Verified RealEstate™

REFERENCE
06/2025-26

ISSUED
22 July 2025

PP APPROVAL RECORD

Planning Permission

Tiruvallur 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

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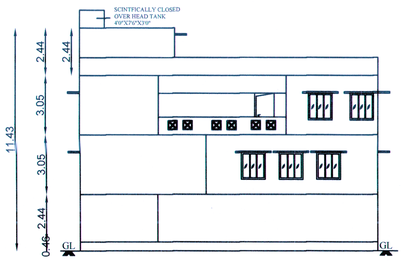
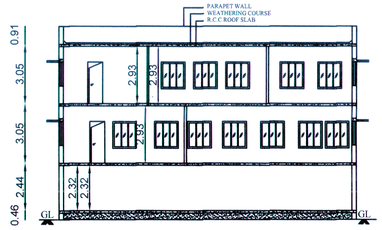
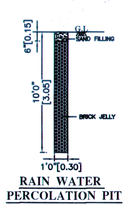
DIGITALLY VERIFIED RECORD



FRONT ELEVATION
(OFFICE)



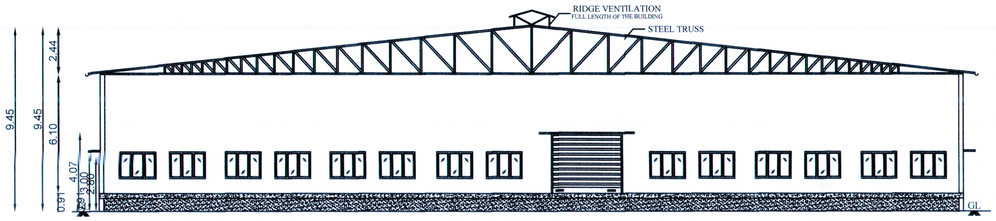
SECTION "A-A"
(OFFICE)



RAIN WATER
PERCOLATION PIT



FRONT ELEVATION
(FACTORY)



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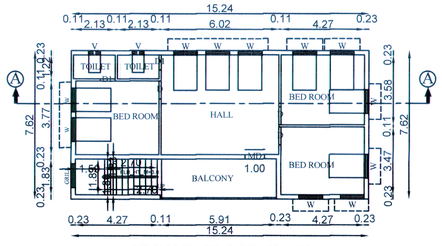
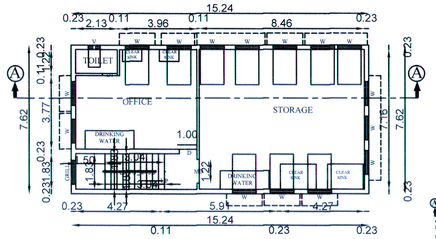
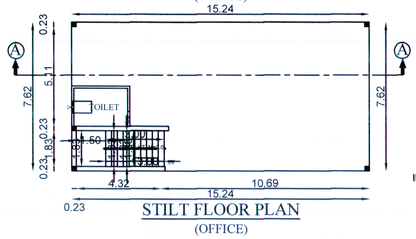
(FACTORY)



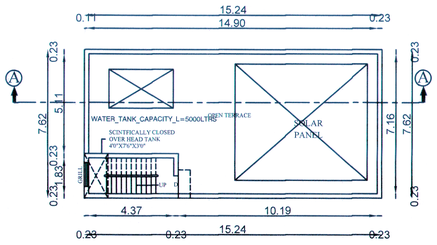
SECOND FLOOR PLAN
(OFFICE)



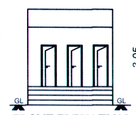
FIRST FLOOR PLAN
(OFFICE)



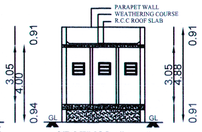
STILT FLOOR PLAN
(OFFICE)



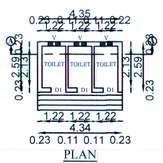
TERRACE FLOOR PLAN
(OFFICE)



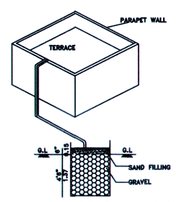
FRONT ELEVATION
(TOILET)



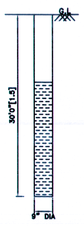
SECTION - " A A "
(TOILET)



