PP APPROVAL RECORD

Planning Permission

Survey 54

Pachayankuppam

Cuddalore 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

BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ The Special Officer of Pachayankuppam Village Panchayats 222387 LGD Code - Cuddalore Block Panchayat, Cuddalore District

Present: Mr./Mrs : PANDIYAN S

Roc No: 01/2026 **Date:** 13/01/2026

Sub:

Building License –Pachayankuppam Village Panchayat , 222387 LGD Code, to grant permission to construct Industrial building at SIPCOT INDUSTRIAL COMPLEX , Pachayankuppam , Cuddalore , Cuddalore. Building Survey No : 54 subdivision: -,56 subdivision: PART,62 subdivision: - Plot No : A-3/1,A-31C,A-3/2,A-3/3,A-4/1,A-4/2,A-4/3,A-4/4,A-4/5-Orders issued – reg.

Ref:

Application from Mr./Mrs.:TAGROS CHEMICALS INDIA PVT LTD S/o, H/o.T , SWP/BPA/185639/2025 Survey No: 54 subdivision: -,56 subdivision: PART,62 subdivision: - in Pachayankuppam Village Panchayat , Plot No:A-3/1,A-31C,A-3/2,A-3/3,A-4/1,A-4/2,A-4/3,A-4/4,A-4/5 Dt: 24/04/2024 B.A.No. (03/2025-26)

Your application regarding building approval for Industrial Building and subject to the following conditions, permission to construct the building is granted in SIPCOT INDUSTRIAL COMPLEX of Pachayankuppam Village Cuddalore District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	Nill	Floor 0	Nill	Industrial	Others	1549.26	143.93
Block 10	Nill	Floor 0	Nill	Industrial	Others	9119.90	847.27
Block 10	Nill	Floor 3	Nill	Industrial	Others	9119.90	847.27
Block 10	Nill	Floor 2	Nill	Industrial	Others	9119.90	847.27
Block 10	Nill	Floor 1	Nill	Industrial	Others	9119.90	847.27

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 11	Nill	Floor 0	Nill	Industrial	Others	4133.37	384.00
Block 12	Nill	Floor 1	Nill	Industrial	Others	5841.94	542.73
Block 12	Nill	Floor 0	Nill	Industrial	Others	5841.94	542.73
Block 12	Nill	Floor 2	Nill	Industrial	Others	5841.94	542.73
Block 12	Nill	Floor 3	Nill	Industrial	Others	5841.94	542.73
Block 13	Nill	Floor 0	Nill	Industrial	Others	1307.82	121.50
Block 13	Nill	Floor 1	Nill	Industrial	Others	1307.82	121.50
Block 14	Nill	Floor 0	Nill	Industrial	Others	1927.07	179.03
Block 15	Nill	Floor 0	Nill	Industrial	Others	298.59	27.74
Block 16	Nill	Floor 0	Nill	Industrial	Others	701.27	65.15
Block 17	Nill	Floor 0	Nill	Industrial	Others	1052.18	97.75
Block 18	Nill	Floor 0	Nill	Industrial	Others	10970.66	1019.21
Block 18	Nill	Floor 1	Nill	Industrial	Others	10970.66	1019.21
Block 18	Nill	Floor 2	Nill	Industrial	Others	10970.66	1019.21
Block 19	Nill	Floor 0	Nill	Industrial	Others	1448.29	134.55
Block 2	Nill	Floor 0	Nill	Industrial	Others	3085.39	286.64
Block 2	Nill	Floor 1	Nill	Industrial	Others	2819.30	261.92
Block 20	Nill	Floor 2	Nill	Industrial	Others	606.98	56.39
Block 20	Nill	Floor 3	Nill	Industrial	Others	606.98	56.39
Block 20	Nill	Floor 0	Nill	Industrial	Others	606.98	56.39
Block 20	Nill	Floor 1	Nill	Industrial	Others	606.98	56.39

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 21	Nill	Floor 0	Nill	Industrial	Others	1737.30	161.40
Block 22	Nill	Floor 3	Nill	Industrial	Others	332.50	30.89
Block 22	Nill	Floor 0	Nill	Industrial	Others	4149.09	385.46
Block 22	Nill	Floor 1	Nill	Industrial	Others	332.50	30.89
Block 22	Nill	Floor 2	Nill	Industrial	Others	332.50	30.89
Block 23	Nill	Floor 1	Nill	Industrial	Others	4751.55	441.43
Block 23	Nill	Floor 0	Nill	Industrial	Others	18650.24	1732.66
Block 23	Nill	Floor 3	Nill	Industrial	Others	4751.55	441.43
Block 23	Nill	Floor 2	Nill	Industrial	Others	4751.55	441.43
Block 24	Nill	Floor 1	Nill	Industrial	Others	1668.85	155.04
Block 24	Nill	Floor 2	Nill	Industrial	Others	1668.85	155.04
Block 24	Nill	Floor 3	Nill	Industrial	Others	1668.85	155.04
Block 24	Nill	Floor 0	Nill	Industrial	Others	5930.21	550.93
Block 25	Nill	Floor 1	Nill	Industrial	Others	2152.80	200.00
Block 25	Nill	Floor 0	Nill	Industrial	Others	2152.80	200.00
Block 25	Nill	Floor 2	Nill	Industrial	Others	2152.80	200.00
Block 26	Nill	Floor 1	Nill	Industrial	Others	1220.85	113.42
Block 26	Nill	Floor 0	Nill	Industrial	Others	1220.85	113.42
Block 27	Nill	Floor 1	Nill	Industrial	Others	1708.35	158.71
Block 27	Nill	Floor 0	Nill	Industrial	Others	6007.28	558.09
Block 28	Nill	Floor 1	Nill	Industrial	Others	1865.93	173.35

