Verified RealEstate™

REFERENCE
09/2025-2026

ISSUED
14 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.

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

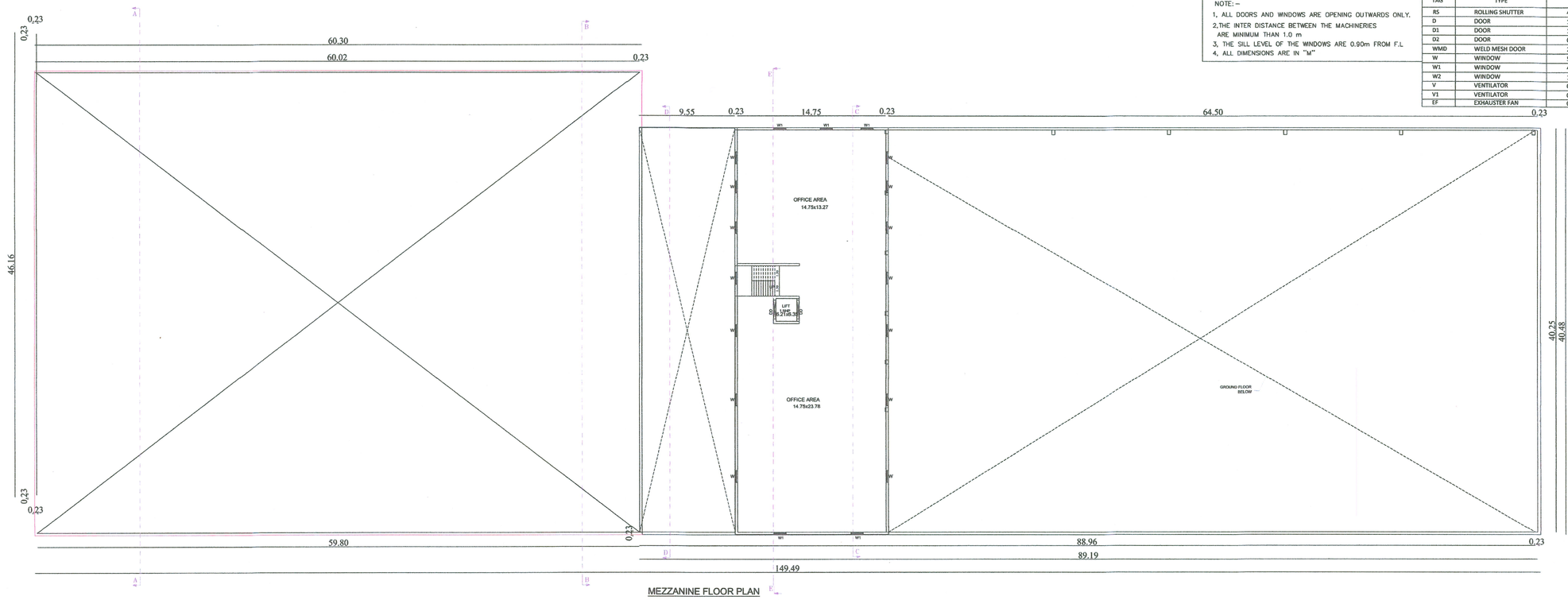
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

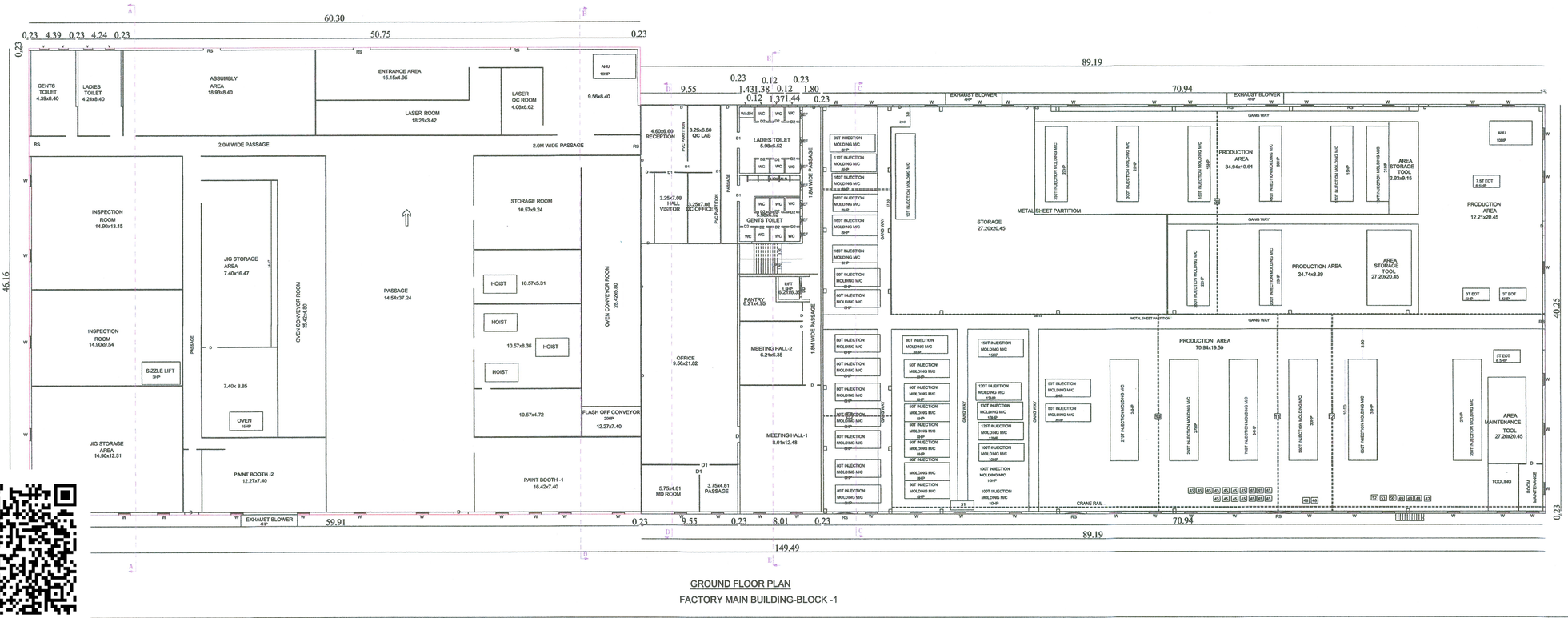
NOTE: –
1, ALL DOORS AND WINDOWS ARE OPENING OUTWARDS ONLY.
2,THE INTER DISTANCE BETWEEN THE MACHINERIES ARE MINIMUM THAN 1.0 m
3, THE SILL LEVEL OF THE WINDOWS ARE 0.90m FROM F.L
4, ALL DIMENSIONS ARE IN "M"

