Verified RealEstate™

REFERENCE
09/2026-27

ISSUED
12 September 2026

PP APPROVAL RECORD

Planning Permission

Survey 460

Sengarai

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™
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Chennai 600 097, India

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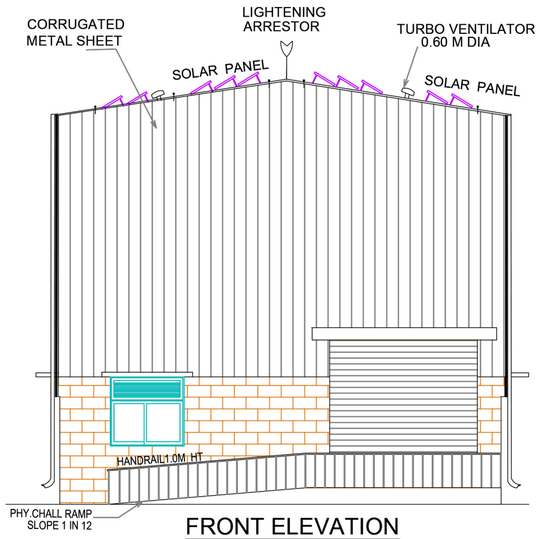
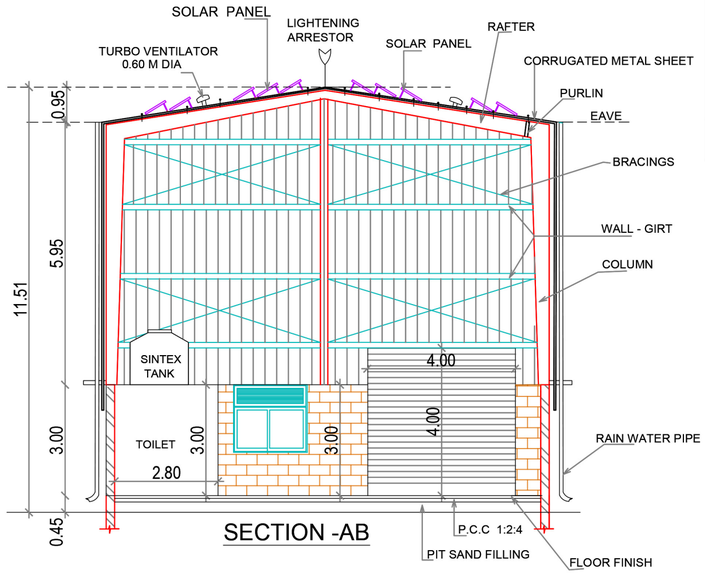
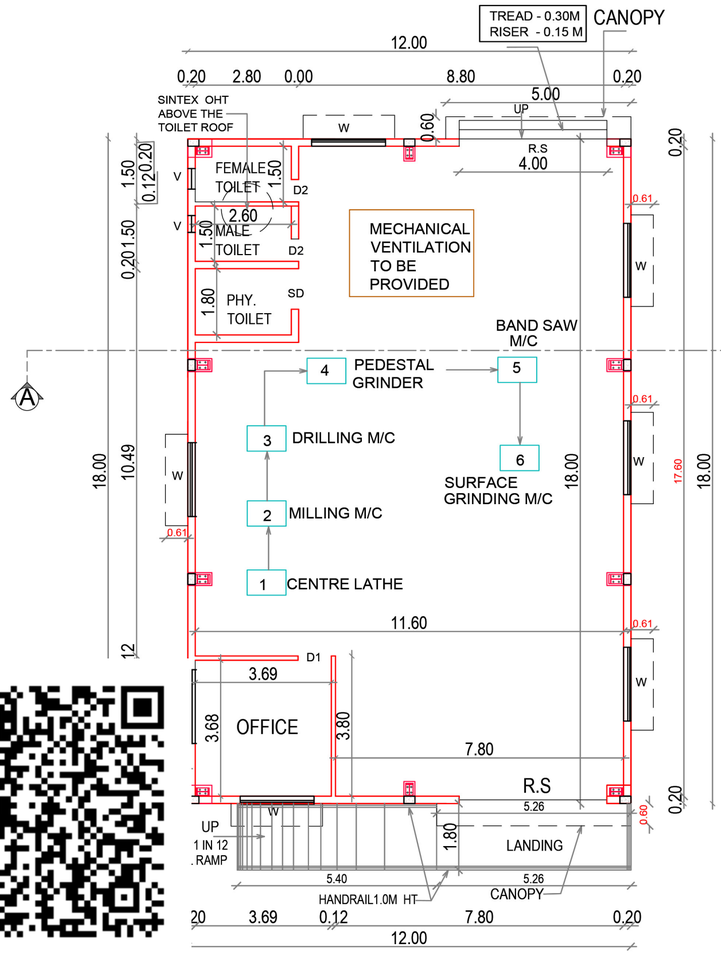
DIGITALLY VERIFIED RECORD



