PP APPROVAL RECORD

Planning Permission

Survey 217/2A and 1 more

Bandikavanoor, Ponneri taluk

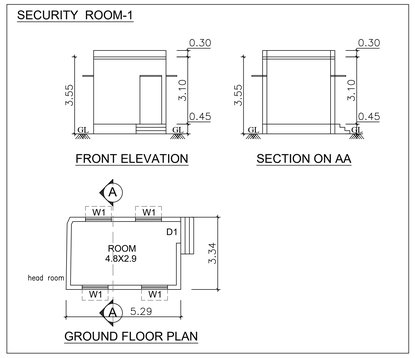
Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

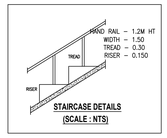
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



EXISTING FACTORY HP DETAILS			
S.NO	MACHINERY DETAILS	NOS	HP
1	SCRAP GRINDING MACHINE	2	20
2	MIXER MACHINE	2	30
3	EXTRUDER MACHINE	2	45
4	CUTTER	2	4
5	MIXER MACHINE	1	15
6	AIR COMPRESSOR	1	3
7	EXTRUDER	1	22.5
8	OTHERS	1	3
	TOTAL HP		142.5

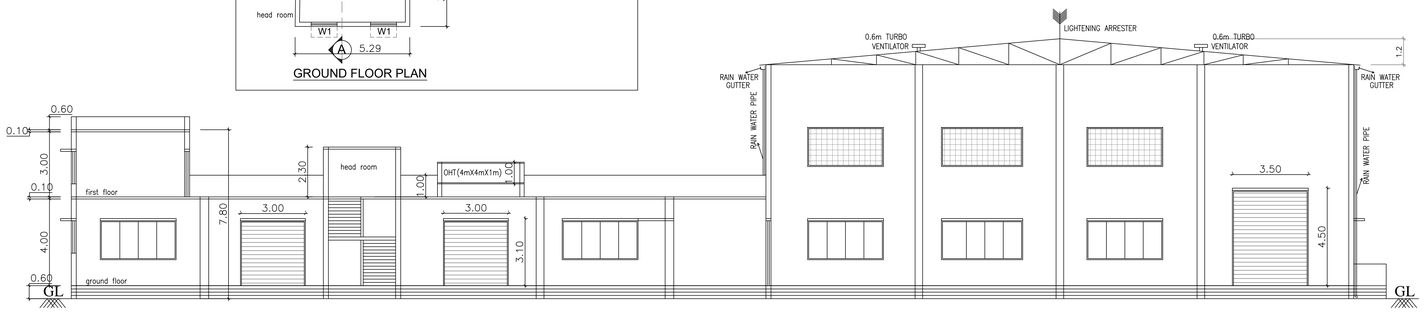
PROPOSED FACTORY HP DETAILS			
S.NO	MACHINERY DETAILS	NOS	HP
1	Grinding Machine & Pulverizer	1	60
2	reheating Algo mix machine	1	20
3	Granulation Extruder Single&Double Screw	1	250
4	Cutting	1	16
5	Packing & Baling Machine	1	60
	TOTAL HP		406



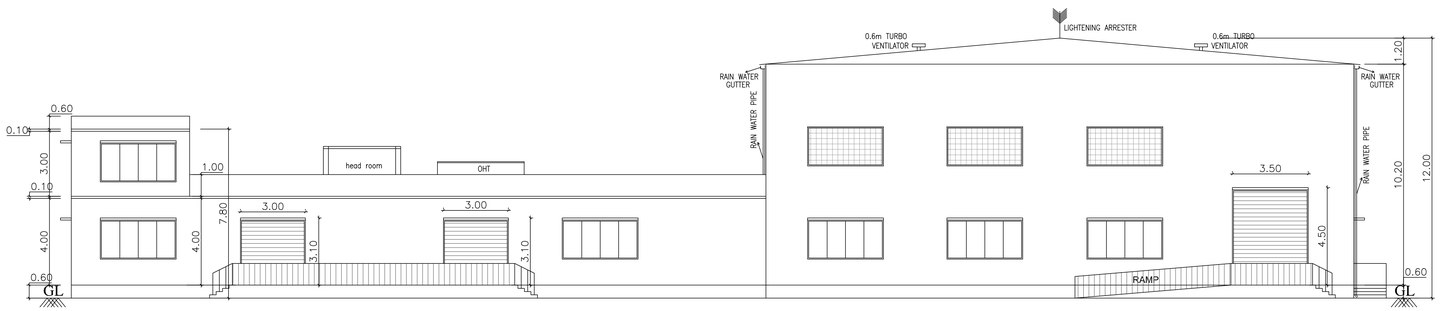
EXISTING BUILDING DTCP APPROVED DETAILS
L.P / DTCP (C.R) NO : 332/2009
B.A / DTCP (C.R) NO : 80/2009 Dated : 10-11-2009