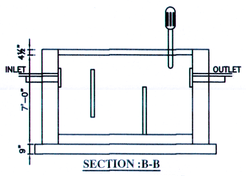
PLAN
(TOILET)



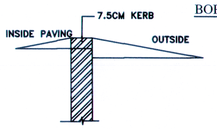
COLLECTION SUMP FOR
HARVESTING FOR TERRACE



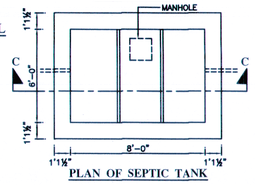
BORE WELL



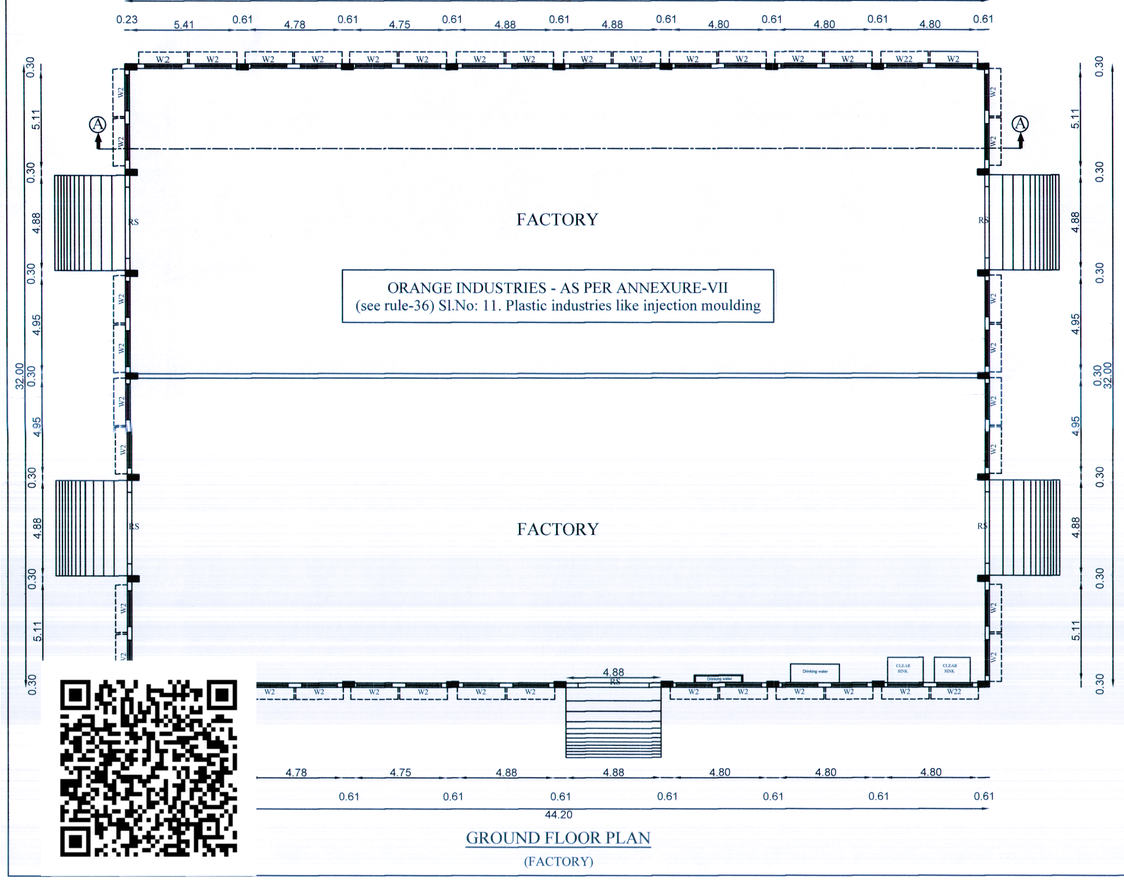
SECTION :B-B



DWARF WALL SECTION

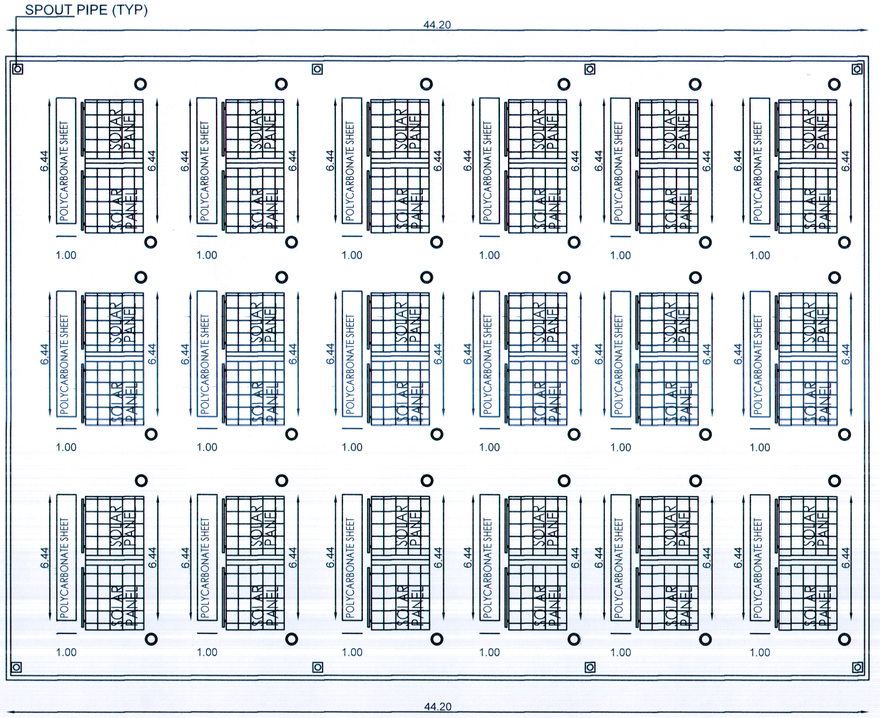


PLAN OF SEPTIC TANK



GROUND FLOOR PLAN
(FACTORY)

RAIN WATER DOWN
SPOUT PIPE (TYP)



TERRACE FLOOR PLAN
(FACTORY)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A ORANGE INDUSTRIAL BUILDING IN S.NO: 252/1B,252/2,253/2, CHINNAMBEDU VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	3'3"x7'0"
D	DOOR	3'0"x7'0"
D1	DOOR	2'6"x7'0"
W	WINDOW	4'0"x4'6"
W2	WINDOW	6'0"x4'0"
V	VENTILATOR	2'0"x2'0"
RS	ROLLING SHUTTER	12'0"x10'0"

SPECIFICATIONS

FOUNDATION	-	COLUMN FOOTING
BRICK WORK	-	C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	-	C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	-	C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	-	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C. WORK	-	1:2:4 FOR SLABS & LINTELS
