

PP

APPROVAL RECORD

# Planning Permission

Thirupulivanam  
Kancheepuram district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**Rural Panchayat**

PURPOSE  
**Industrial**

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.

INDUSTRIAL CATEGORY : GREEN CATEGORY  
MANUFACTURING : TAILORING AND GARMENT MAKING  
ASPER TNCDBR - 2019 RULE 36 ANNEXURE-VI, S.NO.8.

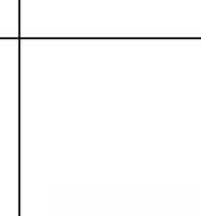
- 1, ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
- 2, SILL LEVEL OF WINDOW IS BELOW 1.00m.
- 3, DISTANCE BETWEEN M.C. AND JOINERY IS 1.20m.
- 4, ALL DIMENSIONS ARE IN "M"

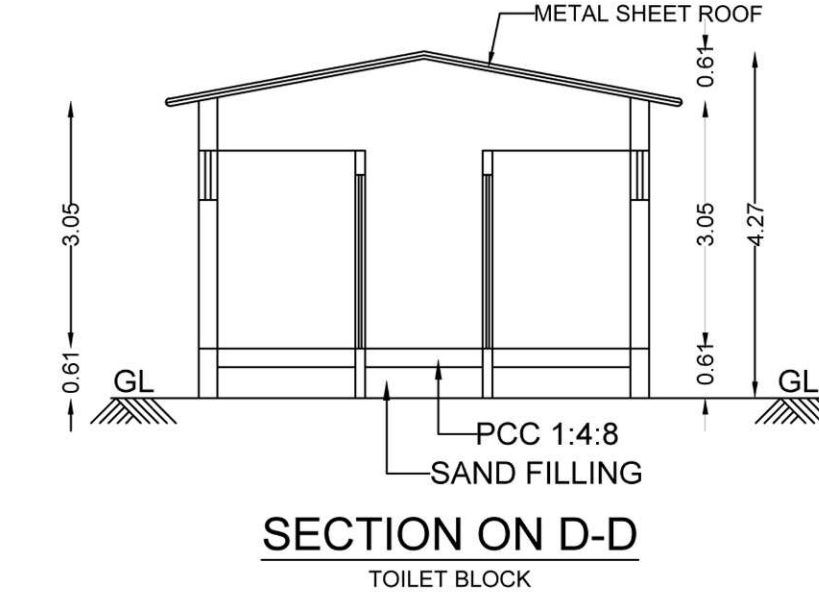
| SNO.     | DESCRIPTION                           | TOTAL HP |
|----------|---------------------------------------|----------|
| 1        | SINGLE NEEDLE MACHINE - 46 NOS X 0.33 | 15.18    |
| 2        | KANSAI MACHINE - 4 NOS X 0.50         | 2.00     |
| 3        | OVER LOCK - 15 NOS X 0.33             | 4.95     |
| 4        | GENSET 125 KVA (STAND BY)             | -        |
| 5        | KAJA MACHINE                          | 0.25     |
| 6        | BUTTON MACHINE - 2 NOS X 0.25         | 0.50     |
| 7        | IRONING TABLE - 6 NOS X 1.50          | 9.00     |
| 8        | FLAT LOCK MACHINE                     | 1.00     |
| 9        | FUSING MACHINE                        | 12.00    |
| 10       | EDGE CUTTER MACHINE- 4 NOS X 0.50     | 0.50     |
| 11       | CUTTING MACHINE - 4 NOS X 1.00        | 4.00     |
| 12       | BAND KNIFE MACHINE                    | 3.00     |
| 13       | STEAM BOILER - 2 NOS X 10.00          | 20.00    |
| TOTAL HP |                                       | 72.38    |

|                                 |                 |             |
|---------------------------------|-----------------|-------------|
| RS                              | ROLLING SHUTTER | 4.00 X 4.58 |
| RS1                             | ROLLING SHUTTER | 3.36 X 3.66 |
| GD                              | GRILL DOOR      | 1.22 X 2.14 |
| DD                              | DOUBLE DOOR     | 1.52 X 2.14 |
| D                               | DOOR            | 1.22 X 2.14 |
| D1                              | DOOR            | 0.91 X 2.14 |
| D2                              | DOOR            | 0.75 X 2.14 |
| W                               | WINDOW          | 1.22 X 1.52 |
| W1                              | WINDOW          | 1.22 X 1.22 |
| W2                              | WINDOW          | 0.91 X 1.22 |
| GW                              | GLASS WINDOW    | 1.52 X 1.22 |
| GW1                             | GLASS WINDOW    | 0.91 X 1.22 |
| V1                              | VENTILATER      | 0.61 X 0.61 |
| MECHANICAL VENTILATION PROVIDED |                 |             |

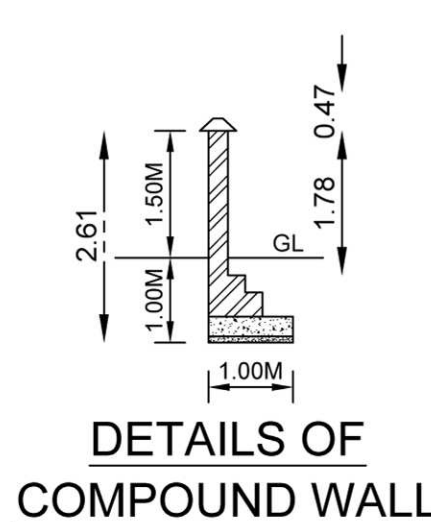
|                                                                                       |                   |
|---------------------------------------------------------------------------------------|-------------------|
|  | PROPOSED BUILDING |
|  | EXG. ROAD         |
|  | SITE BOUNDARY     |

Apudhar  
K.M.

