Verified RealEstate™

REFERENCE
SWP/BPA/849476/2026

ISSUED
30 October 2026

PP APPROVAL RECORD

# Planning Permission

## Survey 4B and 8 more

Azhinjalpattu, Vembakkam taluk

Tiruvannamalai district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**DTCP**

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

verified.realestate

DIGITALLY VERIFIED RECORD

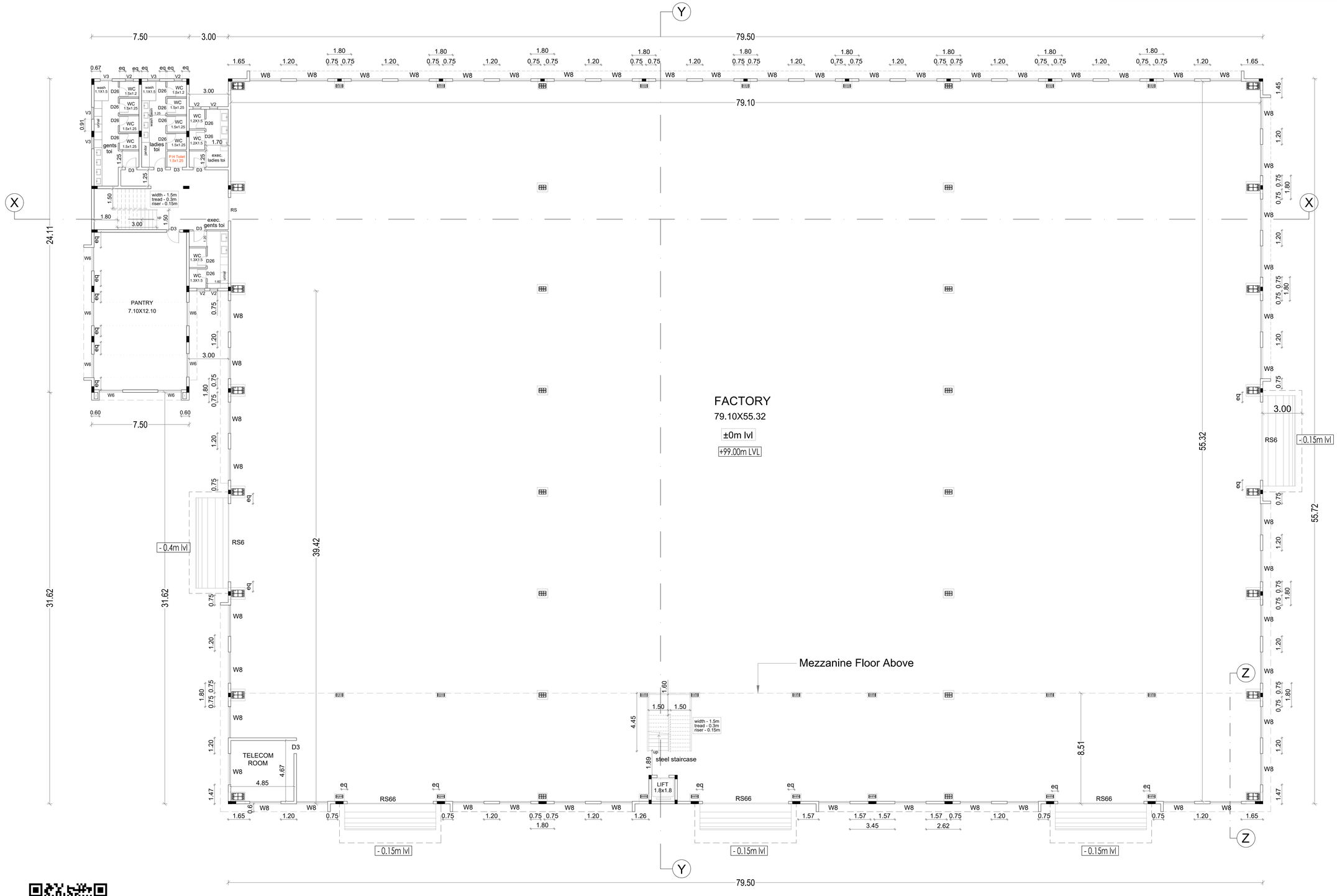
BUILDING PLANNING PERMISSION
APPLICATION NO : SWP/BPA/849476/2026/TCP

BUILDING PLANNING PERMISSION NO :
BP/AD-DTCP (TVM) NO: 61/2026

SHEET NO - 2/5

PLAN SHOWING THE PROPOSED FACTORY BUILDING OF 'M/S.PREMIER STEEL COMPLEX PVT. LTD. AT PLOT NO - 11, SIPCOT INDUSTRIAL COMPLEX PHASE-I, CHEYYAR, COMPRISED IN S.NO - 4B PT, 5 PT, 6B/1, 6B/2, & 7B OF AZHINJALPATTU VILLAGE, VEMBAKKAM TALUK, THIRUVANNAMALAI DISTRICT.
CATEGORY OF INDUSTRY : S.NO. 07, STEEL FURNITURE, FASTENERS, ETC. - TNCDBR-2019

