

PP

APPROVAL RECORD

Planning Permission

Ezhichur

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.

BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Ezhichur Village Panchayats 224077 LGD Code -
Kundrathur Block Panchayat, Kancheepuram District

Present: Mr./Mrs : SRIVIDHYA
RANJITHKUMAR



Roc No: 001

Date: 11/06/2025

Sub:

Building License –Ezhichur Village Panchayat , 224077 LGD Code, to grant permission to construct Industrial building at Ezhichur Road , Ezhichur , Kundrathur , Kancheepuram. Building Survey No : 210 subdivision: 5,160 subdivision: 2,171 subdivision: 2,161 subdivision: 1,199 subdivision: 2B,210 subdivision: 4B,214 subdivision: 3B1,216A subdivision: 2B2,205 subdivision: 3,167 subdivision: 2A2A,161 subdivision: 7,216A subdivision: 3,219 subdivision: 3A,164 subdivision: 1A,198 subdivision: -,211 subdivision: 3,162 subdivision: 1,161 subdivision: 5A,162 subdivision: 2B,164 subdivision: 2,111 subdivision: 2B,160 subdivision: 1,164 subdivision: 1B,196 subdivision: 2A,210 subdivision: 4A,214 subdivision: 3A,219 subdivision: 3C,220 subdivision: 3A,202 subdivision: -,209 subdivision: -,214 subdivision: 1,161 subdivision: 4,163 subdivision: 2,167 subdivision: 2A1,170 subdivision: -,172 subdivision: 2A1,201 subdivision: 1B,203 subdivision: 2,210 subdivision: 2,213 subdivision: 3B,216 subdivision: 4B,161 subdivision: 2,166 subdivision: -,196 subdivision: 1A2,201 subdivision: 1A,201 subdivision: 3,158 subdivision: 1,161 subdivision: 3,161 subdivision: 6,162 subdivision: 2A1,162 subdivision: 2A2,163 subdivision: 1,165 subdivision: 3,167 subdivision: 2B,168 subdivision: -,169 subdivision: -,171 subdivision: 1,172 subdivision: 2C,199 subdivision: 1B,210 subdivision: 1,212 subdivision: 1B1,212 subdivision: 1B2,214 subdivision: 2A2,214 subdivision: 3B2,215 subdivision: 3,215 subdivision: 4,216 subdivision: A2A,216 subdivision: A2B1,216A subdivision: 4A,219 subdivision: 3B1,220 subdivision: 2,197 subdivision: 2,199 subdivision: 1A2,201 subdivision: 2A,201 subdivision: 2B,212 subdivision: 2,213 subdivision: 3A,216A subdivision: 2C,216A subdivision: 4C,219 subdivision: 3B2,158 subdivision: 2,158 subdivision: 3,158 subdivision: 4,159 subdivision: -,161 subdivision: 5B,165 subdivision: 1,165 subdivision: 2,167 subdivision: 1,167 subdivision: 2A2B,167 subdivision: 2A3,172 subdivision: 2A2,172 subdivision: 2B,196 subdivision: 2B,196 subdivision: 3,197 subdivision: 1,199 subdivision: 1A1,199 subdivision: 2A,211 subdivision: 1,211 subdivision: 2,212 subdivision: 1A,213 subdivision: 1,213 subdivision: 2,214 subdivision: 2A1,214 subdivision: 2B,214 subdivision: 3C,215 subdivision: 1,215 subdivision: 2,216 subdivision: 4D,220 subdivision: 3B Plot No : -Orders issued – reg.

Ref:

Application from Mr./Mrs.:One Box Warehouse Private Limited and Opexefi Services Private Limited S/o, H/o. , SWP/BPA/444463/2025 Survey No: 210 subdivision: 5,160 subdivision: 2,171 subdivision: 2,161 subdivision: 1,199 subdivision: 2B,210 subdivision: 4B,214 subdivision: 3B1,216A subdivision: 2B2,205 subdivision: 3,167 subdivision: 2A2A,161 subdivision: 7,216A subdivision: 3,219 subdivision: 3A,164 subdivision: 1A,198 subdivision: -,211 subdivision: 3,162 subdivision: 1,161 subdivision: 5A,162 subdivision: 2B,164 subdivision: 2,111 subdivision: 2B,160 subdivision: 1,164 subdivision: 1B,196 subdivision: 2A,210 subdivision: 4A,214 subdivision: 3A,219 subdivision: 3C,220 subdivision: 3A,202 subdivision: -,209 subdivision: -,214 subdivision: 1,161 subdivision: 4,163 subdivision: 2,167 subdivision: 2A1,170 subdivision: -,172 subdivision: 2A1,201 subdivision: 1B,203 subdivision: 2,210 subdivision: 2,213 subdivision: 3B,216 subdivision: 4B,161 subdivision: 2,166 subdivision: -,196 subdivision: 1A2,201 subdivision: 1A,201 subdivision: 3,158 subdivision: 1,161 subdivision: 3,161 subdivision: 6,162 subdivision: 2A1,162 subdivision: 2A2,163 subdivision: 1,165 subdivision: 3,167 subdivision: 2B,168 subdivision: -,169 subdivision: -,171 subdivision: 1,172 subdivision: 2C,199 subdivision: 1B,210 subdivision: 1,212 subdivision: 1B1,212 subdivision: 1B2,214 subdivision: 2A2,214 subdivision: 3B2,215 subdivision: 3,215 subdivision: 4,216 subdivision: A2A,216

