Verified RealEstate™

REFERENCE
02/2025-26

ISSUED
24 March 2026

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.Nos: 774/1A1, 788/1A, 789/1, 790/1, 791/1A, 807/1B, 807/2B, 807/3B, KANNIGAIPER VILLAGE, UTHUKOTTAI TALUK, ELLAPURAM PANCHAYAT UNION. THIRUVALLUR DISTRICT.

ONLINE APPLICATION No: SWP / BPA / 0680208 / 2025

G.O.(Ms). No. 154 Dated : 07.10.2025
(ANNEXURE - VI) Sl.No: 19 - GREEN CATEGORY
FACILITY OF HANDLING, STORAGE AND TRANSPORTATION OF FOOD IN BULK

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-
SUPER STRUCTURE IN23 TH. ,11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

RCC MEMBERS
FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

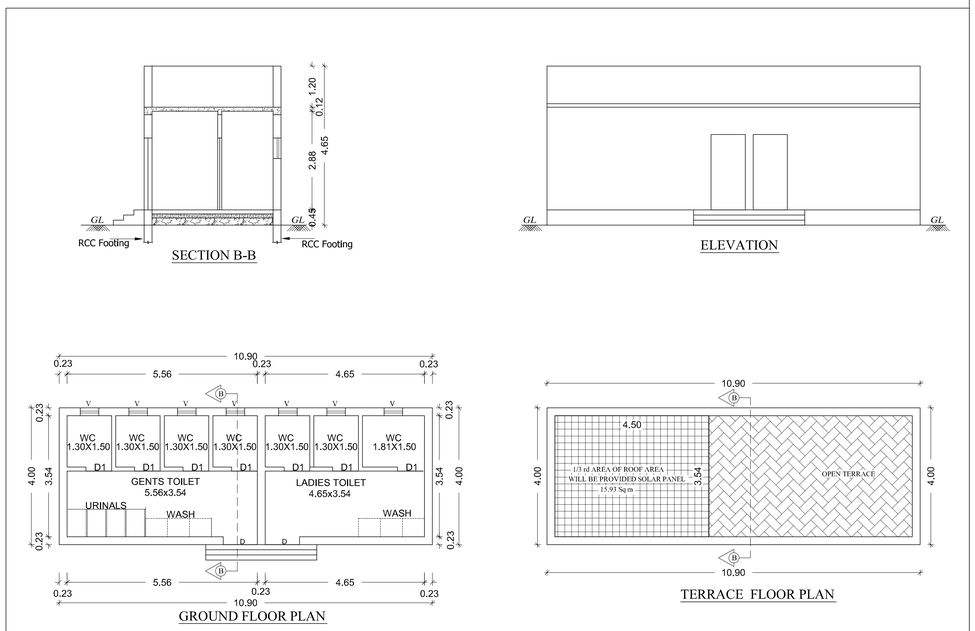
PLASTERING
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
CEILING IN CM 1:3 9mm TH.

PAINTING
FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

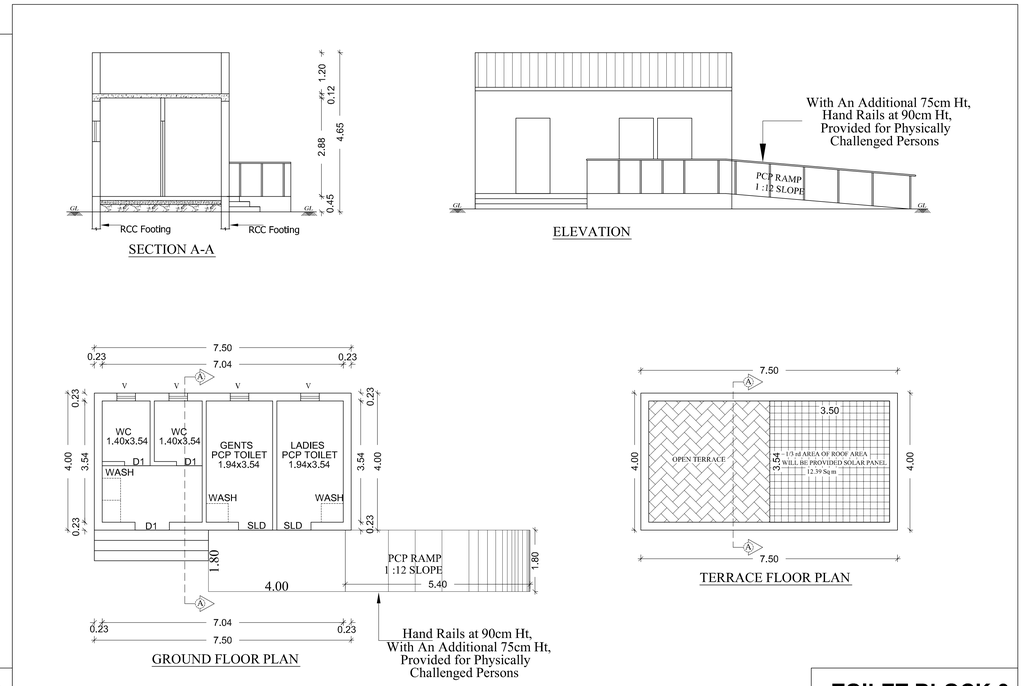
FLOORING
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS
DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH
WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m DEDUCTION	TOTAL AREA IN Sq m
2.	**TOILET BLOCK- 2**			
	GROUND FLOOR	43.60	-	43.60
3.	**TOILET BLOCK- 3**			
	GROUND FLOOR	30.00	-	30.00



