Verified RealEstate™

REFERENCE
06/2026-27

ISSUED
11 July 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.

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

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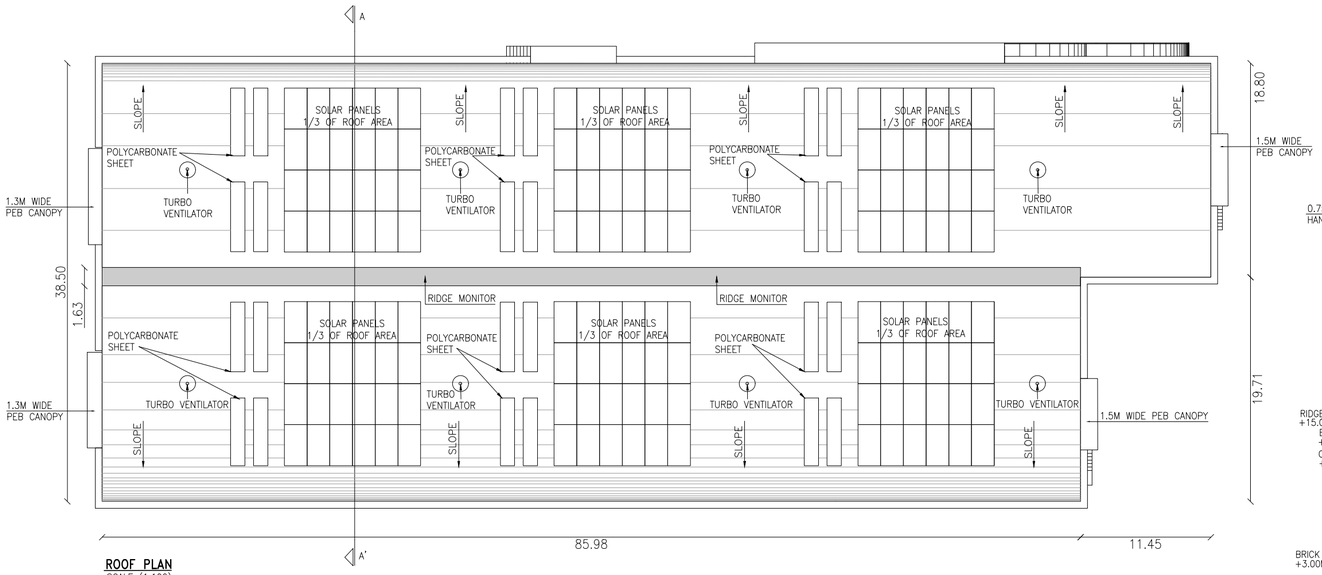
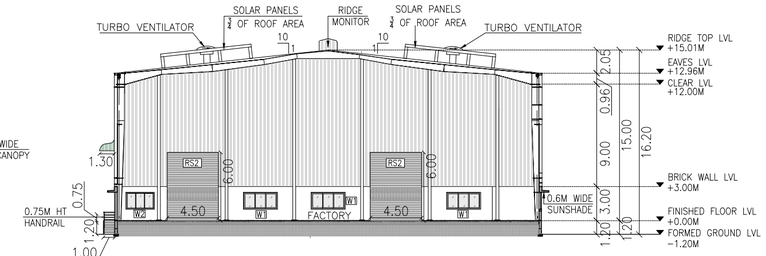
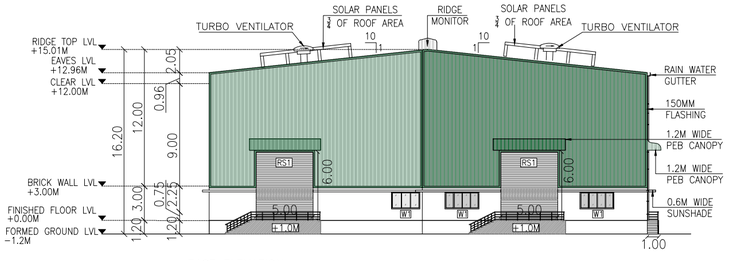
DIGITALLY VERIFIED RECORD



