PP APPROVAL RECORD

Planning Permission

Madurai

Madurai district, Tamil Nadu

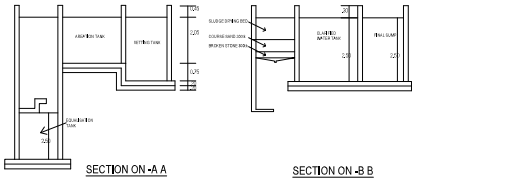
APPROVAL TYPE
Building Plan

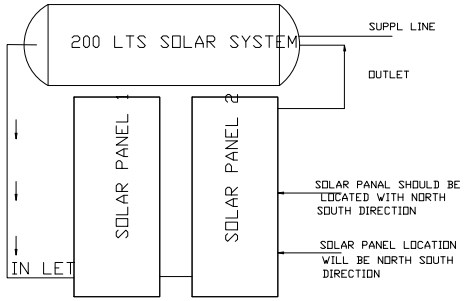
ISSUING AUTHORITY
DTCP

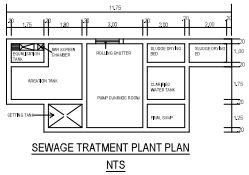
The approval as the planning authority issued it, reproduced in full behind this page.

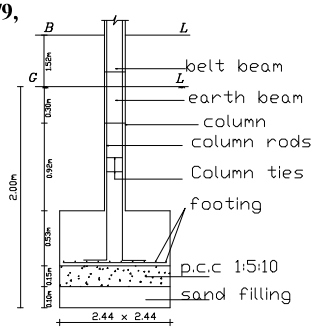
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING INDUSTRIAL BUILDING FOR USAGE OF ELECTRONIC EQUIPMENT (ASSEMBLY) (M/S. TRANSPORT CORPORATION OF INDIA LIMITED) AT SURVEY NOS. 427/4A, 430/1, 430/2, 430/3, 430/4, 430/5, 430/6, 430/7, 430/8, 430/9, 432/2B, 440/7B, 440/8 AND 440/9, THANICHAYAM VILLAGE AND SURVEY NO.7/1B, THIRUVALAVAYANALLUR VILLAGE, VADIPATTI TALUK, MADURAI DISTRICT.



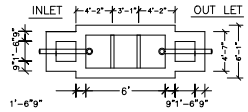


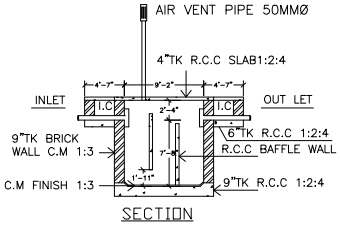




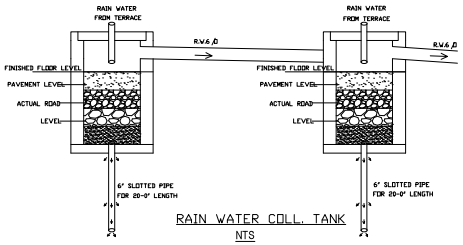
NOTE : WASTE WATER TO BE USED FOR GARDENING PURPOSE.

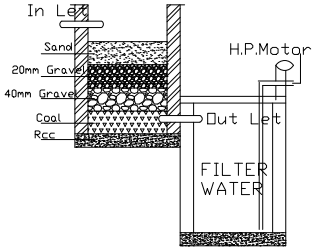
: SANITARY LINE IS CONNECTED TO THE SEPTIC TANK OR UGSS.

