

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

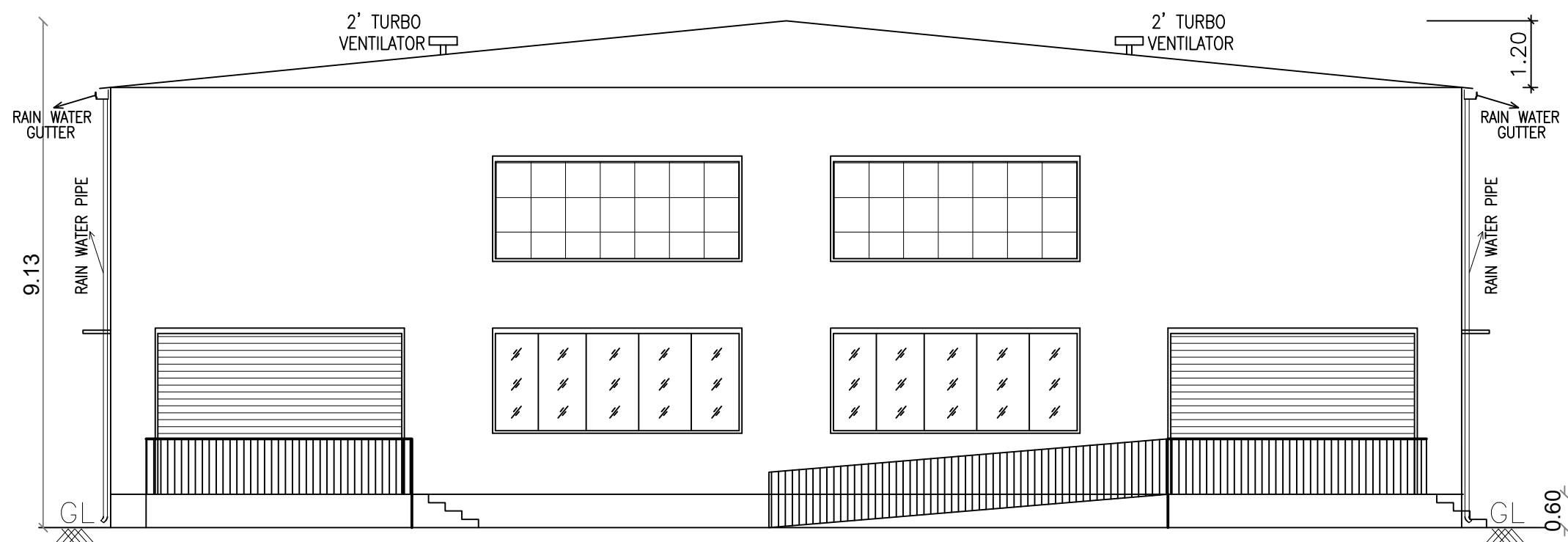
ISSUING AUTHORITY

Rural Panchayat

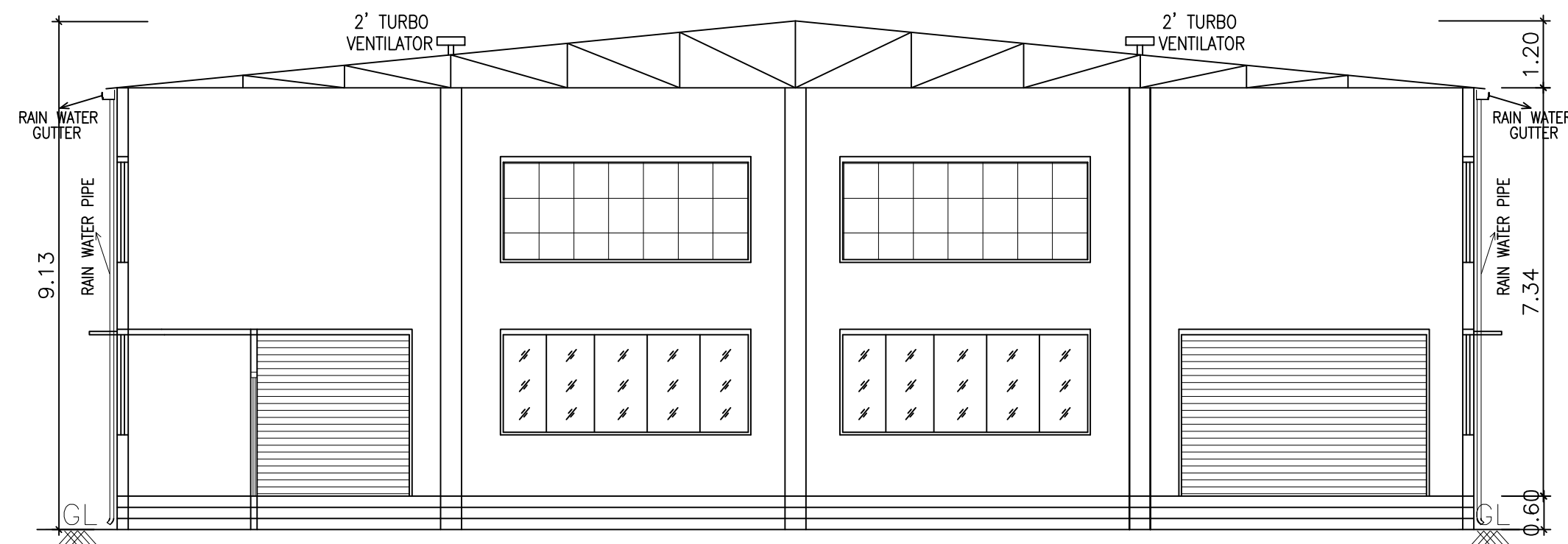
The approval as the planning authority issued it, reproduced in full behind this page.

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

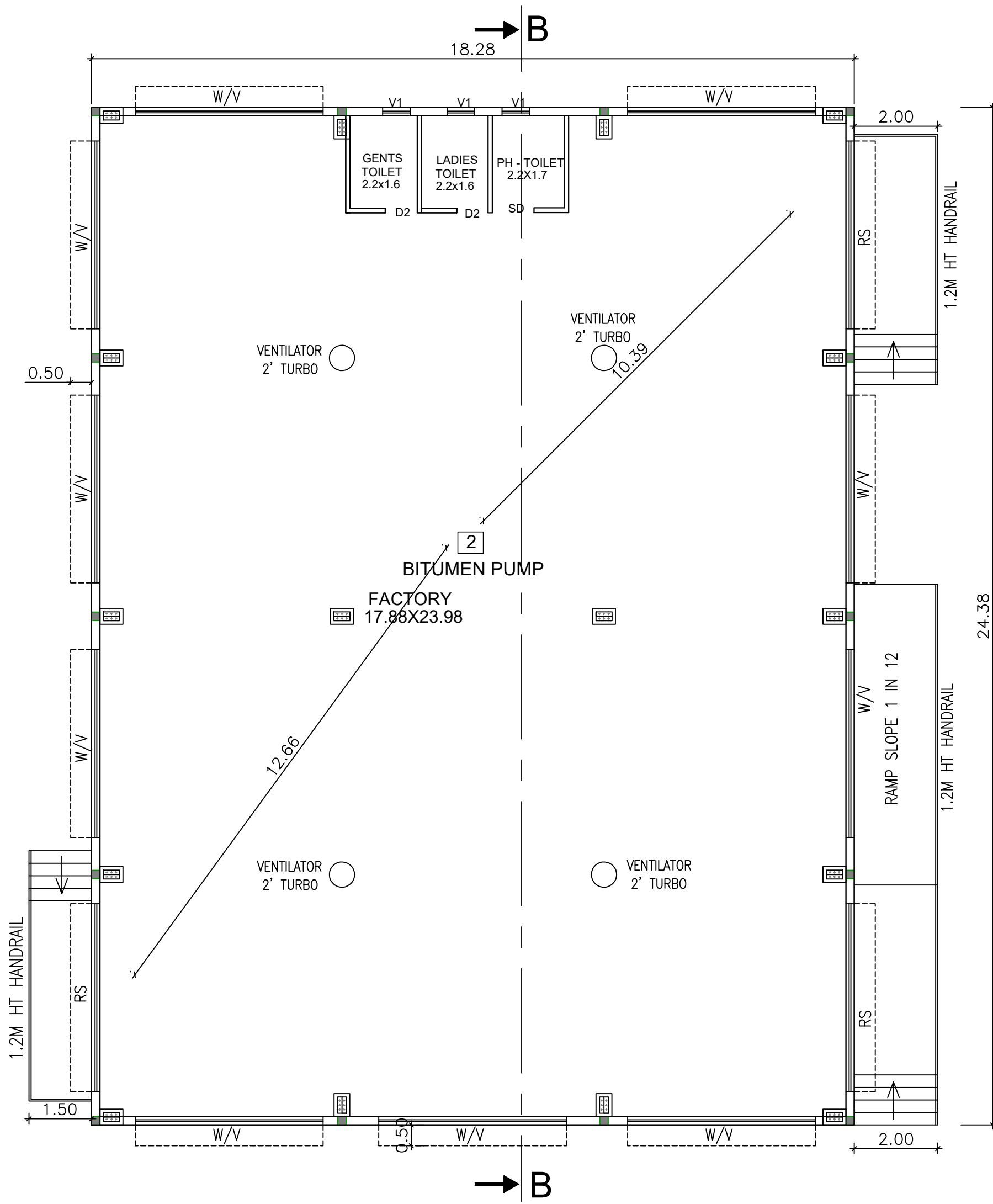
FACTORY BLOCK-3



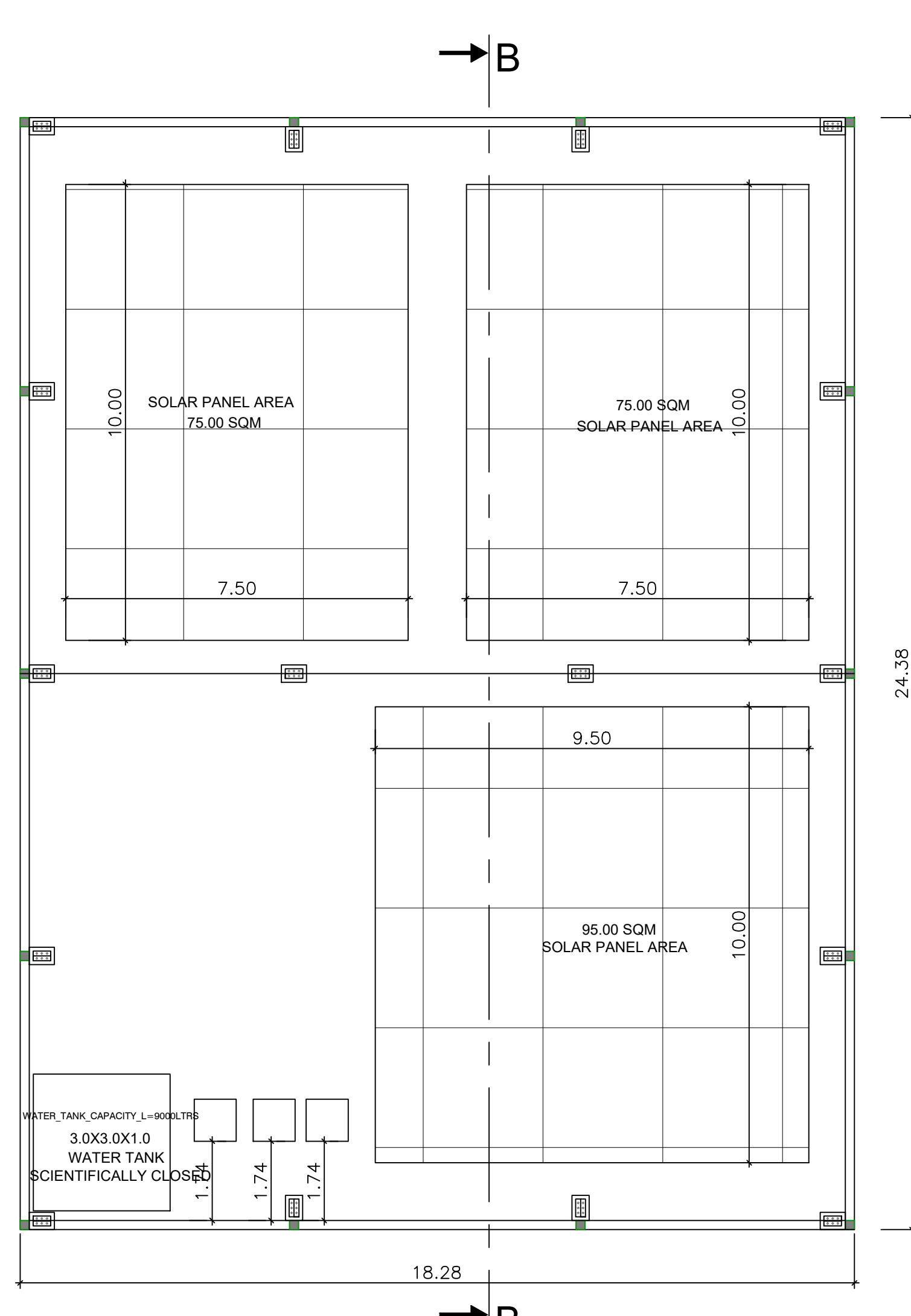
FRONT ELEVATION (WEST FACING)



