

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.NO: 12/14/2B1B, 2B2, 3B,3C; 12/19/5A1B, 5A2; IN ERNAKUPPAM VILLAGE UTHUKOTTAI TALUK AND THIRUVALLUR DISTRICT.

G.O.(Ms).No.154, Dated 07.10.2025 - Annexure VII (See Rule 36)

LIST OF ORANGE INDUSTRIES - S.NO.29 - FERTILIZER (GRANULATION/ FORMULATION/BLENDING ONLY)

ONLINE APPLICATION NO : SWP/BPA/738412/2025/TCP

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel & Sunshade are in CC 1:11/2:3(M-25)

BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Steel (or) first class teak wood.

WEATHERING : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3 Inside & Outside walls are plastering with CM 1:4.

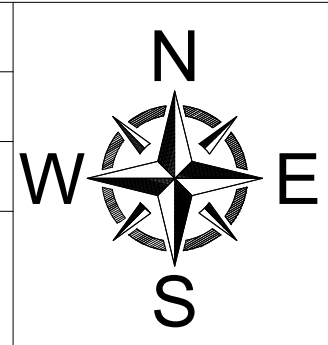
PAINTING : White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

RS	6.00 x 6.00	ROLLING SHUTTER
RS1	4.50 x 4.00	ROLLING SHUTTER
ED	1.00 x 2.40	EMERGENCY DOOR
MD	2.00 x 2.40	DOUBLE DOOR
WV	2.10 x 1.20	WINDOW / VENTILATOR

COLOUR INDEX : REFERENCE :

EXISTING	☐	SCALE : 1:200
PROPOSED	☐	DATE : 18 MAR 2026
BOUNDARY	☐	
ROAD	☐	
DRIVEWAY	☐	



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For OLINE PACKAGING INDUSTRIES
PRIVATE LIMITED

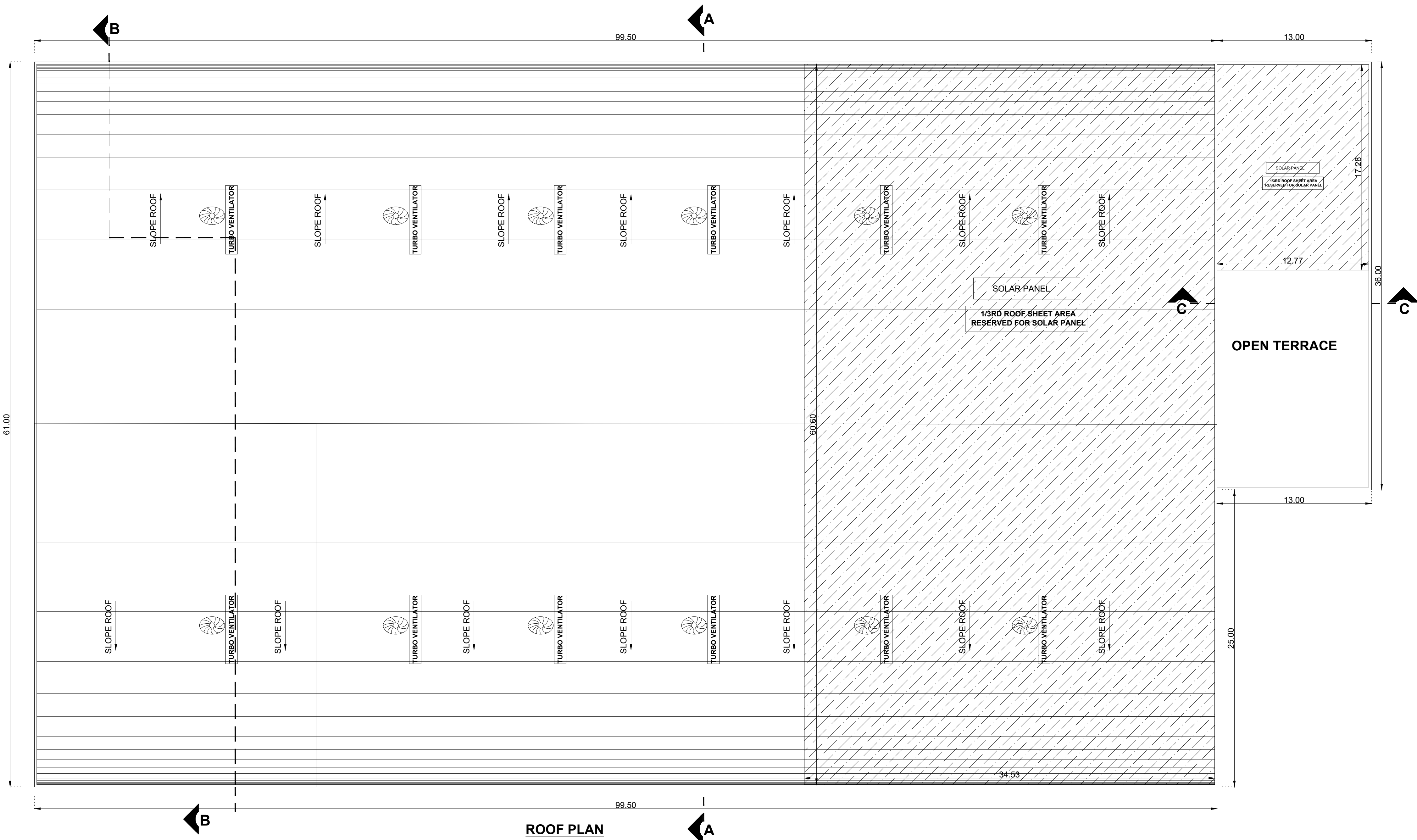
Signature
Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