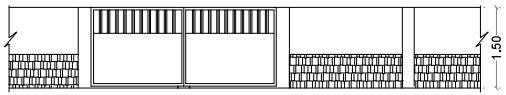


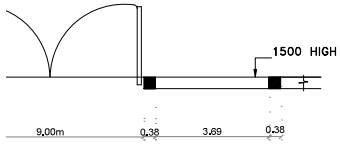


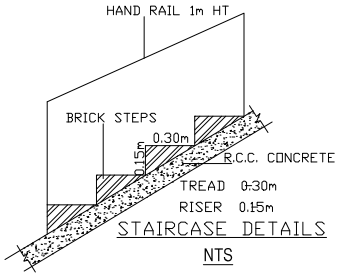
SEPTIC TANK DETAILS

















ARCHITECT



STRUCTURAL ENGINEER

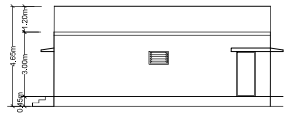
For TRANSPORT CORPORATION OF INDIA

Authorised Signatory

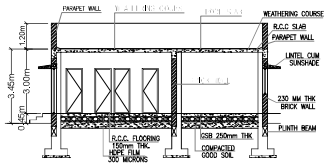
APPLICANT

PLAN SHOWING INDUSTRIAL BUILDING FOR USAGE OF ELECTRONIC EQUIPMENT (ASSEMBLY) (M/S. TRANSPORT CORPORATION OF INDIA LIMITED) AT SURVEY NOS. 427/4A, 430/1, 430/2, 430/3, 430/4, 430/5, 430/6, 430/7, 430/8, 430/9, 432/2B, 440/7B, 440/8 AND 440/9, THANICHAYAM VILLAGE AND SURVEY NO.7/1B, THIRUVALAVAYANALLUR VILLAGE, VADIPATTI TALUK, MADURAI DISTRICT.

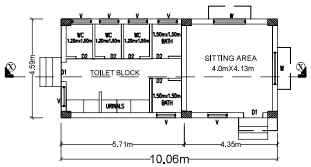
SCALE = 1: 100



ELEVATION

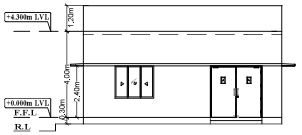


SECTION-XX

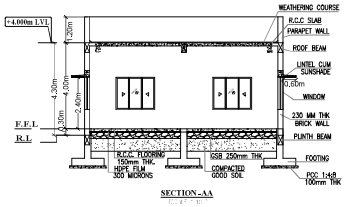


DRIVER REST ROOM PLAN

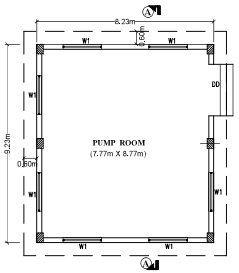
SCHEDULE OF JOINERY :-		
TYPE	DESCRIPTION	SIZE
D	DOOR	1.20 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.75 x 2.10
W	WINDOW	1.20 x 1.20
W1	WINDOW	2.00 x 1.20
RS	ROLLING SHUTTER	1.30 x 3.00
V	VENTILATOR	0.60 x 0.60



SOUTH SIDE ELEVATION



SECTION -AA



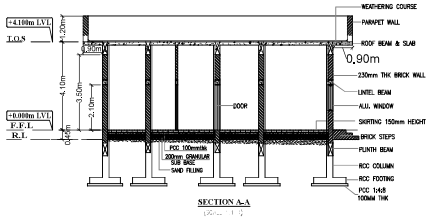
PUMP ROOM PLAN

SCHEDULE OF JOINERY :-		
TYPE	DESCRIPTION	SIZE
D	DOOR	1.20 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.75 x 2.10
W	WINDOW	1.20 x 1.20
W1	WINDOW	2.00 x 1.20
RS	ROLLING SHUTTER	1.30 x 3.00
V	VENTILATOR	0.60 x 0.60

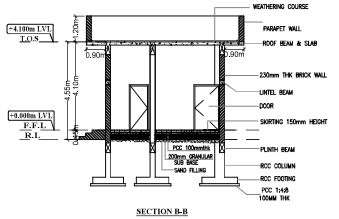
FIRE SAFETY:

