PP APPROVAL RECORD

Planning Permission

Vilupuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

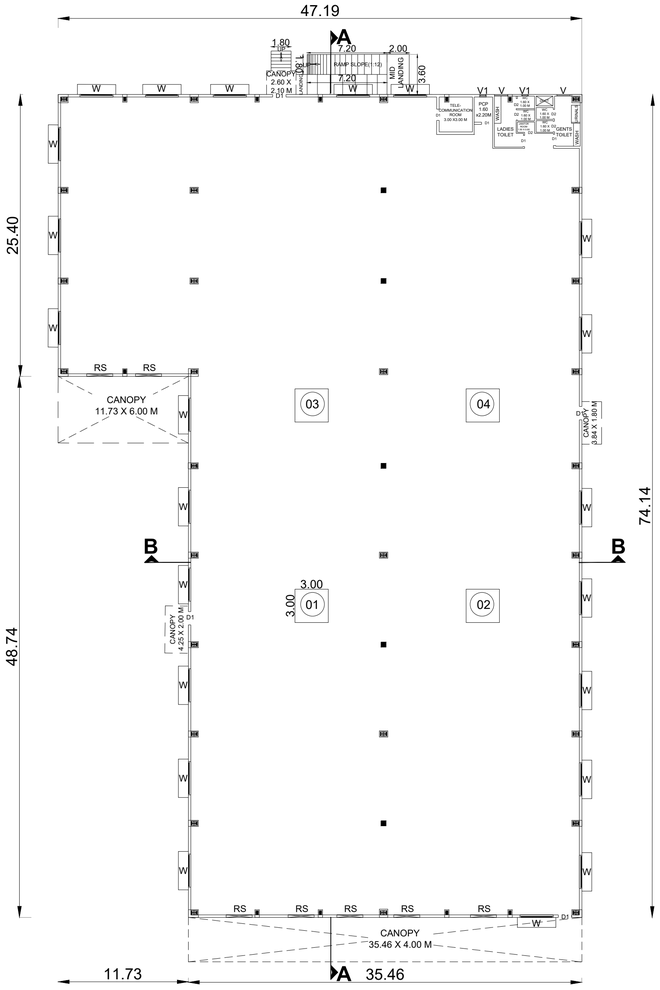
The approval as the planning authority issued it, reproduced in full behind this page.

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

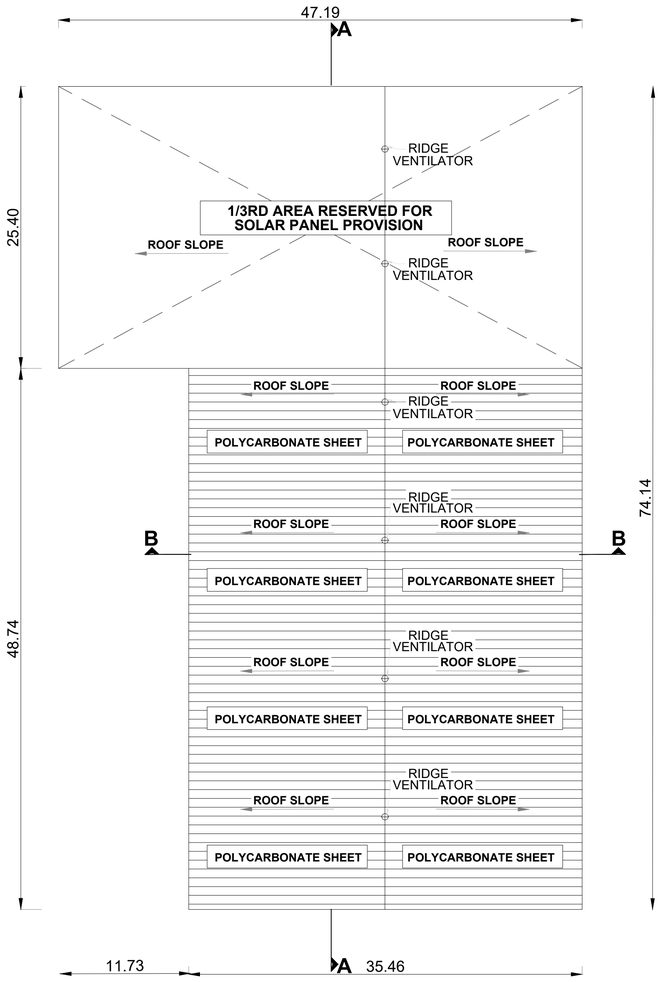
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

