Verified RealEstate™

REFERENCE
26/2025-2026

ISSUED
12 February 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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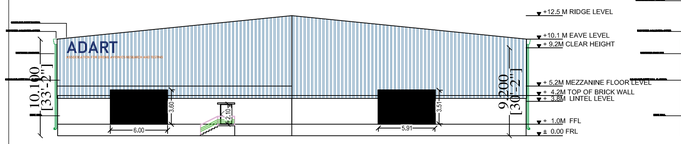
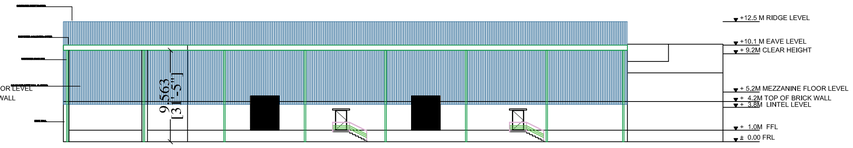
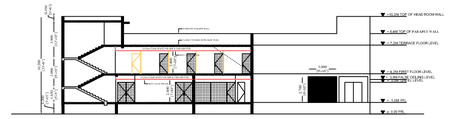
DIGITALLY VERIFIED RECORD



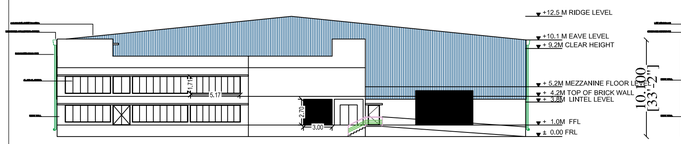
ELEVATION A
LAB UTILITY & AERO HANGER



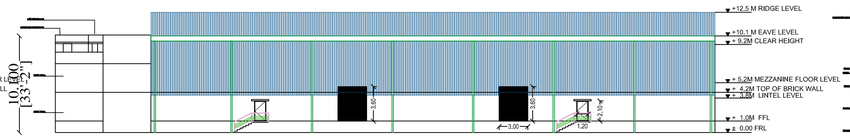