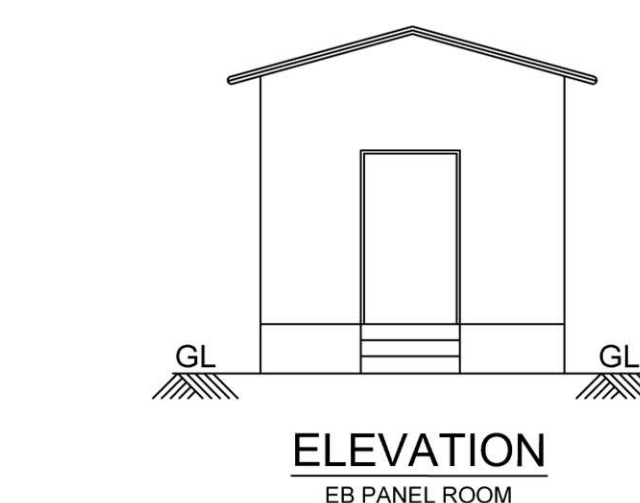
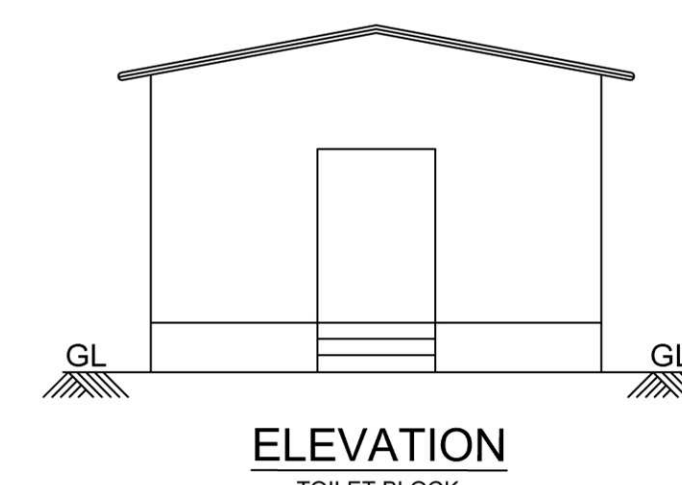
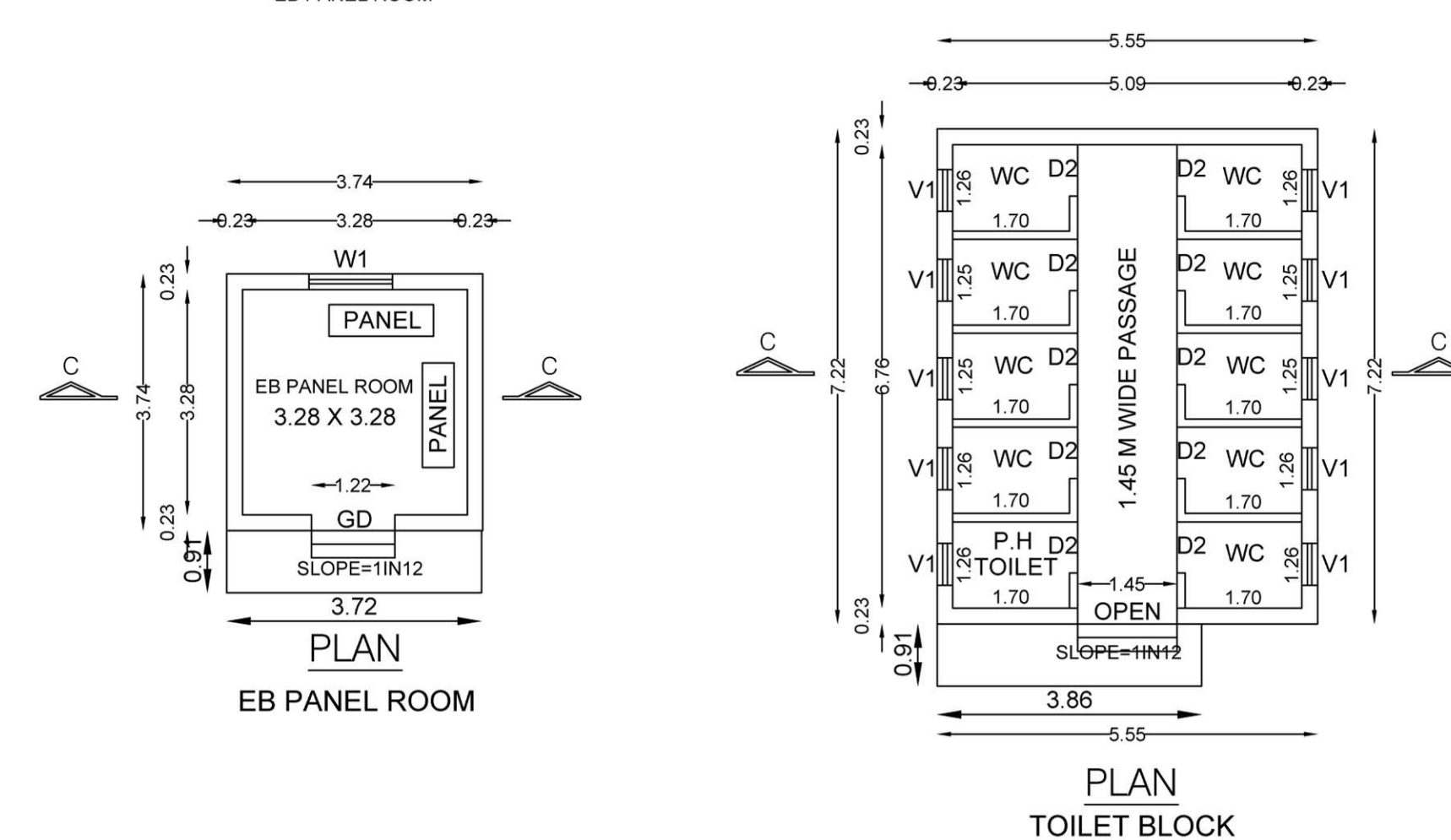
|                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>S. UDHAYAKUMAR,</b><br/>B.E. in Tech(Struct) M Tech(Geotech) M Sc(Rev) ME SW<br/>Chartered Engineer, Reg. Value-1489<br/>DTPC Reg. No. CGLGRNREGTE/2019/09/011<br/>P. No. A24, D. No. 17, 6th Cross Street,<br/>Anna Nagar, Chengalpattu - 603 001,<br/>Mob. 9443101512<br/>e-mail : <a href="mailto:ajnuconstruct05@gmail.com">ajnuconstruct05@gmail.com</a></p> |  <p><b>Dr. M. SEKAR,</b> M.E., Ph.D.,<br/>(MISTE, ISET),<br/><b>REG. STRUCTURAL ENGINEER, GRADE-4,</b><br/>DTPC, Reg. No. SE/GR/1/0003/200<br/>PLOT No. 28, Kottalparamal Kol Street,<br/>KAVERIPPAKKAM C 2 008,<br/>Rajapet Dt., Namakkal, INDIA.<br/>Rajapet Dt. Namakkal, INDIA.<br/>Mobile: +919485144532 / 9542144427</p> |
|  <p><b>Dr. R. Venkata Krishnaiah</b> M.E., Ph.D.,<br/>Geotechnical Engineer<br/>Regd. No. CGLGRNREGTE/2019/09/013<br/>No. 173, Selvar, Tambaram - 74<br/>Cell No. 09840261276<br/><a href="mailto:venkatapec@gmail.com">venkatapec@gmail.com</a></p>                                                                                                                     |  <p><b>Dr. S. RAVIPRASAD, B.E.,</b><br/><b>SRI SAKTHI CONSTRUCTION</b><br/>Registered Structural Engineer (RCE)<br/>Reg. No. RCE/004/2021<br/>No.1, Menakshi Complex, Muthu Pillayar koval St<br/>Uthiramerur- 603 406, Mob: 701 07896100<br/>Email : <a href="mailto:raviprasadcv@gmail.com">raviprasadcv@gmail.com</a></p>   |
| REGISTERED GEO-TECHNICAL ENGINEER                                                                                                                                                                                                                                                                                                                                                                                                                             | CONSTRUCTION ENGINEER                                                                                                                                                                                                                                                                                                                                                                                               |