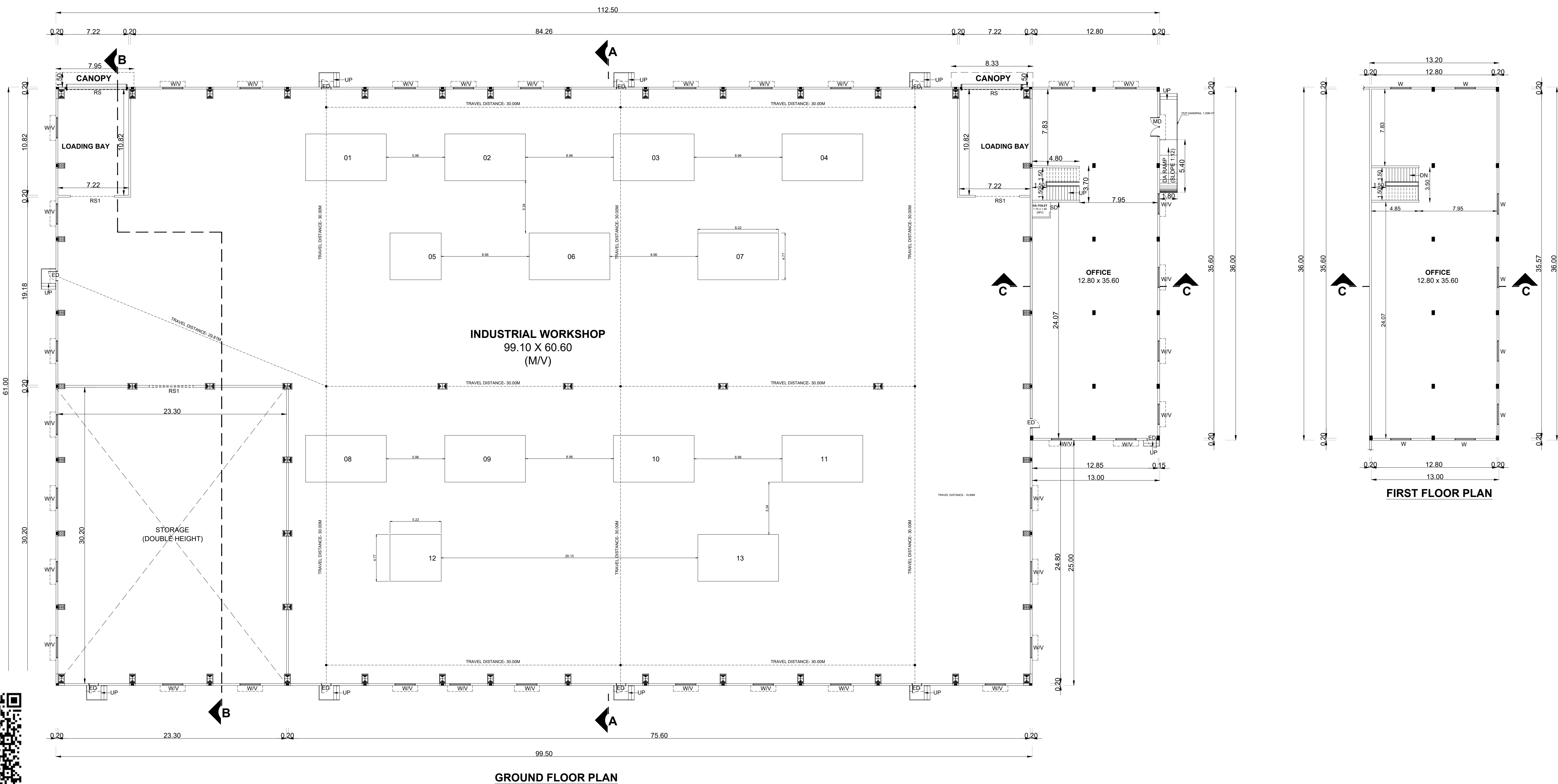
Signature
K. RAJENDRAN, PD.Arch.I.D
REGISTERED ARCHITECT
TVLR / RA / G-1 / 2019 / 09 / 007
8A, Gangadeeswarar Koil Street,
Ondikuppam, Manavalanagar,
Thiruvallur - 602 002.

REGISTERED STRUCTURAL ENGINEER :

Signature
S. NAVEEN RAJ, ME.,
STRUCTURAL ENGINEER GRADE - I
TVLR / RSE / GR-I / 2022 / 09 / 011
8A, Gangadeeswarar Koil Street,
Manavalanagar, Thiruvallur - 602 002.



MACHINERY DETAILS :		
S.NO	NAME OF THE MACHINE	HP
01	LDPE FILM EXTRUSION MACHINE 5 LAYER	175
02	LDPE FILM EXTRUSION MACHINE 3 LAYER	125
03	STRECH WRAP EXTRUDER	60
04	MONO LAYER EXTRUDER 15 X 4	60
05	ROTOGRAVURE PRINTING MACHINE 6 COLOR	50
06	ROTOGRAVURE PRINTING MACHINE 2 COLOR	35
07	FLEXO GRAPHIC PRINTING MACHINE	60
08	SLITTING MACHINE 2 X 15	30
09	POLY POUCH MAKING MACHINE 10 X 15	150
10	PAPER SHOPING BAG MACHINE	50
11	PAPER MAILER BAG MAKING MACHINE 2 X 50	100
12	PLASTIC RECYCLE MACHINE	60
13	SCREW COMPRESSOR	30
TOTAL		985



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COLOUR INDEX :	REFERENCE :	N W E S
PROPOSED	SCALE : 1:200	
BOUNDARY	DATE : 18 MAR 2026	
ROAD		
DRIVEWAY		

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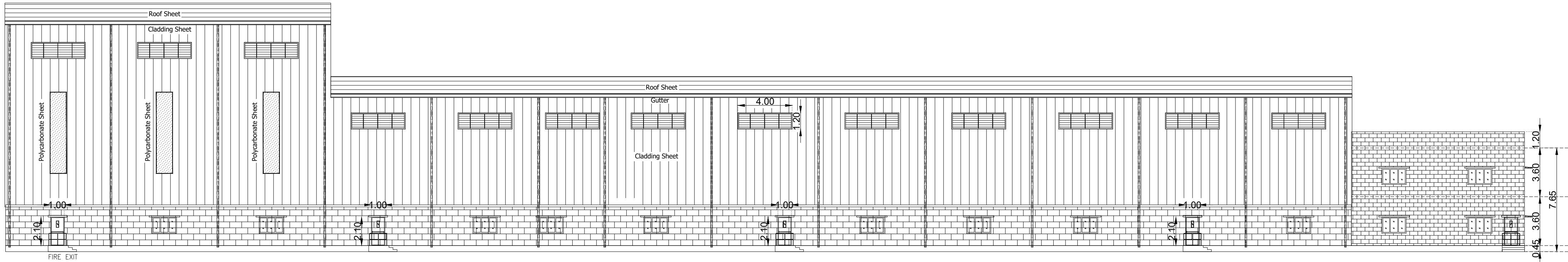
D. Rajendran
Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