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 28	Nill	Floor 0	Nill	Industrial	Others	3531.34	328.07
Block 29	Nill	Floor 0	Nill	Industrial	Others	2271.74	211.05
Block 3	Nill	Floor 0	Nill	Industrial	Others	3187.54	296.13
Block 3	Nill	Floor 1	Nill	Industrial	Others	2758.92	256.31
Block 30	Nill	Floor 0	Nill	Industrial	Others	1848.39	171.72
Block 30	Nill	Floor 0	Nill	Industrial	Others	518.39	48.16
Block 30	Nill	Floor 1	Nill	Industrial	Others	518.39	48.16
Block 31	Nill	Floor 0	Nill	Industrial	Others	1418.69	131.80
Block 32	Nill	Floor 1	Nill	Industrial	Others	1418.69	131.80
Block 32	Nill	Floor 0	Nill	Industrial	Others	1418.69	131.80
Block 33	Nill	Floor 0	Nill	Industrial	Others	20756.22	1928.32
Block 33	Nill	Floor 1	Nill	Industrial	Others	3989.03	370.59
Block 33	Nill	Floor 2	Nill	Industrial	Others	3209.82	298.20
Block 34	Nill	Floor 0	Nill	Industrial	Others	6470.13	601.09
Block 35	Nill	Floor 0	Nill	Industrial	Others	459.19	42.66
Block 36	Nill	Floor 0	Nill	Industrial	Others	58.77	5.46
Block 37	Nill	Floor 0	Nill	Industrial	Others	230.88	21.45
Block 38	Nill	Floor 0	Nill	Industrial	Others	1937.52	180.00
Block 39	Nill	Floor 0	Nill	Industrial	Others	7997.75	743.01
Block 4	Nill	Floor 1	Nill	Industrial	Others	398.26	37.00
Block 4	Nill	Floor 0	Nill	Industrial	Others	399.23	37.09

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 40	Nill	Floor 0	Nill	Industrial	Others	7680.14	713.51
Block 41	Nill	Floor 0	Nill	Industrial	Others	18236.36	1694.21
Block 42	Nill	Floor 0	Nill	Industrial	Others	4158.77	386.36
Block 43	Nill	Floor 0	Nill	Industrial	Others	54.03	5.02
Block 44	Nill	Floor 0	Nill	Industrial	Others	871.88	81.00
Block 45	Nill	Floor 0	Nill	Industrial	Others	230.99	21.46
Block 46	Nill	Floor 0	Nill	Industrial	Others	315.16	29.28
Block 47	Nill	Floor 0	Nill	Industrial	Others	48.97	4.55
Block 48	Nill	Floor 0	Nill	Industrial	Others	180.94	16.81
Block 5	Nill	Floor 1	Nill	Industrial	Others	2387.02	221.76
Block 5	Nill	Floor 0	Nill	Industrial	Others	3146.53	292.32
Block 6	Nill	Floor 1	Nill	Industrial	Others	689.54	64.06
Block 6	Nill	Floor 0	Nill	Industrial	Others	689.54	64.06
Block 7	Nill	Floor 0	Nill	Industrial	Others	1094.05	101.64
Block 8	Nill	Floor 0	Nill	Industrial	Others	340.03	31.59
Block 9	Nill	Floor 2	Nill	Industrial	Others	3854.58	358.10
Block 9	Nill	Floor 1	Nill	Industrial	Others	1656.57	153.90
Block 9	Nill	Floor 0	Nill	Industrial	Others	5864.02	544.79

Professional Details :

Professional Name	Professional Category
R.Kotteeswaran	Structural Engineers Grade I
R.Venkata Krishnaiah	Geo-Technical Engineers
G.V.SARMA	Geo-Technical Engineers

1. This permission will be valid for a period of five years from 13/01/2026 to 13/01/2031

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Pachayankuppam immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: TAGROS CHEMICALS
INDIA PVT LTD ,
S/o., W/o T ,

No 54 Dhanalakshmi Nagar Extn, Semmandalam, Gundu salai ,
PACHAIYANKUPPAM , Cuddalore , Cuddalore

The Special Officer : PANDIYAN S

Executive Officer/ Village

Pachayankuppam Viilage Panchayat,

Cuddalore Block Panchayat,

Cuddalore District.

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.