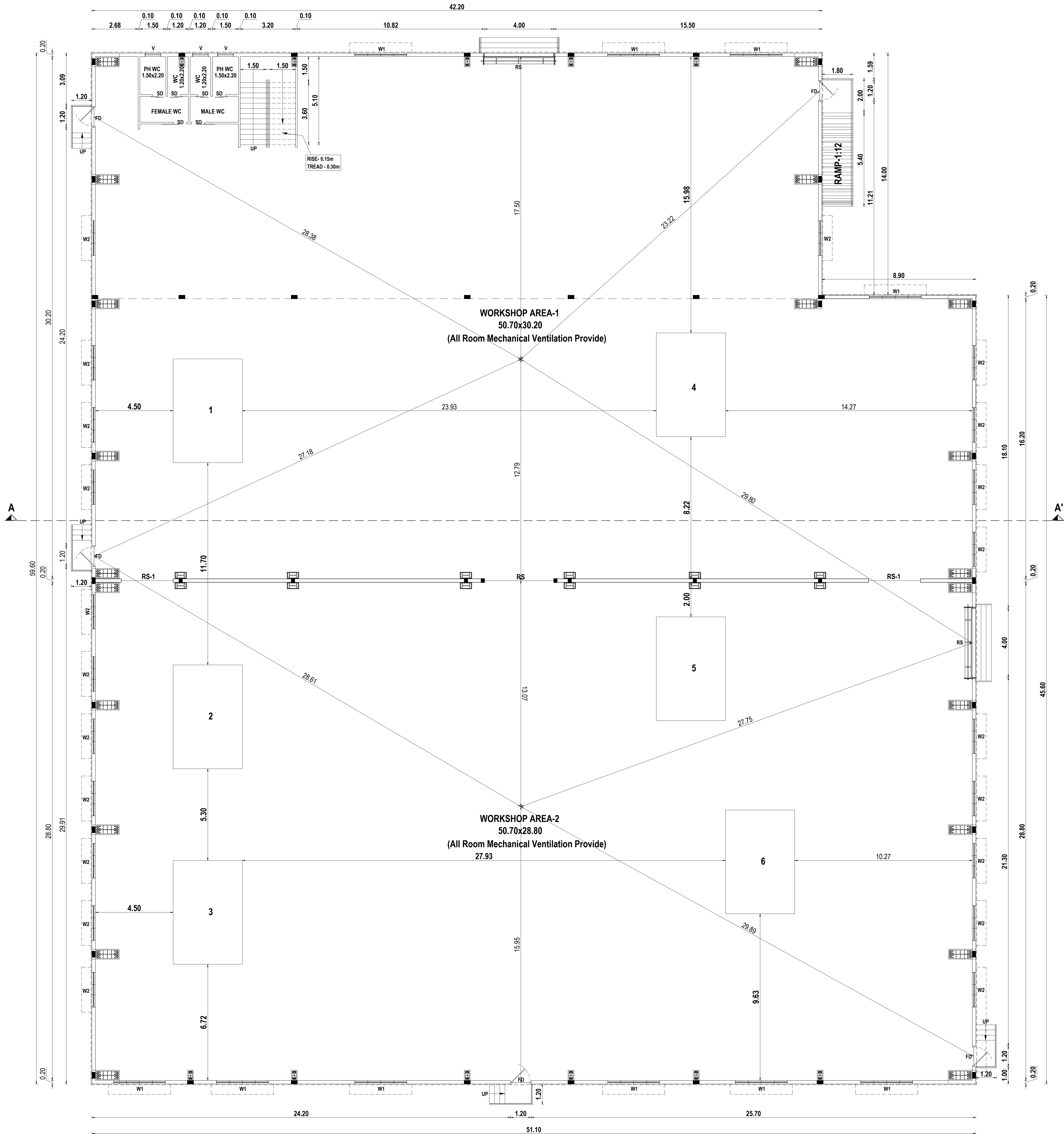
STRUCTURAL ENGINEER :-


Dr. A. PAUL MAKESH
B.Tech., M.Tech. (Civil),
D.T.C.P. Registered Engineer-Grade-I (RE)
D.T.C.P. Reg. No. TYL/R/REG/Gr-I/0204/07096
Madhavayal, Chennai - 600095
Email id: paulmadesh1986@gmail.com