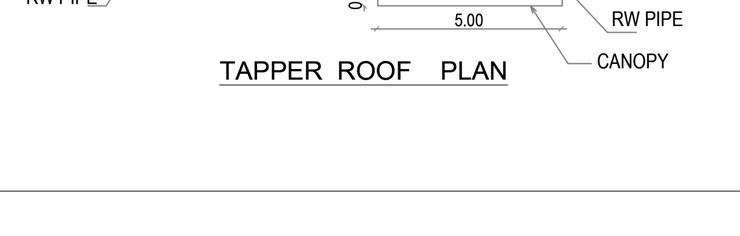
FRONT ELEVATION



SECTION -AB



GROUND FLOOR PLAN



TAPPER ROOF PLAN

SIDCO APPROVED LAYOUT DETAILS

D.T.C.P Thiruvallur Approval No:PA.MU.NO:91/2017 91 / 2017 DATED 03.07.2018 and MA.VA/DTCP(TVLR) NO:274 / 2018 DATED 03.07.2018

SIDCO Industrial Layout Approved by Special Officer Ellapuram Panchayat Union,Vide No:1876/2018-A6/21.03.2019 - Sengarai Panchayat ,Sengarai Panchayat, Sengarai Village on 40th Empowered Committee Meeting Dated:07.02.2018.

FIRE NOC : PP NOC No:8205/NOC/NMSB/2026

SHEET NO : 02 /02

PLAN SHOWING THE PROPOSAL OF INDUSTRIAL BUILDING IN D.P. NO : 21 , IN S.NO : 460/2 PART ,SENGARAI - TANSIDCO INDUSTRIAL LAYOUT, SENGARAI VILLAGE & SENGARAI PANCHAYAT , ELLAPURAM PANCHAYAT UNION, UTHUKKOTTAI TALUK , THIRUVALLUR DISTRICT.

ONLINE FILE NO : SWP/BPA / 780188/2026/TCP

INDUSTRY TYPE : GREEN INDUSTRY - HYDRAULIC ACCESSORIES AS PER G.O. (Ms).No.154 under Annexure VI in List of Green Industries in S.No.66. LIGHT ENGINEERING & FABRICATION UNITS WITH PAINTING

SPECIFICATION

1.FOUNDATION : R.C.C FOOTING & PLINTHBEAM 1:1.5:3

2.SUPER STRUCTURE - 0.23 THK BRICK WORK WITH WITH CEMENT MORTER 1:5 3.0 M HT

3.LINTEL CUM SUNSHADE, BEAMS ETC., WITH REINFORCED CEMENT CONCRETE 1:2:4

4.ELECTRICAL & PLUMBING WORKS CONCEALED

5 . PAINTING TWO COATS WITH ONE PRIMING COAT FOR WALL & ALL STEEL WORKS .