EXISTING BUILDING LOCALBODY APPROVED DETAILS
Sholavaram panchayat union office
D.Dis : 989 / 2009 / A3 Dated : 5-12-2011

TAMIL NADU POLLUTION CONTROL BOARD
CONSENT ORDER DETAILS
CATAGORY OF INDUSTRY - ORANGE
CONSENT ORDER NO : 2305250334714 Dated : 31/01/2023



SECTION ON AA



FRONT ELEVATION (NORTH FACING)

SOLAR PANEL AREA = 1056.0 sqm
WORK SHOP AREA = 1721.90 sqm

WORKER'S DETAILS
EXISTING FACTORY -NO OF WORKERS : 10 Nos
PROPOSED FACTORY
NO OF WORKERS - MALE : 15 Nos
NO OF WORKERS - FEMALE : 05 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	2	2
URINAL	1	--	1	--
WASH BASIN	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	--	--	--	--

SOLAR HOT WATER SYSTEM DETAIL
TOTAL NO OF WORKERS : 30 Nos
WATER CONSUMPTION @ 80 Lit /Person/day
TOTAL CONSUMPTION (30 X 80) : 2400 Lits
NO OF SWHS (2500 lit capacity) : 1 No

SHEET NO : 3/3

PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/s SREE BALAJI PLASTICS HAVING 548.5 HP IN S.Nos: 217/2A,2B OF BANDIKAVANUR VILLAGE, SHOLAVARAM PANCHAYAT UNION, PONNERI TALUK,TIRUVALLUR DISTRICT.

Asper TNCD& BR Amendments
G.O.(Ms).No.154 H&UDD Dated:7.10.2025.
Annexure -VII,[See rule 36] Industries Classified as "Orange"
S.No:(97) Miscellaneous (Orange)

ONLINE APPLICATION NO:

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	3.50 X 4.50
D1	DOOR	1.00 X 2.40
D2	DOOR	0.75 X 2.13
SD	SWING DOOR	1.00 X 2.13
W	WINDOW	3.50 X 1.80
W1	WINDOW	1.22 X 1.22
V	VENTILATOR	3.50 X 1.80
V1	VENTILATOR	0.60 X 0.90

S.NO	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	AREA (SQM)
EXISTING BUILDING AREA STATEMENT				
1	GROUND FLOOR AREA	390.19	----	390.19
2	HEAD ROOM AREA	15.89	----	15.89
	TOTAL BUILTUP AREA	406.08	----	406.08
REVISED TO ALREADY APPROVED				
1	ADDITIONAL GROUND FLOOR	33.67	----	33.67
2	ADDITIONAL FIRST FLOOR	33.99	----	33.99
3	ADDITIONAL SECURITY ROOM -1	17.56	----	17.56
	TOTAL BUILTUP AREA	85.22	----	85.22
PROPOSD BUILDING AREA STATEMENT				
1	GROUND FLOOR AREA	1939.11	-----	1939.11
2	STP	----	6.00	6.00
3	UG SUMP	----	6.00	6.00
4	FIRE SUMP	----	25.00	25.00
5	SECURITY ROOM - 2 (NON FSI)	----	6.00	6.00
	TOTAL AREA	2430.41	43.00	2473.41

TOTAL FSI AREA = EXISTNG REVISED +PROPOSED
TOTAL FSI AREA = 85.22+1939.11 = 2024.33 sqm

ALL TOILETS MECHANICALLY VENTILATED.