ORANGE INDUSTRY
SIPCOT APPROVAL LAYOUT NO - 234/2025




GROUND FLOOR PLAN
BLOCK - 1

PROPOSED MACHINERY HP DETAILS

| M/c.NO | M/c | NOS | HP |
|---|---|---|---|
| 1 | Cold Drawing Machine JV | 2 | 400 |
| 2 | Bhambra Reeling | 1 | 16 |
| 3 | Peeling Machine | 1 | 150 |
| 4 | Centeriess Grinding Machine IDEA | 5 | 95 |
| 5 | EOT Cranes | 5 | 75 |
| 6 | Air Compressor | 2 | 30 |
| | Total HP Existing + Proposed | | 766 |

JOINERY SCHEDULE:

| | | |
|---|---|---|
| RS66 | ROLLING SHUTTER | 6.60 X 6.00 |
| RS6 | ROLLING SHUTTER | 6.00 X 6.00 |
| RS | ROLLING SHUTTER | 1.80 X 2.70 |
| W8 | WINDOW | 2.40 X 1.80 |
| W6 | WINDOW | 1.80 X 1.50 |
| W4 | WINDOW | 1.20 X 1.50 |
| D3 | DOOR | 0.9 X 2.4 |
| D26 | DOOR | 0.76 X 2.1 |
| V3 | VENTILATOR | 0.9 X 0.9 |
| V2 | VENTILATOR | 0.6 X 0.9 |

COLOUR CODE :

PROPOSED

OWNER'S SIGNATURE :

PREMIER STEEL COMPLEX PVT LTD CHENNAI 600096

ARCHITECT'S SIGNATURE :

J. TAMILSELVAN, B.E.
Registered Engineer Grade - I(RE)
DTCP Reg.No.TVLR/RE/GR-1 /2021/04/005
39, Perumal Koil St., Kottur, Chennai - 600085.
Mobile : 9790927789, 8825590901,
Email : saltamil@gmail.com

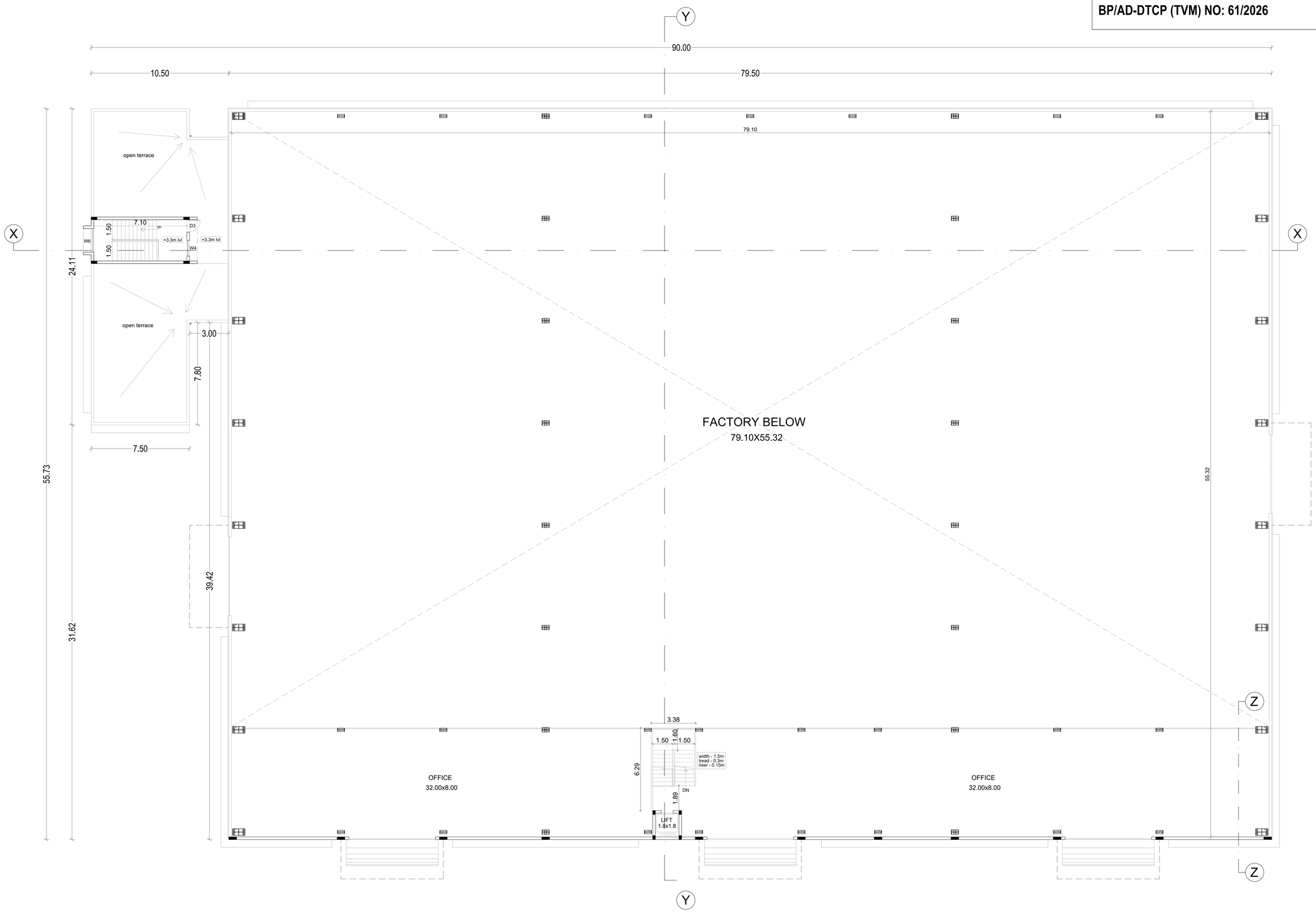
STRUCTURAL ENGINEER'S SIGNATURE :