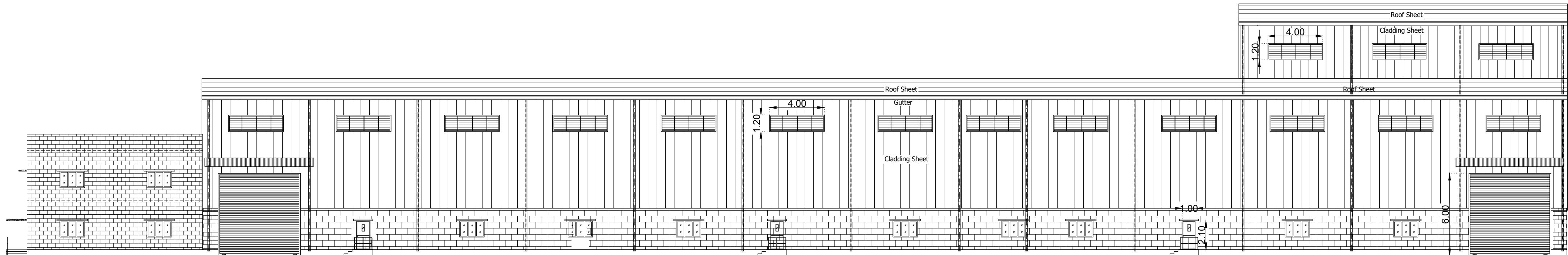
REGISTERED STRUCTURAL ENGINEER :

S. Naveen Raj
S. NAVEEN RAJ, ME.,
STRUCTURAL ENGINEER GRADE - I
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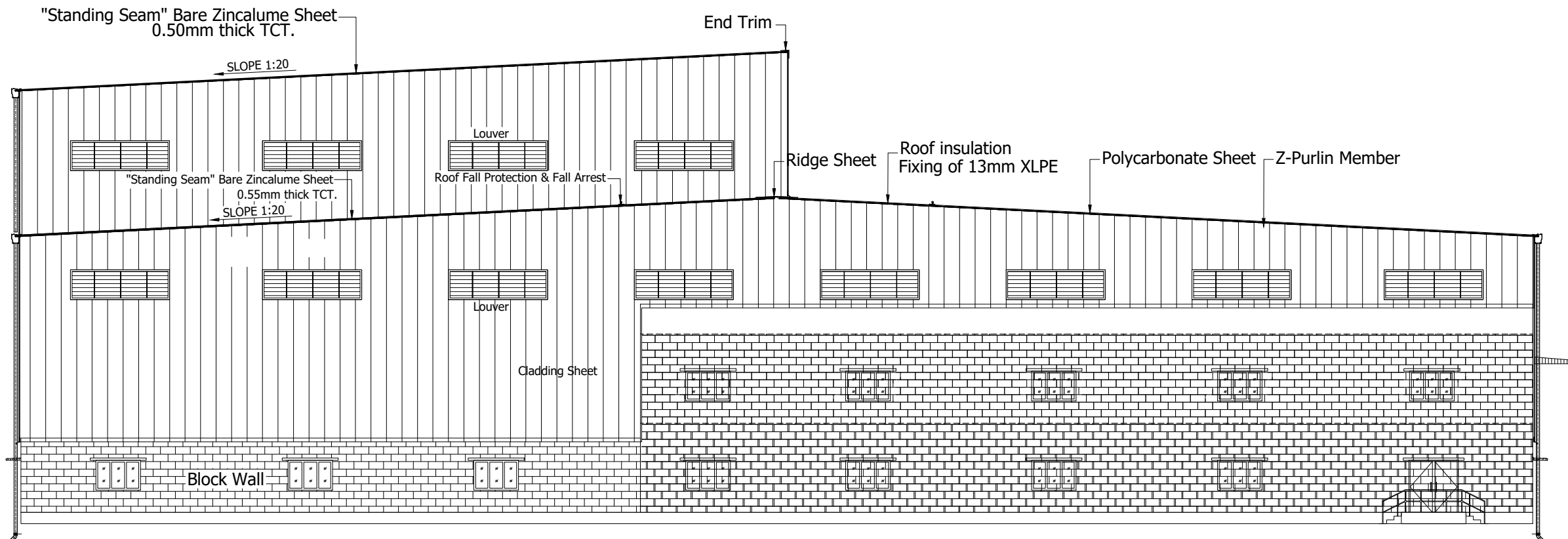
K. Rajendran
K. RAJENDRAN, PD, Arch, I.D
REGISTERED ARCHITECT
CA. 52 / 15005
TVLR / RA / Gr-I / 2019 / 09 / 007
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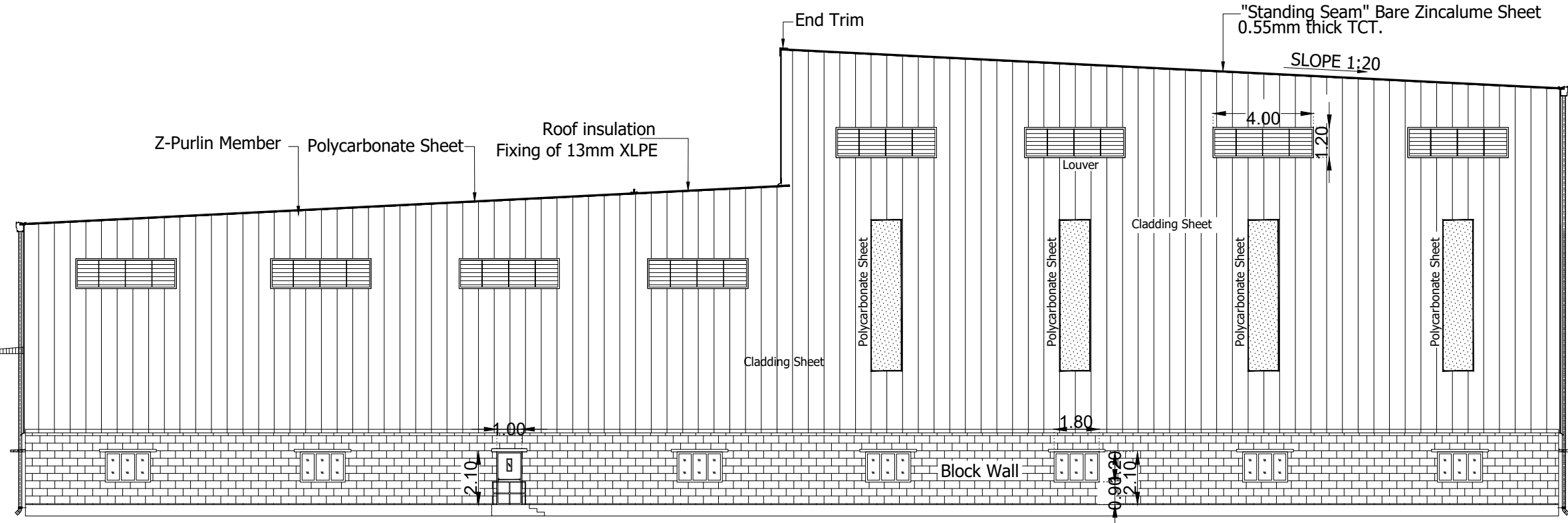
SOUTH SIDE ELEVATION