FE - FIRE EXTINGUISHERS

FA - FIRE ALARM

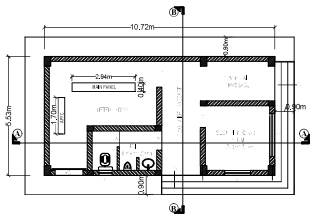


SECTION A-A

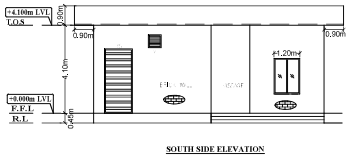


SECTION B-B

SCHEDULE OF JOINERY DETAIL		
TYPE	DESCRIPTION	SIZE (MM)
D	DOOR	1.20 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.90 x 2.10
D3	DOOR	0.75 x 2.10
W	WINDOW	1.20 x 1.20
W1	WINDOW	2.00 x 1.20
RS	ROLLING SHUTTER	1.30 x 3.00
V	VENTILATOR	0.60 x 0.60



SECURITY PLAN AT ± 0.000M LVL



SOUTH SIDE ELEVATION

Er.S.SIVAKUMAR, B.E.,F.I.V
REGISTERED ENGINEER
Local Planning Authority
Grade-I No: 033/2019
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Er.N.DHANDAPANI, B.E.,M.I.E.,M.E.,
Madurai Corporation Registered Engineer
Consulting Civil Engineer & Chartered Engineer
Reg. No: MLPA CE 806/2019
03, Kallalagar Complex, Tallakulam, Madurai-2.
Ph: 9443045809
Email: ndhandapani66@yahoo.com

For TRANSPORT CORPORATION OF INDIA
Authorised Signatory

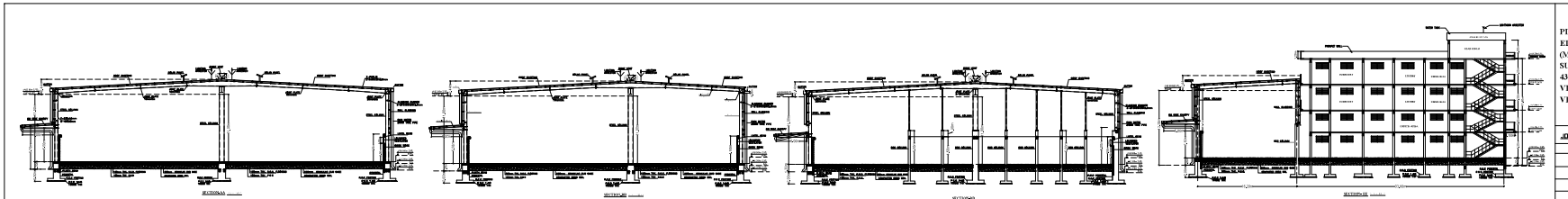
APPLICANT

C.R. PRAVEENA, B.Arch.,
Registered Architect
CA / 2007 / 40644
G-2, Seshadri Manor,
Alwarpet, Chennai - 600 018.
Ph No.. 044-2499 0477, 2499 4734,
fax : 044 - 2499 5657

ARCHITECT

PADMANABHAN .S
REGISTERED STRUCTURAL ENGINEER
GRADE - 1 (SE)
DIRECTORATE OF TOWN & COUNTRY PLANING
REGN No. SE/GR-1/003/2019