TOILET BLOCK-2



TOILET BLOCK-3

COLOUR INDEX

BOUNDARY	
PROPOSED	
DRIVE WAY	
EXISTING ROAD	

SCALE 1:100 — ALL DIMENISIONS ARE IN METRES

SCHEDULE OF JOINERIES:

NO.	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	3.50 x 4.00
D	DOOR	1.20 x 2.10
D1	DOOR	0.75 x 2.10
DD	DOUBLE DOOR	2.50 x 2.10
SD	SLIDING DOOR	1.00 x 2.10
W	WINDOW	1.80 x 1.80
V	VENTILATOR	0.90 x 0.90

For SHREE SAI GANESH LOGISTICS
PARTNER

OWNERS SIGNATURE

Er. K.RATHINASAMY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLREN/RE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
Chennai-600101. Mob : 9444100510

STRUCTURAL ENGINEER

V.P. KRISHNAPRIYAN B.Arch.,
CA/2014/65850
Register Architect Gr-I
DTCP Reg. No:CGLRGN/RA/GR-I/2019/06/006
CMDA RA/Gr-I/19/04/140
222, Arihant Majestic Towers, Jawaharlal Nehru Road,
Koyambedu, Chennai - 107. Mobile : 9566253842

ARCHITECT/ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.Nos: 774/1A1, 788/1A, 789/1, 790/1, 791/1A, 807/1B, 807/2B, 807/3B, KANNIGAIPER VILLAGE, UTHUKOTTAI TALUK, ELLAPURAM PANCHAYAT UNION. THIRUVALLUR DISTRICT.

