PP APPROVAL RECORD

Planning Permission

Survey 60 and 3 more

Ezhuthur, Gangavalli taluk

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

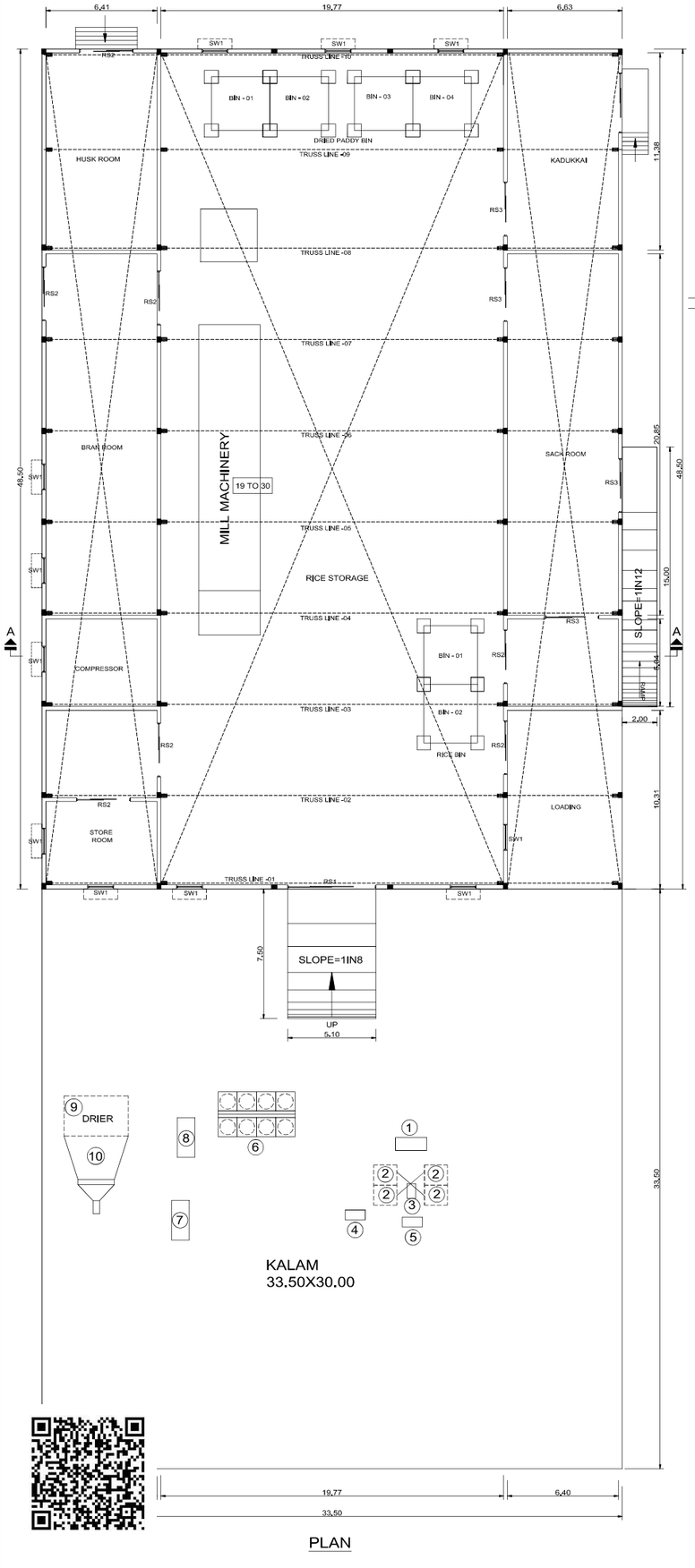
hello@verified.realestate

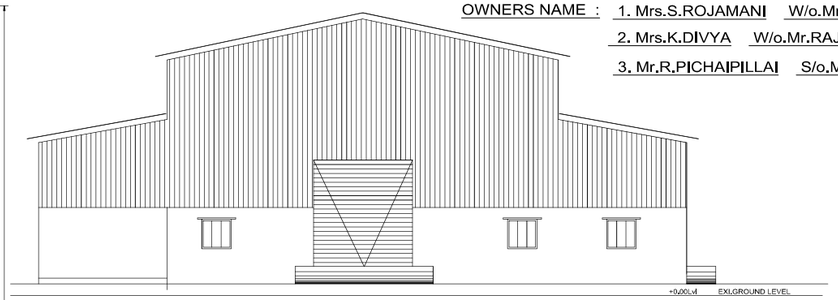
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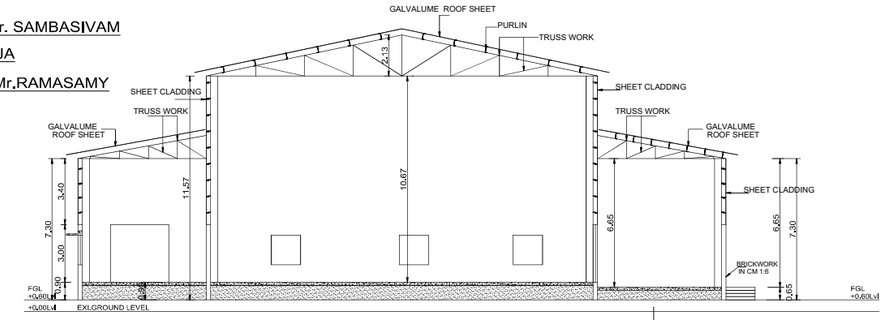
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC & GI SHEET ROOF RICE MILL (TNPCB CODE : 2079 - ORANGE CATEGORY)BUILDING (418.50 HP) IN R.S.NOS : 60/1B,60/2, 60/4D2 OF EZHUTHUR VILLAGE & PANCHAYAT, MANGALUR PANCHAYAT UNION, THITTAGUDI TALUK, CUDDALORE DISTRICT.