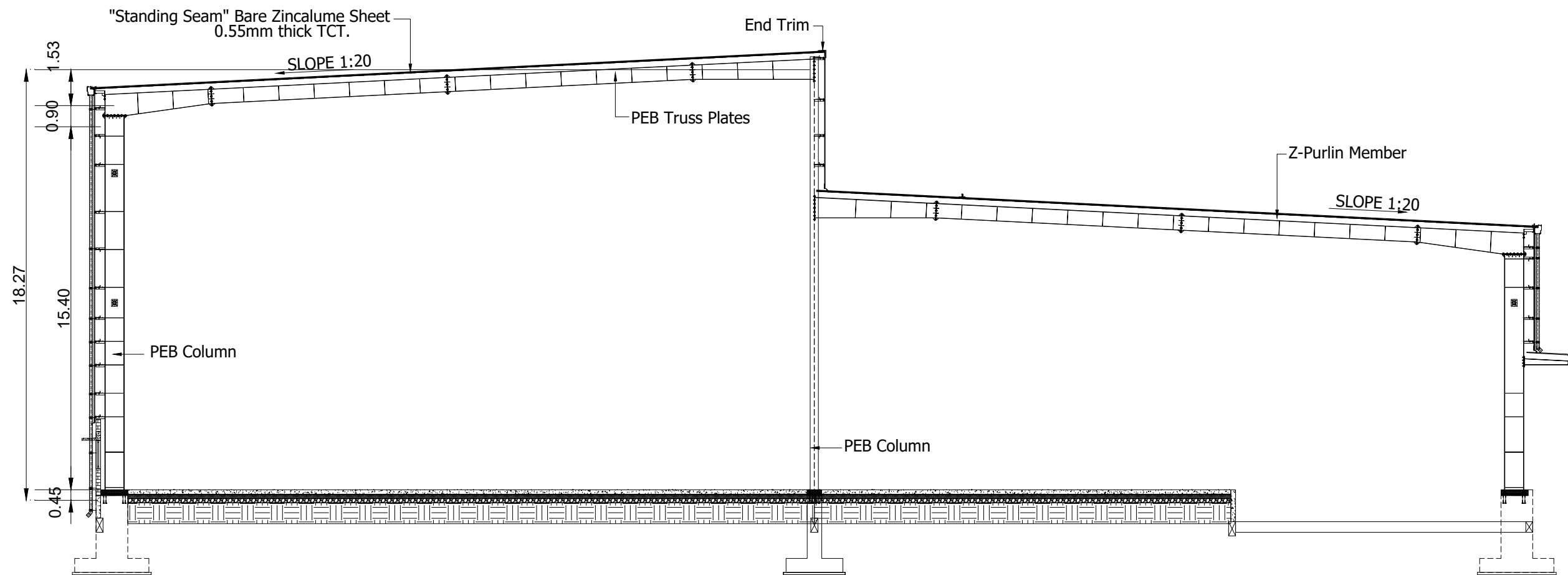
NORTH SIDE ELEVATION



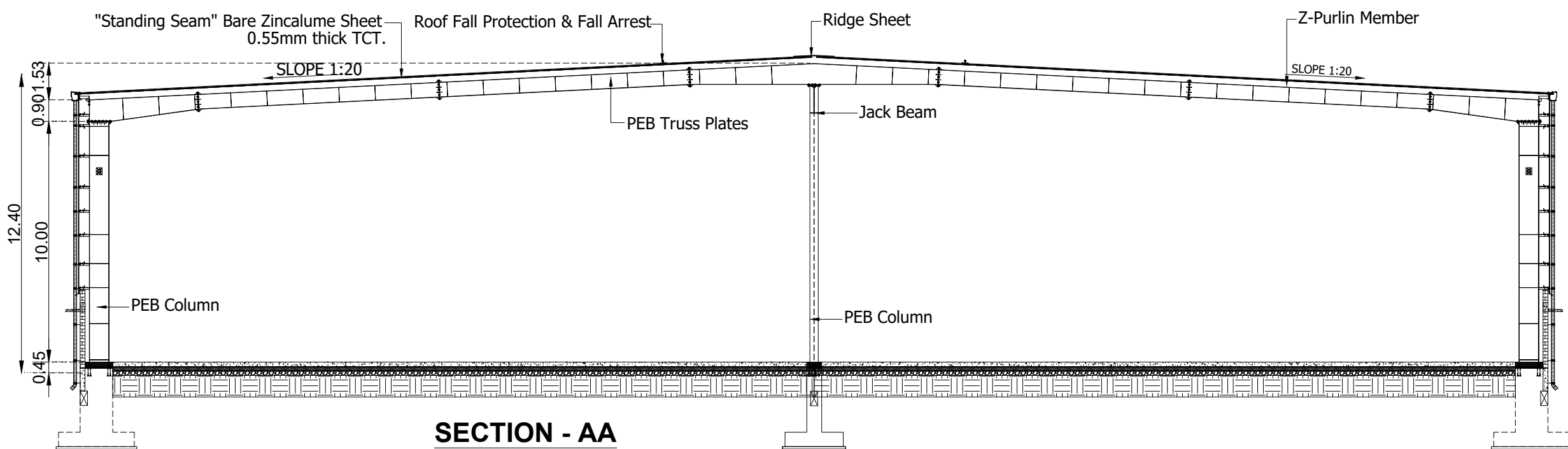