JOINERY SCHEDULE

TAG	TYPE	SIZE
RS	ROLLING SHUTTER	4.00 x 4.20
D	DOOR	1.50 x 2.13
D1	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.13
WMD	WELD MESH DOOR	2.00 x 2.44
W	WINDOW	5.00 x 1.50
W1	WINDOW	4.00 x 1.50
W2	WINDOW	1.50 x 1.50
V	VENTILATOR	0.90 x 0.60
V1	VENTILATOR	0.60 x 0.60
EF	EXHAUSTER FAN	0.60 x 0.60



MEZZANINE FLOOR PLAN
FACTORY MAIN BUILDING- BLOCK -1
Mechanical Ventilation Provided wherever needed



GROUND FLOOR PLAN
FACTORY MAIN BUILDING-BLOCK -1

SHEET NO : 2 OF 4

FACTORY MAIN BUILDING- BLOCK-1
GROUND FLOOR, MEZZANINE FLOOR

M/s. UNITECH PLASTO COMPONENTS PRIVATE LIMITED

PLOT NO:S-10 & 11,
SIPCOT INDUSTRIAL PARK, PILLAIPAKKAM,
VENGADU VILLAGE,SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT,
PIN CODE - 602105.

AREA STATEMENT:- PROPOSED BLOCK - 1

Floor Name	Workshop Area (in Sqm)	Office Area (in Sqm)	Total FSI Area (in Sqm)
GROUND FLOOR	6177.22	216.64	6393.86
MEZZANINE FLOOR	-	615.20	615.20
TOTAL	6177.22	831.84	7009.06

HEIGHT OF THE BUILDING : 14.70 m

SCALE : 1:100

MACHINERY DETAILS

NAME OF MACHINERY	NOS	TOTAL HP
100T INJECTION MOLDING M/C	2	20.00
150T INJECTION MOLDING M/C	3	45.00
200T INJECTION MOLDING M/C	1	20.00
250T INJECTION MOLDING M/C	1	22.50
450T INJECTION MOLDING M/C	1	30.00
550T INJECTION MOLDING M/C	1	35.00
650T INJECTION MOLDING M/C	1	30.00
1300T INJECTION MOLDING M/C	1	52.00
LIFT	1	1.50
3T EOT CRANE	2	10.00
10T EOT CRANE	1	7.50
25/10T EOT CRANE	1	10.00
COMPRESSOR	1	15.00
COMPRESSOR	1	5.00
SIZZLE LIFT	1	3.00
OVEN	1	15.00
AHU UNIT-1	1	10.00
EXHAUST BLOWER	1	3.00
WATER PUMP	1	1.00
35T INJECTION MOLDING M/C	1	8.00
86T INJECTION MOLDING M/C	6	48.00
50T INJECTION MOLDING M/C	5	40.00
80T INJECTION MOLDING M/C	12	96.00
60T INJECTION MOLDING M/C	1	8.00
90T INJECTION MOLDING M/C	1	8.00
160T INJECTION MOLDING M/C	4	68.00
110T INJECTION MOLDING M/C	1	11.00
125T INJECTION MOLDING M/C	1	12.00
130T INJECTION MOLDING M/C	2	26.00
120T INJECTION MOLDING M/C	1	12.00
40T INJECTION MOLDING M/C	4	32.00
250T INJECTION MOLDING M/C	1	27.00
275T INJECTION MOLDING M/C	1	24.00
300T INJECTION MOLDING M/C	1	25.00
350T INJECTION MOLDING M/C	1	27.00
560T INJECTION MOLDING M/C	1	35.00
700T INJECTION MOLDING M/C	1	34.00
5T EOT CRANE	1	6.50
10T EOT CRANE	1	7.50
DE-HUMIDIFIER	1	20.00
FLASH OFF CONVEYOR	1	20.00
AHU UNIT-2	1	7.50
EXHAUST BLOWER	3	12.00
WATER PUMP	3	3.00
TOTAL HP =		953

