Verified RealEstate™

REFERENCE
001-2026-2027

ISSUED
16 April 2026

PP APPROVAL RECORD

Planning Permission

Survey 11/4 and 21 more

Kunnapattu

Chengalpattu 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™

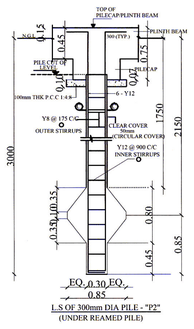
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

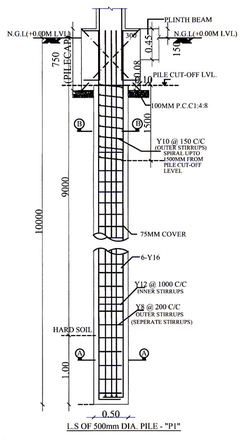
+91 9996 12 9996

verified.realestate

DIGITALLY VERIFIED RECORD



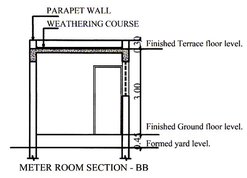
L.S OF 300mm DIA PILE - "P2"
(UNDER REAMED PILE)



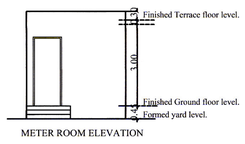
L.S OF 500mm DIA PILE - "P1"

(SCALE: 1:100)

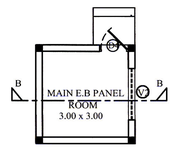




METER ROOM SECTION - BB



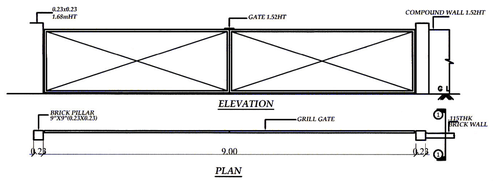
METER ROOM ELEVATION



METER ROOM PLAN



Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

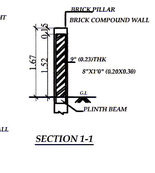


ELEVATION

PLAN

COMPOUND WALL & GATE DETAIL

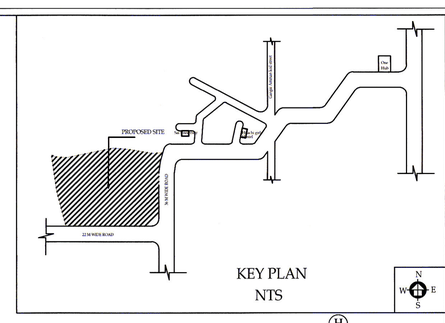
(SCALE: 1:50)

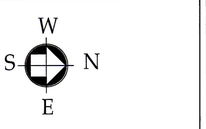


SECTION 1-1



NOT TO SCALE





SHEET 1 / 2

Project Title:-

PROPOSED CONSTRUCTION FOR LITHIUM BATTERY MANUFACTURING OFFICE HAVING GROUND + 3 FLOORS AT PLOT Nos: 1 AND 2 VIDE LAYOUT NO. 76/2021 IN SURVEY NOS 11/4, 11/3C, 11/3D, 11/2(part), 13/1 (part), 13/2 (part), 13/3 (part), 13/4 (part), 13/5(part), 12/1, 12/2, 12/3, 12/4 (part), 11/3E, 11/1B (part), 11/3A, 11/3B, 9/2M (Part), 9/3 (part), 9/4B (Part) & 9/4C (Part) PANCHANTHURTHI & KUNNAPATTU VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SPECIFICATION:-

FOUNDATIONS	:	PILE FOUNDATION. COLUMN OVER THE PILE CAP. DEPTH 10.5 mtr BELOW THE GROUND LEVEL.
BLOCK WORK	:	BLOCK WORK IN CM 1:6
PLASTERING	:	RCC MEMBER WITH CM 1:3 ALL WALLS ARE IN CM 1:4
ROOF SLAB	:	R.C.C ROOF SLAB 1:2:4 MIX TOP FINISHED WITH WEATHERING COURSE USING FLAT TILES
FLOORING	:	FLOORING WITH CM 1:4:8 AND FINISHED WITH MOSAIC TILES.
WOOD WORK	:	ALL DOORS,WINDOWS AND VENTILATORS ARE OF FINE TEAK WOOD