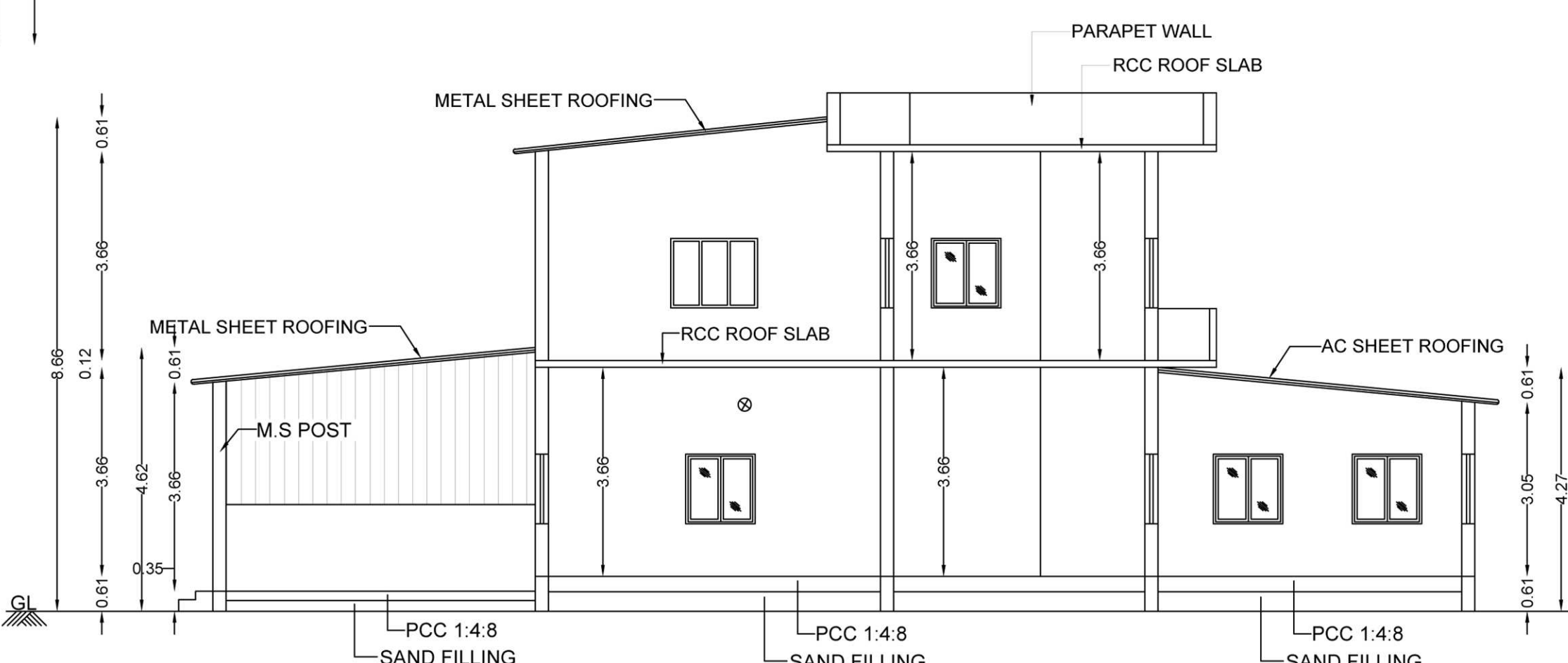
### WIKET GATE ELEVATION



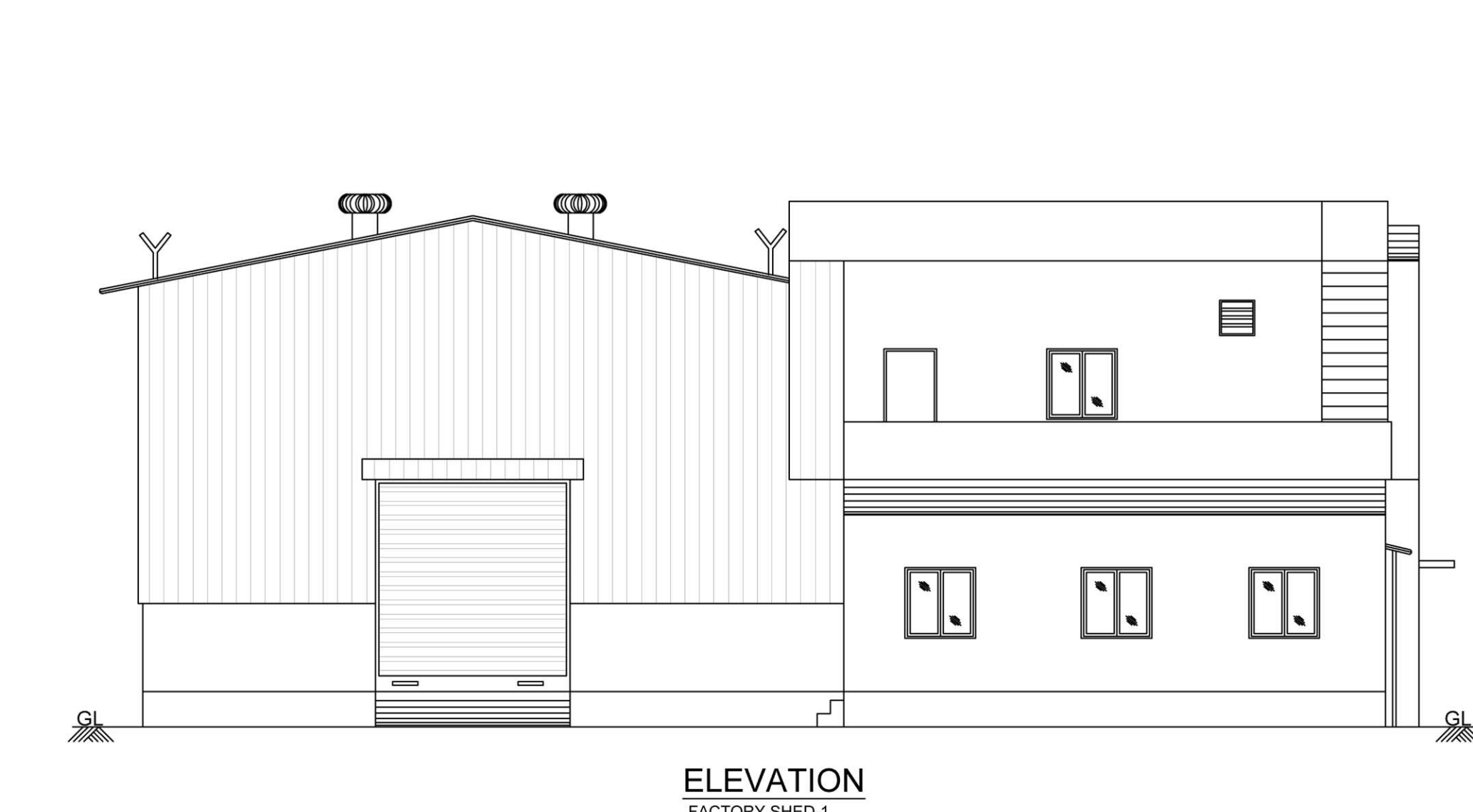
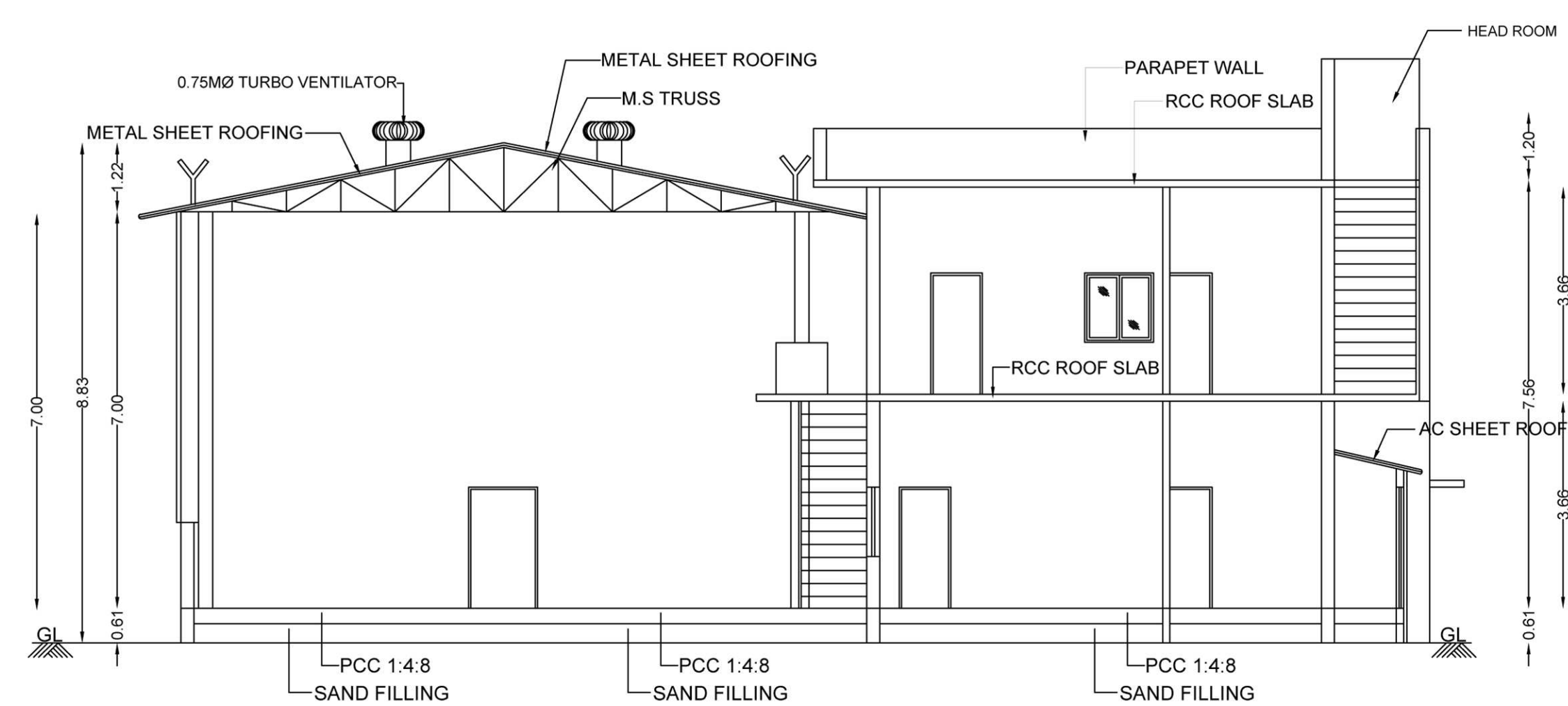
### DETAILS OF COMPOUND WALL