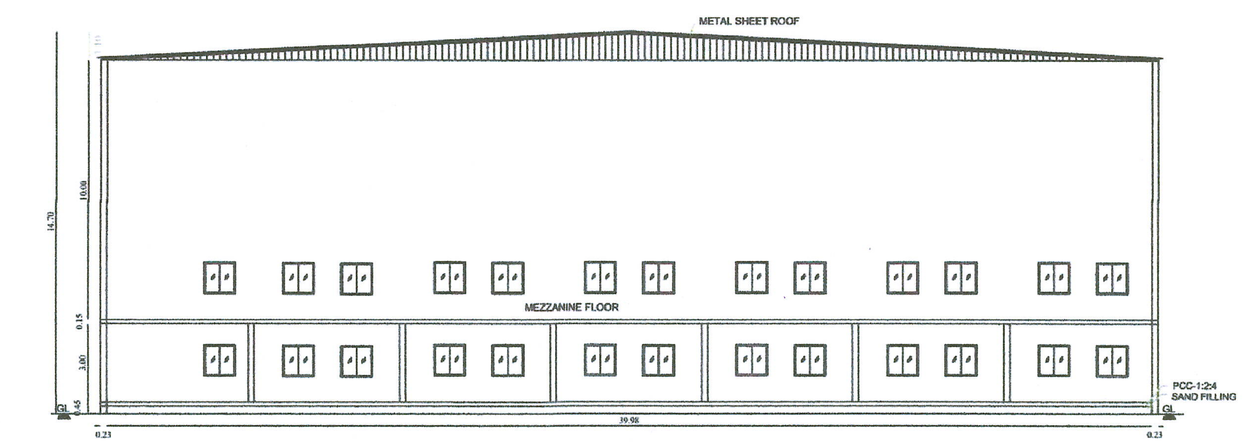
Mechanical Ventilation Provided wherever needed

For UNITECH PLASTO COMPONENTS (P) LTD
Director
APPLICANT

Er.S. POORNIMA, B.Tech., M.Tech (Struct)
Registered Engineer
Reg. No. LPA / RE / GR-II / 014 / 2022
1/313, J.Palanisamy Nagar, Malumichampatti
Coimbatore - 641 050
Ph: 95733 45002, 99599 55325
REGISTERED ENGINEER

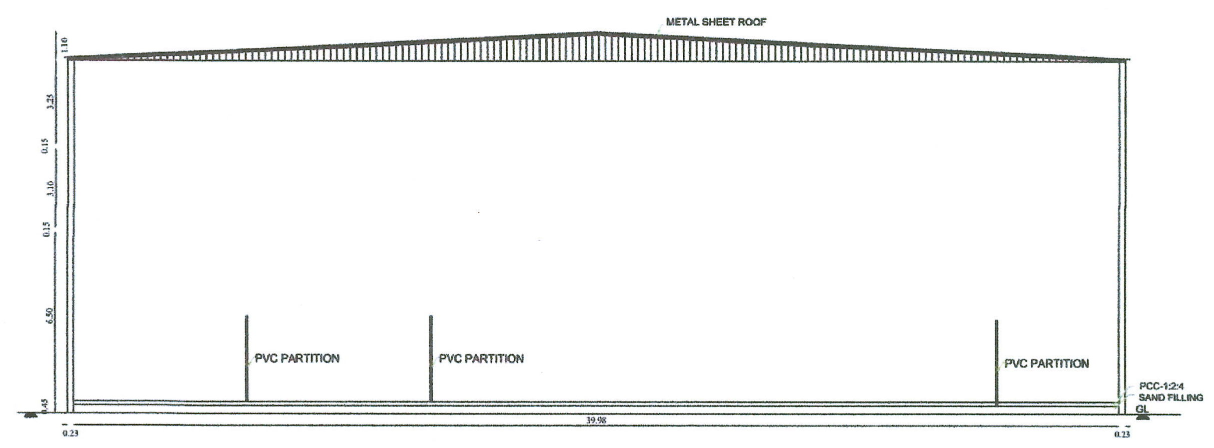
Dr. V. JOHNPAUL
B.Tech, M.E (Struct.), Ph.D, AMIE, MIGS, MCI, MIOK
Structural Engineer Grade - I (SE)
Reg. No: LPA/SE/CR-1162/2024
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Paliadam, Tirupur - 641 401.
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STRUCTURAL ENGINEER

