Verified RealEstate™

REFERENCE
13/2025-2026

ISSUED
22 October 2025

PP APPROVAL RECORD

Planning Permission

Ramanathapuram

Ramanathapuram district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

hello@verified.realestate
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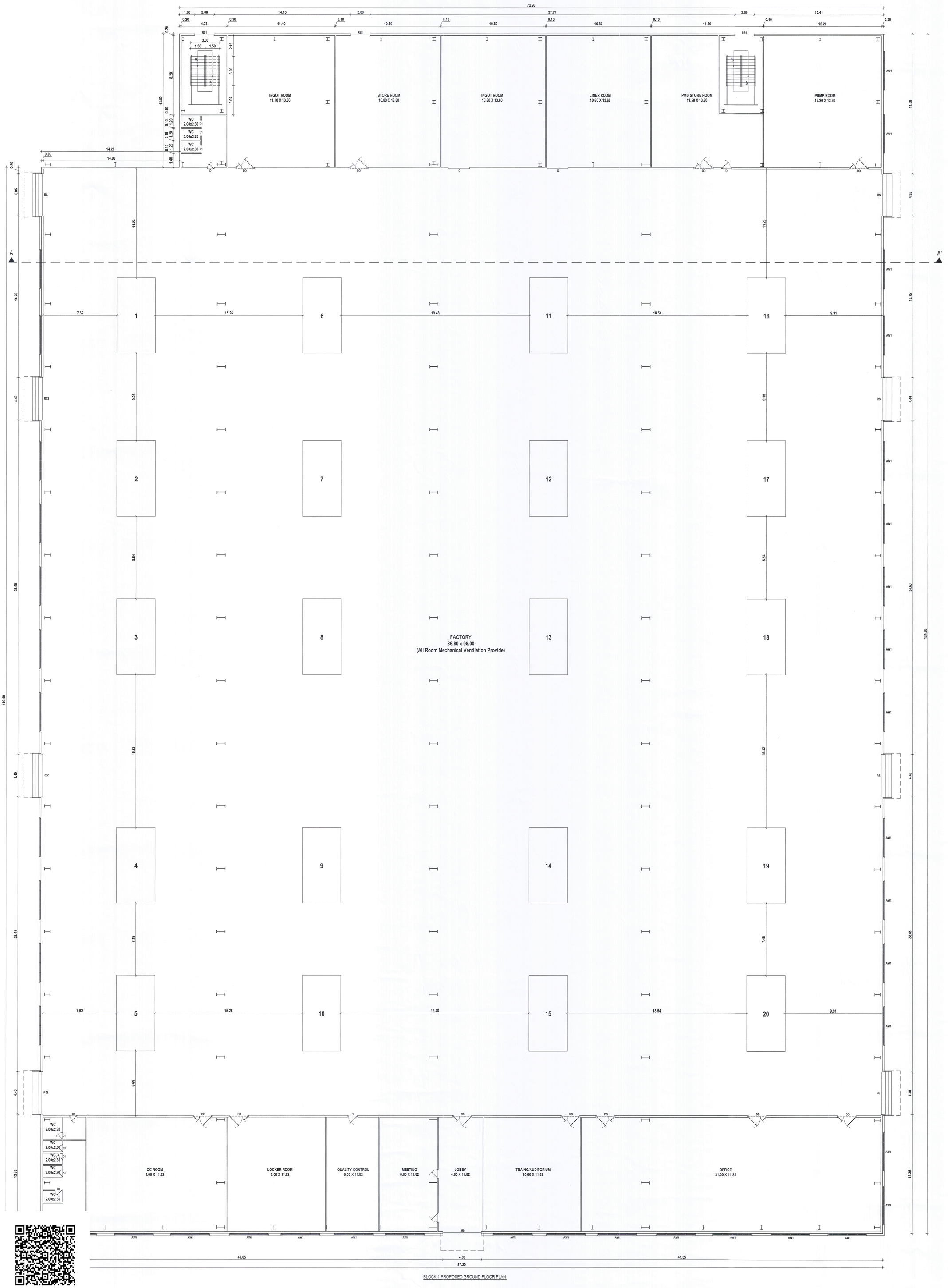
DIGITALLY VERIFIED RECORD



BLOCK-1 PROPOSED GROUND FLOOR PLAN

SCALE- 1:100 SHEET- 1 OF 7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR. ILGAHNG AUTOMOTIVE INDIA PVT LTD IN SURVEY NO - 282/1A, 282/2A, 283/1, 283/2, 283/3, 283/4B ,283/5A, 283/6A, 283/7, 283/8, 284/4, 284/5,2 84/6A, 284/7A, 284/8A, 284/9 OF KEERANALLUR VILLAGE & SURVEY NO- 4/1A1, 4/1A2, 4/1A3, SELVAZHIMANGALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

SRIPERUMBUDUR PANCHAYAT UNION LIMIT.

N

NO	NAME OF MACHINE	HP
1.	1650-1 UBE MACHINE	195.0
2.	SUH 3000 FURNACH	96.0
3.	FANUC SPARY ROBOT	14.0
4.	FANUC ECTRACTORE ROBOT	14.0
5.	OIL CHILLER	27.0
6.	VACUUM UNIT	8.0
7.	JET COOLING UNIT	300.0
8.	DIE LUBRICANT SUPPLY DEVICE	400.0
9.	1250-1 UBE MACHINE	100.0
10.	SUH 3000 FURBACE	86.0
11.	FAUNC SPRAY ROBOT	90.0
12.	FANUC EXTRACTOR ROBOT	200.0
13.	OIL CHILLER	150.0
14.	VACUUM UNIT	80.0
15.	JET COOLING UNIT	85.0
16.	DIE LUBRICANT SUPPLY DEVICE	30.0
17.	1250-2 UBE MACHINE	50.0
18.	SUH 3000 FURNACE	20.0
19.	FANUC SPARY ROBOT	25.0
20.	FANUC EXTRACTORE ROBOT	30.0
	TOTAL HP	2000.0

APPLICANT SIGNATURE :-

For IL GAHNG AUTOMOTIVE INDIA PVT. LTD.