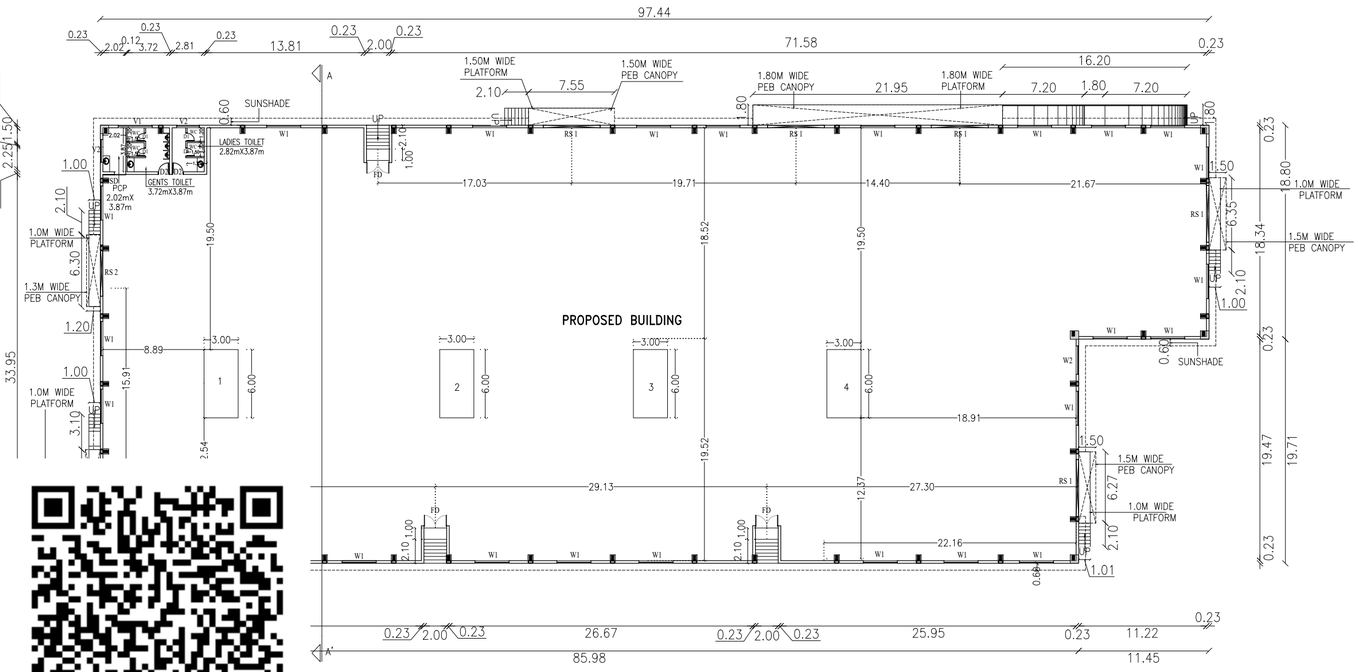
ROOF PLAN
SCALE (1:100)

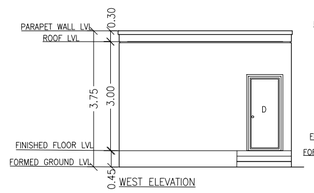


SECTION A'-A'
SCALE (1:100)



EAST ELEVATION
SCALE (1:100)





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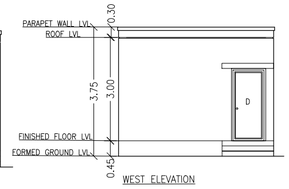
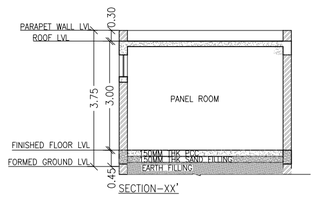
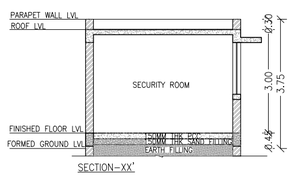