R. KOTTEESWARAN
B.E., (Hons), M.E., (Structures)
Structural Engineer, Grade - I (SE)
CGLRGN/SE/Gr-I/2019/09/043
No.122, Perambur, Chennai-600 011.

SCALE - 1:100

BUILDING PLANNING PERMISSION
APPLICATION NO : SWP/BPA/849476/2026/TCP

BUILDING PLANNING PERMISSION NO :
BP/AD-DTCP (TVM) NO: 61/2026




MEZZANINE FLOOR PLAN

BLOCK - 1

SHEET NO - 3/5

PLAN SHOWING THE PROPOSED FACTORY BUILDING OF 'M/S.PREMIER STEEL COMPLEX PVT. LTD. AT PLOT NO - 11, SIPCOT INDUSTRIAL COMPLEX PHASE-I, CHEYYAR, COMPRISED IN S.NO - 4B PT, 5 PT, 6B/1, 6B/2, & 7B OF AZHINJALPATTU VILLAGE, VEMBAKKAM TALUK, THIRUVANNAMALAI DISTRICT.

CATEGORY OF INDUSTRY : S.NO. 07, STEEL FURNITURE, FASTENERS, ETC. - TNCDBR-2019

ORANGE INDUSTRY
SIPCOT APPROVAL LAYOUT NO - 234/2025

PROPOSED MACHINERY HP DETAILS

| M/c.NO | M/c | NOS | HP |
|---|---|---|---|
| 1 | Cold Drawing Machine JV | 2 | 400 |
| 2 | Bhambra Reeling | 1 | 16 |
| 3 | Peeling Machine | 1 | 150 |
| 4 | Centeriess Grinding Machine IDEA | 5 | 95 |
| 5 | EOT Cranes | 5 | 75 |
| 6 | Air Compressor | 2 | 30 |
| Total HP Existing + Proposed | | | 766 |

JOINERY SCHEDULE:

| | | |
|---|---|---|
| RS66 | ROLLING SHUTTER | 6.60 X 6.00 |
| RS6 | ROLLING SHUTTER | 6.00 X 6.00 |
| RS | ROLLING SHUTTER | 1.80 X 2.70 |
| W8 | WINDOW | 2.40 X 1.80 |
| W6 | WINDOW | 1.80 X 1.50 |
| W4 | WINDOW | 1.20 X 1.50 |
| D3 | DOOR | 0.9 X 2.4 |
| D26 | DOOR | 0.76 X 2.1 |
| V3 | VENTILATOR | 0.9 X 0.9 |
| V2 | VENTILATOR | 0.6 X 0.9 |

COLOUR CODE :

PROPOSED

OWNER'S SIGNATURE :