EAST SIDE ELEVATION



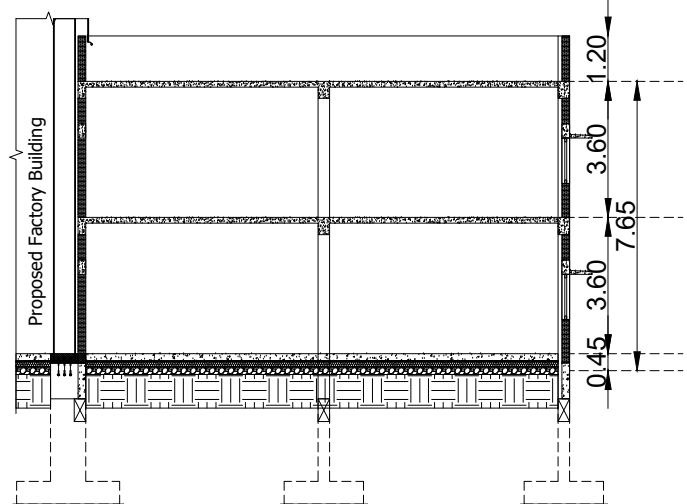
WEST SIDE ELEVATION



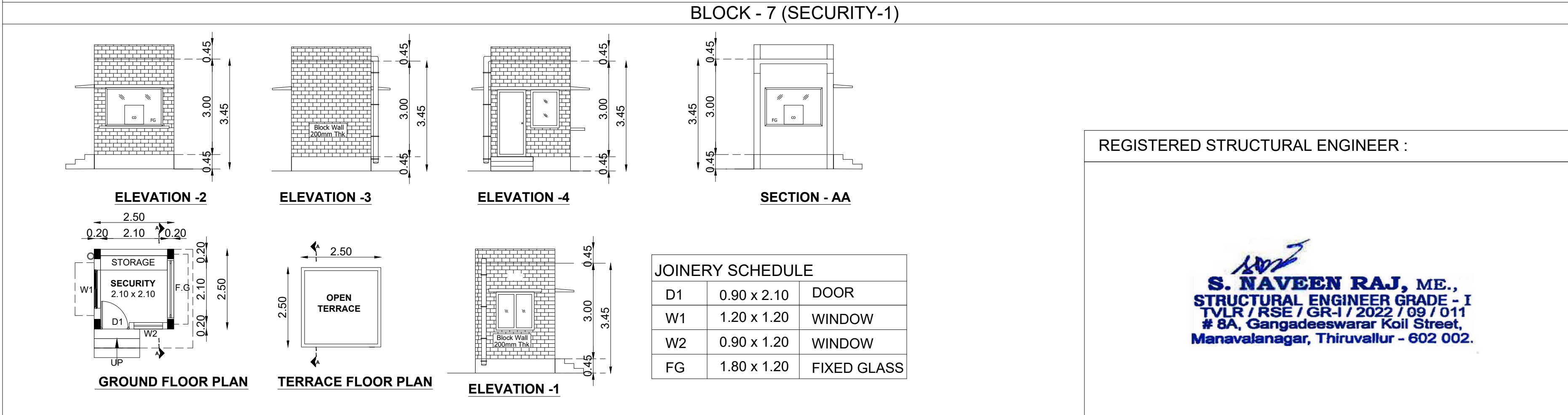
