PP APPROVAL RECORD

Planning Permission

Survey 478/1D and 1 more

ANNUR

Coimbatore 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

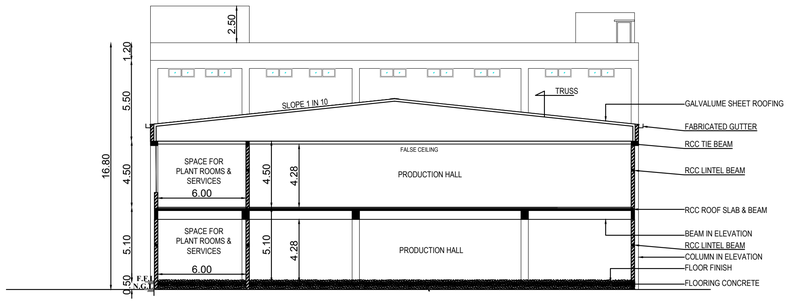
hello@verified.realestate

+91 9996 12 9996

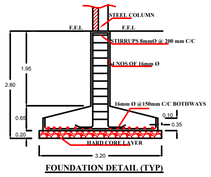
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C & GI SHEET ROOF FACTORY BUILDING (PREPARATION & SPINNING OF TEXTILE, SILK FIBER INCLUDING BLENDED SILK, etc.,) AT S.NO:478/1D IN ANNUR VILLAGE & PANCHAYAT, ANNUR TALUK AND COIMBATORE DISTRICT.

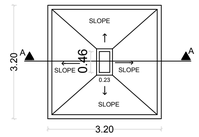
NAME OF THE APPLICANT: Mrs.VENI W/O GIRIRAJAN



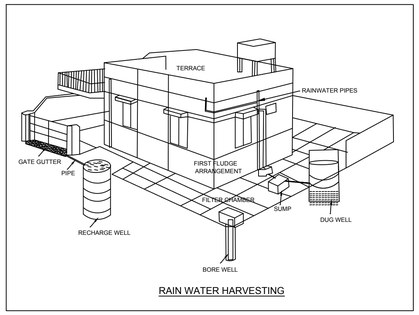
SCHEMATIC CROSS SECTION



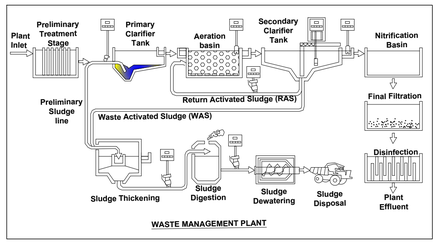
FOUNDATION DETAIL (TYP)



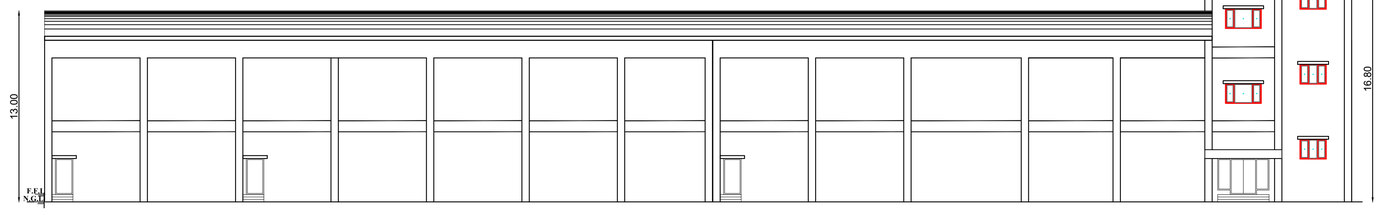
PLAN
As per design
Typical Column Foundation Detail
As per design
SCALE1:50