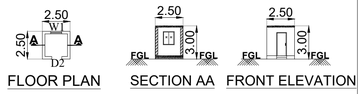
FLOOR PLAN, SECTION & ELEVATION	SHEET 2 OF 2



GROUND FLOOR PLAN

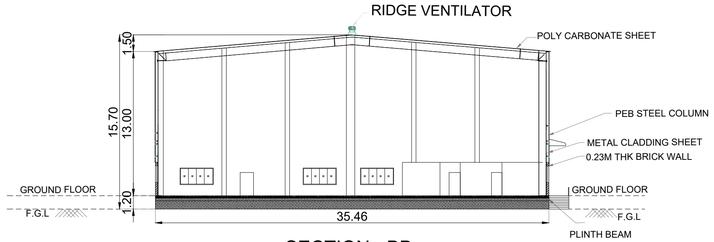


TERRACE FLOOR PLAN

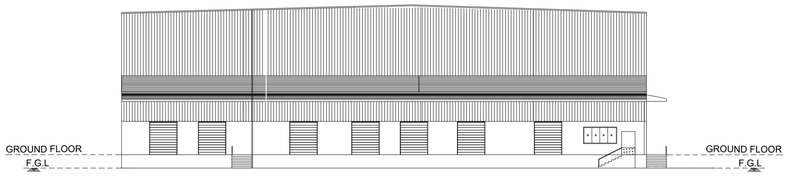


FLOOR PLAN SECTION AA FRONT ELEVATION

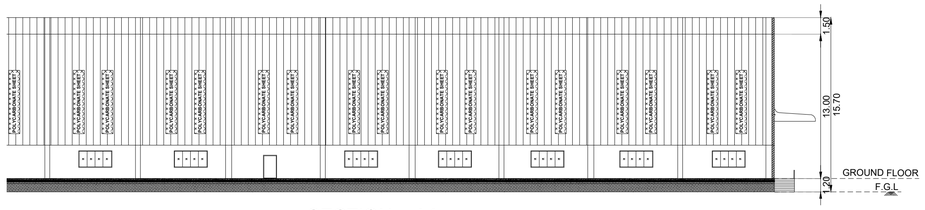
WATCHMAN BOOTH



SECTION - BB



FRONT ELEVATION



SECTION - AA

MACHINERY DETAILS

S.NO	DESCRIPTION	QTY	HP	TOTAL HP
1.	LATHE MACHINE	01	100.00	100.00
2.	GRINDERS	01	100.00	100.00
3.	JOINING & FABRICATIONS	01	50.00	50.00
4.	PRESSING	01	100.00	100.00
5.	FINAL INSPECTION	-	-	-
6.	AIR COMPRESSOR	-	50.00	50.00
7.	LIGHTING LOAD	-	100.00	100.00
	TOTAL HP			500.00

PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING IN S.NO.33/10A2B, IN SITHANANGUR VILLAGE, THIRUVENNAINALLUR TALUK, VILUPPURAM DISTRICT.