PREMIER STEEL COMPLEX PVT LTD CHENNAI 600098

ARCHITECT'S SIGNATURE :

J. TAMILSELVAN, B.E.
Registered Engineer Grade - I(RE)
DTCP Reg.No.TVLR/RE/GR-1 /2021/04/005
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STRUCTURAL ENGINEER'S SIGNATURE :

R. KOTTEESWARAN
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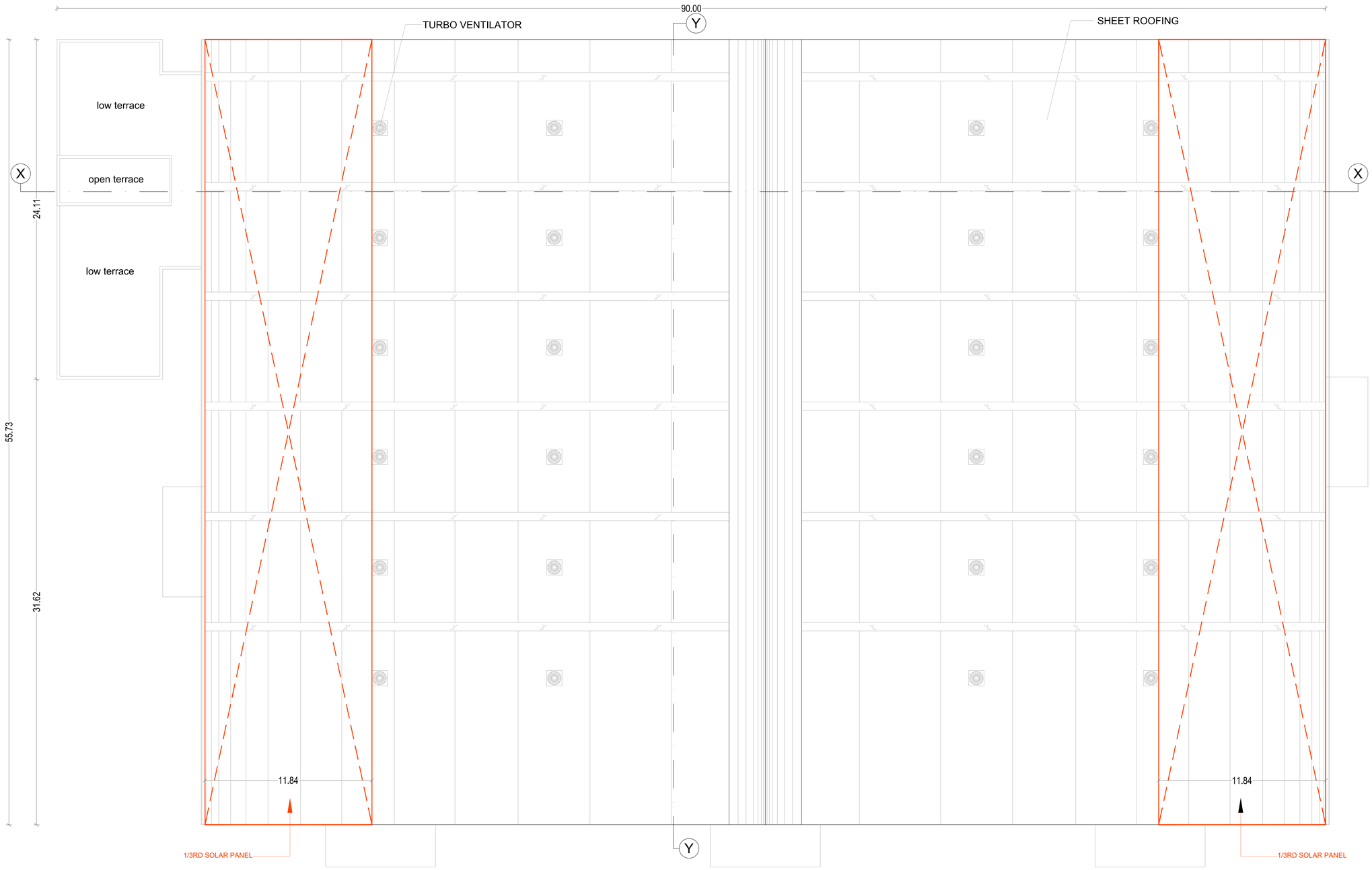
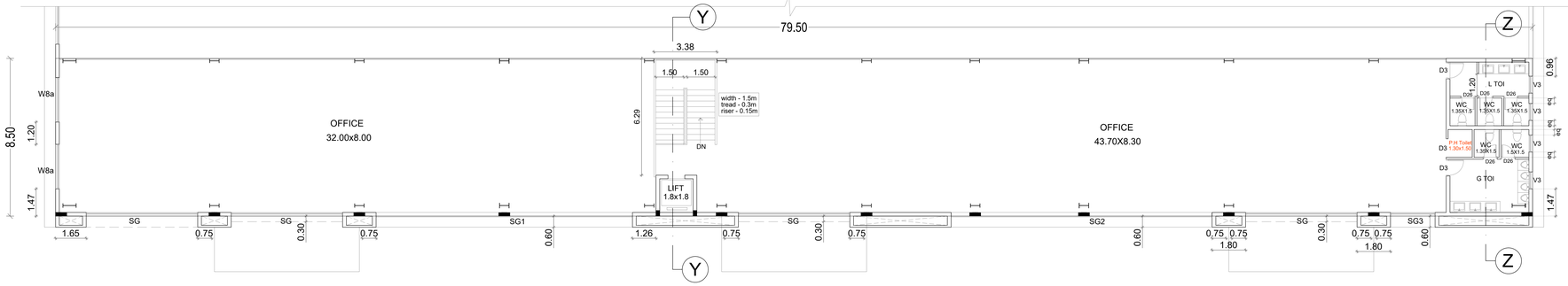
Structural Engineer, Grade - I (SE)
CGLRGN/SE/Gr-I/2019/09/043
No.122, Perambur, Chennai-600 011.