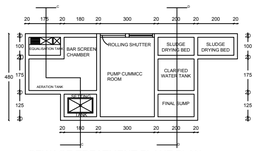
RAIN WATER HARVESTING



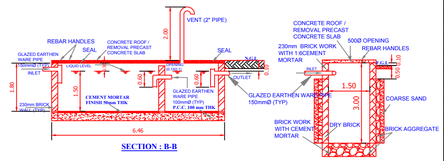
WASTE MANAGEMENT PLANT



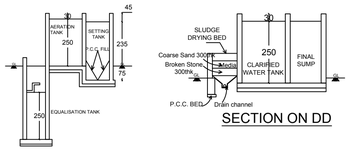
NORTHERN SIDE ELEVATION



SEWAGE TREATMENT PLANT PLAN

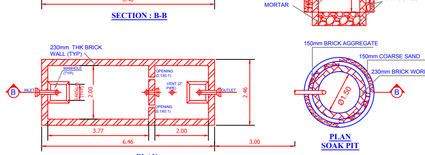


SECTION : B-B



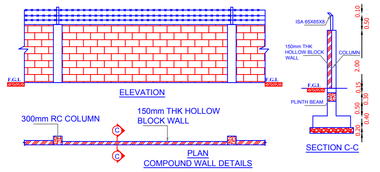
SECTION ON CC

SECTION ON DD



PLAN
SEPTIC TANK

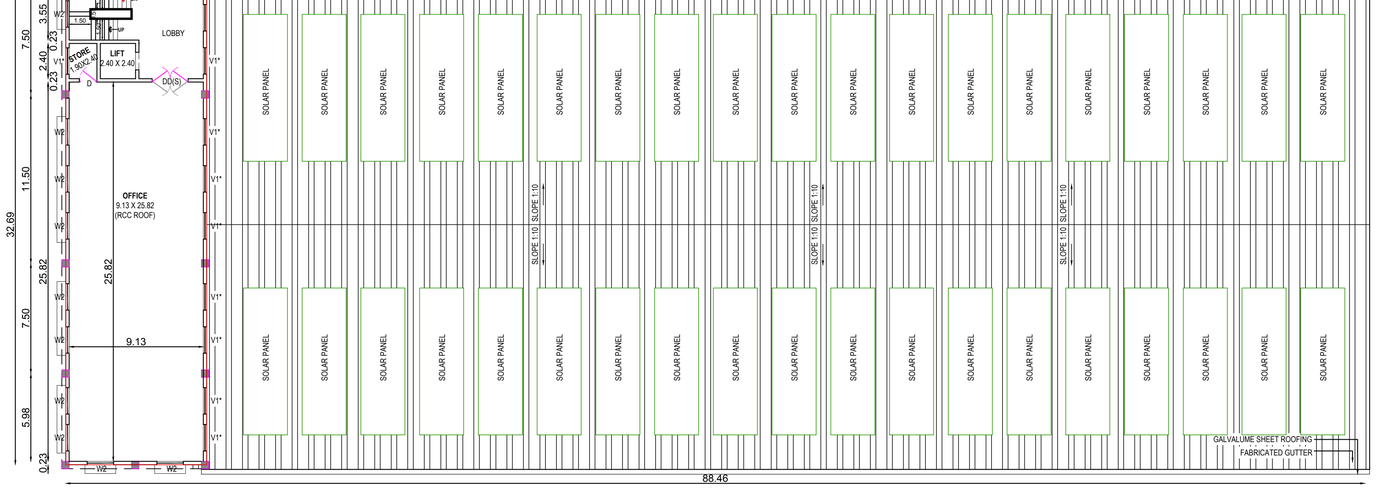
PLAN
SOAK PIT



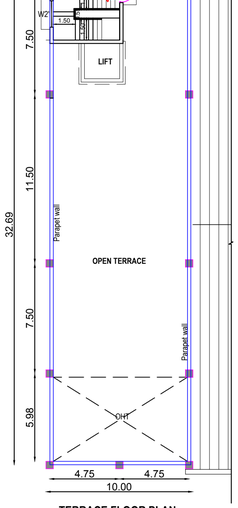
ELEVATION

PLAN
COMPOUND WALL DETAILS

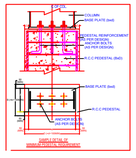
SECTION C-C

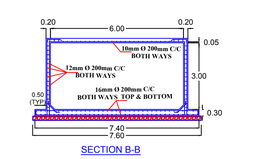


SECOND FLOOR PLAN

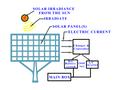


TERRACE FLOOR PLAN

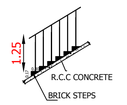




SECTION B-B



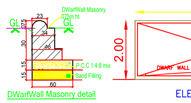
SOLAR POWER PANEL DETAIL



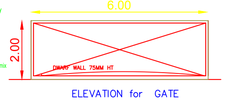
STAIRCASE DETAILS
Scale 1:100



REINFORCEMENT DETAIL FOR SUMP
UNDER GROUND RAW WATER SEWAGE SUMP
CAPACITY - 108 M³



DWarfWall Masonry detail



ELEVATION for GATE



ELEVATION for GATE

N
W
E
S

SHEET:3/3
Scale : 1:100
Size : A0

ALL DIMENSIONS ARE IN "METER"

JOINERY DETAILS

INDEX	DESCRIPTION	DIMENSION (MM)
ED/FG	ENTRANCE DOOR / FIXED GLAZING	3500 X 2450
SL.D	SLIDING DOOR	2450 X 2450
SL.D'	SLIDING DOOR	2450 X 4000
SL.D2	SLIDING DOOR	1800 X 2450
DD	DOUBLE DOOR	2450 X 2450
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RS	ROLLING SHUTTER	3000 X 4000
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FE - FIRE EXTINGUSHER
FA - FIRE ALARAM
