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,
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Chennai 600 097, India

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SHEET NO - 01/06

PLAN SHOWING THE PROPOSED REVISION & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF **M/s.APM TERMINALS INDIA PVT LTD** IN SURVEY NUMBERS : 69/1, 69/2A, 69/2B, 69/3, 69/4 & 70/10 OF ANUPPAMBATTU VILLAGE & PANCHAYAT, MINJUR PANCHAYAT UNION, PONNERI TALUK, THIRUVALLUR DISTRICT.

ONLINE FILE NO. SWP/BPA/740819/2026/TCP

TITLE:

INDUSTRIAL BUILDING - GROUND FLOOR PLAN

NORTH

EXISTING DTCP APPROVAL NO.141/2021

SCALE: SITE PLAN 1 : 400, FLOOR PLAN 1: 100

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.00 X 4.50
RS-1	ROLLING SHUTTER - 1	3.50 X 4.50
D	DOOR	1.50 X 2.10
D1	DOOR	1.20 X 2.10
D2	DOOR	0.80 X 2.10
D3	DOOR	0.91 X 2.10
W	WINDOW	1.80 X 1.80
V	VENTILATOR	0.60 X 0.60

PROPOSED INDUSTRIAL BUILDING BAY-I 32.12 X 199.54

EXISTING APPROVED INDUSTRIAL BUILDING BAY-II 29.03X180.69

EXISTING APPROVED INDUSTRIAL BUILDING BAY-III 28.50 X 181.84

GOH - 02 & QC ROOM 6.99X8.62

GOH ROOM -01 16.41X8.62

4.82M CORRIDOR

Above Mezzanine floor

MHE CUM CHARGING AREA 9.70X4.80

OPENING - 05

OPENING - 04

OPENING - 03

OPENING - 02

OPENING - 01

RAMP UP STORE 112

DOCKING AREA

ELEVATION - 01

GROUND FLOOR PLAN

COLOUR REFERENCE

ROAD	PROPOSED BUILDING
SITE BOUNDARY	PROPOSED MACHINERY

OWNER / OCCUPIER

U. BHAVANI M.Tech. (Str...
M.Sc Rev. IBBI Valuer
Regd. Structural Engineer
CMDA / GCC / DTCP / CIDCO
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STRUCTURAL ENGINEER Gr-I

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REGISTERED ENGINEER Gr-I

SHEET NO - 02/06

PLAN SHOWING THE PROPOSED REVISION & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF **M/s.APM TERMINALS INDIA PVT LTD** IN SURVEY NUMBERS : 69/1, 69/2A, 69/2B, 69/3, 69/4 & 70/1D OF ANUPPAMBATTU VILLAGE& PANCHAYAT, MINJUR PANCHAYAT UNION, PONNERI TALUK, THIRUVALLUR DISTRICT.

ONLINE FILE NO. SWP/BPA/740819/2026/TCP

TITLE:

INDUSTRIAL BUILDING - MEZZANINE FLOOR PLAN

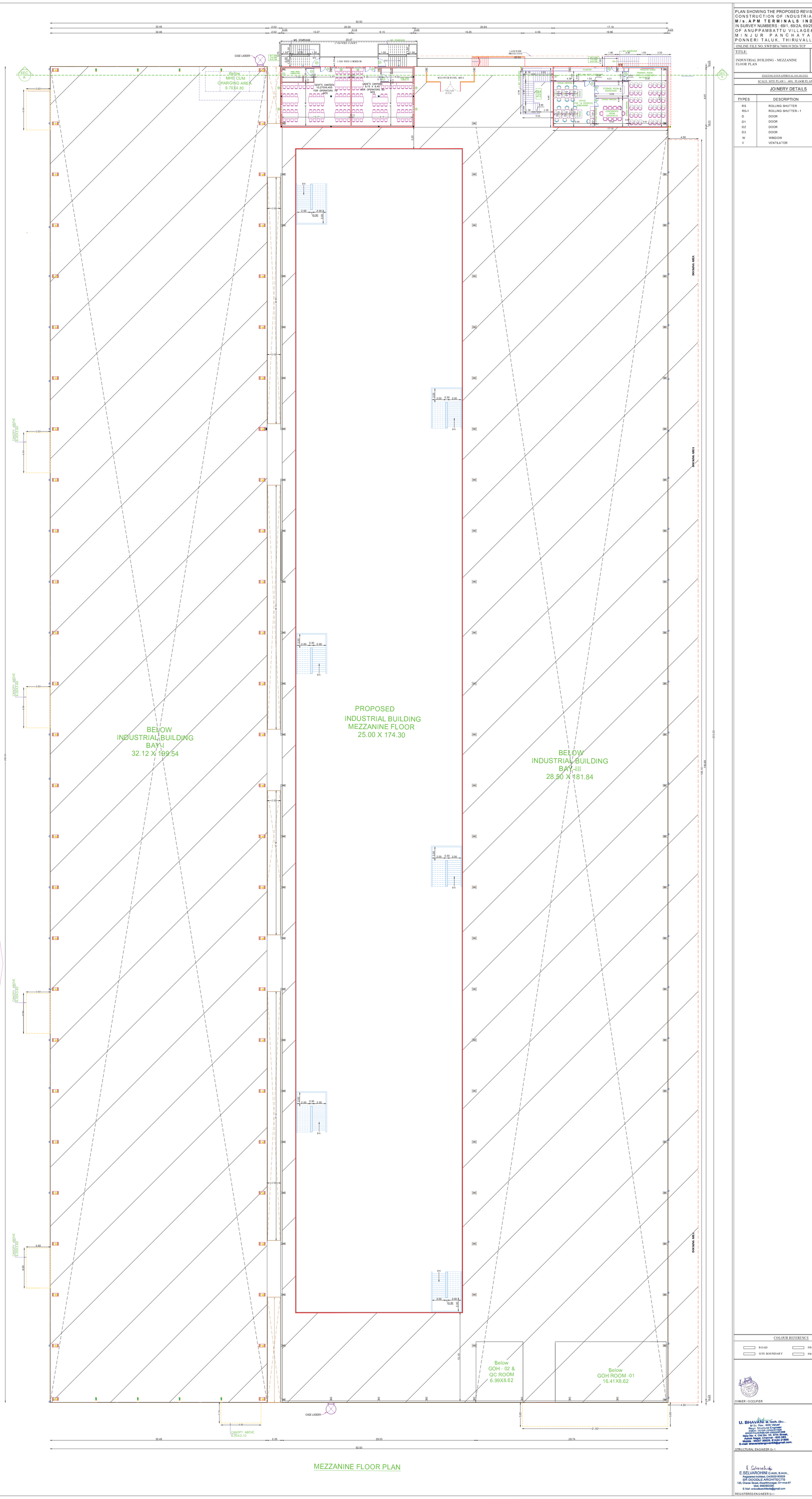
NORTH

EXISTING DTCP APPROVAL NO:3412021

SCALE: SITE PLAN 1 : 400, FLOOR PLAN 1: 100

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.00 X 4.50
RS-1	ROLLING SHUTTER - 1	3.50 X 4.50
D	DOOR	1.50 X 2.10
D1	DOOR	1.20 X 2.10
D2	DOOR	0.80 X 2.10
D3	DOOR	0.91 X 2.10
W	WINDOW	1.80 X 1.80
V	VENTILATOR	0.60 X 0.60