SCALE - 1:100




ROOF PLAN

BLOCK - 1




MEZZANINE FLOOR PLAN (ENLARGED)

BLOCK - 1

SHEET NO - 4/5

**PLAN SHOWING THE PROPOSED FACTORY BUILDING OF 'M/S.PREMIER STEEL COMPLEX PVT. LTD. AT PLOT NO - 11, SIPCOT INDUSTRIAL COMPLEX PHASE-I, CHEYYAR, COMPRISED IN S.NO - 4B PT, 5 PT, 6B/1, 6B/2, & 7B OF AZHINJALPATTU VILLAGE, VEMBAKKAM TALUK, THIRUVANNAMALAI DISTRICT.**

CATEGORY OF INDUSTRY : S.NO. 07, STEEL FURNITURE, FASTENERS, ETC. - TNCDBR-2019

ORANGE INDUSTRY

SIPCOT APPROVAL LAYOUT NO - 234/2025

BUILDING PLANNING PERMISSION APPLICATION NO : SWP/BPA/849476/2026/TCP

BUILDING PLANNING PERMISSION NO : BP/AD-DTCP (TVM) NO: 61/2026

PROPOSED MACHINERY HP DETAILS

| M/c.NO | M/c | NOS | HP |
|---|---|---|---|
| 1 | Cold Drawing Machine JV | 2 | 400 |
| 2 | Bhambra Reeling | 1 | 16 |
| 3 | Peeling Machine | 1 | 150 |
| 4 | Centeriess Grinding Machine IDEA | 5 | 95 |
| 5 | EOT Cranes | 5 | 75 |
| 6 | Air Compressor | 2 | 30 |
| Total HP Existing + Proposed | | | 766 |

JOINERY SCHEDULE:

| | | |
|---|---|---|
| SG | STRUCTURAL GLAZING | 6.00 X 2.10 |
| SG1 | STRUCTURAL GLAZING | 13.80 X 2.10 |
| SG2 | STRUCTURAL GLAZING | 14.05 X 2.10 |
| SG3 | STRUCTURAL GLAZING | 2.40 X 2.10 |
| W8a | WINDOW | 2.40 X 2.10 |
| D3 | DOOR | 0.9 X 2.4 |
| D26 | DOOR | 0.76 X 2.1 |
| V3 | VENTILATOR | 0.9 X 0.9 |

COLOUR CODE :

PROPOSED

OWNER'S SIGNATURE :

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ARCHITECT'S SIGNATURE :

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Email saitamil@gmail.com

STRUCTURAL ENGINEER'S SIGNATURE :

