Verified RealEstate™

REFERENCE
03/2026-2027

ISSUED
17 June 2026

PP APPROVAL RECORD

Planning Permission

Kancheepuram 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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+91 9996 12 9996
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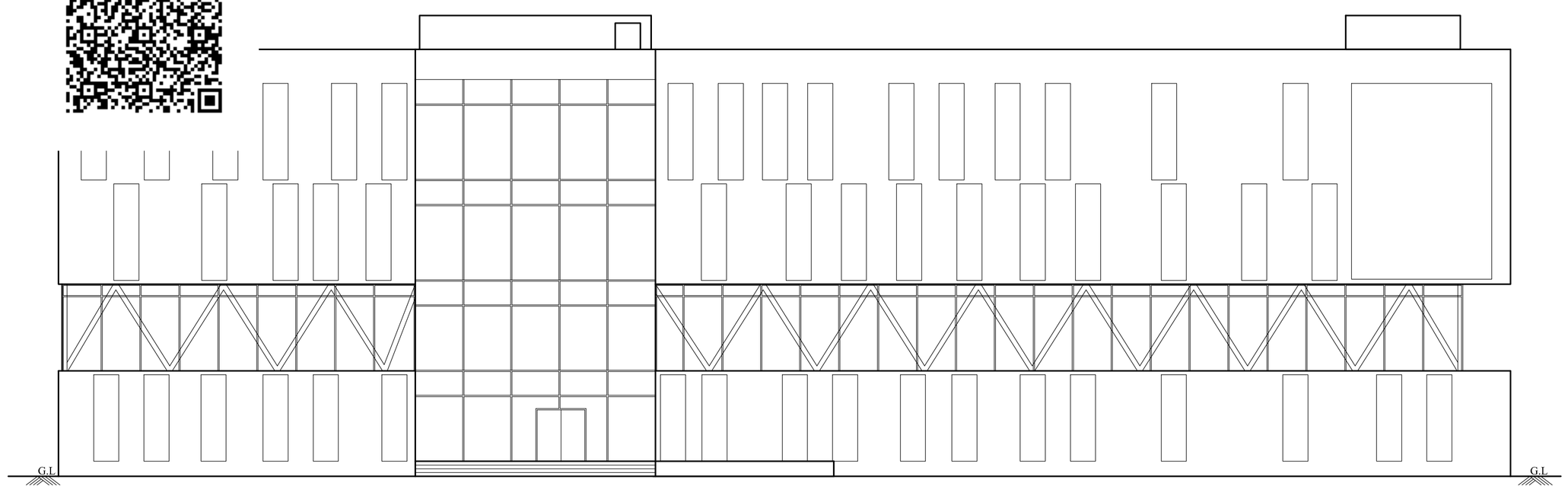
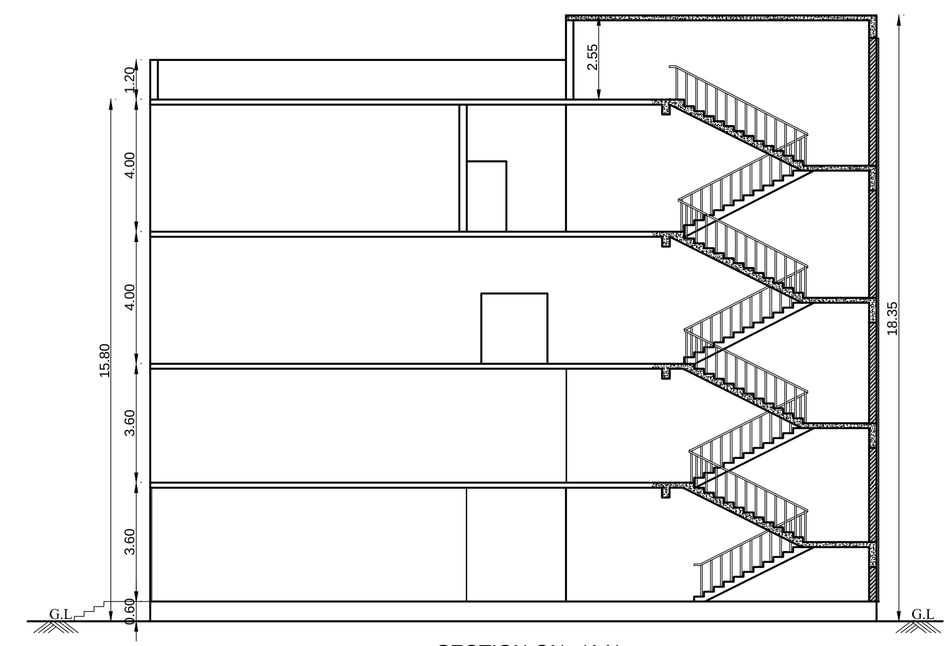
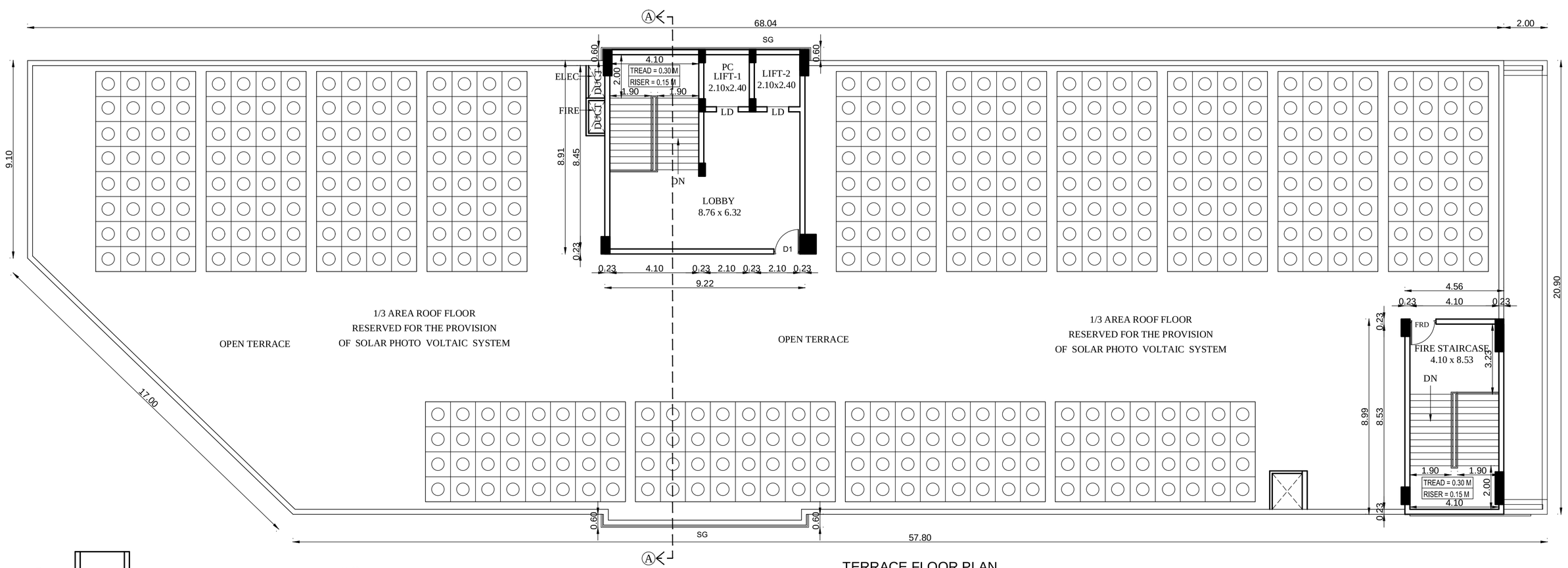
DIGITALLY VERIFIED RECORD



