

PP

APPROVAL RECORD

Planning Permission

Salem

Pudukkottai 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.

AREA DETAILS	
S.F.No	AREA IN HCT
89/2A	1,5150
TOTAL	1,5150

SHEET - 02 / 02

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF
ORANGE CATEGORY INDUSTRIAL BUILDING FOR M/S. XOMOX
SANMAR LIMITED, IN SURVEY NO. 89/2A, VADUGAPATTI VILLAGE
& PANCHAYAT, VIRALIMALAI,VIRALIMALAI TALUK,
PUDUKOTTAI DISTRICT - 621316 , TAMILNADU.

SITE APPROVAL

ROC No : SWP/BPA/- DATE :-
SITE BOUNDARY EAR MARKED AS 'A TO D' AND
NUMBERED AS L.P/D.T.C.P (K.D) NO: XX
SITE APPROVAL ISSUED
TECHNICAL APPROVAL
ROC No : SWP/BPA/- DATE :-
BUILDING PLAN NUMBERED AS B.P/D,D.T.C.P (K.D) No : XX
TECHNICAL APPROVAL ISSUED

SCHEDULE OF JOINERIES

RS	ROLLING SHUTTER	4.00 x 3.00
RS1	ROLLING SHUTTER	3.00 x 3.00
MD	DOUBLE DOOR	2.50 X 2.44
D	DOOR	1.50 X 2.44
D1	DOOR	1.00 X 2.44
D2	DOOR	0.75 X 2.44
D3	DOOR	1.20 X 2.44
W1	WINDOW	3.50 X 1.50
W2	WINDOW	2.50 X 1.50
W3	WINDOW	1.50 X 1.50
V	VENTILATOR	1.75 X 3.00
V1	VENTILATOR	0.60X 0.60

AREA DETAILS

PARTICULARS	
AREA AS PER DOCUMENT	15150.00 SQMT
AREA AS PER PLR / FMB	15150.00 SQMT
SUPERIMPOSED SITE AREA	15161.32 SQMT

EXISTING APPROVAL DETAILS
PREVIOUS APPROVAL REF NO - 068/2013
EXISTING FSI - 0.34
L/P / D.D.T.C.P No 1514/2013

Online application no: SWP/BPA/0010935/2023/
date: 23-06-2023
File no:819/2023/PD
Approval No: SWP/DTCP/PD/BPA No-33/2023

B,P/ DTCP. No. 375/2023

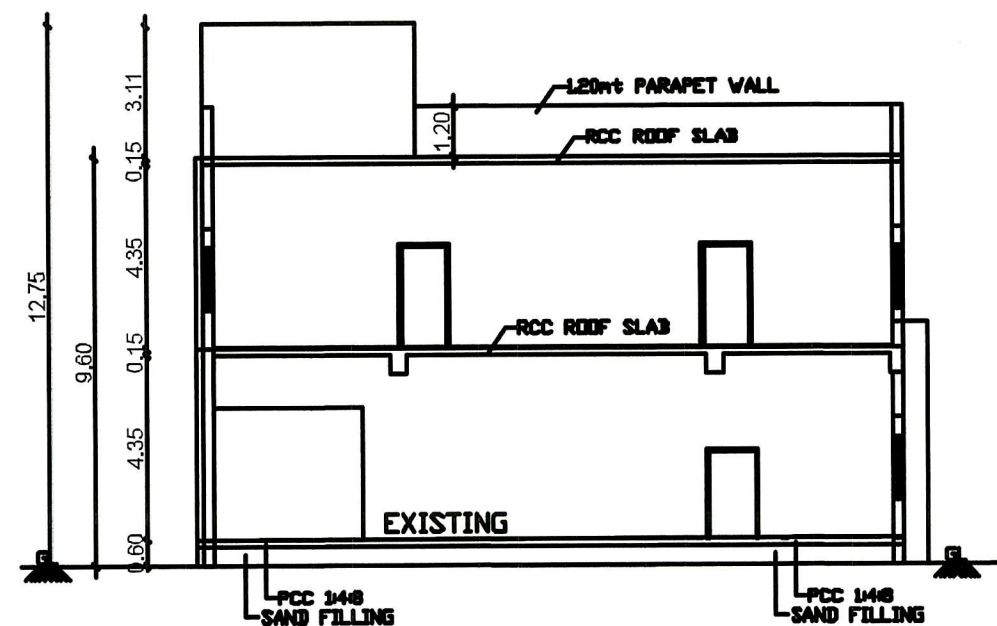
APPLICANT

ENGINEER / ARCHITECT

For XOMOX SANMAR LIMITED
OWNER/OCCUPIER

H.E. SHINIVAS SHASTRY, B.E., M.Bng. Sc
M.ASCE, AIA, A.M.I.E.
Chartered Engineer AM093841-7
CMDA-SE/GR-1/19/06/151
DTCP-TVLR/RSE/Gr-1/2019/08/003