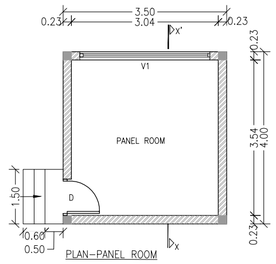
WEST ELEVATION



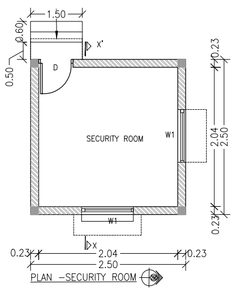
SECTION–XX'



SECTION–XX'



PLAN–PANEL ROOM



PLAN –SECURITY ROOM

SHEET NO : 02 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING AT S.NO.55/1A2A1B POOCHIATHIPATTU VILLAGE,POOCHIATHIPATTU PANCHAYAT,ELLAPURAM PANCHAYAT UNION, UTTUKOTTAI TALUK, THIRUVALLUR DISTRICT

APPLICANT NAME : MR.NAVEEN KUMAR

INDUSTRIAL CATEGORY : WHITE
AS PER(G.O 154) - ANNEXURE -V (Rule-36)
SERIAL NO: 61 COTTON QUILT AND MATTRESS MAKING

NOTE : ALL DIMENSIONS AREA IN METRE

MACHINERY DETAILS

S.No.	DESCRIPTION	QTY	HP	TOTAL HP
1	BOLT FITTING	1	1.00	1.00
2	NUT RUNNER	1	1.00	1.00
3	TORQUE TIGHT & MOVEMENT CHECK	1	1.00	1.00
4	SPRING POSITIONING CENTRE	1	1.00	1.00
5	LIGHTING LOAD	-	1.00	1.00
	TOTAL HP			5.00

JOINERY SCHEDULE

RS1	5.00 x 6.00	ROLLING SHUTTER
RS2	4.50 x 6.00	ROLLING SHUTTER
FD	2.00 x 2.40	MAIN DOOR
D1	0.75 x 2.10	TOILET DOOR
D2	1.00 x 2.10	DOOR
SD	1.00 x 2.10	SLIDING DOOR
V1	3.00 x 0.60	MECHANICAL VENTILATOR
V2	2.00 x 0.60	MECHANICAL VENTILATOR
W1	3.00 x 1.50	WINDOW
W2	2.50 x 1.50	WINDOW

HORSE POWER DETAILS : 5 HP

NO OF WORKERS DETAIL

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	25	25	50

WATER REQUIREMENT - 20,000 LITRES PER DAY

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

DRAWING TITLE :-

FLOOR & ROOF PLANS,SECTION &ELEVATION

COLOUR INDEX :

PROPOSED BUILDING
SITE BOUNDARY
APPROACH ROAD
PROPOSED DRIVEWAY

REFERENCE :

