Verified RealEstate™

REFERENCE
05/2025-2026

ISSUED
15 March 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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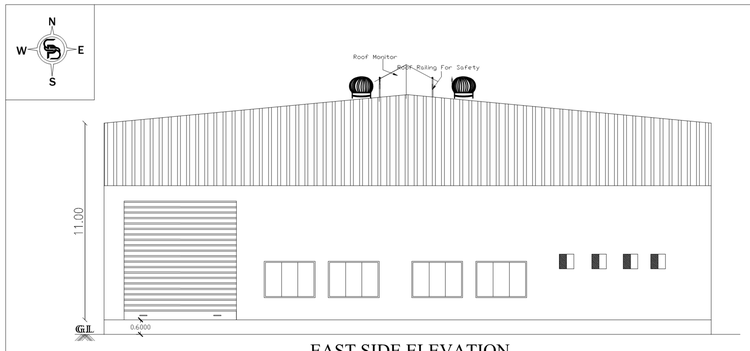
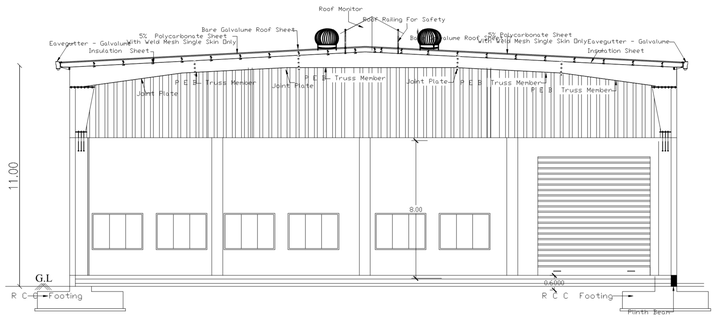
DIGITALLY VERIFIED RECORD



