PP APPROVAL RECORD

Planning Permission

Survey 882/1B and 10 more

Gummidipoondi taluk

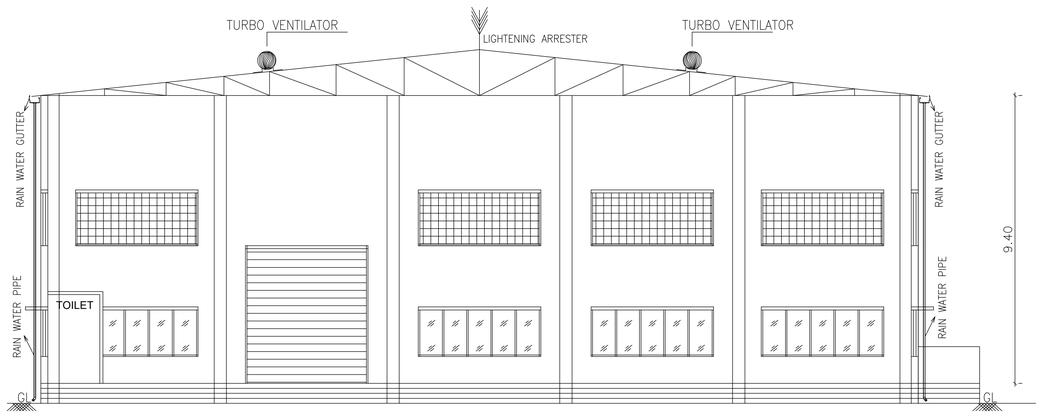
Tiruvallur district, Tamil Nadu

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.



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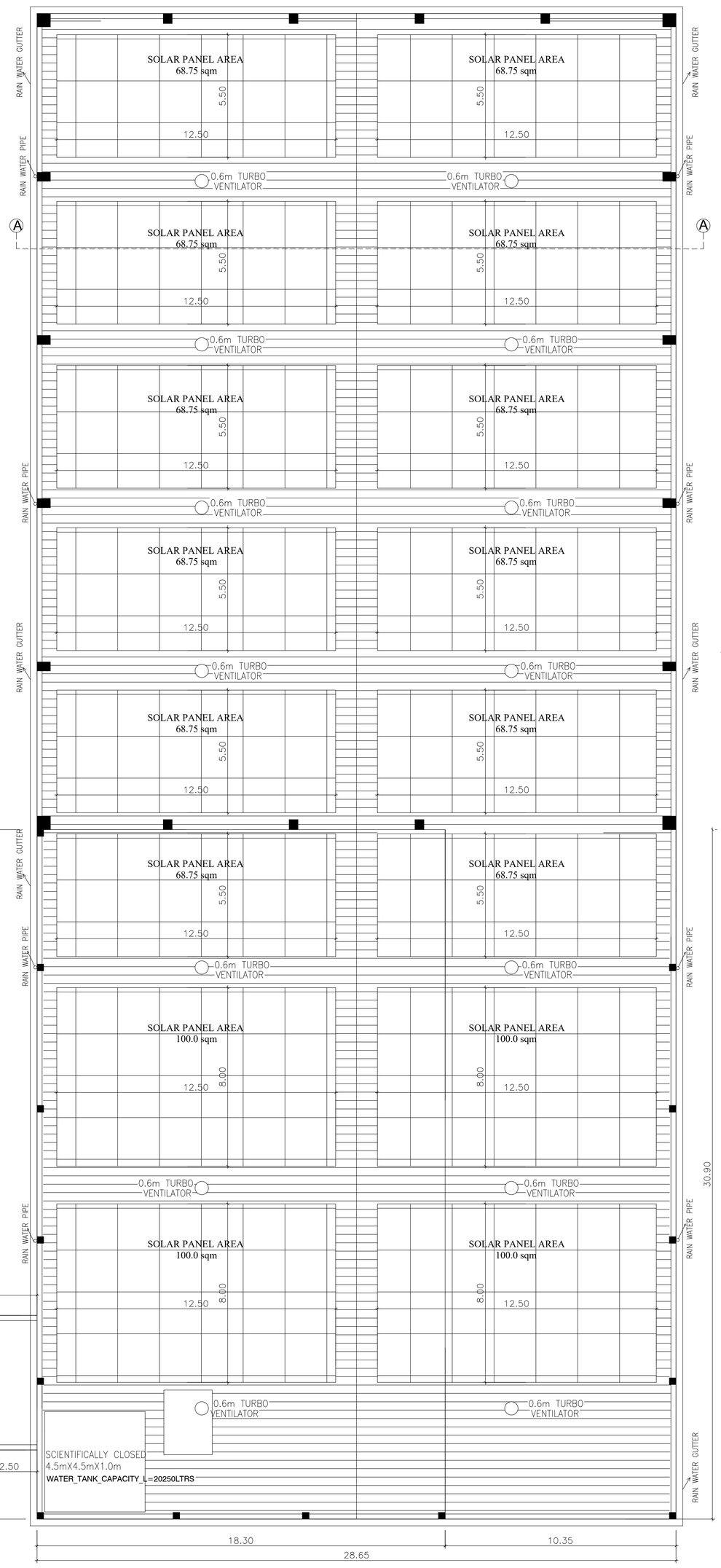