OWNERS NAME : 1. Mrs.S.ROJAMANI W/o.Mr. SAMBASIVAM
2. Mrs.K.DIVYA W/o.Mr.RAJA
3. Mr.R.PICHAIPILLAI S/o.Mr.RAMASAMY

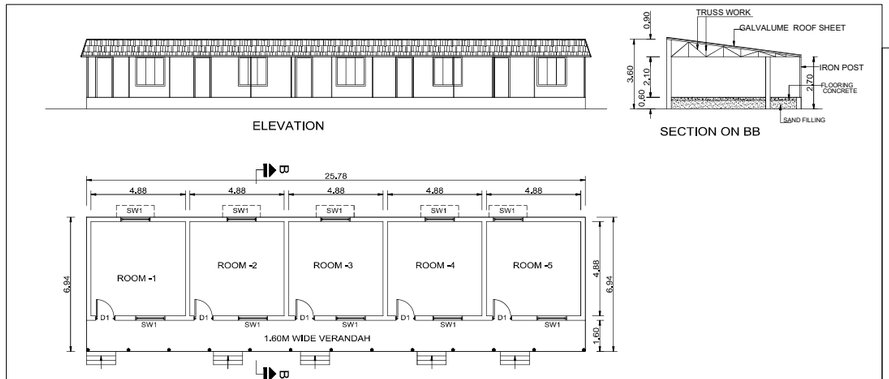


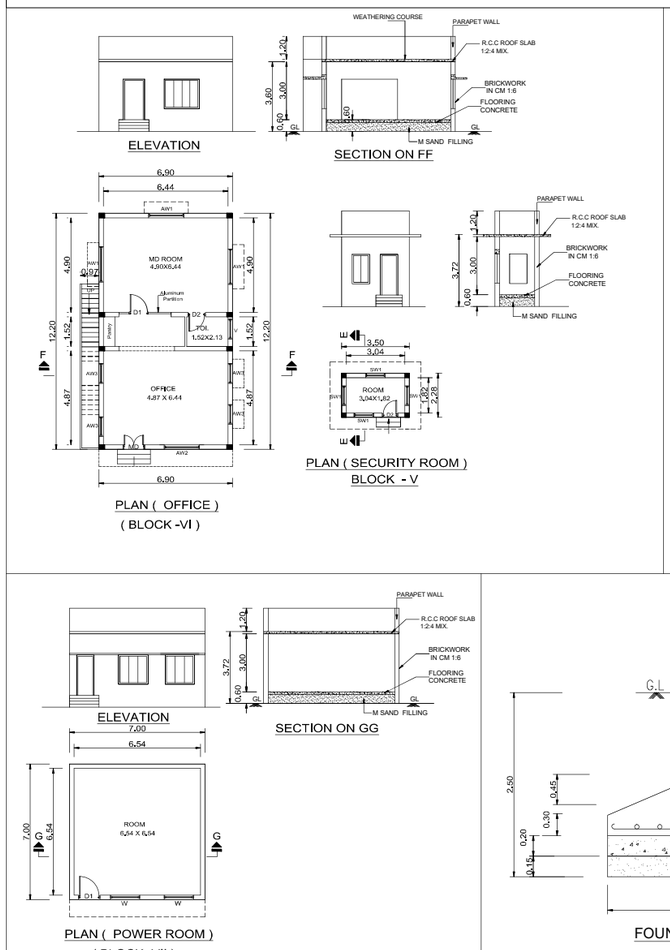


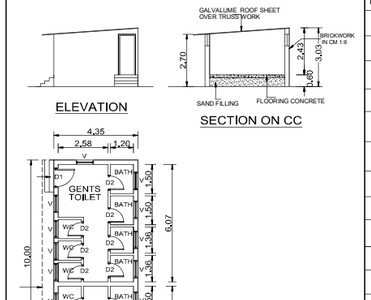
ELEVATION

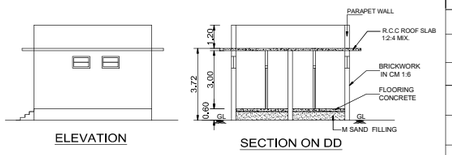


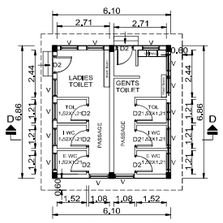
SECTION ON AA











MACHINERIES DETAILS		
NO	EQUIPMENT NAME	HP
1	FEEDING ELEVATOR	7.50
2	RAW PADDY BIN	5.00
3	RAW PADDY ELEVATOR	7.50
4	C P ELEVATOR	5.00
5	PADDY CLEANER	25.00
6	P B UNIT	15.00
7	DRIED PADDY ELEVATOR	5.00
8	DRYER ELEVATOR	7.50
9	DRYER	25.00
10	HEAT EXCHANGER	3.00
11	HUSH BUNKER	5.00
12	WATER WALL	10.00
13	BOILER	20.00
14	APH	3.00
15	MDC	3.00
16	ASH TRAY	12.50
17	CHIMNEY	2.00
18	ASH BUNKER	7.50
19	PADDY CLENER	12.50
20	DE STONER	10.00
21	SHELLER 2 Nos	25.00
22	SEPRATOR	5.00
23	WHITNER 3 NOS	90.00
24	SILKY POLISER 2 NOS	50.00
25	SHIFTER 2 NOS	3.00
26	SORTEX	2.00
27	COMPRESSER	20.00
28	BRAN BLOWER	10.00
29	PADDY CLENER BLOWER	12.50
30	ELEVATORS 10 NOS	10.00
	TOTAL	418.50