EAST SIDE ELEVATION

24.3



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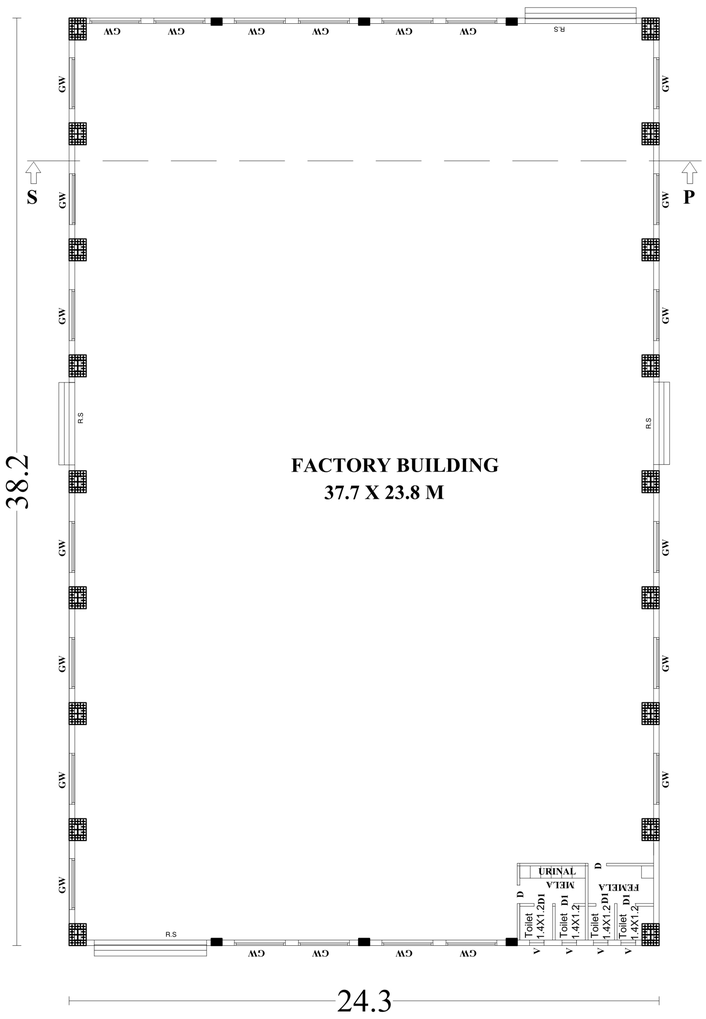
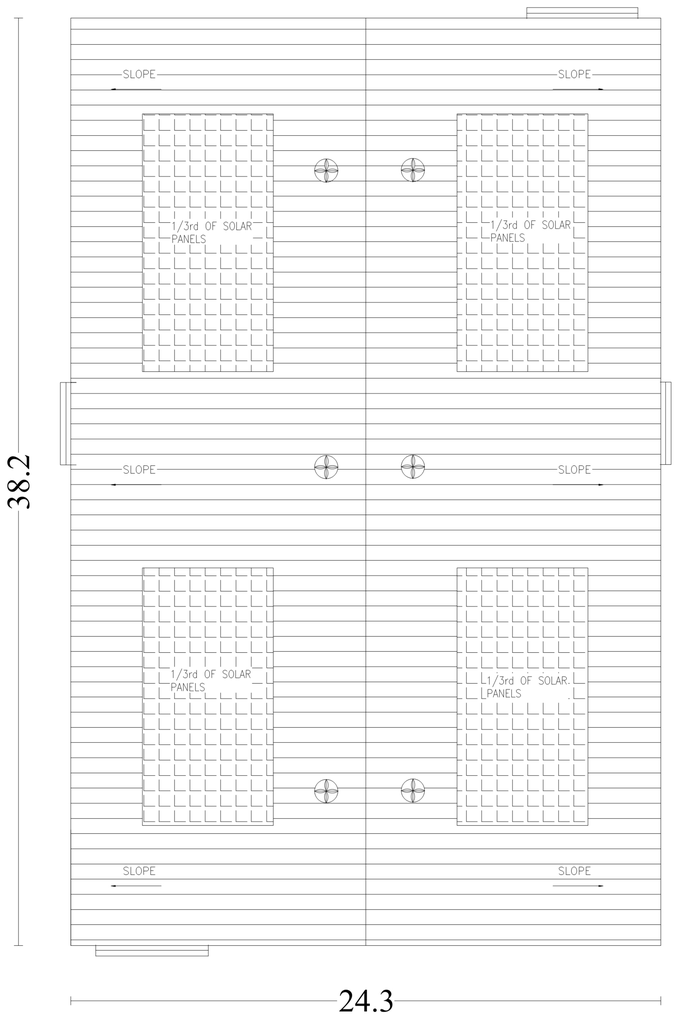


24.3

PROPOSSED FACTORY BUILDING
(GROUNG FLOOR)



24.3

ROOF PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING FOR MANUFACTURING OF Furniture(Wooden and Steel) Stations AT S.NO:70/1A1,1A2,1B1,1B2,2A,2B,3B2, PATTA NO:818,799,ERIVAKKAM VILLAGE, KUNDRATHUR TALUK AND KANCHEEPURAM DISTRICT.

SHEET:2/2

CATEGORY OF INDUSTRY-ORANGE

AS PER TNCD & BR-2019, RULE NO:36 AS PER ANNEXURE-VI, S.NO:(22)Furniture(Wooden and Steel)

AS PER PATTA ---- 3000.00 SQM

AS PER DOCUMENT ---- 74 Cent(3000.00sqm)
Boundary Numbered as (A to G)

AREA DETAILS	FSI IN Sqm	NON FSI IN Sqm	TOTAL BUILTUP AREA IN Sqm
PRO.FACTORY BUILDING(G.F)	928.26	-	928.26
STP	-	4.00	4.00
UG SUMP	-	16.00	16.00
FIRE SUMP	-	16.00	16.00
TRANFORMER YARD	-	25.00	25.00
TOTAL BUILD UP AREA	928.26	61.00	989.26

$$F.S.I = \frac{928.26}{3000.00} = 0.309 < 2.00$$

OSR Required $\frac{3000.00 X 10}{100}$ = 300.00sqm (10.00%)