SPECIFICATION:
SUPER STRUCTURE : 0.23M TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 0.15M TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
ELECTRIFICATION WORK CONCELLED WIRING

0.6M DIA TURBO VENTILATOR

ALL DIMENSIONS ARE IN METERS ONLY

SCALE : 1:100

N

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
EXISTING BUILDING

Dr. R.S. MURALITHARAN, B.E.(Hons.), STRUCTURAL
Registered Structural Engineer Grade-I(SE)
CNDA, Reg. No. SE/GR-I/19112022
SPACE, Reg. No. TCP/ASP/2019-20/00006
Structural Engineer Consultant
Structural Engineer Consultant
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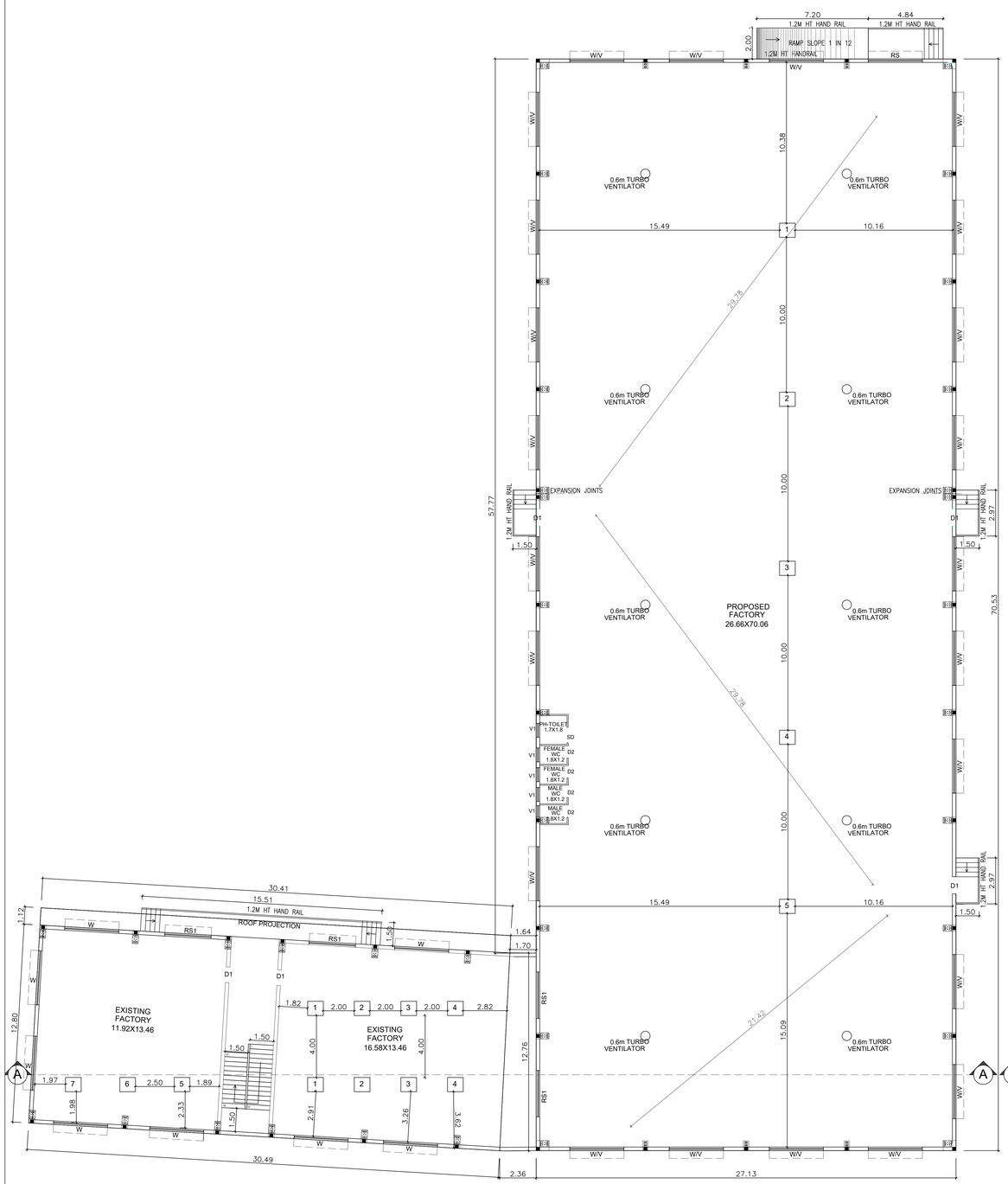
Kolathur, Chennai - 600 099.
STRUCTURAL ENGINEER

