Verified RealEstate™

REFERENCE
02/2025-2026

ISSUED
22 April 2025

PP APPROVAL RECORD

Planning Permission

Keevalur, SRIPERUMBUDUR taluk

Kancheepuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Industrial

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.

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

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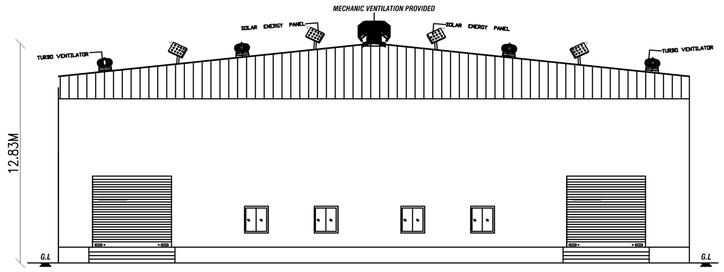
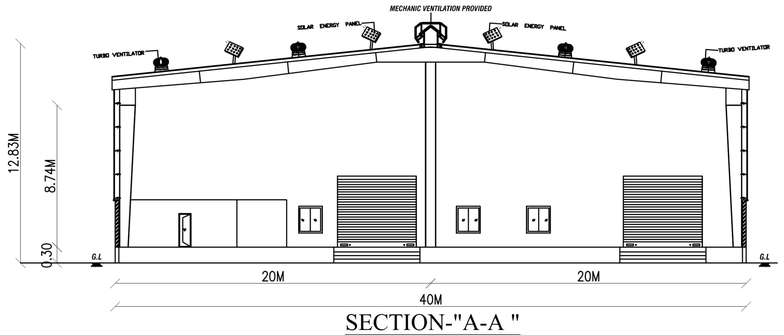
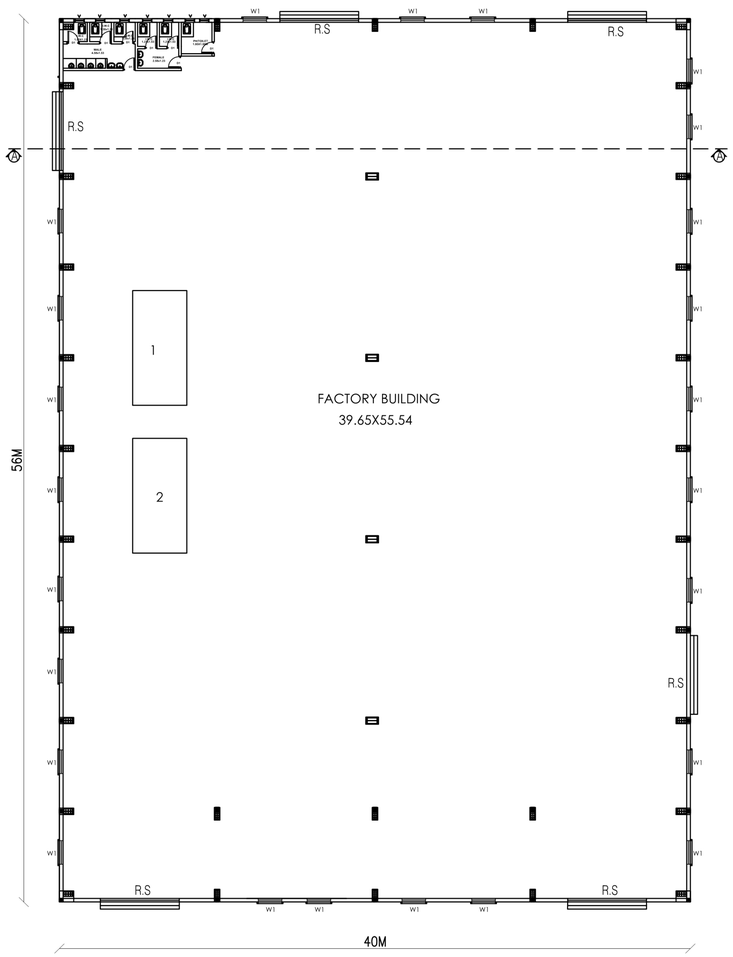
DIGITALLY VERIFIED RECORD