MEZZANINE FLOOR PLAN

COLOUR REFERENCE

ROAD	PROPOSED BUILDING
SITE BOUNDARY	PROPOSED MACHINERY

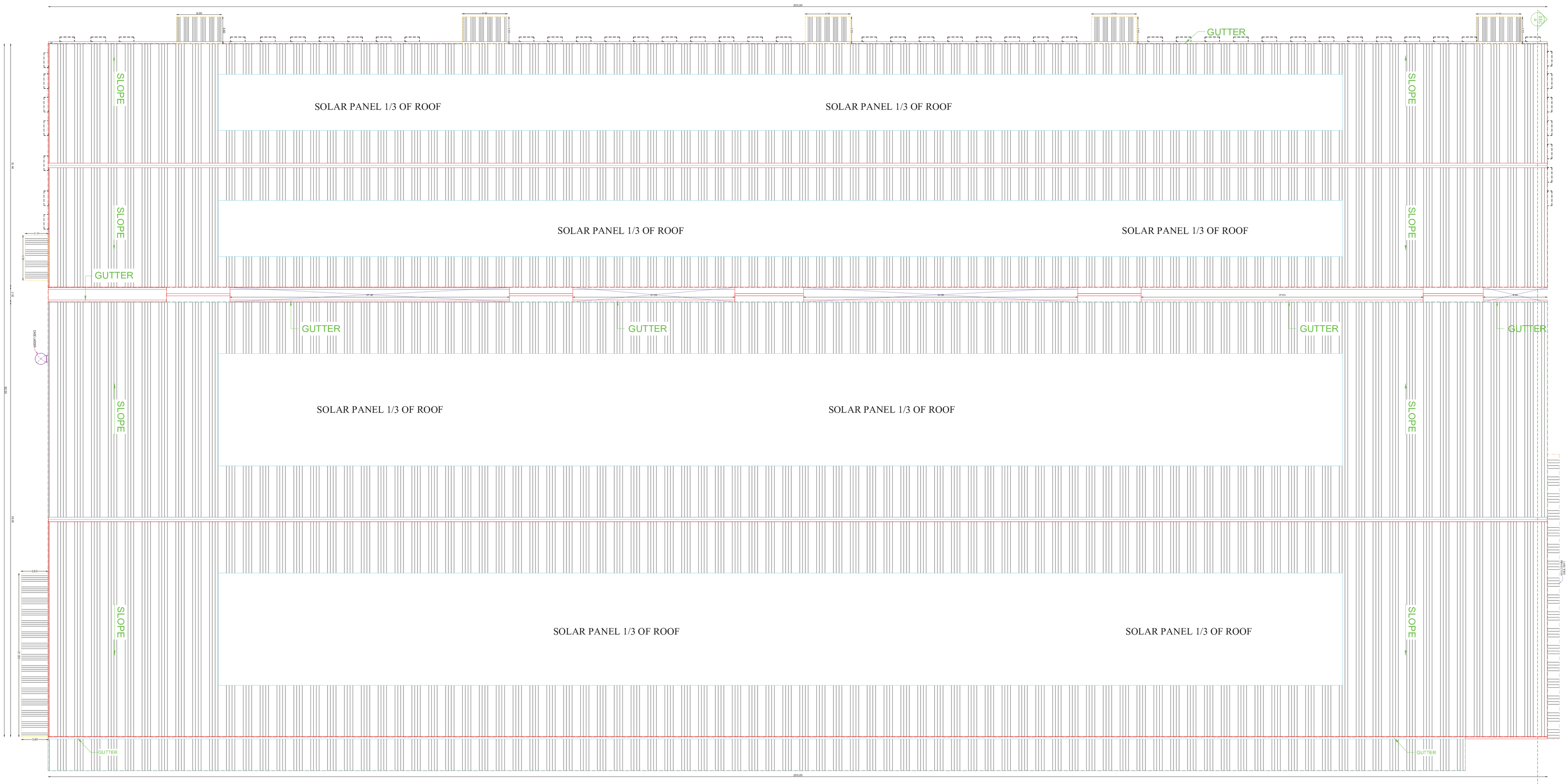
OWNER / OCCUPIER

U. BHAVANI M. Tech. (Str.,)
M Sc. Rev., IBBI Valuer
Regd. Structural Engineer
CMDA / SE/GR-I/2022/07328
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REGISTERED ENGINEER Gr-I



ROOF PLAN

SHEET NO - 23/56

PLAN SHOWING THE PROPOSED REVISION & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING AT
M/s. APAR TERMINALS INDIA PVT. LTD
ON SURVEY NUMBERS 69/1,69/2A,69/2B,69/4 & 70/1
OF MUNDRA PANCHAYAT LIMITS,
MUNDRA TALUKA, KUTCH DISTRICT.

OWNER / DEVELOPER: M/s. APAR TERMINALS INDIA PVT. LTD.

TITLE: INDUSTRIAL BUILDING ROOF PLAN

NORTH

ESTIMATED AREA (in SQ.MTRS.)

SCALE: 1:100 PLAN, 1:50 ELEVATION

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.60 X 4.60
RS	ROLLING SHUTTER-1	3.60 X 4.60
D	DOOR	1.00 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	1.20 X 2.10
D3	DOOR	0.90 X 2.10
D4	DOOR	0.90 X 2.10
V	WINDOW	1.80 X 1.80
V	VENTILATOR	0.60 X 0.60

COLOUR REFERENCE

BASIS — SITE BOUNDARY

PROPOSED ALIGNMENT — PROPOSED BUILDING

OWNER / DEVELOPER

STRUCTURAL ENGINEER & C.I.