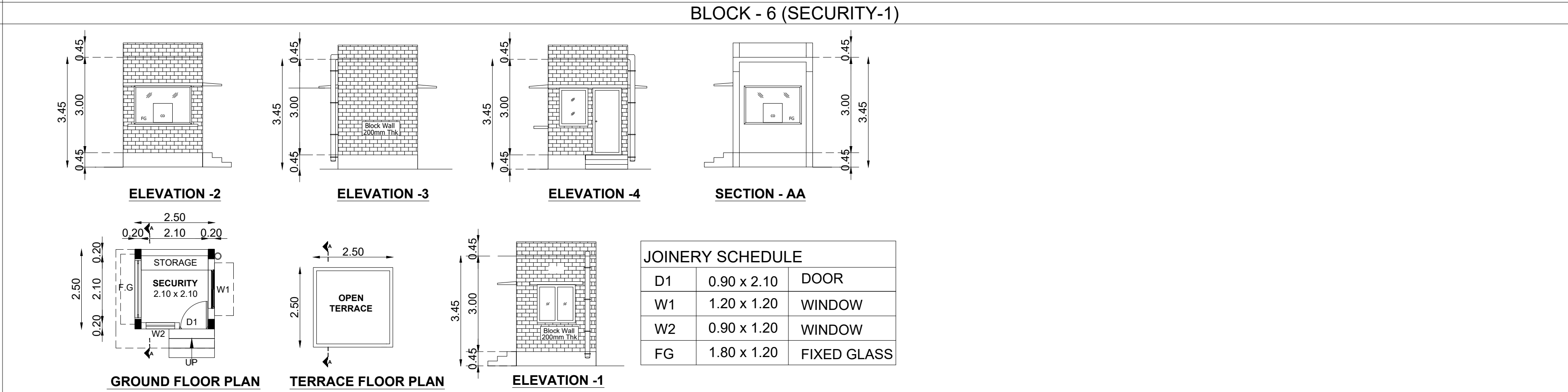
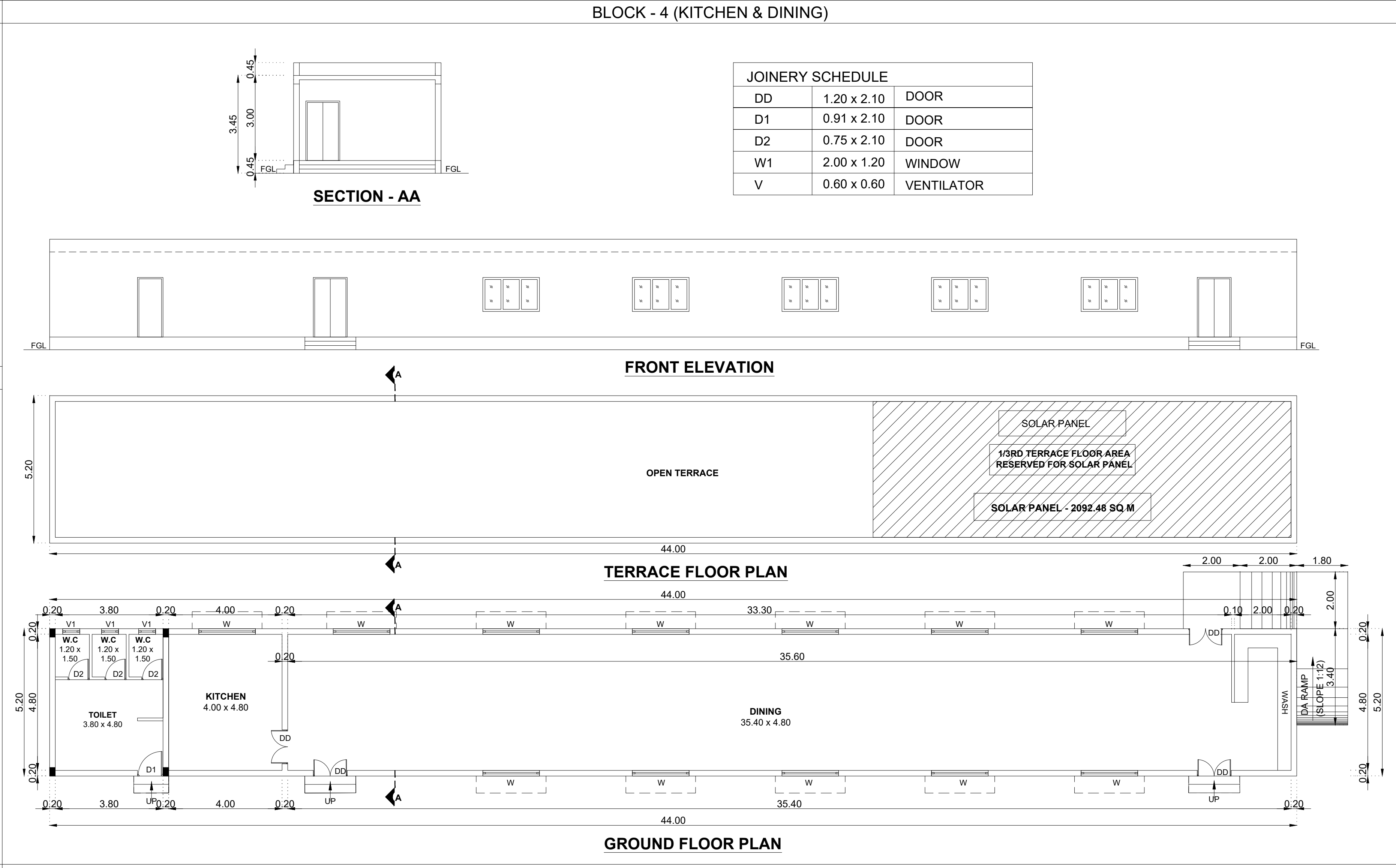
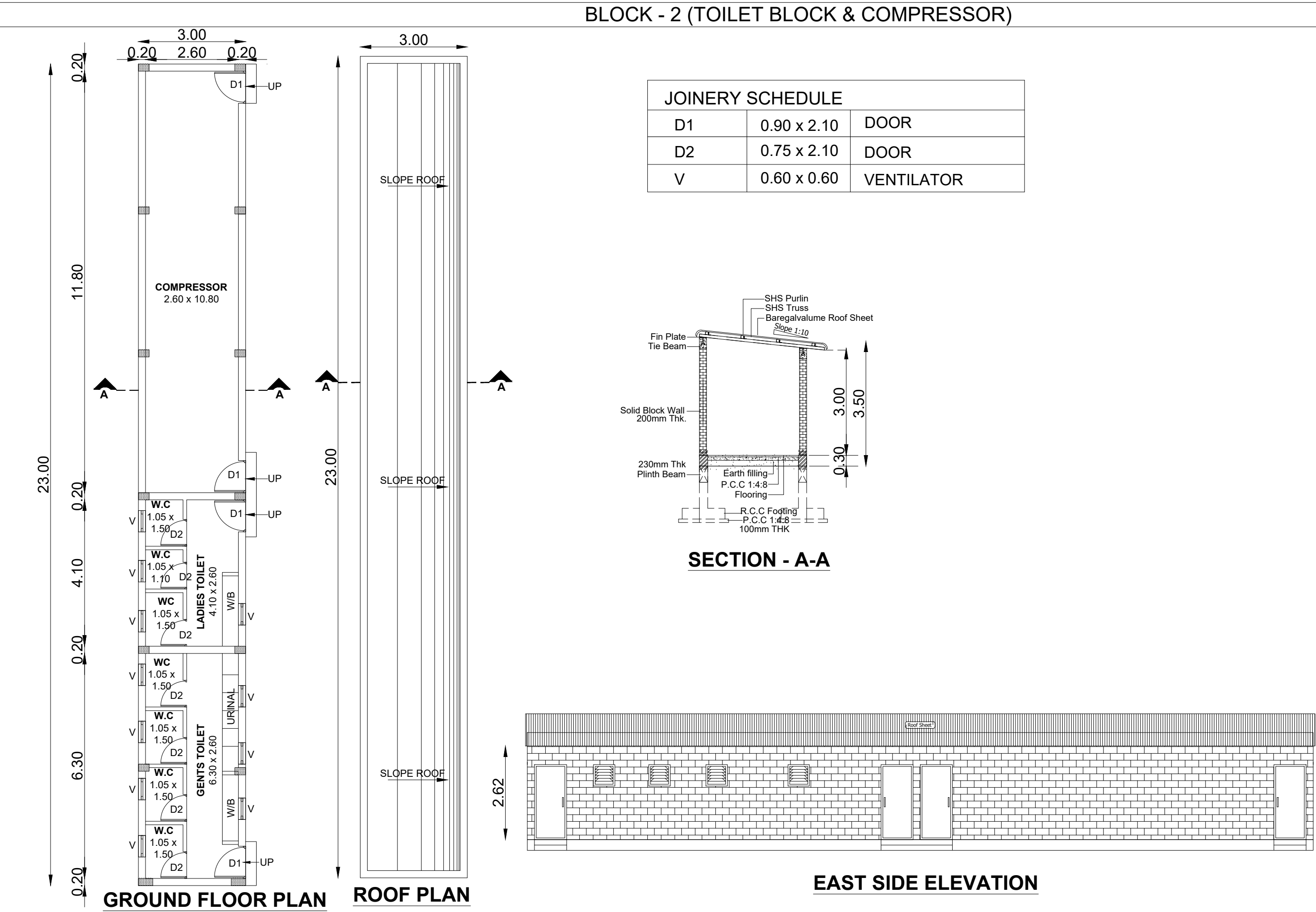