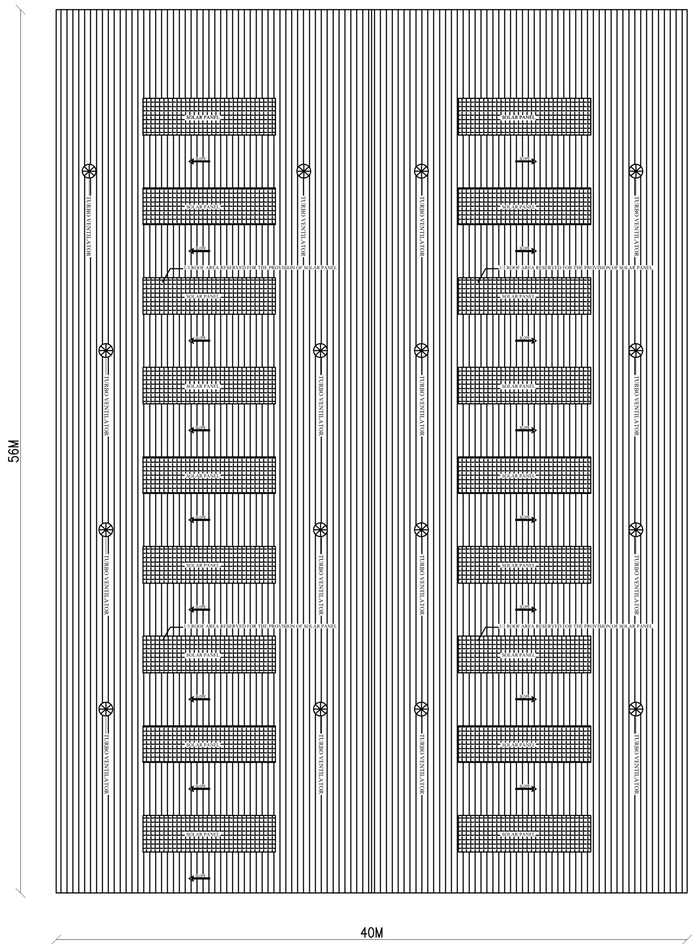
ELEVATION



SECTION-"A-A "



FACTORY BUILDING GROUND FLOOR PLAN



ROOF PLAN

SHEET No: 1 OF 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BULIDING MANUFACTURE OF PLASTIC PROCESSED GOODS , PLOT NO: E23/1,S.NO: 279 PART, KEEVALUR VILLAGE, SRIPERUMBUDUR TALUK & KANCHEEPURAM DISTRICT. SIPCOT INDUSTRIAL PARK IRUNGATTUKOTTAI LAYOUT APPROVED DTCP.NO:104/2023).

CATEGORY OF INDUSTRY:GREEN

AS PER TNCD & BR-2019, CATEGORY OF INDUSTRY AS PER ANNEXURE-VI, S.NO:(48) Plastic Processed Goods

N
W E
S

TITLE	FACTORY BUILDING

JOINERY DETAILS

R.S	ROLLING SHUTTER	5.00 X 4.50
D	DOOR	1.00 X 2.14
D1	DOOR	0.75 X 2.14
W1	WINDOWN	0.75 X 2.14
V	VENTILATOR	0.60 X 1.00

MECHANIC VENTILATION PROVIDED

HP DETAILS:

CUTTING MACHINE	01	75HP
SURFACE MACHINE	01	75HP
	TOTAL HP	150HP

COLOR INDEX:-

PROPOSED
ROAD
BOUNDARY

OWNER SIGNATURE :

For IND TECH INDUSTRIES
Managing Director

ARCHITECT SIGNATURE :

Ar. V. PRAKASH, B.Arch.,
Regd. LPA: RA/Gr-I/002/2019.
40-AB, 1st Floor, S.V.N.Pillai Street,
KANCHIPURAM - 2.