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	METRIC
D1	DOOR	2.00 x 2.40
D4	DOOR	1.00 x 2.40
D5	DOOR	0.75 x 2.40
W	WINDOW	3.00 x 1.50
W2	WINDOW	1.80 x 1.50
W4	WINDOW	0.90 x 1.50
V	VENTILATOR	0.60 x 1.20
V2	VENTILATOR	1.80 x 1.20

AREA DETAILS

PLOT AREA AS PER PATTA	19700 Sq.m.
PLOT AREA AS PER DOCUMENT	20981.79 Sq.m.
PLOT AREA AS PER SITE	20621.41 sq.m

S. NO	BUILDING NAME	FSI AREA in sq.m	NON FSI AREA in sq.m	TOTAL BUILT UP AREA in sq.m
1.	GROUND FLOOR	265.91	2.71	268.62
2.	FIRST FLOOR	265.91	2.71	268.62
3.	SECOND FLOOR	265.91	2.71	268.62
4.	THIRD FLOOR	265.91	2.71	268.62
5.	TERRACE FLOOR	- -	38.37	38.37
6.	METER ROOM	11.97		11.97
	TOTAL AREA	1,075.61	49.21	1,124.82

CAR PARKING DETAILS:-

CAR PARKING PROVIDED	- 16 nos
PCP CAR PARKING PROVIDED	- 02 nos
TWO WHEELER PARKING PROVIDED	- 32 nos

FSI $\frac{1075.61}{20621.41} = 0.052$

SCALE : 1:200

COLOUR INDEX:-

PROPOSED | ROAD

BOUNDARY | SEWER LINE

OWNER:-

J R Jabarathi

OMAX ION PRIVATE LTD CHENNAI

STRUCTURAL ENGINEER:-

K.RAJKUMAR B.E., M.Tech
Genuine Consultants
Structural Engineer Grade - I - DTCP
CGLRGN/SE/GR - I /2019/09/039
Pallikaranai Chennai - 100.
Cell : 9843977835
info@genuinestructures.cc