EXISTNG & PROPOSED ADDITIONAL ROOF PLAN

SHEET NO: 3/3

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING -69.0 HP IN S.NOS: 882/1B,2,3B,4B,5,6,7,8,9B, 890/3A & 3B2 OF GURUVARAJA KANDIGAI (SIRUPUZHALPETTAI) VILLAGE & PANCHAYAT, GUMMIDIPOONIDI PANCHAYAT UNION , GUMMIDIPOONDI TALUK , TIRUVALLUR DISTRICT.

CONSENT ORDER NO: 2501265113152, DATE: 14/03/2025.
CATEGORY OF INDUSTRY : ORANGE
MANUFACTURING TYPE Glass Fabric Reinforced Polymers (GFRP)

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	5.00 X 4.50
RS1	ROLLING SHUTTER	4.00 X 4.50
D	DOOR	1.20 X 2.40
D1	DOOR	1.00 X 2.13
SD	SWING DOOR	1.00 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	4.00 X 1.52
W1	WINDOW	2.00 X 1.52
W2	WINDOW	1.20 X 1.20
V	VENTILATOR	4.00 X 1.82
V1	VENTILATOR	0.90 X 0.60

DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL (SQM)
FACTORY BUILDING			
EXISTING GROUND FLOOR AREA	587.42	----	587.42
EXSTING SECURITY ROOM AREA	12.59	----	12.59
PROPOSED ADDITIONAL GF AREA	1367.77	----	1367.77
TOTAL BUILTUP AREA	1967.78	----	1967.78

WORK SHOP AREA = 531.33 +1210.96 = 1742.29 SQM

SOLAR PANEL AREA = 1225 SQM

FILE NO :

EXISTING FACTORY WORKER'S DETAILS
NO OF WORKERS - MALE : 5 Nos
NO OF WORKERS - FEMALE : 5 Nos

PROPOSED ADDITIONAL FACTORY WORKER'S DETAILS
NO OF WORKERS - MALE : 10 Nos
NO OF WORKERS - FEMALE : 5 Nos

SOLAR HOT WATER SYSTEM DETAIL
NO OF WORKERS - MALE : 15 Nos
NO OF WORKERS - FEMALE : 10 Nos
TOTAL NO OF WORKERS (15+10 = 25) : 25 Nos
WATER CONSUMPTION @ 80 Lit /Person/day
TOTAL CONSUMPTION (25 X 80) : 2000 Lits
NO OF SWHS (2000 lit capacity) : 1 No

SANITATION REQUIREMENTS

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

EXISTING FACTORY HP DETAILS

REF.	NAME OF MACHINERY	QTY	H.P.
1.	DUST EXTRACTION SYSTEM	1	7.5
2.	HEATING BLANKET	1	2.0
3.	DRILLING AND SANDING M/C	1	2.0
4.	LIGHTING LOAD	1	5.0
	TOTAL H.P.		16.5