B. Vijaya Lakshmi
Jagath Varun. V
Ritesh Pagav. V
SIGNATURE OF THE APPLICANT

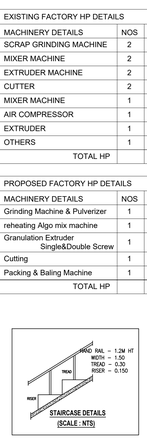
P. MARIAPPAN, B.E., M.IE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Grade-I TNLR / RE / 64-E / 2019 / 07 / 003
DTCP
Cell : 9841330786
ARCHITECT / ENGINEER



GROUND FLOOR PLAN

EXISTING FACTORY HP DETAILS			
S.NO	MACHINERY DETAILS	NOS	HP
1	SCRAP GRINDING MACHINE	2	20
2	MIXER MACHINE	2	30
3	EXTRUDER MACHINE	2	45
4	CUTTER	2	4
5	MIXER MACHINE	1	15
6	AIR COMPRESSOR	1	3
7	EXTRUDER	1	22.5
8	OTHERS	1	3
	TOTAL HP		142.5

PROPOSED FACTORY HP DETAILS			
S.NO	MACHINERY DETAILS	NOS	HP
1	Grinding Machine & Pulverizer	1	60
2	reheating Algo mix machine	1	20
3	Granulation Extruder Single&Double Screw	1	250
4	Cutting	1	16
5	Packing & Baling Machine	1	60
	TOTAL HP		406

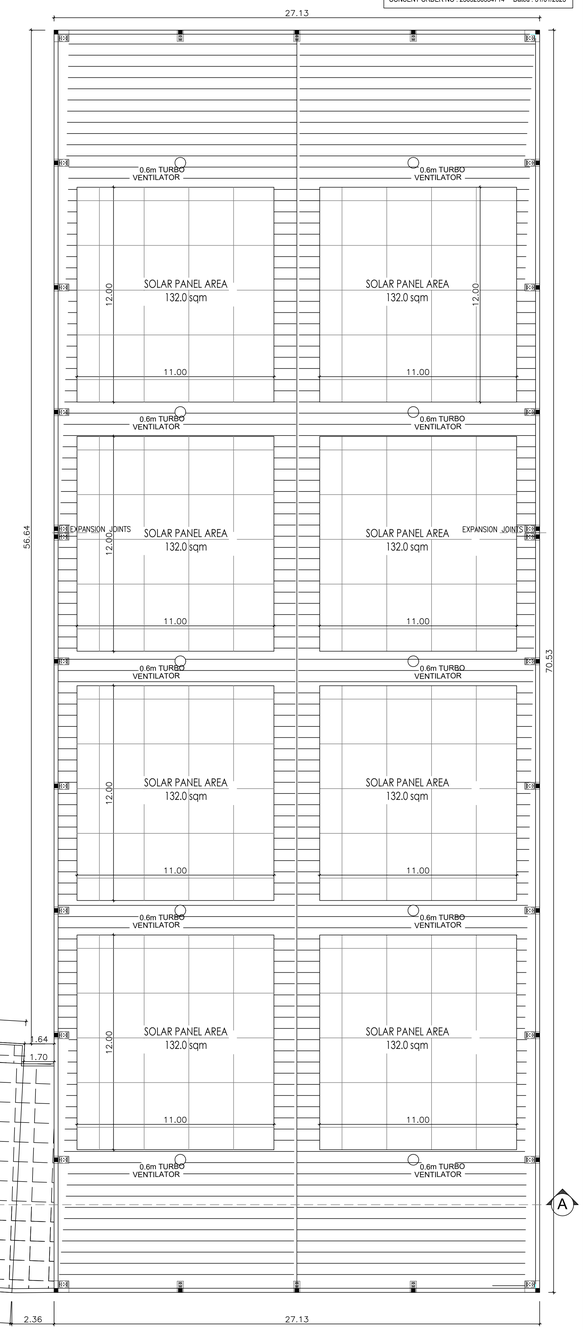


STAIRCASE DETAILS
(SCALE : NTS)