6 . TURBO VENTILATOR SIZE - 0.60 M DIA WORKING IN ELECTRICITY

SCHEDULE OF JOINERY

R.S	-	ROLLING SHUTTER	-	4.00 X 4.00
D	-	DOOR	-	1.00 X 2.10
D1	-	DOOR	-	0.91 X 2.10
D2	-	DOOR	-	0.76 X 2.10
SD	-	SLIDING DOOR	-	1.00 X 2.10
W	-	WINDOW	-	2.00 X 1.83
V	-	VENTILATOR	-	2.00 X 0.61

ALL DIMENSION ARE IN METRE | SCALE = 1: 100

COLOUR INDEX

- PROPOSED
- EXISTING ROAD
- INTERNAL DRIVEWAY
- BOUNDARY

N W E S

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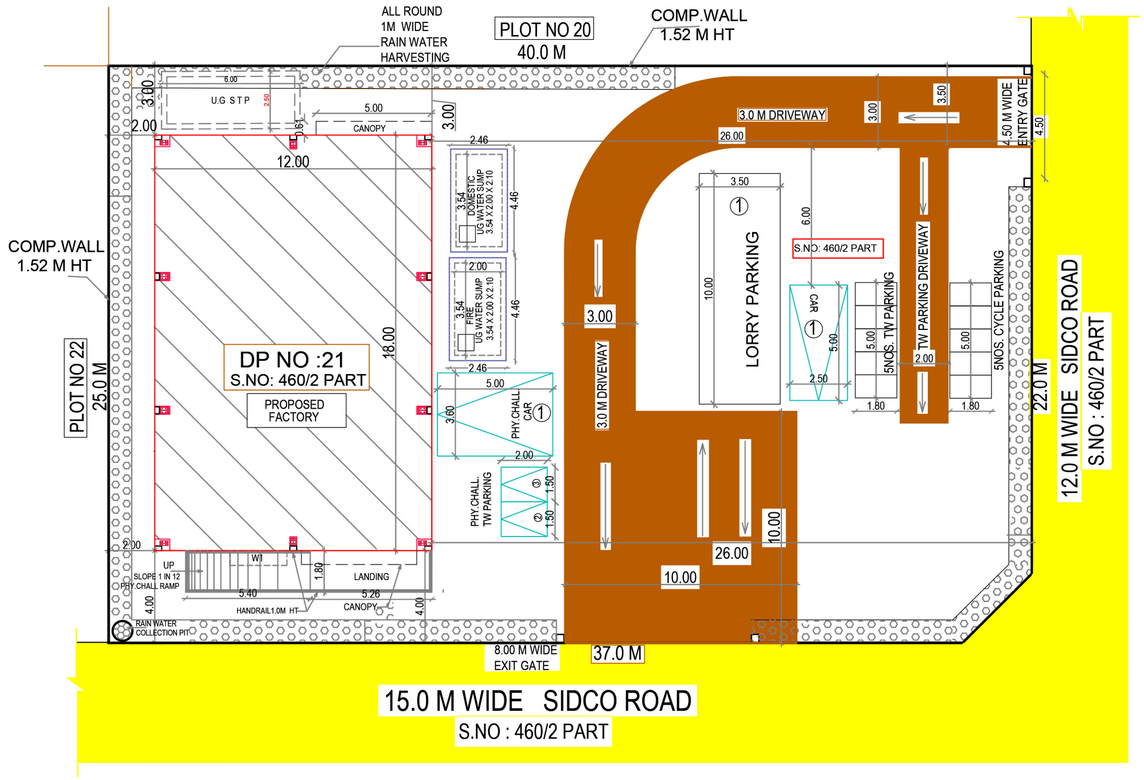
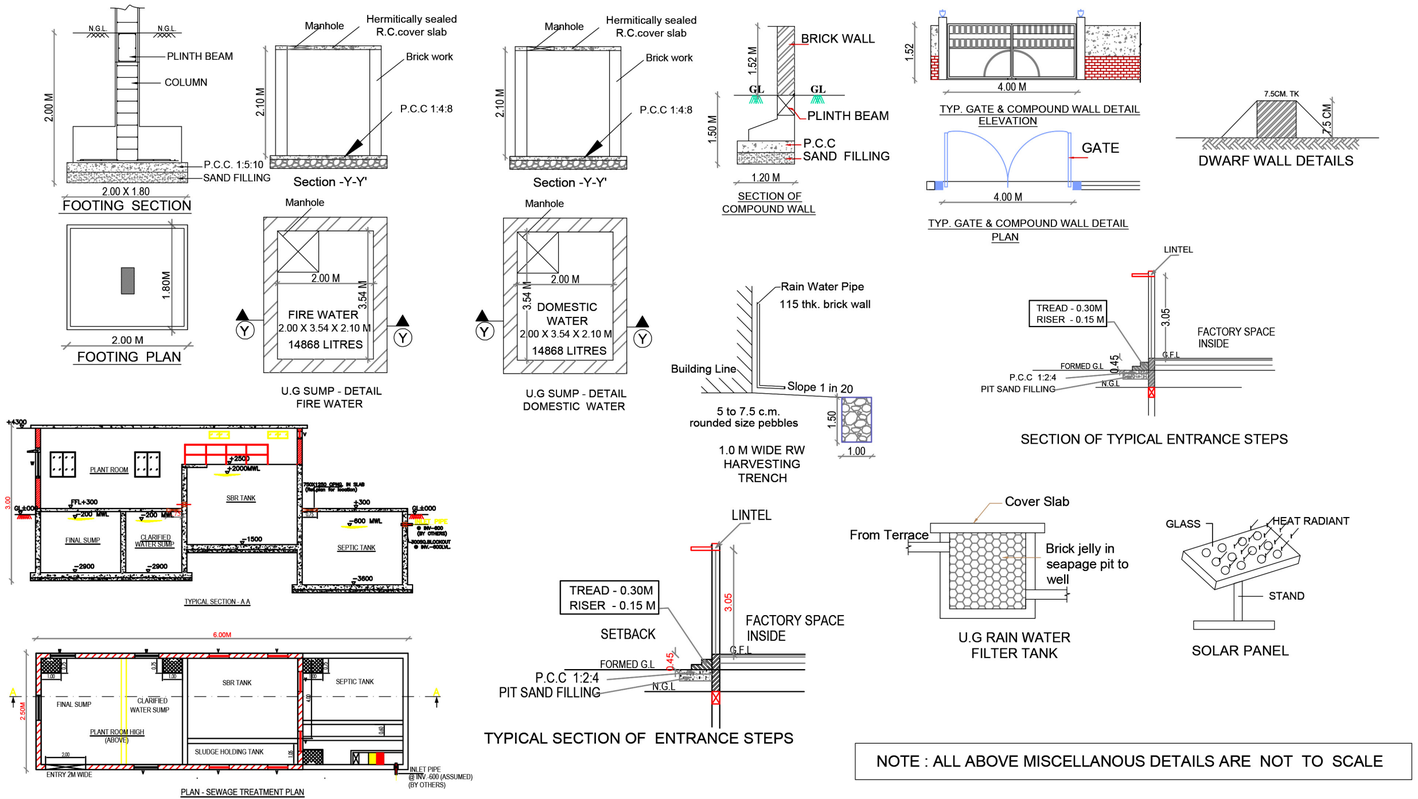
ARCHITECT