SECTION ON BB

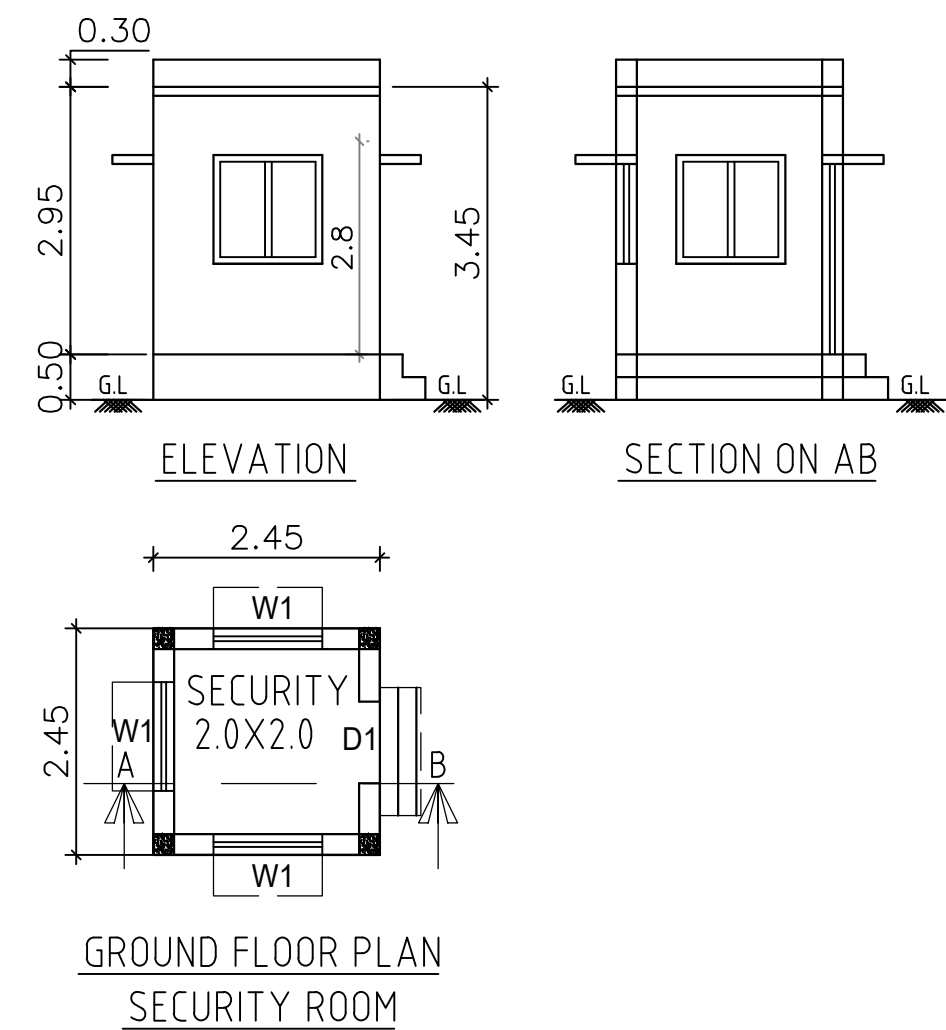


GROUND FLOOR PLAN

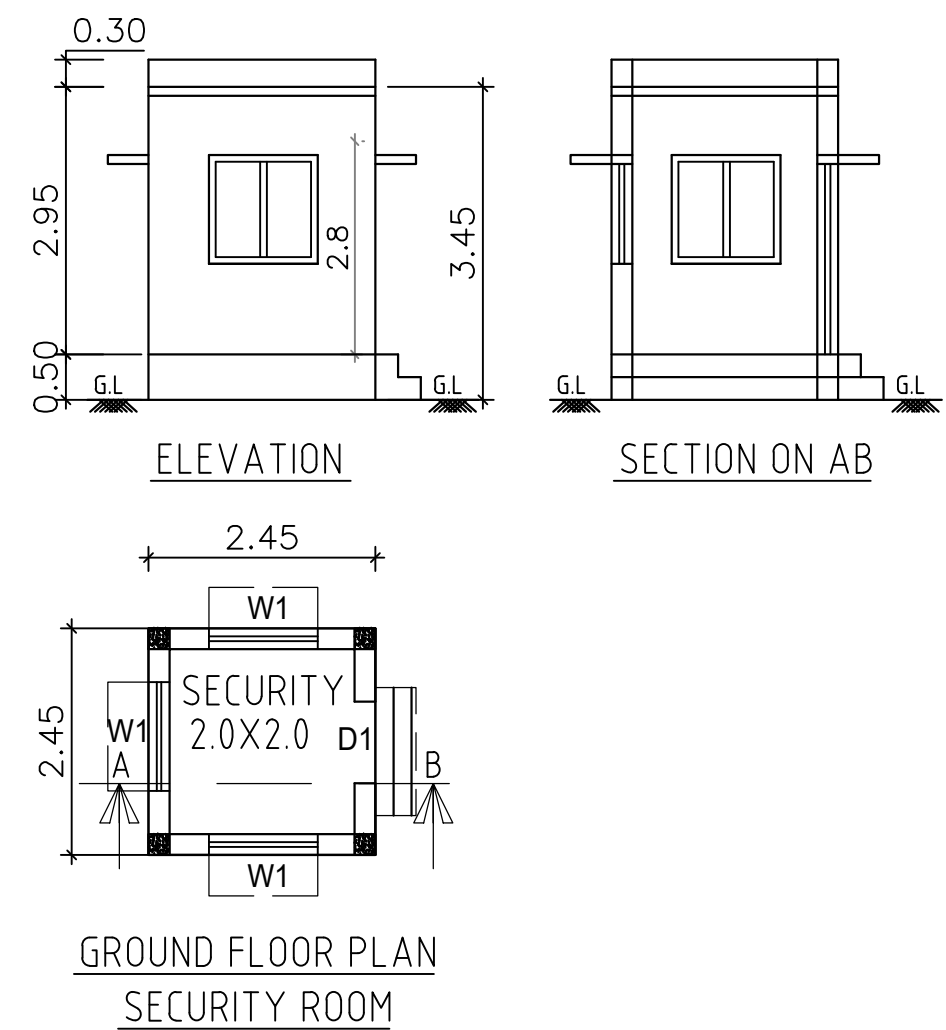


ROOF PLAN

SECURITY -1



SECURITY -2

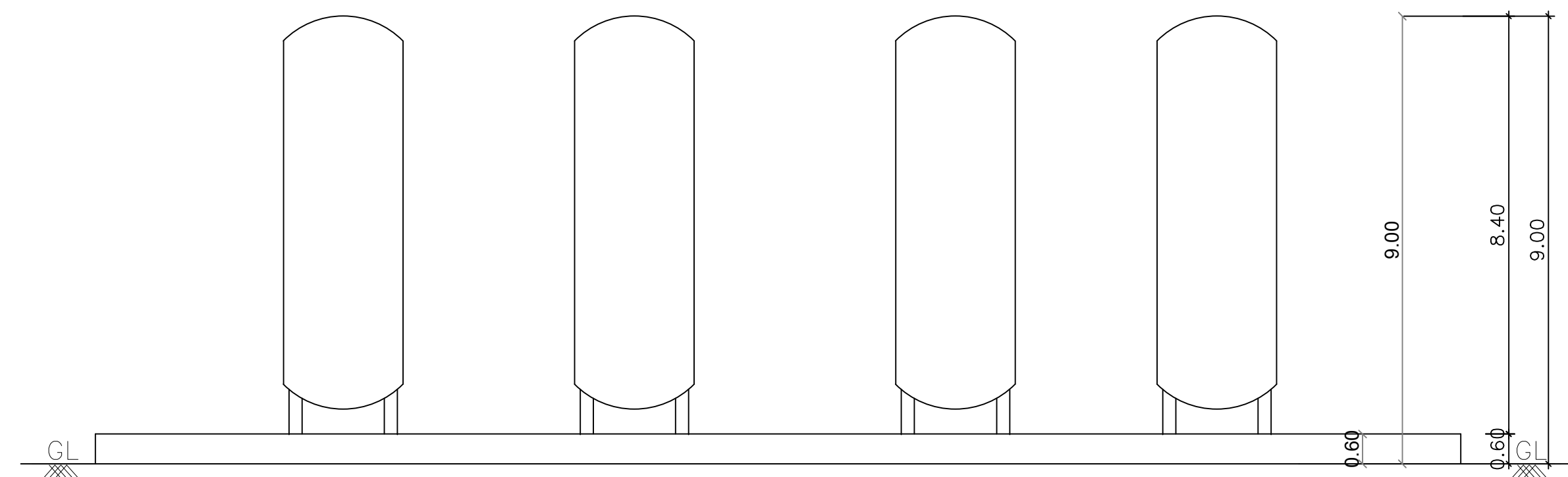


WORK SHOP AREA	
factory block-1	- 404.0 sqm
factory block-2	- 404.0 sqm
factory block-3	- 404.0 sqm
factory block-4	- 313.0 sqm
emulsion storage tank	- 57.90 sqm
raw material storage tank	- 57.90 sqm
finish product tank-1	- 57.79 sqm
finish product tank-2	- 136.38 sqm
TOTAL AREA	= 1834.97 sqm