TAMIL NADU POLLUTION CONTROL BOARD
CONSENT ORDER DETAILS

CATAGORY OF INDUSTRY - ORANGE

CONSENT ORDER NO : 2305250334714 Dated : 31/01/2023



FIRST & ROOF FLOOR PLAN

SHEET NO : 2/3

PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/s SREE BALAJI PLASTICS HAVING 548.5 HP IN S.Nos: 217/2A,2B OF BANDIKAVANUR VILLAGE, SHOLAVARAM PANCHAYAT UNION, PONNERI TALUK,TIRUVALLUR DISTRICT.

Asper TNCD& BR Amendments
G.O.(Ms).No.154 H&UDD Dated:7.10.2025.
Annexure -VIII,[See rule 36] Industries Classified as "Orange"
S.No.(97) Miscellaneous (Orange)

EXISTING BUILDING DTCP APPROVED DETAILS
L.P / DTCP (C.R) NO : 332/2009
B.A / DTCP (C.R) NO : 80/2009 Dated : 10-11-2009

EXISTING BUILDING LOCALBODY APPROVED DETAILS
Sholavaram panchayat union office
D.Dis : 989 / 2009 / A3 Dated : 5-12-2011

ONLINE APPLICATION NO:

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	3.50 X 4.50
RS1	ROLLING SHUTTER	3.00 X 3.10
D1	DOOR	1.00 X 2.40
D2	DOOR	0.75 X 2.13
SD	SWING DOOR	1.00 X 2.13
W	WINDOW	3.50 X 1.80
W1	WINDOW	1.22 X 1.22
V	VENTILATOR	3.50 X 1.80
V1	VENTILATOR	0.60 X 0.90

S.NO	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	AREA (SQM)
EXISTING BUILDING AREA STATEMENT				
1	GROUND FLOOR AREA	390.19	----	390.19
2	HEAD ROOM AREA	15.89	----	15.89
	TOTAL BUILTUP AREA	406.08	----	406.08
REVISED TO ALREADY APPROVED				
1	ADDITIONAL GROUND FLOOR	33.67	----	33.67
2	ADDITIONAL FIRST FLOOR	33.99	----	33.99
3	ADDITIONAL SECURITY ROOM -1	17.56	----	17.56
	TOTAL BUILTUP AREA	85.22	----	85.22
PROPOSD BUILDING AREA STATEMENT				
1	GROUND FLOOR AREA	1939.11	----	1939.11
2	STP	----	6.00	6.00
3	UG SUMP	----	6.00	6.00
4	FIRE SUMP	----	25.00	25.00
5	SECURITY ROOM - 2 (NON-FSI)	----	6.00	6.00
	TOTAL AREA	2430.41	43.00	2473.41

TOTAL FSI AREA = EXISTNG REVISED +PROPOSED
TOTAL FSI AREA = 85.22+1939.11 = 2024.33 sqm

SOLAR PANEL AREA = 1056.0 sqm
WORK SHOP AREA = 1721.90 sqm

WORKER'S DETAILS
EXISTING FACTORY -NO OF WORKERS : 10 Nos
PROPOSED FACTORY
NO OF WORKERS - MALE : 15 Nos
NO OF WORKERS - FEMALE : 05 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	2	2
URINAL	1	--	1	--
WASH BASIN	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	--	--	--	--

SOLAR HOT WATER SYSTEM DETAIL
TOTAL NO OF WORKERS : 30 Nos
WATER CONSUMPTION @ 80 Lit. /Person/day
TOTAL CONSUMPTION (30 X 80) : 2400 Lits
NO OF SWHS (2500 lit capacity) : 1 No

ALL TOILETS MECHANICALLY VENTILATED.