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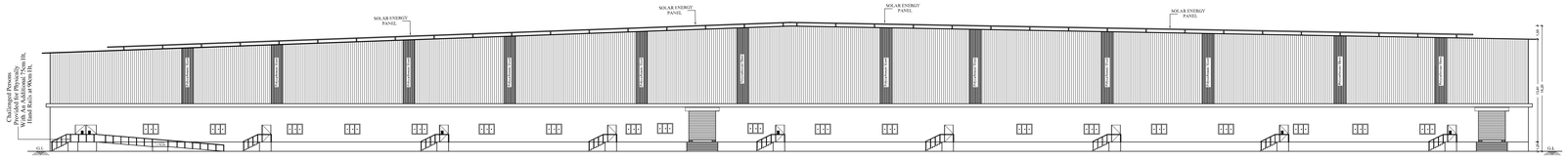
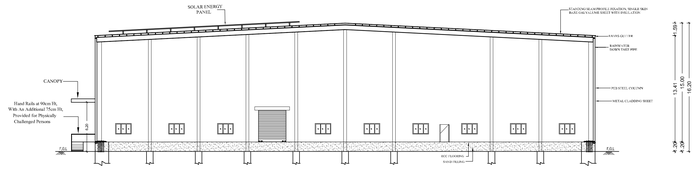
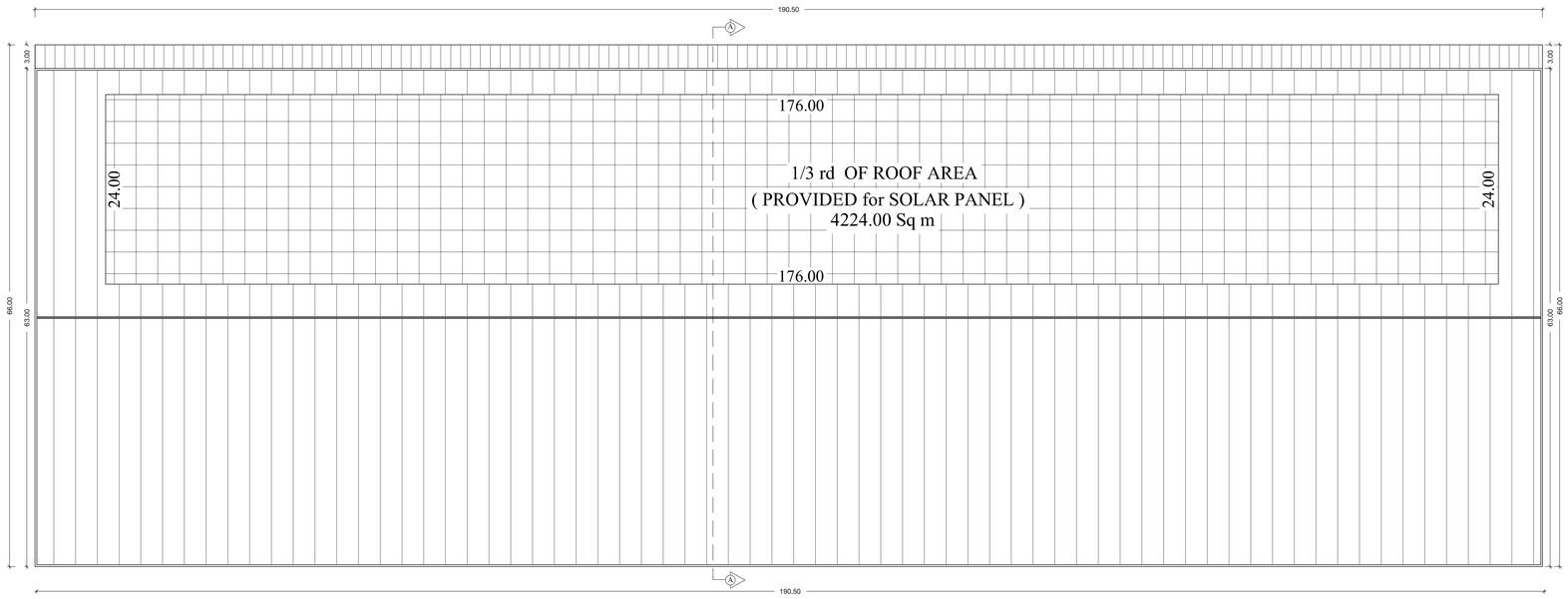