ELEVATION D
LAB UTILITY & AERO HANGER



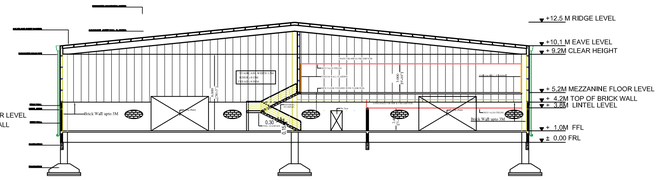
SECTION BB
ADMIN BUILDING



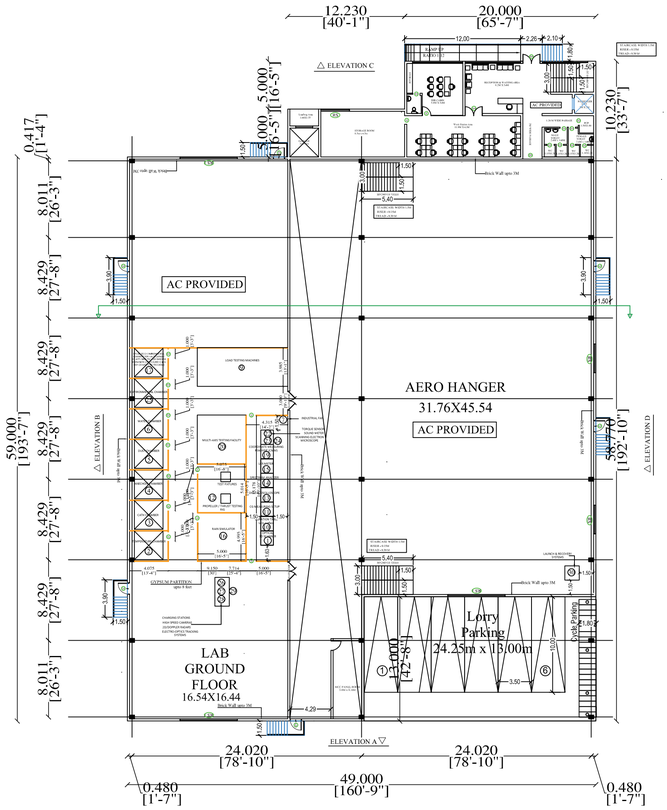
ELEVATION C
LAB UTILITY & AERO HANGER



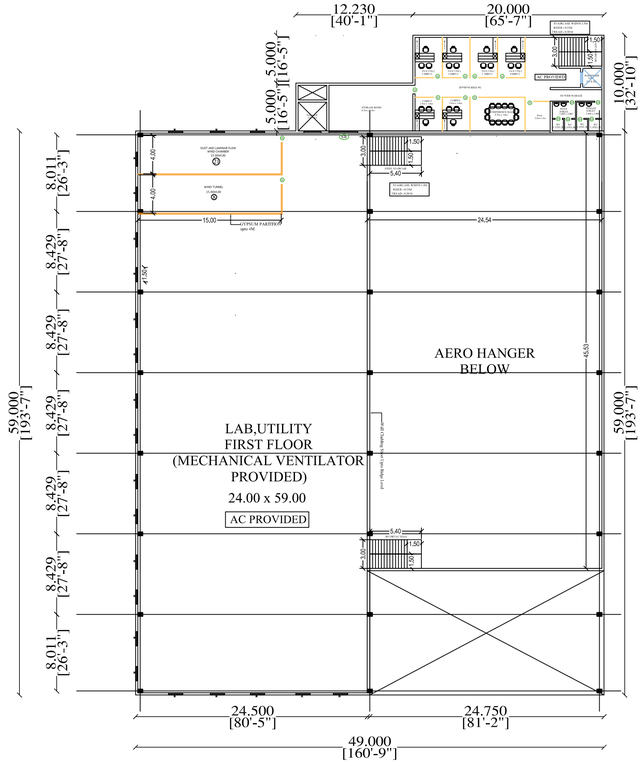
ELEVATION B
LAB UTILITY & AERO HANGER



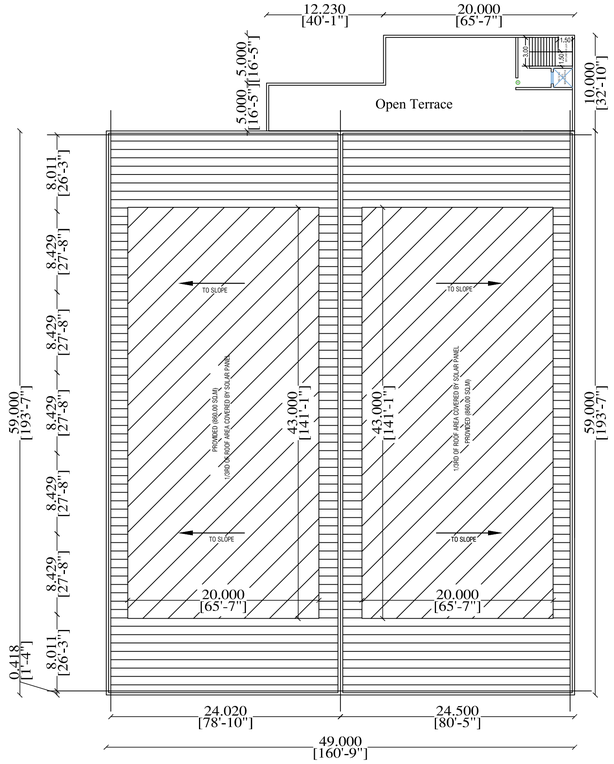
SECTION "AA"
LAB UTILITY & AERO HANGER



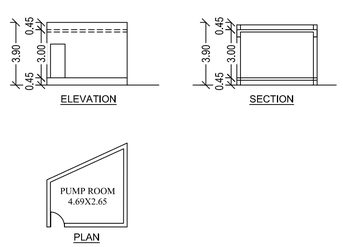
GROUND FLOOR PLAN
LAB UTILITY & AERO HANGER