WOOD WORK	-	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING COURSE	-	B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES

THIS PLAN IS DESIGNED AS PER TNCDBR-2019,
ANY DEVIATION LICENSED SURVEYOR IS NOT RESPONSIBLE

COLOUR INDEX | SHEET NO: 1/2

PROPOSED - | BOUNDARY -
ROAD - | MACHINERY -

AREA STATEMENT

		Sq.Ft	Sq.M
TOTAL SITE EXTENT (AS PER DOCUMENT Acre 1.79 Cents)	-	77997.88	7246.18
PATTA AREA	-	78039.00	7250.00
FACTORY - GROUND FLOOR	-	15225.13	1414.45
TOILET BLOCK - GROUND FLOOR	-	121.10	11.25
OFFICE - FIRST FLOOR	-	1250.02	116.13
OFFICE - SECOND FLOOR	-	1250.02	116.13
TOTAL FSI AREA	-	17846.27	1657.96
NON FSI - AREA			
OFFICE - STILT FLOOR	-	1250.02	116.13
HEAD ROOM	-	118.73	11.03
TOTAL BUILUP AREA	-	19215.03	1785.12
PLOT COVERAGE	-	22%	
F.S.I	-	0.23	

S.NO	MACHINARY DETAILS	HP
1.	ICE MACHINE	32 HP
2.	CLOSED OVEN ARM TYPE	32 HP
3.	JIB CRANE 1.5T	4 HP
4.	R & R (2Nos)	34 HP
5.	EOT	10 HP
6.	OVEN MACHINE	7 HP
7.	COOLING FAN	1 HP
	TOTAL	120 HP
	NO OF EMPLOYEES	16 Nos