K. Rajkumar

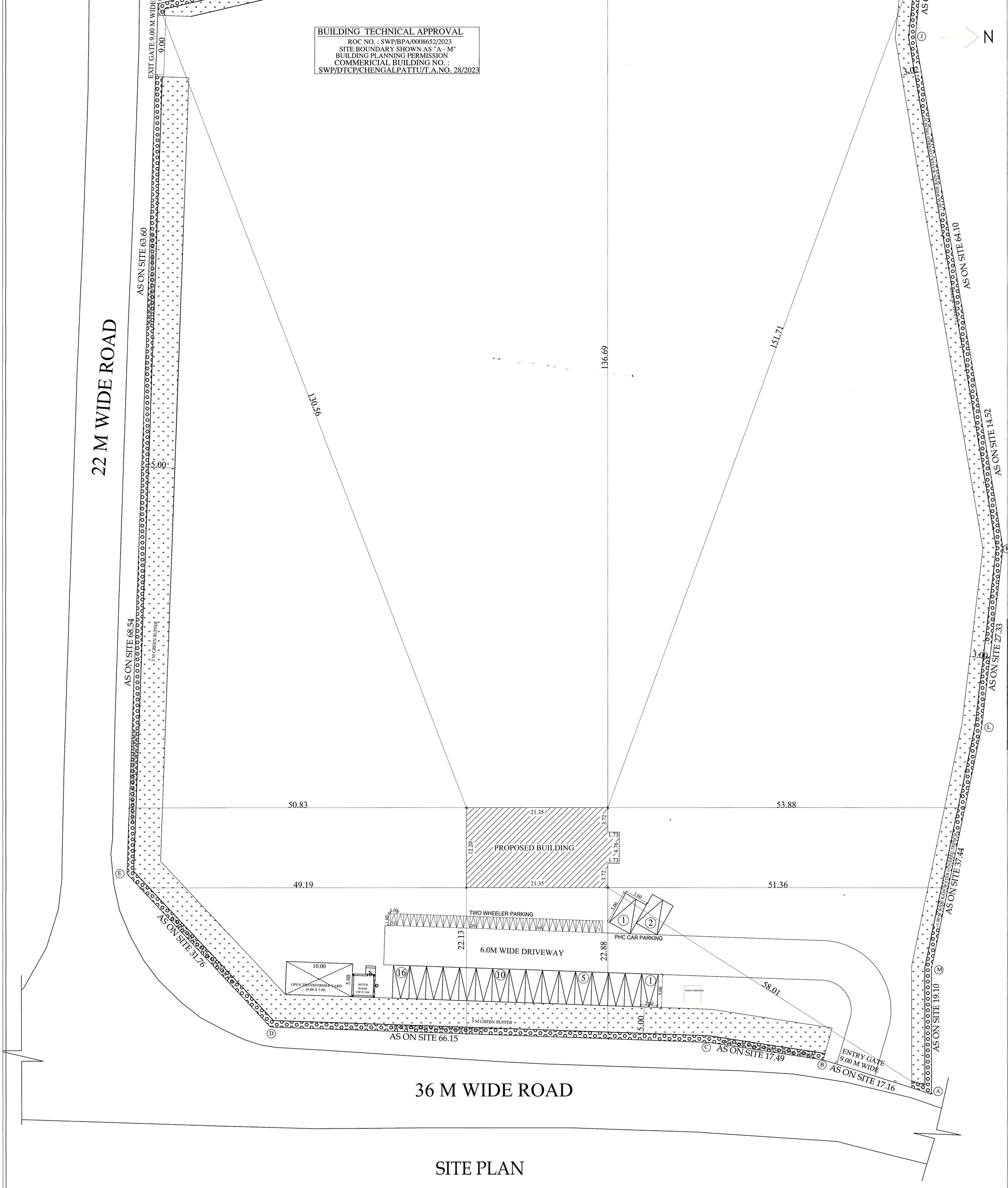
Vybogam
Design Consortium Pvt. Ltd.,

MYTHILLI. J. BABOU
Regd. Architect
CA/1984/08366
DTCP Reg.No:CGLRGN/RA/Gr-I/2019/09/037
3/1, Judge Jumbulingam Street,
Mylapore, Chennai - 600 004.

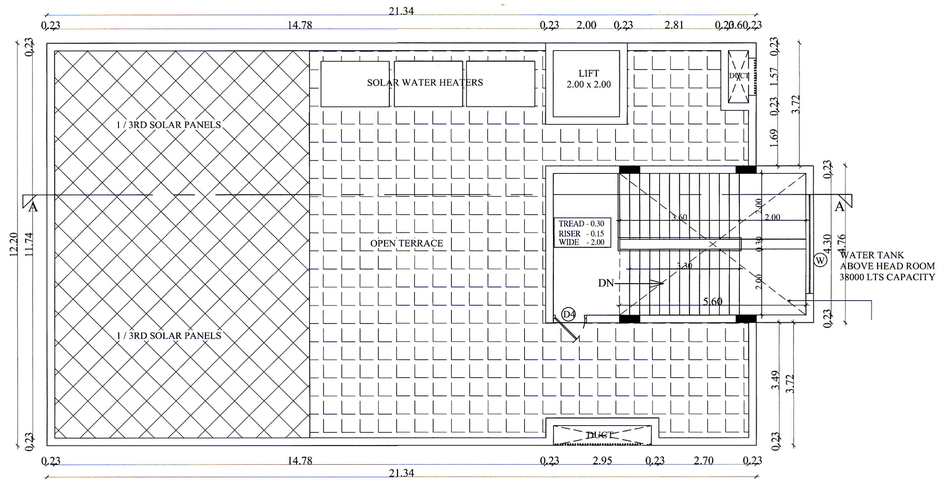
Mythilli. J. Babou

CA NO : CA/1984/08366
New No:3 (Old No:1), Judge Jambulingam Street,
Mylapore, Chennai - 600004.
Phone : 28472097, 28472098.
E.Mail : vybogam@gmail.com