SCALE 1:100

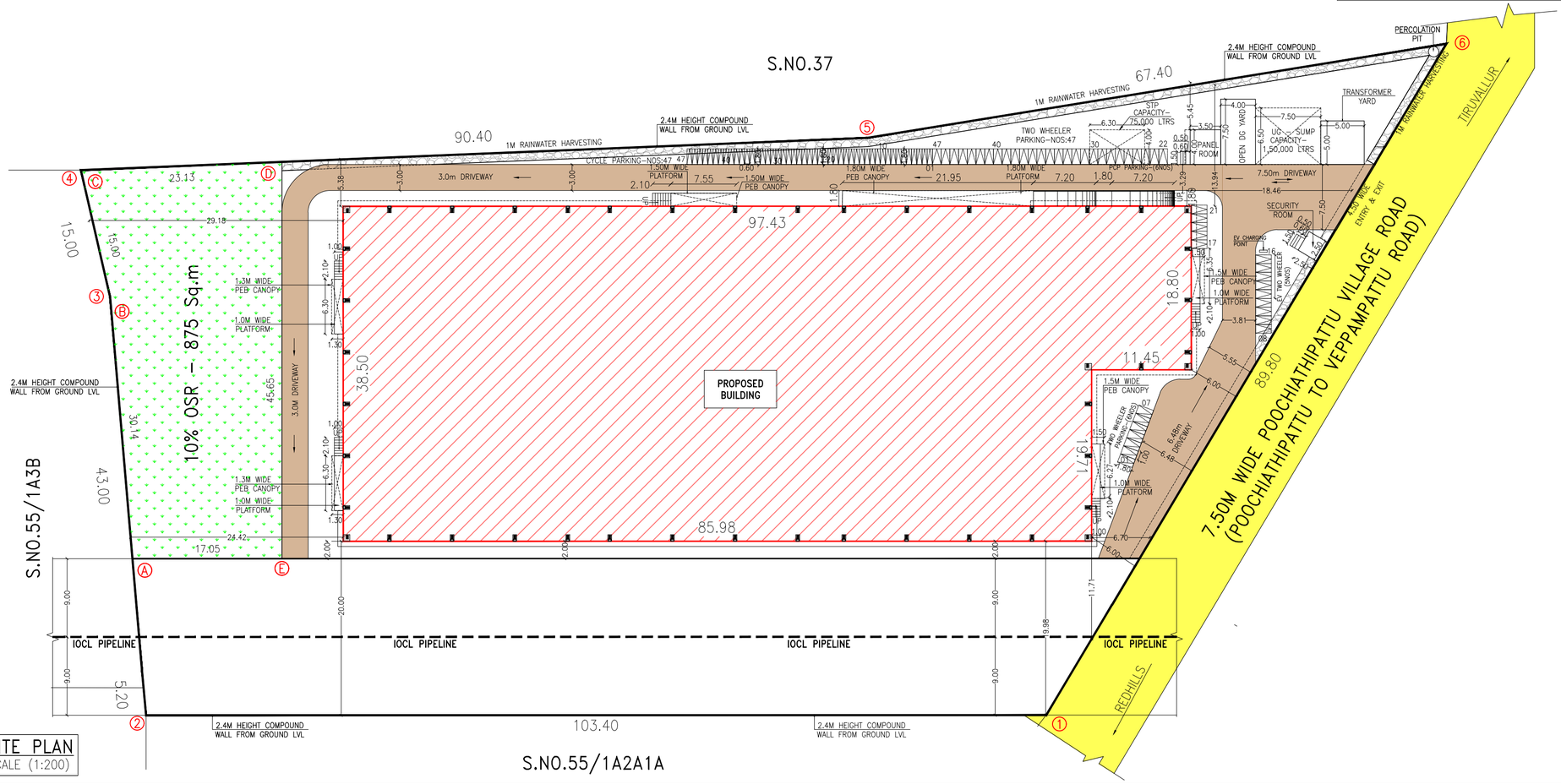
N W E S

APPLICANT :

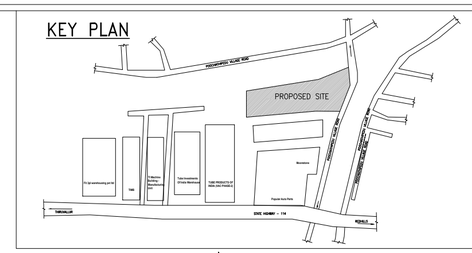
REG. STRUCTURAL ENGINEER :

REG. ARCHITECT

SHEET NO : 02/ 02



SITE PLAN
SCALE (1:200)