SPECIFICATION:
SUPER STRUCTURE : 0.23M TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 0.15M TK
BEAM LINTEL SUNSHADE : RCC 1:2:4
ELECTRIFICATION WORK CONCELLED HWRING

0.6M DIA TURBO VENTILATOR

ALL DIMENSIONS ARE IN METERS ONLY

SCALE : 1:100

N

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
EXISTING BUILDING

Dr.R.S.MURALITHARAN, B.E.(Hons.),M.Tech.,Ph.D.,
Structural Engineer & Consultant
TNCA Reg. No. 2015/A/1/00222
DTCP Reg. No. TCA /5234/2015-2025/00222
Chennai Corporation Reg. No. 2015/00222
Structural Engineer Consultant
Perumbakkam, Chennai - 600100.
drmuralitharan@yahoo.co.in

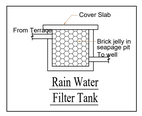
STRUCTURAL ENGINEER

B. Vijaya Lakshmi
Joseph Varun. V
Ritish Raguvi. V

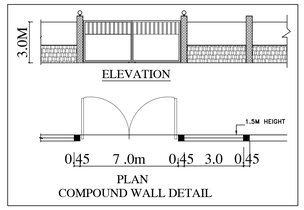
SIGNATURE OF THE APPLICANT.

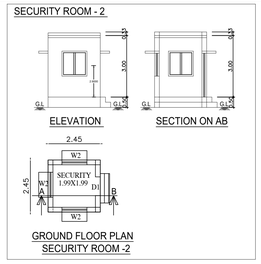
P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Sno(s) E 91/A / 82 / 2018 / 07 / 001
dated
Cell : 9551333125