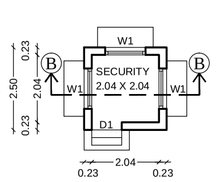
ELEVATION-A
BLOCK-3



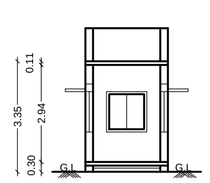
SECTION ON - 'AA'
BLOCK-3



TERRACE FLOOR PLAN
BLOCK-3



PLAN



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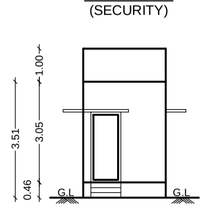
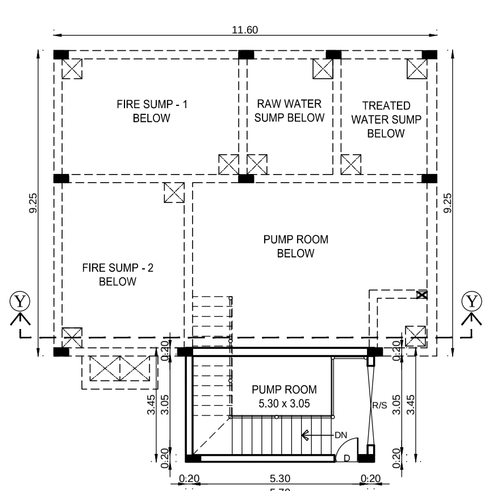
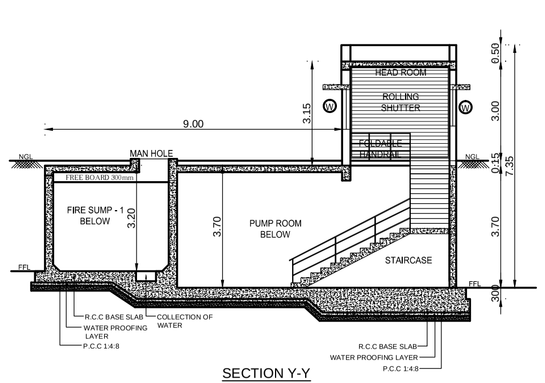


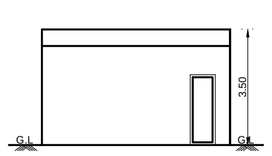
ELEVATION
(SECURITY)



PUMP ROOM



SECTION Y-Y
PUMP ROOM



ELEVATION
PUMP ROOM

SHEET NO: 04/04

TERRACE FLOOR, SECTION & ELEVATION

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF GROUND , FIRST, SECOND & THIRD FLOOR BUILDING IN PLOT NO:A1 & A2 IN SURVEY NO- 246 PART, 249 & 250 AT VAIPPUR 'B' BLOCK VILLAGE , KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

FOR PROJECT OFFICER, SIPCOT ORGADAM.