AS PER TNCD BR AMENDMENT GOVT ORDER NO. 154 H & UDD DATED: 07.10.2025

CATEGORY OF INDUSTRY - GREEN

MANUFACTURING OF INDUSTRY : S.NO.(66) LIGHT ENGINEERING & FABRICATION UNIT

JOINERY SCHEDULE

TYPE	DETAIL	METER
RS	ROLLING SHUTTER	2.35 X 3.00
D	DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
W	WINDOW	3.00 X 1.50
W1	WINDOW	1.00 X 1.20
V	VENTILATOR	1.20 X 0.60
V1	VENTILATOR	0.60 X 0.60

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

NOTE: ALL DIMENSIONS ARE IN 'METRE'

SCALE - 1:200

SPECIFICATION

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:4 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
CONCRETE	:	1:2:4 FOR SLABS & LINTELS
WINDOWS	:	ALL ALUMINUM GLAZED WINDOWS
WEATHERING COURSE	:	ONE LAYER OF COUNTRY TILES OVER BRICK JELLY LIME MORTAR

For POORVIKA MOBILES PRIVATE LIMITED

Authorised Signatory

OWNERS SIGNATURE

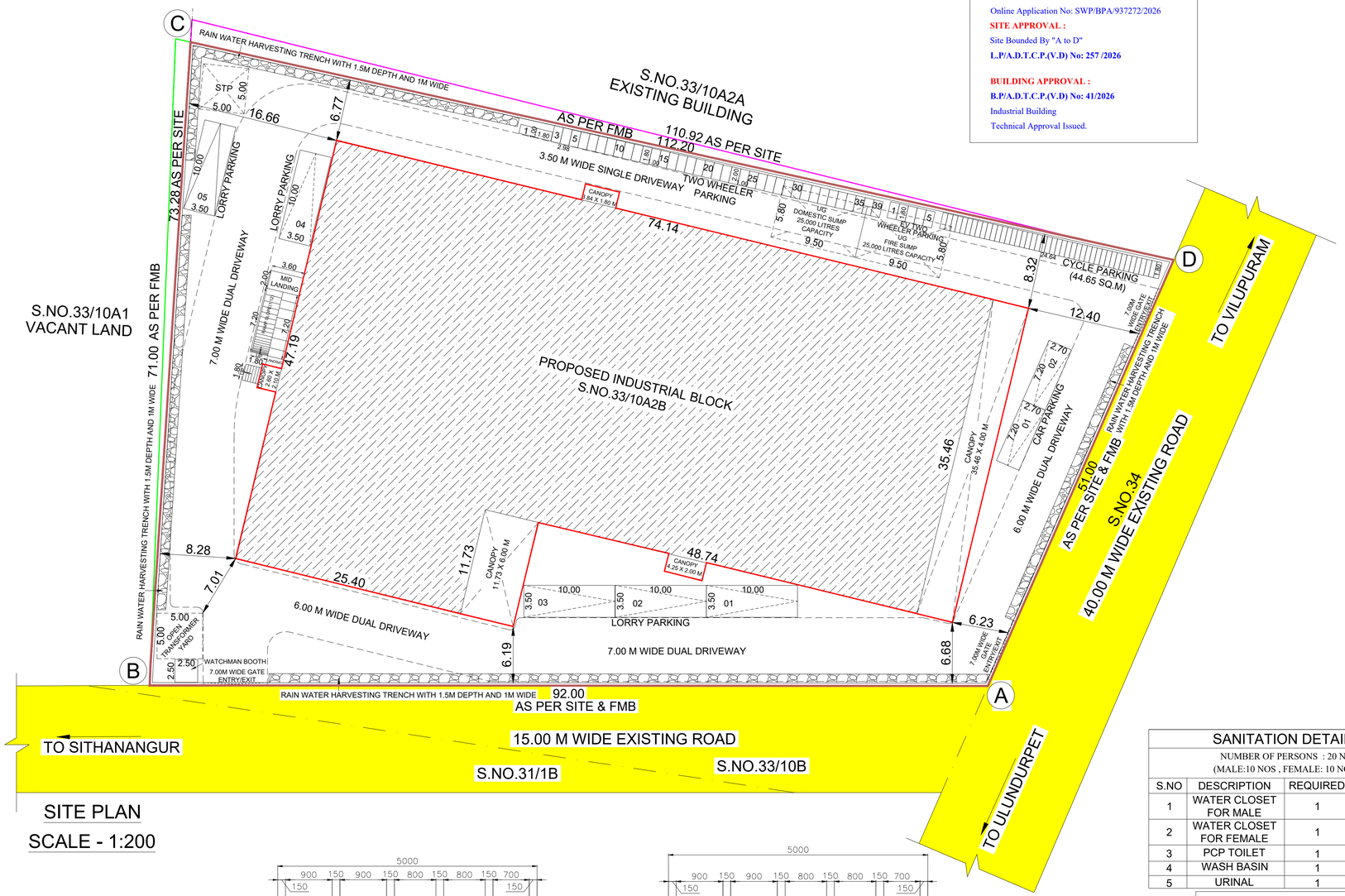
C. MUTHU KUMAR, M.E. Structural
SE Grade-I CMDA (Reg. No: SE/GR-I/2023/07/375)
3D, Thirumala Flats, AIBEA Nagar,
3rd Main Road, Thiruvanmiyur, Chennai - 600 041.
Ph: 9500055481