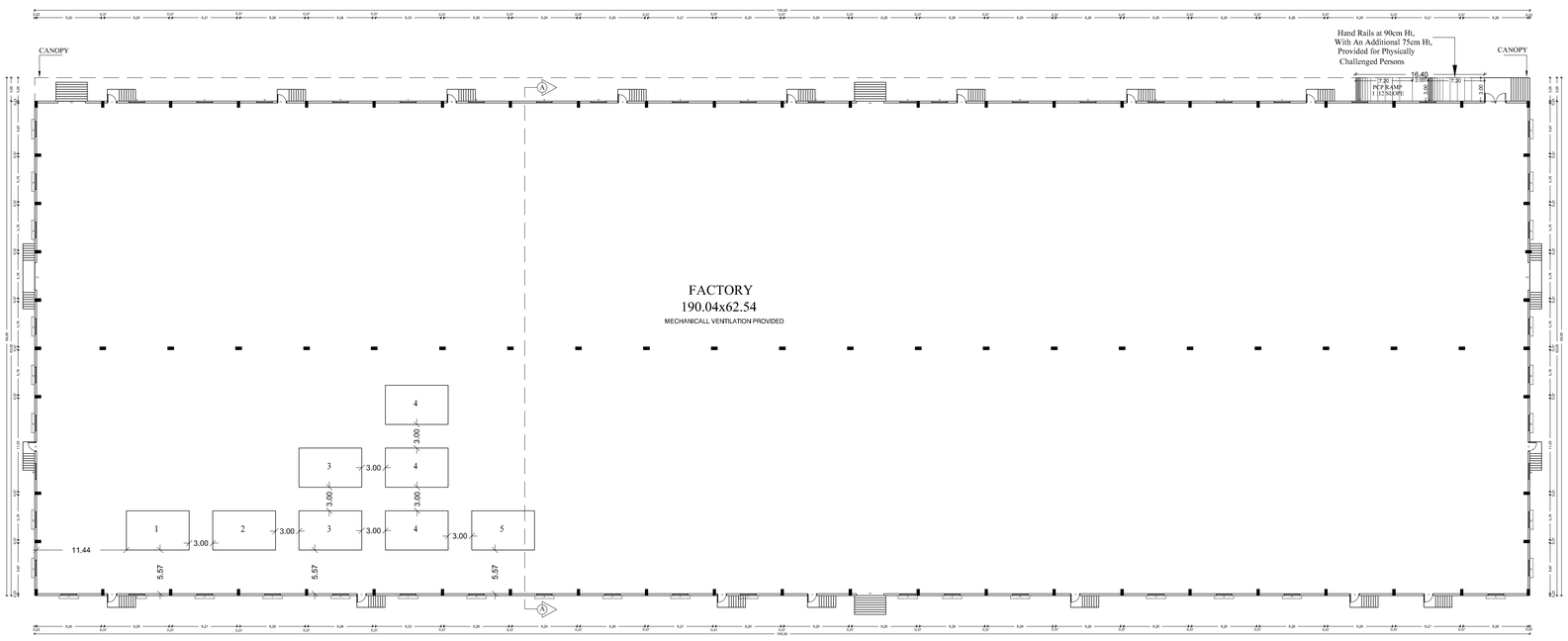
NORTH SIDE ELEVATION



SECTION A-A



ROOF FLOOR PLAN



GROUND FLOOR PLAN

SPECIFICATION

FOUNDATION
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

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SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m DEDUCTION	TOTAL AREA IN Sq m
1.	**FACTORY BLOCK- 1**			
	GROUND FLOOR	12573.00	-	12573.00

MACHINERY DETAILS

Sl No	Name of the Machinery	Each H.P	Qty	Total HP
1	SMT Machine	20.00	01	20.00
2	PTH Machine	15.00	01	15.00
3	IC Machine	15.00	02	30.00
4	AOI Machine	20.00	03	60.00
5	Burn Testing Machine	15.00	01	15.00
TOTAL		140.00		

COLOUR INDEX

PROPOSED

SCALE 1:200

ALL DIMENISIONS ARE IN METRES

SCHEDULE OF JOINERIES:

NO.	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	3.50 x 4.00
D	DOOR	1.20 x 2.10
D1	DOOR	0.75 x 2.10
DD	DOUBLE DOOR	2.50 x 2.10
SD	SLIDING DOOR	1.00 x 2.10
W	WINDOW	1.80 x 1.80
V	VENTILATOR	0.90 x 0.90

NOTES :-
1. ALL USEABLE AREAS WILL BE CENTRALLY AIRCONDITIONED / MECHANICALL VENTILATION.
2. ALL TOILETS MECHANICALL VENTILATION.

For SHREE SAI GANESH LOGISTICS
PARTNER

OWNERS SIGNATURE

Er. K.RATHINASAMY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLR/CN/SE/CR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLR/CN/RE/Gr-I/2019/06/005
Res : No.N-391/A1 New No.14, Anna Nagar West,
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STRUCTURAL ENGINEER

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Register Architect Gr-I
DTCP Reg. No:CGLR/AN/AR-I/2019/06/006
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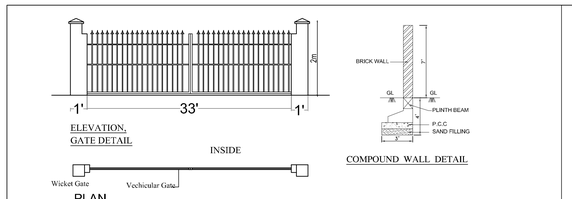
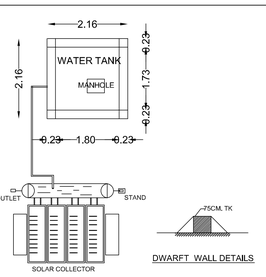
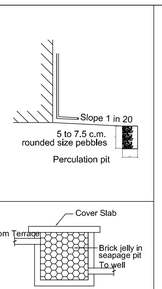
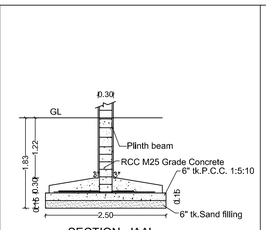
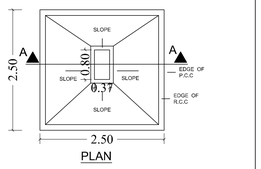