FIRST FLOOR PLAN
LAB ,UTILITY & AERO HANGER



TERRACE PLAN
LAB UTILITY & AERO HANGER



PUMP ROOM

SWP Application No:

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL SHEDS FOR "M/S .ASSOCIATION FOR DRONE AVIONICS RESEARCH & TESTING (ADART) " AT PLOT NO. G-134/2, S.F.NO-149/1A PT, 149/1B PT,149/2PT,149/5PT ,149/6APT,149/6D AND 150/3B PT, 150/13PT, 150/14PT, 150/15,150/16 & 150/17PT.
"SIPCOT INDUSTRIAL PARK AT VALLAM-VADAGAL 'B' VILLAGE, SRIPERUMBATHUR TALUK, KANCHEPURAM DISTRICT.

Category of Industry : Orange
Manufacturing Details : TNCDBR-2019
S.NO-10 - LIGHT ENGINEERING INDUSTRY EXCLUDING FABRICATION & FORGING
Sipcot Layout No : 105/2024

DOOR & WINDOW SCHEDULE

SL.	TAG	TYPE	WIDTH (MM)	HEIGHT (MM)	QTY.
01	MD	DOUBLE SHUTTER	1800	2100	05
02	D	SINGLE SHUTTER	900	2100	10
03	D1	SINGLE SHUTTER	750	2100	13
04	D2	SINGLE SHUTTER	1000	2100	14
05	FD	SINGLE SHUTTER	1200	2100	06
06	RS	ROLLING SHUTTER	3000	3600	04
07	RS1	ROLLING SHUTTER	6000	3600	03
08	W	3 MEMBER - SLIDING TYPE	1500	1500	22
09	FG	FIXED GLASS	5000	1750	06

SANITARY DETAILS

	MALE		FEMALE	
PERSON	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	01	04	01	04
WASH BASIN	01	04	01	04
URINALS	01	01	-	-

Machinery (HP) 200 HP

NOTES:-
1.ALL DIMENSIONS & LEVELS ARE IN "M"

Total No Of Labours
Gents 17 Nos
Ladies 05 Nos

ARCHITECT :-

Karrthikrajan. K.A.V
Registered Architect
Regn.No: CA/ 2020 / 126931
Contact no : 8807733678