SIPCOT LAYOUTAPPROVED NO: PHASE II L.P / DTCP/K.D NO:41/2022

AS PER TNCD & BR - 2019
CATEGORY OF INDUSTRY - GREEN
AS PER ANNEXURE - VI
S.NO.(21) SCIENTIFIC AND MATHEMATICAL INSTRUMENTS

PREVIOUS APPROVED NO:

SWP/B.P(INDUSTRY), D.D.T.C.P (KPM) NO. 53/2023

JOINERIES:-

MD	MAIN DOOR	2.10 X 2.40
FSD1	FIRE RATED DOOR	2.10 X 2.40
D1	DOOR	2.40 X 2.40
D2	DOOR	1.00 X 2.40
D3	DOOR	0.75 X 2.40
D4	DOOR	1.20 X 2.40
D5	DOOR	0.90 X 2.40
GD	GLASS DOOR	1.20 X 2.40
FSD	FIRE SAFETY DOOR	1.20 X 2.40
R/S	ROLLING SHUTTER	2.10 X 2.40
FW	FRENCH WINDOW	1.20 X 2.25
W1	WINDOW	1.20 X 1.50
SD	SLIDING DOOR	1.00 X 2.40
V	VENTILATOR	0.75 X 0.60
V1	VENTILATOR	1.20 X 1.50

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 : PLOT NO: A1 - 6.43 (ACRE)
PLOT NO: A2 - 1.60 (ACRE)
TOTAL - 8.03 (ACRE) 32495.80 Sq.m

SL. NO.	DESCRIPTION	TOTAL F.S.I AREA. SQ.M	NON F.S.I AREA. SQ.M	TOTAL BUILT UP AREA. SQ.M
01.	BLOCK - 3 GROUND FLOOR	1403.13	-	1403.13
02.	BLOCK - 3 FIRST FLOOR	910.10	-	910.10
03.	BLOCK - 3 SECOND FLOOR	1403.13	-	1403.13
04.	BLOCK - 3 THIRD FLOOR	1403.13	-	1403.13
05.	BLOCK - 3 HEAD ROOM	-	127.75	127.75
06.	PUMP ROOM	19.68	-	19.68
07.	SECURITY	-	6.25	6.25
	PROPOSED TOTAL AREA	5139.17	134.00	5273.17

F.S.I = $\frac{1086.13 + 5139.17}{32495.80}$ $\frac{6225.30}{32495.80}$ = 0.19

COLOUR INDEX:-

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY

SCALE - 1 : 100

ALL MEASUREMENTS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

PROJECT OFFICER
SIPCOT INDUSTRIAL PARK
ORAGADAM

OWNER

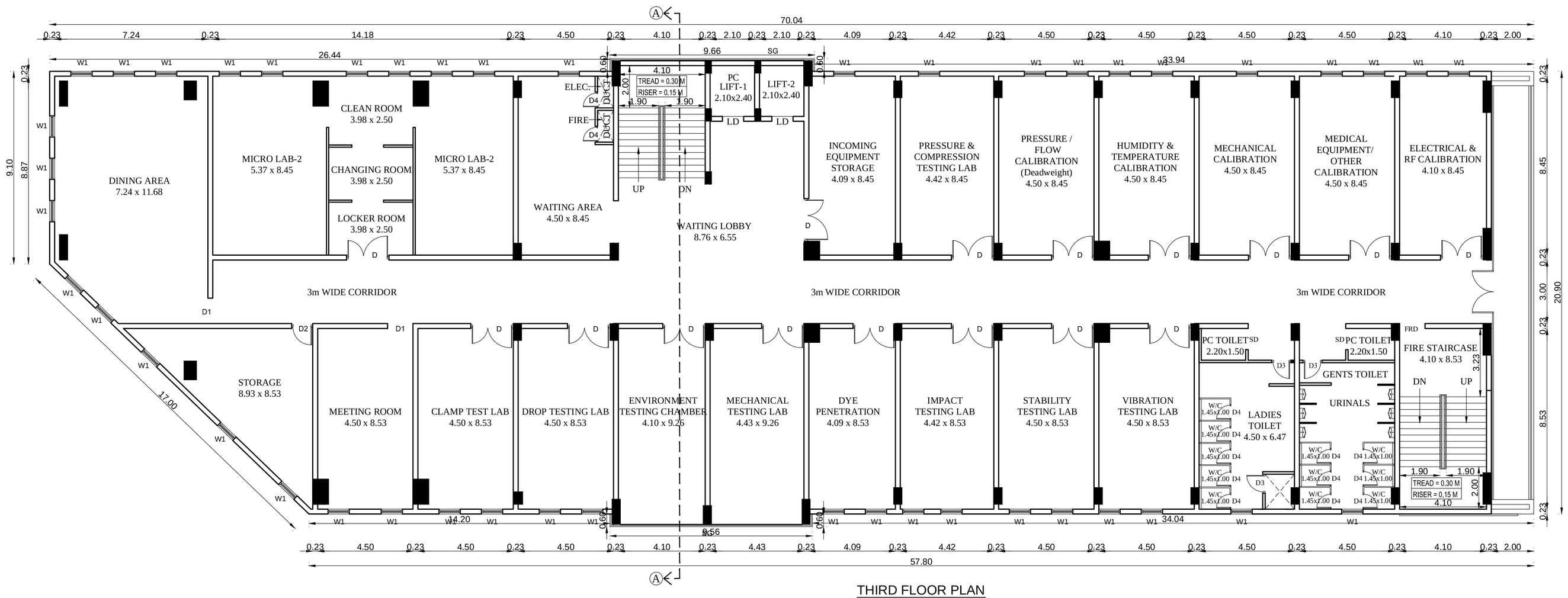
B. Karthik.