PROPOSED ADDIONALFACTORY HP DETAILS

REF.	NAME OF MACHINERY	QTY	H.P.
1.	VACCUM PUMP	3	3.0
2.	HEATING BLANKET	3	3.0
3.	DRILLING AND SANDING M/C	2	2.0
4.	CNC	1	41.0
5.	LIGHTING LOAD	1	3.5
	TOTAL H.P.		52.5
	NET TOTAL HP (16.5+52.5)		69.0

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

TURBO VENTILATOR SIZE : 2' DIA.
TURBO VENTILATOR WORKED BY ELECTRICAL .

ALL DIMENSIONS ARE IN METERS ONLY

SCALE =[1:100]

N
E

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
EXISTING BUILDING

SIGNATURE OF THE APPLICANT

Dr. R.S. MURALITHARAN, B.E.,M.E.,(STRUCT)Ph.D,
Registered Structural Engineer Grade-1(SE)
CMDA: Reg. No. SE/GR-I/19/12/233
DTCP,Reg. No. CGLRGN/SE/O-1/2020/02/004
Stabid Panel Engineer Class-1A
Structural Engineer Consultant
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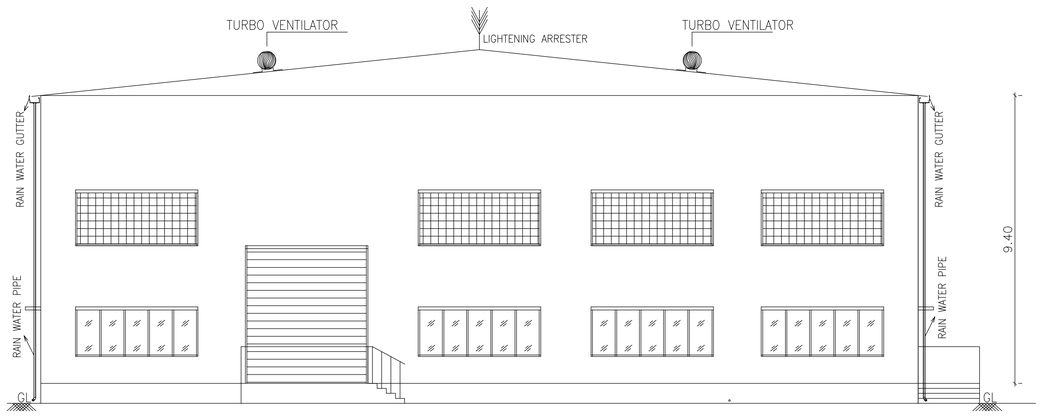
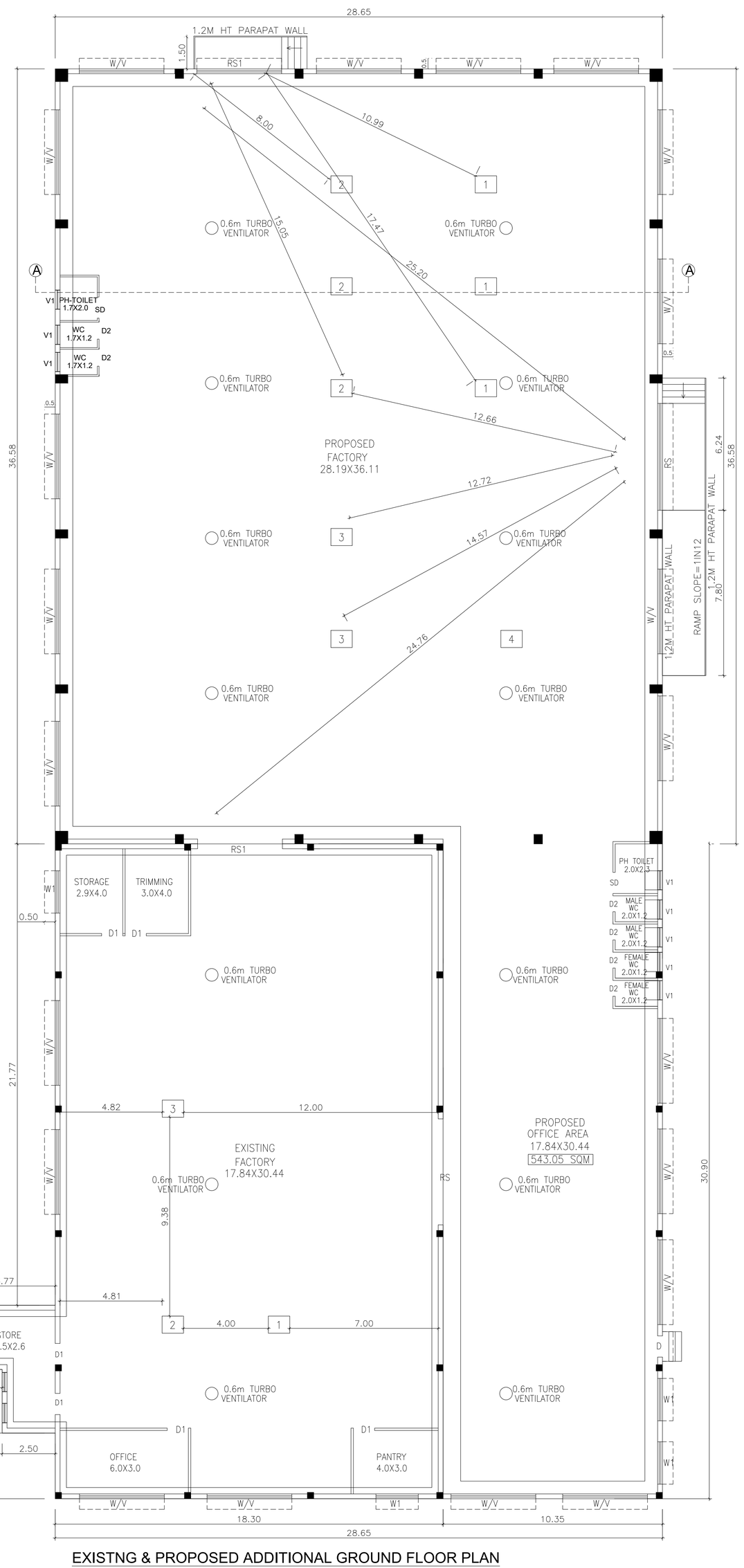
P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Grade-I TVLR / RE / GR-I / 2019 / 07 / 003
DTCP
Cell : 9841228750