STRUICTURAL ENGINEER SIGNATURE

T. Gnanavel, B.Arch.,
Registered Architect,
Council of Architecture,
No : CA/2001/27079

ARCHITECT/REGISTERED ENGINEER SIGNATURE

SITE PLAN | SHEET 1 OF 2



SITE PLAN

SCALE - 1:200

District Town And Country Planning Office, Villupuram District

Online Application No: SWP/BPA/937272/2026

SITE APPROVAL :

Site Bounded By "A to D"

L.P/A.D.T.C.P.(V.D) No: 257 /2026

BUILDING APPROVAL :

B.P/A.D.T.C.P.(V.D) No: 41/2026

Industrial Building

Technical Approval Issued.

N

W E

S

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING IN S.NO.33/10A2B, IN SITHANANGUR VILLAGE, THIRUVENNAINALLUR TALUK, VILUPPURAM DISTRICT.

AS PER TNCD BR AMENDMENT GOVT ORDER NO. 154 H & UDD DATED: 07.10.2025

CATEGORY OF INDUSTRY - GREEN

MANUFACTURING OF INDUSTRY : S.NO.(66) LIGHT ENGINEERING & FABRICATION UNIT

AREA STATEMENT DETAILS	
AREA DETAILS	SQ.M
LAND AREA AS PER PATTA	6037.00
LAND AREA AS PER DOCUMENT	6037.00
SUPER IMPOSED AREA	6014.52

BUILDING AREA DETAILS

S.NO	DESCRIPTION	TOTAL FSI AREA IN SQ.M	TOTAL NON-FSI AREA IN SQ.M	TOTAL BUILT-UP AREA SQ.M
1.	GROUND FLOOR - FACTORY SHED WITH CANOPY	3160.03	-	3160.03
2.	WATCHMAN BOOTH	6.25	-	6.25
TOTAL AREA		3166.28	-	3166.28

FSI = 3166.28/6014.52= 0.526

PARKING DETAIL

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	5 NOS	5 NOS
TWO WHEELER PARKING	43 NOS	5 EV + 39 = 44 NOS
CAR PARKING	0 NOS	2 NOS
CYCLE PARKING	43.00 SQ.M	44.35 SQ.M

PARKING DIMENSIONS :

LORRY WITH DIMENSION 3.50 x 10.00M

TWO WHEELER WITH DIMENSION 1.00 x 1.80M

CAR PARKING WITH DIMENSION 2.70 x 7.20M

COLOUR INDEX :