Er.K.Karthik, B.Tech(Civil), M.Tech(Structural)
Structural Engineer - Grade I
CGLDIST/SE/Gr-I/2019/06/013
No.1/137, Nagathamman Nagar, Kattuppakkam,
Chennai - 600 058. Ph. No: 9840473577

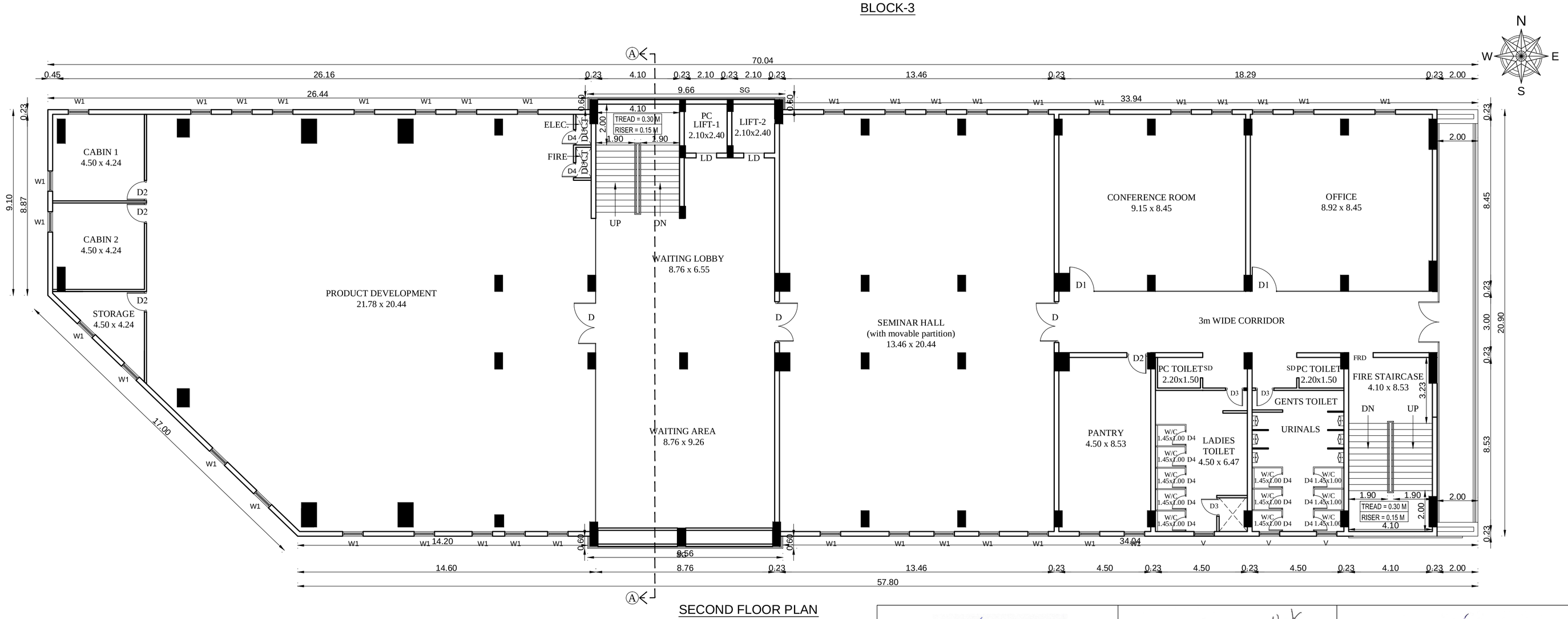
STRUCTURAL ENGINEER

Ar. B.Bagam Priyal, M.Arch
Architect - CA/2011/51217
No: 2, Govindasamy Street, Jothi Nagar,
Chitlapakkam, Chennai - 600 064
Ph. No: 9486482777

ARCHITECT / LICENSED SURVEYOR



THIRD FLOOR PLAN
BLOCK-3



SECOND FLOOR PLAN
BLOCK-3

SHEET NO: 03/04

SECOND & THIRD FLOOR PLAN

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF GROUND , FIRST, SECOND & THIRD FLOOR BUILDING IN PLOT NO:A1 & A2 IN SURVEY NO- 246 PART, 249 & 250 AT VAIPPUR 'B' BLOCK VILLAGE , KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

FOR PROJECT OFFICER, SIPCOT ORGADAM.