ARCHITECT / ENGINEER

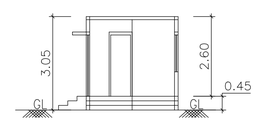


FRONT ELEVATION (NORTH FACING)



EXISTNG & PROPOSED ADDITIONAL GROUND FLOOR PLAN

SECURITY ROOM DETAILS



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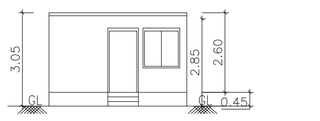

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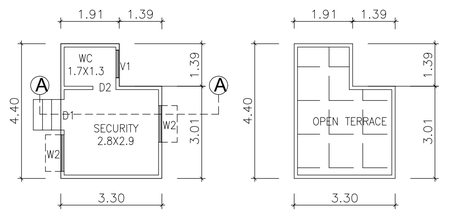

GROUND FLOOR PLAN TERRACE FLOOR PLAN

SHEET NO: 2/3

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING -69.0 HP IN S.NOS: 882/1B,2,3B,4B,5,6,7,8,9B, 890/3A & 3B2 OF GURUVARAJA KANDIGAI (SIRUPUZHALPETTAI) VILLAGE & PANCHAYAT, GUMMIDIPOONIDI PANCHAYAT UNION , GUMMIDIPOONDI TALUK , TIRUVALLUR DISTRICT.