SB - SAND BUCKET

AREA DETAILS

SITE AREA AS PER DOC = 2.35 ACRE / 9500.00 Sq.m
SITE AREA AS PER PATTA = 2.35 ACRE / 9500.00 Sq.m

BLOCK - 1:FACTORY

FLOOR AREA DETAILS	FSI Area (Sq.m)	NON FSI Area (Sq.m)	Total buildup Area (Sq.m)
GROUND FLOOR AREA	2914.06	-	2914.06
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HEAD ROOM AREA	-	16.05	16.05
LIFT ROOM AREA	-	13.72	13.72
TOTAL AREA	6119.48	29.77	6149.25

TOTAL FSI AREA = 6119.48 Sq.m / 65869.27 Sqft
TOTAL BUILDUP AREA = 6149.25 Sq.m / 66189.71 Sqft

FSI = 6119.48/9500.00 = 0.64<2
PC = (2914.06/9500.00)X100 = 30.67%
TOTAL HEIGHT OF THE BUILDING =16.80M

SPECIFICATION

FOUNDATION AND BASEMENT FILLING WITH RIVER SAND. FOUNDATION CONCRETE WITH PLAIN CEMENT CONCRETE 1:4:8. USING 40MM SIZE STONE JELLY. COLUMN FOOTING, SLOPED PORTION, COLUMN, GRADE BEAM, LINTEL CUM SUNSHADE,T AND L BEAMS, ROOF, GATE PILLARS, CULVERT DECK SLAB ETC.WITH REINFORCED CEMENT CONCRETE 1:1.5:3 USING 20MM SIZE STONE JELLY WITH ADEQUATE REINFORCEMENT .BRICK WORK WITH CEMENT MORTAR 1:5, USING 1ST CLASS BRICKS. PLASTERING WITH CEMENT MORTAR 1:5, 12MM THICK AND OVER CONCRETE AND CEILING PLASTERING WITH CEMENT MORTAR 1:3, 12MM THICK . FLOOR BASE WITH P.C.C 1:4:8 AND FLOOR FINISH WITH P.C.C 1:1.5:3. COLOR WASHING WITH TWO COATS OF CEMENT PAINT INCLUDING ONE BASE COAT , SYNTHETIC ENAMEL PAINTING 2-COATS WITH 1-PRIMING COAT FOR ALL STEEL AND WOOD WORKS. WEATHERING COURSE WITH BRICKBAT LIME CONCRETE OVER THE ROOF. BRICK PARTITION WITH CEMENT MORTAR 1:4 USING 1ST CLASS BRICKS.