Authorised Signatory

STRUCTURAL ENGINEER :-

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
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REGISTERED ENGINEER :-

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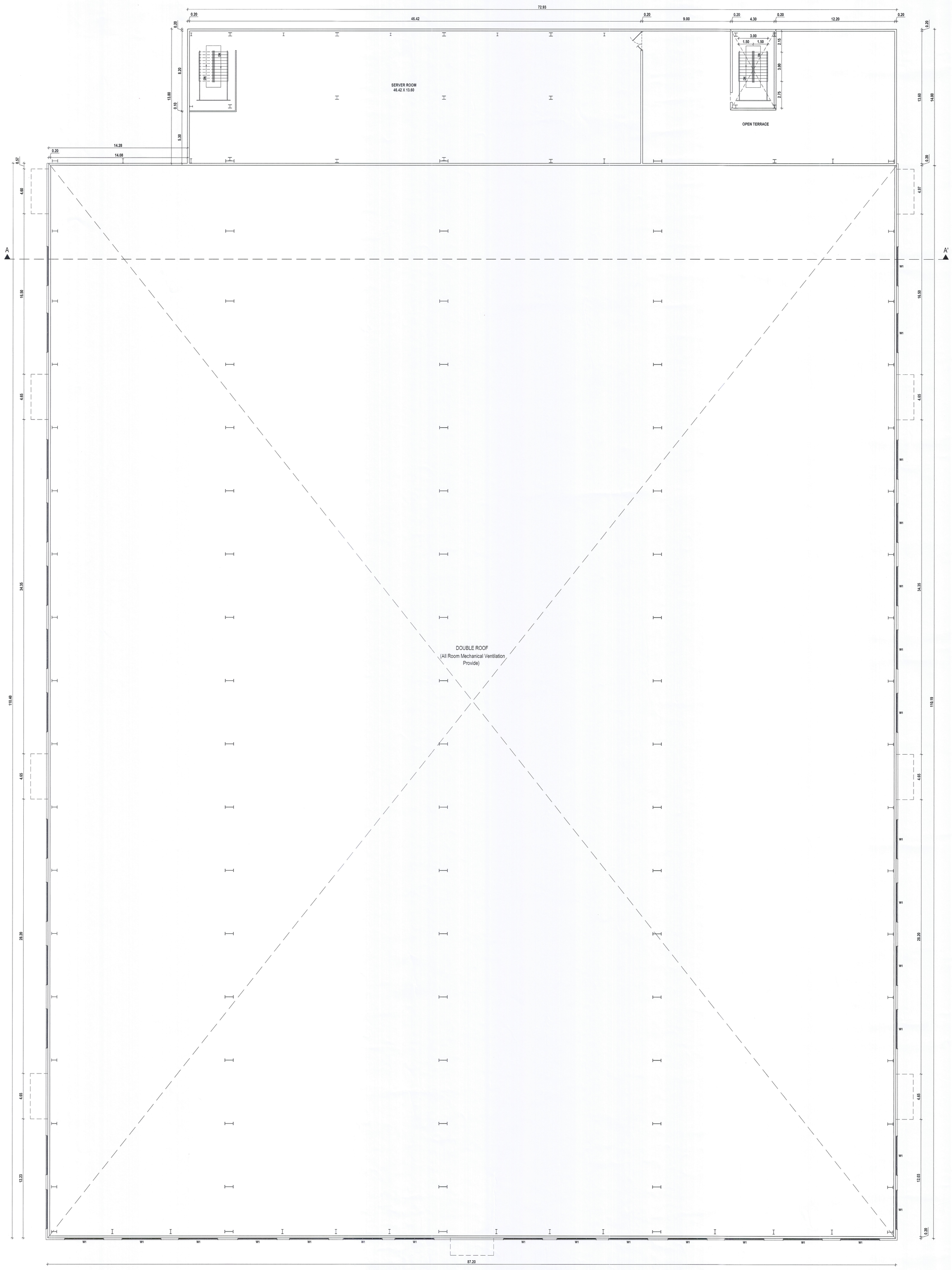

BLOCK-1 PROPOSED MEZZANINE FLOOR PLAN

SCALE- 1:100

SHEET- 2 OF 7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR. ILGAHNG AUTOMOTIVE INDIA PVT LTD IN SURVEY NO - 282/1A, 282/2A, 283/1, 283/2, 283/3, 283/4B ,283/5A, 283/6A, 283/7, 283/8, 284/4, 284/5,2 84/6A, 284/7A, 284/8A, 284/9 OF KEERANALLUR VILLAGE & SURVEY NO- 4/1A1, 4/1A2, 4/1A3, SELVAZHIMANGALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

SRIPERUMBUDUR PANCHAYAT UNION LIMIT.