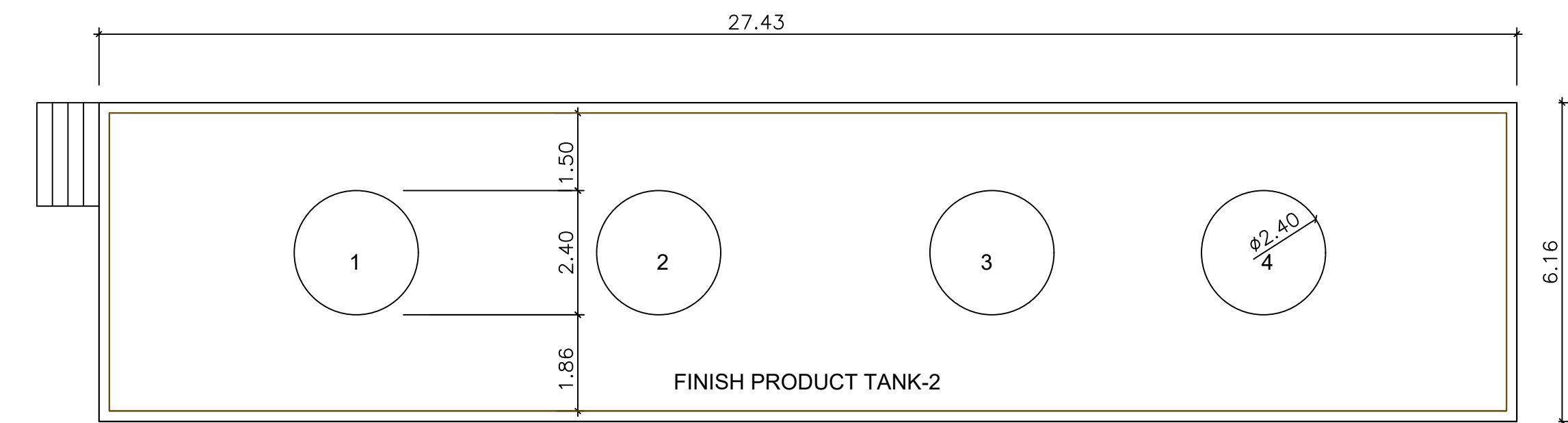
OFFICE AREA	
office block	- 445.30 sqm

SOLAR PANEL AREA	
factory block-1	- 245.0 sqm
factory block-2	- 245.0 sqm
factory block-3	- 245.0 sqm
factory block-4	- 216.0 sqm
office block	- 308.0 sqm
TOTAL AREA	= 1259.0 sqm

FINISH PRODUCT TANK-2



FRONT ELEVATION



GROUND FLOOR PLAN
FINISH PRODUCT TANK-2

LDO PLANT		
S.NO	MACHINERY DETAILS	HP
1	BLENDED KETTLE	15
2	TRUCK UNLOAD VET GEAR PUMP	8
3	STORAGE TANK BLENDED KETTLE	15
4	BLENDED KETTLE TO STABILITY TANK	15
5	STABILITY TANK TO TRUCK LOADING	15
6	AIR COMPRESSOR	8
7	OFFICE BLOCK	10
8	OTHERS	5
TOTAL		91

BITUMEN EMULSION		
S.NO	MACHINERY DETAILS	HP
1	MILL MOTOR	50
2	BITUMEN PUMP	8
3	SOAP PUMP	3
4	WATER PUMP	2
5	KEROSENE PUMP	2
6	AGITATOR	4
7	OTHERS	3
TOTAL		72

CRMB		
S.NO	MACHINERY DETAILS	HP
1	MILL MOTOR	60
2	BITUMEN PUMP	8
3	DOSING PUMP	10
4	HIGHSPEED MIXING	15
5	SCREW CONVEYOR	2
6	AGITATOR	20
7	OTHERS	3
TOTAL		118

SHEET NO : 4/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
FACTORY BUILDING " MATHUSAI TRADING
CORPORATION- UNIT-II" HAVING 281 HP IN S.Nos:
149/3A, 4B, 5, 6B OF V.No:96, ARANVOYAL VILLAGE,
S.No:12/1B, 13/1B, 2B OF V.No:162, VELLERITHANGAL
VILLAGE, THIRUVALLUR TALUK,
THIRUVALLUR DISTRICT.

As per TNPCB
CONSENT ORDER No: 2601173300638 dt. 22/03/26
Valid upto March 31, 2030

CATEGORY OF INDUSTRY - RED
Manufacture of Bitumen Emulsion ,Polymer Modified Bitumen
Crump Polymer Modified Bitumen

SCHEDULE OF JOINERY			
RS	ROLLING SHUTTER	4.50 X 3.00	
MD	MAIN DOOR	1.20 X 2.13	
D1	DOOR	1.00 X 2.13	
D2	DOOR	0.75 X 2.13	
SD	SWING DOOR	1.00 X 2.13	
W	WINDOW	4.50 X 1.82	
W1	WINDOW	1.22 X 1.22	
V	VENTILATOR	4.50 X 1.82	
V1	VENTILATOR	0.60 X 0.90	

AREA STATEMENT	F.S.I (SQ.M)	NON F.S.I (SQ.M)	TOTAL AREA (SQ.M)
FACTORY BUILDINGS			
FACTORY BLOCK-3			
GROUND FLOOR AREA	445.67	----	445.67
FINISH PRODUCT TANK-2	168.97	----	168.97
SECURITY-1 (NON FSI)	----	6.00	6.00
SECURITY-2 (NON FSI)	----	6.00	6.00
TOTAL AREA	614.64	12.00	626.64

WORKER'S DETAILS

NO OF WORKERS - MALE : 75 Nos
NO OF WORKERS - FEMALE : 50 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	5	5	5	5
URINAL	4	~	4	~
WASH BASIN	2	2	2	2
DRINKER WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	1	1	1	1

SOLAR HOT WATER SYSTEM DETAIL

NO OF WORKERS - MALE : 75 Nos
NO OF WORKERS - FEMALE : 50 Nos
TOTAL NO OF WORKERS (75+50 = 125) : 125 Nos
WATER CONSUMPTION @ 80 Lit/Person/day
TOTAL CONSUMPTION (125 X 80) : 10000 Lits
NO OF SWHS (2500 lit capacity) : 4 Nos

NOTES :

1. ALL TOILETS MECHANICALLY VENTILATED.

SPECIFICATION:

SUPER STRUCTURE : 9"TK B.W IN C.M 1:5

FOUNDATION : RCC COLUMN FOUNDATION

SLAB : RCC 124 4.5"TK

BEAM LINTEL SUNSHADE : RCC 124

WEATHERING COURSE WITH PRESSED TILES

ELECTRIFICATION WORK CONCEALED WIRING

SCALE : 1"=8'

[1:100]

N

PROPOSED

EXISTING ROAD

INTERNAL DRIVEWAY

DR. P. MARIAPPAN, B.E., MIE.,
Professional Engineer (Civil-082)
Grade-I Reg. No. 100147/2019
Tamil Nadu Engineering Council
100, Park Road, Chennai - 600 005
Phone: 98404 22222, 98404 22223
Email: mariappan@pme.org.in

STRUCTURAL ENGINEER

For MATHUSAI TRADING CORPORATION

Proprietor

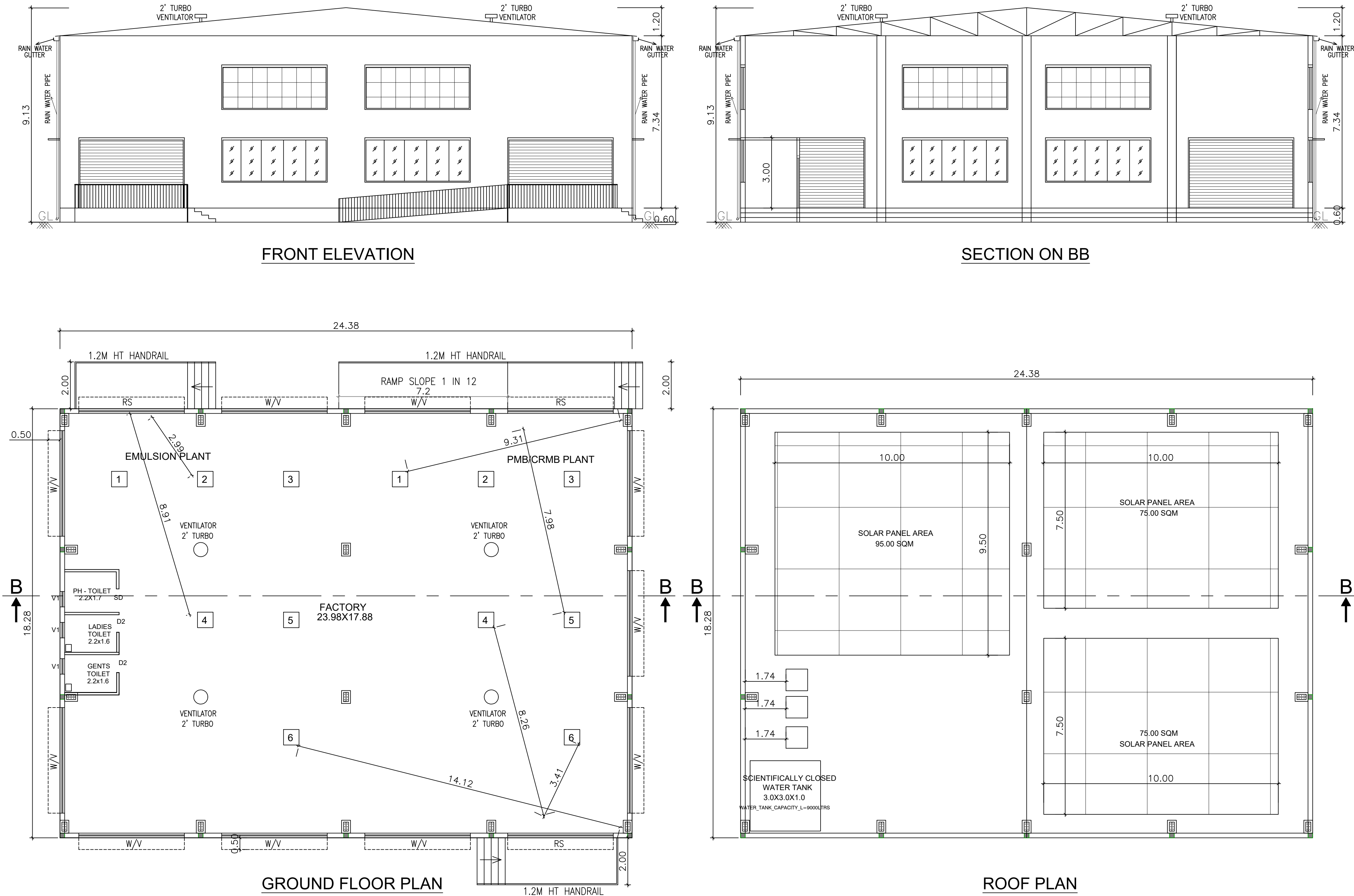
SIGNATURE OF THE APPLICANT

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Grade-I Reg. No. 100147/2019 / 07 / 003
UPEE

