Verified RealEstate™

REFERENCE
43/16.06.2025

ISSUED
16 June 2025

PP APPROVAL RECORD

Planning Permission

Tiruvannamalai 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

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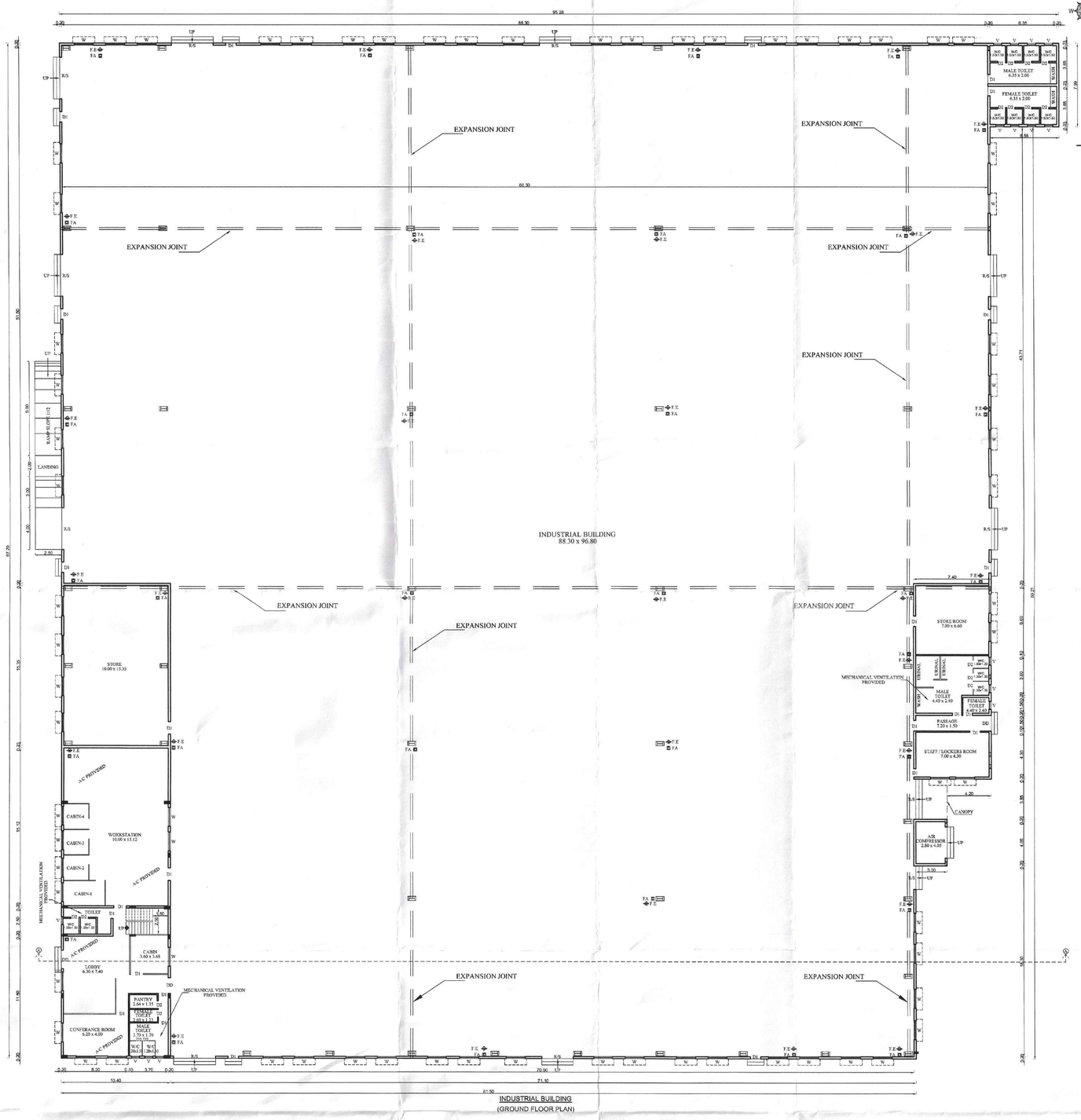
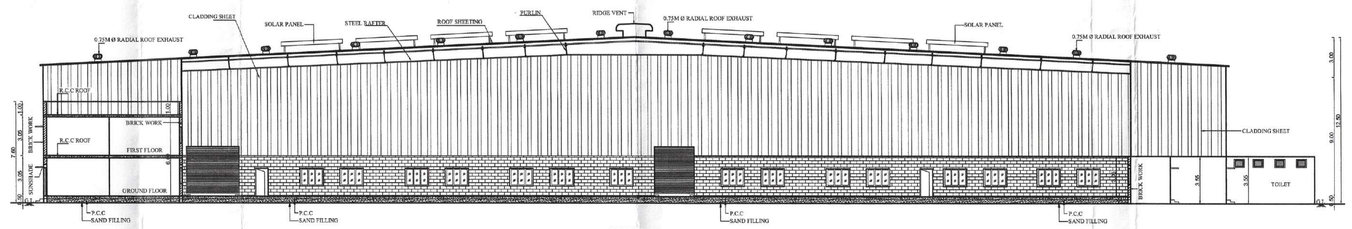
DIGITALLY VERIFIED RECORD