N

APPLICANT SIGNATURE :-

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STRUCTURAL ENGINEER :-

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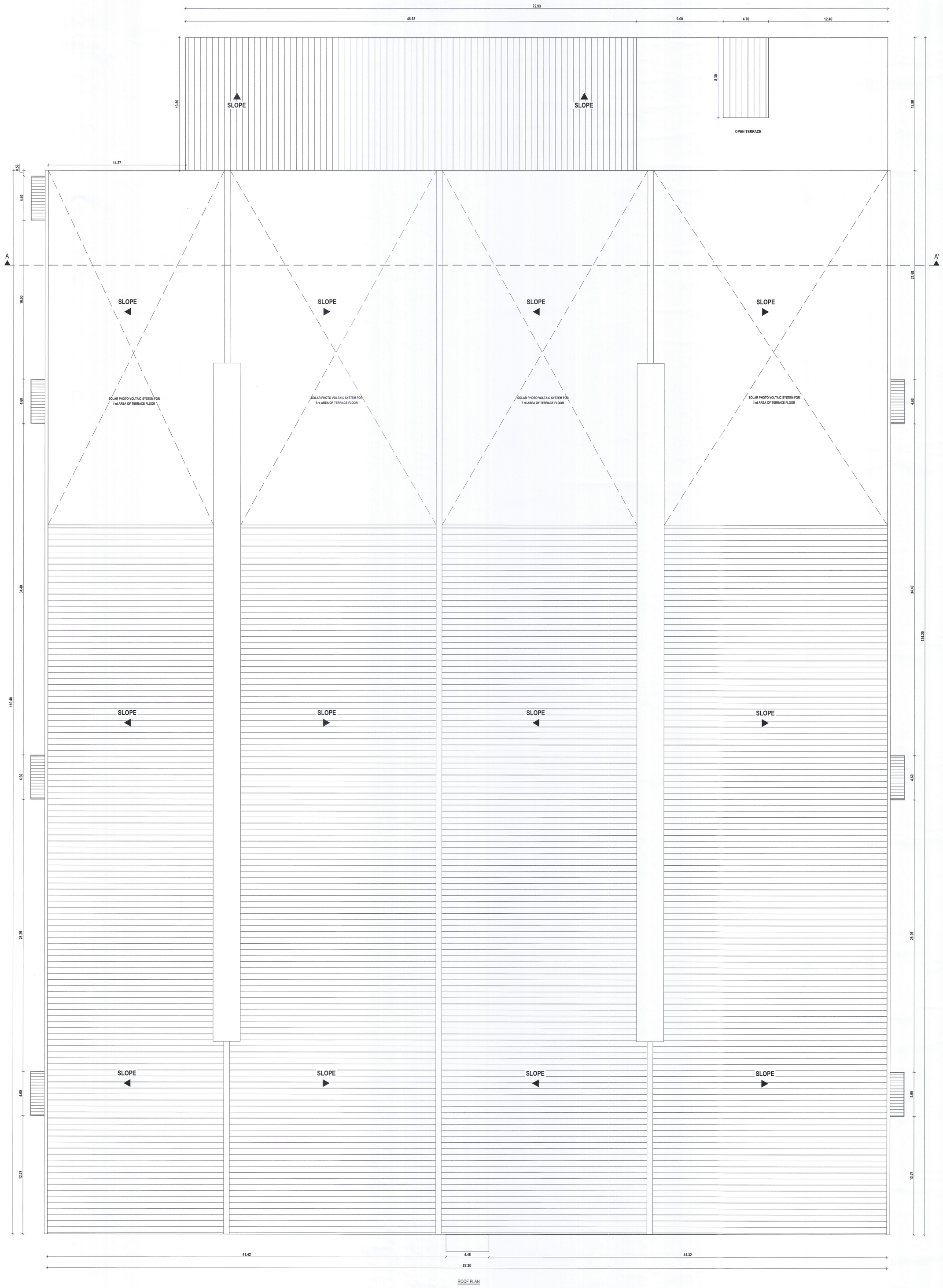

ROOF PLAN

SCALE- 1:100 SHEET- 3 OF 7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR. ILGAHNG AUTOMOTIVE INDIA PVT LTD IN SURVEY NO - 282/1A, 282/2A, 283/1, 283/2, 283/3, 283/4B ,283/5A, 283/6A, 283/7, 283/8, 284/4, 284/5,2 84/6A, 284/7A, 284/8A, 284/9 OF KEERANALLUR VILLAGE & SURVEY NO- 4/1A1, 4/1A2, 4/1A3, SELVAZHIMANGALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

SRIPERUMBUDUR PANCHAYAT UNION LIMIT.

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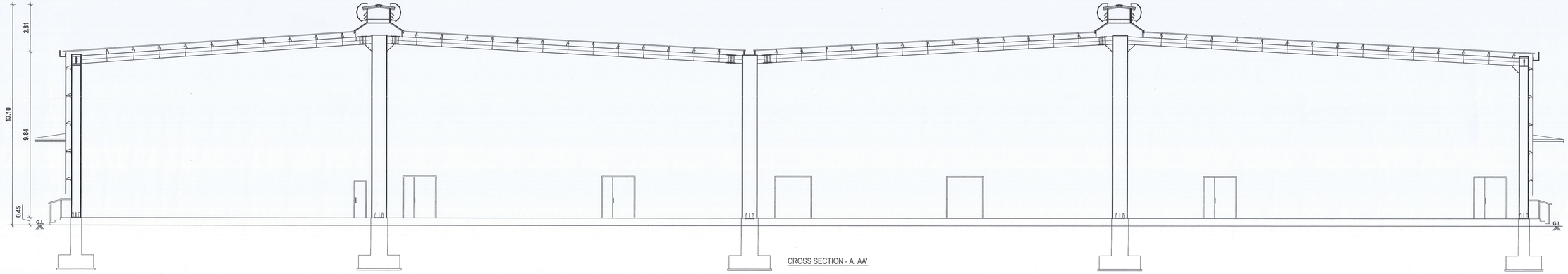
EAST SIDE ELEVATION



CROSS SECTION - A. AA'

SCALE- 1:100 SHEET- 4 OF 7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR. ILGAHNG AUTOMOTIVE INDIA PVT LTD IN SURVEY NO - 282/1A, 282/2A, 283/1, 283/2, 283/3, 283/4B ,283/5A, 283/6A, 283/7, 283/8, 284/4, 284/5,2 84/6A, 284/7A, 284/8A, 284/9 OF KEERANALLUR VILLAGE & SURVEY NO- 4/1A1, 4/1A2, 4/1A3, SELVAZHIMANGALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

SRIPERUMBUDUR PANCHAYAT UNION LIMIT.