STRUCTURAL ENGINEER SIGNATURE :

Dr. P. Raghunatha Pandian, M.E.,Ph.D.,
Structural Engineer Grade-I
Reg No: SE/Gr.I/2023/03/003/dt:09.30.2023
Sree Sivaramanya Construction
No:49/50 .. Nadu Street, Pillaiyar Palayam,
Kanchipuram. Cell: +91-9790442162
email: pandiancivilengg@gmail.com

SHEET No: 2 OF 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A INDUSTRIAL BULIDING MANUFACTURE OF PLASTIC PROCESSED GOODS AT PLOT NO: E23/1,S.NO: 279 PART, KEEVALUR VILLAGE,SRIPERUMBUDUR TALUK & KANCHEEPURAM DISTRICT. (SIPCOT INDUSTRIAL PARK IRUNGATTUKOTTAI LAYOUT APPROVED DTCP.NO:104/2023).

CATEGORY OF INDUSTRY:GREEN

AS PER TNCD & BR-2019,CATEGORY OF INDUSTRY

AS PER ANNEXURE-VI,

S.NO:(48) Plastic Processed Goods

AREA STATEMENT

TOTAL PLOT AREA (1.00 Acre)				4046.80 sqm
SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m	TOTAL BUILTUP AREA IN Sq m
1.	GROUND FLOOR (Factory Building)	2240.00	-	2240.00
	TOTAL	2240.00	-	2240.00

TOTAL HP = 150 HP

NUMBER OF WORKERS:-
MALE = 35 nos
FEMALE = 15 nos
TOTAL WORKERS = 50 nos

DESCRIPTION

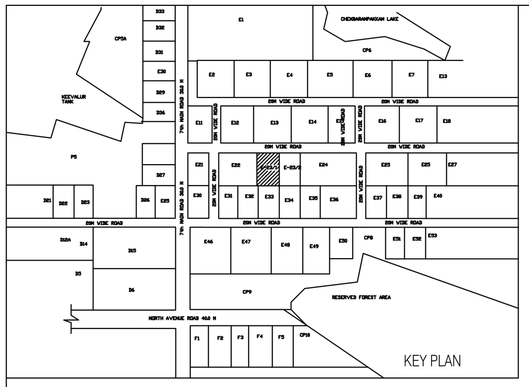
PLOT COVERAGE	$\frac{2240.00}{4052.04}$ X 100	= 55.28 %
FLOOR SPACE INDEX	$\frac{2240.00}{4052.04}$	= 0.55 ≤ 1.50

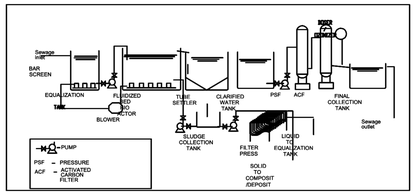
PARKING DETAILS

PARKING AREA DETAILS	CALCULATION	REQUIRED	PROVIDED
LORRY	$\frac{2240.00}{500}$ = 4.48	5 nos.	5 nos.
TWO WHEELER	$\frac{2240.00}{50}$ = 44.8	45 nos	50 nos
CYCLE PARKING		45 nos	50 nos

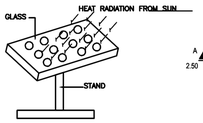
SANITARY DETAILS :

DESCRIPTION	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC,ABLUTION TAPS	02	03	01	02
WASH BASIN	02	03	01	02
URINALS	02	04	-	-

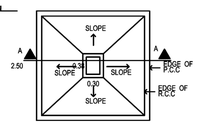




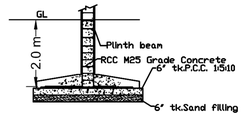
SEWERAGE TREATMENT PLANT(STP)



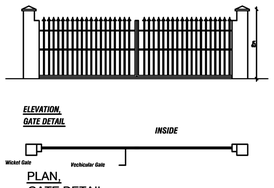
SOLAR PANEL



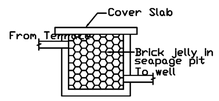
PLAN
As per design
Typical Column Foundation Detail
As per design