SIPCOT LAYOUTAPPROVED NO: PHASE II L.P / DTCP/K.D NO:41/2022

AS PER TNCD & BR - 2019
CATEGORY OF INDUSTRY - GREEN
AS PER ANNEXURE - VI
S.NO.(21) SCIENTIFIC AND MATHEMATICAL INSTRUMENTS

PREVIOUS APPROVED NO:

SWP/B.P(INDUSTRY), D.D.T.C.P (KPM) NO. 53/2023

JOINERIES:-

MD	MAIN DOOR	2.10 X 2.40
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D1	DOOR	2.40 X 2.40
D2	DOOR	1.00 X 2.40
D3	DOOR	0.75 X 2.40
D4	DOOR	1.20 X 2.40
D5	DOOR	0.90 X 2.40
GD	GLASS DOOR	1.20 X 2.40
FSD	FIRE SAFETY DOOR	1.20 X 2.40
R/S	ROLLING SHUTTER	2.10 X 2.40
FW	FRENCH WINDOW	1.20 X 2.25
W1	WINDOW	1.20 X 1.50
SD	SLIDING DOOR	1.00 X 2.40
V	VENTILATOR	0.75 X 0.60
V1	VENTILATOR	1.20 X 1.50

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 : PLOT NO: A1 - 6.43 (ACRE)
PLOT NO: A2 - 1.60 (ACRE)
TOTAL - 8.03 (ACRE) 32495.80 Sq.m

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05.	BLOCK - 3 HEAD ROOM	-	127.75	127.75
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07.	SECURITY	-	6.25	6.25
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F.S.I = (1086.13 + 5139.17) / 32495.80 = 6225.30 / 32495.80 = 0.19

COLOUR INDEX:-

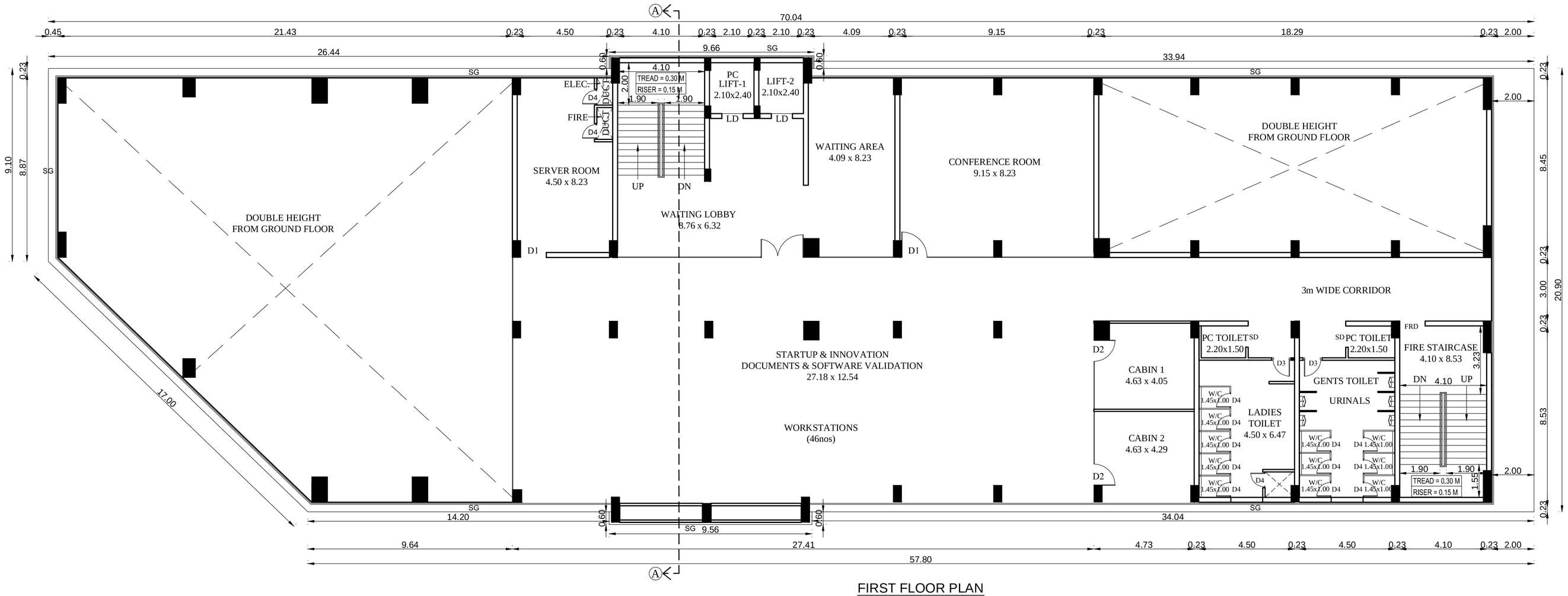
PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY