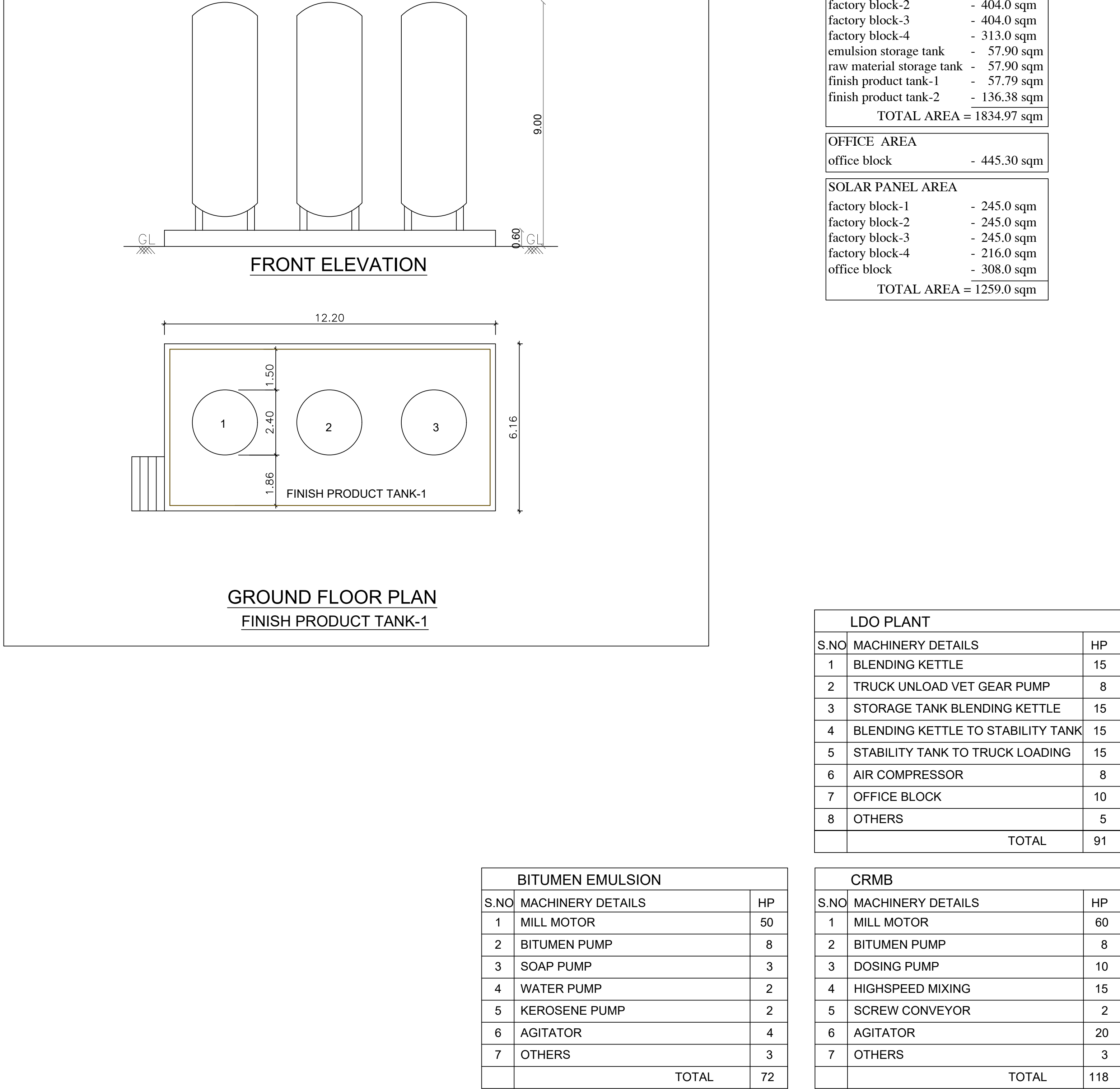
ARCHITECT / ENGINEER



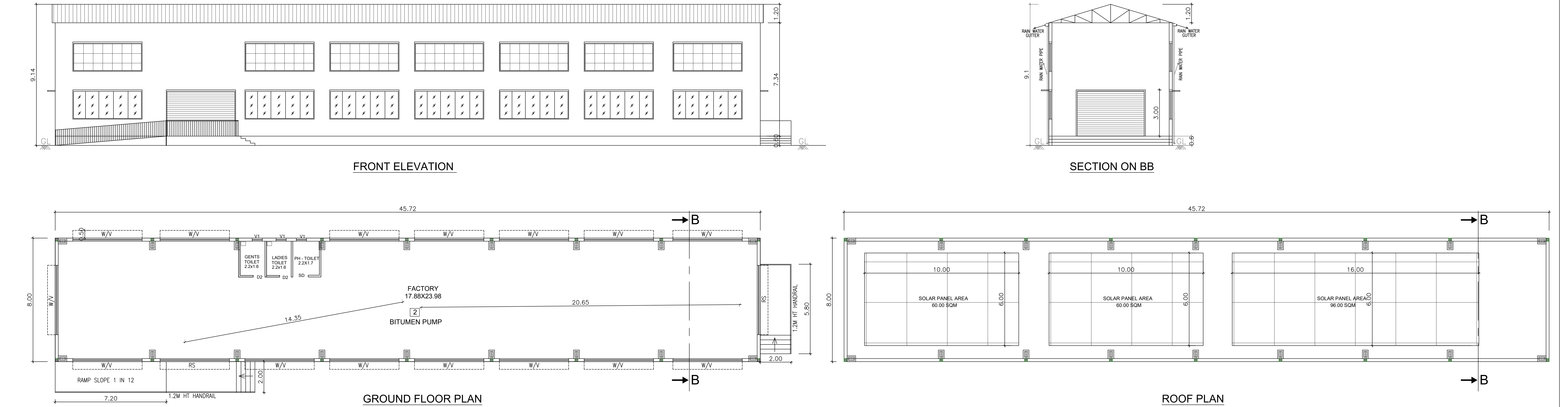
FACTORY BLOCK-2



FINISH PRODUCT TANK-1



FACTORY BLOCK-4



SHEET NO : 3/4

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FACTORY BUILDING " MATHUSAI TRADING
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SD	SWING DOOR	1.00 X 2.13
W	WINDOW	4.50 X 1.82
V1	VENTILATOR	1.22 X 1.22
V1	VENTILATOR	0.60 X 0.90

AREA STATEMENT

AREA STATEMENT	F.S.I (SQ.M)	NON F.S.I (SQ.M)	TOTAL AREA (SQ.M)
FACTORY BUILDINGS			
FACTORY BLOCK-2			
GROUND FLOOR PLAN	445.67	-----	445.67
FACTORY BLOCK-4			
GROUND FLOOR PLAN	365.76	-----	365.76
FINISH PRODUCT TANK-1	75.15	-----	75.15
TOTAL AREA	886.58	-----	886.58

WORKER'S DETAILS

NO OF WORKERS - MALE : 75 Nos
NO OF WORKERS - FEMALE : 50 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	5	5	5	5
URINAL	4	--	4	--
WASH BASIN	2	2	2	2
DRINKER WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	1	1	1	1

SOLAR HOT WATER SYSTEM DETAIL

NO OF WORKERS - MALE : 75 Nos
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TOTAL NO OF WORKERS (75+50 = 125) : 125 Nos
WATER CONSUMPTION @ 80 Lit/Person/day
TOTAL CONSUMPTION (125 X 80) : 10000 Lits
NO OF SWHS (2500 lit capacity) : 4 Nos

NOTES :-
1. ALL TOILETS MECHANICALLY VENTILATED.

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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 COURSE WITH PRESSED TILES
ELECTRIFICATION WORK CONCEALED WIRING

SCALE : 1"=8'
[1:100]