For VINMAA ENGINEERING
Authorised Signatory

APPLICANT



SITE PLAN



NOTE : ALL ABOVE MISCELLANOUS DETAILS ARE NOT TO SCALE

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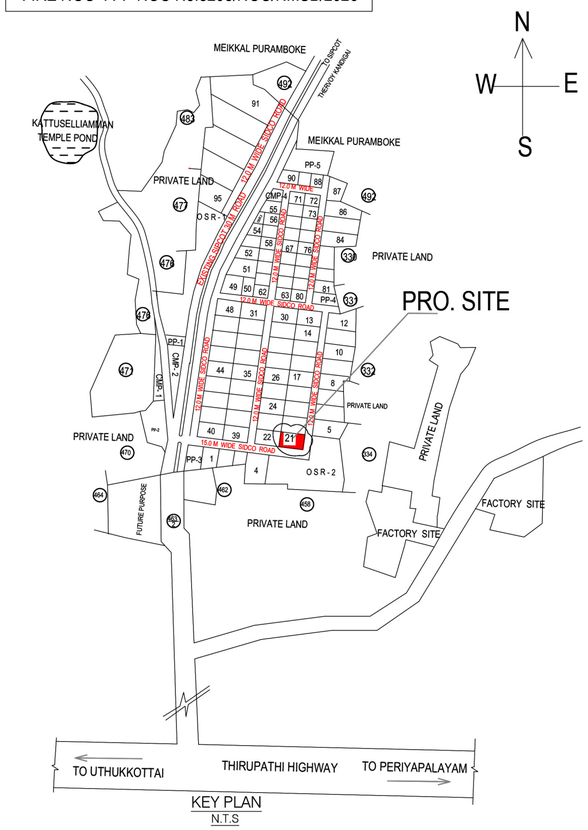

WORKER'S DETAILS

NO OF WORKERS MALE - 04 NOS
NO OF WORKERS FEMALE - 01 NO

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	1	1
ABLUTION TAPS	1	--	1	--
WASH BASIN	1	1	1	1
DRINKING WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	1	1	1	1

SOLAR HOT WATER SYSTEM DETAILS

NO OF WORKERS MALE - 04 NOS
NO OF WORKERS FEMALE - 01 NOS
TOTAL NO OF WORKERS - 05 NOS

WATER CONSUMPTION @80 Lit / Person / Day

TOTAL CONSUMPTION (05 X 80) : 400 Litres
NO OF SWHS (1000 Litres Capacity) : 1NO

SHEET NO : 01 /02

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AREA STATEMENT

PLOT AREA (AS PER ALLOTMENT ORDER)	0.246 Acres 995.53 SQ.M		
DESCRIPTION	FSI	NON FSI	BUILT UP AREA
	SQ.M		
GROUND FLOOR FACTORY SPACE	216.00	-	216.00
TOTAL	216.00	-	216.00

F.S.I ALLOWED 2.00
F.S.I ACHIEVED 216.00 / 995.53 = 0.216
PLOT COVERAGE 21.6%

CALCULATION	REQUIRED PARKING	PROVIDED PARKING
1 LORRY SPACE FOR EVERY 750 SQM OF WORKSHOP AREA	1 NO	1 NO
1 CAR SPACE FOR EVERY 150 SQM OF OFFICE AREA	2 NOS	2 NOS (1 NO+ 1 NO PHY.CH)
1 TWO WHEELER FOR EVERY 75 SQM OF WORKSHOP AREA	7 NOS	7 NOS (5 NOS + 2 NOS PHY.CH)
1 CYCLE FOR EVERY 75 SQM OF WORKSHOP AREA	5 NOS	5 NOS

TOTAL NO OF WORKERS - 05 NOS
TOTAL NO OF HP - 45 HP

S.NO	MACHINERY NAMES	HP
1	CENTRE LATHE	12
2	DRILLING & MILLING MACHINE	12
3	PEDESTAL GRINDER	05
4	BAND SAW MACHINE	08
4	SURFACE GRINDING MACHINE	08
	TOTAL	45

ALL DIMENSION ARE IN METRE | SCALE = 1: 100

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N W E S

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ARCHITECT

For VINMAA ENGINEERING
Authorised Signatory

APPLICANT

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

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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.