Verified RealEstate™

REFERENCE
06/2026-27

ISSUED
20 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 51

Devendavakkam

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

hello@verified.realestate
+91 9996 12 9996
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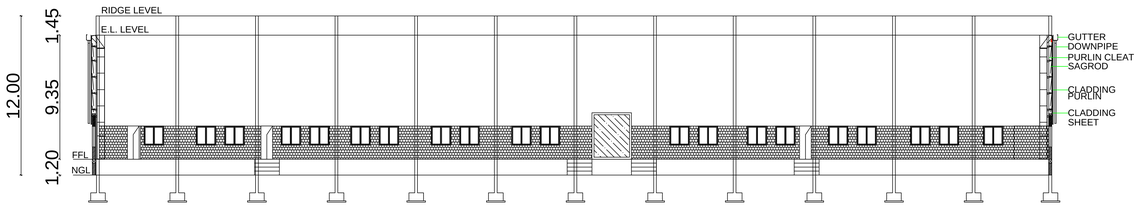
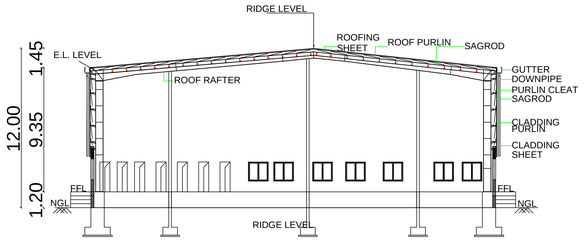
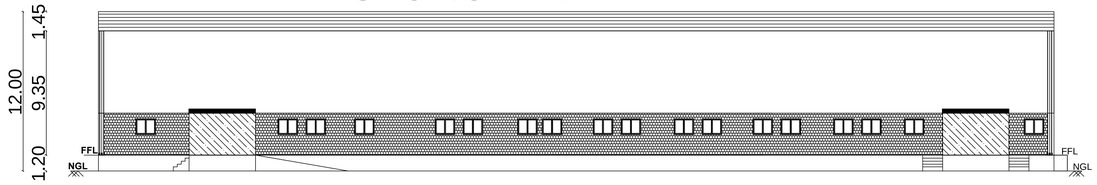
DIGITALLY VERIFIED RECORD