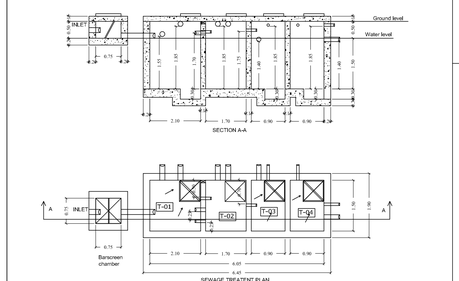
PLAN OF OHT
SOLAR WATER HEATING SYSTEM

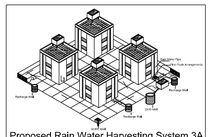




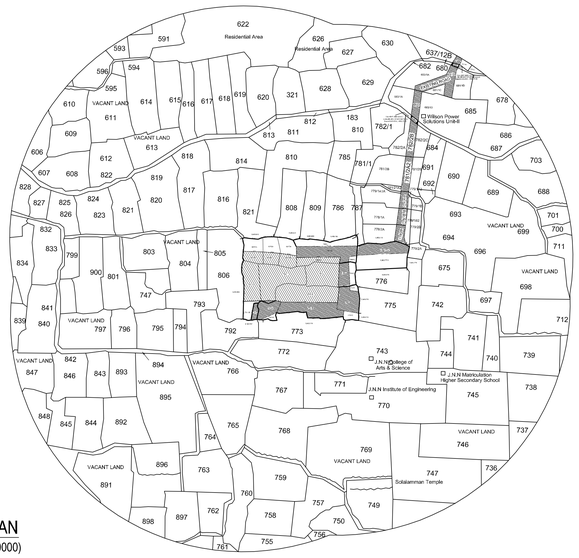


Typical Column Foundation Detail
As per design

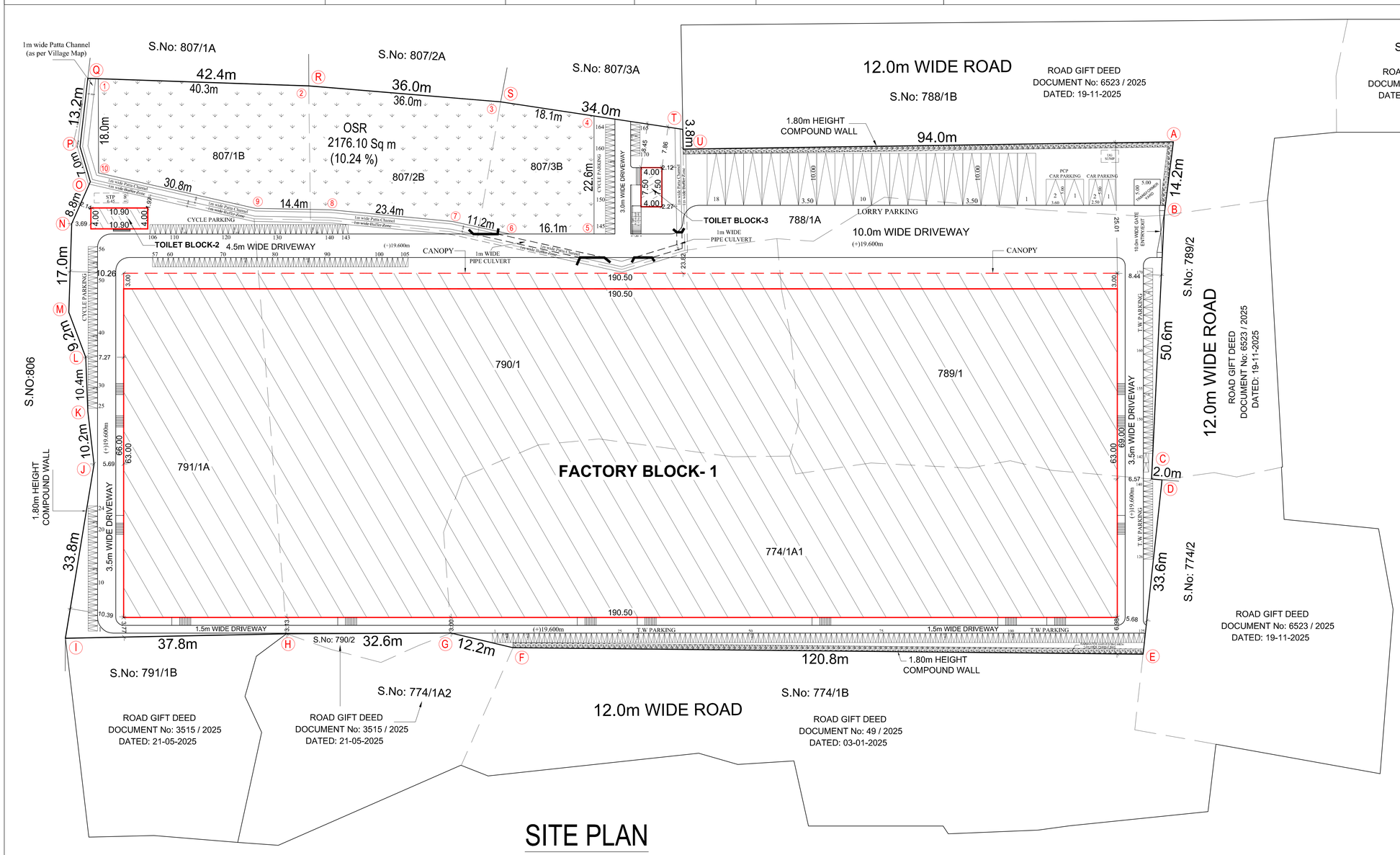




Proposed Rain Water Harvesting System 3A
Not To Scale



KEY PLAN
(SCALE-1:10000)



SITE PLAN

AREA DETAIL:

	Sq.m
PLOT AREA AS PER PATTA	21245.00
AS PER DOCUMENT AREA	21246.00
PLOT AREA AS AT SITE	20875.00

SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m DEDUCTION	TOTAL AREA IN Sq m
1.	**FACTORY BLOCK- 1**			
	GROUND FLOOR	12573.00	-	12573.00
2.	**TOILET BLOCK- 2**			
	GROUND FLOOR	43.60	-	43.60
3.	**TOILET BLOCK- 3**			
	GROUND FLOOR	30.00	-	30.00
	TOTAL	12646.60		12646.60

REFERENCE

DESCRIPTION	CALCULATION	
FLOOR SPACE INDEX	12646.60 21246.00	0.59 < 2.0
O.S.R	REQUIRED	PROVIDED
	2124.00 (10.00%)	2176.10 (10.24%)

PARKING CALCULATION

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking-Workshop area/750 = 12646.60/750=17	17 Nos	18 Nos
Car Parking-Office area/150 = 00/150=00	00 Nos	04 Nos (Including 2 Nos PCP Parking)
T.W Parking-Workshop area/75 = 12646.60/75=169	169 Nos	170 Nos (Including 17 Nos PCP Parking)
Cycle Parking-Workshop area/50 = 12646.60/75=169	169 Nos	170 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	3	2	5	4
ABLUTION TAPS	3	2	5	4
URINAL	2	--	4	--
WASH BASIN	2	1	3	4
DRINKER WATER FOUNTAINS	1		1	