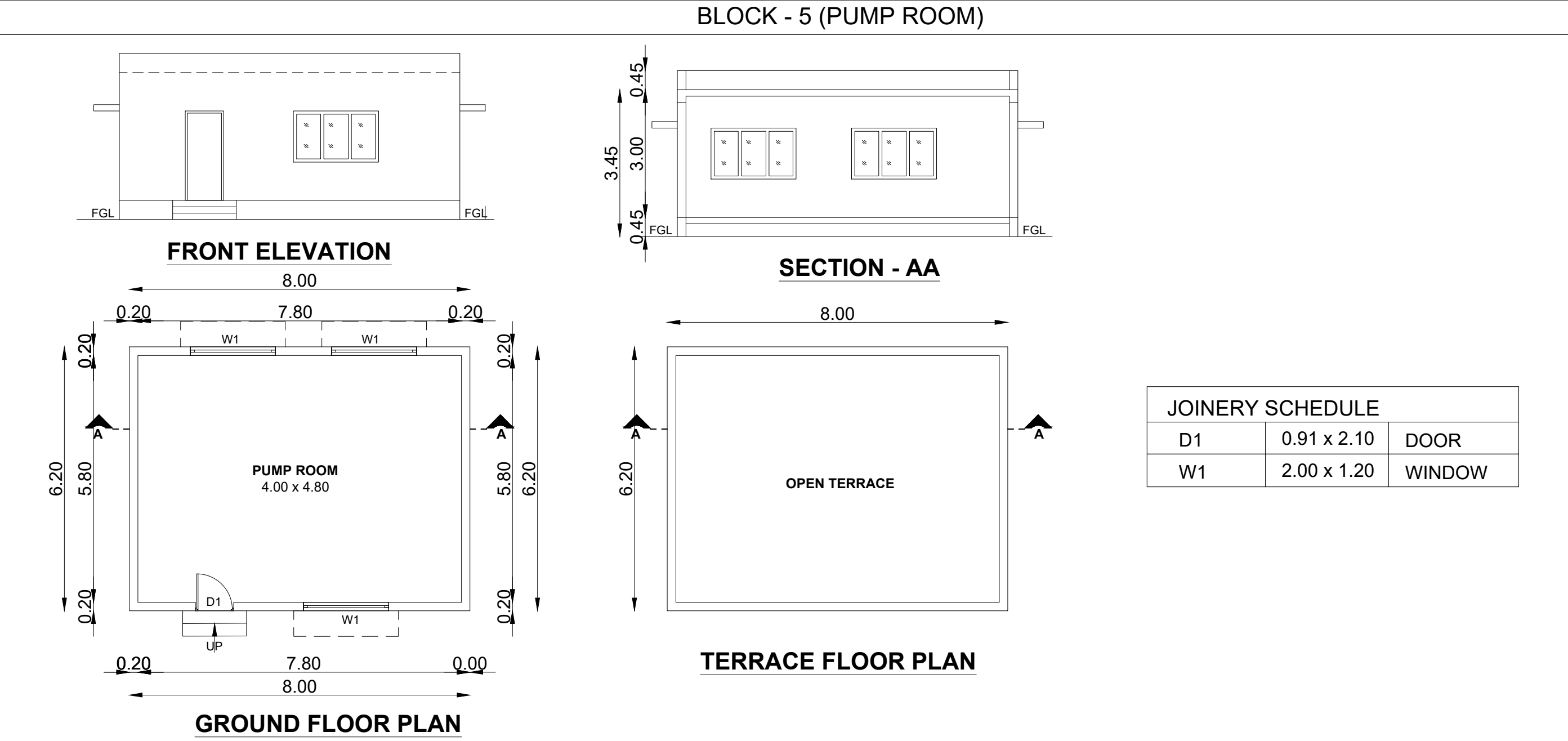
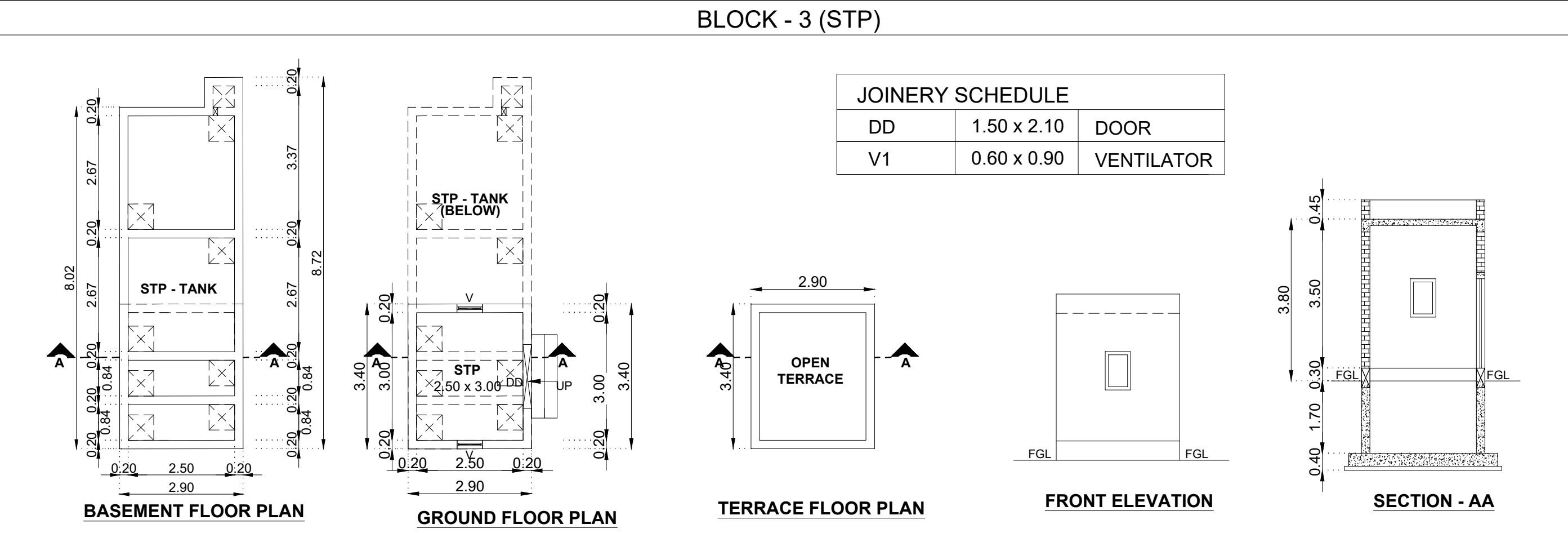
SECTION - BB