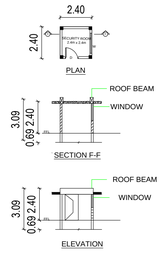
SECTION - BB



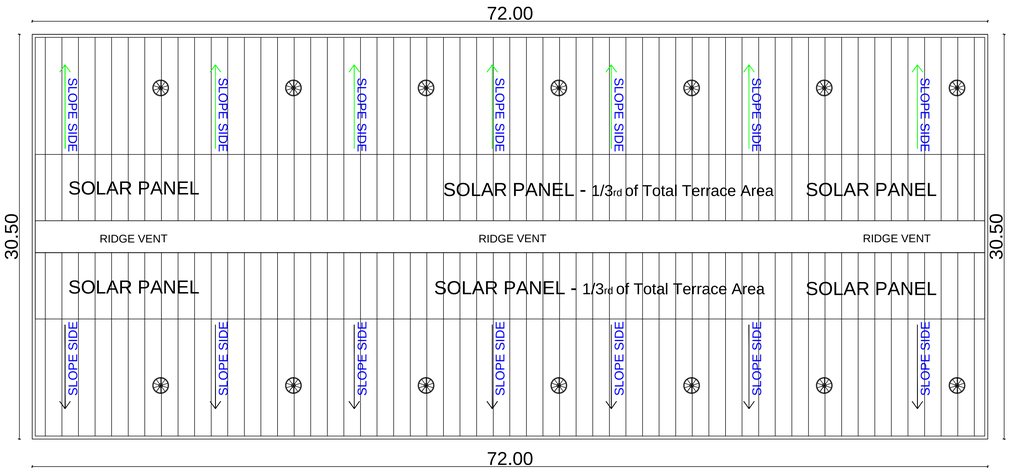
SECTION - AA



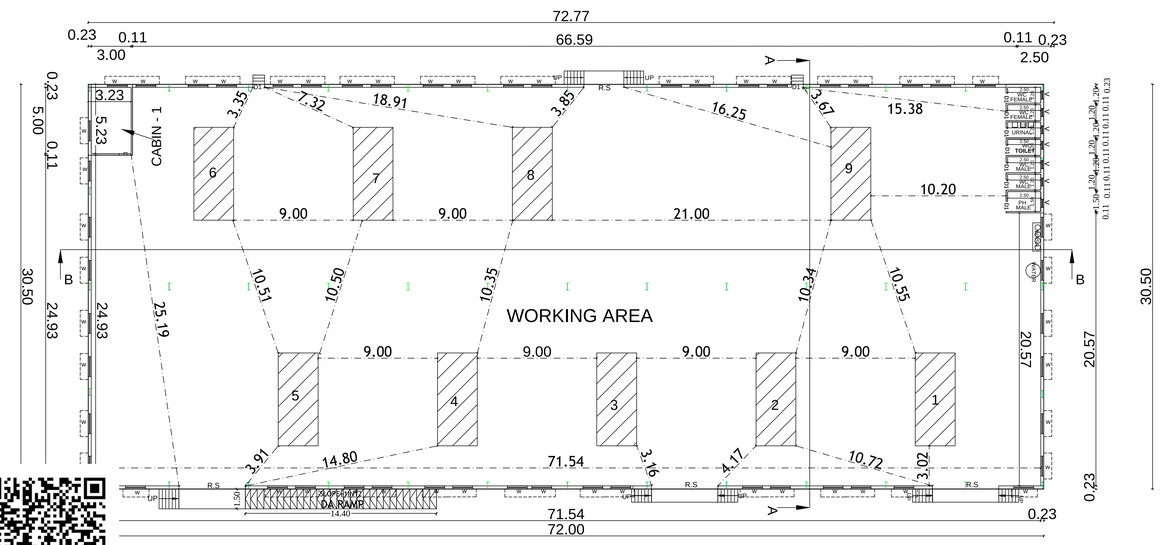
ELEVATION



SECURITY ROOM



ROOF PLAN



GROUND FLOOR

PLAN SHOWING THE CONSTRUCTION OF PROPOSED INDUSTRIAL BUILDING AT OLD S.NO: 51 PART AND 49, AS PER PATTA S.NO: 49, 51/1B AND 51/2B OF MYLAPOORE VILLAGE, DEVENDAVAKKAM PANCHAYAT. POONDI PANCHAYAT UNION. UTHUKKOTTAI TALUK, THIRUVALLUR DISTRICT,

SHEET - 1/2

ONLINE APPLICATION NO: SWP/BPA/855882/2026

OWNER : P. SARAVANAN

Annexure - VII [See rule 36]

Industrial classified as "Orange"

28. Ferrous and Non-ferrous metal extraction involving different furnaces through melting, refining, re-processing, casting and alloy making- Secondary production of Ferrous and Nonferrous metals (excluding lead) upto 1 MT/hr production

SCHEDULE JOINERY		M x M
RS	ROLLING SHUTTER	5.00 x 6.00
D	DOOR	0.90 X 1.20
D1	DOOR	0.76 x 1.20
W	WINDOW	2.50 x 2.50
V	VENTILATOR	1.2 x 1.20

AREA STATEMENT		Sq.M
1	AS PER DOCUMENT AREA	14710.11
2	AS PER PATTA AREA	14748.00
3	AS PER FMB AREA	14748.00
4	AS PER SITE AREA	14710.70
5	AS PER SUPER IMPOSED AREA	14640.70

DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL (SQ.M)
FACTORY BUILDING			
GROUND FLOOR (WORKING AREA)	2178.16	-------	2196.00
GROUND FLOOR (OFFICE AREA)	17.84	-------	
SECURITY ROOM	-------	5.76	5.76
TOTAL BUILDUP AREA	2196.00	5.76	2201.76

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	2196.00 / 14640.70 X 100	14.99 %
FLOOR AREA RATIO	2196.00 / 14640.70	0.149

OSR AREA:

OSR REQUIRED 1464.07 (10 %)

10 % OSR PROVIDED 1471.08 (10 %)

MACHINERY DETAILS				
S.NO	DESCRIPTION	QTY	HP	TOTAL HP
1	EXTRUSION PRESS	1	90	90
2	PULLER	1	07	07
3	DIE HEATER	1	10	10
4	STRETCHER	1	07	07
5	HOT LOG SHEAR	1	15	15
6	AGEING OVEN	1	10	10
7	CRANE	1	05	05
8	AIR COMPRESSOR	1	10	10
9	COOLING TOWER	1	10	10
10	TOTAL			164

SPECIFICATION:
Clear Cover for Footings = 50mm
Clear Cover for Columns/Pedestals=40mm
Grade of Concrete for PCC = M15.
Grade of Concrete for Foundation & Pedestals = M25.
Grade of Steel = Fe500.
Lap Length of Bars Should be 50times the dia of bar UNO.