STRUCTURAL ENGINEER :-

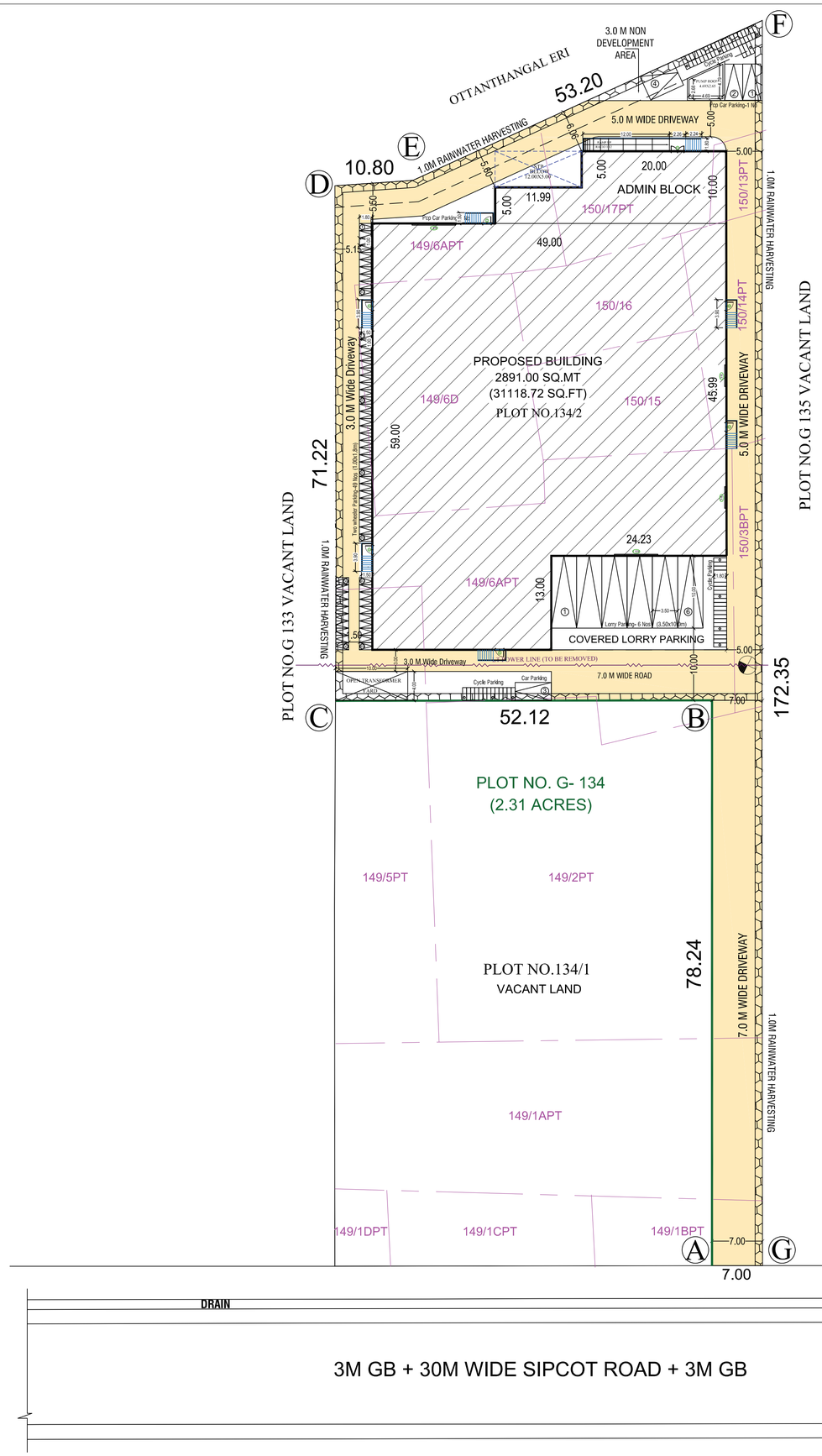
S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
Flat 6B, Second Floor, M.R. High Road, Mandaveli, Chennai-600 028.
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

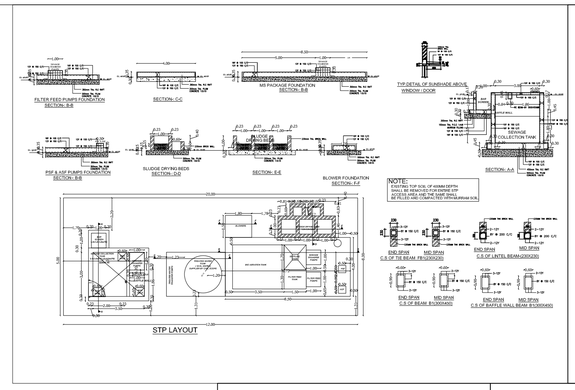
APPLICANT:

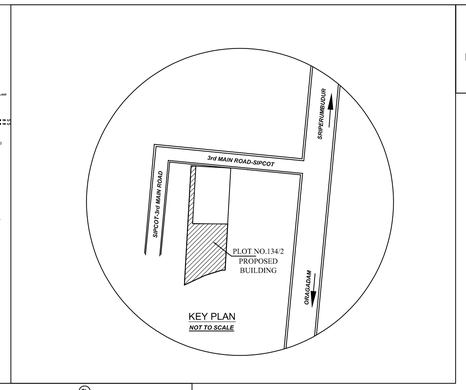
ASSOCIATION FOR DRONE AVIONICS RESEARCH AND TESTING

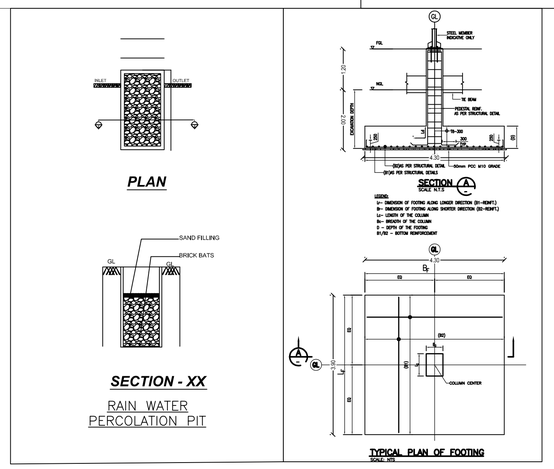
TITLE:
FLOOR PLAN & SECTIONS

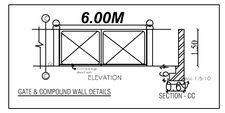
SCALE = 1:100 | SHEET NO: 01/02

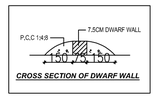


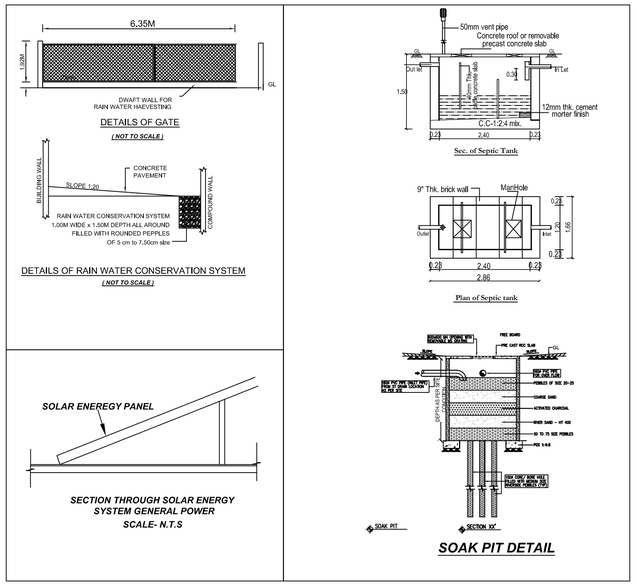












SWP Application No:

SITE PLAN SHOWING THE PROPOSED INDUSTRIAL SHEDS FOR "M/S .ASSOCIATION FOR DRONE AVIONICS RESEARCH & TESTING (ADART) " AT PLOT NO. G-134/2, S.F.NO-149/1A PT, 149/1B PT,149/2PT,149/5PT ,149/6APT,149/6D AND 150/3B PT, 150/13PT, 150/14PT, 150/15,150/16 & 150/17PT. "SIPCOT INDUSTRIAL PARK AT VALLAM-VADAGAL 'B' VILLAGE, SRIPERUMBATHUR TALUK, KANCHEPURAM DISTRICT.

Category of Industry : Orange

Manufacturing Details : TNCDBR-2019
S.NO-10 - LIGHT ENGINEERING INDUSTRY
EXCLUDING FABRICATION & FORGING

Sipcot Layout No : 105/2024

AREA STATEMENT

S.NO	BLOCKS	DESCRIPTION	FSI AREA (In Sq.m)	NON-FSI AREA (In Sq.m)	TOTAL AREA (In Sq.m)
1.	BUILDING-1	Ground Floor - Admin Block	290.85	-	290.85
		Ground Floor - (Lab Facility & Aero Hanger)	2891.02	-	2891.02
		Mezzanine Floor - Lab Facility	1482.08	-	1482.08
		First Floor - Admin Block	261.15	-	261.15
		Head Room - Admin Block	-	36.75	36.75
2.	Pump Room		22.00	-	22.00
		Grand Total	**4947.10**	36.75	**4983.85**