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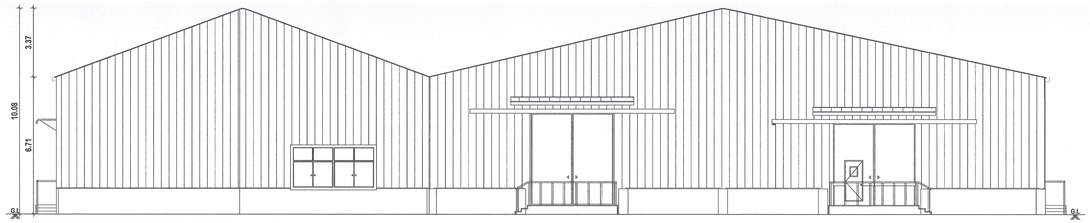
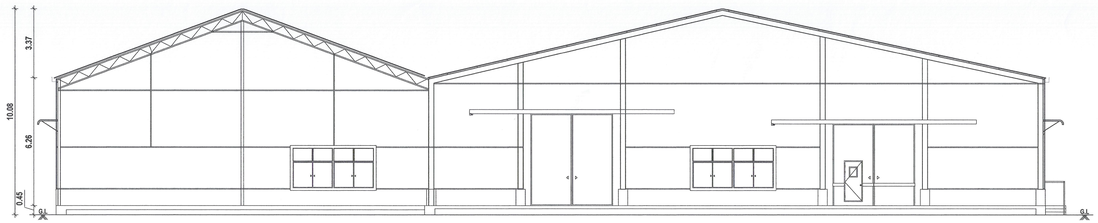
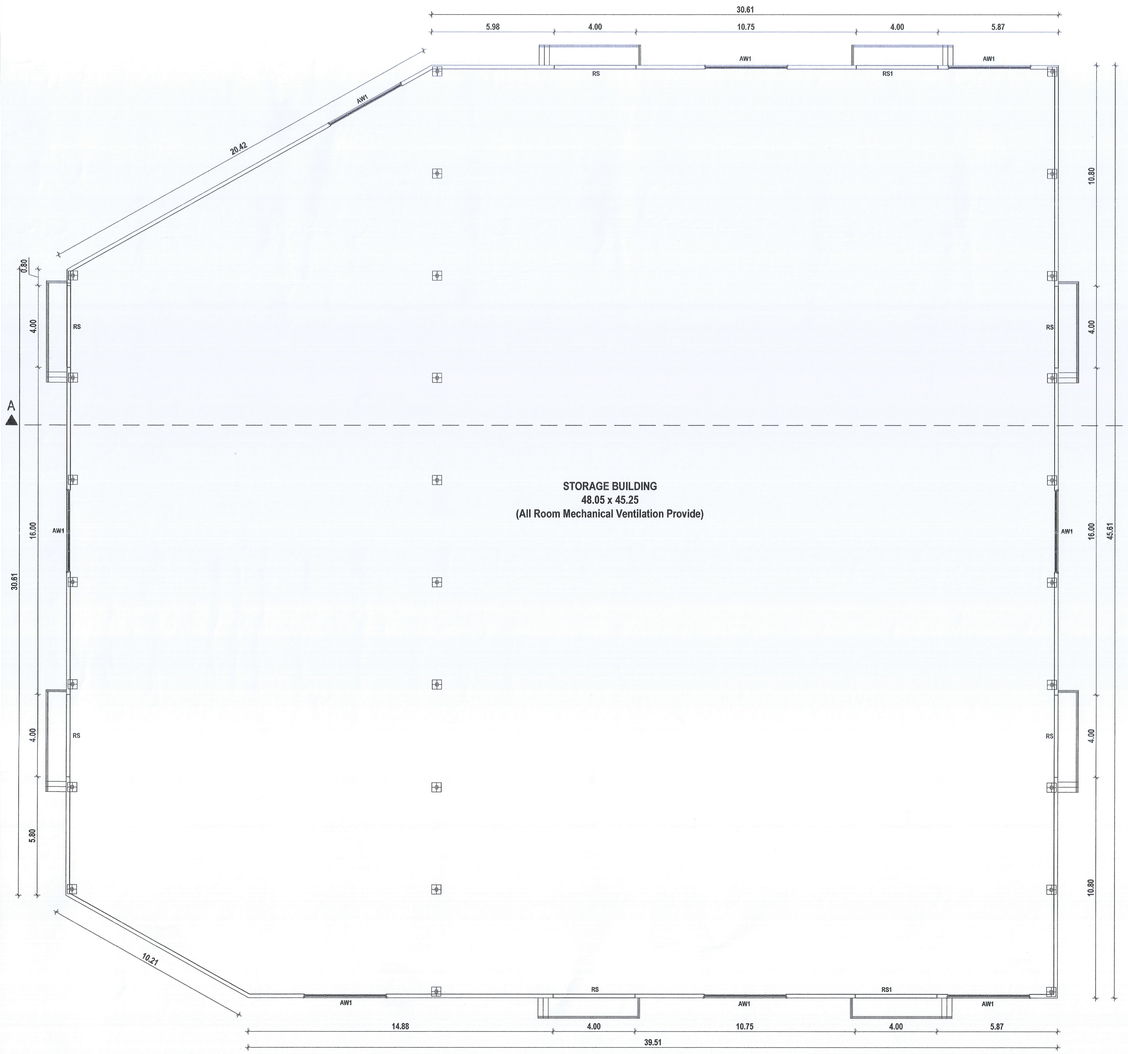