SHEET NO : 01 / 02

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING AT S.NO.55/1A2A1B POOCHIATHIPATTU VILLAGE, POOCHIATHIPATTU PANCHAYAT, ELLAPURAM PANCHAYAT UNION, UTTUKOTTAI TALUK, THIRUVALLUR DISTRICT

APPLICANT NAME : MR.NAVEEN KUMAR

INDUSTRIAL CATEGORY :WHITE
AS PER (G.O 154) - ANNEXURE -V (Rule-36)
SERIAL NO: 61 COTTON QUILT AND MATTRESS MAKING

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT: 2.16½ Acres (8741.209SQM)

SITE AREA AS PATTA: 0.8765 HECTARE (8765 SQ.M)

PRPOSED BUILDING AREA:

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL BUILT-UP (SQ.M)
1	FACTORY (GROUND FLOOR)	3525.00	-	3525.00
2	CANOPY AREA	86.43	-	79.86
3	SECURITY ROOM	-	6.25	6.25
4	PANEL ROOM	14.00	-	14.00
	TOTAL AREA	3625.43	6.25	3631.68

FLOOR SPACE INDEX

$$= \frac{\text{Proposal FSI area}}{\text{TOTAL PLOT AREA}} = \frac{3625.43}{8741.209} = 0.41 < 2.00$$

OSR CALCULATION (10% OF TOTAL SITE AREA)

$$\text{REQUIRED} = \frac{8741.209 \times 10}{100} = 874.12 \text{ SQM } (10.00\%)$$

PROVIDED = 875.00 SQM (10.01%)

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
EV TWO WHEELER PARKING	5 NOS (10%)	5NOS
TWO WHEELER PARKING	47 NOS	41NOS + 6NOS PCP
CYCLE PARKING	47 NOS	47 NOS

PARKING CALCULATION DETAILS:

DESCRIPTION	SLOT CALCULATION	REQUIRED	PCP -10% of Req.parking
TWO WHEELER PARKING	$\frac{\text{TOTAL FACTORY AREA}}{75} = \frac{3519.7}{75} = 46.9$	47NOS	4.7
CYCLE PARKING	$\frac{\text{TOTAL FACTORY AREA}}{75} = \frac{3519.7}{75} = 46.9$	47 NOS	-

SANITATION REQUIREMENTS :

DESCRIPTION	FOR PCP - COMMON		FOR MALE		FOR FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSETS	01 NO	01 NO	02 NOS	02 NOS	02 NOS	02 NOS
URINALS	-	-	03 NOS	03 NOS	-	-
WASHING TAPS	01 NO	01 NO	01 NO	01 NO	01 NO	01 NO

MACHINERY DETAILS

S.No.	DESCRIPTION	QTY	HP	TOTAL HP
1	BOLT FITTING	1	1.00	1.00
2	NUT RUNNER	1	1.00	1.00
3	TORQUE TIGHT & MOVEMENT CHECK	1	1.00	1.00
4	SPRING POSITIONING CENTRE	1	1.00	1.00
5	LIGHTING LOAD	.	1.00	1.00
	TOTAL HP			5.00

HORSE POWER DETAILS : 5HP

NO OF WORKERS DETAIL :