LABOUR DETAILS		
1	LABOUR - 50 Nos. (MALE - 10 + FEMALE - 40)	

SCHEDULE OF JOINERY		
	NAME	SIZE
RS	ROLLING SHUTTER	4.50 X 6.10
RS1	ROLLING SHUTTER	3.10 X 6.10
RS2	ROLLING SHUTTER	1.80 X 3.00
RS3	ROLLING SHUTTER	1.80 X 3.00
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
W	WINDOW	1.50 X 1.50
W1	WINDOW	0.90 X 1.50
V	VENTILATOR	1.52 X 0.60

Total PLOT AREA
AS PER DOCUMENT - 3,16 Acres (or) 137649,60 Sq.ft (or) 12788,00 Sq.m
AS PER PATTA - 3,15 7/8 Acres (or) 137456,30 Sq.ft (or) 12770,00 Sq.m

FLOOR	TOTAL BUILT UP AREA	NON FSI AREA	F.S.I AREA
GROUND FLOOR			
BLOCK - I (GI SHEET ROOF) MAIN BUILDING - RICE MILL	1624,75 SQ.M		1624,75 SQ.M
BLOCK - II (GI SHEET ROOF) LABOUR'S ROOM	178,90 SQ.M		178,90 SQ.M
BLOCK - III (GI SHEET ROOF) LABOURS TOILET	43,50 SQ.M		43,50 SQ.M
BLOCK - IV (RCC ROOF) STAFF TOILET	41,80 SQ.M		41,80 SQ.M
BLOCK - V (RCC ROOF) SECURITY ROOM	8,00 SQ.M		8,00 SQ.M
BLOCK - VI (RCC ROOF) OFFICE	84,20 SQ.M		84,20 SQ.M
BLOCK - VII (RCC ROOF) POWER ROOM	49,00 SQ.M		49,00 SQ.M
TOTAL	2030,15 SQ.M		2030,15 SQ.M