APPLICANT

Ar. NAVINPRASSAD MR., B.Arch.
Registered Architect. Regd.No. CA/2018/102495
38/2, Ground Floor, 16th street, R"Block,
Anna Nagar, Chennai-600040. Ph.:+91 8940298557
mail-ra.architects57@gmail.com

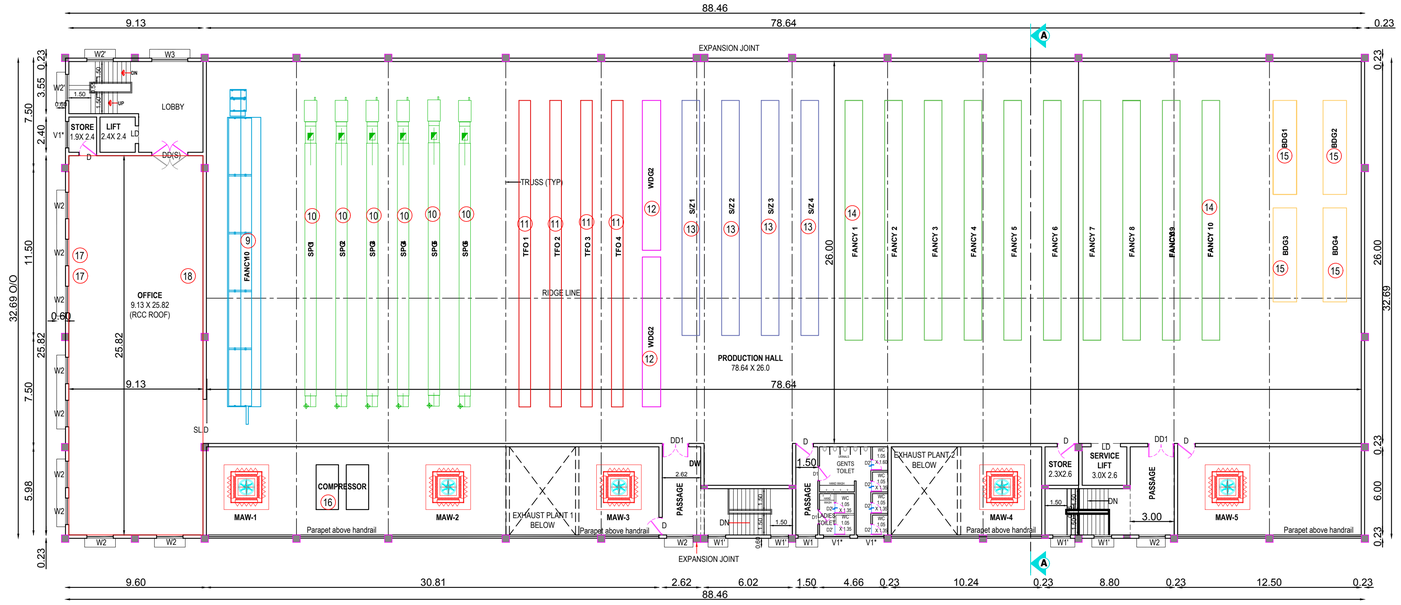
REGISTERED ARCHITECT

Er.M.FAGURUDEEN MOHAMED
B.E., M.Tech.(Struct) PG. D.QSV., MIE.FN.,
Chartered Engineer
Structural Engineer Grade-1 (RSE)
Reg. No: RSE/GR-1/VD/AUGUST-2024/620
DTCP Villupuram Regional Office(VD)
Cell: 7010771257, 9150370364