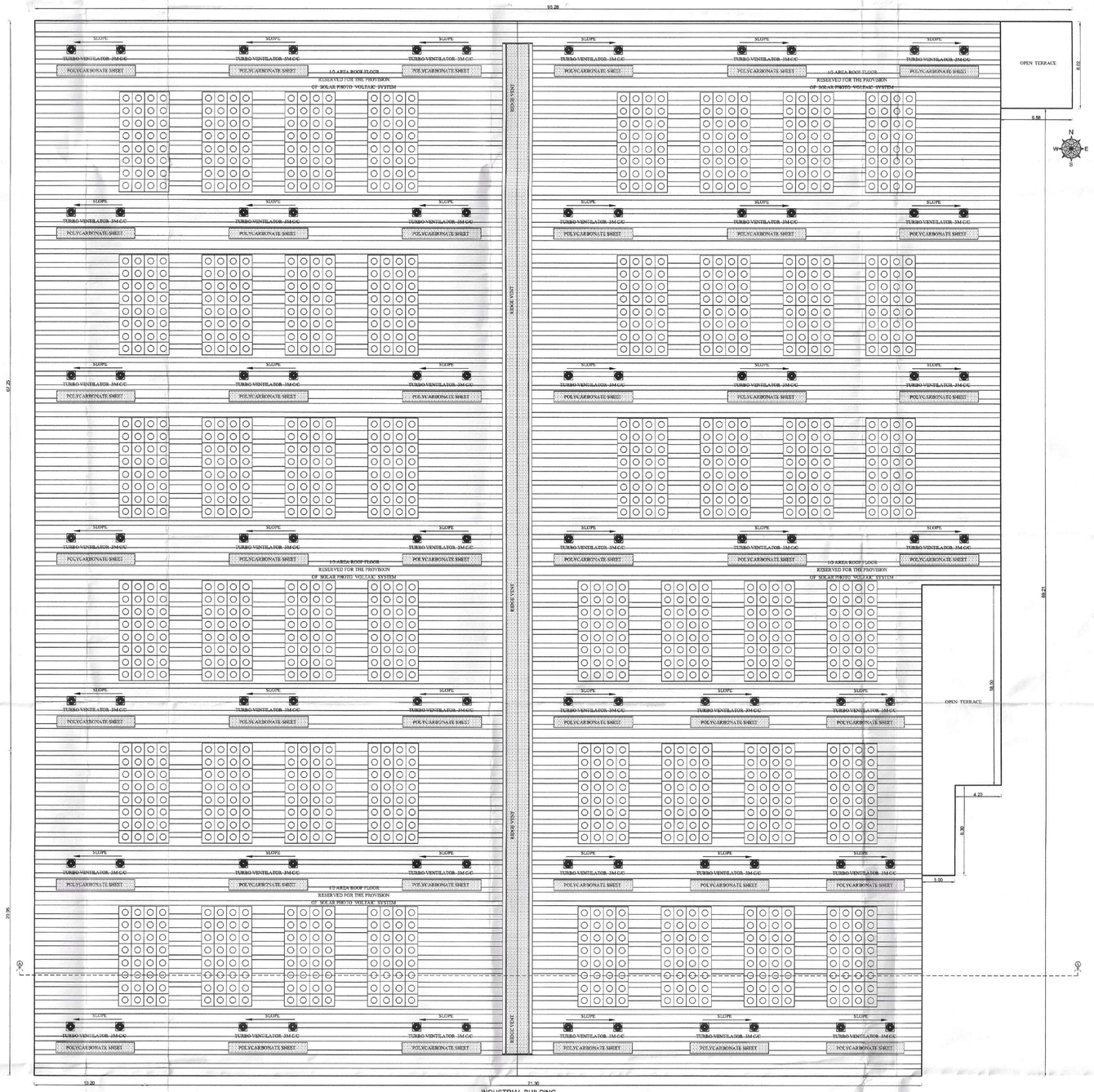


INDUSTRIAL BUILDING
(GROUND FLOOR PLAN)