PARKING CALCULATION				
S.NO	DESCRIPTION	Required	Provided	Total
1	LORRY	3	5	5 No's
2	TWO WHEELER	30	30	30 No's
3	CYCLE PARKING	30	30	30 No's

HP / EMPLOYEES	PROPOSED	TOTAL	
HP	164 HP	164 HP	
EMPLOYEES	50	50 No's	

NO OF WORKERS - 50 NO'S

NO OF WORKERS MALE - 40 NO'S

NO OF WORKERS FEMALE - 10 NO'S

COLOUR INDEX	All Dimensions are in M
PRO.BUILDING	SCALE - 1:100
EXGT. ROAD	
BOUNDARY	
EXGT.BUILDING	
OSR	

SOLAR HOT WATER SYSTEM DETAILS

TOTAL WATER CONSUMPTION (GROUND WATER) = 5000 LITRES/DAY

NO OF SWHS (5000 LITRES CAPACITY) = 1 NO

SANITARY CALCULATION

S. NO	DESCRIPTION	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1	TOILET	1	1	3	2
2	WC	1	1	1	1
3	WASH BASIN	1	1	3	3
4	DRINKING WATER FOUNTAIN	1	1	1	1
5	URINAL	3	-	3	-
6	PH - TOILET	1		1	

OWNER

S.NAVEENRAJ,M.E.,(Struc).,
Registered Structural Engineer Grade-I
(TVLR/ RSE/GR-I/2022/09/011

STRUCTURAL ENGINEER

S. PRIYADHARSHNI
Architect Reg No: CA/2017/86781
CMDA Reg Architect No. RA/Gr.I/19/03/116.

ARCHITECT / REGISTER ENGINEER

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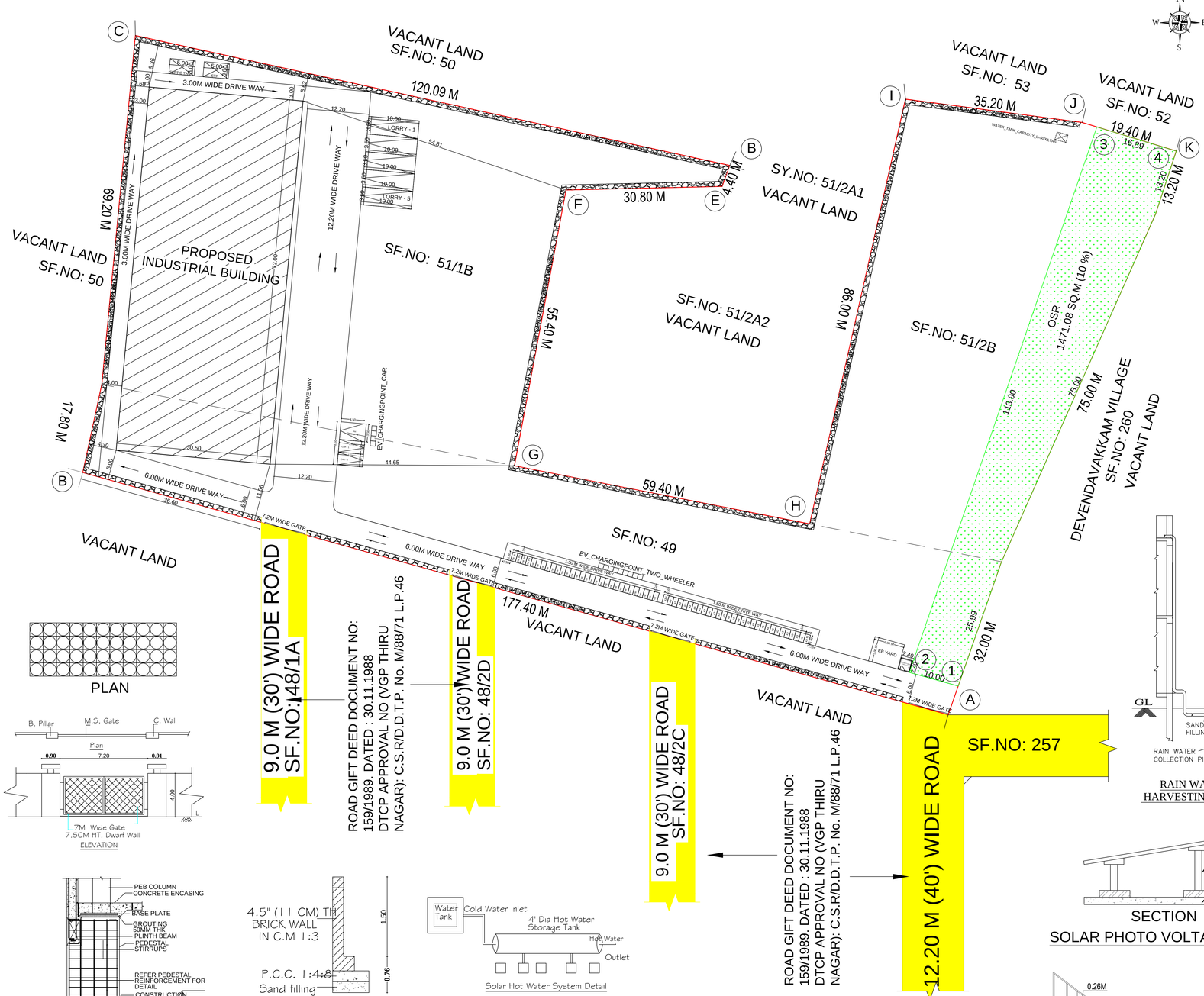