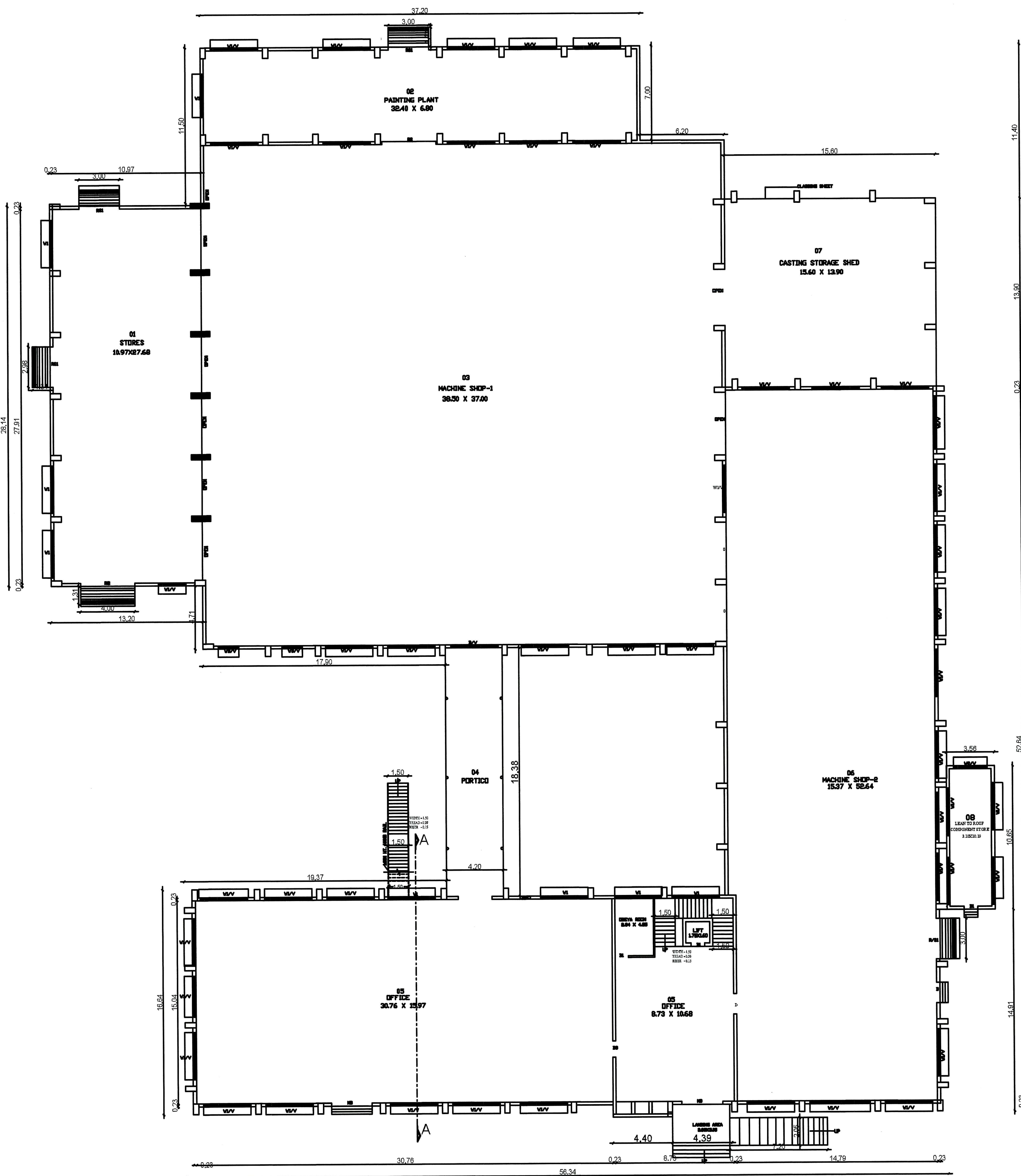
H.A. ESWARA, B.E., F.I.E., M.A.M. Soc., F.I.T.
Chartered Engineer & Registered Architect
F3780
CMDA-RA/GR-1/19/06/270
DTCP-TVLR/RA/Gr-1/2019/08/004