ELEVATIONELEVATION

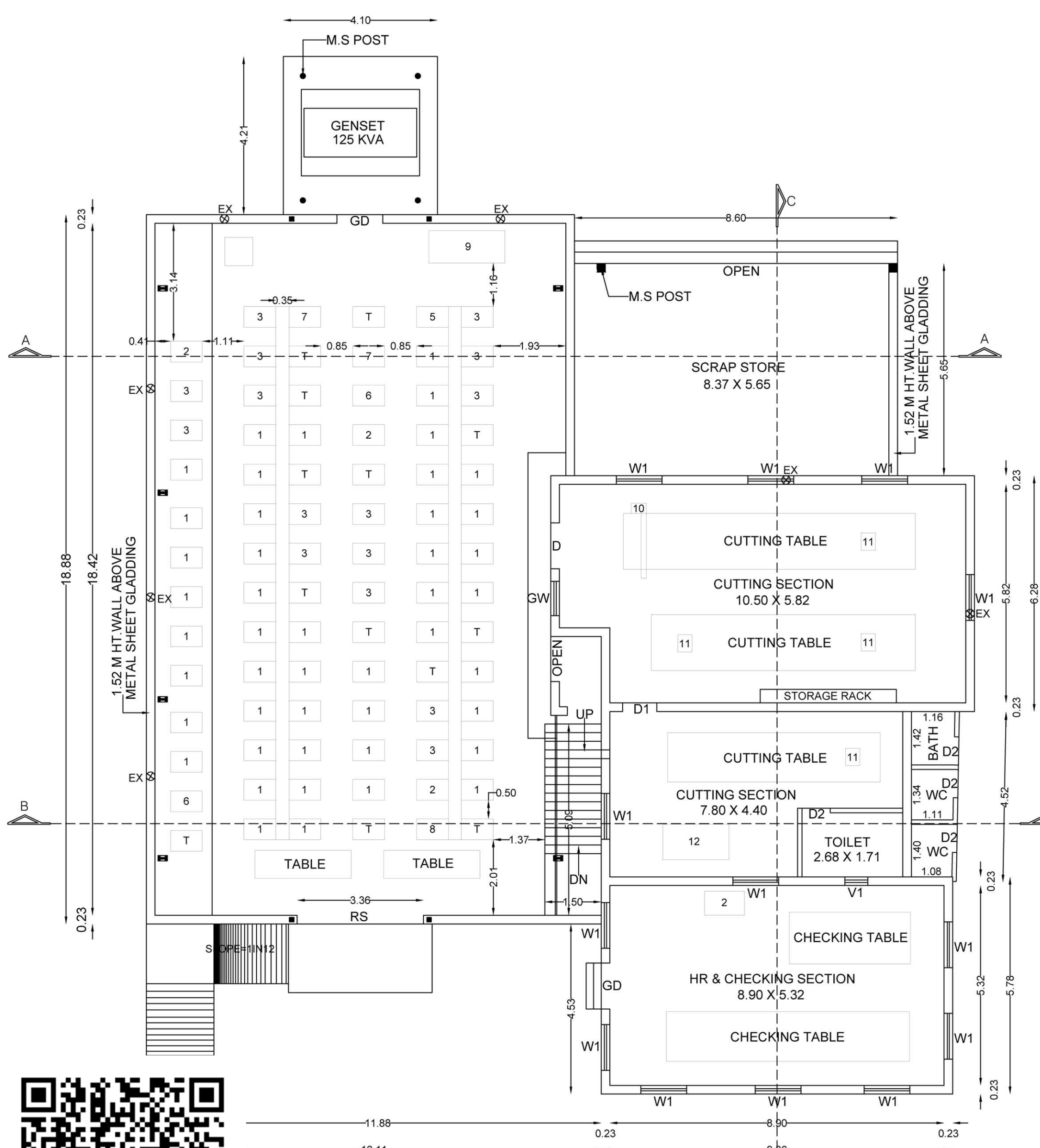
PLAN  
TOILET BLOCK



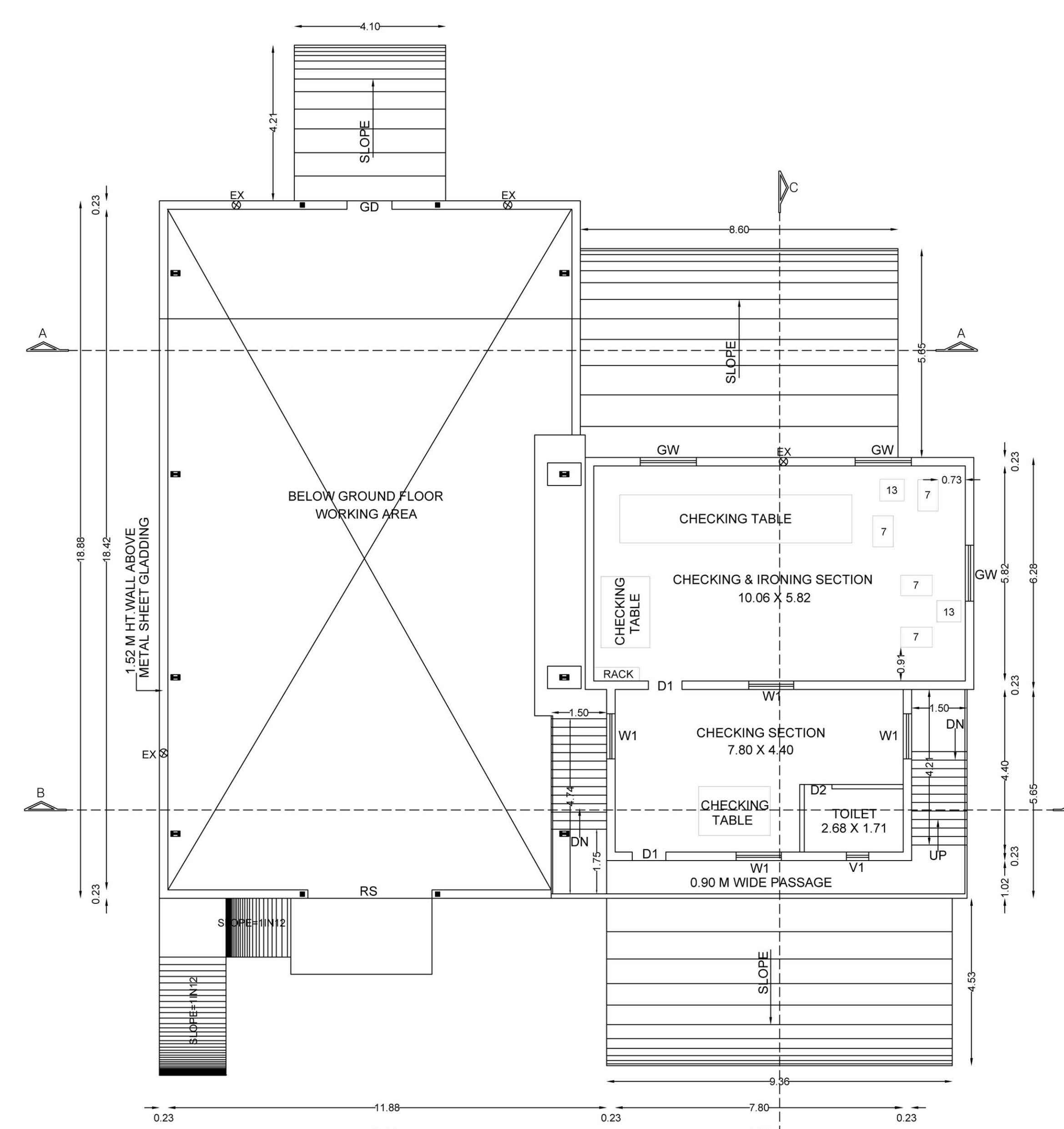
SECTION ON C-C

ELEVATION

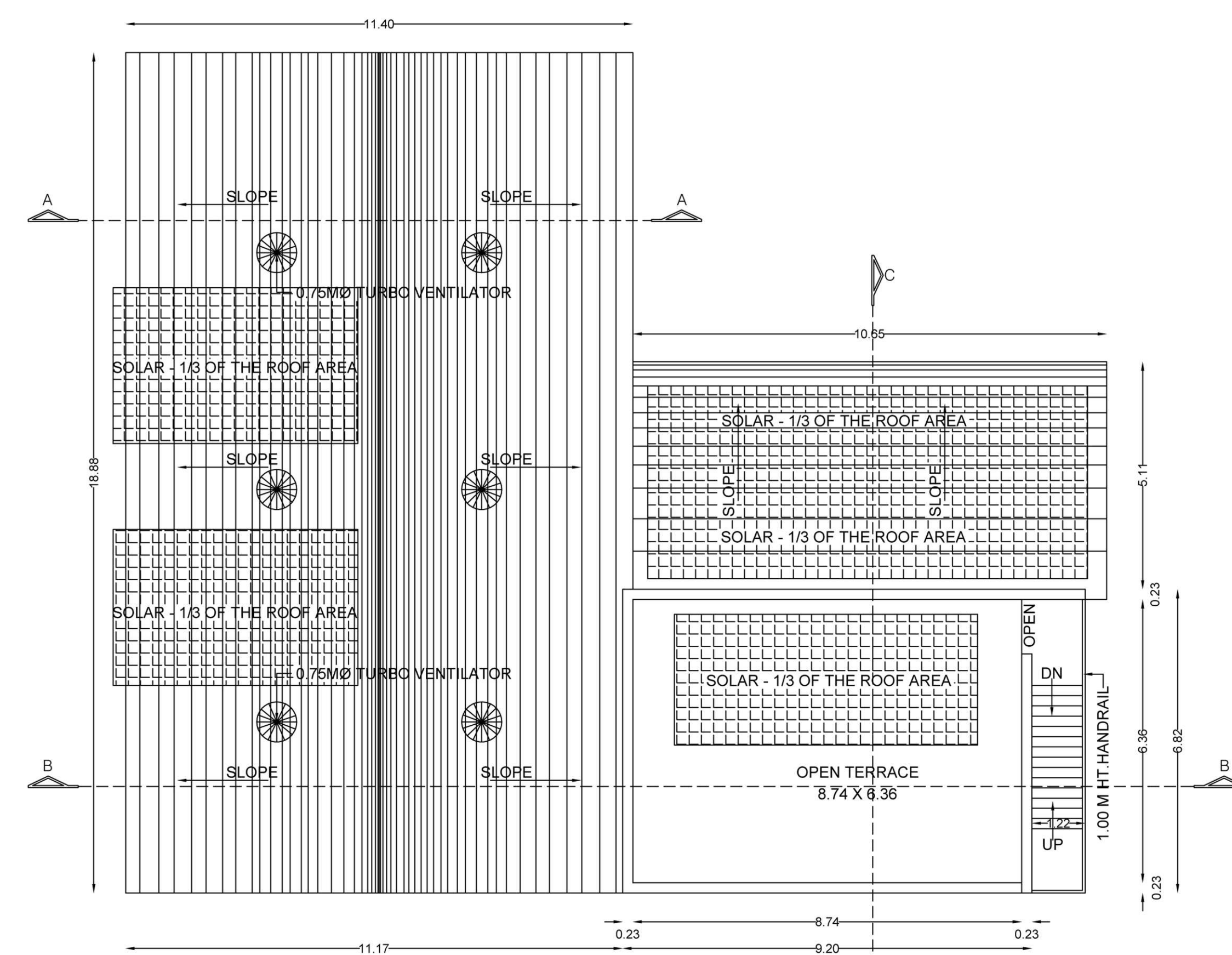
SECTION ON B-B  
FACTORY SHED-1