KEY PLAN

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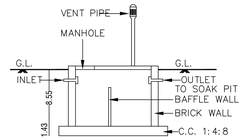
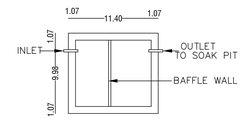


SECTION OF SEP.TANK



PLAN SEPTIC. TANK

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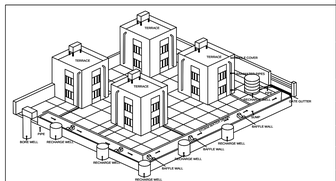

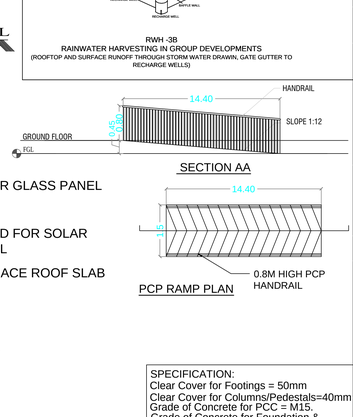

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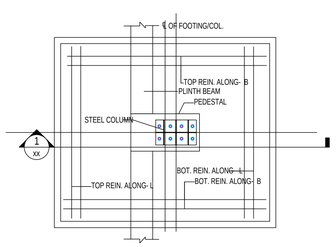
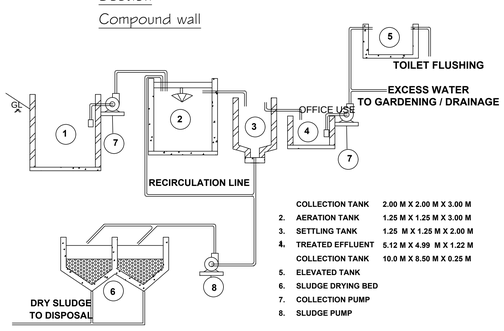
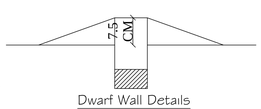
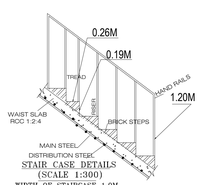




SECTIONAL ELEVATION FOR SEWAGE / SULLAGE TREATEMENT PLANT





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4	DRINKING WATER FOUNTAIN	1	1	1	1
5	URINAL	3	-	3	-
6	PH - TOILET	1		1	

S. PRIYADHARSHNI
Architect Reg No: CA/2017/88781
CMDA Reg Architect No. RA/Gr.I/19/03/116.

ARCHITECT / REGISTER ENGINEER

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.