SCALE - 1 : 100

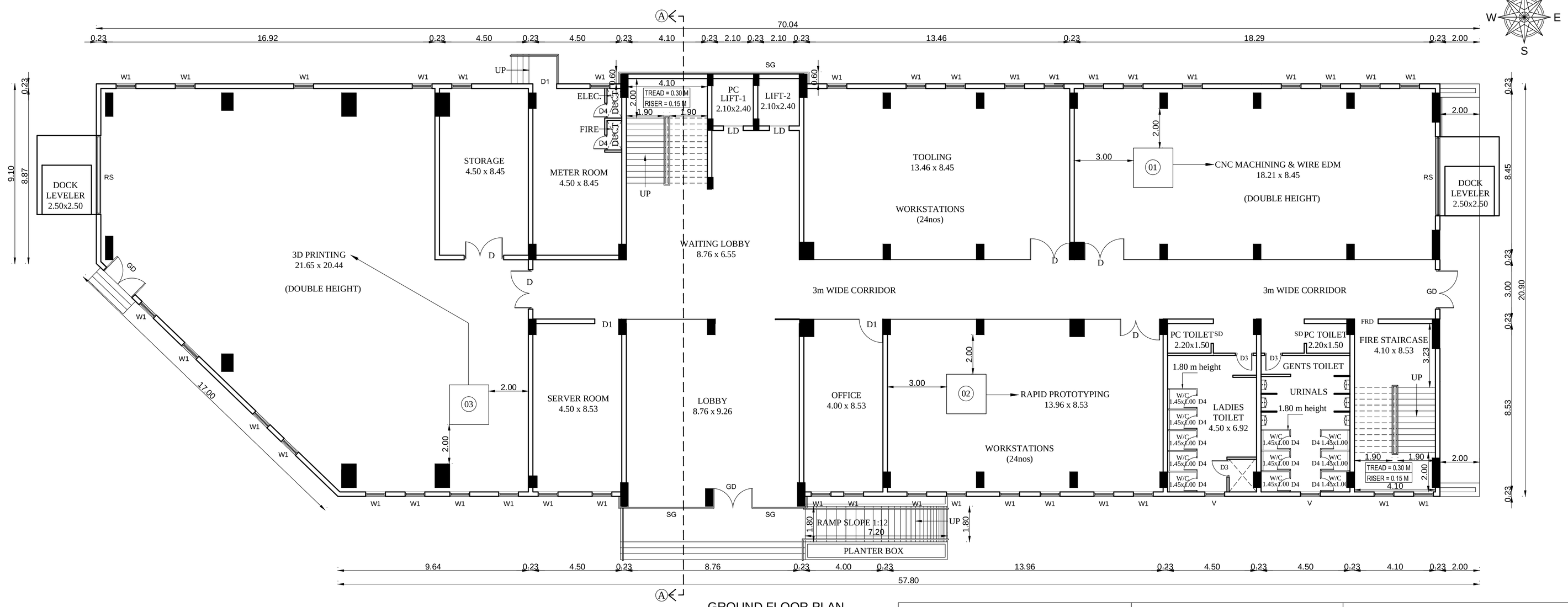
ALL MEASUREMENTS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

OWNER	STRUCTURAL ENGINEER	ARCHITECT / LICENSED SURVEYOR
PROJECT OFFICER SIPCOT INDUSTRIAL PARK ORAGADAM	Er.K.Karthik, B.Tech(Civil), M.Tech(Structural) Structural Engineer - Grade I CGLDIST/SE/Gr-I/2019/06/013 No.1/137, Nagaithamman Nagar, Kattuppakkam, Chennai - 600 056. Ph. No: 9840473577	Ar. B.Bagam Priyal, M.Arch Architect - CA/2011/51217 No: 2, Govindasamy Street, Jothi Nagar, Chitlapakkam, Chennai - 600 064 Ph. No: 9486482777



FIRST FLOOR PLAN
BLOCK-3



GROUND FLOOR PLAN
BLOCK-3

SHEET NO: 02/04

GROUND & FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF GROUND , FIRST, SECOND & THIRD FLOOR BUILDING IN PLOT NO:A1 & A2 IN SURVEY NO- 246 PART, 249 & 250 AT VAIPPUR 'B' BLOCK VILLAGE , KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

FOR PROJECT OFFICER, SIPCOT ORGADAM.

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AS PER TNCD & BR - 2019
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SPECIFICATION:-

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2.Thickness of Frames in Detail.