STRUCTURAL ENGINEER

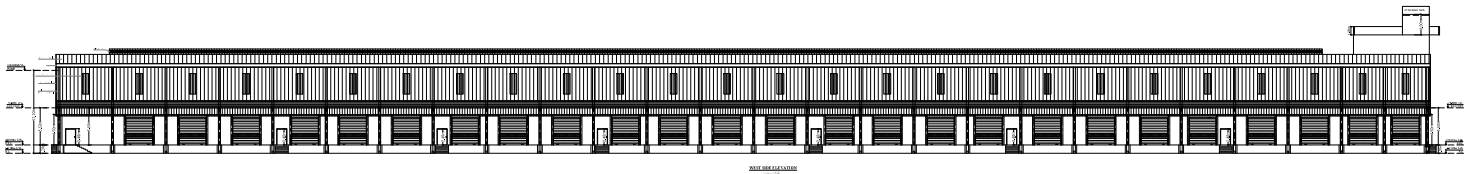


SECTION-AA

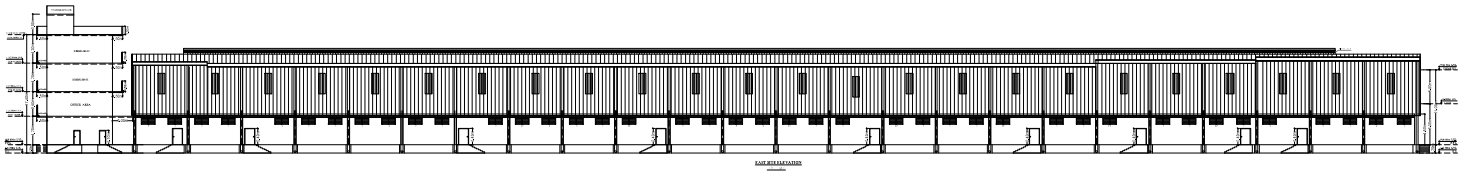
SECTION-BB

SECTION-CC

SECTION-DD



WEST SIDE ELEVATION



EAST SIDE ELEVATION

PLAN SHOWING INDUSTRIAL BUILDING FOR USAGE OF ELECTRONIC EQUIPMENT (ASSEMBLY) (M/S. TRANSPORT CORPORATION OF INDIA LIMITED) AT SURVEY NOS. 427/4A, 430/1, 430/2, 430/3, 430/4, 430/5, 430/6, 430/7, 430/8, 430/9, 432/2B, 440/7B, 440/8 AND 440/9, THANICHAYAM VILLAGE AND SURVEY NO.7/1B, THIRUVALAVAYANALLUR VILLAGE, VADIPATTI TALUK, MADURAI DISTRICT.

SCALE = 1: 100

JOINERIES DETAILS:

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	6.00 X 6.00
SD1	STEEL DOOR WITH FIRE RATED	0.90 X 2.40
D1	DOOR	0.90 X 2.40
D2	DOOR	0.76 X 2.40
J	JOLLY	2.40 X 2.20
L/V	ALU LOUVERED VENTILATOR WITH MOSQUITO NET	2.00 X 2.20

FIRE SAFETY:

- FIRE EXTINGUISHERS
- FIRE ALARM

Tvr.S.SIVAKUMAR, B.E.,F.I.V
LISTERED ENGINEER
i.e Planning Authority
Lic.No.TCP/2009/1018
,HO. ERU NAGAR 2ND STREET
K.PUDUR, MADURAI-7
E_mail ID: sivapurthas@gmail.com
Cell: 76391 58855

STRUCTURAL ENGINEER

PADMANABHAN .S
REGISTERED STRUCTURAL ENGINEER
GRADE - I (SE)
DIRECTORATE OF TOWN & COUNTRY PLANNING
REGN.No. SE/GR-I/2003/019

CONSTRUCTION ENGINEER

E.N.DHANDAPANI B.E.,M.I.E.,M.I.E.,M.I.T.,
Regd.No.CC/1/Class-I/2000
Contractor Cum Engineer & Chartered Engineer
Reg. No: TN /PL/ CE /2002/2573
83, Kalinga Complex, Anna Nagar, Madurai-2.
9443425960
Email: nithandapani@yahoo.com