GROUND FLOOR PLAN  
FACTORY SHED - 1

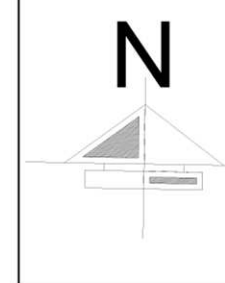
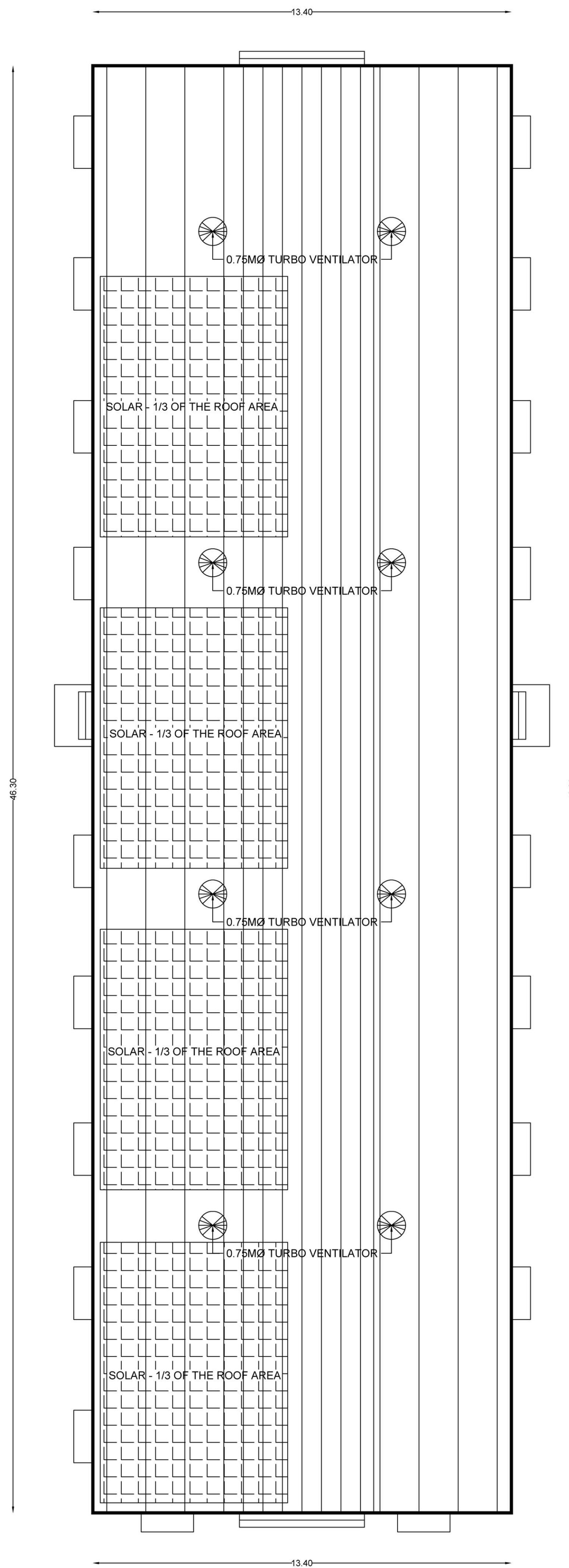
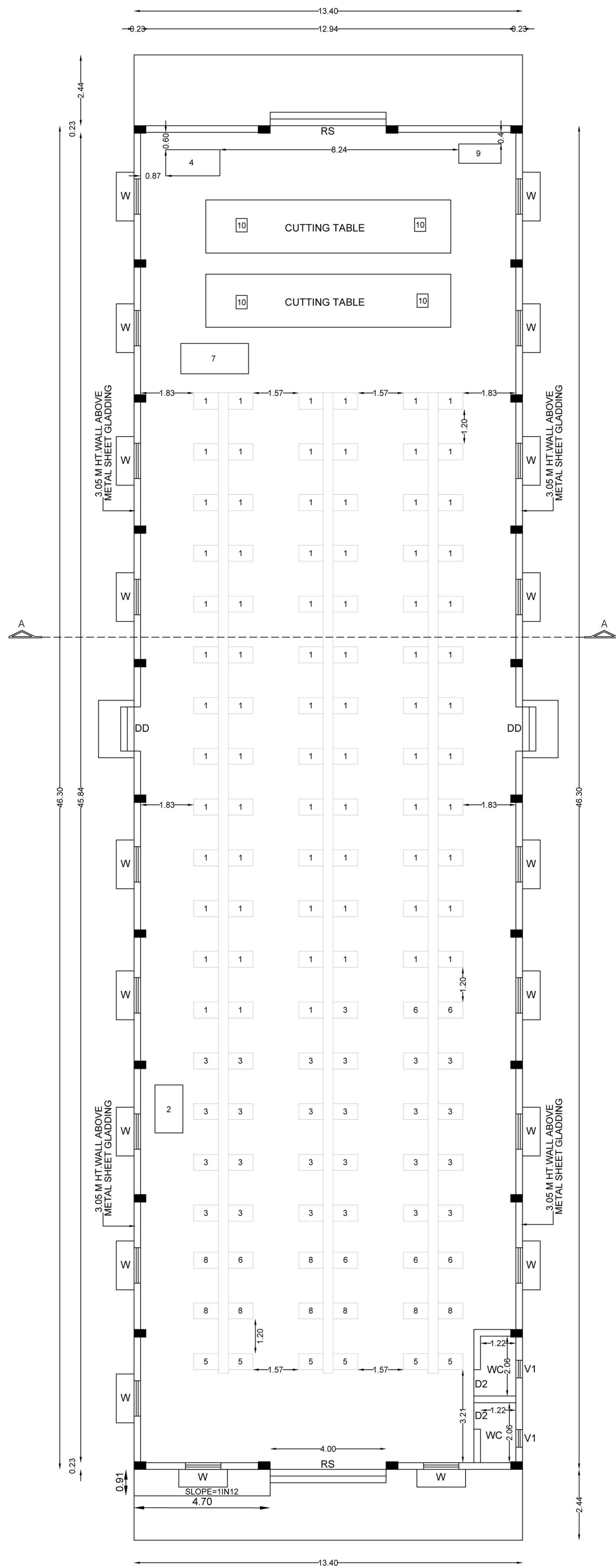
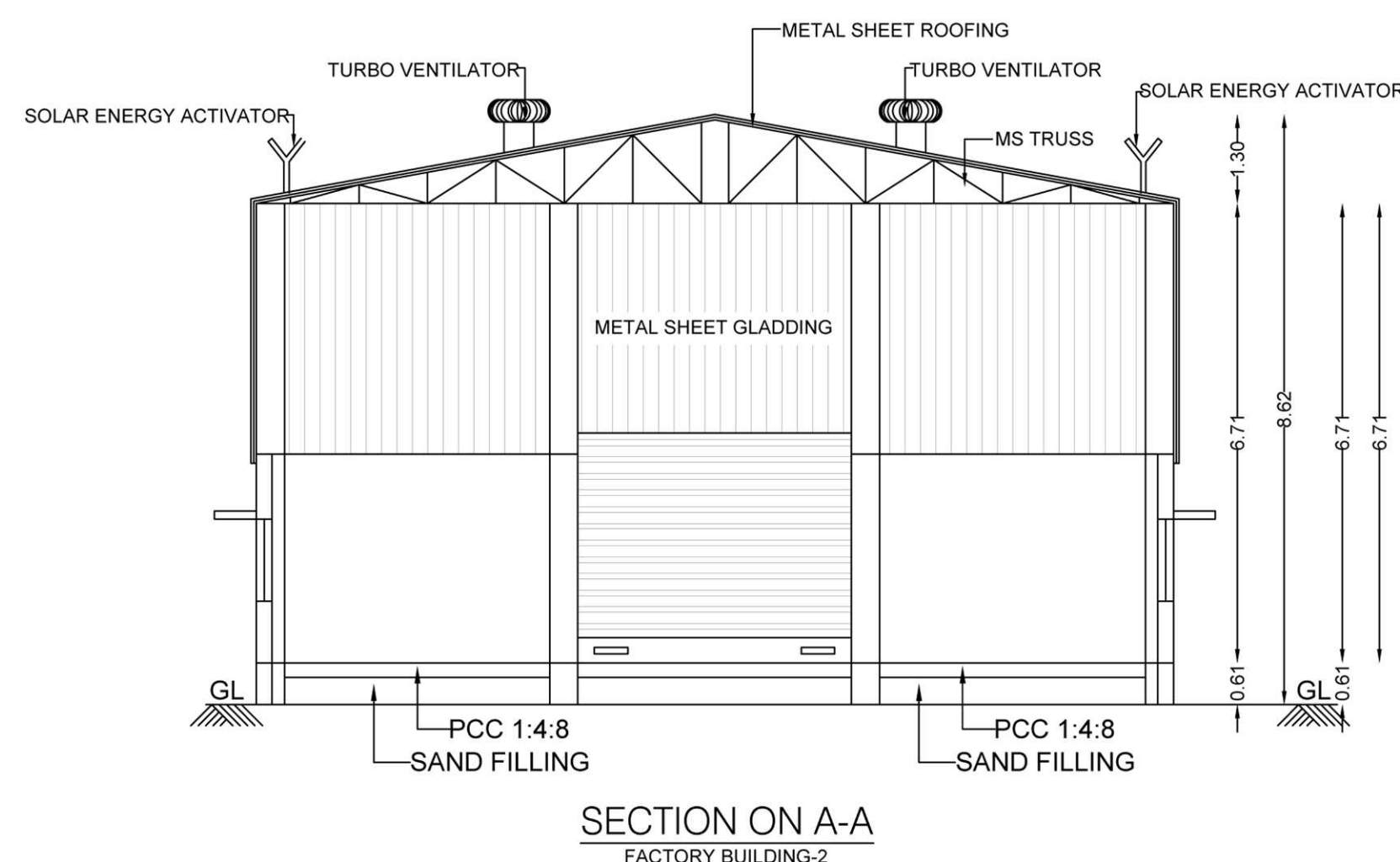
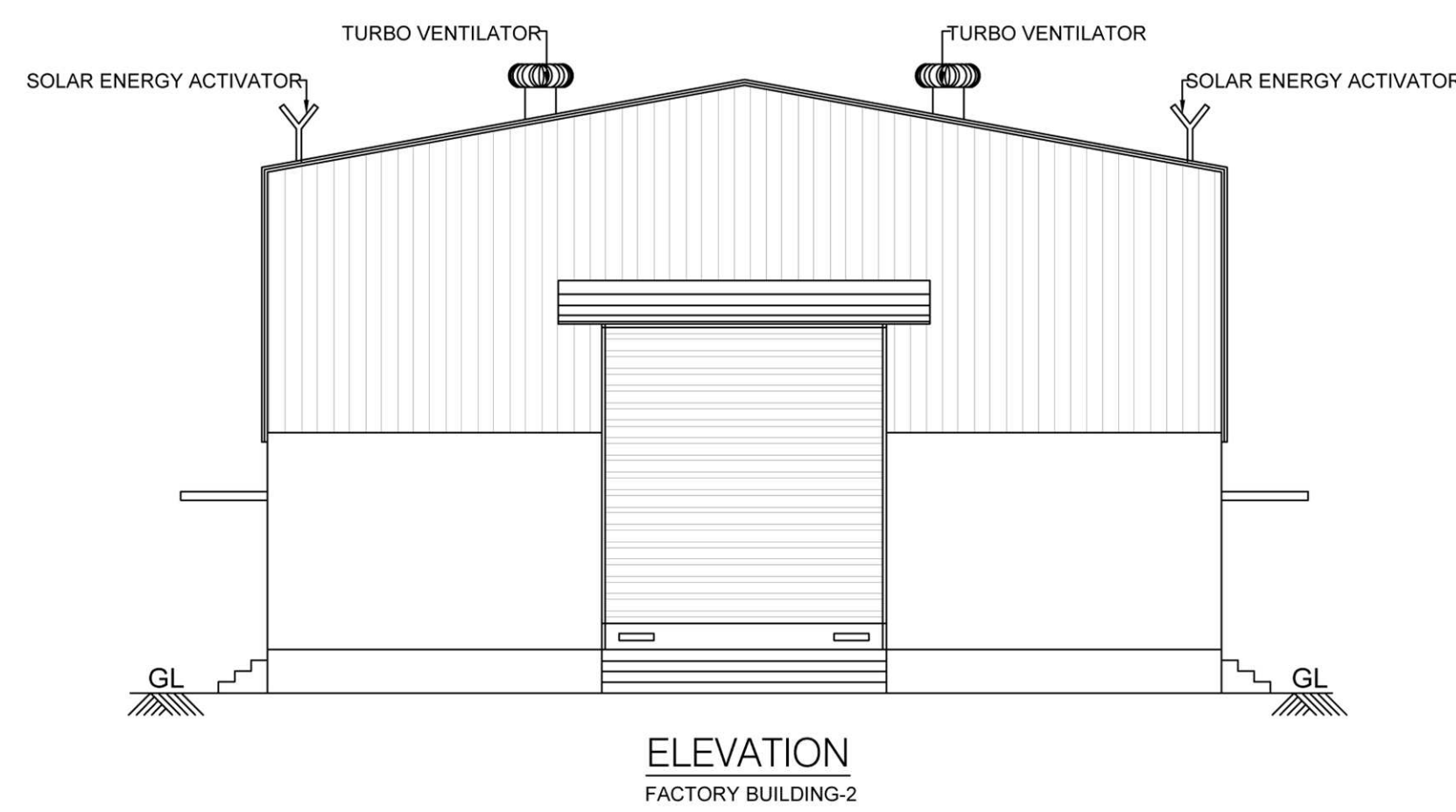