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COLOUR INDEX:-

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY

SCALE - 1 : 100

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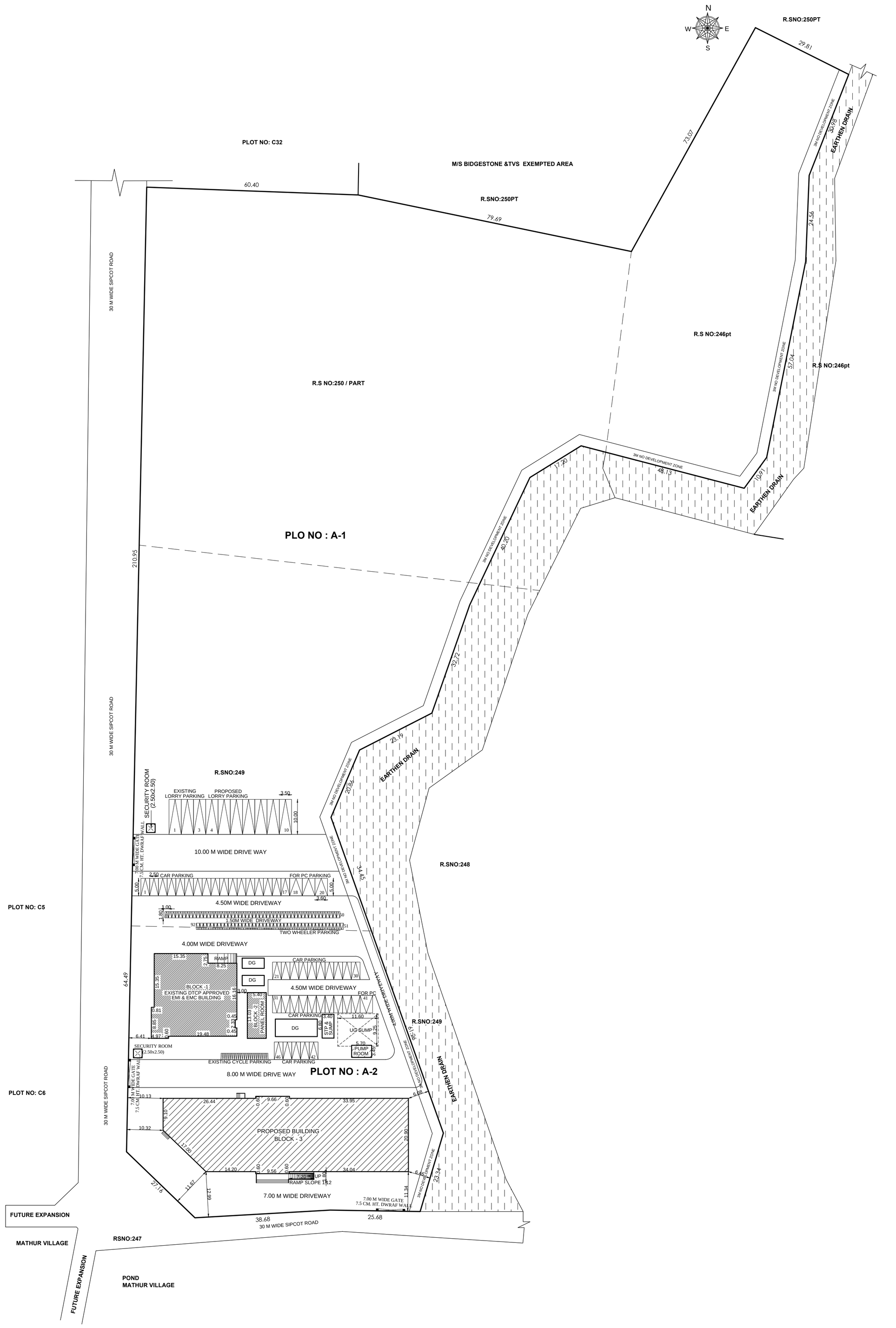
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

OWNER	STRUCTURAL ENGINEER	ARCHITECT / LICENSED SURVEYOR
PROJECT OFFICER SIPCOT INDUSTRIAL PARK ORAGADAM	Er.K.Karthik, B.Tech(Civil), M.Tech(Structural) Structural Engineer - Grade I CGLDIST/SE/Gr-I/2019/06/013 No.1/137, Nagathammian Nagar, Kattuppakkam, Chennai - 600 058. Ph. No: 9840473577	Ar. B.Bagam Priyal, M.Arch Architect - CA/2/011/51217 No: 3, Govindasamy Street, Johi Nagar, Chitlapakkam, Chennai - 600 064 Ph. No: 9486482777



SHEET NO: 01/04

SITE PLAN

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF INDUSTRIAL BUILDING OF GROUND , FIRST, SECOND & THIRD FLOOR BUILDING IN PLOT NO:A1 & A2 IN SURVEY NO- 246 PART, 249 & 250 AT VAIPPUR 'B' BLOCK VILLAGE , KUNDRATHUR TALUK, KANCHEEPURAM DISTRICT.