REGISTERED ENGINEER :-



CROSS SECTION- A-A'



PRO.GROUND FLOOR PLAN

SCALE:1:100 SHEET NO- 2 OF 4

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF THE INDUSTRIAL BUILDING IN SURVEY NO- 739B,
740A/2 OF KOTTAYUR VILLAGE & PANCHAYAT,
KADAMBATHUR PANCHAYAT UNION, TIRUVALLUR
TALUK AND DISTRICT.,

DOCUMENT EXTENT - 1.39 ACRE, (5625.05 Sq.mt).

AS PER PATTA EXTENT - 5638.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING:

SL NO	DESCRIPTION	FSI AREA, SQ.M	NON FSI AREA, SQ.M	TOTAL BUILD-UP AREA, SQ.M
1.	PRO. INDUSTRIAL BUILDING GROUND FLOOR	2920.81	-	2920.81
2.	PRO. OFFICE ROOM MEZZANINE FLOOR	599.29	-	599.29
3.	SECURITY ROOM	-	6.25	6.25
TOTAL EXTENT		3520.10	6.25	3526.35



SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.50 x 4.50
DD	DOUBLE DOOR	1.50 x 2.20
FD	FLASH DOOR	1.20 x 2.20
D	DOOR	1.00 x 2.20
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V	VENTILATOR	0.90 x 0.60

ALL DIMENSIONS ARE IN METER

NOTE: ALL ROOM MECHANICAL VENTILATION PROVIDE

FOUNDATION : COLUMN FOOTING OVER PCC AND SAND
RC FOOTING OVER 150 THK PCC OVER
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SUPER STRUCTURE : BRICK WORKS IN CM 1:5 LIMTELS,
BEAMS IN RCC 1:2:4
FLOORING : PCC FLOORING FINISHED
PLASTERING : INTERIOR WITH CM 1:4 EXTERIOR
WITH CM 1:5
ROOFING : PURLING ROOF SHEET
PAINTING : 3 COATS OF DISTEMPER FOR INNER WALLS
WINDOW : UPVC WINDOW