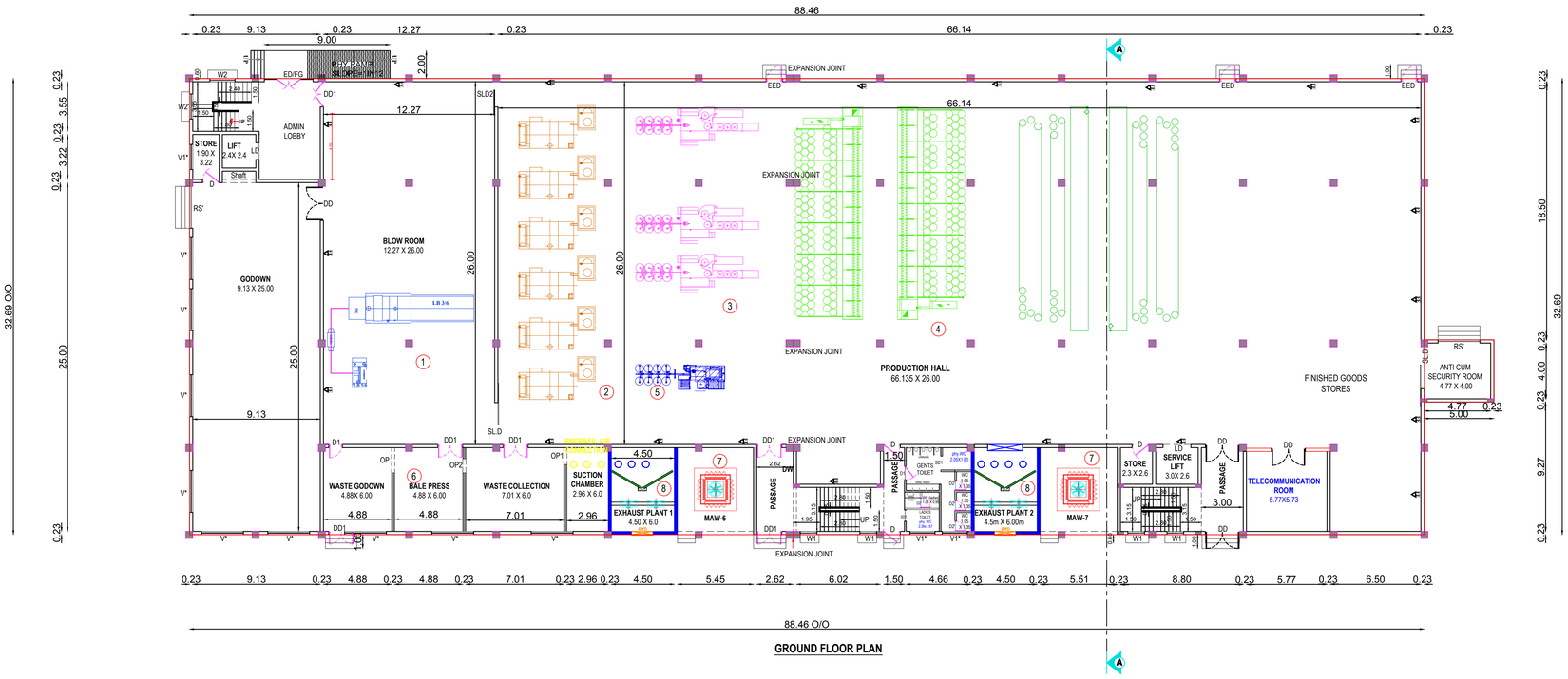
STRUCTURAL ENGINEER

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NAME OF THE APPLICANT: Mrs.VENI W/O GIRIRAJAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

INDUSTRY CATAGORY: WHITE (160,187)

WORKERS DETAIL: 43 MALE, 20 FEMALE (63 NOS)

MACHINERY DETAILS-GROUND FLOOR						
S.NO	MACHINE NAME	NO OF MC	MAN POWER	POWER IN HP	TOTAL MAN POWER	TOTAL POWER IN HP
1	BLOWROOM	1	6	38.6	6	38.60
2	CARDING	6	1	12.06	1	72.36
3	DRAWING	4	1	6.03	4	24.12
4	SMX 4280	4	1	14.74	4	58.96
5	CARDING COMPACTER	1		34.85	0	34.85
6	BALE PRESS	1	1	5.89	1	5.89
7	HUMIDIFICATION PLANT MAW	8		7.37	1	58.96
8	EXHAUST PLANT	2		30.16	0	60.32
MACHINERY DETAILS-FIRST FLOOR						
9	AUTOCONER 21C	1	3	13.4	3	13.40
10	SPINNING	6	1	22.78	6	136.68
11	TFO	4	1	13.4	4	53.60
12	RESHMI REWINDING	2	2	2.68	4	5.36
13	S & Z	4	1	14.74	4	58.96
14	FANCY	10	1	16.08	10	160.80
15	BINDING	4	1	1.87	4	7.48
16	COMPRESSOR	2		24.12	1	48.24
17	AIR DRYER	2		0.93	0	1.86
18	OFFICE	1		5.36	10	5.36
	TOTAL.	63	20	265.06	63	845.80