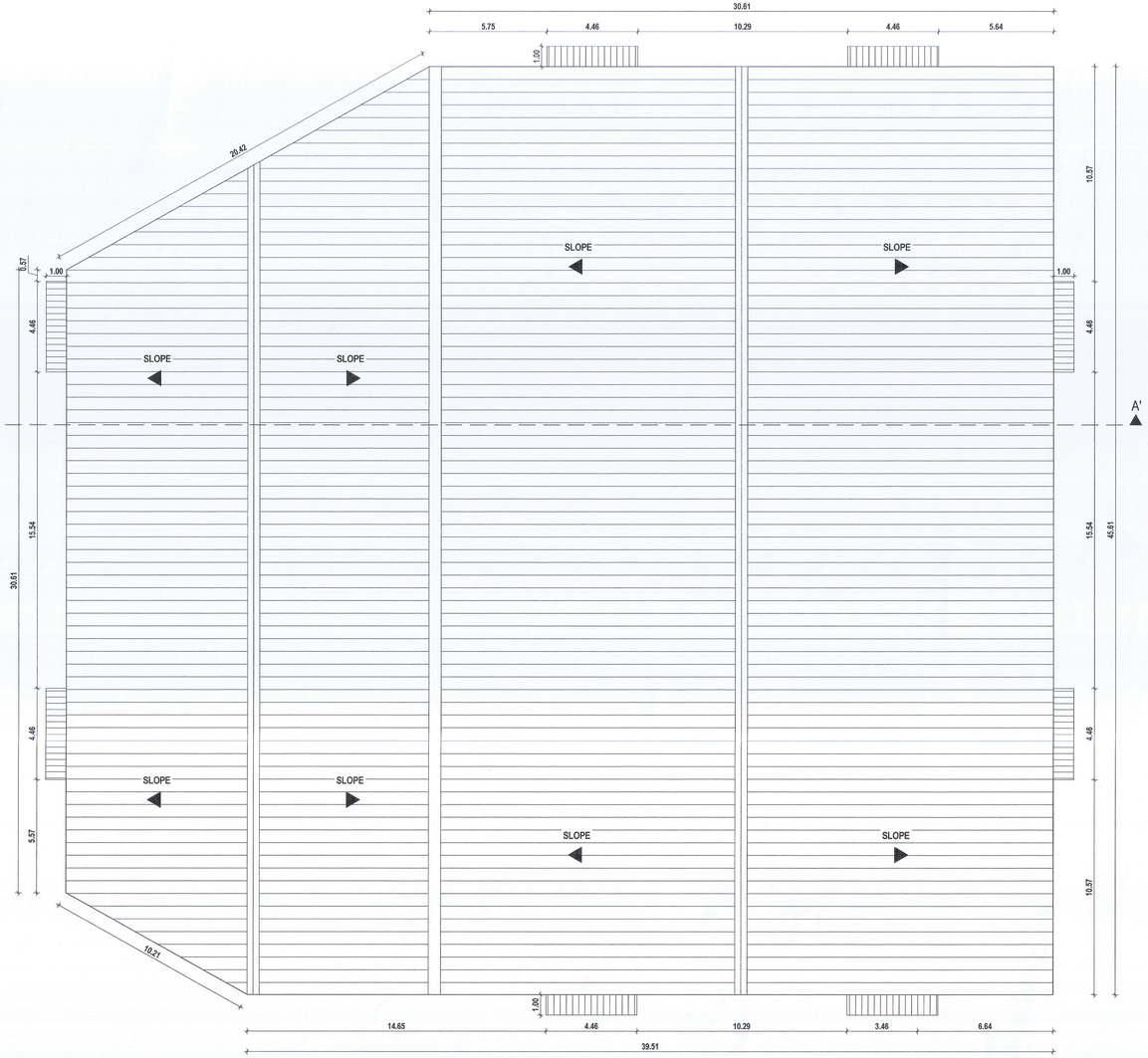
NORTH SIDE ELEVATION



CROSS SECTION - A. AA'



BLOCK-2 PROPOSED GROUND FLOOR PLAN



SCALE- 1:100

SHEET- 5 OF 7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR. ILGAHNG AUTOMOTIVE INDIA PVT LTD IN SURVEY NO - 282/1A, 282/2A, 283/1, 283/2, 283/3, 283/4B ,283/5A, 283/6A, 283/7, 283/8, 284/4, 284/5,2 84/6A, 284/7A, 284/8A, 284/9 OF KEERANALLUR VILLAGE & SURVEY NO- 4/1A1, 4/1A2, 4/1A3, SELVAZHIMANGALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

SRIPERUMBUDUR PANCHAYAT UNION LIMIT.

N

APPLICANT SIGNATURE :-

For IL GAHNG AUTOMOTIVE INDIA PVT. LTD.

Authorised Signatory

STRUCTURAL ENGINEER :-

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Reg. No... - 1020505003
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E-Mail : ... Mob : 9443018312