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

AREA STATEMENT:-

SITE EXTENT :	PLOT NO: A1	- 6.43 (ACRE)	
	PLOT NO: A2	- 1.60 (ACRE)	
	TOTAL -	8.03 (ACRE)	32495.80 Sq.m

EXISTING APPROVED BUILDING:-

SL. NO.	DESCRIPTION	TOTAL F.S.I AREA. SQ.M	NON F.S.I AREA. SQ.M	TOTAL BUILT UP AREA. SQ.M
01.	BLOCK 1 (MAIN LAB BUILING) GROUND FLOOR	505.05	-	505.05
02.	BLOCK 1 (MAIN LAB BUILING) FIRST FLOOR	510.72	-	510.72
03.	BLOCK 1 (MAIN LAB BUILING) TERRACE FLOOR	-	25.27	25.27
04.	BLOCK 2 (PANEL ROOM BUILING) GROUND FLOOR	70.36	-	70.36
	EXISTING TOTAL AREA	1086.13	25.27	1111.40

PROPOSED BUILDING:-

SL. NO.	DESCRIPTION	TOTAL F.S.I AREA. SQ.M	NON F.S.I AREA. SQ.M	TOTAL BUILT UP AREA. SQ.M
01.	BLOCK - 3 GROUND FLOOR	1403.13	-	1403.13
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05.	BLOCK - 3 HEAD ROOM	-	127.75	127.75
06.	PUMP ROOM	19.68	-	19.68
07.	SECURITY	-	6.25	6.25
	PROPOSED TOTAL AREA	5139.17	134.00	5273.17

$$F.S.I = \frac{1086.13 + 5139.17}{32495.80} \quad \frac{6225.30}{32495.80} = 0.19$$

PARKING DETAILS:-

	EXISTING PARKING		PROPOSED PARKING		TOTAL PARKING	
PARKING	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LORRY PARKING	03 NOS	03 NOS	07 NOS	07 NOS	10 NOS	10 NOS
CAR PARKING	11 NOS	11 NOS	35 NOS	35 NOS	46 NOS	46 NOS
2 WHEELER	21 NOS	22 NOS	69 NOS	70 NOS	90 NOS	92 NOS
CYCLE PARKING	21 NOS	24 NOS	-	-	21 NOS	24 NOS

TOTAL H.P - 75 H.P

NUMBER OF EMPLOYEES - MALE: 20, FEMALE: 10 = 30 Nos

MACHINERY DETAILS

NAME OF THE MACHINE		HP
01. CNC MACHINE	-	25.00
02. RAPID PROTOTYPE MACHINE	-	25.00
03. 3D PRINTING	-	25.00
TOTAL HP	-	75.00

Sanitation Details:-

Sl. No.	Sanitary Unit	Required	Provided
1.	Water Closet	05 Nos	07 Nos
2.	Ablution Taps	02 Nos	05 Nos
3.	Urinals	03 Nos	10 Nos
4.	Wash Basins	02 Nos	04 Nos
5.	Baths	-	-
6.	Drinking Water Fountains	02 Nos	04 Nos
7.	Cleaner's Sink	02 Nos	02 Nos

STALL SIZE:

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

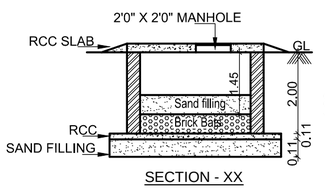
COLOUR INDEX:-

EXISTING BUILDING
PROPOSED BUILDING
ROAD
BOUNDARY

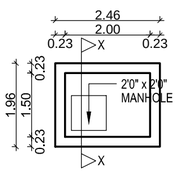
SCALE - 1 : 400

ALL MEASUREMENTS ARE IN METER

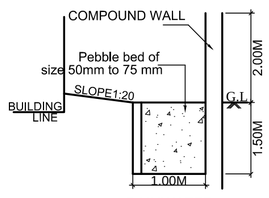
FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS



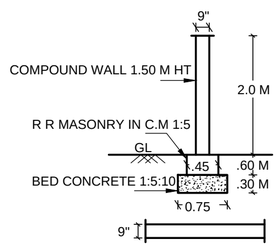
SECTION - XX



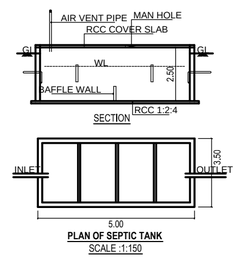
PLAN RAIN WATER HARVESTING SUMP

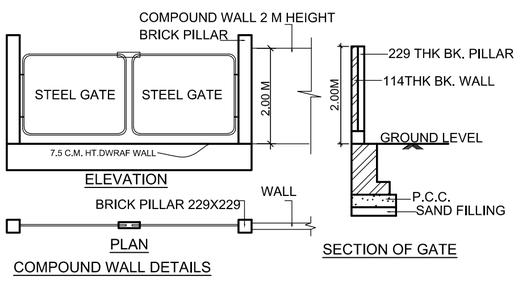


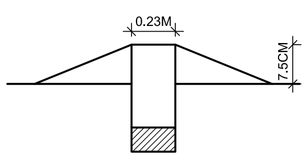
RAINWATER HARVESTING TRENCH



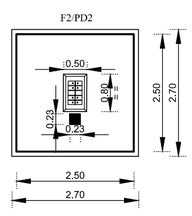
SECTION OF COMPOUND WALL

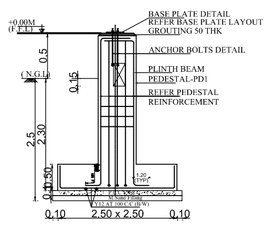






DWARF WALL DETAILS





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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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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.