Plot Extent (As per Document)	5179.98 Sq.m (1.28 Acres)
Plot Extent (As per Site)	5179.98 Sq.m (1.28 Acres)
FSI Achieved - 4947.10 / 5179.98	0.955

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking=Workshop area / 750 Sqm 4373.10 / 750 sqm = 5.83	06 Nos	06 Nos
Car Parking = Office area / 150 Sqm 552.00 / 150 sqm = 3.68 (Including PCP Parking)	04 Nos	04 Nos
Two Wheeler Parking=Workshop /75 Sqm 4373.10/ 75 sqm = 58.30	59 Nos	59 Nos
Cycle Parking = Workshop area / 75 Sqm 4373.10/ 75 sqm = 58.30	59 Nos	59 Nos
Machinery (HP)	200 HP	

NOTES:-

1.ALL DIMENSIONS & LEVELS ARE IN "M"

Total No Of Labours	
Gents	17 Nos
Ladies	05 Nos

LIST OF MACHINERIES WITH HP:

S. NO.	EQUIPMENT	Nos	HP
1	OPTICAL 3D SCANNER	1	2
2	TEMPERATURE CHAMBER	1	3
3	CATH CHAMBER	1	3.5
4	ANECHOIC CHAMBER	1	3.5
5	DUST CHAMBER	1	3
6	WATER CHAMBER	1	2.5
7	INDUSTRIAL FAN	1	2.5
8	WIND TUNNEL	1	2.5
9	LOAD TESTING MACHINES	1	2.5
10	VIBRATION TABLE	1	2.5
11	CG MEASURING SETUP	1	2
12	PROPELLER / THRUST TESTING RIG	1	2
13	DIGITAL OSCILLOSCOPE	1	2
14	SPECTRUM ANALYZER	1	3
15	LCR METER	1	3
16	RAIN SIMULATOR	1	2
17	SPECIALIZED ENVIRONMENTAL CHAMBER FOR HALT, CAPABLE OF APPLYING PSEUDO-RANDOM VIBRATION (UPTO10,000 HZ IN 6 DOF (DEGREES OF FREEDOM))	1	3.5
18	TEST FIXTURES	1	3.5
19	COORDINATE MEASURING MACHINE (CMM)	1	2
20	MULTI-AXIS TESTING FACILITY	1	2
21	GUST AND LAMINAR FLOW WIND CHAMBER	1	2
22	TORQUE SENSOR	1	2
23	SOUND METER	1	2
24	SCANNING ELECTRON MICROSCOPE	1	4
25	ENVIRONMENTAL CHAMBER	1	4
26	CHARGING STATIONS	1	2.5
27	HIGH SPEED CAMERAS	1	2.5
28	2D/DOPPLER RADARS	1	2.5
29	ELECTRO-OPTICS TRACKING SYSTEMS	1	2.5
30	LAUNCH AND RECOVERY SYSTEMS	1	3.5
31	MISCELLANEOUS	_	120
	Total HP		200

ARCHITECT :-

Karrthikrajah. K.A.V
Registered Architect
Regn.No: CA / 2020 / 126931
Contact no : 8807733678

STRUCTURAL ENGINEER :-

S. VIJAYAN, M.E.,
CMDA Registered Structural Consultant
CMDA : SE/GR1/2022/11/346
Corporation of Chennai Registered Structural Engineer
GRADE-1 RGN No: RSE101902023
No.68, Second Floor, M.R. High Road, Mandaveli, Chennai-600 028.
Ph: +91 98407 43262, 98413 63910
Email : grandesmithprivatelimited@gmail.com
Email : lordsengineering01@gmail.com

APPLICANT:

ASSOCIATION FOR DRONE AVIONICS RESEARCH AND TESTING

TITLE:
SITE PLAN

SCALE = 1:400 | SHEET NO: 02/02

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.