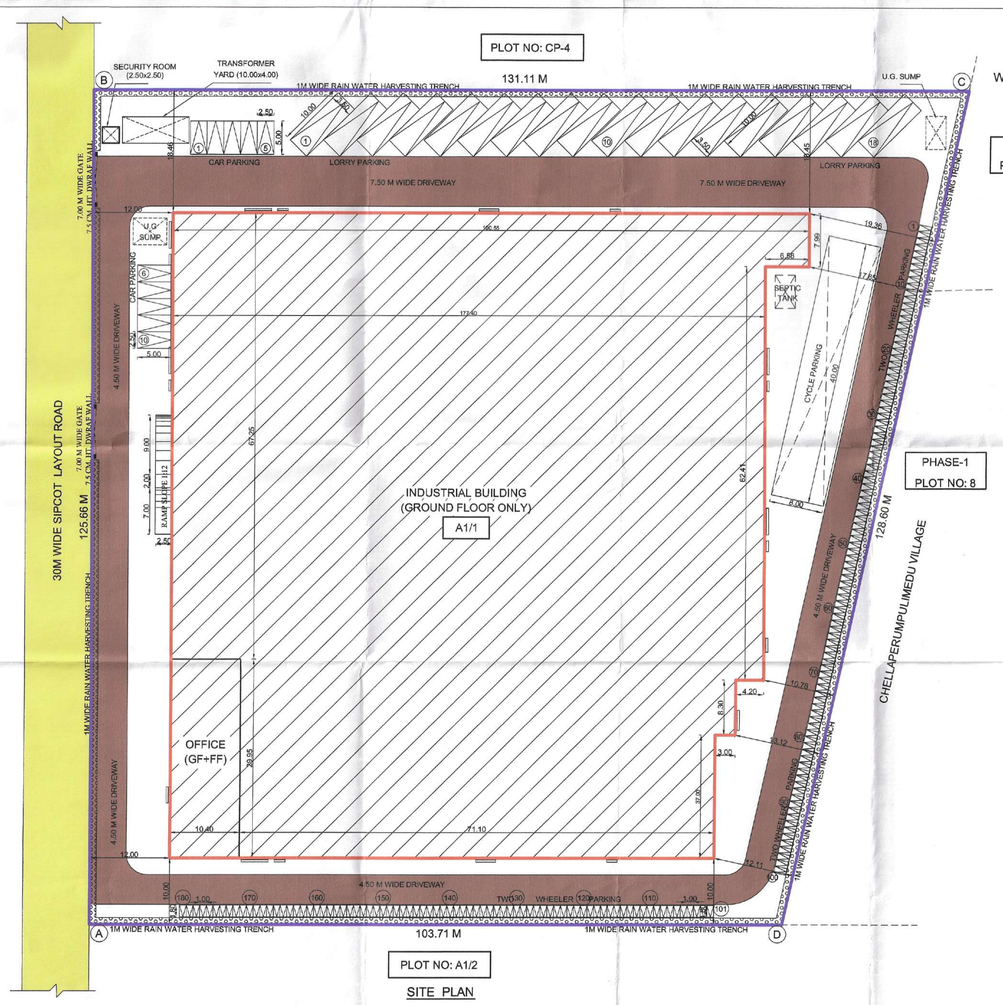
ELEVATION (WEST SIDE)



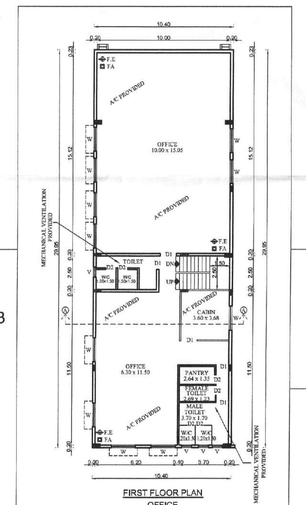
SECTION-AA



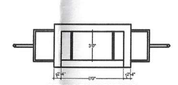
INDUSTRIAL BUILDING
ROOF PLAN



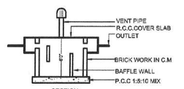
SITE PLAN



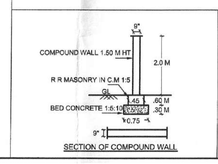
FIRST FLOOR PLAN
OFFICE



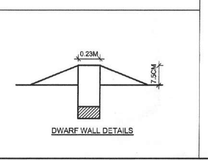
SEPTIC TANK DETAILS



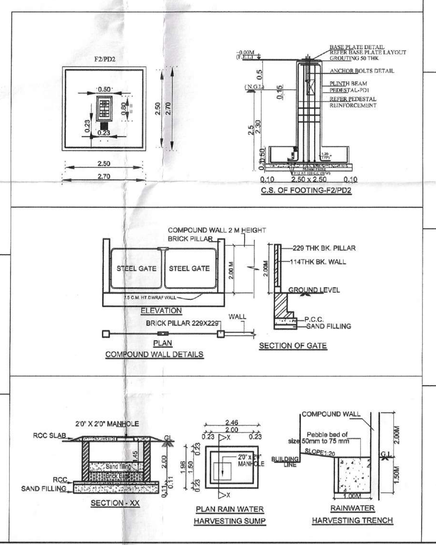
SECTION



SECTION OF COMPOUND WALL



DWARF WALL DETAILS



PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING AT PLOT NO: A1/1, SIPCOT INDUSTRIAL COMPLEX, CHEYYAR, PHASE - II, COMPRISED IN S.NO: 1B PART, 2B PART PERUMBULIMEDU VILLAGE OF VEMBAKKAM TALUK, AND S.NO: 1 PART KUNNAVAKKAM VILLAGE OF CHEYYAR TALUK, THIRUVANNAMALAI DISTRICT.
FOR M/s. LUFTEK ENGINEERING