BATH SHOWERS	N/A		N/A	
EMERGENCY SHOWER AND EYE WASH FOUNTAIN	N/A		N/A	

COLOUR INDEX

- BOUNDARY
- PROPOSED
- DRIVE WAY
- EXISTING ROAD

SCALE 1:400

ALL DIMENISIONS ARE IN METRES

MACHINERY DETAILS

Sl No	Name of the Machinery	Each H.P	Qty	Total HP
1	SMT Machine	20.00	01	20.00
2	PTH Machine	15.00	01	15.00
3	IC Machine	15.00	02	30.00
4	AOI Machine	20.00	03	60.00
5	Burn Testing Machine	15.00	01	15.00
	TOTAL			140.00

WORKERS DETAILS

MALE	30 Nos
FEMALE	20 Nos
NUMBER OF WORKERS	50 Nos

For SHREE SAI GANESH LOGISTICS
PARTNER

OWNERS SIGNATURE

Er. K.RATHINAVEL M.Sc., M.E, M.I.E, PYY.,
Structural Engineer Gr-I
DTCP Reg.No : COLLEGE/SE/CA-I/2019/06/011
Registered Engineer Gr-I
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Res : No.W-391/161 Row No.54, Anna Nagar West,
Chennai-600101. Mob : 9444108515

STRUCTURAL ENGINEER

V.P. KIRUBANANDHAN B.Arch.,
Proprietor
Register Architect Gr-I
DTCP Reg. No.CC2.11/GHP/A/GR-I/2019/06/006
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Koyambedu, Chennai - 107. Mobile : 9566235642

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

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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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Chennai 600 097, India
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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.