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CONSTRUCTION ENGINEER



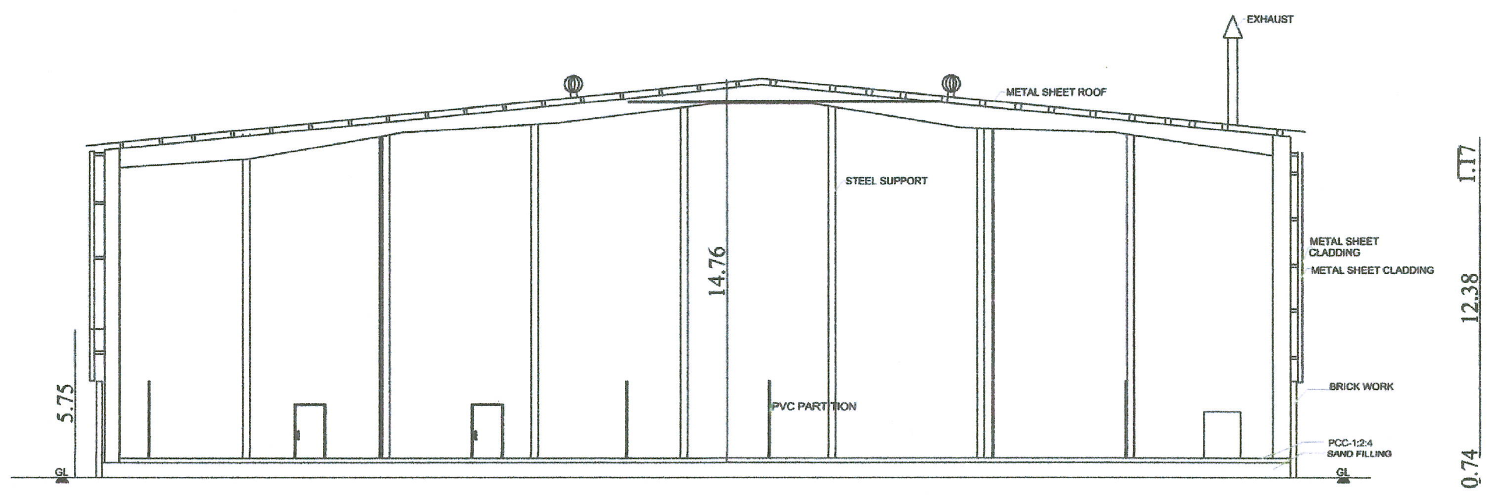
SECTION – CC

FACTORY MAIN BUILDING-BLOCK -1



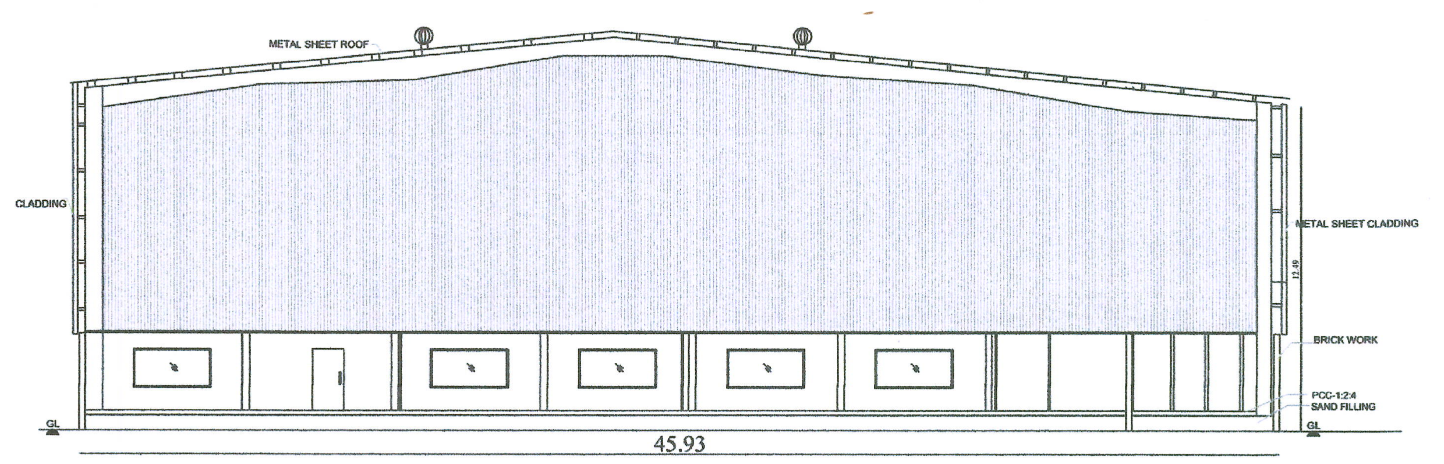
SECTION – DD

FACTORY MAIN BUILDING-BLOCK -1



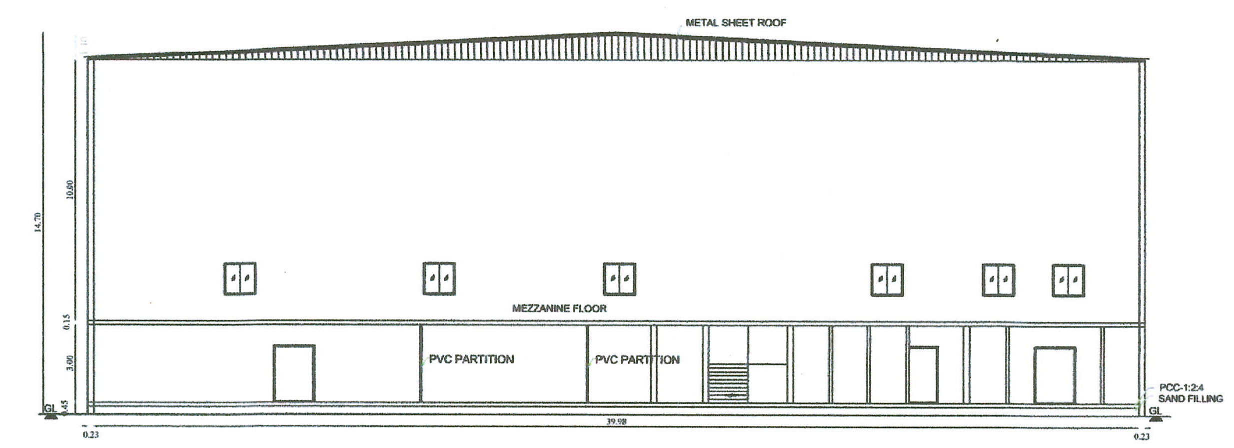
SECTION – AA

FACTORY MAIN BUILDING-BLOCK -1



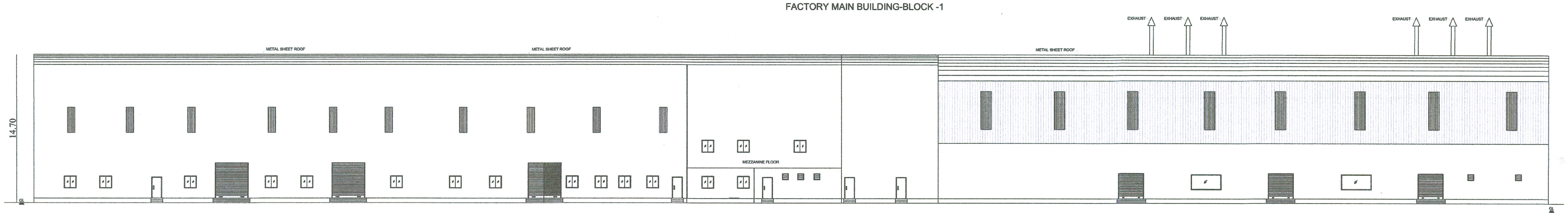
SECTION – BB

FACTORY MAIN BUILDING-BLOCK -1



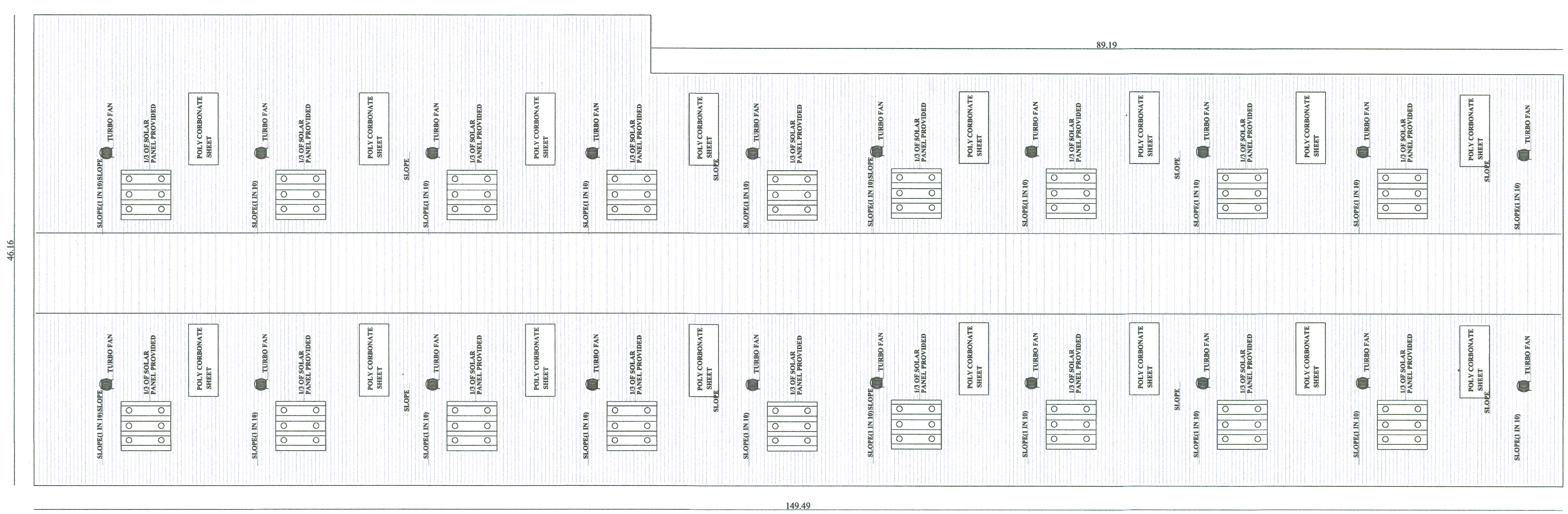
SECTION – EE

FACTORY MAIN BUILDING-BLOCK -1



ELEVATION

FACTORY MAIN BUILDING-BLOCK -1



TERRACE FLOOR PLAN

FACTORY MAIN BUILDING-BLOCK -1

JOINERY SCHEDULE

TAG	TYPE	SIZE
RS	ROLLING SHUTTER	4.00 x 4.20
D	DOOR	1.50 x 2.13
D1	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.13
WMD	WELD MESH DOOR	2.00 x 2.44
W	WINDOW	5.00 x 1.50
W1	WINDOW	4.00 x 1.50
W2	WINDOW	1.50 x 1.50
V	VENTILATOR	0.90 x 0.60
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NOTE: –

1, ALL DOORS AND WINDOWS ARE OPENING OUTWARDS ONLY.
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3, THE SILL LEVEL OF THE WINDOWS ARE 0.90m FROM F.L
4, ALL DIMENSIONS ARE IN "M"

SHEET NO :3 OF 4

FACTORY MAIN BUILDING- BLOCK-1
TERRACE FLOOR,ELEVATION, SECTION A-A, SECTION B-B,SECTION C-C,SECTION D-D,

M/s. UNITECH PLASTO COMPONENTS PRIVATE LIMITED

PLOT NO:S-10 & 11,
SIPCOT INDUSTRIAL PARK, PILLAIPAKKAM,
VENGADU VILLAGE,SRIPERUMBUDUR TALUK,
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PIN CODE - 602105.