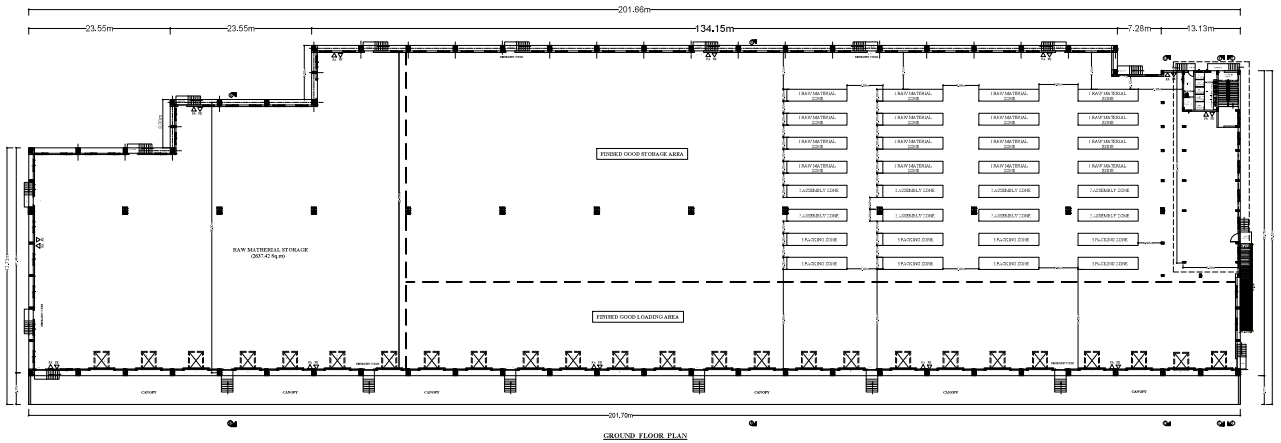
For TRANSPORT CORPORATION OF INDIA

Authorised Signatory

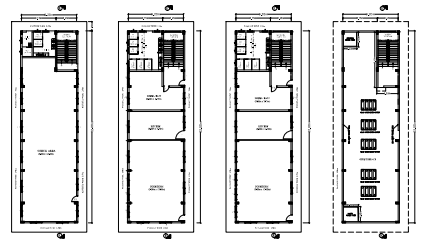
APPLICANT

C.R. PRAVEENA, B.Arch.,
Registered Architect
CA / 2007 / 40044
G-1, Sekhadi Manor,
Alwarpet, Chennai - 600 018.
Ph.No.: 044-2499 0677, 2499 4734,
Fax : 044 - 2499 5617

ARCHITECT



GROUND FLOOR PLAN



FIRST FLOOR - ADMIN BLOCK SECOND FLOOR - ADMIN BLOCK 3RD FLOOR - ADMIN BLOCK TERRACE FLOOR PLAN

PLAN SHOWING INDUSTRIAL BUILDING FOR USAGE OF ELECTRONIC EQUIPMENT (ASSEMBLY) (M/S. TRANSPORT CORPORATION OF INDIA LIMITED) AT SURVEY NOS. 427/4A, 430/1, 430/2, 430/3, 430/4, 430/5, 430/6, 430/7, 430/8, 430/9, 432/2B, 440/7B, 440/8 AND 440/9, THANICHAYAM VILLAGE AND SURVEY NO.7/1B, THIRUVALAVAYANALLUR VILLAGE, VADIPATTI TALUK, MADURAI DISTRICT.