COLOR INDEX

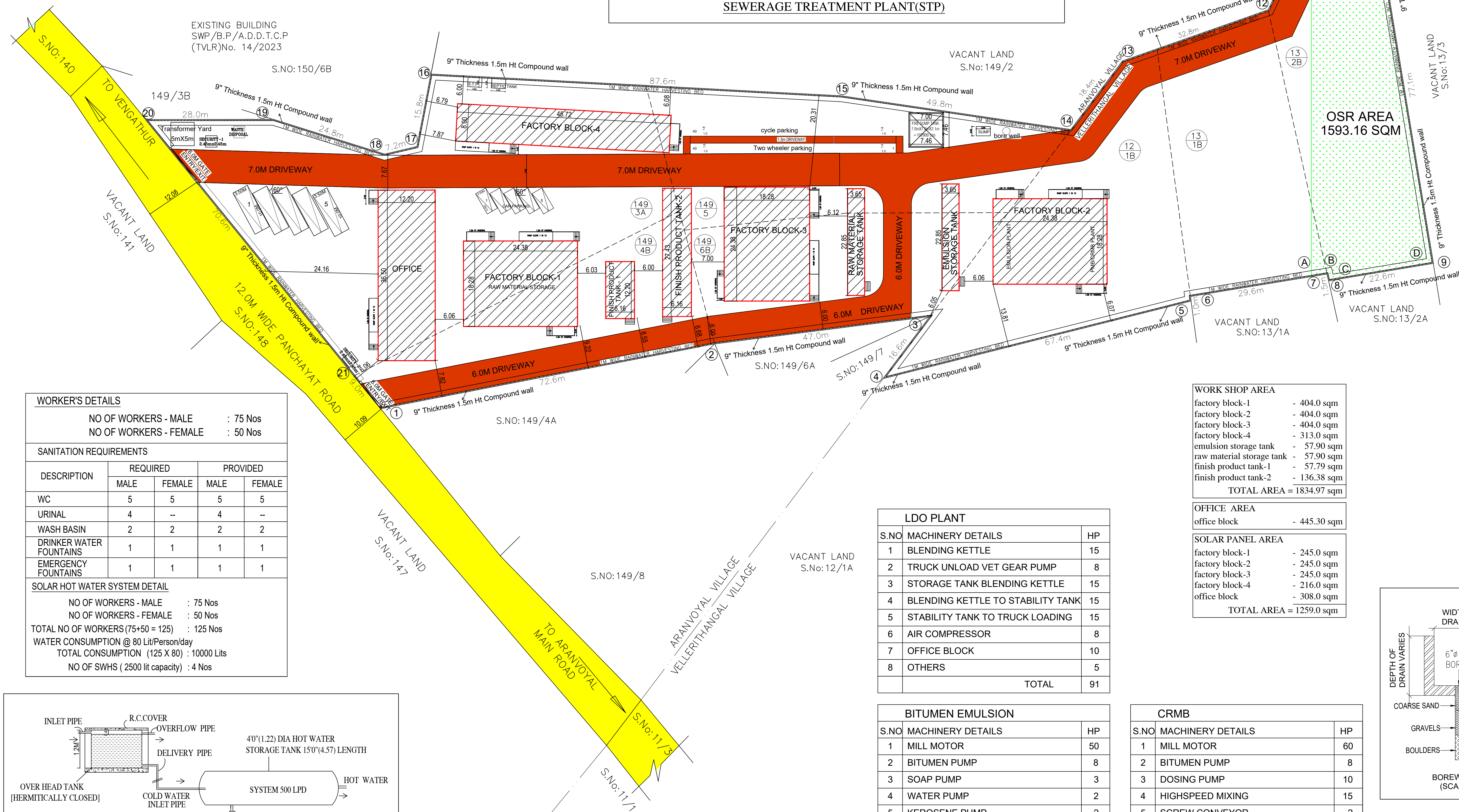
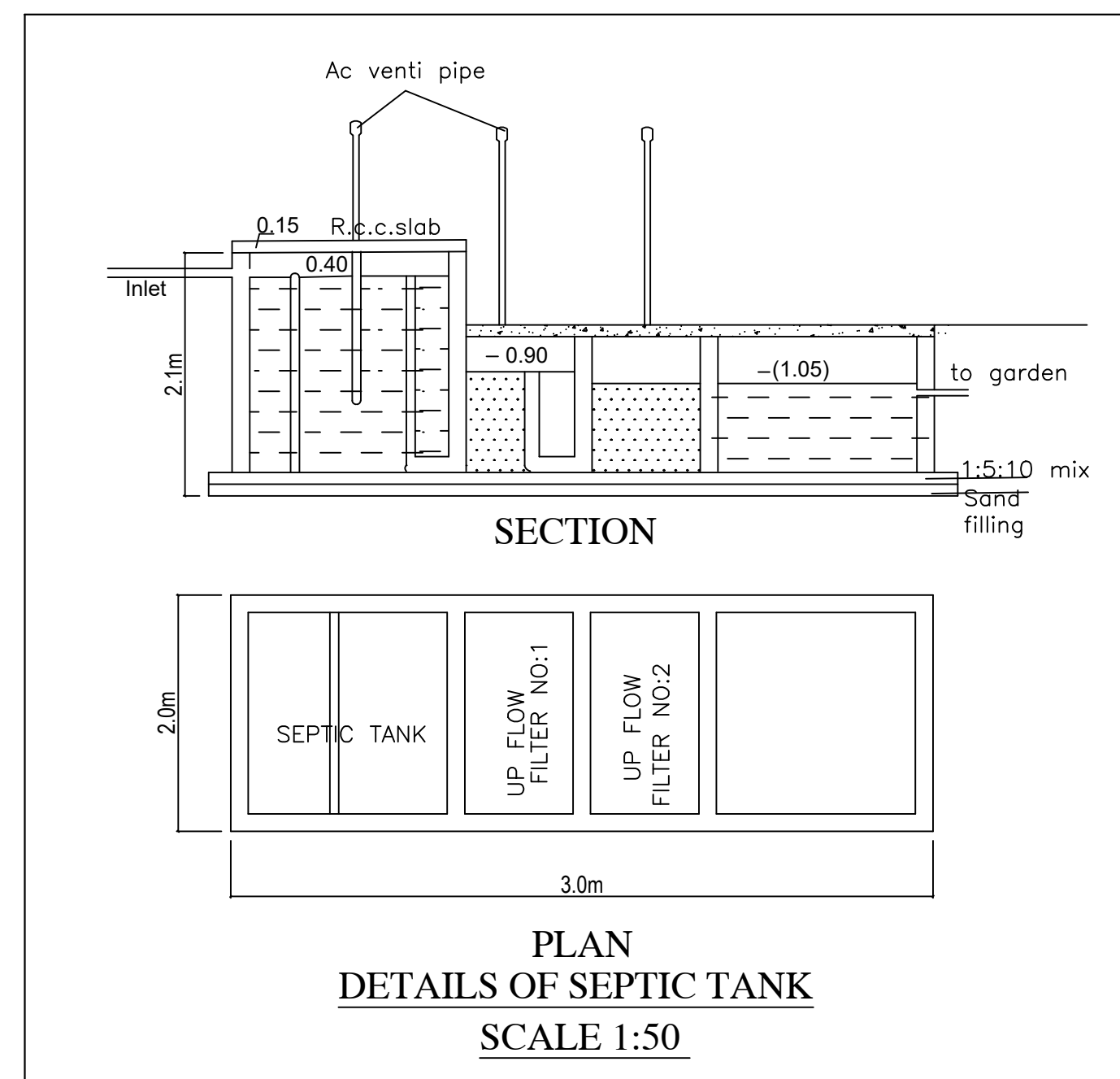
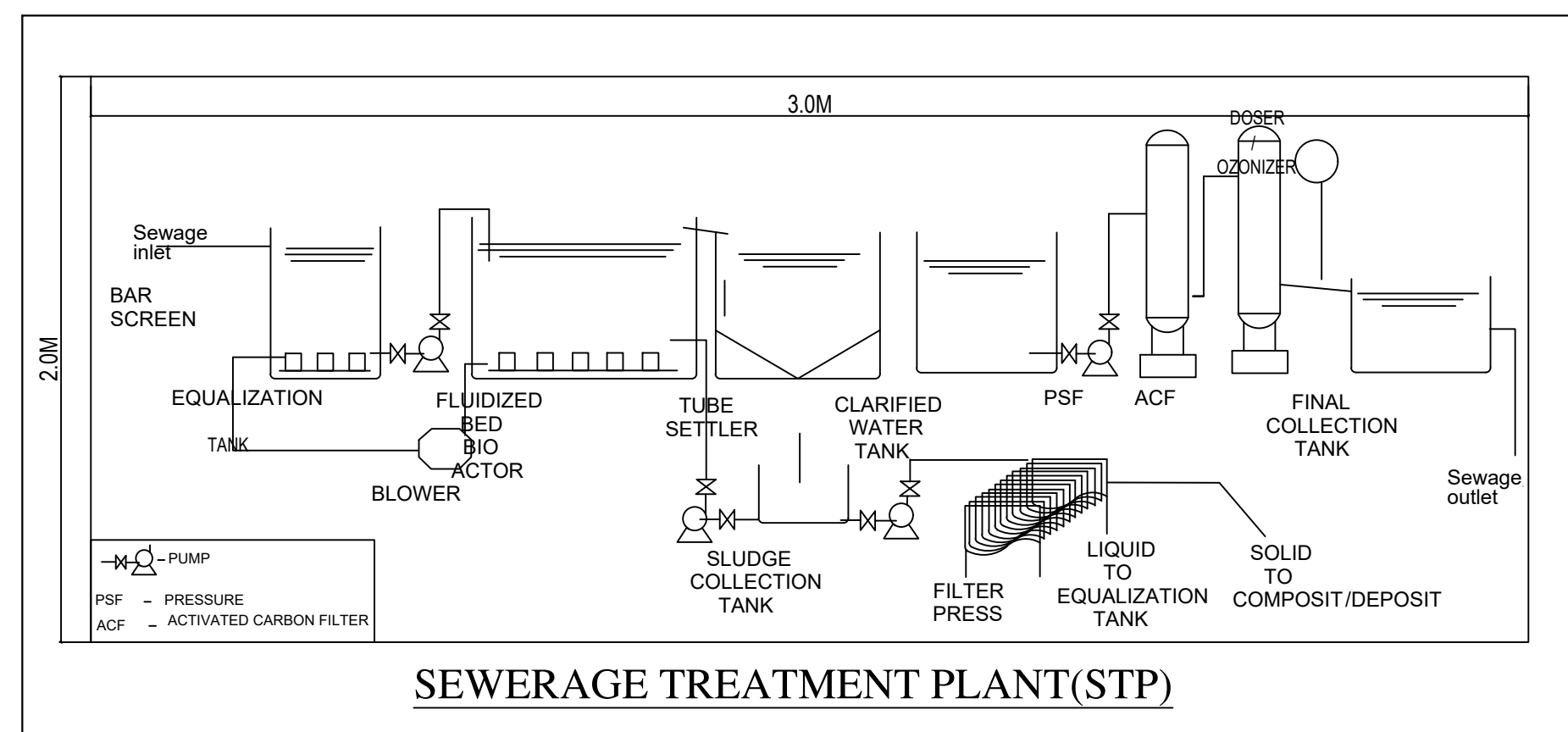
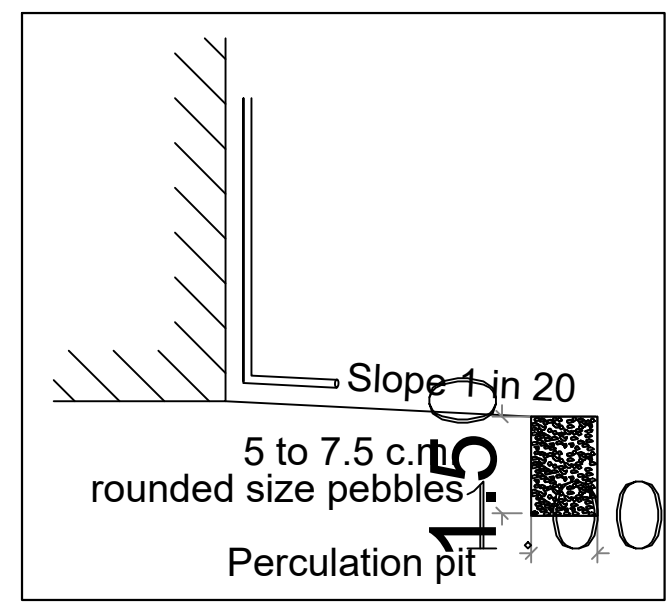
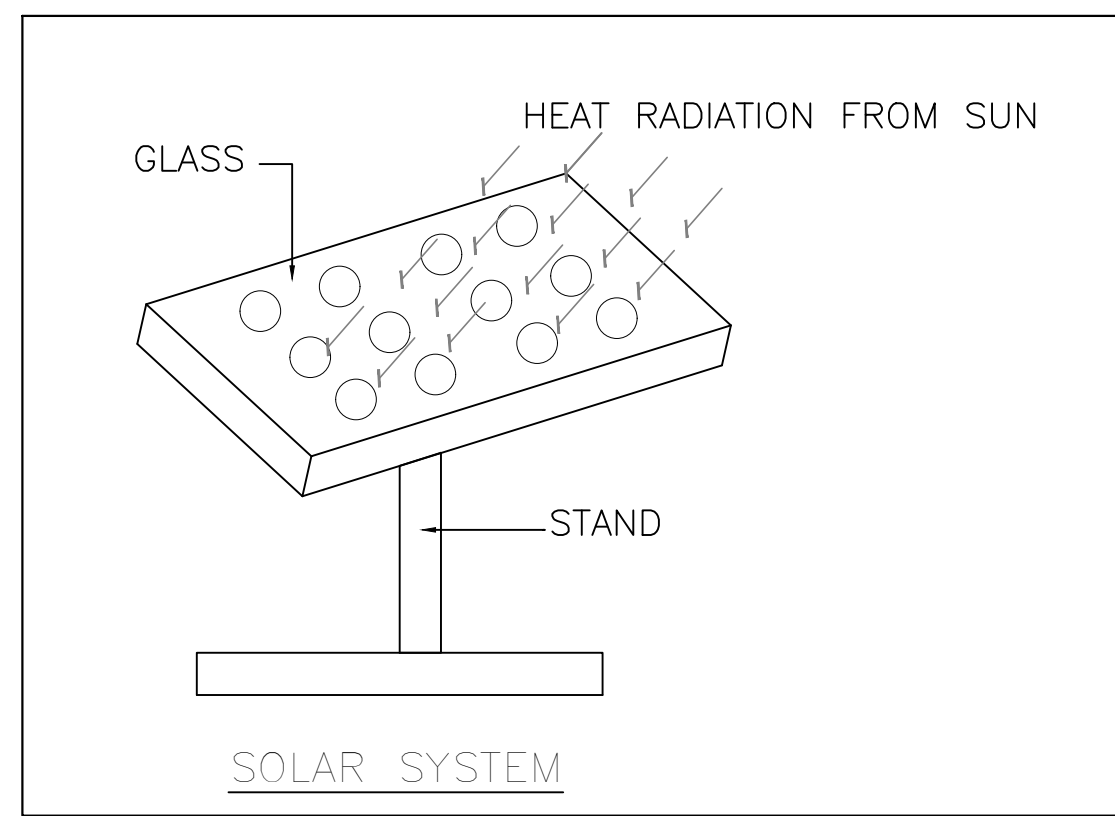
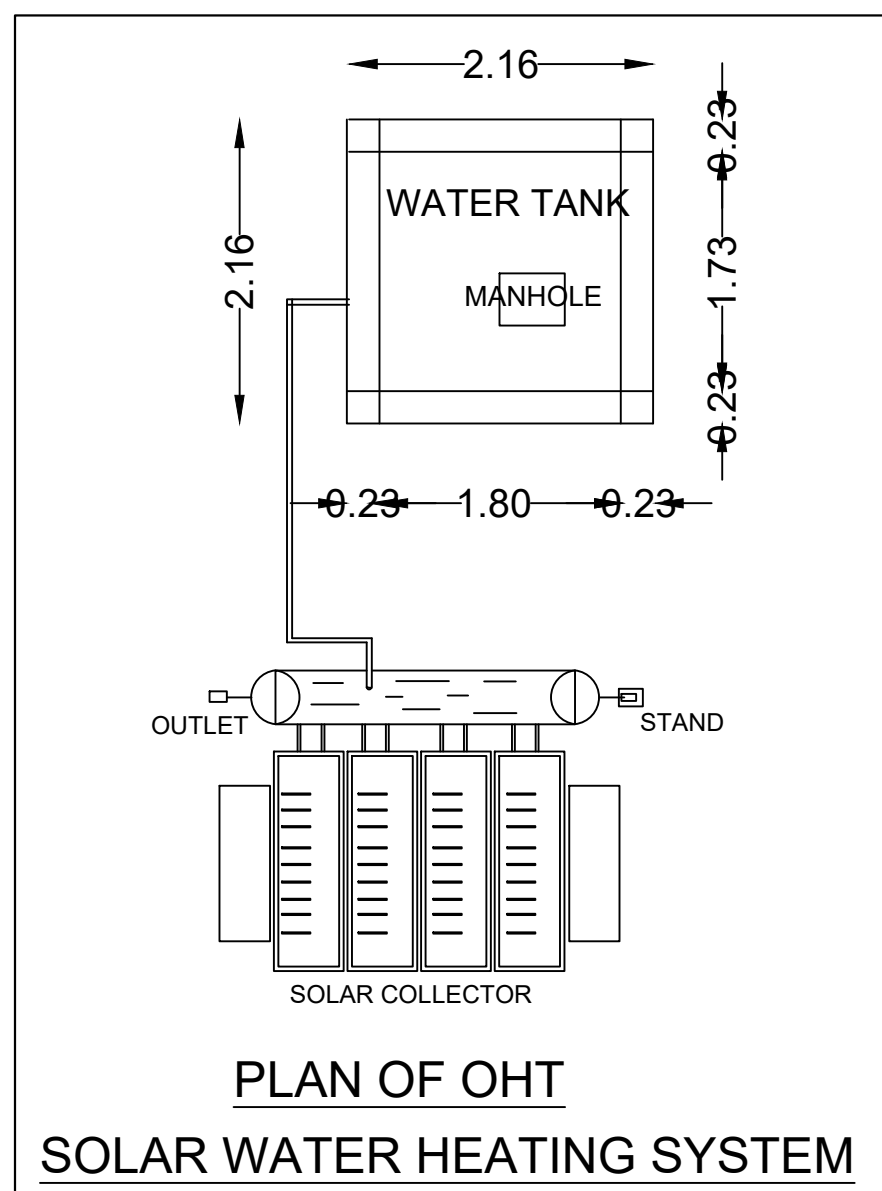
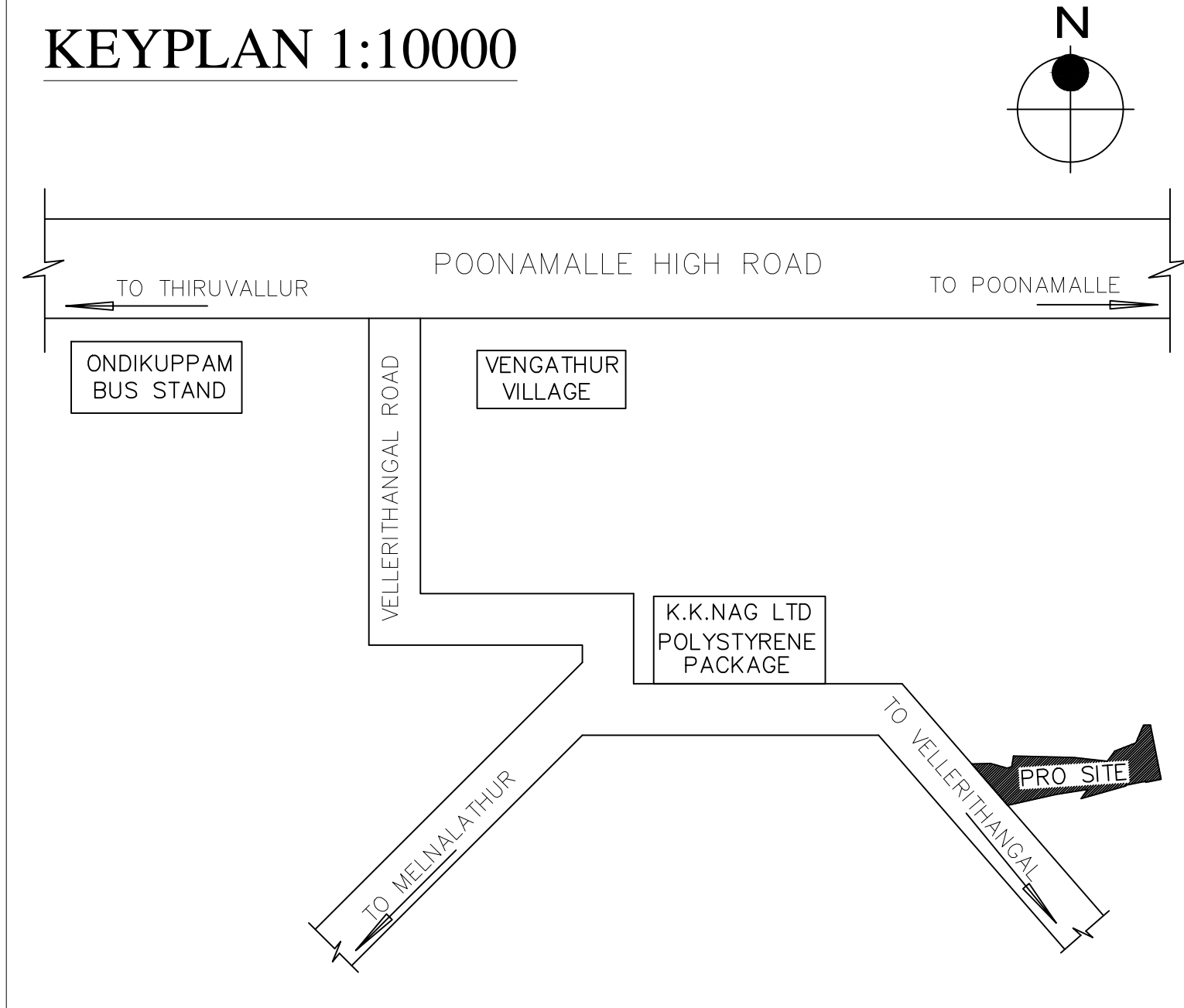