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NO OF WORKERS - MALE : 10 Nos
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NO OF WORKERS - MALE : 15 Nos
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TOTAL NO OF WORKERS (15+10 = 25) : 25 Nos
WATER CONSUMPTION @ 80 Lit /Person/day
TOTAL CONSUMPTION (25 X 80) : 2000 Lits
NO OF SWHS (2000 lit capacity) : 1 No

SANITATION REQUIREMENTS

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

EXISTING FACTORY HP DETAILS

REF.	NAME OF MACHINERY	QTY	H.P.
1.	DUST EXTRACTION SYSTEM	1	7.5
2.	HEATING BLANKET	1	2.0
3.	DRILLING AND SANDING M/C	1	2.0
4.	LIGHTING LOAD	1	5.0
	TOTAL H.P.		16.5

PROPOSED ADDIONALFACTORY HP DETAILS

REF.	NAME OF MACHINERY	QTY	H.P.
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2.	HEATING BLANKET	3	3.0
3.	DRILLING AND SANDING M/C	2	2.0
4.	CNC	1	41.0
5.	LIGHTING LOAD	1	3.5
	TOTAL H.P.		52.5
	NET TOTAL HP (16.5+52.5)		69.0

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
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SCALE =[1:100]

N
E

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING
EXISTING BUILDING

SIGNATURE OF THE APPLICANT

Dr. R.S. MURALITHARAN, B.E.,M.E.,(STRUCT)Ph.D,
Registered Structural Engineer Grade-1(SE)
CMDA: Reg. No. SE/GR-I/1912/233
DTCP,Reg. No. CGLRGN/SE/Gr-I/2020/03/004
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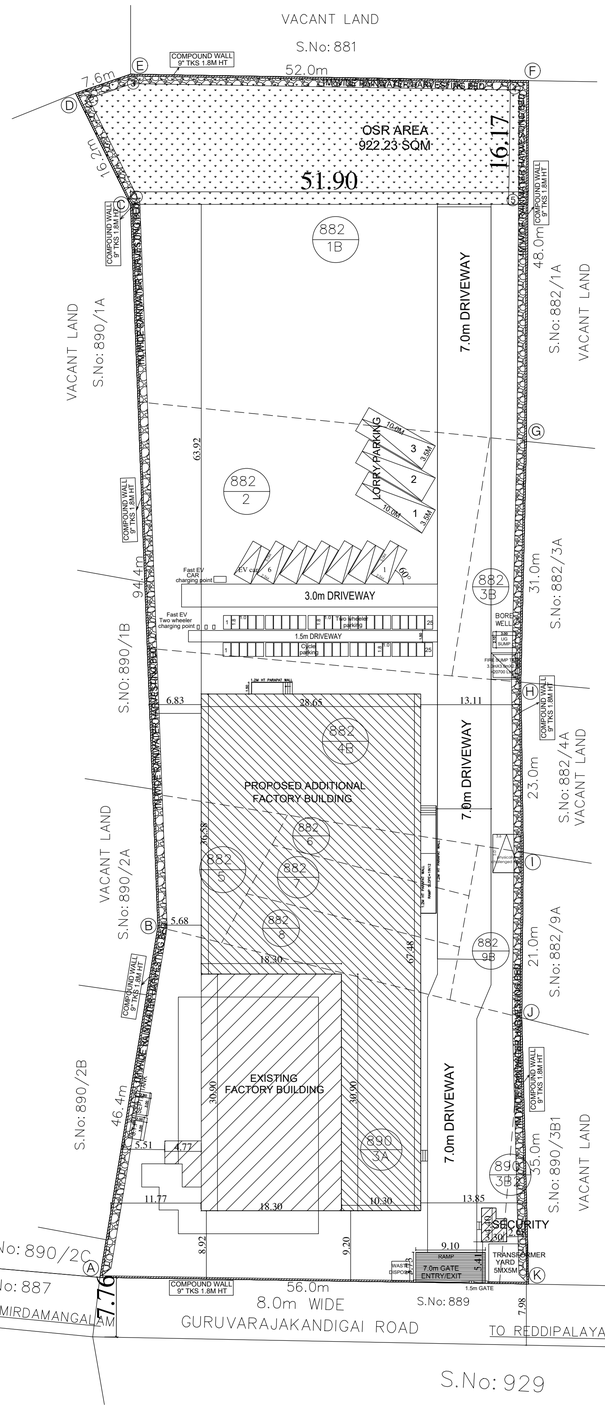
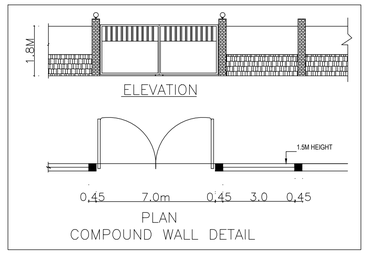
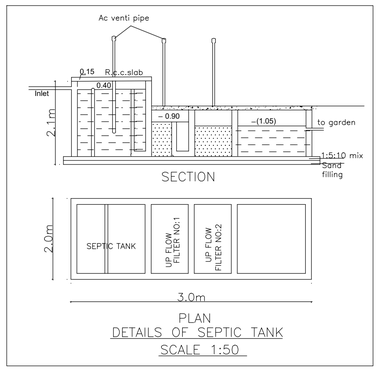
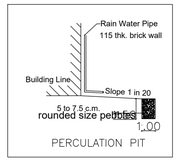
DTCP
Cell : 9841236750