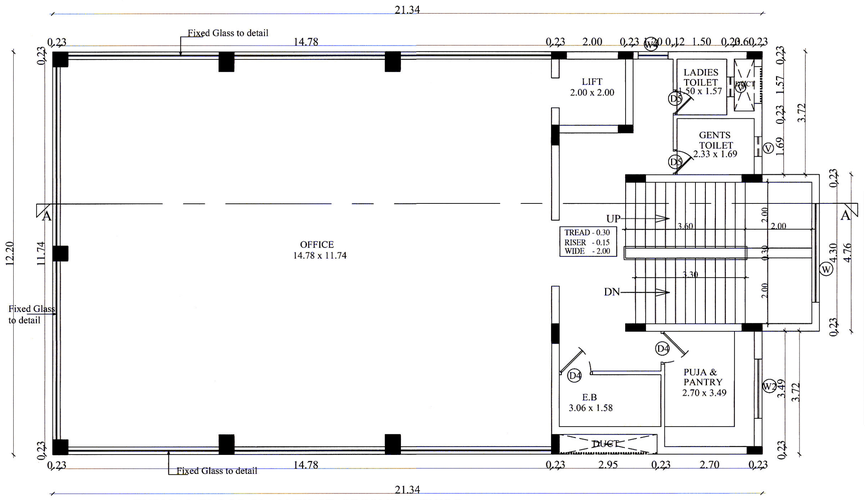
BUILDING TECHNICAL APPROVAL
ROC NO. : SWP/BPA/0008652/2023
SITE BOUNDARY SHOWN AS "A - M"
BUILDING PLANNING PERMISSION
COMMERICIAL BUILDING NO. :
SWP/DTCP/CHENGALPATTU/T.A.NO. 28/2023