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HEIGHT OF THE BUILDING : 14.70 m

SCALE : 1:100

MACHINERY DETAILS

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150T INJECTION MOLDING M/C	3	45.00
200T INJECTION MOLDING M/C	1	20.00
250T INJECTION MOLDING M/C	1	22.50
450T INJECTION MOLDING M/C	1	30.00
550T INJECTION MOLDING M/C	1	35.00
650T INJECTION MOLDING M/C	1	30.00
1300T INJECTION MOLDING M/C	1	52.00
LIFT	1	1.50
3T EOT CRANE	2	10.00
10T EOT CRANE	1	7.50
25/10T EOT CRANE	1	10.00
COMPRESSOR	1	15.00
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SIZZLE LIFT	1	3.00
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EXHAUST BLOWER	1	3.00
WATER PUMP	1	1.00
35T INJECTION MOLDING M/C	1	8.00
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110T INJECTION MOLDING M/C	1	11.00
125T INJECTION MOLDING M/C	1	12.00
130T INJECTION MOLDING M/C	2	26.00
120T INJECTION MOLDING M/C	1	12.00
40T INJECTION MOLDING M/C	4	32.00
250T INJECTION MOLDING M/C	1	27.00
275T INJECTION MOLDING M/C	1	24.00
300T INJECTION MOLDING M/C	1	25.00
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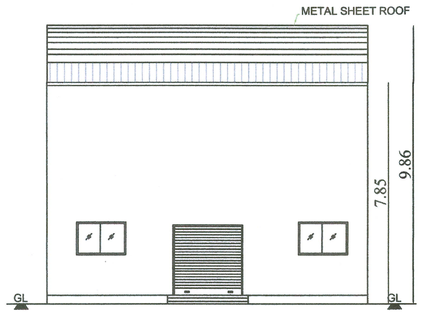
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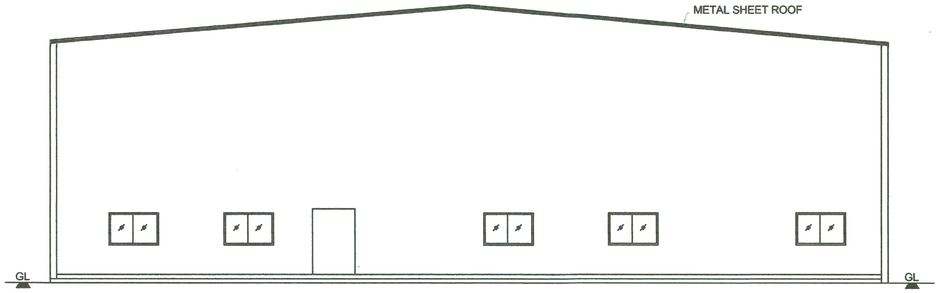
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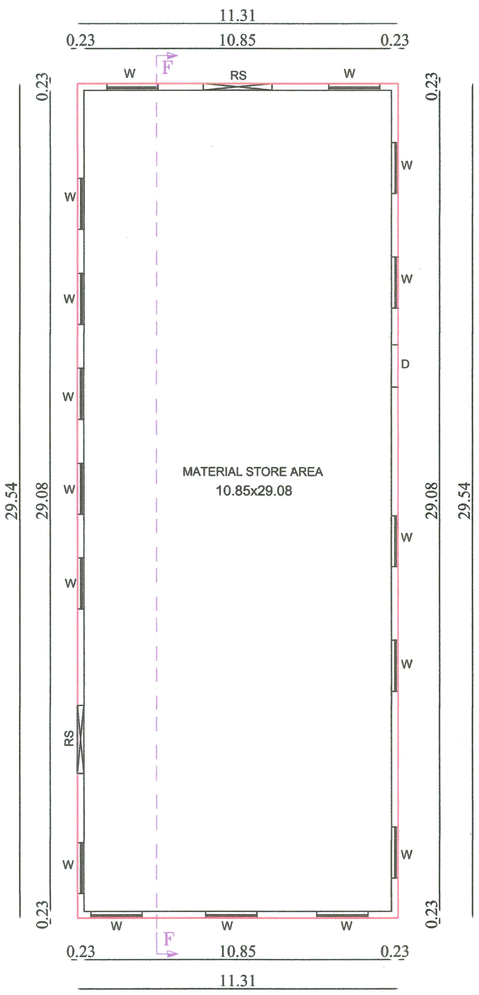
CONSTRUCTION ENGINEER