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Structural Engineer, Grade - I (SE)
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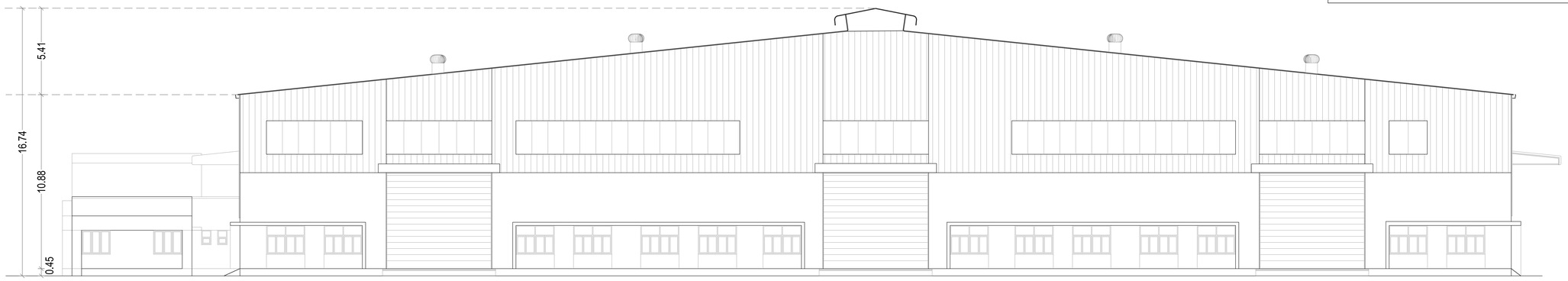
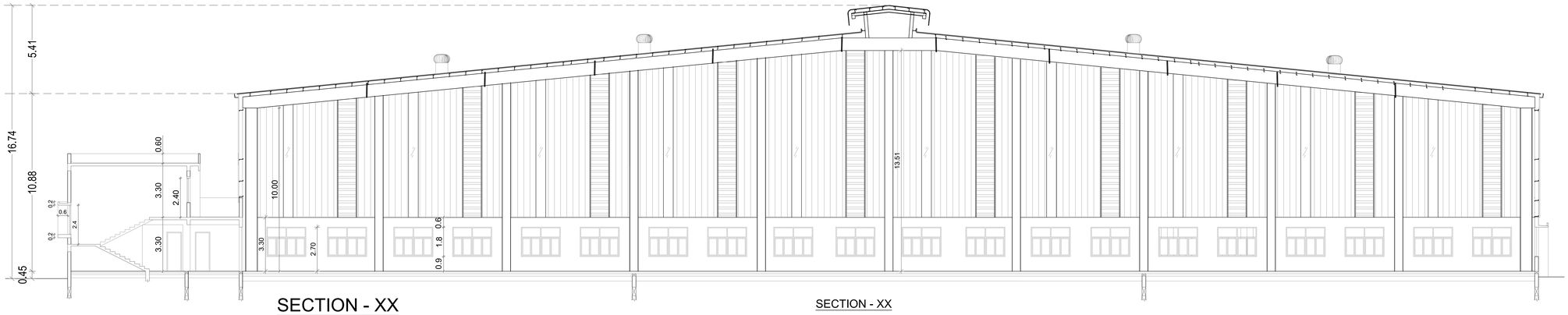
SCALE - 1:100

BUILDING PLANNING PERMISSION
APPLICATION NO : SWP/BPA/849476/2026/TCP

BUILDING PLANNING PERMISSION NO :
BP/AD-DTCP (TVM) NO: 61/2026




NORTH ELEVATION
BLOCK - 1

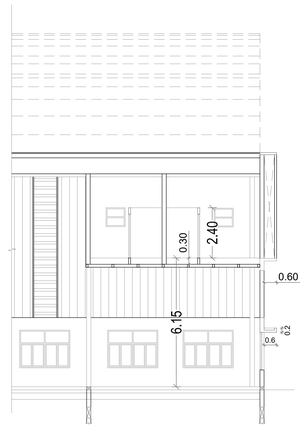



SECTION - XX

SECTION - XX
BLOCK - 1




SECTION - YY
BLOCK - 1




SECTION - ZZ
BLOCK - 1

SHEET NO - 5/5

PLAN SHOWING THE PROPOSED FACTORY BUILDING OF 'M/S.PREMIER STEEL COMPLEX PVT. LTD. AT PLOT NO - 11, SIPCOT INDUSTRIAL COMPLEX PHASE-I, CHEYYAR, COMPRISED IN S.NO - 4B PT, 5 PT, 6B/1, 6B/2, & 7B OF AZHINJALPATTU VILLAGE, VEMBAKKAM TALUK, THIRUVANNAMALAI DISTRICT.