REGISTERED ENGINEER :-

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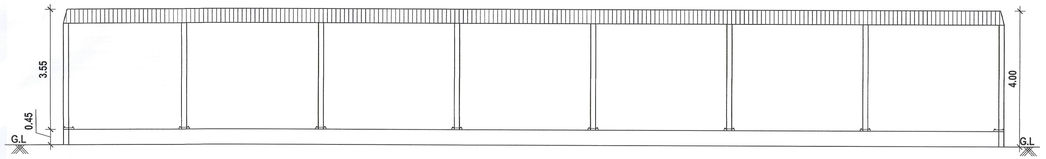
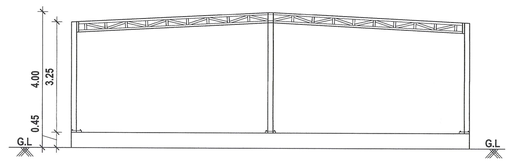
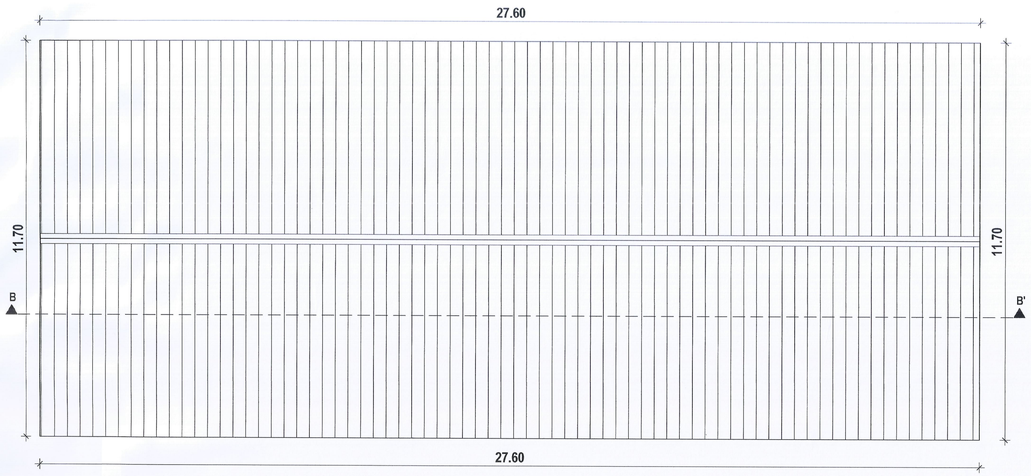


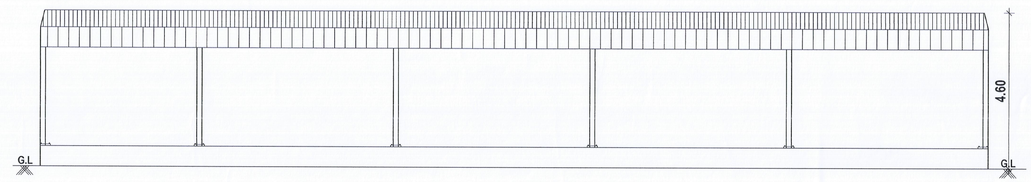
CROSS SECTION- B.B'



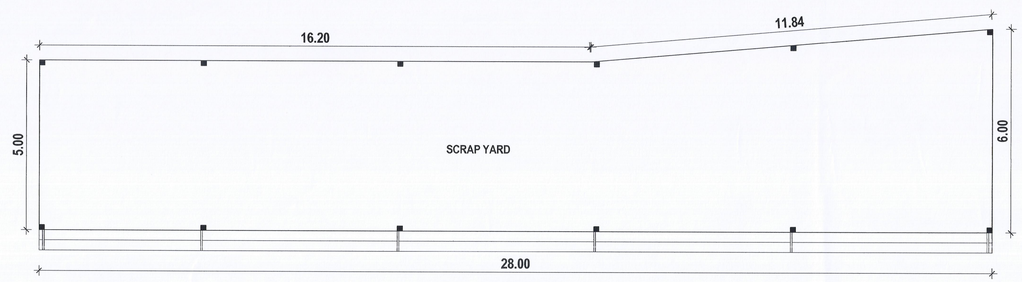
EAST FACE ELEVATION



PROPOSED ROOF PLAN

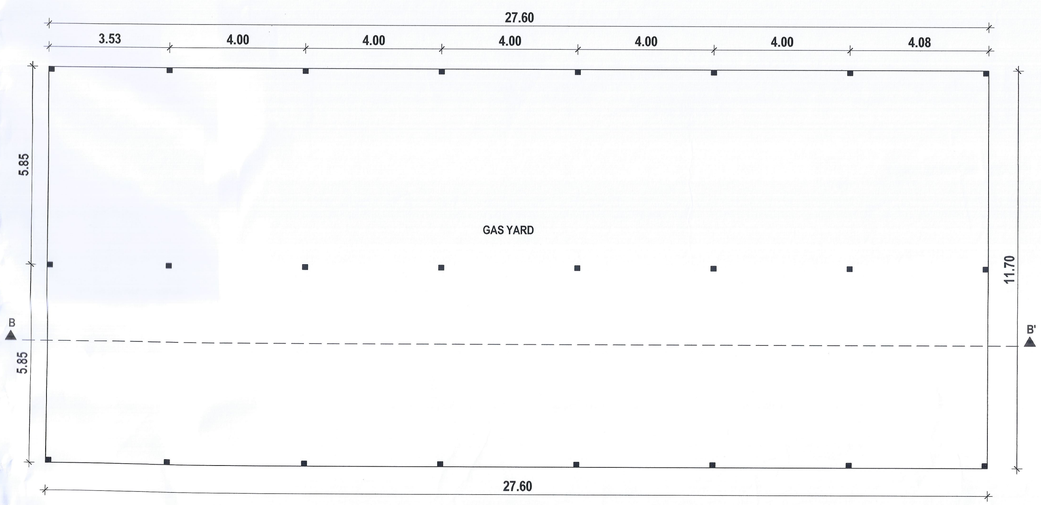


SOUTH FACE ELEVATION



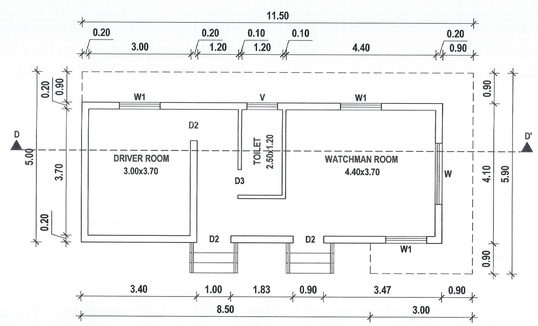
GROUND FLOOR

BLOCK-4, PROPOSED SCRAP YARD



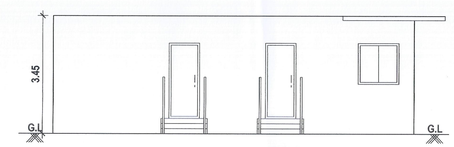
GROUND FLOOR

BLOCK-3, PROPOSED GAS YARD

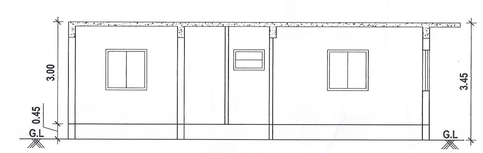


GROUND FLOOR

BLOCK-5 PROPOSED SECURITY ROOM



WEST FACE ELEVATION



CROSS SECTION- D.D'