SCALE:- 1" = 8'-0" (1:100)

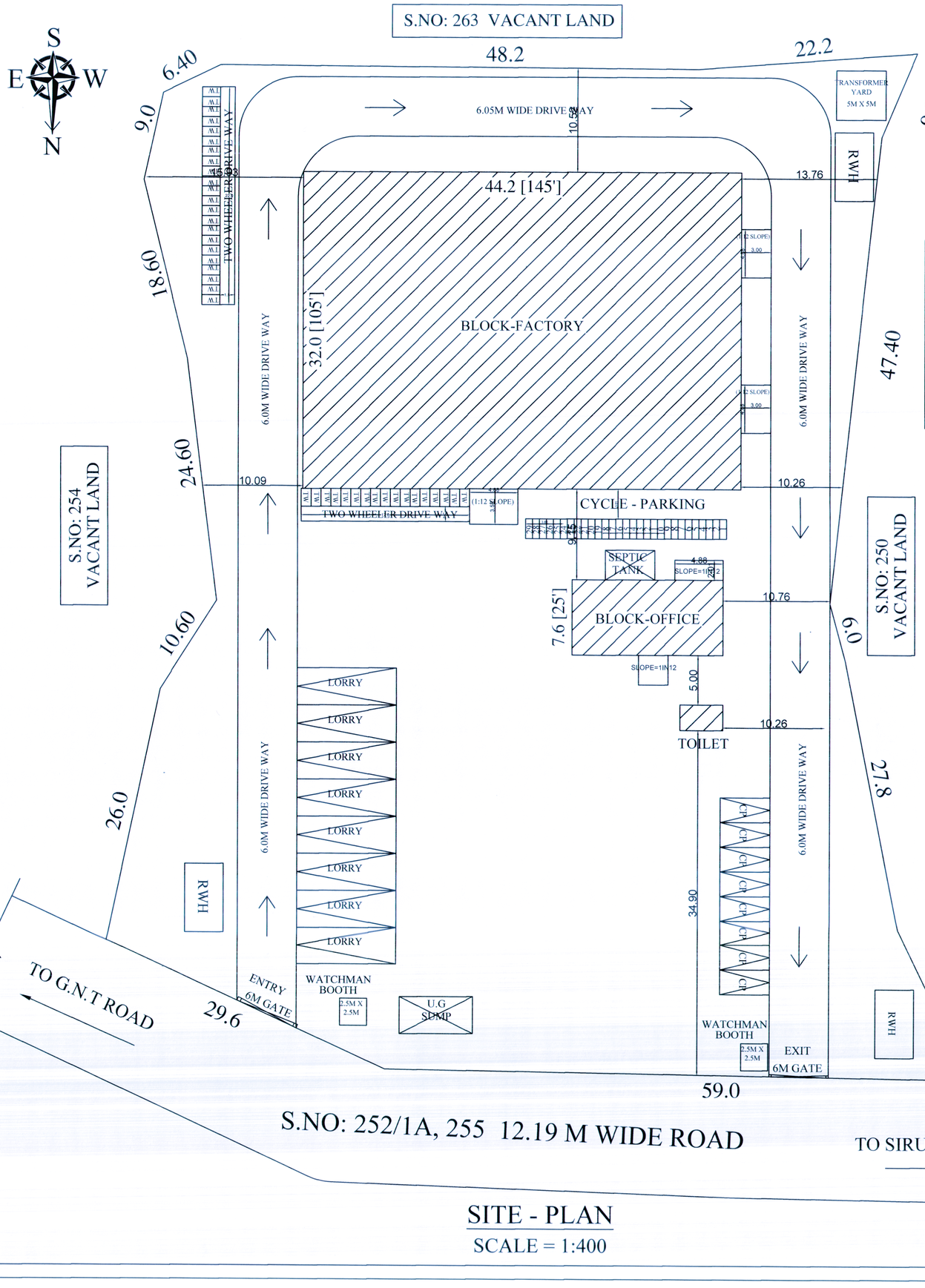
OWNER'S SIGNATURE:

N. VAIDEESWARAN, M.Tech (Struct)
Structural Engineer Grade-II
Reg. No : CGLRGM/RE/Gr-II/2019/10/10/017
VCAD CONSULTING ENGINEERS
No. 169, 1st Floor 4th Street, Nehru Nagar,
13th Main Road, Anna Nagar, Chennai - 40.
Ph: 9940188158. Email:vcadds@gmail.com