U. Bhatt Associates
Structural Engineers & Consultants
Office No. 1, 1st Floor, Shop No. 1, 2 & 3,
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Email : selvaronn@gmail.com
REGISTERED NO. CA/2012/51212

PLAN SHOWING THE PROPOSED REVISION & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF
M/s. APM TERMINALS INDIA PVT LTD
IN SURVEY NUMBERS : 65/1, 65/2A, 65/2D, 65/3, 65/4 & 70/1D
OF ANUPPAMBATTU VILLAGE& PANCHAYAT, MINJUR PANCHAYAT UNION, PONNERI TALUK, THIRUVALLUR DISTRICT.

ONLINE FILE NO. SWP/BPA/74019/2024/TCP

TITLE:
INDUSTRIAL BUILDING - SECTION & ELEVATION

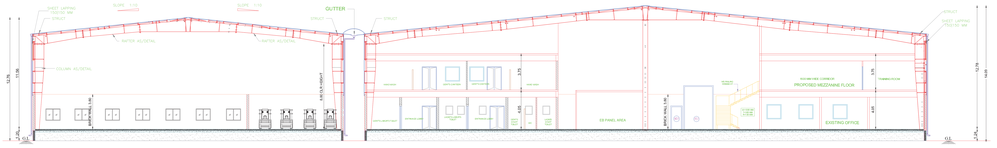
NORTH

EXISTING/CCA APPROVAL NO.618/2021

SCALE: SITE PLAN 1 : 400, FLOOR PLAN 1: 100

JOINERY DETAILS

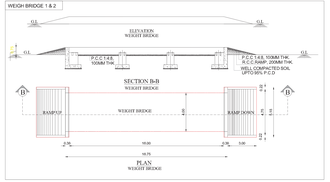
TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.00 X 4.50
RS-1	ROLLING SHUTTER - 1	3.50 X 4.50
D	DOOR	1.50 X 2.10
D1	DOOR	1.20 X 2.10
D2	DOOR	0.80 X 2.10
D3	DOOR	0.91 X 2.10
W	WINDOW	1.80 X 1.80
V	VENTILATOR	0.60 X 0.60

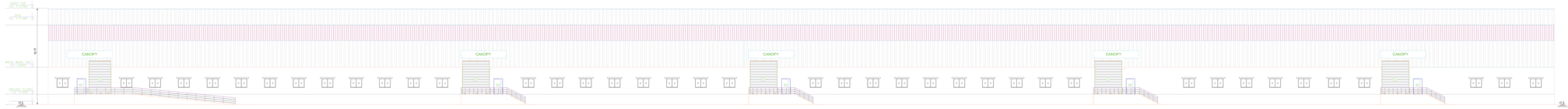


SECTION A - A



SECTION ON B-B
BLOCK - D





ELEVATION -01

COLOUR REFERENCE

ROAD	PROPOSED BUILDING
SITE BOUNDARY	PROPOSED MACHINERY

OWNER / OCCUPIER

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M.Sc. Tech., M.I.Struct.E
Chartered Engineer
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REGISTERED ENGINEER Gr-1

PLAN SHOWING THE PROPOSED REVISION & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF **M/s. APM TERMINALS INDIA PVT LTD** IN SURVEY NUMBERS : 69/1, 69/2A, 69/2B, 69/3, 69/4 & 70/10 OF ANUPPAMBATTU VILLAGE& PANCHAYAT, MINJUR PANCHAYAT UNION, PONNERI TALUK, THIRUVALLUR DISTRICT.

ONLINE FILE NO. SWP/BPA/740819/2026/TCP

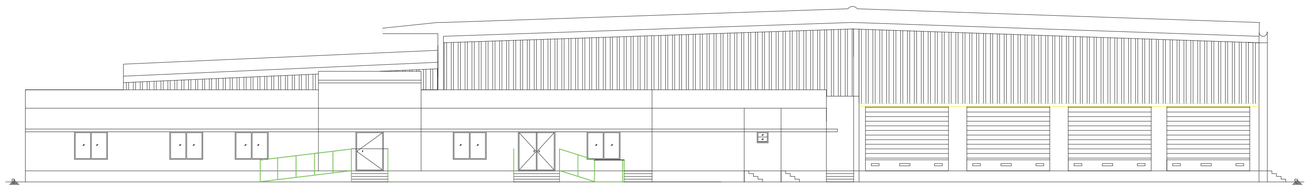
TITLE:

INDUSTRIAL BUILDING - SECTION & ELEVATION

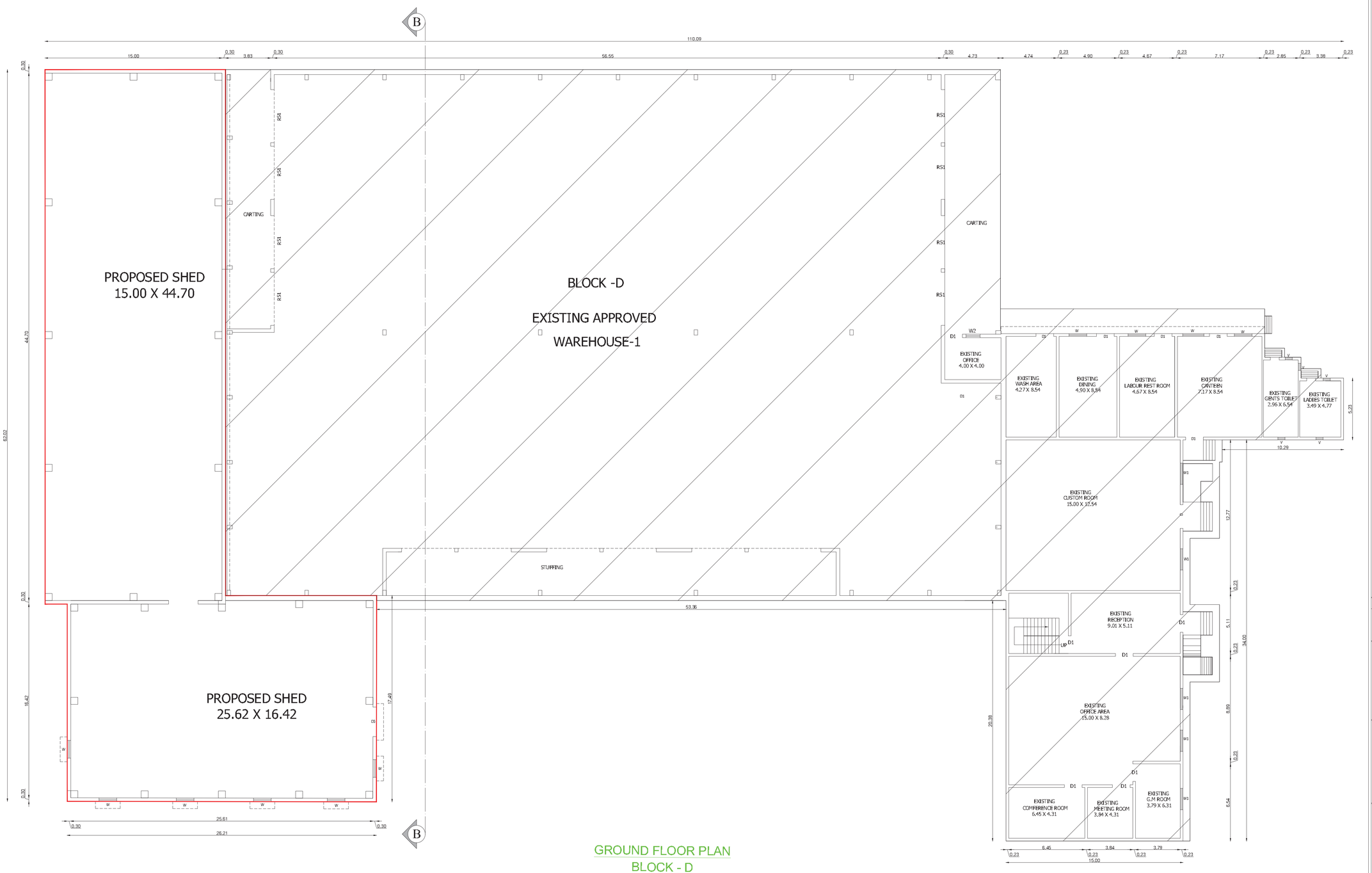
NORTH

EXISTING DTCP APPROVAL NO:141/2021

SCALE: SITE PLAN 1 : 400, FLOOR PLAN 1: 100



ELEVATION
BLOCK - D



GROUND FLOOR PLAN
BLOCK - D

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.00 X 4.50
RS-1	ROLLING SHUTTER - 1	3.50 X 4.50
D	DOOR	1.50 X 2.10
D1	DOOR	1.20 X 2.10
D2	DOOR	0.80 X 2.10
D3	DOOR	0.91 X 2.10
W	WINDOW	1.80 X 1.80
V	VENTILATOR	0.60 X 0.60