SCALE- 1:100

SHEET- 6 OF 7

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING FOR. ILGAHNG AUTOMOTIVE INDIA PVT LTD IN SURVEY NO - 282/1A, 282/2A, 283/1, 283/2, 283/3, 283/4B ,283/5A, 283/6A, 283/7, 283/8, 284/4, 284/5,2 84/6A, 284/7A, 284/8A, 284/9 OF KEERANALLUR VILLAGE & SURVEY NO- 4/1A1, 4/1A2, 4/1A3, SELVAZHIMANGALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

SRIPERUMBUDUR PANCHAYAT UNION LIMIT.

APPLICANT SIGNATURE :-

For IL GAHNG AUTOMOTIVE INDIA PVT. LTD.

Authorised Signatory

STRUCTURAL ENGINEER :-

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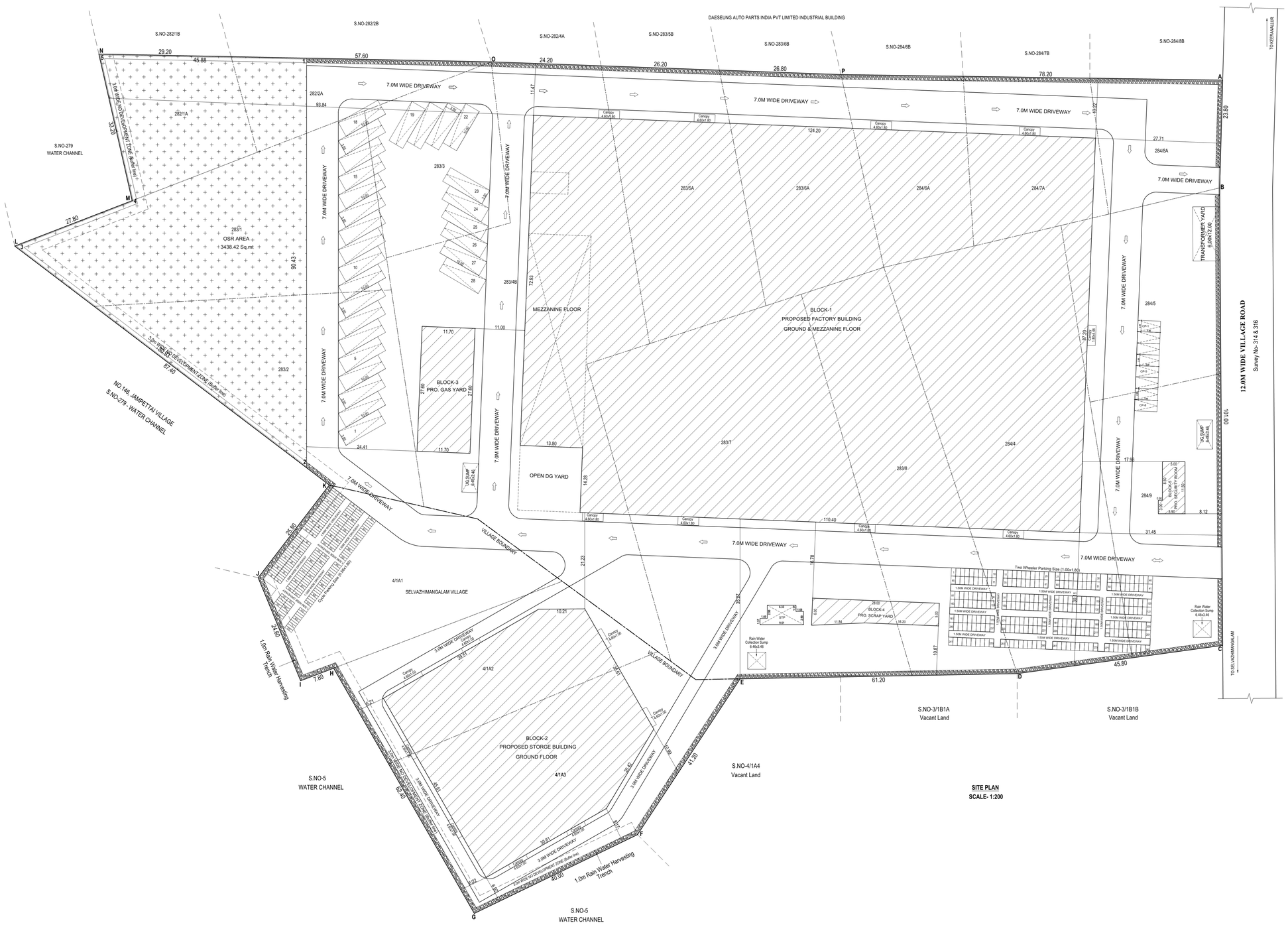
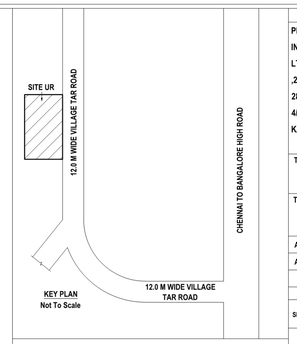
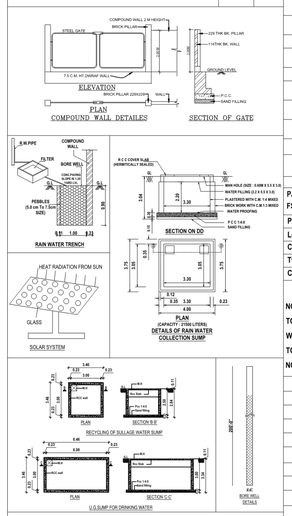
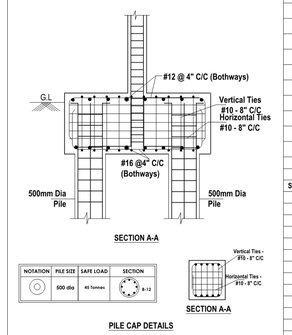