CATEGORY OF INDUSTRY : S.NO. 07, STEEL FURNITURE, FASTENERS, ETC. - TNCDBR-2019

ORANGE INDUSTRY
SIPCOT APPROVAL LAYOUT NO - 234/2025

PROPOSED MACHINERY HP DETAILS

| M/c.NO | M/c | NOS | HP |
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| 5 | EOT Cranes | 5 | 75 |
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| | Total HP Existing + Proposed | | 766 |

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| RS | ROLLING SHUTTER | 1.80 X 2.70 |
| W8 | WINDOW | 2.40 X 1.80 |
| W6 | WINDOW | 1.80 X 1.50 |
| W4 | WINDOW | 1.20 X 1.50 |
| D3 | DOOR | 0.9 X 2.4 |
| D26 | DOOR | 0.76 X 2.1 |
| V3 | VENTILATOR | 0.9 X 0.9 |
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COLOUR CODE :

PROPOSED

OWNER'S SIGNATURE :

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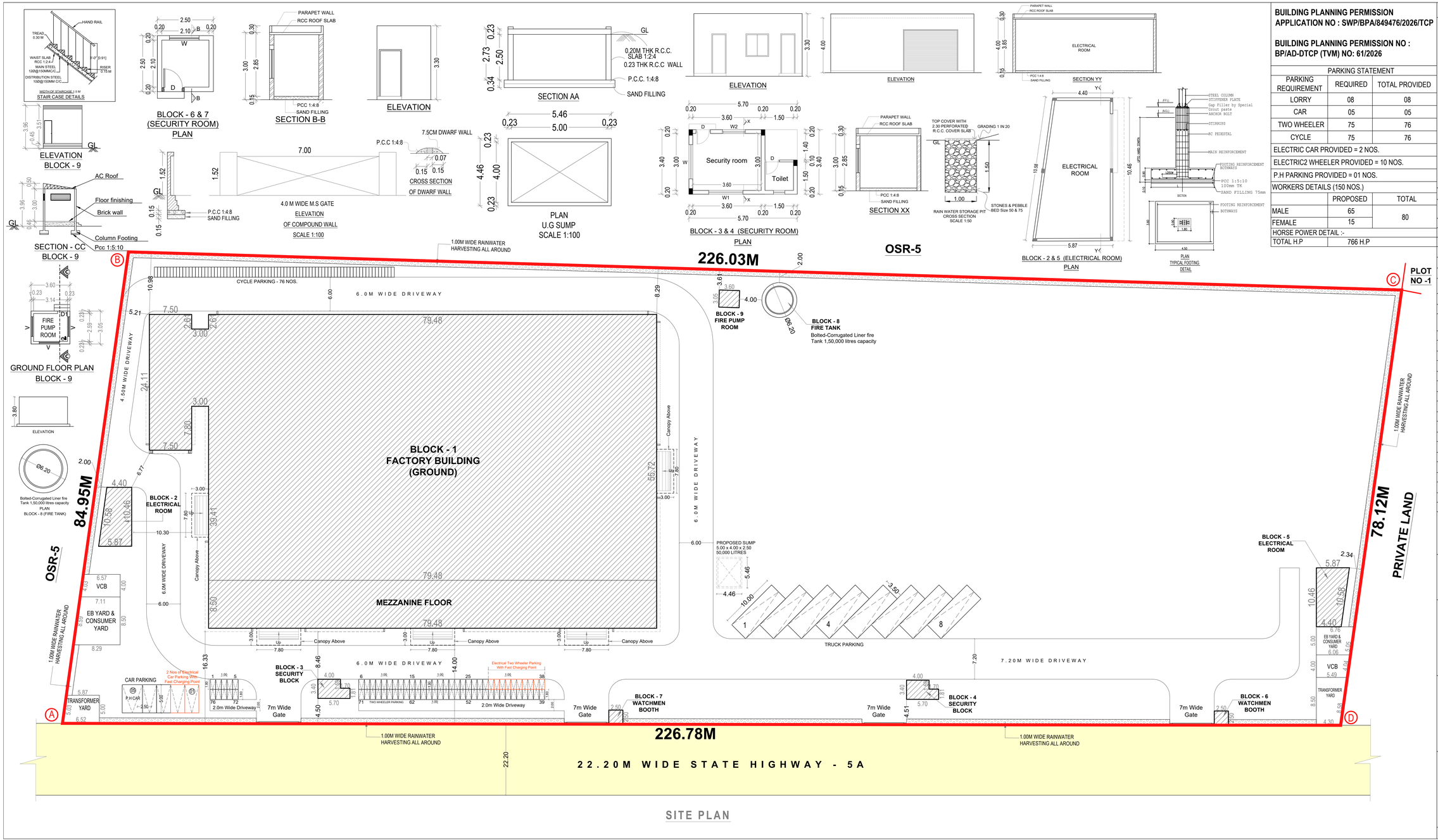
SCALE - 1:100