SCALE = 1: 100

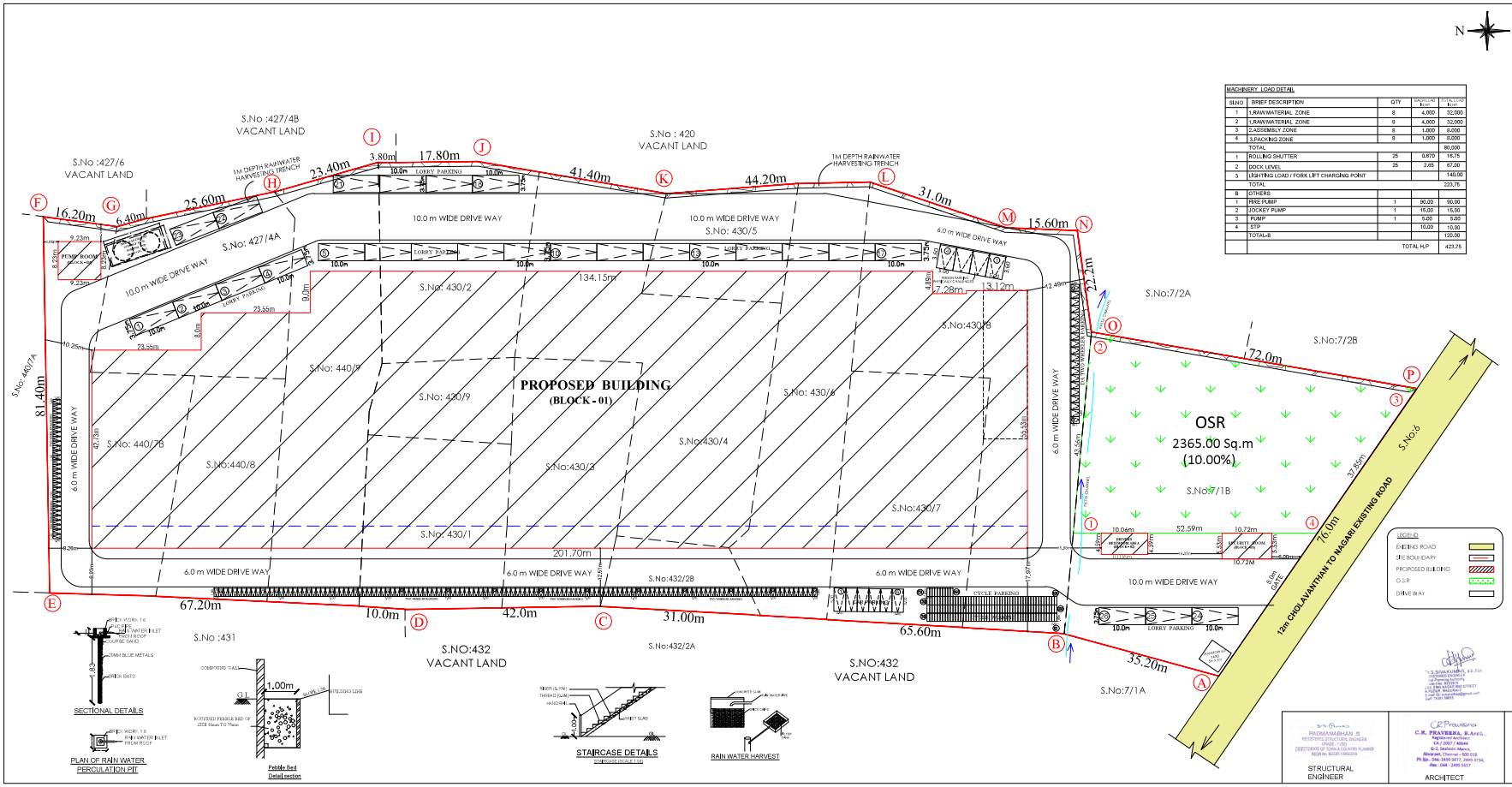
JOINERIES DETAILS:

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.20 X 4.00
SD1	STEEL DOOR WITH FIRE RATED	1.20 X 2.40
D1	DOOR	1.20 X 2.40
D2	DOOR	0.76 X 2.40
J	JOLLY	3.40 X 3.20
V	VENTILATOR	0.60 X 0.60
LVL	ALU LOUVERED VENTILATOR WITH MOSQUITO NET	3.20 X 2.20

FIRE SAFETY:

- FIRE EXTINGUISHERS
- FIRE ALARM

APPLICANT	ARCHITECT	STRUCTURAL ENGINEER
For TRANSPORT CORPORATION OF INDIA LTD. Authorised Signatory	G.R. PRATHEEPA, B.Arch., Architect & Valuer Reg.No.CA/2001/28046 Chennai - 600 044. Ph.No. 044 2400 3411, 2400 3746, Mob : 9444 - 2400 3411	PADMANABHAN. S PRACTISING STRUCTURAL ENGINEER LICENSE - 1 (S) DIRECTORATE OF TOWN & COUNTRY PLANNING REGN.No. 5/2009-11/S(S)/S