FIRST FLOOR PLAN  
FACTORY SHED - 1



TERRACE FLOOR PLAN  
FACTORY SHED - 1





SHEET NO 2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GARMENT INDUSTRY IN S.NO. 254/2B1, 254/2B2 AND 256/3A AT THIRUPPULIVANAM VILLAGE, UTHIRAMERUR TALUK, THIRUPPULIVANAM PANCHAYAT, UTHIRAMERUR PANCHAYAT UNION, KANCHEEPURAM DISTRICT.

INDUSTRIAL CATEGORY : GREEN CATEGORY  
MANUFACTURING : TAILORING AND GARMENT MAKING  
ASPER TNCDBR - 2019 RULE 36 ANNEXURE-VI, S.NO.8.

- NOTE:-
1. ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
  2. SILL LEVEL OF WINDOW IS BELOW 1.00m.
  3. DISTANCE BETWEEN M.C. AND JOINERY IS 1.20m.
  4. ALL DIMENSIONS ARE IN "M"

| MACHINERY DETAILS |                                       |          |
|-------------------|---------------------------------------|----------|
| SNO.              | DESCRIPTION                           | TOTAL HP |
| 1                 | SINGLE NEEDLE MACHINE - 75 NOS X 0.33 | 24.75    |
| 2                 | FUSING MACHINE                        | 12.00    |
| 3                 | OVER LOCK - 25 NOS X 0.33             | 8.25     |
| 4                 | METAL DETECTOR                        | 0.50     |
| 5                 | KAJA MACHINE - 6 NOS X 0.25           | 1.50     |
| 6                 | BUTTON MACHINE - 6 NOS X 0.25         | 1.50     |
| 7                 | THREAD SUCKING MACHINE                | 1.00     |
| 8                 | FLAT LOCK MACHINE - 8 NOS X 1.00      | 8.00     |
| 9                 | AIR COMPRESSOR                        | 15.00    |
| 10                | CUTTING MACHINE - 4 NOS X 1.00        | 4.00     |
| TOTAL HP          |                                       | 76.50    |

| JOINERY DETAILS                 |                 |             |
|---------------------------------|-----------------|-------------|
| RS                              | ROLLING SHUTTER | 4.00 X 4.58 |
| RS1                             | ROLLING SHUTTER | 3.36 X 3.66 |
| GD                              | GRILL DOOR      | 1.22 X 2.14 |
| DD                              | DOUBLE DOOR     | 1.52 X 2.14 |
| D                               | DOOR            | 1.22 X 2.14 |
| D1                              | DOOR            | 0.91 X 2.14 |
| D2                              | DOOR            | 0.75 X 2.14 |
| W                               | WINDOW          | 1.22 X 1.52 |
| W1                              | WINDOW          | 1.22 X 1.22 |
| W2                              | WINDOW          | 0.91 X 1.22 |
| GW                              | GLASS WINDOW    | 1.52 X 1.22 |
| GW1                             | GLASS WINDOW    | 0.91 X 1.22 |
| V1                              | VENTILATER      | 0.61 X 0.61 |
| MECHANICAL VENTILATION PROVIDED |                 |             |

| COLOUR REFERENCE |                   |
|------------------|-------------------|
|                  | PROPOSED BUILDING |
|                  | EXG. ROAD         |
|                  | SITE BOUNDARY     |