Total FSI AREA - 2030,15 SQ.M
NON FSI AREA -
FSI - 0,158
LORRY REQUIRED - 5 Nos
CAR PROVIDED - 2 Nos
TWO WHEELER PROVIDED - 25 Nos
CYCLE PROVIDED - 25 Nos

OWNER'S SIGN

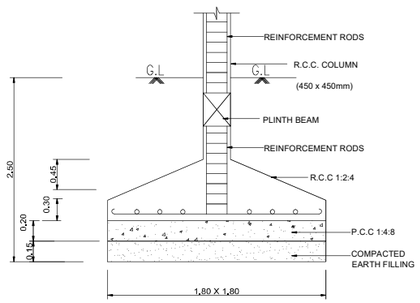
REGISTERED ENGINEER
Er. V. LAKSHMI, Registered Engineer, 08, Old Rice Mill Office Building, Bharathi Nagar, Chennai - 600 021. Cell: 98-2718572.

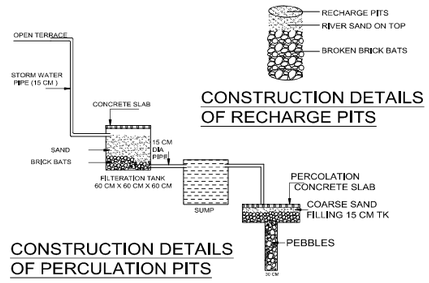
STRUCTURAL ENGINEER
Er. T. MANIKANDAN, B.E(Civil),M.I.E(India),M.E(Struct), Regd. No: 1100/2(M)/2010, Regd. No: 810/C/1(1)/97(234), Regd. No: 810/C/1(1)/97(235), Regd. No: 810/C/1(1)/97(236), Regd. Valuer, Govt. Gr-I (3418/97), Licensed Surveyor (LS/2000/1), Licensed Town Planner (TP/2000/1), Chandru Road, Cuddalore - 607 001. Ph: 04142-231566, Mob:94431 25*

CONSTRUCTION ENGINEER
Er. R. RAMESH BABU, B.Tech., Registered Construction Engineer, Reg. No: RCE/697/2022 No: 46, Kaveri Nagar, S.N. Chavadi, Kandur, Cuddalore - 607 006.