ELEVATION



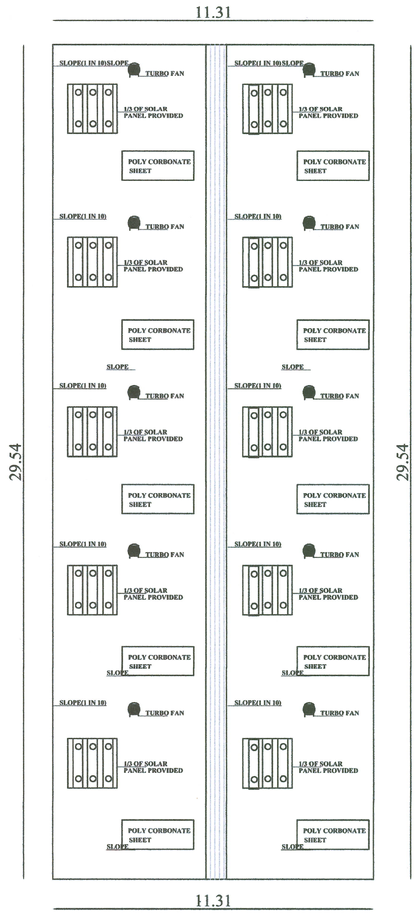
SECTION – FF



GROUND FLOOR PLAN

STORAGE BUILDING- BLOCK -2

Mechanical Ventilation Provided wherever needed



TERRACE FLOOR PLAN

STORAGE BUILDING- BLOCK -2

SHEET NO : 4 OF 4

STORAGE BUILDING- BLOCK-2

GROUND FLOOR, ELEVATION, SECTION F-F,

M/s. UNITECH PLASTO COMPONENTS PRIVATE LIMITED

PLOT NO:S-10 & 11,
SIPCOT INDUSTRIAL PARK, PILLAIPAKKAM,
VENGADU VILLAGE,SRIPERUMBUDUR TALUK,
KANCHEEPURAM DISTRICT,
PIN CODE - 602105.

AREA STATEMENT:- PROPOSED BLOCK - 2

Floor Name	Workshop Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
GROUND FLOOR	334.10	-	334.10
TOTAL	334.10	-	334.10

HEIGHT OF THE BUILDING : 9.86 m

SCALE : 1:100

JOINERY SCHEDULE

TAG	TYPE	SIZE
RS	ROLLING SHUTTER	4.00 x 4.20
D	DOOR	1.50 x 2.13
D1	DOOR	1.00 x 2.13
D2	DOOR	0.76 x 2.13
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W1	WINDOW	4.00 x 1.50
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NOTE:–
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3, THE SILL LEVEL OF THE WINDOWS ARE 0.90m FROM F.L
4, ALL DIMENSIONS ARE IN "M"

For UNITECH PLASTO COMPONENTS (P) LTD

Director

APPLICANT

26/12/25

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STRUCTURAL ENGINEER

26/12/25

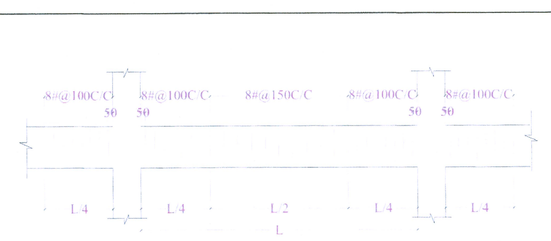
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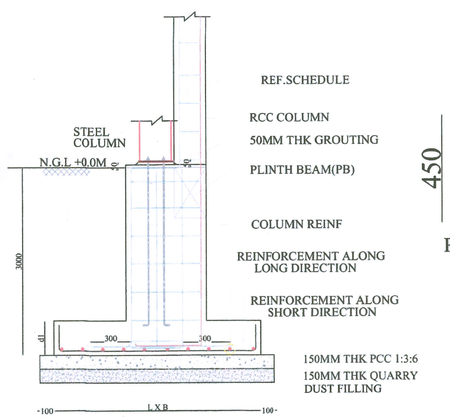
CONSTRUCTION ENGINEER

ORANGE INDUSTRIES

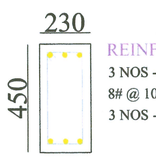
PLAN SHOWING THE PROPOSEDCONSTRUCTION OF " M/s. UNITECH PLASTO COMPONENTS PRIVATE LIMITED " INDUSTRIAL BUILDING (ORANGE INDUSTRY - INJUCTION MOULDING) AT PLOT NO:S-10 & 11, SIPCOT INDUSTRIAL PARK IN S.F.NO: 279(P),285(P) AND 288(P) AT VENGADU VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

TNCDBR - 2019 - ANNEXURE - VII
ORANGE INDUSTRY - S.I.No. 11
(INJUCTION MOULDING)



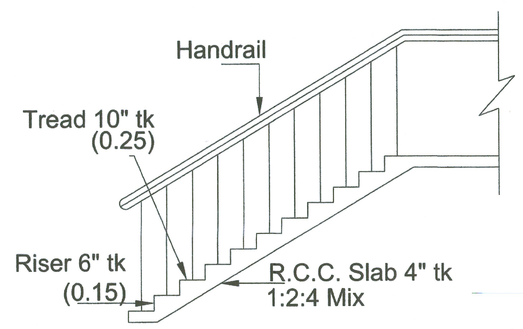


TYPICAL CROSS SECTION OF FOOTING, PEDESTAL WITH STEEL & RCC COLUMN



REINFORCEMENT
3 NOS - 16# AT TOP
8# @ 100/150 C/C
3 NOS - 16# AT BOTTOM

PLINTH BEAM-PB1



STAIRCASE DETAILS

AREA DETAILS:

AREA OF THE SITE : (As Per Document)
PLOT NO: S-10 -:1 Acres (Document No:2716/2023)
PLOT NO: S-11 -:2.13 Acres (Document No:4753/2011)
TOTAL EXTENT -:3.13 Acres
AREA OF THE SITE : 12666.66Sqm (As Per Patta)
SUPERIMPOSED AREA OF THE SITE : 12666.66 Sqm

AREA STATEMENT:-

BLOCK NAME	FSI Area (in Sqm)	Non FSI Area (in Sqm)	Total Floor Area (in Sqm)
PROPOSED BLOCK -1	7009.06	-	7009.06
PROPOSED BLOCK -2	334.10	-	334.10
PUMP ROOM	-	63.35	63.35
SECURITY ROOM	-	19.25	19.25
ELECTRICAL ROOM	-	55.80	55.80
TOTAL	7343.16	138.40	7481.56