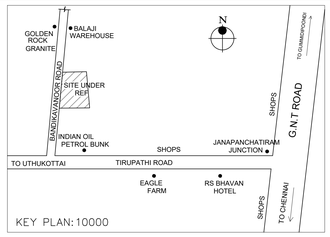
ARCHITECT / ENGINEER

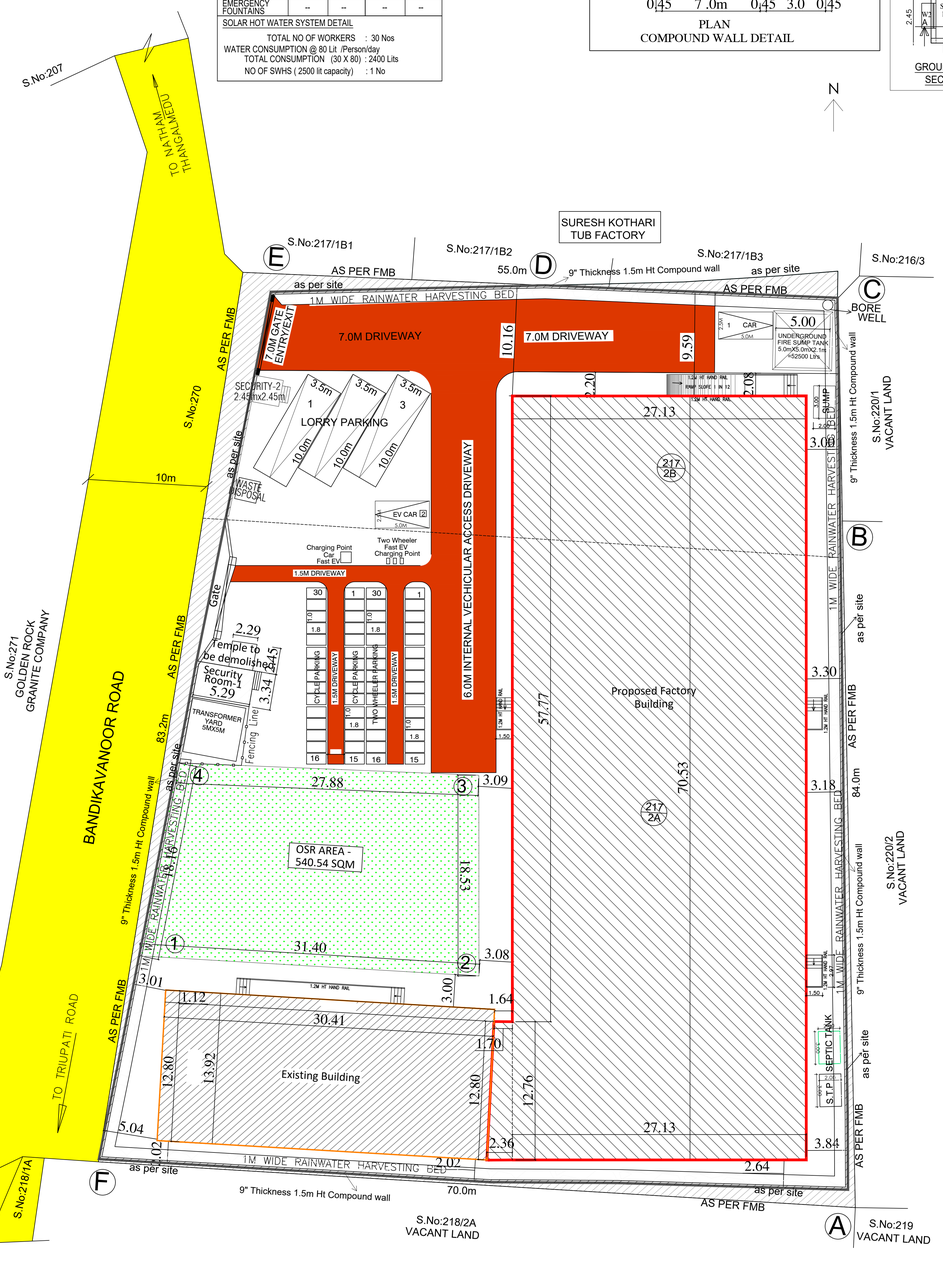


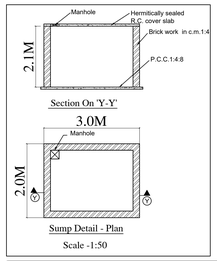
WORKER'S DETAILS				
EXISTING FACTORY -NO OF WORKERS : 10 Nos				
PROPOSED FACTORY				
NO OF WORKERS - MALE : 15 Nos				
NO OF WORKERS - FEMALE : 05 Nos				
SANITATION REQUIREMENTS				
DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	2	2
URINAL	1	--	1	--
WASH BASIN	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1
EMERGENCY FOUNTAINS	--	--	--	--
SOLAR HOT WATER SYSTEM DETAIL				
TOTAL NO OF WORKERS : 30 Nos				
WATER CONSUMPTION @ 80 Lit /Person/day				
TOTAL CONSUMPTION (30 X 80) : 2400 Lits				
NO OF SWHS (2500 lit capacity) : 1 No				





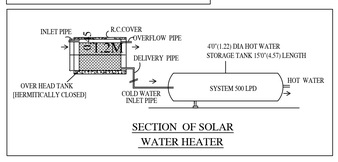


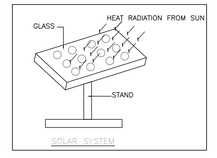


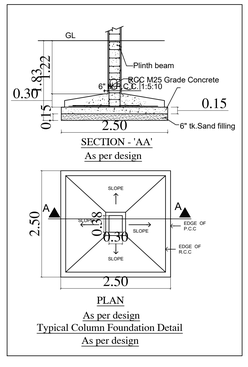


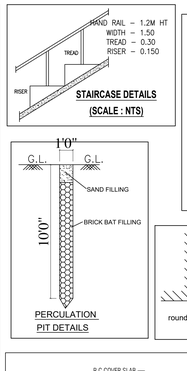
TO BE DEMOLISHED AREA DETAILS	
EXISTING SHED-1	97.44 sqm
EXISTING SHED-2	80.00 sqm
EXISTING SHED-3	65.00 sqm
EXISTING SHED-4	72.00 sqm
EXISTING SHED-5	162.00 sqm
TOTAL	476.44 sqm

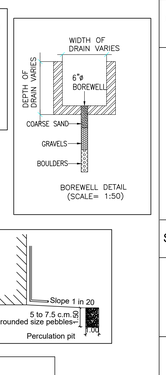
PARKING AREA	REQUIRED	PROPOSED
LORRY = 1721.90 / 750.0 = 2.29	SAY 3 Lorrys	3 Nos
TWO WHEELER = 1721.90 / 75.0 = 22.9	SAY 30 Two. Wh	30 Nos
CYCLE = 1721.90 / 75.0 = 22.9	SAY 30 Cycles	30 Nos

