Verified RealEstate™

REFERENCE
43/2026-27

ISSUED
29 May 2026

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

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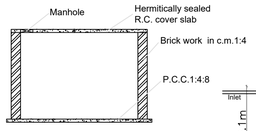
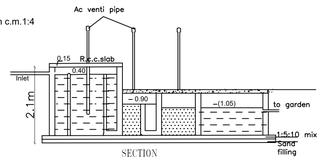
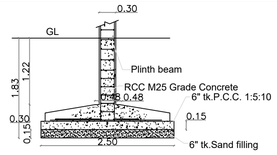
DIGITALLY VERIFIED RECORD



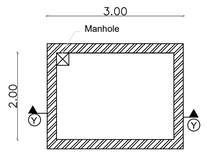
Section On 'Y-Y'



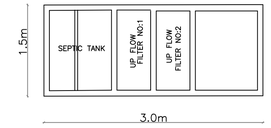
SECTION



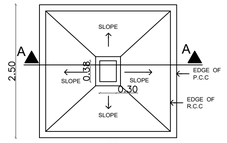
SECTION - 'AA'
As per design



Sump Detail - Plan
Scale - N.T.S

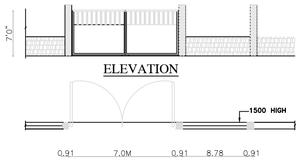


PLAN
DETAILS OF SEPTIC TANK
SCALE N.T.S



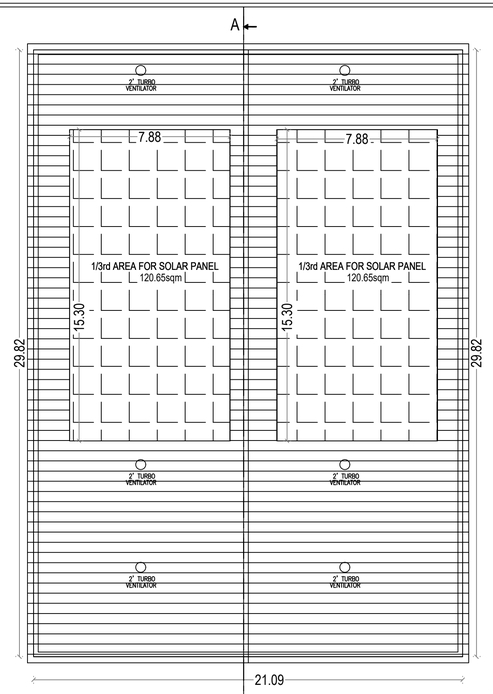
PLAN

As per design
Typical Column Foundation Detail
As per design

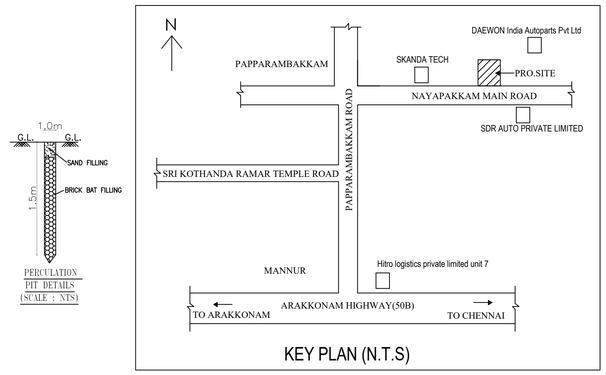


ELEVATION

Plan
Compound wall Detail

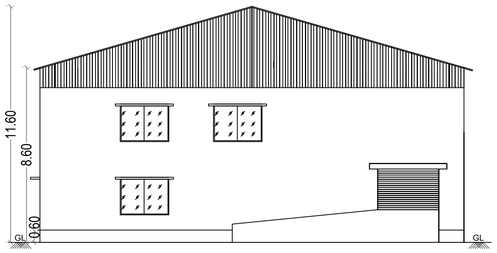


ROOF PLAN



KEY PLAN (N.T.S)

PERCULATION PIT DETAILS
(SCALE : NTS)