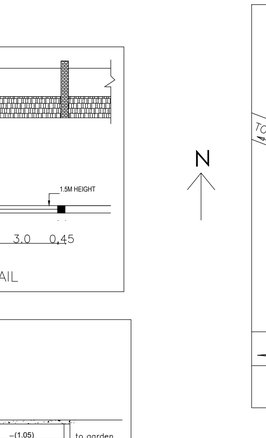
ARCHITECT / ENGINEER

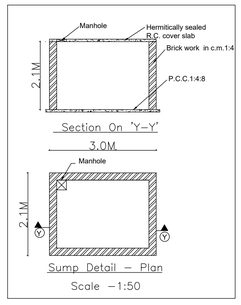


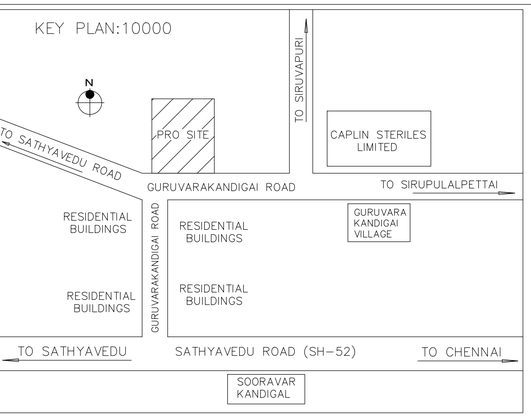


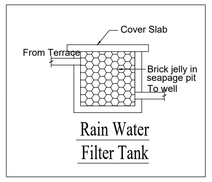


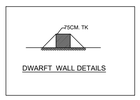


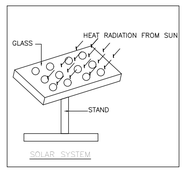


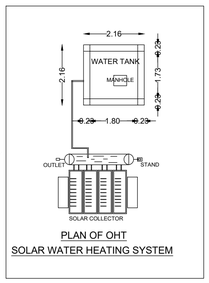


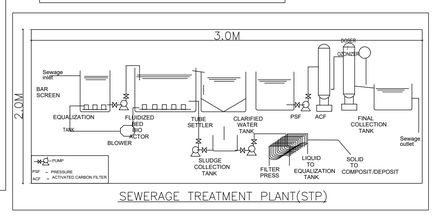


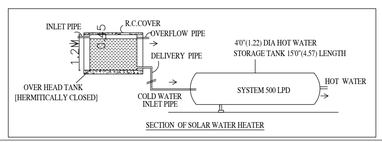












SHEET NO : 1/3

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF FACTORY BUILDING - 69.0 HP IN S.NOS: 882/1B,2,3B,4B,5,6,7,8,9B, 890/3A & 3B2 OF GURUVARAJA KANDIGAI (SIRUPUZHALPETTAI) VILLAGE & PANCHAYAT, GUMMIDIPOONIDI PANCHAYAT UNION , GUMMIDIPOONDI TALUK , TIRUVALLUR DISTRICT.