SIPCOT LAYOUT APPROVED NO.
ம.எ/ந.ஊ.உ.இ (தி.மலை) எண்: 36/2022

AS PER TNCD & BR - 2019
CATEGORY OF INDUSTRY - ORANGE
AS PER ANNEXURE - VII
S.NO.(28) ELECTROPLATING, GALVANIZING

JOINERIES:-

D1	DOOR	2.40 X 2.40
D2	DOOR	2.40 X 2.40
RS1	ROLLING SHUTTER	4.00 X 5.00
W1	WINDOW	1.80 X 1.50
W2	WINDOW	1.80 X 1.50
V2	VENTILATOR	0.60 X 0.75

SPECIFICATION:-

0.47mm JSW Colour GI Sheets with all Flashing,
End Moulding Complete.
2' Wide Clear Poly Carbonate Sheets at Each Bay
in the Side Cladding for Optimal Lighting.
Turbo Ventilators. Hilti Screws to be Used.

Details to be Provided by Vendor:
1. Wind Load Assumed.
2.Thickness of Frames in Detail.

AREA STATEMENT:-

SITE EXTENT 14765.00 Sq.m (3.65 Acres)

SL. NO.	DESCRIPTION	TOTAL F.S.I AREA. SQ.M	NON F.S.I AREA. SQ.M	TOTAL BUILT UP AREA. SQ.M
01.	INDUSTRIAL BUILDING - 1 GROUND FLOOR	8194.26	-	8194.26
02.	OFFICE AREA GROUND FLOOR	311.47	-	311.47
03.	OFFICE AREA FIRST FLOOR	311.47	-	311.47
04.	SECURITY	-	6.25	6.25
	TOTAL AREA	8817.20	6.25	8823.45

F.S.I = 8817.20 / 14765.00 = 0.59

PLOT COVERAGE = 8505.73 / 14765.00 x 100 = 57.60 %

PARKING DETAILS:-

LORRY PARKING REQUIRED - 18 Nos
LORRY PARKING PROVIDED - 18 Nos

CAR PARKING REQUIRED - 9 Nos
CAR PARKING PROVIDED - 10 Nos

TWO WHEELER REQUIRED - 177 Nos
TWO WHEELER PROVIDED - 180 Nos

CYCLE PARKING REQUIRED - 318 Sq.m
CYCLE PARKING PROVIDED - 320 Sq.m

TOTAL H.P : 483 HP

NUMBER OF EMPLOYEES : 100 Nos (MALE: 60, FEMALE: 40)

STALL SIZE:

Vehicle Type	Width (M)	Length (M)
CAR	2.50	5.00
TWO WHEELER	1.00	1.80
LORRY	3.50	10.00

COLOUR INDEX:-

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY
DRIVEWAY

SCALE - 1 : 100

ALL MEASUREMENTS ARE IN METER

NOTE:
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

REFERENCE:
FIRE EXTINGUISHER (F.E)
FIRE ALARM (F.A)

OFFICE USE

ONLINE APPLICATION No: SWP/BPA/0009951/2023
APPROVED No: BP/AD-DTCP (TVM): 32/2023

For LUFTEK ENGINEERING PVT. LTD.
Director / Authorised Signatory
OWNER

ASHOK KUMAR NAGINDAS PATEL M.Sc.,Tech.,Phd Energy
Phd BOTF No. COL/B/GN CTE 2019/07/006
GEO - TECH ENGINEER

Er.K.Karthik, B.Tech(Civil), M.Tech(Structural)
Structural Engineer - Grade I
COOLIGN/ARA/G-1/2019/05/013)
No.1/137, Nagathoorman Nagar, Kottaipattam,
Chennai - 600056 Ph.No:9840473077
STRUCTURAL ENGINEER

Ar.B.Bagam Priyal, M.Arch
Architect - Grade 1 (COLIGN/ARA/G-1/2019/06/011)
No.2, Govindasamy Street, Jothi Nagar,
Chitlapakkam, Chennai - 600 064.
Ph. No : 9486482777
ARCHITECT / LICENSED SURVEYOR

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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Chennai 600 097, India
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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.