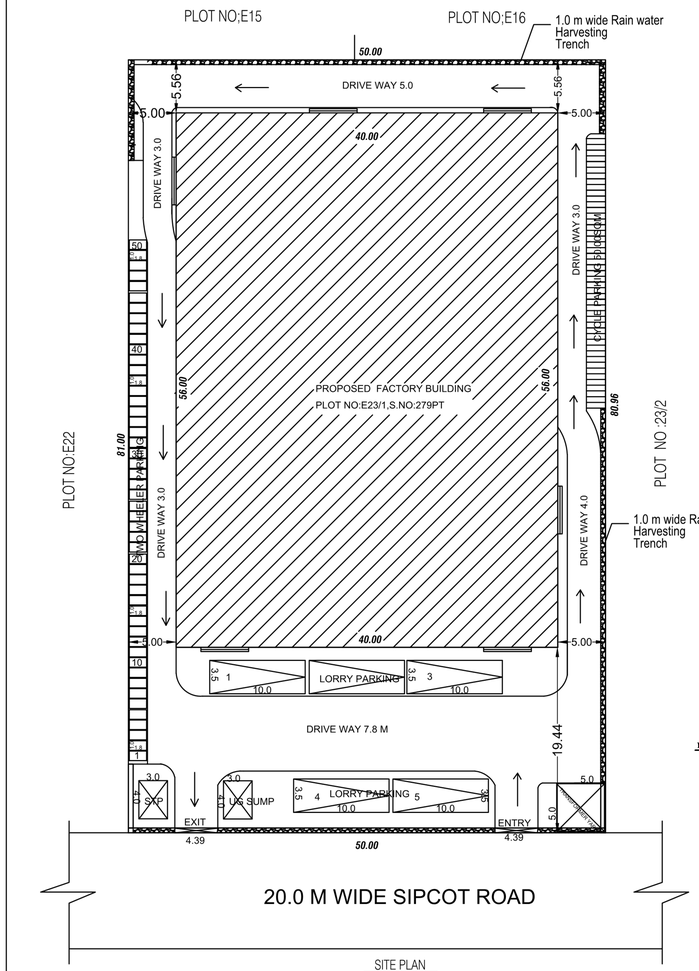
SECTION - 'AA'
As per design



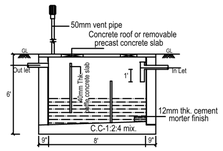
PLAN, GATE DETAIL



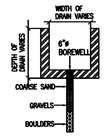
Rain Water Filter Tank



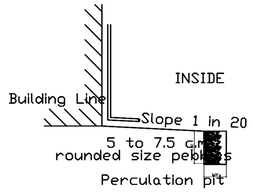
SITE PLAN
SCALE 1:100

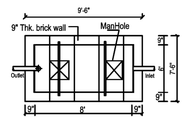


Sec. of Septic Tank

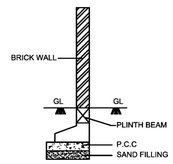


BOREWELL DETAIL (SCALE= 1:50)

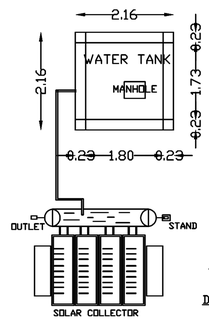




Plan of Septic tank



COMPOUND WALL DETAIL



PLAN OF OHT
SOLAR WATER HEATING SYSTEM

S.NO:573

DWARFT WALL DETAILS

COLOUR INDEX

BOUNDARY

PROPOSED BUILDING

ROAD

SCALE 1:100

ALL DIMENISIONS ARE IN METRES

STRUCTURAL ENGINEER

Dr. P. Raghunatha Pandian, M.E.,Ph.D.,
Structural Engineer Grade-I
Reg No: SE/Sr.E/2023/03/003/dt:09.30.2023
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ARCHITECT/ENGINEER

Ar. V. PRAKASH, B.Arch.,
Regd. LFA: RA/Gr-I/002/2019.
40-AB, 1st Floor, S.V.N.Pillai Street,
KANCHIPURAM - 2.

OWNERS SIGNATURE

For IND TECH INDUSTRIES

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.