**BUILDING PLANNING PERMISSION**
**APPLICATION NO : SWP/BPA/849476/2026/TCP**

**BUILDING PLANNING PERMISSION NO : BP/AD-DTCP (TVM) NO: 61/2026**

| PARKING STATEMENT | | |
|---|---|---|
| PARKING REQUIREMENT | REQUIRED | TOTAL PROVIDED |
| LORRY | 08 | 08 |
| CAR | 05 | 05 |
| TWO WHEELER | 75 | 76 |
| CYCLE | 75 | 76 |
| ELECTRIC CAR PROVIDED = 2 NOS. | | |
| ELECTRIC2 WHEELER PROVIDED = 10 NOS. | | |
| P.H PARKING PROVIDED = 01 NOS. | | |
| WORKERS DETAILS (150 NOS.) | | |
| | PROPOSED | TOTAL |
| MALE | 65 | 80 |
| FEMALE | 15 | |
| HORSE POWER DETAIL :- | | |
| TOTAL H.P | 766 H.P | |

**SHEET NO - 1/5**

# PLAN SHOWING THE PROPOSED FACTORY BUILDING OF 'M/S.PREMIER STEEL COMPLEX PVT. LTD. AT PLOT NO - 11, SIPCOT INDUSTRIAL COMPLEX PHASE-I, CHEYYAR, COMPRISED IN S.NO - 4B PT, 5 PT, 6B/1, 6B/2, & 7B OF AZHINJALPATTU VILLAGE, VEMBAKKAM TALUK, THIRUVANNAMALAI DISTRICT.

**CATEGORY OF INDUSTRY : S.NO. 07, STEEL FURNITURE, FASTENERS, ETC. - TNCDBR-2019**

**ORANGE INDUSTRY**
**SIPCOT APPROVAL LAYOUT NO - 234/2025**

SANITATION REQUIREMENTS (PROPOSED)

| TYPE | MALE | | FEMALE | |
|---|---|---|---|---|
| | REQUIRED | PROVIDED | REQUIRED | PROVIDED |
| WATER CLOSET | 03 | 06 | 01 | 06 |
| URINALS | 03 | 10 | - | - |
| TAPS | 03 | 06 | 01 | 06 |

**SITE EXTENT = 18,251.32 SQ.M (4.51 ACRE)**

**AREA STATEMENT IN SQ.M**

| FLOOR NAME | NON FSI | FSI AREA | BUILTUP AREA |
|---|---|---|---|
| BLOCK - 1 (FACTORY BUILDING) | | | |
| GROUND FLOOR | - | 4652.94 | 4652.94 |
| MEZZANINE FLOOR (OFFICE) | - | 676.15 | 676.15 |
| CANOPY AREA | - | 116.97 | 116.97 |
| BLOCK - 2 (ELECTRICAL ROOM) | | | |
| GROUND FLOOR | - | 53.74 | 53.74 |
| BLOCK - 3 (SECURITY BLOCK) | | | |
| GROUND FLOOR | - | 16.67 | 16.67 |
| BLOCK - 4 (SECURITY BLOCK) | | | |
| GROUND FLOOR | - | 16.67 | 16.67 |
| BLOCK - 5 (ELECTRICAL ROOM) | | | |
| GROUND FLOOR | - | 53.74 | 53.74 |
| BLOCK - 6 (WATCHMEN BOOTH) | | | |
| GROUND FLOOR | 6.25 | - | 6.25 |
| BLOCK - 7 (WATCHMEN BOOTH) | | | |
| GROUND FLOOR | 6.25 | - | 6.25 |
| BLOCK - 8 (FIRE TANK) | | | |
| GROUND FLOOR | - | 30.18 | 30.18 |
| BLOCK - 9 (FIRE PUMP ROOM) | | | |
| GROUND FLOOR | - | 10.98 | 10.98 |
| TOTAL | 12.50 | 5628.04 | 5640.54 |

F.S.I = F.S.I AREA / PLOT AREA = 5628.04 / 18,251.32 = 0.308

F.S.I ACHIEVED = 0.308 < 1.5

COLOUR CODE :
PROPOSED
ROAD
BOUNDARY

OWNER'S SIGNATURE :

ARCHITECT'S SIGNATURE :

J. TAMILSELVAN, B.E.,
Registered Engineer Grade - I(RE)
DTCP Reg.No.TVL/RE/GR-1/202104/005
39, Perumal Koil St., Kottur, Chennai - 600085.
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CGLRGN/SE/Gr-I/2019/09/043
No.122, Perambur, Chennai-600 011.

SCALE - 1:250

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**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+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.