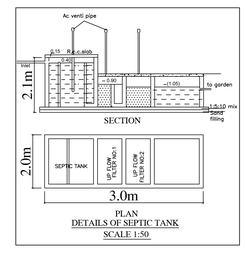


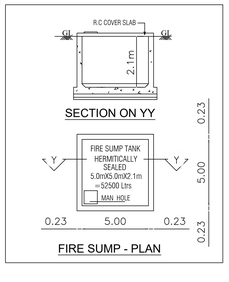












SHEET NO : 1/3

PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING FOR M/s SREE BALAJI PLASTICS HAVING 548.5 HP IN S.Nos: 217/2A,2B OF BANDIKAVANUR VILLAGE, SHOLAVARAM PANCHAYAT UNION, PONNERI TALUK,TIRUVALLUR DISTRICT.

Asper TNCD& BR Amendments
G.O.(Ms).No.154 H&UDD Dated:7.10.2025.
Annexure -VII.[See rule 36] Industries Classified as "Orange"
S.No:(97) Miscellaneous (Orange)

EXISTING BUILDING DTCP APPROVED DETAILS
L.P / DTCP (C.R) NO : 332/2009
B.A / DTCP (C.R) NO : 80/2009 Dated : 10-11-2009

EXISTING BUILDING LOCALBODY APPROVED DETAILS
Sholavaram panchayat union office
D.Dis : 989 / 2009 / A3 Dated : 5-12-2011

TAMIL NADU POLLUTION CONTROL BOARD
CONSENT ORDER DETAILS
CATAGORY OF INDUSTRY - ORANGE
CONSENT ORDER NO : 2305250334714 Dated : 31/01/2023

SOLAR PANEL AREA = 1056.0 sqm

WORK SHOP AREA = 1721.90 sqm

ONLINE APPLICATION NO:

DESCRIPTION	AREA (SQ.M)
TOTAL SITE AREA (AS PER FMB)	5202.83
TOTAL SITE AREA (AS PER SITE)	5016.76
TOTAL SITE AREA (AS PER PATTA)	5350.00
TOTAL SITE AREA (SUPER IMPOSED AREA)	4988.15

S.NO	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	AREA (SQM)
EXISTING BUILDING AREA STATEMENT				
1	GROUND FLOOR AREA	390.19	-----	390.19
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	TOTAL BUILTUP AREA	406.08	-----	406.08
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2	ADDITIONAL FIRST FLOOR	33.99	-----	33.99
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3	UG SUMP	-----	6.00	6.00
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	TOTAL AREA	2430.41	43.00	2473.41

TOTAL FSI AREA = EXISTNG REVISED +PROPOSED
TOTAL FSI AREA = 85.22+1939.11 = 2024.33 sqm

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	1990.34 / 4988.15 X 100	39.90%
FLOOR AREA RATIO	2024.33 / 4988.15	0.406

DESCRIPTION	REQUIRED	PROPOSED
OSR AREA	535.0 SQM (10.0%)	540.54 SQM (10.01%)
PARKING AREA	LORRYS : 3 nos	3 nos
	CARS : 1 no	2 nos
	TWO WHEELER : 30 nos	30 nos
	CYCLE : 30 nos	30 nos

SCALE : 1:200

N

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
INTERNAL DRIVEWAY
PROPOSED BUILDING
EXISTING BUILDING
OSR AREA

Dr.R.S.MURALITHARAN, B.E.M.E.,(STRUCTURE) D.
Registered Structural Engineer Grade-I(SE)
Regd.No. TN/01/STR/0001/1997(SE)
DTCP(Chn) No. STR/2009/0000/0000
Bilateral Panel Engineer Class-IV
Structural Engineer Consultant
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Pallikaranai, Chennai-600 100.
Cell: 9840 [illegible]

STRUCTURAL ENGINEER

B. Vijaya Lakshmi
Jagath Varun.V
Pitchi Ragav.V

SIGNATURE OF THE APPLICANT

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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.