SHEET:2/3
Scale : 1:100
Size : A0

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Registered Architect. Regd.No. CA/2018/102498
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Anna Nagar, Chennai-600040. Ph: +91 8940298557
mail - ra.architects57@gmail.com

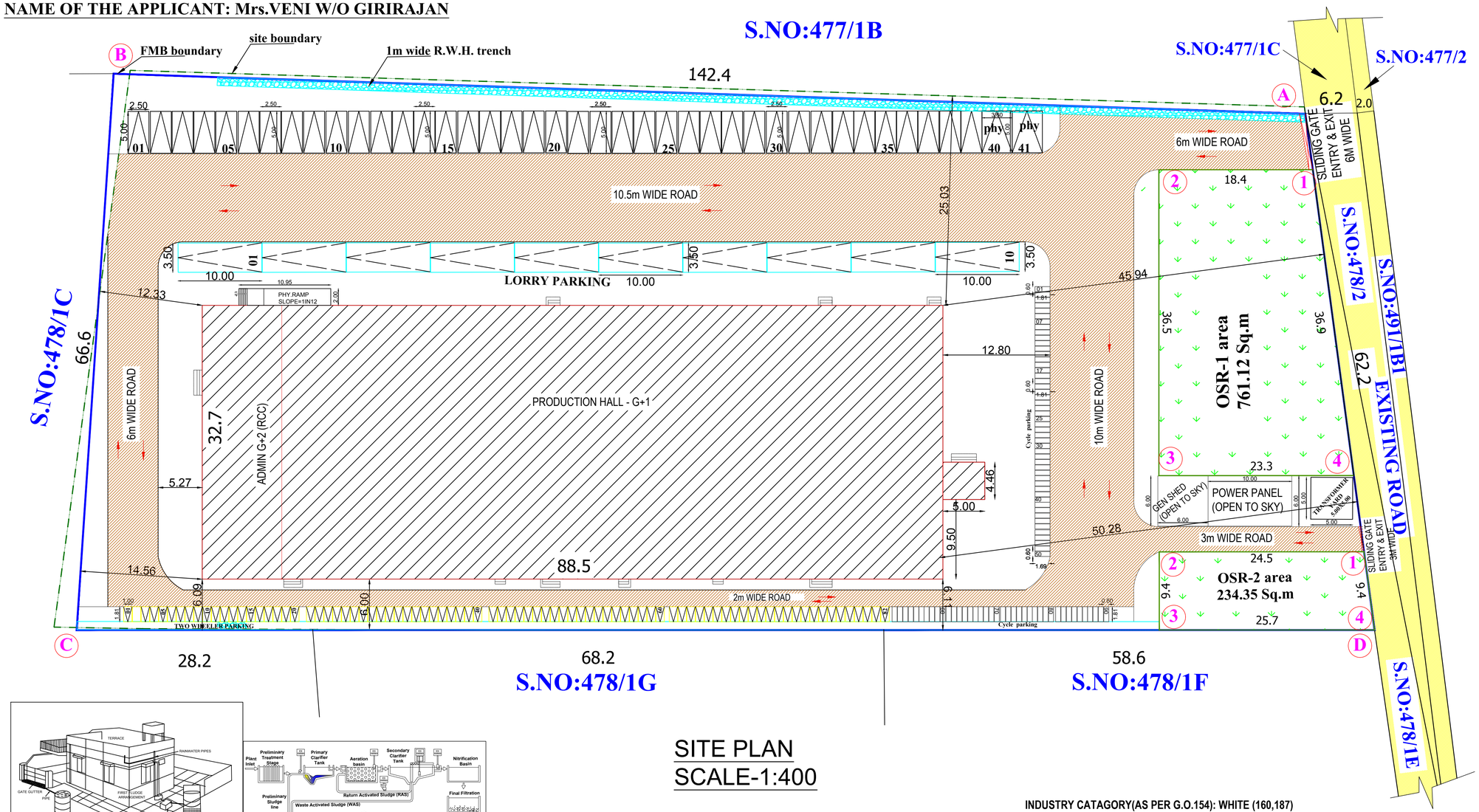
REGISTERED ARCHITECT

Er.M.FAGURUDEEN MOHAMED
B.E., M.Tech.(Strul) PG. D.QSV., MIE.FN.,
Chartered Engineer
Structural Engineer Grade-1 (RSE)
Reg. No: RSE/GR-1/VD/AUGUST-2024/020
DTCP Villupuram Regional Office(VD)
Cell: 7010771257, 9150370364