MACHINERY LOAD DETAIL				
SLNO	BRIEF DESCRIPTION	QTY	CONNECTED LOAD in H.P	TOTAL LOAD in H.P
1	1.RAW MATERIAL ZONE	8	4.000	32.000
2	1.RAW MATERIAL ZONE	8	4.000	32.000
3	2.ASSEMBLY ZONE	8	1.000	8.000
4	3.PACKING ZONE	8	1.000	8.000
	TOTAL			80.000
1	ROLLING SHUTTER	25	0.670	16.75
2	DOCK LEVEL	25	2.65	67.00
3	LIGHTING LOAD / FORK LIFT CHARGING POINT			140.00
	TOTAL			223.75
B	OTHERS			
1	FIRE PUMP	1	90.00	90.00
2	JOCKEY PUMP	1	15.00	15.00
3	PUMP	1	5.00	5.00
4	STP		10.00	10.00
	TOTAL-B			120.00
			TOTAL H.P	423.75

SHEET No: 1 OF 5

PLAN SHOWING INDUSTRIAL BUILDING FOR USAGE OF ELECTRONIC EQUIPMENT (ASSEMBLY) (M/S. TRANSPORT CORPORATION OF INDIA LIMITED) AT SURVEY NOS. 427/4A, 430/1, 430/2, 430/3, 430/4, 430/5, 430/6, 430/7, 430/8, 430/9, 432/2B, 440/7B, 440/8 AND 440/9, THANICHAVAM VILLAGE AND SURVEY NO.7/1B, THIRUVALAVAYANALLUR VILLAGE, VADIPATTI TALUK, MADURAI DISTRICT.

SCALE = 1: 400

SITE AREA DETAIL

AS PER DOCUMENT - 23600.00 Sq.m
AS PER PATTA - 23600.00 Sq.m

AREA DETAILS

BLOCK - 1 (FACTORY BUILDING)

Descriptions	Non FSI	FSI	Total Area
Area of the ground Floor	–	11341.93	11341.93
Area of the first Floor	–	438.03	438.03
Area of the second Floor	–	438.03	438.03
Area of the Third Floor	–	438.03	438.03
Head room Area	24.52	–	24.52
Total Floor Area	24.52	12656.02	12680.54

BLOCK - 2 (DRIVER REST ROOM PLAN)

Descriptions	Non FSI	FSI	Total Area
GROUND FLOOR AREA	–	46.17	46.17

BLOCK - 3 (SECURITY ROOM)

GROUND FLOOR AREA	–	59.29	59.29

BLOCK - 4 (PUMP ROOM)

GROUND FLOOR AREA	–	75.96	75.96
Total Floor Area	24.52	12837.44	12861.96

$$F.S.I = \frac{12837.44}{23600.00\ Sq.m} = 0.544 < 1.5$$

$$PLOT\ COVERAGE = \frac{11523.35\ Sq.m}{23600.00\ Sq.m} \times 100 = 48.83 < 60\%$$

GREEN INDUSTRIES (ELECTRONIC EQUIPMENT (ASSEMBLY)

REFERENCE :-

WORKSHOP AREA = 7760.00 S.qm
OFFICE AREA = 250.00 S.qm

PARKING REQUIREMENTS :-

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	03	10 (4 PH Parking)
TWO WHEELER PARKING	156	160 (20 PH Parking)
CYCLE PARKING AREA	156	160
LORRY PARKING	26	26

OPEN SPACE RESERVATION (O.S.R) :-

REQUIRED AREA = TOTAL SITE X 10%
= 23600.00 X 10%
= 2360.00
PROVIDED AREA = 2365.00 sq.m (10.03%)

TOTAL HORSE POWER = 423.75 H.P
TOTAL NO.OF WORKERS = 25 Nos.

STRUCTURAL ENGINEER	ARCHITECT	CONSTRUCTION ENGINEER	APPLICANT
PADMANABHAN .S	C.R. PRAVEERA, B.Arch.,		For TRANSPORT CORPORATION OF INDIA

Signature valid

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,
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