PROPOSED BUILDING

SUPER IMPOSED BOUNDARY

BOUNDARY AS PER FMB

BOUNDARY AS PER SITE

EXISTING ROAD

PARKING CALCULATION

FACTORY AREA

TOTAL FACTORY AREA : 3166.28 SQ.M

1 LORRY PARKING SPACE FOR EVERY 750 SQ.M

LORRY PARKING REQUIRED : 5 NOS

1 TWO WHEELER & CYCLE SPACE FOR EVERY 75 SQ.M

TWO WHEELER & CYCLE REQUIRED : 43 NOS

HORSE POWER DETAILS : 500 HP

NUMBER OF WORKERS : 20 NOS

WATER REQUIREMENT : 2500 LITRES PER DAY

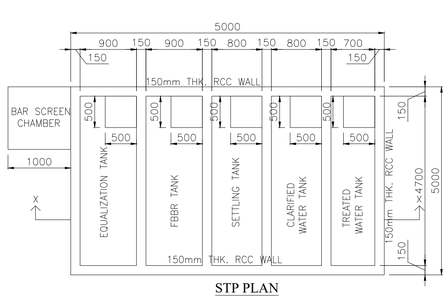
ALL THE DIMENSIONS ARE IN 'METRE'

SCALE - 1:200

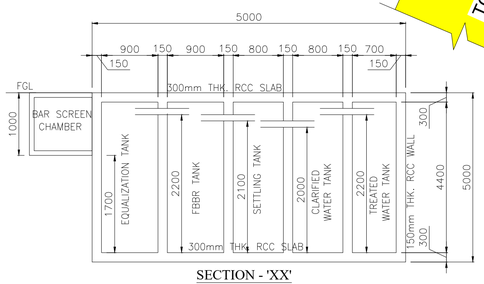
SANITATION DETAILS

NUMBER OF PERSONS : 20 NOS
(MALE:10 NOS , FEMALE: 10 NOS)

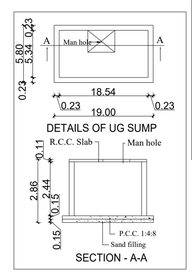
S.NO	DESCRIPTION	REQUIRED	PROVIDED
1	WATER CLOSET FOR MALE	1	2
2	WATER CLOSET FOR FEMALE	1	2
3	PCP TOILET	1	1
4	WASH BASIN	1	4
5	URINAL	1	2

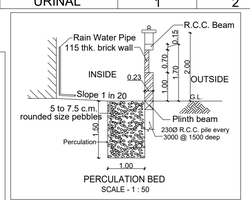


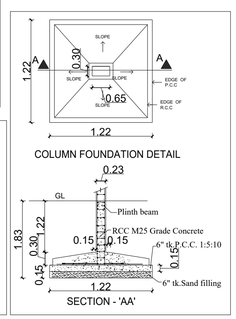
STP PLAN

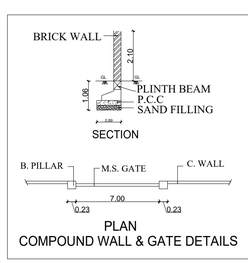


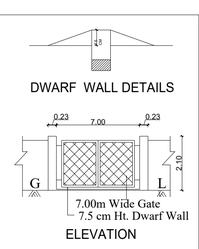
SECTION - 'XX'

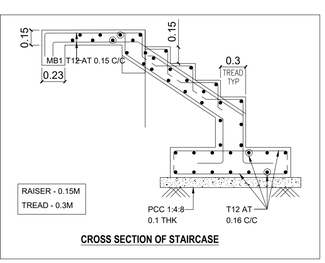


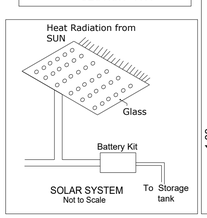












For POORVIKA MOBILES PRIVATE LIMITED

Authorised Signatory

OWNERS SIGNATURE

C. MUTHU KUMAR, M.E. Structural
SE Grade-I CMDA (Reg. No: SE/GR-I/2023/07/375)
3D, Thirumala Flats, AIBEA Nagar,
3rd Main Road, Thiruvanmiyur, Chennai - 600 041.
Ph: 9500055481

STRUCTURAL ENGINEER SIGNATURE

T. Ghanavel, B.Arch.,
Registered Architect,
Council of Architecture,
No : CA/2001/27079

ARCHITECT/REGISTERED ENGINEER SIGNATURE

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.