Online Application No.
SWP/BPA/725889/2025/TCP

Approval No.
SWP/BP/DTCP[CUDD] No:02/2026

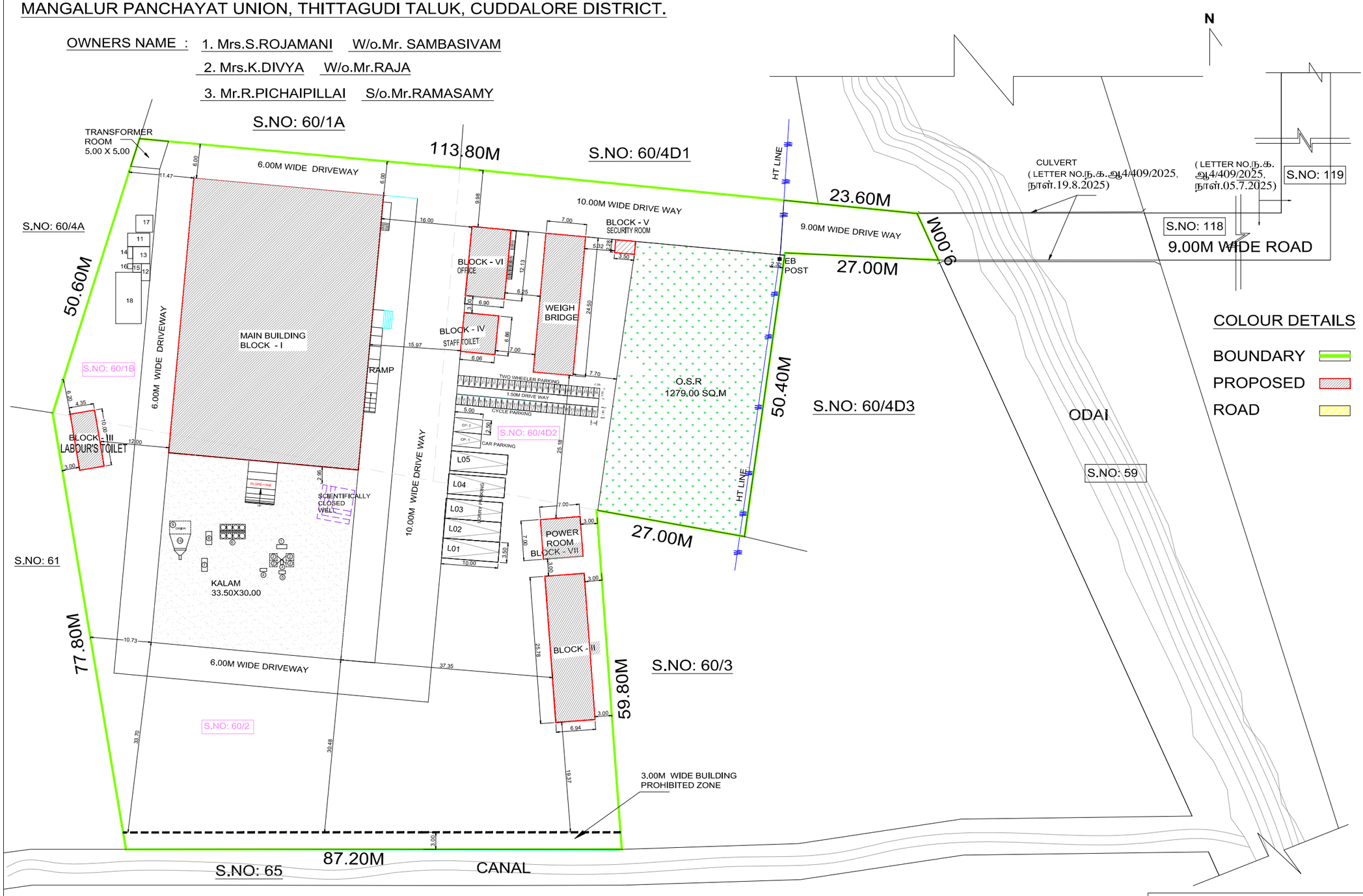




SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC & GI SHEET ROOF RICE MILL (TNPCB CODE : 2079 - ORANGE CATEGORY) BUILDING (418.50 HP) IN R.S.NOS : 60/1B,60/2,60/4D2 OF EZHUTHUR VILLAGE & PANCHAYAT, MANGALUR PANCHAYAT UNION, THITTAGUDI TALUK, CUDDALORE DISTRICT.

SCALE 1 : 400

OWNERS NAME : 1. Mrs.S.ROJAMANI W/o.Mr. SAMBASIVAM
2. Mrs.K.DIVYA W/o.Mr.RAJA
3. Mr.R.PICHAIPILLAI S/o.Mr.RAMASAMY



COLOUR DETAILS

BOUNDARY
PROPOSED
ROAD

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REGISTERED ENGINEER

Er. V. LAKSHMI,
Registered Engineer,
6/9, First Floor, Fund Officer Building,
Bharathi Road, Cuddalore-607001.
Cell: 9842758572.

STRUCTURAL ENGINEER

Er. T. MANIKANDAN,
M.E.(Struct.),M.Sc.(Int),PG Dip(Val),A.M.I.E.,F.I.V.,
Regd. Structural Engineer Grade-I,
(Reg. No: [illegible]/2024)
Regd. Valuer under Companies Act,
(Reg. No: IBBI/RVO/2018/[illegible])
Regd. Valuer, Income Tax (747/2010)
Chartered Engineer (AM/94568-7)
6/9, 1st Floor, Fund Office Building,
Bharathi Road, Cuddalore - 607 001.
Ph: 04142-221596, Mob:94431 [illegible]

CONSTRUCTION ENGINEER

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Registered Construction Engineer,
Reg. No: RCE/002/2022
No: 46, Kaveri Nagar, S.N. Chavadi,
Kondur, Cuddalore - 607 006.

OWNER'S SIGN

S.Rojamani
K.Divya
R.Pichaipi

Online Application No.
SWP/BPA/725889/2025/TCP

Approval No.
SWP/BP/DTCP[CUDD] No:02/2026

Signature valid
Signed by: Assistant Director
Location: Cuddalore
Date: 2026.01.22 [illegible]

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

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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.