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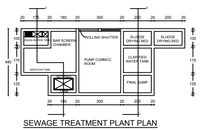


SITE PLAN
SCALE-1:400

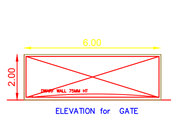
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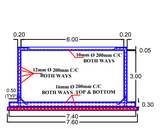
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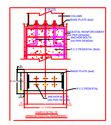




SEWAGE TREATMENT PLANT PLAN

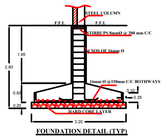




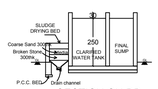




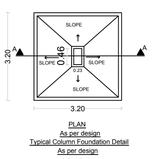
STAIRCASE DETAILS
Scale 1:100



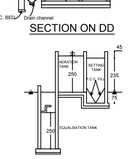
FOUNDATION DETAIL (TYP)



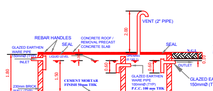
SECTION ON DD



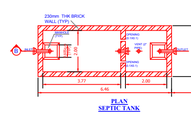
PLAN
As per design
Typical Column Foundation Detail
As per design
SCALE1:50

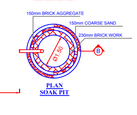


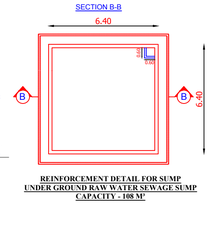
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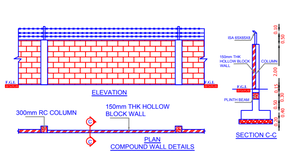


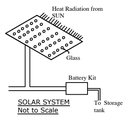












SOLAR SYSTEM
Not to Scale

INDUSTRY CATAGORY(AS PER G.O.154): WHITE (160,187)

WORKERS DETAIL: 43 MALE, 20 FEMALE (63 NOS)

MACHINERY DETAILS-GROUND FLOOR

S.NO	MACHINE NAME	NO OF MC	MAN POWER	POWER IN HP	TOTAL MAN POWER	TOTAL POWER IN HP
1	BLOWROOM	1	6	38.6	6	38.60
2	CARDING	6	1	12.06	1	72.36
3	DRAWING	4	1	6.03	4	24.12
4	SMX 4280	4	1	14.74	4	58.96
5	CARDING COMPACTER	1		34.85	0	34.85
6	BALE PRESS	1	1	5.89	1	5.89
7	HUMIDIFICATION PLANT MAW	8		7.37	1	58.96
8	EXHAUST PLANT	2		30.16	0	60.32

MACHINERY DETAILS-FIRST FLOOR

9	AUTOCONER 21C	1	3	13.4	3	13.40
10	SPINNING	6	1	22.78	6	136.68
11	TFO	4	1	13.4	4	53.60
12	RESHMI REWINDING	2	2	2.68	4	5.36
13	S & Z	4	1	14.74	4	58.96
14	FANCY	10	1	16.08	10	160.80
15	BINDING	4	1	1.87	4	7.48
16	COMPRESSOR	2		24.12	1	48.24
17	AIR DRYER	2		0.93	0	1.86
18	OFFICE	1		5.36	10	5.36
	TOTAL.	63	20	265.06	63	845.80

