Verified RealEstate™

REFERENCE
2026-2027/07/17

ISSUED
17 July 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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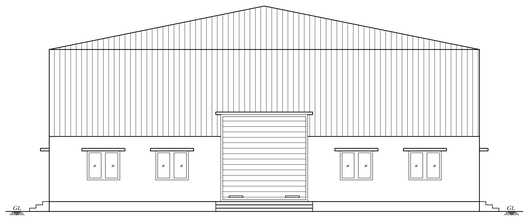
DIGITALLY VERIFIED RECORD

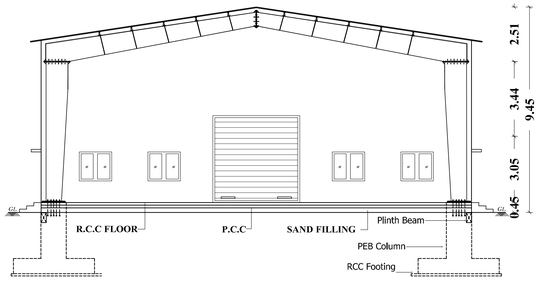
PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING IN S.No:206/1A, 206/1D, 206/1E, 206/1F, 206/1G. KATTANKULLAM VILLAGE, UTHIRAMERUR TALUK, KANCHEEPURAM DISTRICT.

ONLINE APPLICATION No: SWP / BPA / 0823120/2026

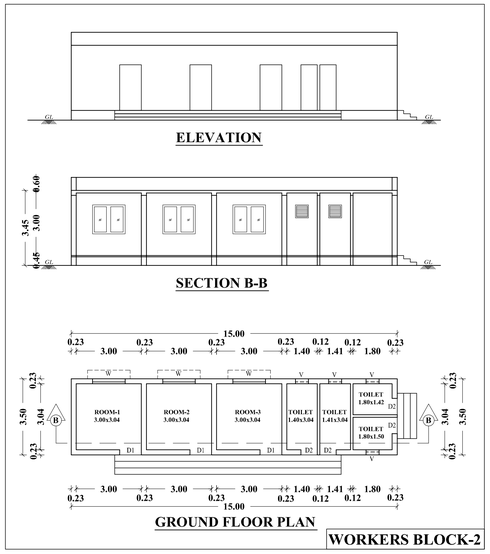
G.O.(Ms). No. 154 Dated : 07.10.2025
(ANNEXURE - VI) Sl.No: 19 - GREEN CATEGORY
No: 37 READY MIX CEMENT CONCRETE