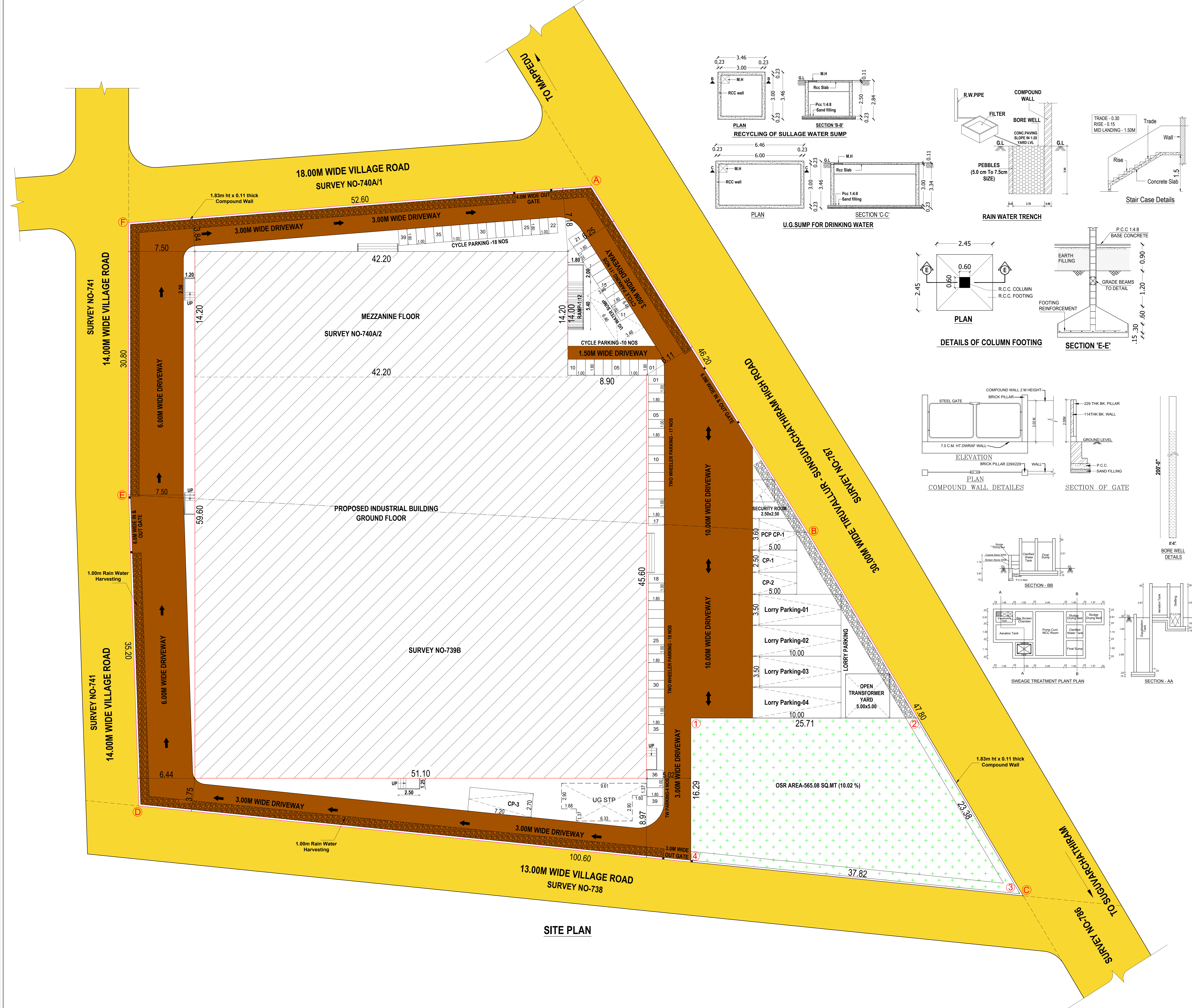
APPLICANT SIGNATURE :-

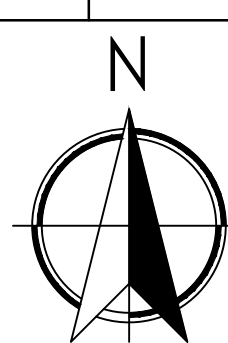
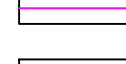
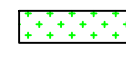
Er. S. MOSES ABANGANATHAN
B.E., M.E.(Struct.), F.I.E., F.I.A.(Struct.), F.I.V.,
DTCP Registered Structural Engineer-Grade-I (RSB)
DTCP Reg.No. TVLR/RESEGr-4/2024/07/006
Madhavoyal, Chennai - 600095
Email id: mosesabmu@gmail.com

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Dr. A. PAUL MAKESH
B.Tech., M.Tech., C.Eng.(Mech), F.I.E.,
DTCP Registered Engineer-Grade-I (RSB)
DTCP Reg.No. TVLR/RESEGr-4/2024/07/006
Madhavoyal, Chennai - 600095
Email id: paulmadesh1986@gmail.com