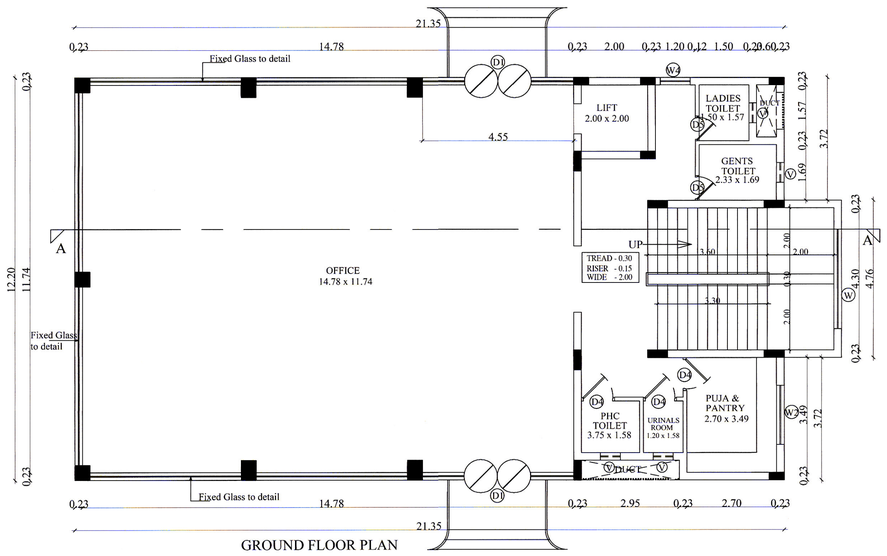
SITE PLAN



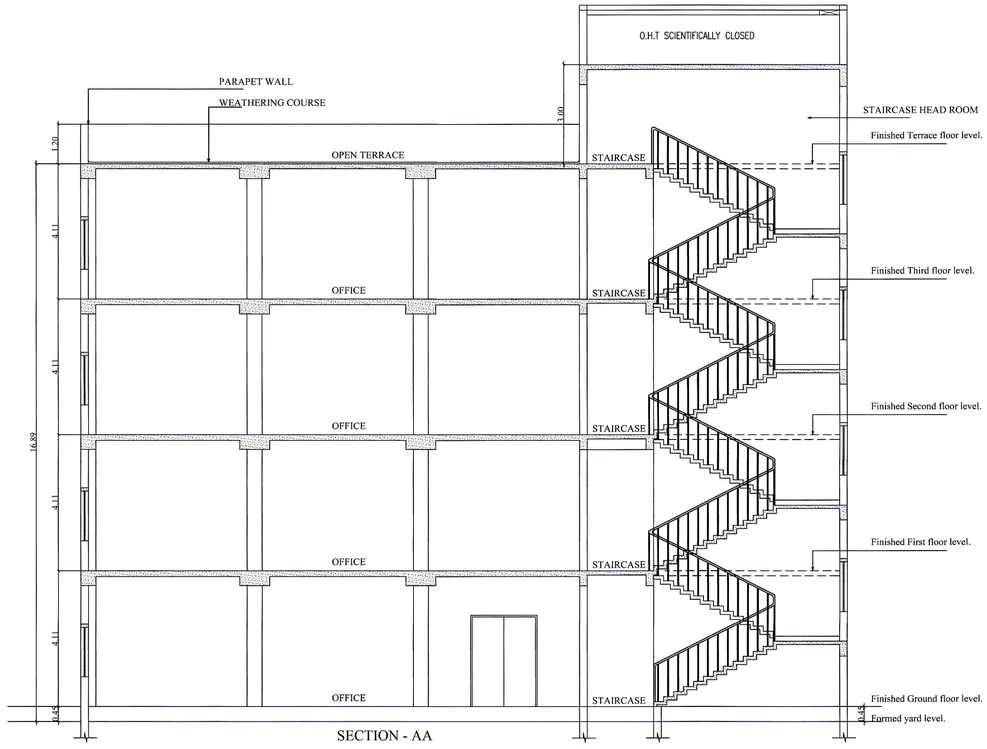
TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN(FIRST, SECOND & THIRD)



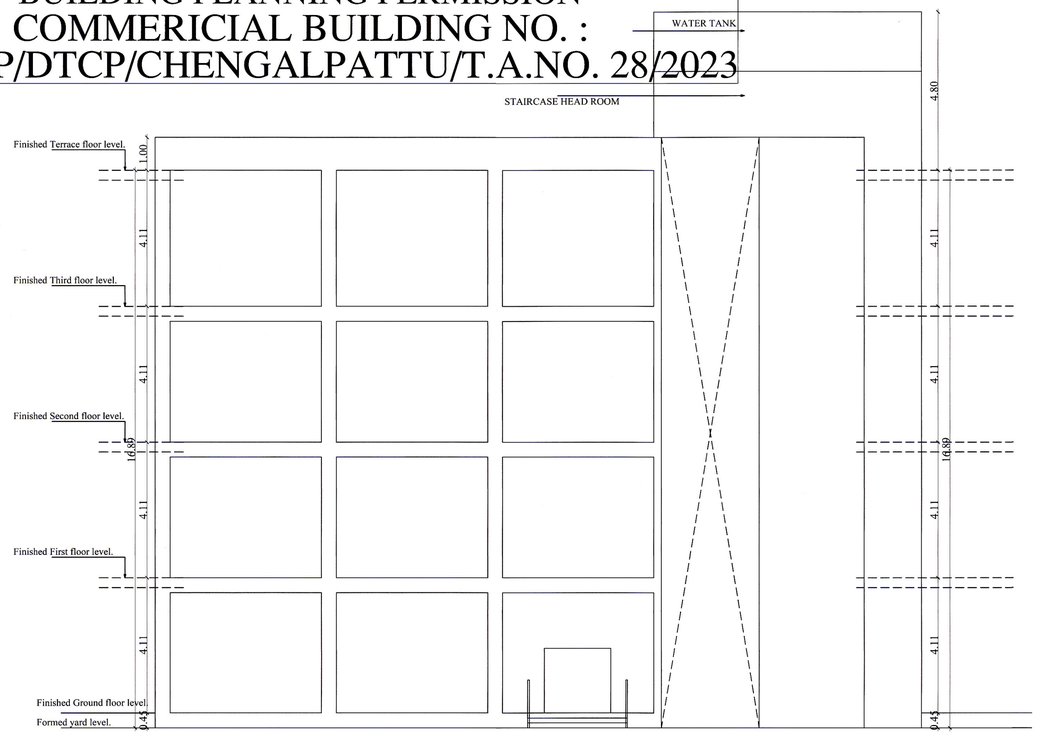
GROUND FLOOR PLAN



SECTION - AA

BUILDING TECHNICAL APPROVAL

ROC NO. : SWP/BPA/0008652/2023
SITE BOUNDARY SHOWN AS "A - M"
BUILDING PLANNING PERMISSION
COMMERICIAL BUILDING NO. :
SWP/DTCP/CHENGALPATTU/T.A.NO. 28/2023