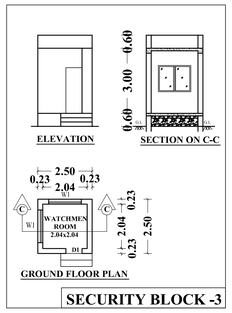
ELEVATION



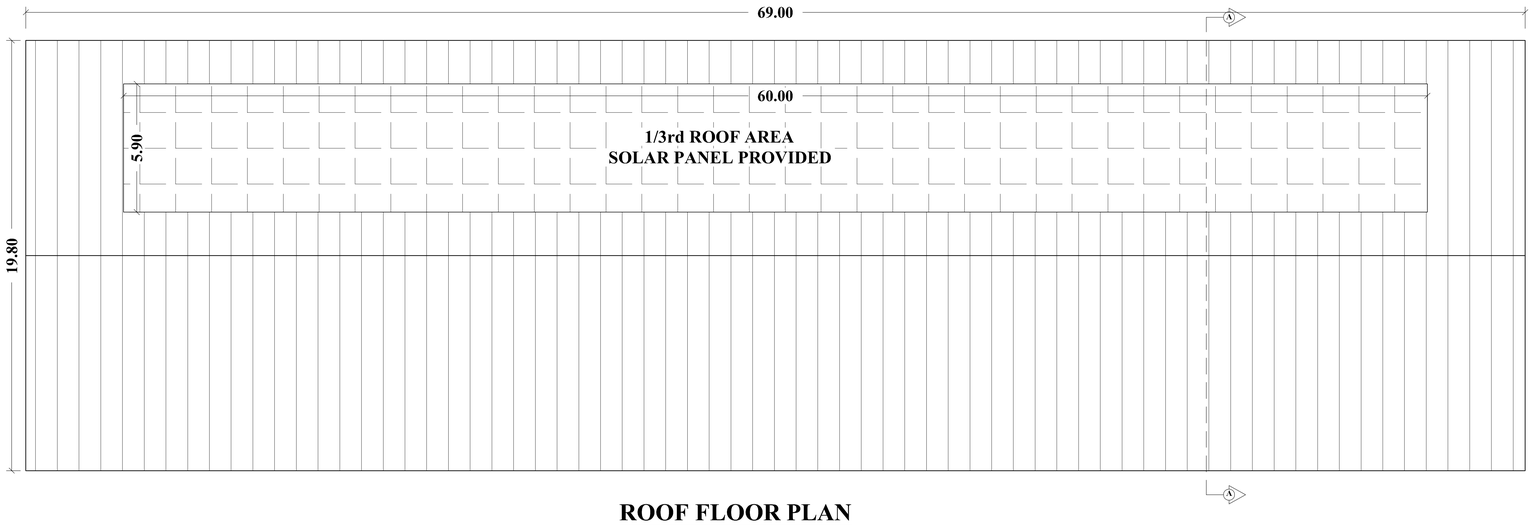
SECTION A-A



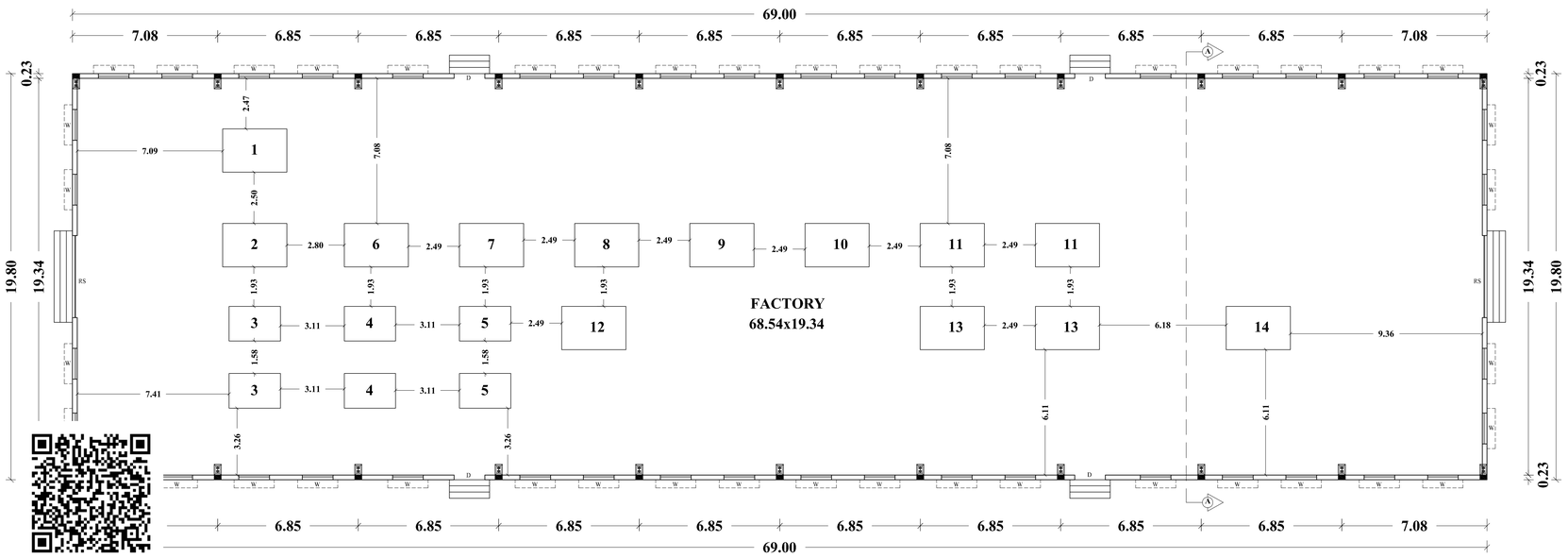
WORKERS BLOCK-2



SECURITY BLOCK -3



ROOF FLOOR PLAN



GROUND FLOOR PLAN

SPECIFICATION

FOUNDATION
- FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-
- SUPER STRUCTURE IN23 TH. ,11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

RCC MEMBERS
- FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING
- WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
- CEILING IN CM 1:3 9mm TH.