JOINERY DETAILS

INDEX	DESCRIPTION	DIMENSION (MM)
ED/FG	ENTRANCE DOOR / FIXED GLAZING	3500 X 2450
SL.D	SLIDING DOOR	2450 X 2450
SL.D'	SLIDING DOOR	2450 X 4000
SL.D2	SLIDING DOOR	1800 X 2450
DD	DOUBLE DOOR	2450 X 2450
DD(S)	DOUBLE DOOR (DOUBLE SWING)	2450 X 2450
DD1	DOUBLE DOOR	1800 X 2450
D	DOOR	1200 X 2450
D1	DOOR	1000 X 2450
D2'	DOOR	750 X 2100
W1	WINDOW	1200 X 1350
W2	WINDOW	1800 X 1350
W3	WINDOW	2450 X 1350
W1'	WINDOW @ +2150 HT FROM LANDING LVL	1200 X 1350
W2'	WINDOW @ +2150 HT FROM LANDING LVL	1800 X 1350
V*	VENTILATOR @ BEAM BOTTOM LVL	3000 X 900
V1*	VENTILATOR @ BEAM BOTTOM LVL	1800 X 900
EED	EMERGENCY EXIT DOOR	1200 X 2450
OP	OPENING	1800 X 2450
OP1	OPENING	1200 X 2450
OP2	OPENING	1000 X 2450
RS	ROLLING SHUTTER	3000 X 4000
RS1	ROLLING SHUTTER	1800 X 2450

FE - FIRE EXTINGUSHER
FA - FIRE ALARAM
SB - SAND BUCKET

N
W E
S

SHEET:1/3
Scale : 1:400
Size : A1

ALL DIMENSIONS ARE IN "METER"

AREA DETAILS

SITE AREA AS PER DOC = 2.35 ACRE / 9500.00 Sq.m
SITE AREA AS PER PATTA = 2.35 ACRE / 9500.00 Sq.m

BLOCK - 1:FACTORY

FLOOR AREA DETAILS	FSI Area (Sq.m)	NON FSI Area (Sq.m)	Total buildup Area (Sq.m)
GROUND FLOOR AREA	2914.06	-	2914.06
FIRST FLOOR AREA	2891.76	-	2891.76
SECOND FLOOR AREA	313.66	-	313.66
HEAD ROOM AREA	-	16.05	16.05
LIFT ROOM AREA	-	13.72	13.72
TOTAL AREA	6119.48	29.77	6149.25

TOTAL FSI AREA = 6119.48 Sq.m / 65869.27 Sqft
TOTAL BUILDUP AREA = 6149.25 Sq.m / 66189.71 Sqft

FSI = 6119.48/9500.00 = 0.64<1.5
PC = (2914.06/9500.00)X100 = 30.67%
TOTAL HEIGHT OF THE BUILDING =16.80M

OSR AREA = (761.12 +234.35) = 995.47 Sq.m (10.47%)

PARKING DETAILS:

PARKING :	REQUIRED	PROVIDED
LORRY	- 09 NOS	10 NOS
CYCLE SPACE	- 41 NOS	90 NOS
TWO WHEELER	- 41 NOS	85 NOS (80+5 DA)
CAR PARKING	- 02 NOS	41 NOS (39+2DA)

PARKING CALCULATIONS:

LORRY PARKING = 1 lorry space for every 750 sqm
6119.48/750 = 8.19 = 09 NOS

CAR PARKING =1 car space for every 150 sq.m of office floor area
235.73/150 = 1.57 = 02 NOS

TWO WHEELER & CYCLE PARKING = 1 two wheeler space and 1 cycle space for every 75sq.m of workshop floor area
6119.48/75 = 40.79 = 41 NOS

SANITATION REQUIREMENTS

Annexure – X [See rule 54 (2) (b)] Table: 11
Sanitation Requirements for Factories

TOTAL NO OF EMPLOYEES : 63 MALE : 40 FEMALE : 23

DESCRIPTION	MALE		FEMALE		TOTAL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WC	03	08	02	04	05	12
ABLUTION TAPS	03	08	02	04	05	12
URINALS	02	10	-	-	02	10
WASH BASIN	02	02	01	02	03	04
DRINKING WATER	01	01	01	01	02	02

COLOUR CODE

BOUNDARY -
PROPOSED BUILDING -
EXG.ROAD -
DRIVE WAY -

APPLICANT

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Reg. No: RSE/GR-1/VD/AUGUST-2024/020
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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

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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+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.