SIGNATURE OF STRUCTURAL ENGINEER

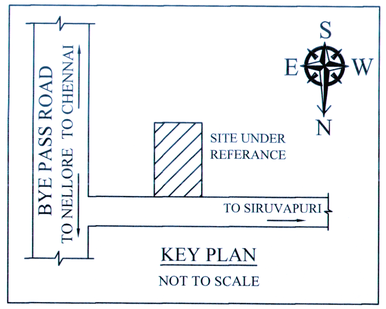
M.SUMATHI, D.C.E.,
Registered Engineer, RGN No:RE300902019
Corporation of Chennai
#1/1981, S.K.L.S. Complex, Bye-Pass Road,
Opp. Lakshmi Theatre, Redhills, Chennai-52.
Ph: 26418832, Cell: 9444450432, 9445186219

SIGNATURE OF LICENSED SURVEYOR



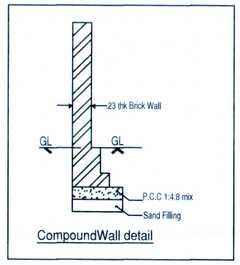
SITE - PLAN

SCALE = 1:400

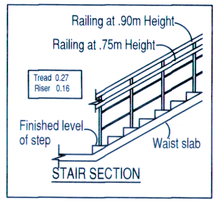


KEY PLAN

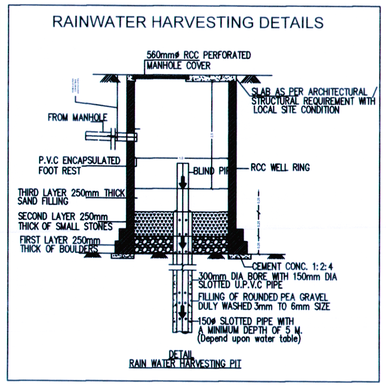
NOT TO SCALE

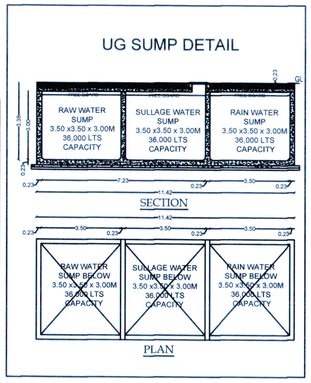


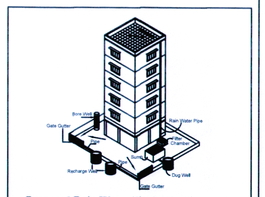
CompoundWall detail

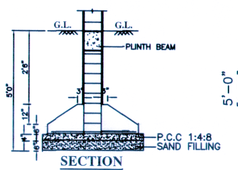


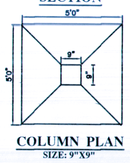
STAIR SECTION



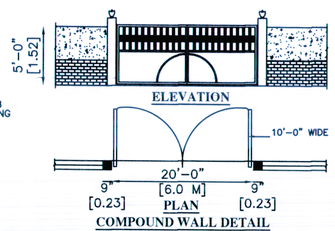








TYPICAL FOUNDATION DETAIL



COMPOUND WALL DETAIL

PARKING DETAILS

S.NO	DESCRIPTION	Required	Provided
1.	Two Wheeler Parking	37 Nos	39 Nos
2.	Cycle Parking	29 Nos	29 Nos
3.	Lorry Parking	3 Nos	8 Nos
4.	Car Parking	3 Nos	8 Nos

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R.C.C. WORK	-	1:2:4 FOR SLABS & LINTELS
WOOD WORK	-	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING	-	B.JELLY LIME MORTAR OVER ROOF
COURSE	-	SLAB ONE LAYER OF COUNTRY TILES

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COLOUR INDEX — SHEET NO: 2/2

PROPOSED - BOUNDARY -
ROAD - MACHINERY -

AREA STATEMENT

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Ph: 26418832, Cell: 9444450432, 9445186219

SIGNATURE OF LICENSED SURVEYOR

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

Verified RealEstate
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Chennai 600 097, India
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+91 9996 12 9996

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.