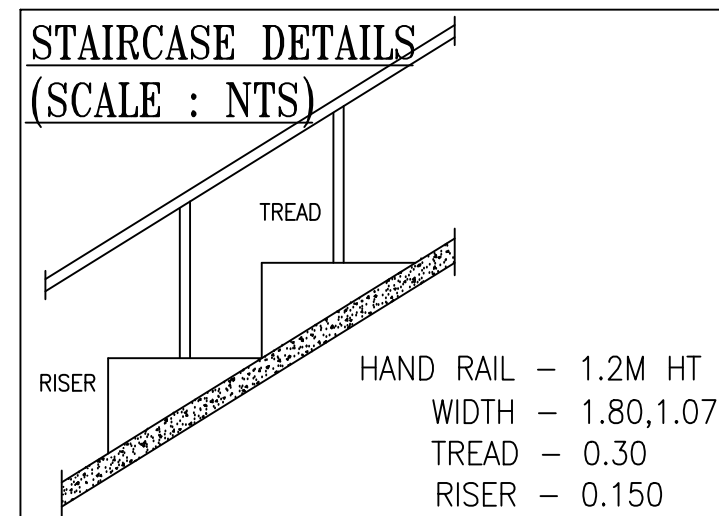
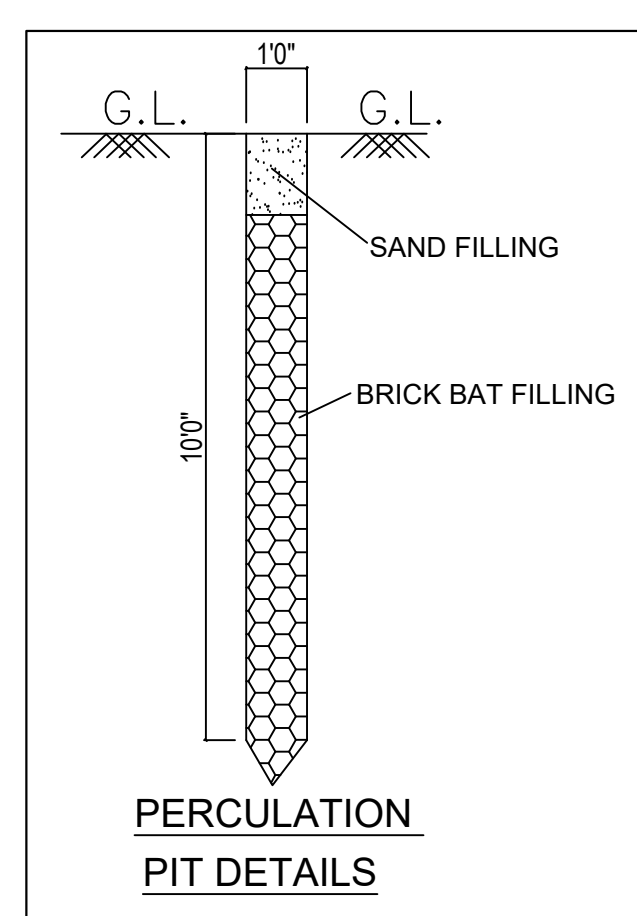
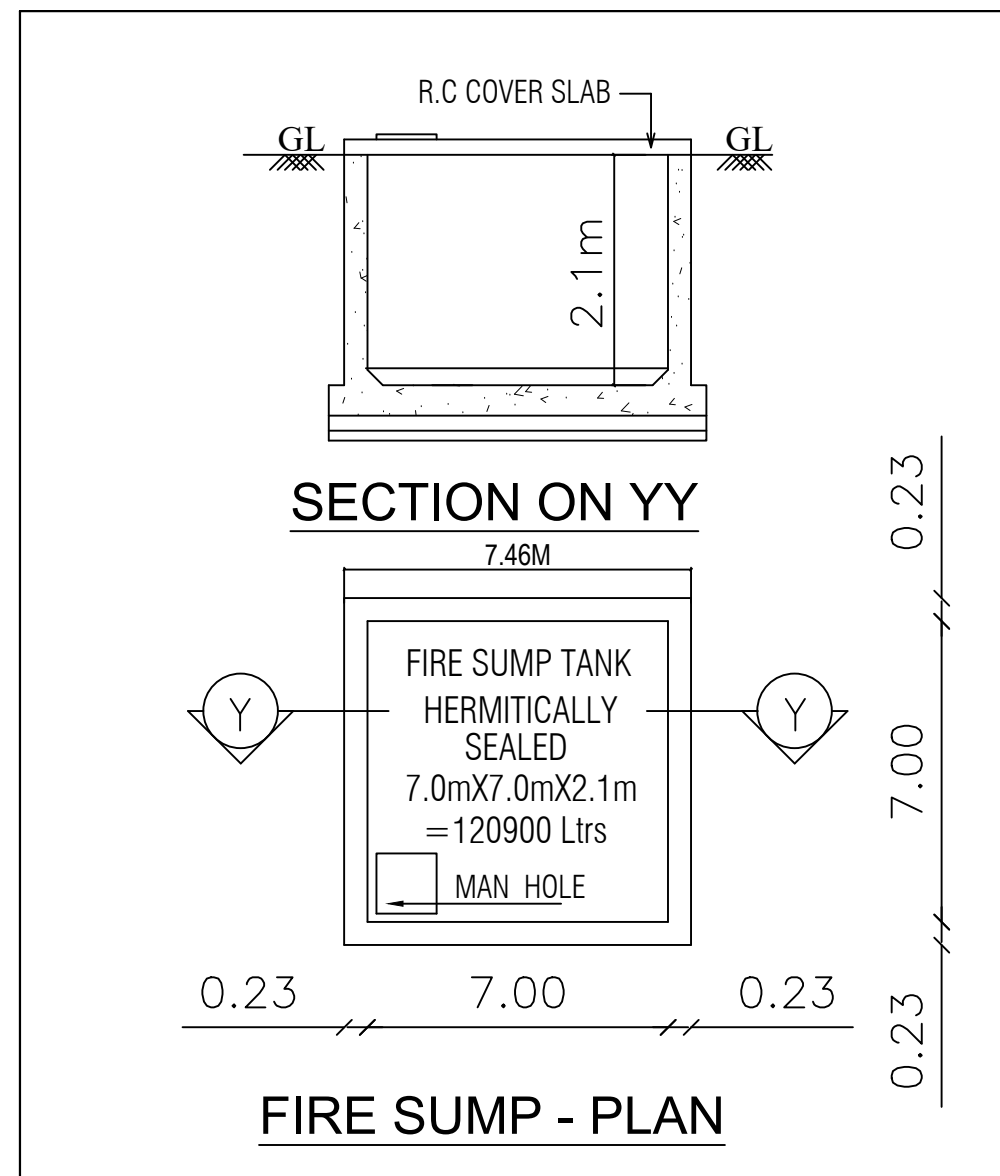
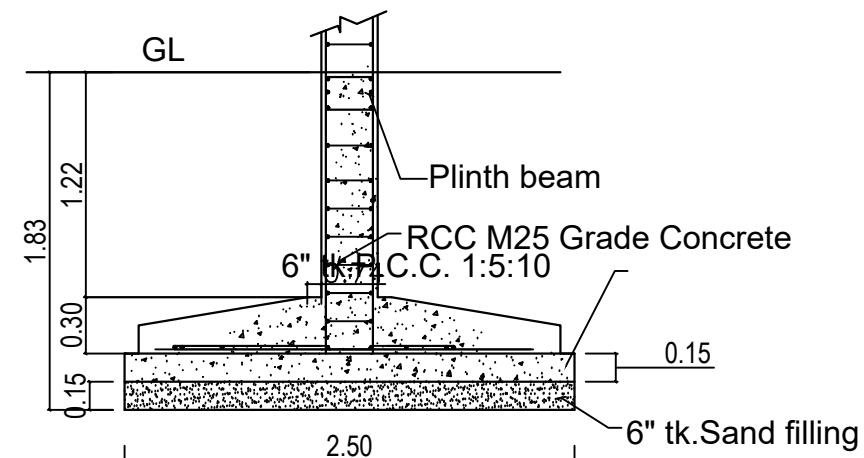
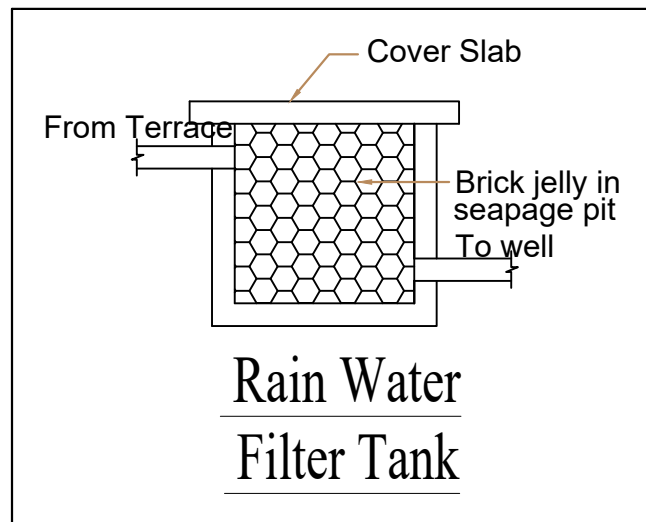
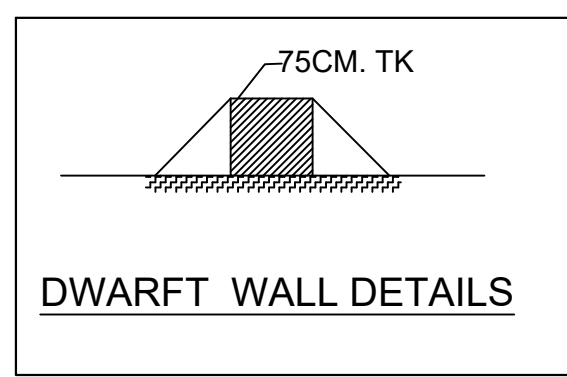
SITE BOUNDARY	PROPOSED	EXISTING ROAD	INTERNAL DRIVEWAY