CONSENT ORDER NO: 2501265113152, DATE: 14/03/2025.
CATEGORY OF INDUSTRY : ORANGE
MANUFACTURING TYPE : Glass Fabric Reinforced Polymers (GFRP)

AREA STATEMENT	AREA (SQM)
TOTAL SITE AREA (AS PER PATTA)	8095.00
TOTAL SITE AREA (AS PER FMB)	7996.16

AREA STATEMENT	F.S.I (SQ.M)	NON F.S.I (SQ.M)	TOTAL AREA (SQ.M)
FACTORY BUILDING			
EXISTING GROUND FLOOR AREA	587.42	----	587.42
EXSTING SECURITY ROOM AREA	12.59	----	12.59
PROPOSED ADDITIONAL GF AREA	1367.77	----	1367.77
TOTAL BUILTUP AREA (EXISTING + PROPOSED ADD.)	1967.78	----	1967.78

EXISTING FACTORY BUILDING APPROVED DETAILS :
NO : SWP/DTCP/TIRUVALLUR/Site Approval No.42/2025
NO : SWP/BPA/0485372/2025 Dated: 22/5/2025

LOCAL BODY APPROVED NO - Roc No: 3A/2025-2026 Dt : 07/07/2025

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	1967.78 / 7996.16 X 100	24.61%
FLOOR AREA RATIO	1967.78 / 7996.16	0.246
OSR AREA	809.5 sqm (10.00%)	922.23 sqm (11.39%)

DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	LORRYS : 2 nos	2 nos
	CARS : 6 nos	6 cars, 1 EV car, 1 PH car
	TWO WHEELERS : 12 nos	15 nos
	CYCLE : 12 nos	15 nos

	PARKING AREA	REQUIRED	PROPOSED
WORK SHOP AREA	LORRY = 1742.29 / 750.0 = 2.32	SAY 3 Lorrys	3 Nos
OFFICE AREA	CARS = 543.05 / 100.0 = 5.4	SAY 6 cars	6 cars, 1 EV car, 1 PH car
WORK SHOP AREA	TWO WHEELER = 1742.29 / 75.0 = 23.2	SAY 24 Two. Wh	25 Nos
WORK SHOP AREA	CYCLE = 1742.29 / 75.0 = 23.2	SAY 24 Cycles	25 Nos

WORK SHOP AREA = 531.33 +1210.96 = 1742.29 SQM
SOLAR PANEL AREA = 1225 SQM
ONLINE FILE NO :

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	MALE	FEMALE	MALE	FEMALE
WC	2	2	2	2
URINAL	1	--	1	--
WASH BASIN	1	1	1	1
DRINKER WATER FOUNTAINS	1	1	1	1
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EXISTING FACTORY HP DETAILS

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N
E

COLOR INDEX

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

SIGNATURE OF THE APPLICANT

Dr.R.S. MURALITHARAN, M.Arch.,(STRUCTURE)
Registered Structural Engineer Grade-I(SE)
CMDA, Reg. No. SE/Gr-I/2019/252
DTCP,Reg. No. CGL/SE/SE/Gr-I/2020/0004
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No. 7A/3E, Muthaiyar Street,
Perungalathur, Chennai - 600063.
Ph:9789008000,9176649000 E-mail:muralitharan@gmail.com

STRUCTURAL ENGINEER

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Grade-I TVLR / RE / GA-I / 2019 / 07 / 603
IATCP
Cell : 9841206750.

ARCHITECT / 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

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The LandLens suite
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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.