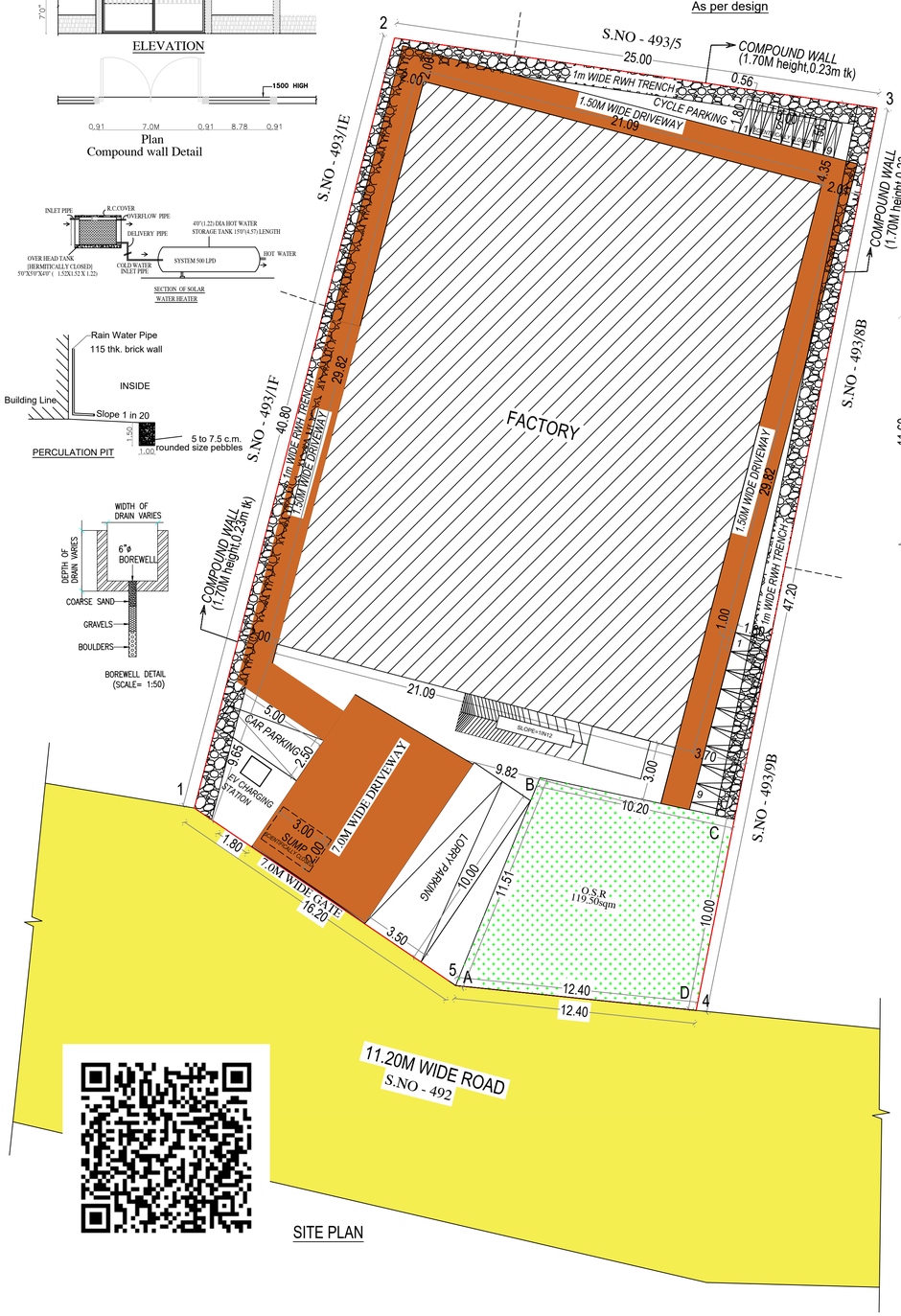


ELEVATION

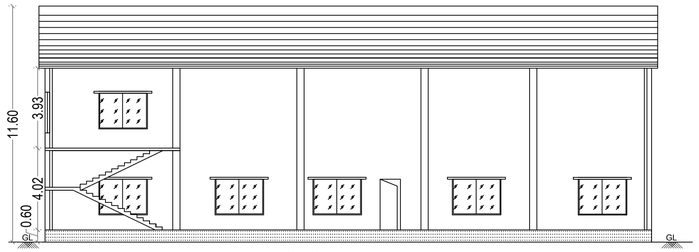
SECTION OF SOLAR WATER HEATER

PERCULATION PIT

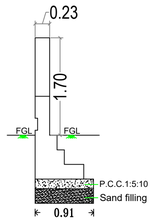
BOREWELL DETAIL
(SCALE= 1:50)