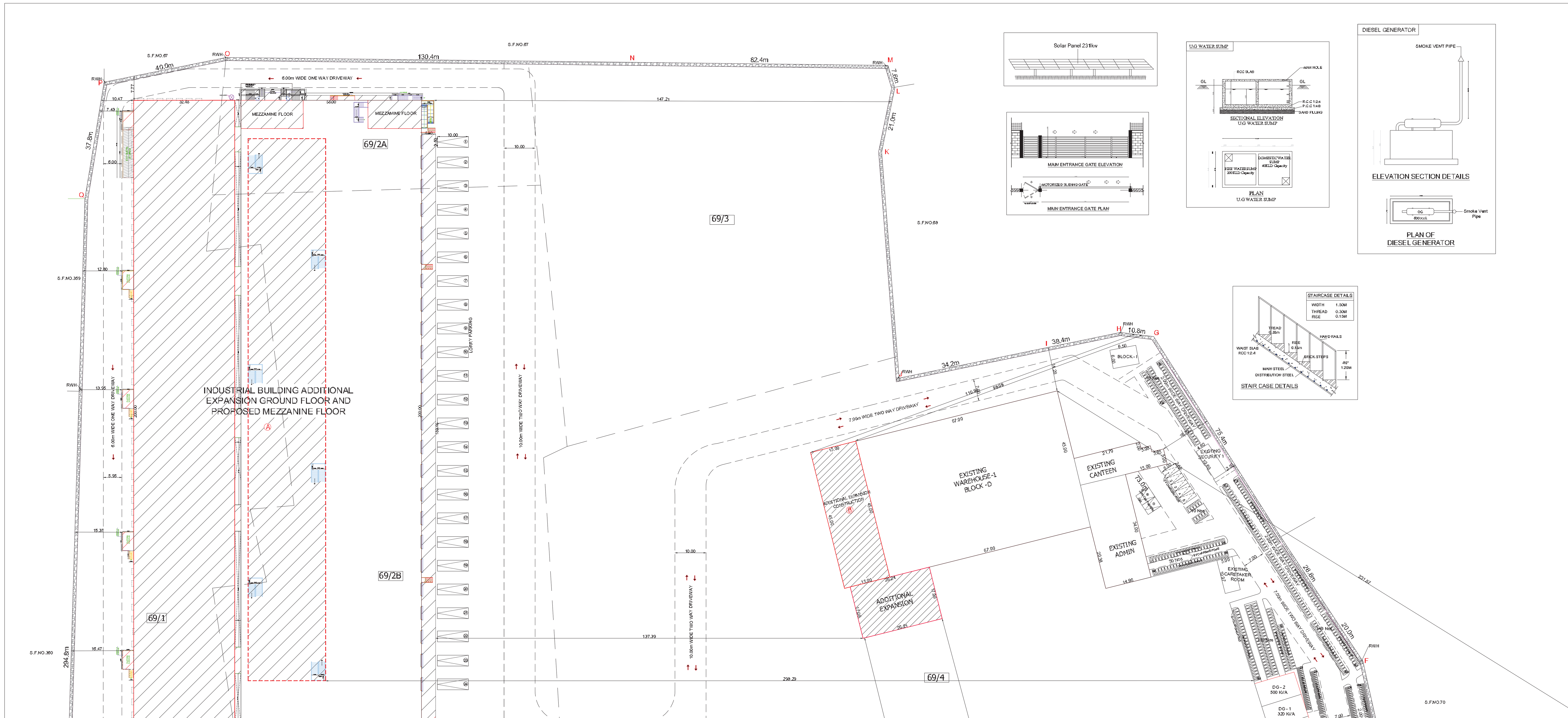
COLOUR REFERENCE

ROAD	PROPOSED BUILDING
SITE BOUNDARY	PROPOSED MACHINERY

OWNER / OCCUPIER

U. BHAVANI M.Tech. (Str.,)
M Sc. Rev., IBBI Valuer
Regd. Structural Engineer
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REGISTERED ENGINEER Gr-I