SCALE - 1:100

OWNER SIGNATURE

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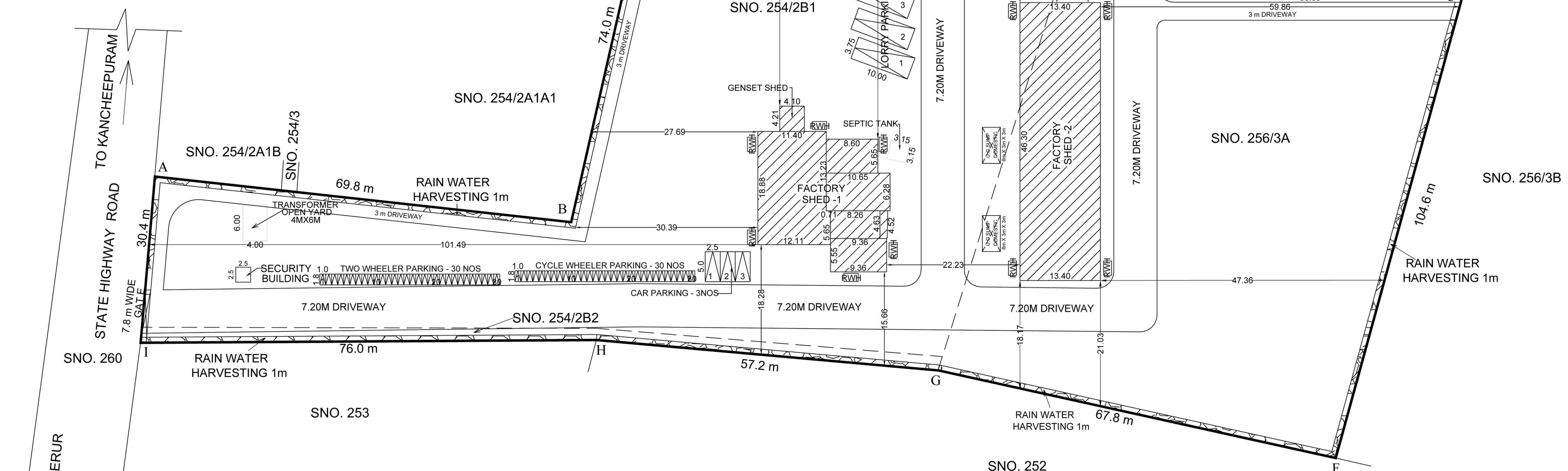
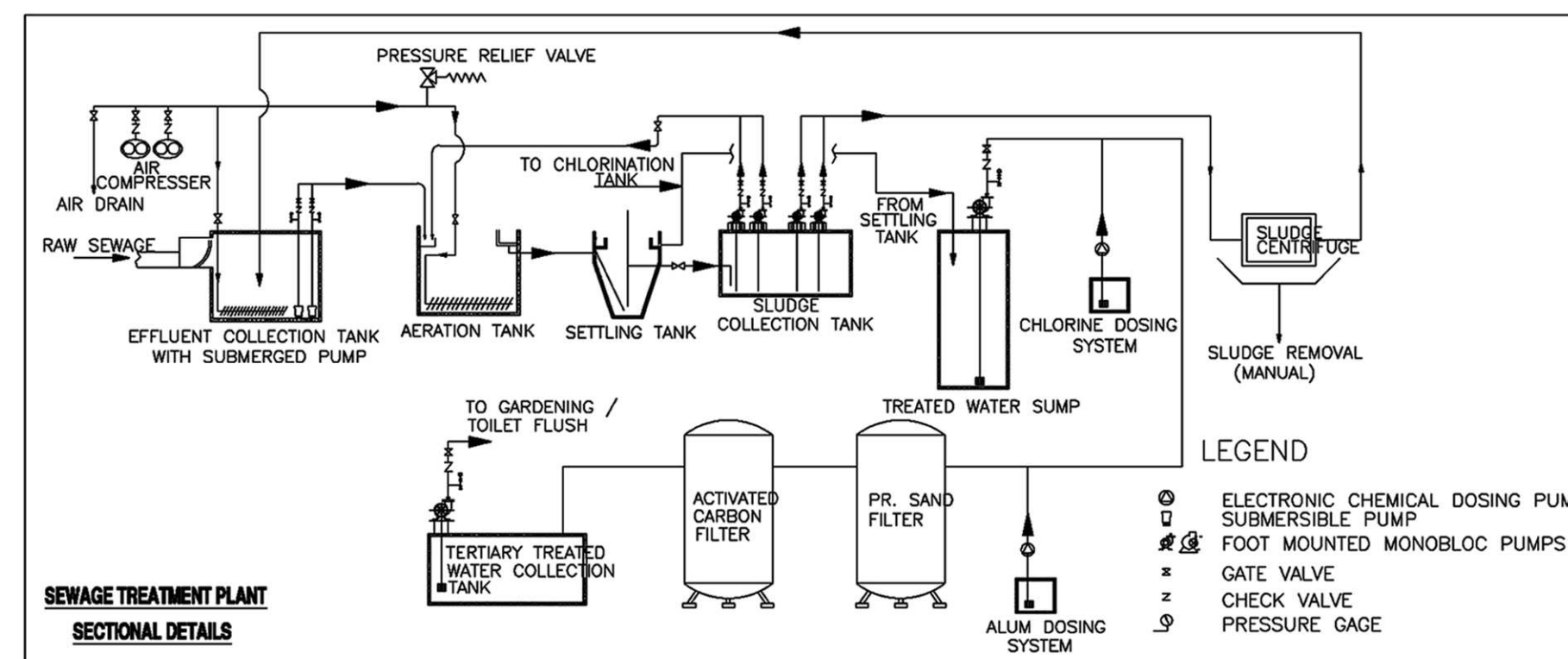
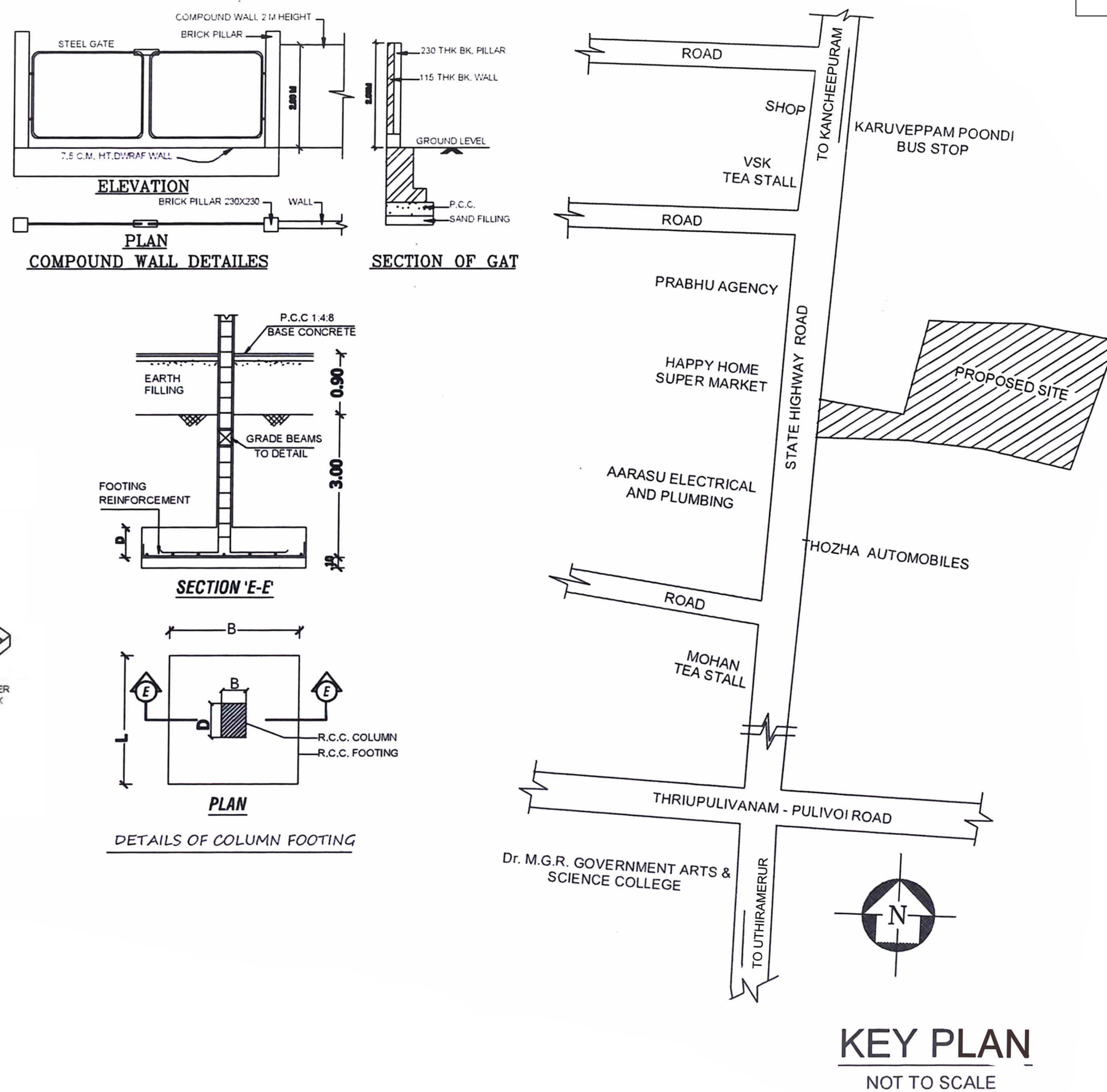
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Rondpet Dr. ThamilRasu, Kanchi.  
Mobile: + 91-9448314532 / 9542144447

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Uthiramerur - 603 406, Mob - 7010896100  
Email - raviprasadov@gmail.com

REGISTERED GEO-TECHNICAL ENGINEER CONSTRUCTION ENGINEER



| <u><b>MACHINERY DETAILS</b></u> |                                       |                   |
|---------------------------------|---------------------------------------|-------------------|
| <b>S.NO.</b>                    | <b>DESCRIPTION</b>                    | <b>TOTAL H.P.</b> |
| 1                               | SINGLE NEEDLE MACHINE - 46 NOS X 0.33 | 15.18             |
| 2                               | KANSAI MACHINE - 4 NOS X 0.50         | 2.00              |
| 3                               | OVER LOCK - 15 NOS X 0.33             | 4.95              |
| 4                               | GENSET 125 KVA (STAND BY)             | -                 |
| 5                               | KAJA MACHINE                          | 0.25              |
| 6                               | BUTTON MACHINE - 2 NOS X 0.25         | 0.50              |
| 7                               | IRONING TABLE - 6 NOS X 1.50          | 9.00              |
| 8                               | FLAT LOCK MACHINE                     | 1.00              |
| 9                               | FUSING MACHINE                        | 12.00             |
| 10                              | EDGE CUTTER MACHINE- 4 NOS X 0.50     | 0.50              |
| 11                              | CUTTING MACHINE - 4 NOS X 1.00        | 4.00              |
| 12                              | BAND KNIFE MACHINE                    | 3.00              |
| 13                              | STEAM BOILER - 2 NOS X 10.00          | 20.00             |
| 14                              | SINGLE NEEDLE MACHINE - 75 NOS X 0.33 | 24.75             |
| 15                              | FUSING MACHINE                        | 12.00             |
| 16                              | OVER LOCK - 25 NOS X 0.33             | 8.25              |
| 17                              | METAL DETECTOR                        | 0.50              |
| 18                              | KAJA MACHINE 6 NOS X 0.25             | 1.50              |
| 19                              | BUTTON MACHINE - 6 NOS X 0.25         | 1.50              |
| 20                              | THREAD SUCKING MACHINE                | 1.00              |
| 21                              | FLAT LOCK MACHINE 8 NOS X 1.00        | 8.00              |
| 22                              | AIR COMPRESSOR                        | 15.00             |
| 23                              | CUTTING MACHINE - 4 NOS X 1.00        | 4.00              |
| <b>TOTAL HP</b>                 |                                       | <b>148.88</b>     |

FSI ACHIEVED CALCULATION:

TOTAL BUILDING FSI AREA = 1240.12 SQ.MT  
TOTAL SITE AREA = 15550.00 SQ.MT

$$\text{FSI ACHIEVED} = \frac{\text{TOTAL BUILDING FSI AREA}}{\text{TOTAL SITE AREA}}$$
$$= \frac{1240.12 \text{ SQ.MT}}{15550.00 \text{ SQ.MT}}$$

FSI ACHIEVED = 0.079 < 2.00

OSR AREA CALCULATION:

|                   |   |                               |
|-------------------|---|-------------------------------|
| TOTAL SITE AREA   | = | 15550.00 SQ.MT                |
| OSR AREA          | = | $\frac{10}{100} \times 15550$ |
| OSR AREA REQUIRED | = | 1555.00 SQ.MT (10.00%)        |
| OSR AREA PROVIDED | = | 1579.42 SQ.MT (10.15%)        |

### PARKING AREA CALCULATION FOR GARMENT INDUSTRY:

|                        |                                                          |
|------------------------|----------------------------------------------------------|
| CYCLE PARKING          | = 1 Cycle Space for Every 75sq.mt of Workshop Floor Area |
|                        | = $\frac{\text{TOTAL WORKSHOP FLOOR AREA}}{75}$          |
|                        | = $\frac{1186.06}{75}$                                   |
| CYCLE PARKING REQUIRED | = 17 nos.                                                |
| CYCLE PARKING PROVIDED | = 30 nos.                                                |

TWO WHEELER PARKING = 1 Two Wheeler Space for Every 75sq.mt of Workshop Floor Area

$$= \frac{\text{TOTAL WORKSHOP FLOOR AREA}}{75}$$
$$= \frac{1186.06}{75}$$

TWO WHEELER PARKING = 17 nos.  
REQUIRED

TWO WHEELER PARKING = 30 nos.  
PROVIDED

CAR PARKING = 1 Car Space for Every 150sq.mt of Office Floor Area  
=  $\frac{\text{OFFICE FLOOR AREA}}{75}$

CAR PARKING REQUIRED = 1 nos.

CAR PARKING PROVIDED = 3 nos.

LORRY PARKING = 1 Lorry Space for Every 750sq.mt of Workshop Floor Area  
OFFICE FLOOR AREA  
 750

LORRY PARKING REQUIRED = 2 nos.  
 LORRY PARKING PROVIDED = 4 nos.

*Ajundhar*

*K.M.*

OWNER SIGNATURE

---

*S. U.*

**S. UDHAYAKUMAR,**  
B.E., M.Tech(Struct), M.Tech(GeoTech), M.Sc(Rev), MIE, FV  
**Chartered Engineer, Reg. Valuer-1351**  
**DTPC Reg. No: CGDIST/RE/IG-1202/11/101**  
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**Mob: 9443101912**  
**e-mail : [anjucnstructions05@gmail.com](mailto:anjucnstructions05@gmail.com)**

**REGISTERED ENGINEER**



**Dr. R. Venkata Krishnaiah** **M.E., Ph.D.**  
**Geotechnical Engineer**  
**Rngd. No. CGI RGR/RGT/2019/09/014**  
**No. 173, Selayut, Tambaram - 73**  
**Cell No. 99840261276**  
**[venkatapoc@gmail.com](mailto:venkatapoc@gmail.com)**

**REGISTERED GEO-TECHNICAL ENGINEER**

|   |                                                                                                                                                                                                                               |              |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
|   |                                                                                                                                                                                                                               | SHEET NO.3/3 |
| P | PLAN SHOWING THE PROPOSED CONSTRUCTION OF GARMENT INDUSTRY IN S.NO. 254/2B1, 254/2B2 AND 256/3A AT THIRUPPULIVANAM VILLAGE, UTHIRAMERUR TALUK, THIRUPPULIVANAM PANCHAYAT, UTHIRAMERUR PANCHAYAT UNION, KANCHEEPURAM DISTRICT. |              |

|                                                  |
|--------------------------------------------------|
| INDUSTRIAL CATEGORY : GREEN CATEGORY             |
| MANUFACTURING : TAILORING AND GARMENT MAKING     |
| ASPER TNCDBR - 2019 RULE 36 ANNEXURE-VI, S.NO.8. |

|                       |  |
|-----------------------|--|
| <u>AREA STATEMENT</u> |  |
|-----------------------|--|

|                                                 |
|-------------------------------------------------|
| TOTAL SITE EXTENT - 15550.0 SQ.MT (asper Patta) |
| TOTAL SITE EXTENT - 3.84 Acres (asper Document) |

| SITE BOUNDARY NUMBERED AS " A to I " |                                 |                   |                       |                             |
|--------------------------------------|---------------------------------|-------------------|-----------------------|-----------------------------|
| S.NO                                 | DESCRIPTION                     | PSI AREA IN SQ.MT | NON-PSI AREA IN SQ.MT | TOTAL BUILDUP AREA IN SQ.MT |
| 1                                    | FACTORY SHED - 1 (GROUND FLOOR) | 447.89            | -                     | 447.89                      |
|                                      | FACTORY SHED - 1 (FIRST FLOOR)  | 117.75            | -                     | 117.75                      |
| 2                                    | HEAD ROOM                       | -                 | 9.40                  | 9.40                        |
| 3                                    | FACTORY SHED - 2 (GROUND FLOOR) | 620.42            | -                     | 620.42                      |
| 4                                    | EB PANEL ROOM                   | 13.99             | -                     | 13.99                       |
| 5                                    | TOILET BLOCK                    | 40.07             | -                     | 40.07                       |
| 6                                    | SECURITY BUILDING               | -                 | 6.25                  | 6.25                        |
| 7                                    | STP AREA                        | -                 | 45.00                 | 45.00                       |
|                                      | TOTAL AREA                      | 1240.12           | 60.65                 | 1300.77                     |

|                                  |
|----------------------------------|
| FSI AREA ACHIEVED = 0.079 < 2.00 |
| PLOT COVERAGE = 7.9%             |

| <u>OSR AREA DETAILS</u>                    |  |
|--------------------------------------------|--|
| OSR AREA REQUIRED - 1555.00 SQ.MT (10.00%) |  |
| OSR AREA PROVIDED - 1579.42 SQ.MT (10.15%) |  |
| OSR AREA BOUNDARY NUMBERED AS " 1 to 4 "   |  |

| PARKING REQUIREMENTS | REQUIRED | PROVIDED |
|----------------------|----------|----------|
| LORRY PARKING        | 2 nos    | 4 nos    |
| CAR PARKING          | 1 nos    | 3 nos    |
| TWO WHEELER PARKING  | 17 nos   | 30 nos   |
| CYCLE PARKING        | 17 nos   | 30 nos   |

|                                   |
|-----------------------------------|
| MACHINERY HP ABSTRACT - 148.88 HP |
|-----------------------------------|

| NUMBER OF WORKERS PROPOSED - 50 nos |      |        |       |
|-------------------------------------|------|--------|-------|
| DESCRIPTION                         | MALE | FEMALE | TOTAL |
| FACTORY WORKERS                     | 35   | 15     | 50    |

| SANITARY REQUIREMENT |  |  |
|----------------------|--|--|
|----------------------|--|--|

| DESCRIPTION             | REQUIRED<br>(Male and Female) | PROVIDED<br>(Male and Female) |
|-------------------------|-------------------------------|-------------------------------|
| WATER CLOSET            | 10 nos                        | 15 nos                        |
| URINAL                  | 05 nos                        | 05 nos                        |
| WASH BASIN TAPS         | 05 nos                        | 05 nos                        |
| DRINKER WATER FOUNTAINS | 02 nos                        | 02 nos                        |

|                 |  |
|-----------------|--|
| JOINERY DETAILS |  |
|-----------------|--|

| CONTENTS - PART THREE |                 |             |
|-----------------------|-----------------|-------------|
| RS                    | ROLLING SHUTTER | 4.00 X 4.58 |
| RS1                   | ROLLING SHUTTER | 3.36 X 3.66 |
| GD                    | GRILL DOOR      | 1.22 X 2.14 |
| DD                    | DOUBLE DOOR     | 1.52 X 2.14 |
| D                     | DOOR            | 1.22 X 2.14 |
| D1                    | DOOR            | 0.91 X 2.14 |
| D2                    | DOOR            | 0.75 X 2.14 |
| W                     | WINDOW          | 1.22 X 1.52 |
| W1                    | WINDOW          | 1.22 X 1.22 |
| W2                    | WINDOW          | 0.91 X 1.22 |
| GW                    | GLASS WINDOW    | 1.52 X 1.22 |
| GW1                   | GLASS WINDOW    | 0.91 X 1.22 |
| V1                    | VENTILATOR      | 0.61 X 0.61 |

MECHANICAL VENTILATION PROVIDED

COLOUR REFERENCE

| COLOUR REFERENCE                                                                      |                   |
|---------------------------------------------------------------------------------------|-------------------|
|  | PROPOSED BUILDING |
|  | EXG. ROAD         |
|  | SITE BOUNDARY     |

|        |
|--------|
| NOTE:- |
|--------|

NOTE:

- 1, ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
- 2, SILL LEVEL OF WINDOW IS BELOW 1.00m.
- 3, DISTANCE BETWEEN M.C. AND JOINERY IS 1.20m.
- 4, ALL DIMENSIONS ARE IN "M"

SCALE - 1:200

JALPAIGIRI

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**CONSTRUCTION ENGINEER**

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