SECTION - AA



SECTION - CC



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COLOUR INDEX :		REFERENCE :	
PROPOSED	☐	SCALE : 1:100	
BOUNDARY	☐	DATE : 18 MAR 2026	
ROAD	☐		
DRIVEWAY	☐		

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For QLINE PACKAGING INDUSTRIES PRIVATE LIMITED

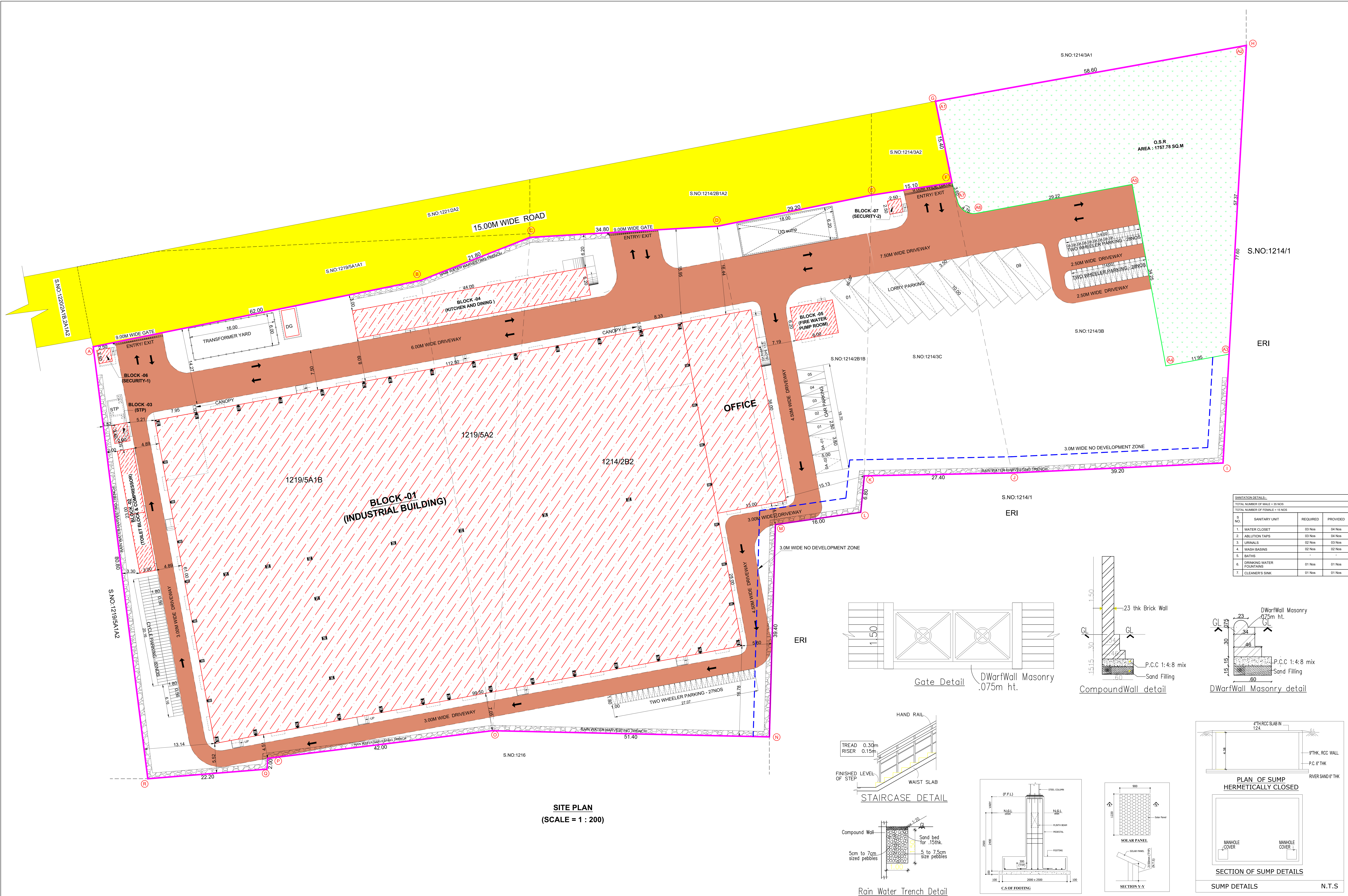
[Signature]
Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

REGISTERED STRUCTURAL ENGINEER :

[Signature]
S. NAVEEN RAJ, ME.,
STRUCTURAL ENGINEER GRADE - I
TVLR / RSE / GR-1 / 2022 / 09 / 011
8A, Gangadeeswarar Koil Street,
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SITE PLAN

SHEET NO: 04 / 04

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING IN S.F.NO: 1214/2B1B, 2B2, 3B,3C; 1219/5A1B, 5A2; IN ERNAKUPPAM VILLAGE UTHUKOTTAI TALUK AND THIRUVALLUR DISTRICT.

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NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 16637.00 SQ.M

SITE AREA AS PER PATTA : 16637.00 SQ.M

SUPER IMPOSED SITE AREA : 16637.00 SQ.M

PROPOSED BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	BLOCK - 1 (INDUSTRY BUILDING)			
	GROUND FLOOR (INDUSTRIAL)	6069.50	-	6069.50
	GROUND FLOOR (CANOPY)	24.42	-	24.42
	GROUND FLOOR (OFFICE)	468.00	-	468.00
	FIRST FLOOR (OFFICE)	468.00	-	468.00
2	BLOCK - 2 (TOILET BLOCK & COMPRESSOR)			
	GROUND FLOOR	69.00	-	69.00
3	BLOCK - 3 (STP)			
	BASEMENT FLOOR	-	23.89	23.89
	GROUND FLOOR	9.86	-	9.86
4	BLOCK - 04 (KITCHEN AND DINING)			
	GROUND FLOOR	228.80	-	228.80
5	BLOCK - 5 (PUMP ROOM)			
	GROUND FLOOR	49.60	-	49.60
6	BLOCK - 6 (SECURITY-1)			
	GROUND FLOOR	-	6.25	6.25
7	BLOCK - 7 (SECURITY-2)			
	GROUND FLOOR	-	6.25	6.25
	TOTAL	7387.18	36.39	7423.57

TOTAL FSI AREA = 7387.18 SQ.M

FLOOR SPACE INDEX = $\frac{7387.18}{16637.00} = 0.446$

PARKING DETAILS :

INDUSTRIAL WORKSHOP AREA - 6069.50 SQ.M

1 LORRY PARKING SPACE FOR EVERY 750.00 SQ.M

1 TWO WHEELER & CYCLE SPACE FOR EVERY 75.00 SQ.M

OFFICE AREA : 936.00 SQ.M

1 CAR SPACE FOR EVERY 150.00 SQ.M

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	09 NOS	09 NOS
CAR PARKING	05 + 02 DA = 07 NOS	05 + 02 DA = 07 NOS
TWO WHEELER PARKING	72 + 09 DA = 81 NOS	74 + 09 DA = 83 NOS
CYCLE PARKING	81 NOS	83 NOS

HORSE POWER DETAILS : 985 HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	35	15	50

O.S.R DETAILS :

O.S.R REQUIRED = 1663.70 SQ.M (10%)

O.S.R PROVIDED = 1757.78 SQ.M (10.56%)

COLOUR INDEX :

REFERENCE :

EXISTING ☐

PROPOSED ☐

BOUNDARY ☐

DRIVEWAY ☐

ROAD ☐

APPLICANT :

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Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

K. RAJENDRAN, PD Arch.I.D REGISTERED ARCHITECT
CA/CA/2/15505
TVL/R/RA/Ga-1/2019/09/007
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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

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.