O.S.R PROVIDED DETAIL:-	O.S.R CALCULATION:-
O.S.R 1 AREA =5174.40 SQ.M O.S.R 2 AREA =1205.38 SQ.M O.S.R 3 AREA =3417.48 SQ.M O.S.R 4 AREA =2744.17 SQ.M TOTAL OSR AREA =12541.43 SQ.M	O.S.R REQUIRED = 10 % OF THE PLOT AREA O.S.R REQUIRED = 10 % X124842.80 = 12484.28 SQ.M O.S.R PROVIDED =12485.51 SQ.M

EXISTING BUILDING DEMOLITION AREA =88.88 Sqm

EXISTING PARKING DETAILS:- = $\frac{23839.24}{500}$ = 48

TO BE PROVIDED AS PER NORMS
TRUCK PARKING

NO OF TRUCK PARKING PROVIDED = 50 NOS
NO OF TWO WHEELER PARKING REQUIRED = 235 NOS
NO OF TWO WHEELER PARKING PROVIDED = 240 NOS
NO OF CYCLE PARKING REQUIRED = 235 NOS
NO OF CYCLE PARKING PROVIDED = 240 NOS

PROPOSED PARKING DETAILS:- (INDUSTRIAL)

WORKSHOP AREA=6496.00 SQ.M
LORRY PARKING = WORKSHOP AREA / 750 = 6496.00 /750 =9 NOS
TWO WHEELER PARKING = WORKSHOP AREA / 75 = 6496.00 /75 =87 NOS
CYCLE PARKING = WORKSHOP AREA / 75 = 6496.00 /75 =87 NOS
CYCLE PARKING = OFFICE AREA / 150 = 156.13/150 = 01 NOS

PROPOSED PARKING DETAILS:- (WAREHOUSE)

WORKSHOP AREA=1121.84 SQ.M
LORRY PARKING = WORKSHOP AREA / 300 = 1121.84 /300 =4 NOS

PARKING CALCULATION:- (EXISTING + PROPOSED)

PARKING	REQUIRED	PROVIDED
LORRY PARKING	61 Nos	61 Nos
CAR PARKING	01 Nos	5+2 Nos
TWO WHEELER PARKING	337 Nos	450 + 50 Nos
CYCLE PARKING	337 Nos	500 Nos

HP DETAILS

EXISTING HP	690 HP
PROPOSED HP	NIL
TOTAL HP	690 HP

MANPOWER DETAILS

NO OF EMPLOYEES(EXISTING)	175 NOS
NO OF EMPLOYEES(PROPOSED)	45 Nos
TOTAL NO OF EMPLOYEES	220 Nos

EXISTING APPROVAL DETAILS :

EXISTING DTCP APPROVAL No HO:141 / 2021
EXISTING DTCP APPROVAL No DO: 25 / 2021
EXISTING PANCHAYAT APPROVAL No : 1486 / 2021

S.NO	Sanitary Unit	Male Person	Female Person	REQUIRED NO	PROVIDED NO
1.	Water Closet MALE -1 to 15 Person for Each One FEMALE -1 to 12 Person for Each One	$\frac{45}{15}$ = 3	-	3	3
2.	Ablution Taps One in Each WC	3	-	3	3
3.	Urinals 1 For 1 to 20 Persons	3	-	3	3
4.	Washing Taps with Draining Arrangement One for Every 25 Persons	45/25 = 2	-	2	2
5.	Drinking Water Fountain One for Every 100 Persons with a Minimum of one on Each Floor	45/100 = 1		1	1

SHEET NO - 06/06

PLAN SHOWING THE PROPOSED REVISION & ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF **M/s.APM TERMINALS INDIA PVT LTD** IN SURVEY NUMBERS : 69/1, 69/2A, 69/2B, 69/3, 69/4 & 70/10 OF ANUPPAMBATTU VILLAGE& PANCHAYAT, MINJUR PANCHAYAT UNION, PONNERI TALUK, THIRUVALLUR DISTRICT.