PAINTING
- FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING
- FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS
- DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH
- WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

SCHEDULE OF JOINERIES:

	DESCRIPTION	SIZE
R.S	ROLLING SHUTTER	4.00 x 4.00
D	DOOR	1.50 x 2.20
D1	DOOR	1.00 x 2.20
D2	DOOR	0.75 x 2.20
W	WINDOW	1.50 x 1.33
V	VENTILATOR	0.60 x 0.90

MACHINERY DETAILS

S.NO.	MACHINERY NAME	QTY	EACH H.P	TOTAL H.P
1.	HYDRAULIC PUMP	1	15	15
2.	OIL COOLER MOTOR	1	1.5	1.5
3.	METAL DOOR OPEN & CLOSE	2	1.5	3
4.	VIBRATOR MOTOR	2	1.5	3
5.	FRONT CONVEYOR MOTOR	2	7.5	15
6.	MIXER MOTOR	1	20	20
7.	METAL BIN LAYING CONVEYOR	1	10	10
8.	METAL BIN CONVEYOR	1	10	10
9.	METAL BIN CONVEYOR	1	7.5	7.5
10.	COMPRESSOR	1	10	10
11.	XYLO CEMENT SCREW	2	10	20
12.	MIXER DOOR OPEN & CLOSE	1	2	2
13.	STACKER	2	5	10
14.	TOP LAYER MIXER	1	7.5	7.5
	TOTAL			134.5

COLOUR INDEX

PROPOSED

SCALE 1: 100 — *ALL DIMENISIONS ARE IN METRES*

For ADITHYA PAVERS
Proprietor

OWNERS SIGNATURE

Er. K.RATHINASAMY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
Chennai-600101. Mob : 9444100510

STRUCTURAL ENGINEER

V.P. KRISHNAPRIYAN B.Arch.,
CA/2014/55850
Register Architect Gr-I
DTCP Reg. No:CGLRGN/RA/GR-I/2019/06/006
CMDA RA/Gr-I/19/04/140
222, Arihant Majestic Towers, Jawaharlal Nehru Road,
Koyambedu, Chennai - 107. Mobile : 9566253942

ARCHITECT/ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF FACTORY BUILDING IN S.No:206/1A, 206/1D, 206/1E, 206/1F, 206/1G. KATTANKULLAM VILLAGE, UTHIRAMERUR TALUK, KANCHEEPURAM DISTRICT.

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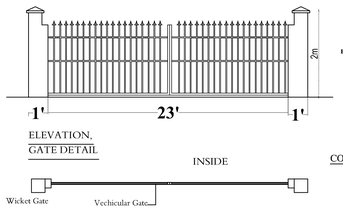
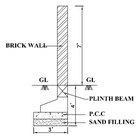
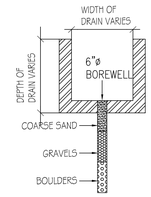


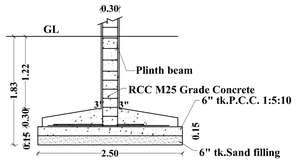
PLAN,
GATE DETAIL



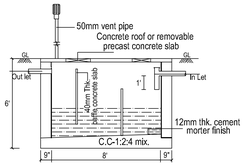
COMPOUND WALL DETAIL



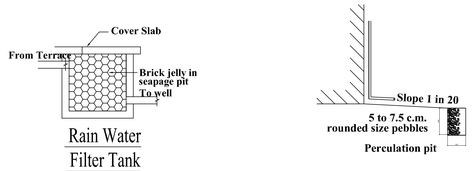
BOREWELL DETAIL
(SCALE= 1:50)