DESCRIPTION	MALE	FEMALE	TOTAL
FACTORY WORKERS	25	25	50

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

DRAWING TITLE :-
SITE PLAN,KEY PLAN & ANCILLARY STRUCTURES

COLOUR INDEX :
- PROPOSED BUILDING
- OSR
- APPROACH ROAD
- PROPOSED DRIVEWAY
- SITE BOUNDARY

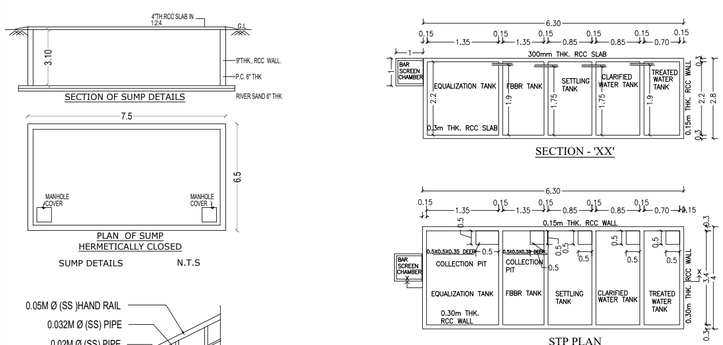
REFERENCE :
SCALE 1:200

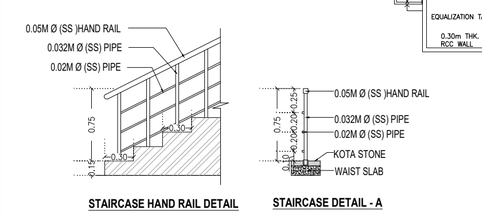
APPLICANT :

REG. STRUCTURAL ENGINEER :
Er.S.MOSES SAMANGANATHAN
B.E., M.E(Struct.) F.I.E., F.I.A(Struct.)., FIV.,
DTCP Registered Structural Engineer-Grade-I (SE)
DTCP Reg.No. COL/RN/SE/Gr-I/2019/08/003
Madurravoyal, Chennai-600095
Email Id: mosessolmu@gmail.com

REGISTERED ARCHITECT :
J. GOPINATH, B.Arch.
REGISTERED ARCHITECT
C.O.A. No: CA/2003/30596
Kattupakkam, Chennai-600 056.

SHEET NO : 01/ 02

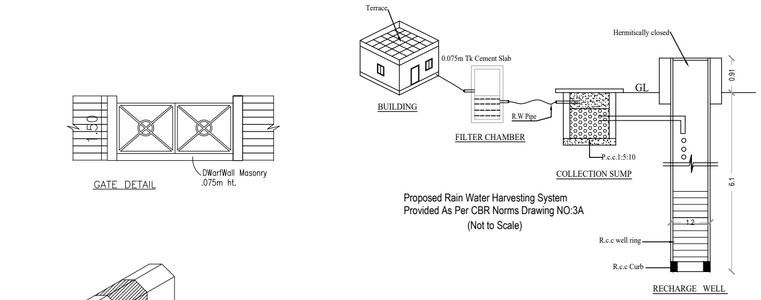


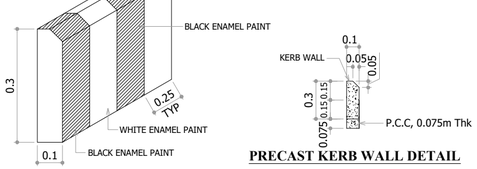


STAIRCASE HAND RAIL DETAIL

STAIRCASE DETAIL - A

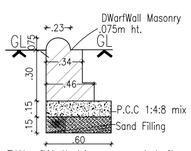
NOTE: ALL DETAIL DRAWINGS ARE NOT TO SCALE



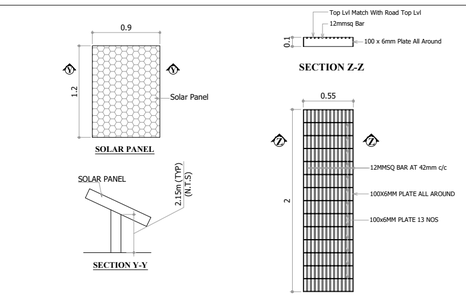


TYPICAL CURB WALL SIDE VIEW

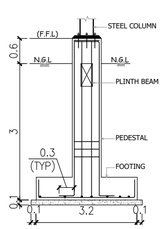
PRECAST KERB WALL DETAIL



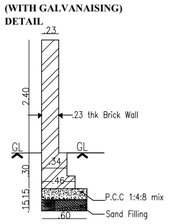
DWarfWall Masonry detail



STEEL GRATING (WITH GALVANAISING) DETAIL



C.S OF FOOTING



CompoundWall detail

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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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.