ONLINE FILE NO. SWP/BPA/740819/2026/TCP

TITLE:
SITE PLAN & KEY PLAN

NORTH

TNPCB CATEGORY 'GREEN' ANNEXURE VI -
RULE 36 -SL.No 68 - MISCELLANEOUS
CONCENT ORDER NO :(A)2407257694819
CONCENT ORDER NO :(W)2407157694819

SCALE: SITE PLAN 1 : 400, FLOOR PLAN 1: 100

AREA STATEMENT (Sq.mt)

TOTAL SITE AREA : 1,24,842.80 Sq.mt

BUILDING AREA STATEMENT

BLOCK -A ALREADY APPROVED REVISED

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)
1	COLD STORAGE MATERIAL GOODOWN	GROUND FLOOR	2780.38
2	OFFICE	GROUND FLOOR	474.44
3	PROCESSING UNIT	GROUND FLOOR	275.69
4	TOILET BLOCK-I	GROUND FLOOR	36.00
		TOTAL AREA in Sq.mt=	3566.51

BLOCK -B ALREADY APPROVED -REVISED

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)
1	APMT COLD STROAGE WAREHOUSE	GROUND FLOOR	2727.30
2	PLANT	GROUND FLOOR	188.28
3	OFFICE	GROUND FLOOR	374.80
4	OFFICE	GROUND FLOOR	326.76
5	TOILET BLOCK - 2	FIRST FLOOR	36.00
		TOTAL AREA in Sq.mt=	3653.14

BLOCK -D (ALREADY APPROVED)

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)
1	WAREHOUSE -1	GROUND FLOOR	3003.50
2	WAREHOUSE -1 OFFICE, CANTEEN & TOILETS, LOCKERS	GROUND FLOOR	757.00
		TOTAL AREA in Sq.mt=	3760.50

EXISTING NON FSI AREA (ALREADY APPROVED)

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)
1	TOILET & DORMITORY(BLOCK-1)	GROUND FLOOR	50.76
2	DG ENERGY (BLOCK-F)	GROUND FLOOR	74.83
3	PUMP ROOM (BLOCK-H)	GROUND FLOOR	67.57
4	WORKSHOP(BLOCK -G)	GROUND FLOOR	100.00
5	SECURITY BUILDING 2NOS	GROUND FLOOR	96.24
		TOTAL AREA in Sq.mt=	389.40

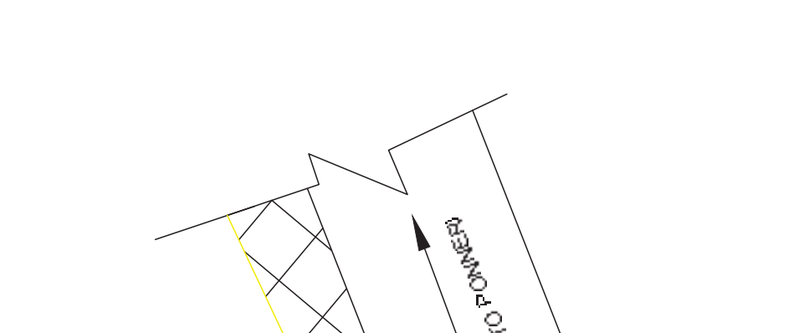
EXISTING LAST APPROVED BUILDING FSI AREA

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)
1	PROPOSED INDUSTRIAL BUILDING	GROUND FLOOR	11713.56
		FIRST FLOOR	116.87
2	CARETAKER BOOTH	GROUND FLOOR	54.82
3	ELECTRICAL METER ROOM	GROUND FLOOR	60.00
4	ELECTRICAL TRANSFORMER ROOM	GROUND FLOOR	180.00
5	SCRAP YARD	GROUND FLOOR	85.23
6	SERVANT-DRIVER REST ROOM	GROUND FLOOR	42.82
7	PUMP ROOM	GROUND FLOOR	216.39
		TOTAL AREA in Sq.mt=	12469.69

EXISTING APPROVED TOTAL BUILT UP AREA = 23839.24 Sq.mt

PRPOSED ADDITIONAL AREA STATEMENT

SL.NO	BLOCK NAME	FLOOR NAME	FSI AREA (Sq.m)	NON - FSI AREA (Sq.m)	TOTAL BUILT UP AREA
A	INDUSTRIAL BUILDING (ADDITIONAL EXPANSION) (TOTAL AREA in Sq.mt = 12,406.72)	GROUND FLOOR (Industrial area)	6496.00	—	
		GROUND FLOOR (Connecting area - 5 Openings)	87.40	—	
		MEZZANINE FLOOR (Storage Area)	4357.50	—	
		MEZZANINE FLOOR (Canteen Area)	181.60	—	
		MEZZANINE FLOOR (Office Area)	156.13	—	
		CANOPY			



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

Verified RealEstate
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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.