subdivision: A2B1,216A subdivision: 4A,219 subdivision: 3B1,220 subdivision: 2,197 subdivision: 2,199
subdivision: 1A2,201 subdivision: 2A,201 subdivision: 2B,212 subdivision: 2,213 subdivision: 3A,216A
subdivision: 2C,216A subdivision: 4C,219 subdivision: 3B2,158 subdivision: 2,158 subdivision: 3,158
subdivision: 4,159 subdivision: -,161 subdivision: 5B,165 subdivision: 1,165 subdivision: 2,167 subdivision:
1,167 subdivision: 2A2B,167 subdivision: 2A3,172 subdivision: 2A2,172 subdivision: 2B,196 subdivision:
2B,196 subdivision: 3,197 subdivision: 1,199 subdivision: 1A1,199 subdivision: 2A,211 subdivision: 1,211
subdivision: 2,212 subdivision: 1A,213 subdivision: 1,213 subdivision: 2,214 subdivision: 2A1,214
subdivision: 2B,214 subdivision: 3C,215 subdivision: 1,215 subdivision: 2,216 subdivision: 4D,220
subdivision: 3B in Ezhichur Village Panchayat , Plot No: Dt: 28/01/2025 B.A.No. (001)

Your application regarding building approval for Industrial Building and subject to the following conditions,
permission to construct the building is granted in Ezhichur Road of Ezhichur Village Kancheepuram 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	2745.87	255.10
Block-1	Nill	Ground Floor	Nill	Industrial	Others	46940.77	4360.94
Block 10	Nill	Ground Floor	Nill	Industrial	RCC	795.66	73.92
Block 11	Nill	Floor 1	Nill	Industrial	Bricks	1614.58	150.00
Block 11	Nill	Ground Floor	Nill	Industrial	Bricks	2505.52	232.77
Block 12	Nill	Ground Floor	Nill	Industrial	Bricks	1343.33	124.80
Block 13	Nill	Ground Floor	Nill	Industrial	Bricks	108.50	10.08
Block-2	Nill	Ground Floor	Nill	Industrial	Others	51559.67	4790.05
Block-2	Nill	Floor 0	Nill	Industrial	Others	2540.28	236.00
Block-3	Nill	Floor 0	Nill	Industrial	Others	2774.93	257.80
Block-3	Nill	Ground Floor	Nill	Industrial	Others	49516.78	4600.26
Block-4	Nill	Floor 0	Nill	Industrial	Others	4338.28	403.04
Block-4	Nill	Ground Floor	Nill	Industrial	Others	88237.26	8197.51

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block-5	Nill	Ground Floor	Nill	Industrial	Others	143577.80	13338.81
Block-5	Nill	Floor 0	Nill	Industrial	Others	7672.94	712.84
Block-6	Nill	Ground Floor	Nill	Industrial	Others	122256	11357.95
Block-6	Nill	Floor 0	Nill	Industrial	Others	5126.63	476.28
Block -7	Nill	Ground Floor	Nill	Industrial	Others	147664.75	13718.50
Block -7	Nill	Floor 0	Nill	Industrial	Others	6512.71	605.05
Block 8	Nill	Floor 0	Nill	Industrial	Others	9161.60	851.14
Block 8	Nill	Ground Floor	Nill	Industrial	Others	168859.85	15687.59
Block 9	Nill	Ground Floor	Nill	Industrial	Others	123505.55	11474.04
Block 9	Nill	Floor 0	Nill	Industrial	Others	6460.82	600.23

Professional Details :

Professional Name	Professional Category
MANIKANDAN	Construction Engineers
M.Ammaiappan	Geo-Technical Engineers
MANIKANDAN	Construction Engineers
S.Udhayakumar	Engineers Grade I

1. This permission will be valid for a period of five years from 11/06/2025 to 11/06/2030

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 Ezhichur 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: One Box Warehouse
Private Limited and Opexefi Services
Private Limited ,

No.75-77 KGEYES Padmalayam Trend Works 100 Feet Road Balaji Nagar ,
Ekkathuthangal , Guindy , Chennai

President Name : SRIVIDHYA RANJITHKUMAR

Executive Officer/ Village

Ezhichur Viilage Panchayat, 224077 LGD

Kundrathur Block Panchayat,

Kancheepuram District.

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](#)



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



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.