OSR Provided = 305.00sqm(10.05%)Boundary as 1 to 4

JOINERY DETAILS

	DESCRIPTION	METER
RS	ROLLING SHUTTER	4.00 X 3.00
D	DOOR	1.00 X 2.14
W	WINDOW	1.22 X 1.22
V	VENTILATOR	1.22 X 0.60

Mechanical Ventilation Has Been Provided For The Entire Building

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	2 No's	2 No's
TWO WHEELER PARKING	6 No's	7 No's
CYCLE PARKING	6 No's	7 No's

NUMBER OF WORKERS:-
MALE = 10 nos, FEMALE = 2 nos
TOTAL WORKERS = 12 nos

MACHINERY DETAILS

DESCRIPTION	H.P
1. CUTTING MACHINES	50
2. SURFACE MACHINES	50
TOTAL POWER H.P	100

SANITARY REQUIREMENTS AS PER TNCBDR-2019

DESCRIPTION	REQUIRED (Male & Female)	PROVIDED (Male & Female)
WATER CLOSET	5	6
URINAL	04	05
WASH TAPS	5	6
DRINKER WATER FOUNTAINS	4	5

COLOUR INDEX

PROPOSED ROAD
BOUNDARY

OWNER

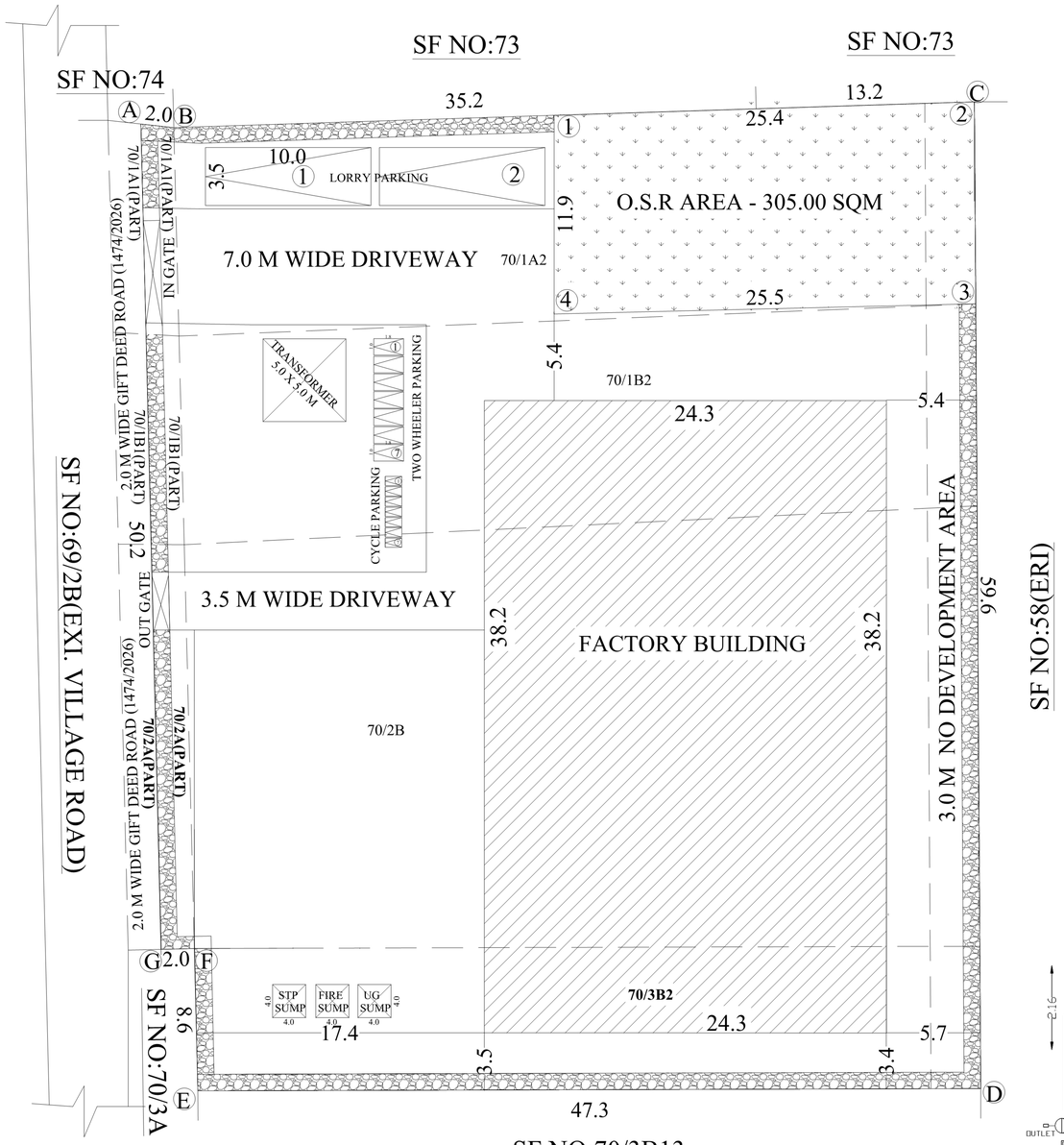
P. Kothari Kohi

STRUCTURAL ENGINEER

Dr. P. RAGHUNATHAPANDIAN, M.E., Ph.D
Structural Engineer Grade - I
Reg No: SE/Gr.I/2023/03/003, dt: 09.03.2023
Sree Subramanya Construction
No: 49/20 A, Nadu Street, Pillaiyar Palayam,
Kanchipuram. Cell: +91-9790442162

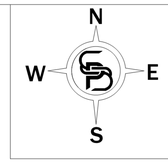
ARCHITET SIGNATURE

Er. A. PRABHAKARAN, B.E.(Civil.)
Registered Engineer No:RE / Gr - II / 2021 /12 /023
Reg Construction Eng No.RCE / 2023 /09/007