STRUCTURAL ENGINEER

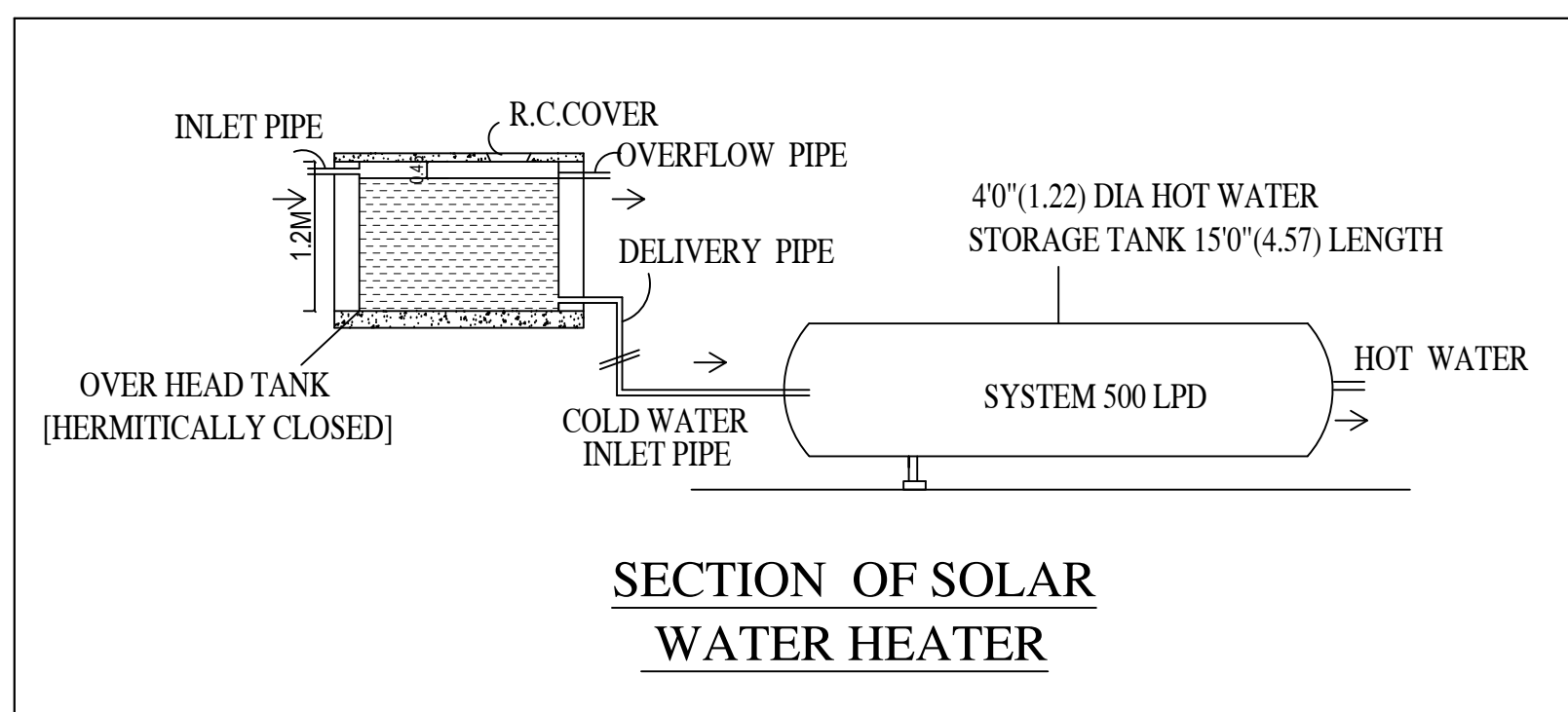
For MATHUSAI TRADING CORPORATION
Proprietor

SIGNATURE OF THE APPLICANT

P. MARIAPPAN, B.E., M.B.E.,
Consulting Civil & Structural Engineer,
Grade-I T.Y.B. & R.E / S.C.E / 2019 / 07 / 003
Cell : 9541330959
ARCHITECT / ENGINEER