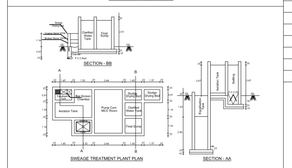






NOTATION	PILE SIZE	SAFE LOAD	SECTION
	500 dia	40 Tonnes	8-12

PILE CAP DETAILS



SHEET- 7 OF 7

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SRIPERUMBUDUR PANCHAYAT UNION LIMIT.

TNPCB CATEGORY : ORANGE INDUSTRIAL ,
CONSENT ORDER NO. 2408259342488 - DATED: 10/05/2024.
PROCEEDINGS NO.F.24955PR/O/LDEE/TNPCB/SPR/A/2024

TNPCB MANUFACTURE OF PRODUCTS,
MANUFACTUREING OF TRANSMISSION DIE CASTING AS PER CUSTOMER DESIGN

AS PER DOCUMENT EXTENT - 8.343 Acre / 33762.45 Sq.mt

AS PER PATTA EXTENT - 33723.00 Sq.mt

OSR PROVIDING AREA - 3438.42 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	BLOCK-1 FACTORY BUILDING (Ground Floor)	10633.24	-	10633.24
2.	BLOCK-1 SERVER ROOM (Mezzanine Floor)	685.20	-	685.20
3.	BLOCK-1 CANOPY	74.26	-	74.26
4.	BLOCK-2 STORAGE BUILDING (Ground Floor)	2096.71	-	2096.71
5.	BLOCK-2 CANOPY	35.68	-	35.68
6.	BLOCK-3 GAS YARD	322.92	-	322.92
7.	BLOCK-4 SCRAP YARD	147.00	-	147.00
8.	BLOCK-5 SECURITY ROOM	60.20	-	60.20
	TOTAL EXTENT	14055.21	-	14055.21

Floor Space Index :- 14055.21 / 33723.00 — FSI ARCHIVED = 0.416 < 1.5

PARKING DETAILS:

PARKING CATEGORY (Industrial Building) :-
FSI AREA : 14055.21 Sqmt

PARKING DESCRIPTION	REQUIRED	PROVIDED
Lorry Parking Stalls	23 Nos	28 Nos
Car Parking	08 Nos	08 Nos
Two Wheelers	282 Nos	282 Nos
Cycle Space	282 Nos	282 Nos

SOLAR HOT WATER SYSTEM DETAIL :

NO OF WORKERS - MALE : 150 Nos
TOTAL NO OF WORKERS : 150 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day
TOTAL CONSUMPTION (150 X 80) : 8000 Lits
NO OF SWHS (2000 lit Capacity) : 1 No

N
SCALE - 1:200

Sanitary Requirements As Per TNCBDR-2019

DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	25	25
URINAL	15	15
WASH TAPS	25	
DRINKER WATER FOUNTAINS	05	

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER-1	2.00 x 3.00
RS2	ROLLING SHUTTER-2	4.50 x 3.00
MD	MAIN DOOR	3.00 x 3.00
DD	DOUBLE DOOR	2.00 x 2.20
D1	DOOR-1	1.80 x 3.00
HD1	HYDRAULIC DOOR-1	4.00 x 5.20
HD2	HYDRAULIC DOOR-2	5.00 x 5.20
AW1	ALUMINUM WINDOW-1	4.20 x 2.20
AW2	ALUMINUM WINDOW-2	3.20 x 6.90
AW2	ALUMINUM WINDOW-3	3.00 x 1.50
W	WINDOW	1.20 x 1.20
V	VENTILATOR	0.90 x 0.60

ALL DIMENSIONS ARE IN METER

TOTAL HOSE POWER - 2000 HP

SL.NO	SURVEY NO	PATTA EXTENT	DOCUMENT EXTENT
1.	282/1A	890.0	0.22
2.	282/2A	631.0	0.16
3.	283/1	2100.0	0.52
4.	283/2	1850.0	0.46
5.	283/3	950.0	0.23
6.	2834B	4605.0	1.13
7.	283/5A	1466.0	0.36
8.	283/6A	1239.0	0.30
9.	283/7	4150.0	1.03
10.	283/8	1850.0	0.46
11.	284/4	3500.0	0.86
12.	284/5	1200.0	0.30
13.	284/6A	1035.0	0.25
14.	284/7A	838.0	0.21
15.	284/8A	719.0	0.18
16.	284/9	1450.0	0.36
17.	4/1A1	1550.0	0.38
18.	4/1A2	1400.0	0.35
19.	4/1A3	2300.0	0.57

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Cell: 9940-126326

REGISTERED ENGINEER :-

For IL GAHNG AUTOMOTIVE INDIA PVT. LTD.
Authorised Signatory

APPLICANT SIGNATURE :-

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

hello@verified.realestate · +91 9996 12 9996

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.