SRI SIVAM FOUNDATION,
43/G9. Alladi Pillayar Kovil Street, KPM - 1
Cell: 9629362167,6383435069,



SF NO:70/3B13

SITE PLAN
SCALE 1:100



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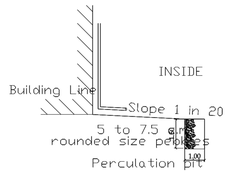
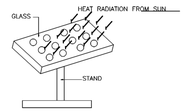
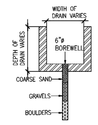
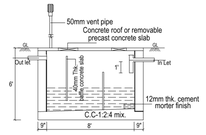




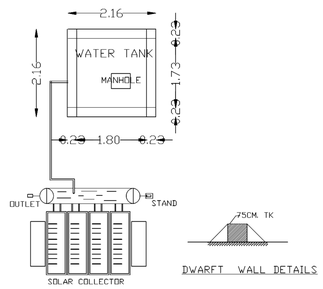
SOLAR PANEL



BOREWELL DETAIL
(SCALE= 1:50)

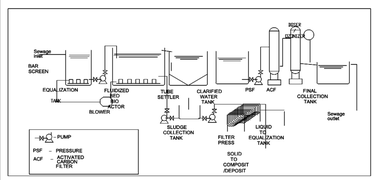


Sec. of Septic Tank

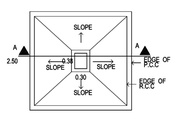


PLAN OF OHT
SOLAR WATER HEATING SYSTEM

DWARFT WALL DETAILS



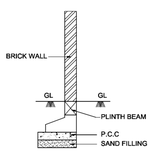
SEWERAGE TREATMENT PLANT(STP)



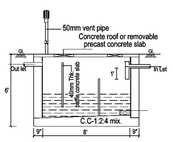
PLAN
As per design
Typical Column Foundation Detail
As per design

ELEVATION,
GATE DETAIL

PLAN,
GATE DETAIL



COMPOUND WALL DETAIL



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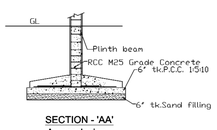
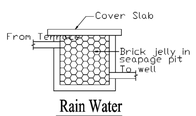
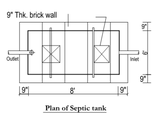


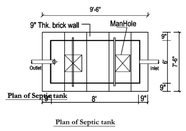
SECTION - 'AA'
As per design



Rain Water
Filter Tank



Plan of Septic tank



Plan of Septic tank

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.