WORKER'S DETAILS				
NO OF WORKERS - MALE			: 75 Nos	
NO OF WORKERS - FEMALE			: 50 Nos	
SANITATION REQUIREMENTS				
DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	5	5	5	5
URINAL	4	--	4	--
WASH BASIN	2	2	2	2
DRINKER WATER FOUNTAINS	1	1	1	1
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SOLAR HOT WATER SYSTEM DETAIL				
NO OF WORKERS - MALE			: 75 Nos	
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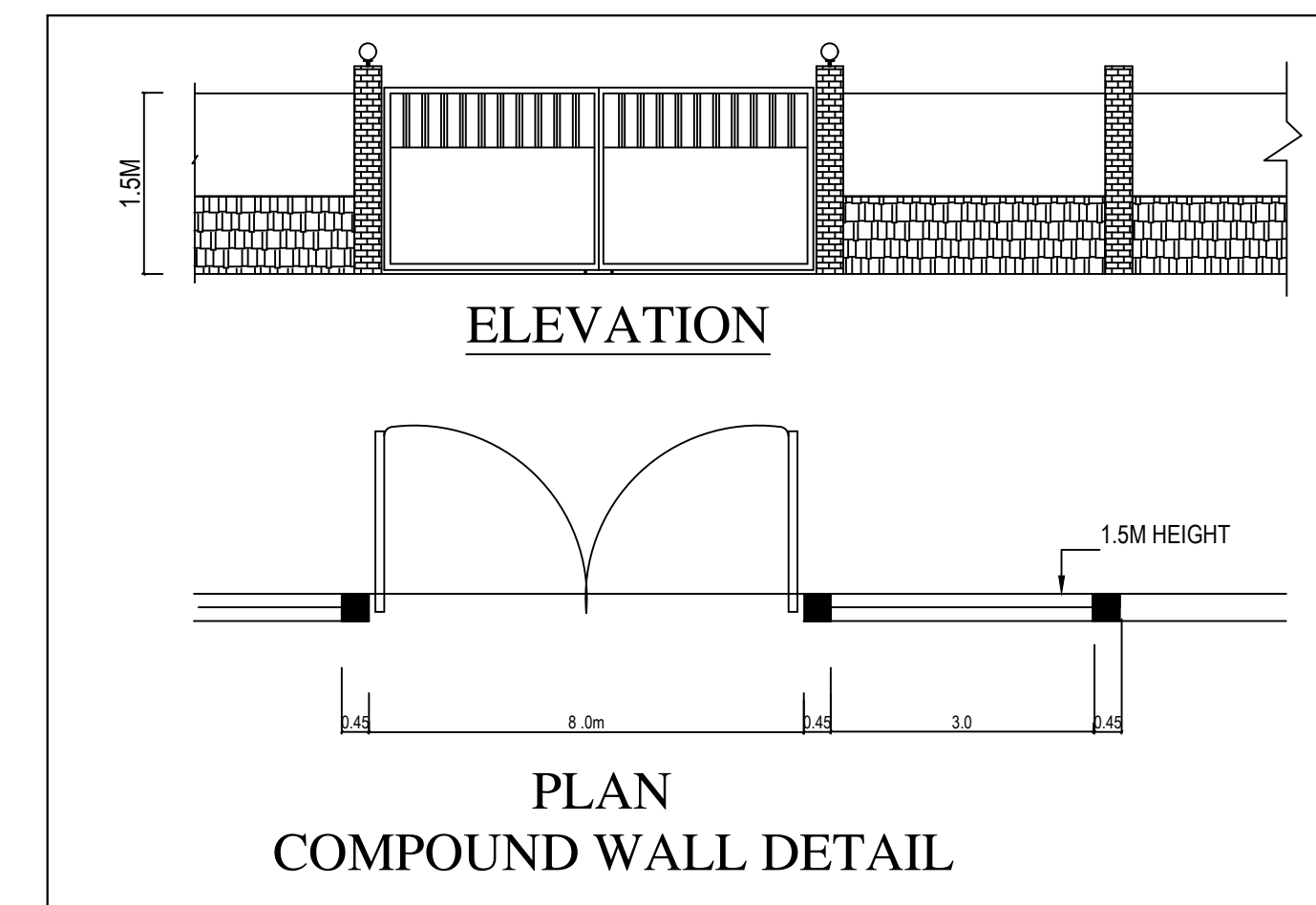
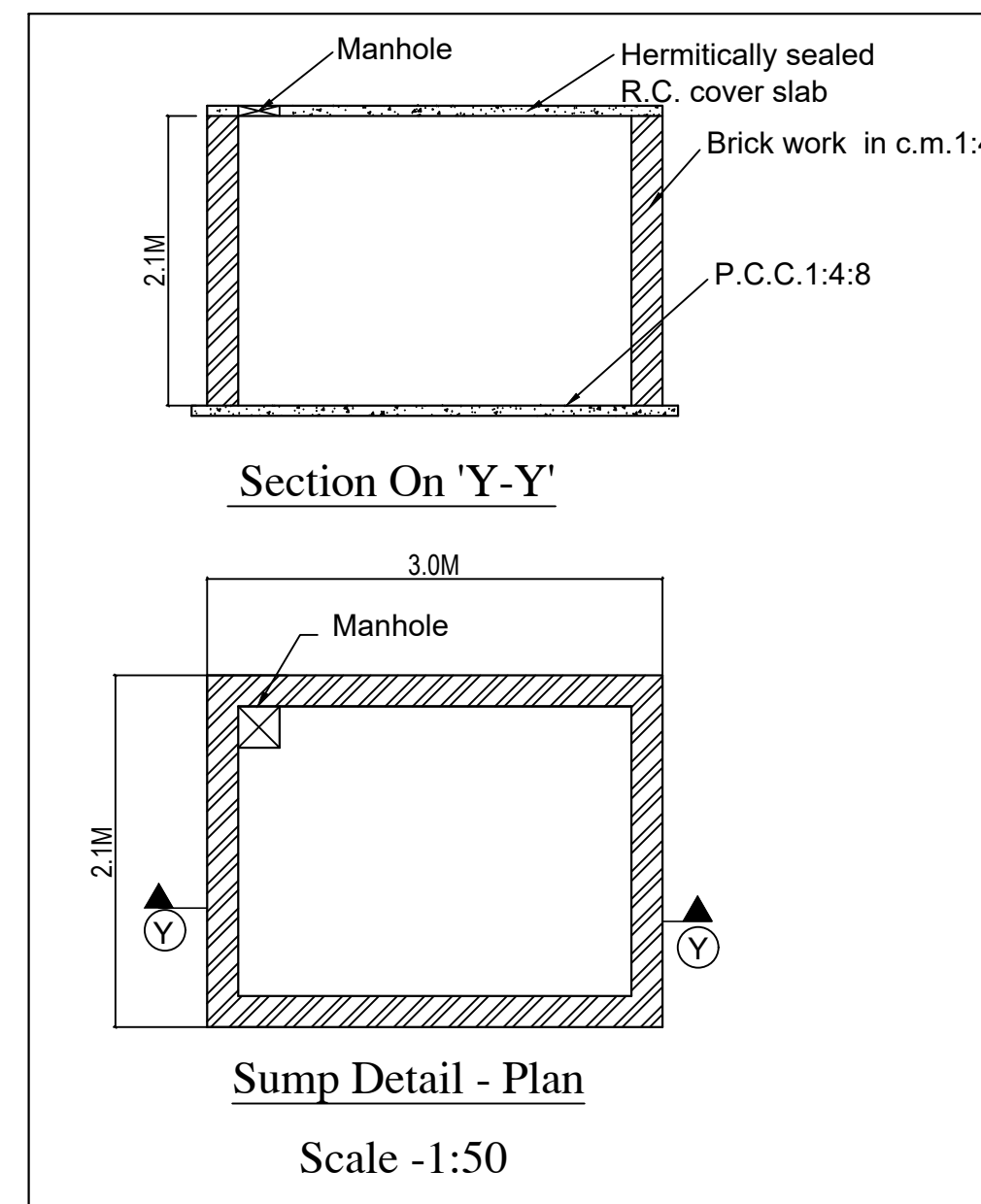
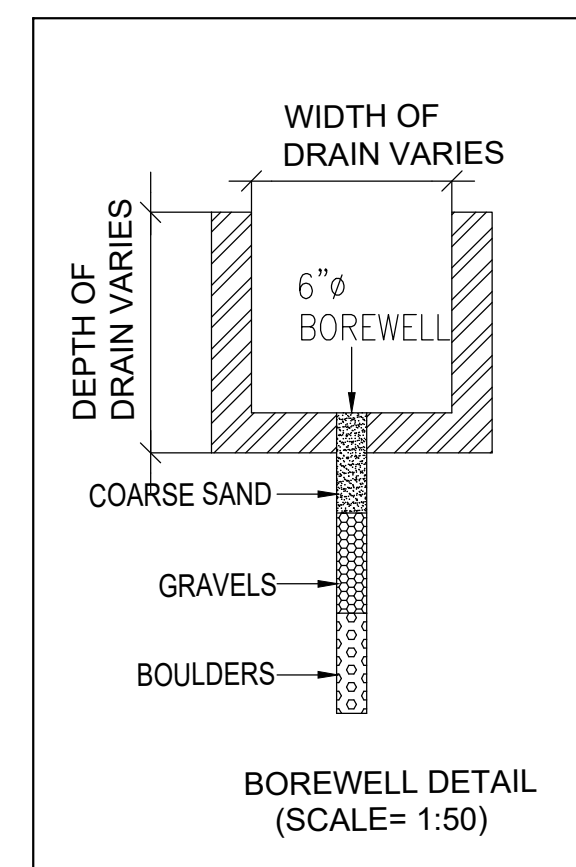
LDO PLANT		
S.NO	MACHINERY DETAILS	HP
1	BLENDED KETTLE	15
2	TRUCK UNLOAD VET GEAR PUMP	8
3	STORAGE TANK BLENDED KETTLE	15
4	BLENDED KETTLE TO STABILITY TANK	15
5	STABILITY TANK TO TRUCK LOADING	15
6	AIR COMPRESSOR	8
7	OFFICE BLOCK	10
8	OTHERS	5
TOTAL		91

BITUMEN EMULSION		
S.NO	MACHINERY DETAILS	HP
1	MILL MOTOR	50
2	BITUMEN PUMP	8
3	SOAP PUMP	3
4	WATER PUMP	2
5	KEROSENE PUMP	2
6	AGITATOR	4
7	OTHERS	3
TOTAL		72

WORK SHOP AREA	
factory block-1	- 404.0 sqm
factory block-2	- 404.0 sqm
factory block-3	- 404.0 sqm
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finish product tank-2	- 136.38 sqm
TOTAL AREA = 1834.97 sqm	

OFFICE AREA	
office block	- 445.30 sqm
SOLAR PANEL AREA	
factory block-1	- 245.0 sqm
factory block-2	- 245.0 sqm
factory block-3	- 245.0 sqm
factory block-4	- 216.0 sqm
office block	- 308.0 sqm
TOTAL AREA = 1259.0 sqm	

CRMB		
S.NO	MACHINERY DETAILS	HP
1	MILL MOTOR	60
2	BITUMEN PUMP	8
3	DOSING PUMP	10
4	HIGH SPEED MIXING	15
5	SCREW CONVEYOR	2
6	AGITATOR	20
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TOTAL		118



SHEET NO : 1/4
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CATEGORY OF INDUSTRY - RED
Manufacture of Bitumen Emulsion ,Polymer Modified Bitumen
Crump Polymer Modified Bitumen

DESCRIPTION		AREA (SQ.M)		
TOTAL SITE AREA (AS PER FMB)		14187.75		
TOTAL SITE AREA (AS PER PATIA)		14443.00		
Sl. No	DESCRIPTION	F.S.I (SQ.M)	NON F.S.I (SQ.M)	TOTAL AREA (SQ.M)
FACTORY BUILDINGS				
1	FACTORY BLOCK-1			
GROUND FLOOR AREA		445.67	-----	445.67
2	OFFICE BLOCK			
GROUND FLOOR AREA		445.30	-----	445.30
HEAD ROOM (NON FSI)		-----	25.55	25.55
EMULSION STORAGE TANK		83.40	-----	83.40
RAW MATERIAL STORAGE TANK		83.40	-----	83.40
3	FACTORY BLOCK-2			
GROUND FLOOR PLAN		445.67	-----	445.67
4	FACTORY BLOCK-3			
GROUND FLOOR AREA		445.67	-----	445.67
FINISH PRODUCT TANK-2		168.97	-----	168.97
5	FACTORY BLOCK-4			
GROUND FLOOR PLAN		365.76	-----	365.76
FINISH PRODUCT TANK-1		75.15	-----	75.15
6	SECURITY-1 (NON FSI)	-----	6.00	6.00
SECURITY-2 (NON FSI)		-----	6.00	6.00
TOTAL BUILTUP AREA		2558.99	37.55	2596.54

REFERENCE		
DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	2558.99 / 14187.75 X 100	18.03%
FLOOR AREA RATIO	2558.99 / 14187.75	1.5 > 0.180
OSR AREA	1444.3 SQM (10.0%)	1593.16 SQM (10.5%)

DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	LORRIES : 4 nos	5 nos
	CARS : 5 nos	5 nos
	TWO WHEELER CYCLE : 35 nos	35 nos

NOTES :
1. ALL TOILETS MECHANICALLY VENTILATED.

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 COURSE/VE WITH PRESSED TILES
ELECTRIFICATION WORK CANCELLED WIRING

SCALE : 1"=32'	COLOR INDEX
[1:400]	SITE BOUNDARY
	PROPOSED
	EXISTING ROAD
	INTERNAL DRIVEWAY

STRUCTURAL ENGINEER
P. MARIAPPAN, B.E., MIE.,
Registered Civil & Structural Engineer,
Grade-1 T.Y.B. No. 12345 / 2019 / 02 / 003
Cell: 9541234567

SIGNATURE OF THE APPLICANT
P. MARIAPPAN, B.E., MIE.,
Registered Civil & Structural Engineer,
Grade-1 T.Y.B. No. 12345 / 2019 / 02 / 003
Cell: 9541234567

ARCHITECT / ENGINEER
P. MARIAPPAN, B.E., MIE.,
Registered Civil & Structural Engineer,
Grade-1 T.Y.B. No. 12345 / 2019 / 02 / 003
Cell: 9541234567

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.