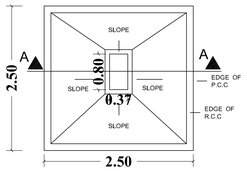
SECTION - 'AA'
As per design



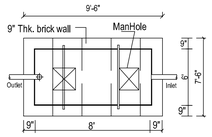
Sec. of Septic Tank



Rain Water
Filter Tank

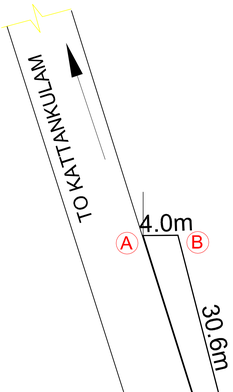


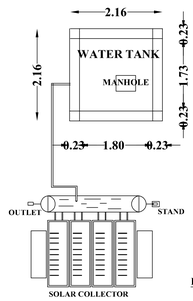
PLAN



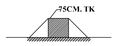
Plan of Septic tank

Typical Column Foundation Detail
As per design

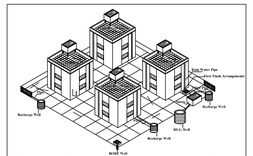




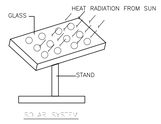
PLAN OF OHT
SOLAR WATER HEATING SYSTEM

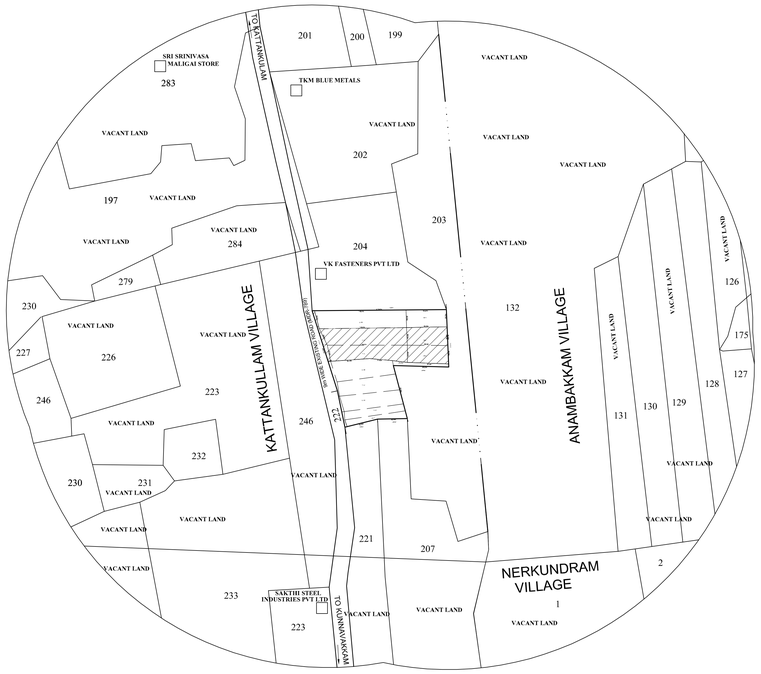


DWARFT WALL DETAILS

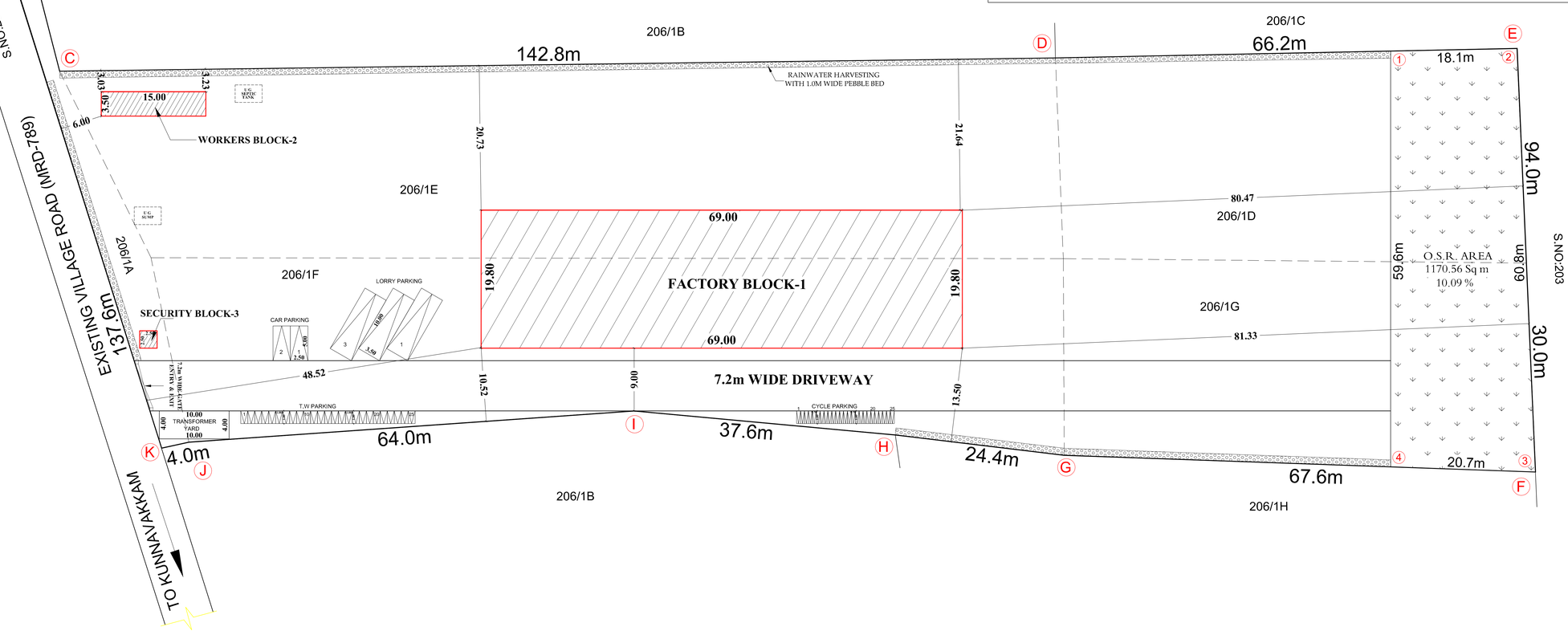


Proposed Rain Water Harvesting System 3A
Not To Scale





KEY PLAN
(SCALE 1:10000)



SITE PLAN

SPECIFICATION

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SUPER STRUCTURE IN23 TH. ,11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

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AREA DETAIL:

	Sq m
TOTAL PLOT AREA AS PER PATTA	11600.00
SUPERIMPOSED AREA	11241.39

BUILDING AREA STATEMENT

SL.NO	BUILDING NAME	NON FSI IN Sq m	FSI IN Sq m	TOTAL AREA IN Sq m
1.	**FACTORY BLOCK-1**			
	GROUND FLOOR	-	1366.20	1366.20
2.	**WORKERS BLOCK-2**			
	GROUND FLOOR	-	52.50	52.50
3.	**SECURITY BLOCK-3**			
	GROUND FLOOR	6.25	-	6.25
	TOTAL	6.25	1418.70	1424.95

AREA CALCULATION

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
FLOOR SPACE INDEX	1418.70 11241.39	2.0	0.12

PARKING CALCULATION

DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking-Workshop area/750 =1418.70/750= 2.0	02 Nos	03 Nos
Car Parking-Office area/150 = 00/150= 00	00 Nos	02 Nos
T.W Parking-Workshop area/75 =1418.70/75= 19.0	19 Nos	25 Nos
Cycle Parking-Workshop area/75 =1418.70/75= 19.0	19 Nos	25 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	2	1
URINAL	1	--	2	--
WASH BASIN	1	1	2	1
DRINKER WATER FOUNTAINS	1		1	

H.P REQUIRED- 134.50

WORKERS DETAILS

MALE	06 Nos
FEMALE	02 Nos
NUMBER OF WORKERS	08 Nos

N
W E
S

COLOUR INDEX
- BOUNDARY
- PROPOSED
- EXISTING ROAD
- DRIVE WAY
- EXISTING BUILDING

SCALE 1: 200 — ALL DIMENISIONS ARE IN METRES

For ADITHYA PAVERS
Proprietor

OWNERS SIGNATURE

Er. K.RATHINAVELU, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/Gr-I/2019/06/005
Res : No.W-293 / A1 Nava No.14, Anna Nagar West,
Chennai-600101. Mob : 9444100510

STRUCTURAL ENGINEER

V.P.KRISHNAMURTHY,M.B.Arch.,
CA/2014/65050
Register Architect Gr-I
DTCP Reg. No:CGL/RGN/AR-I/2019/006/006
CMDA No:Gr-19/06/140
222, Arihant Majestic Towers, Jawaharlal Nehru Road,
Koyambedu, Chennai - 107. Mobile : 9566233842

ARCHITECT/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

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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

Verified RealEstate
3/350/2 Mettukuppam,
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Chennai 600 097, India
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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.