SITE PLAN



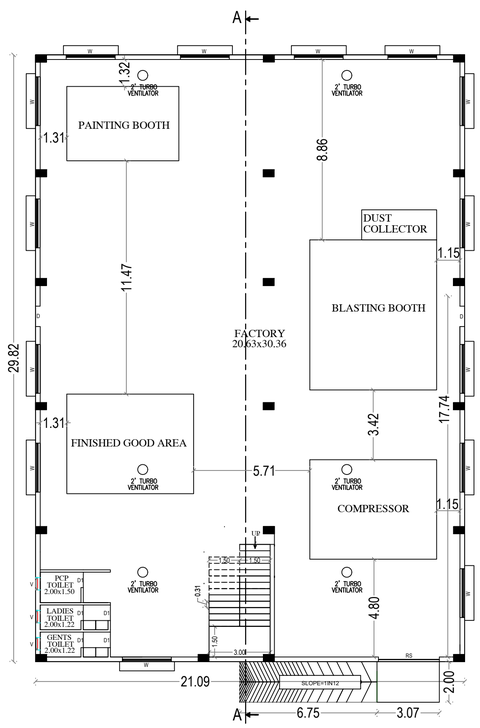
SECTION - A-A



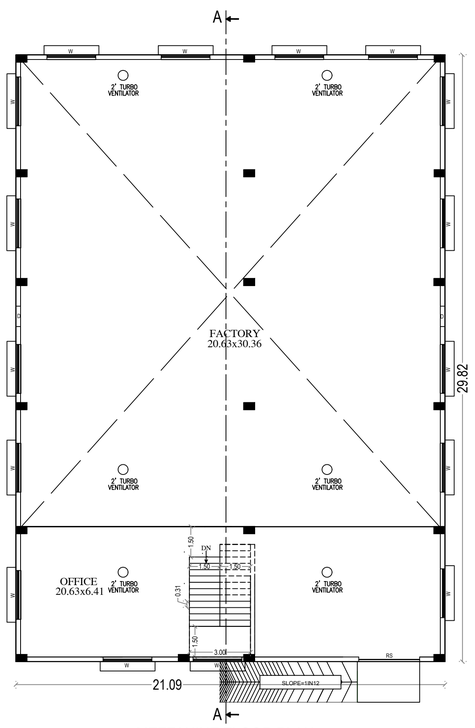
Section of
COMPOUND WALL

MACHINE	HP
PAINTING BOOTH -1	15.0
FINISHED GOOD AREA-1	10.0
COMPRESSOR-1	20.0
BLASTING BOOTH-1	15.0
DUST COLLECTOR-1	5.0
GENERAL	5.0
TOTAL	70.0

SANITATION REQUIREMENTS				
DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	1	1	1	1
URINAL	1	-	2	-
WASH BASIN	2		2	
ABLUTION TAPS	2		2	



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL (FACTORY) BUILDING IN SURVEY Nos. 493/8A, 493/9A OF PAPPARAMBAKKAM VILLAGE AND PANCHAYAT,KADAMBATHUR PANCHAYAT UNION, TIRUVALLUR TALUK, TIRUVALLUR DISTRICT.

MANUFACTURING DETAILS

CATAGORY OF INDUSTRY : ORANGE INDUSTRIES(G.O.(M.S).NO.154, ANNEXTURE-VII
MANUFACTURING TYPE : S.NO.62.SPRAY PAINTING,PAINT BAKING,PAINT SHIPPING S.NO.97.MISCELLANEOUS(ORANGE)

TOTAL HP - 70

SCHEDULE OF JOINERY

RS	ROLLING SHUTTER	4.00 X 4.00
D	DOOR	1.00 X 2.40
D1	DOOR	0.76 X 2.13
W	WINDOW	2.40 X 2.40
V	VENTILATOR	0.60 X 0.45

SITE AREA (AS PER DOC) - 1193.71
SITE AREA (AS PER SITE) - 1198.11
SITE AREA (AS PER PATTA) - 1195.00
LEAST AREA (AS PER PATTA) - 1195.00

AREA STATEMENT	F.S.I (SQM)	NON F.S.I (SQM)	TOTAL AREA (SQM)
FACTORY			
GROUND FLOOR	628.91	-----	628.91
MEZZANINE FLOOR(office)	140.00	-----	140.00
	768.91		768.91

O.S.R	REQUIRED(sqm)	PROPOSED(sqm)
AREA	119.50	119.50

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	628.91 / 1193.71 X 100	52.68%
FLOOR AREA RATIO	768.91 / 1193.71	0.64

DESCRIPTION	REQUIRED	PROPOSED
LORRY PARKING	628.91 / 750 = 0.83	1 nos
CAR PARKING	140.00 / 150 = 0.63	1 nos
T.W /CYCLE PARKING	650.00 / 75 = 8.67	9 nos

SCALE : 1"=12'
[1:150]

N

COLOR INDEX
SITE BOUNDARY
APPROACH ROAD
DRIVEWAY

TURBO VENTILATOR SIZE : 2' DIA.
TURBO VENTILATOR WORKED BY ELECTRICAL .

SOLAR HOT WATER SYSTEM DETAIL
NO OF WORKERS - MALE : 10 Nos
NO OF WORKERS - FEMALE : 5 Nos
TOTAL NO OF WORKERS (10+5 = 15) : 15 Nos
WATER CONSUMPTION @ 80 Lit/Person/day
TOTAL CONSUMPTION (15 X 80): 1200 Lits
NO OF SWHS (5000 lit capacity) : 1 No

SIGNATURE OF THE APPLICANT

P. MARIAPPAN, B.E., MIE.,
Consulting Civil & Structural Engineer,
Registered Engineer
Grade-I TVLR / RE / GR-I / 2019 / 07 / 002
DTCP
Cell : 9841296750

REGISTERED ENGINEER/ARCHITECT

Dr. R.S. MURALITHARAN, BE., M.E(Struc) Ph.D
Registered Structural Engineer Grade-I (SE)
CMDA Reg.No. STR/01-4/98/94/22233
DTCP Reg.No. CO/2012/SE I Gr/02/2012/2024
District Panel Engineer Class-1A
Structural Engineer Consultant
No.98, Ground Floor, EB Avenue, Kodungaiyur Main Road, Perambur-53
Ph: 9445032800, Email: muralirs2000@gmail.com

STRUCTURAL 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

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OMR Thoraipakkam,
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.