REGISTERED ENGINEER :-



SITE PLAN		SCALE - 1:200		SHEET NO- 1 OF 4	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL BUILDING IN SURVEY NO- 739B, 740A/2 OF KOTTAIYUR VILLAGE & PANCHAYAT, KADAMBATHUR PANCHAYAT UNION, TIRUVALLUR TALUK AND DISTRICT.,					
MANUFACTURE DETAILS: As Per TNC&BR Amendment G.O.(Ms), No.154 H&UDD Dated:07.10.2025 Annexure VII, SL.NO.17, Aluminium & Copper Extraction From Scrap Using Oil Fired Furnace (Dry Process Only)					
CATEGORY OF INDUSTRY :ORANGE CATEGORY.					
DOCUMENT EXTENT - 1.39 ACRE, (5625.05 Sq.mt).					
AS PER PATT A EXTENT - 5638.00 Sq.mt					
OPEN SPACE RESERVATION AREA - 565.08 Sq.mt (10.02 %)					
AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-					
SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M	
1.	PROPOSED INDUSTRIAL BUILDING GROUND FLOOR	2920.81	-	2920.81	
2.	PROPOSED OFFICE BUILDING MEZZANINE FLOOR	599.29	-	599.29	
3.	SECURITY ROOM	-	6.25	6.25	
TOTAL EXTENT		3520.10	6.25	3526.35	
Floor Space Index :- $\frac{3520.10}{5625.05}$ FSI ARCHIVED = 0.625 < 2.0					
PARKING DETAILS:					
PARKING CATEGORY (Industrial Building) :-					
FSI AREA : 3520.10 Sqmt					
PARKING DESCRIPTION		REQUIRED	PROVIDED		
Lorry Parking- Workshop Area/750 = 2920.81/750 = 3.894		4 Nos	4 Nos		
Car Parking- Office Building Area/150 = 599.29/150 = 3.995		04 Nos	03 Nos		
			PH CP-1 Nos		
Two Wheelers Parking- Workshop Area/75 = 2920.81/75 = 38.944		39 Nos	39 Nos		
Cycle Parking- Workshop Area/75 = 2920.81/75 = 38.944		39 Nos	39 Nos		
SANITARY REQUIREMENTS AS PER TNCBDR-2019					
DESCRIPTION		REQUIRED	PROVIDED		
WATER CLOSET (Male- 3 For 36-65 Nos) (Female- 1 For 1-12 Nos)		02	08		
ABLUTION TAPS (One In Each W.C)		02	08		
URINAL (Male- 2 For 21-45 Nos)		02	02		
WASH TAPS (One For Every 25 Nos)		02	02		
DRINKER WATER (One For Every 100 Nos) FOUNTAINS		01	01		
SCHEDULE OF JOINERY					
TYPE	DESCRIPTION	SIZE			
RS	ROLLING SHUTTER	4.50 x 4.50			
RS-1	ROLLING SHUTTER-1	3.00 x 4.50			
DD	DOUBLE DOOR	1.50 x 2.20			
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W1	WINDOW-1	3.00 x 1.40			
W2	WINDOW-2	2.00 x 1.40			
V	VENTILATOR	0.90 x 0.60	COLOUR INDEX:		
			SITE BOUNDARY 		
			Building BOUNDARY 		
			DRIVEWAY 		
			OSR AREA 		
			EXISTING ROAD 		
MACHINERY DETAILS					
REF	NAME OF THE MACHINERY		QTY	HP	
1.	SURFACE GRIND		1 x 1	50.0	
2.	ROD CUTTER		1 x 1	25.0	
3.	CENTER CORRECTION		1 x 1	25.0	
4.	WHEEL DRESSING		1 x 1	50.0	
5.	WAIDHA		1 x 1	30.0	
6.	LATHE		1 x 1	20.0	
TOTAL HOSE POWER - 200 HP					
TOTAL NOS OF WORKERS - 25 NOS, (Male-20 Nos, Female-05)					
ALL DIMENSIONS ARE IN METER					
NOTE: ALL ROOM MECHANICAL VENTILATION PROVIDE					
APPLICANT SIGNATURE :-					
STRUCTURAL ENGINEER :-					
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.