FSI = 7343.16 / 12666.66 = 0.57

AREA STATEMENT:- PROPOSED BLOCK - 1

Floor Name	Workshop Area (in Sqm)	Office Area (in Sqm)	Total FSI Area (in Sqm)
GROUND FLOOR	6177.22	216.64	6393.86
MEZZANINE FLOOR	-	615.20	615.20
TOTAL	6177.22	831.84	7009.06

HEIGHT OF THE BUILDING : 14.70 m

AREA STATEMENT:- PROPOSED BLOCK - 2

Floor Name	Workshop Area (in Sqm)	Non-FSI Area (in Sqm)	FSI Area (in Sqm)
GROUND FLOOR	334.10	-	334.10
TOTAL	334.10	-	334.10

HEIGHT OF THE BUILDING : 9.86 m

PARKING DETAILS	REQUIRED	PROVIDED
LORRY PARKING 1 Parking for every 750 sq.m of workshop Area =6604.72/750 = 9	9	11
CAR PARKING 1 Parking for every 150sq.m of office Area =876.84/150 = 6	6	10
TWO WHEELER 1 Parking for every 75sq.m of work shop Area =6604.72/75 = 88	88	240
CYCLE PARKING 1 Parking for every 75sq.m of work shop Area =6604.72/75 = 88	88	240

AREA DESCRIPTION	(SQM)
TOTAL WORKSHOP AREA	6604.72
TOTAL OFFICE AREA	876.84

Man Power Strength

Male	Female	Total
45	25	70

Sanitary Requirements: Water Closets

	Male	Female
Water Closets	7	6
Ablution Tab	7	6
Urinals	5	-
Wash	2	1
Drinking Water	1	1

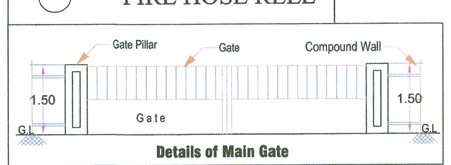
All metric dimensions are in metre SCALE : 1:100
Solar Aparatur to be Provided
Rain water Harvesting System & Sullage Water Treatment Plant & Tanks Prvided as per Standards

SCHEDULE OF JOINERY FOR PH-II:-

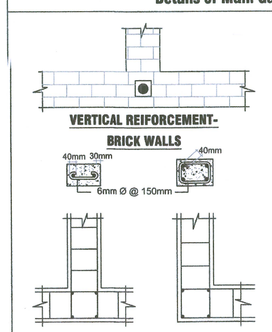
S.NO	DESCRIPTION	SIZE(M)
1.	RS1-ROLLING SHUTTER(PUSH BUTTON)	3.00x4.50
2.	RS2-ROLLING SHUTTER(PUSH BUTTON)	4.50x5.50
3.	FD-FIRE DOOR	1.50x2.40
4.	SW-SLIDING WINDOW	3.00x1.50

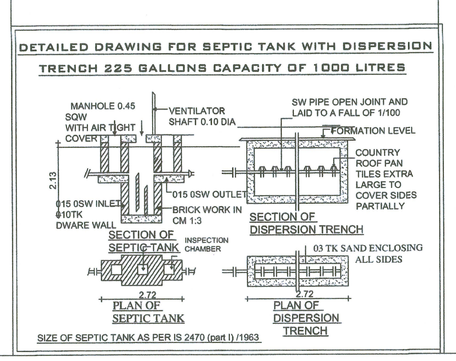
Note:
- Site Boundary
- Proposed Building
- Existing Road
- OSR Area

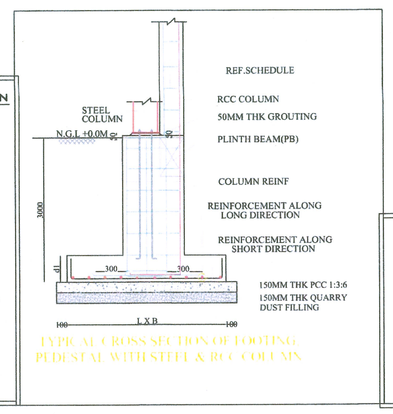
Emergency Alaram
Sand Bucket
Fire Extinguisher
Fist Aid Kit
FIRE HOSE REEL



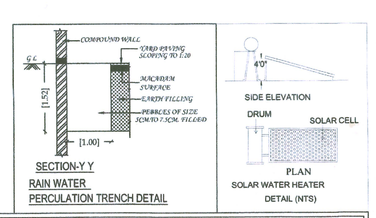
Details of Main Gate

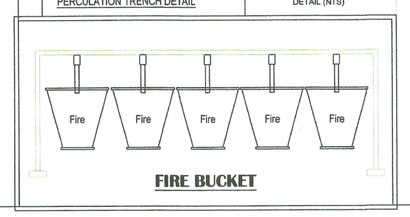






TYPICAL CROSS SECTION OF FOOTING, PEDESTAL WITH STEEL & RCC COLUMN





FIRE BUCKET

For UNITECH PLASTO COMPONENTS (P) LTD
Director

Applicant

Er.S. POORNIMA, B.Tech., M.Tech (Struct)
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Ph: 95733 45002, 99599 55325
Construction Engineer

Dr. V. JOHNPAUL
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Structural Engineer Cmbe - 1(SE)
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Registered Engineer

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

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.