FRONT ELEVATION

W
S N
E

SHEET 2 / 2

Project Title:-

PROPOSED CONSTRUCTION FOR LITHIUM BATTERY MANUFACTURING OFFICE HAVING GROUND + 3 FLOORS AT PLOT Nos 1 AND 2 VIDE LAYOUT NO. 76/2021 IN SURVEY NOS 11/4, 11/3C, 11/3D, 11/2(part), 13/1 (part), 13/2 (part), 13/3 (part), 13/4 (part), 13/5(part), 12/1, 12/2, 12/3, 12/4 (part), 11/3E, 11/1B (part), 11/3A, 11/3B, 9/2M (Part), 9/3 (part), 9/4B (Part) & 9/4C (Part) PANCHANTHURTHI & KUNNAPATTU VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SPECIFICATION:-

FOUNDATIONS	:	PILE FOUNDATION. COLUMN OVER THE PILE CAP. DEPTH 10.5 mtr BELOW THE GROUND LEVEL.
BLOCK WORK	:	BLOCK WORK IN CM 1:6
PLASTERING	:	RCC MEMBER WITH CM 1:3 ALL WALLS ARE IN CM 1:4
ROOF SLAB	:	R.C.C ROOF SLAB 1:2:4 MIX TOP FINISHED WITH WEATHERING COURSE USING FLAT TILES
FLOORING	:	FLOORING WITH CM 1:4:8 AND FINISHED WITH MOSAIC TILES.
WOOD WORK	:	ALL DOORS,WINDOWS AND VENTILATORS ARE OF FINE TEAK WOOD

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	METRIC
D1	DOOR	2.00 x 2.40
D4	DOOR	1.00 x 2.40
D5	DOOR	0.75 x 2.40
W	WINDOW	3.00 x 1.50
W2	WINDOW	1.80 x 1.50
W4	WINDOW	0.90 x 1.50
V	VENTILATOR	0.60 x 1.20
V2	VENTILATOR	1.80 x 1.20

S. NO	BUILDING NAME	FSI AREA in sq.m	NON FSI AREA in sq.m	TOTAL BUILT UP AREA in sq.m
1.	GROUND FLOOR	265.91	2.71	268.62
2.	FIRST FLOOR	265.91	2.71	268.62
3.	SECOND FLOOR	265.91	2.71	268.62
4.	THIRD FLOOR	265.91	2.71	268.62
5.	TERRACE FLOOR	..	38.37	38.37
6.	METER ROOM	11.97		11.97
	TOTAL AREA	1,075.61	49.21	1,124.82

SCALE : 1:100

COLOUR INDEX:-

PROPOSED ROAD

BOUNDARY SEWER LINE

OWNER:-

QMAX TION PRIVATE LTD CHENNAI

K.R.RAJKUMAR, B.E., M.Tech
Genuine Consultants
Structural Engineer Grade - I - DTCP
CGLRGN/SE/GR - I /2019/09/039
Pallikaranai, Chennai - 100.
Cell : 9843977835
info@geniuestructures.com

STRUCTURAL ENGINEER:-

Vybogam
Design Consortium Pvt. Ltd.,

VITHILI. J. BABOU
Regd. Architect
CA/1984/08366
DTCP Reg.No:CGLRGN/RA/G-I/2019/09/037
3/1, Judge Jumbulingam Street,
Mylapore, Chennai - 600 004.

CA NO : CA/1984/08366
New No:3 (Old No:1), Judge Jambulingam Street,
Mylapore, Chennai - 600004.
Phone : 28472097, 28472098.
E.Mail : vybogam@gmail.com

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.