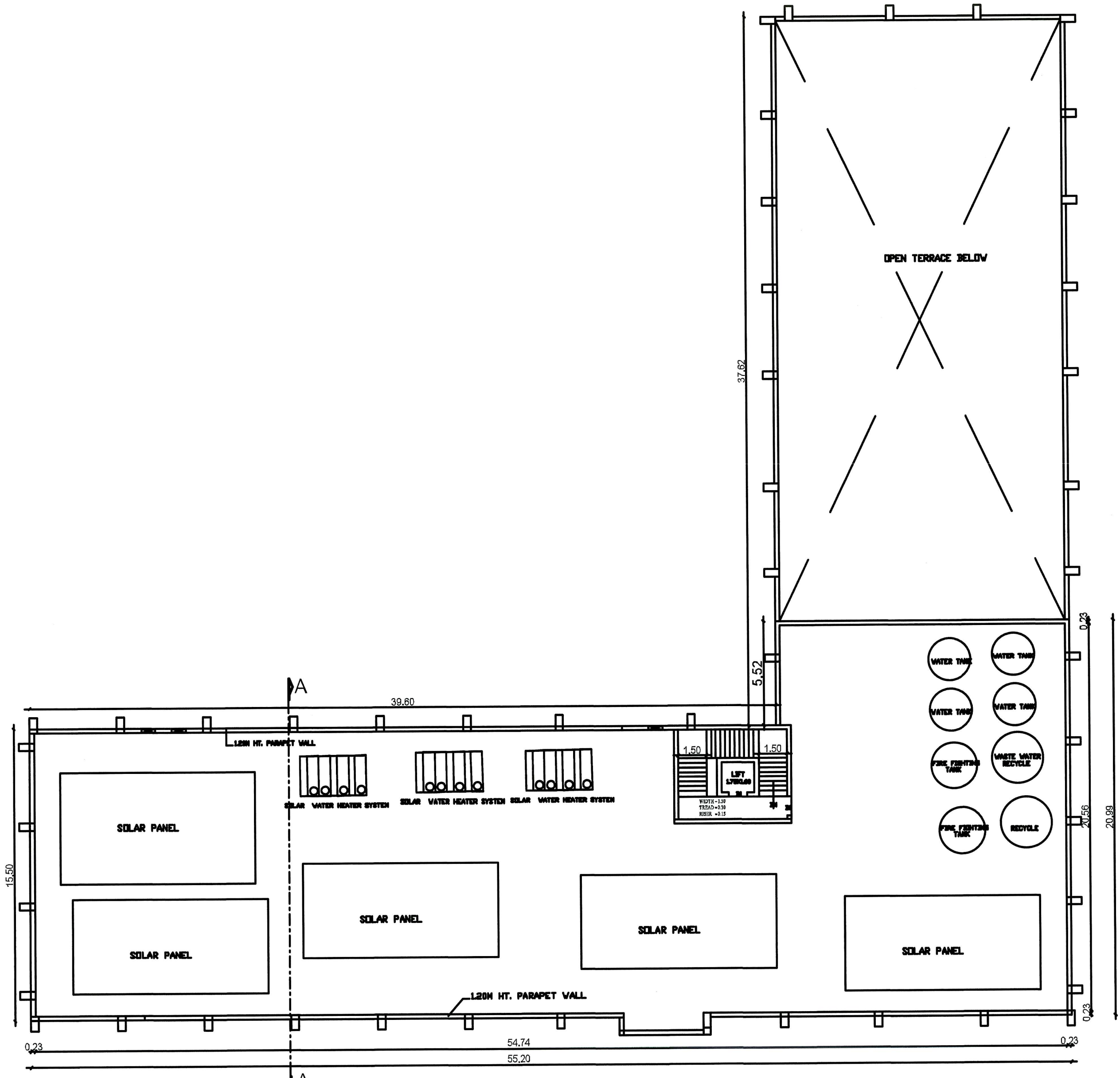
SECTION A-A
MAIN FACTORY BUILDING



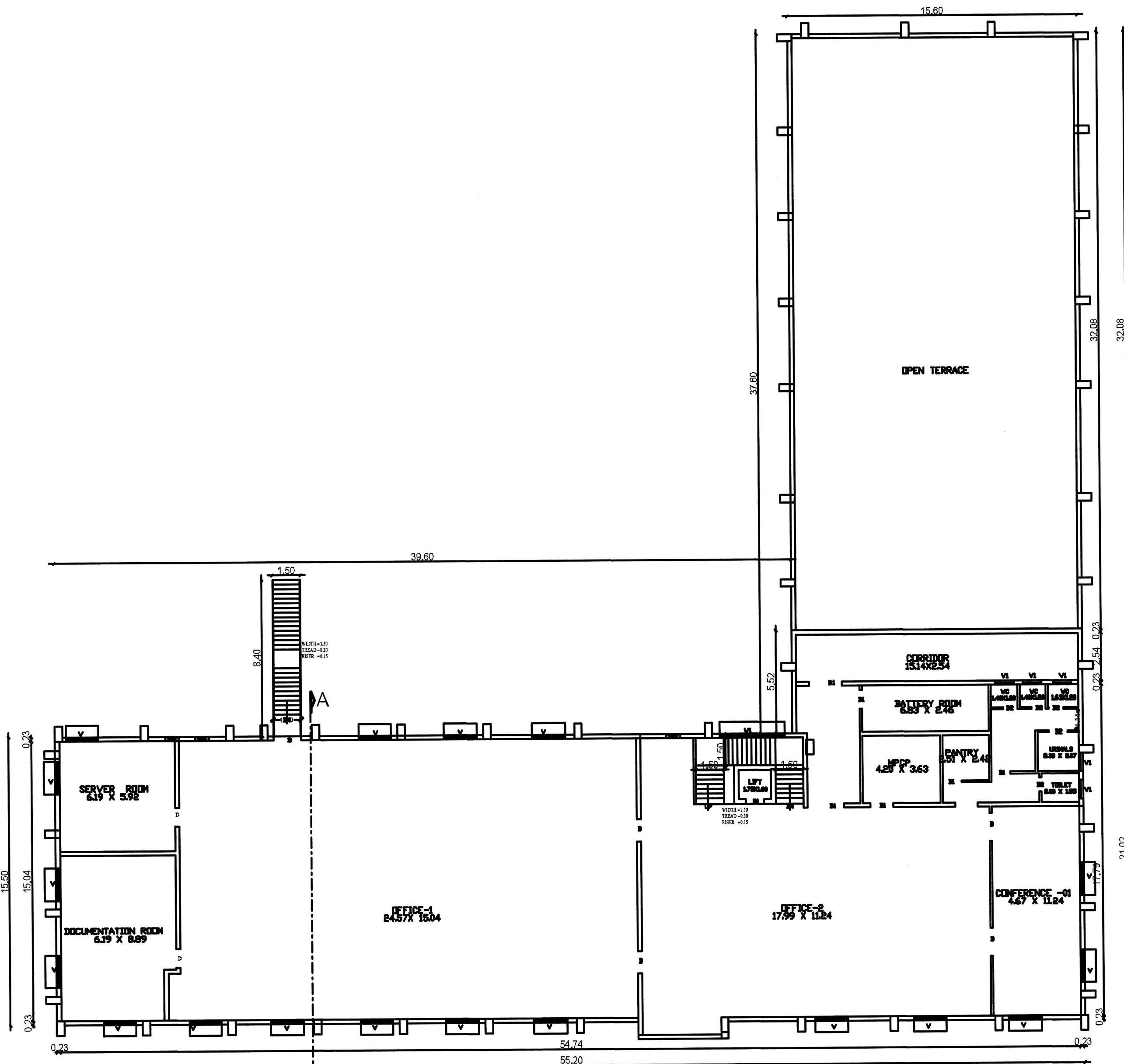
FRONT ELEVATION
MAIN FACTORY BUILDING



GROUND FLOOR PLAN
MAIN FACTORY BUILDING
(EXISTING)



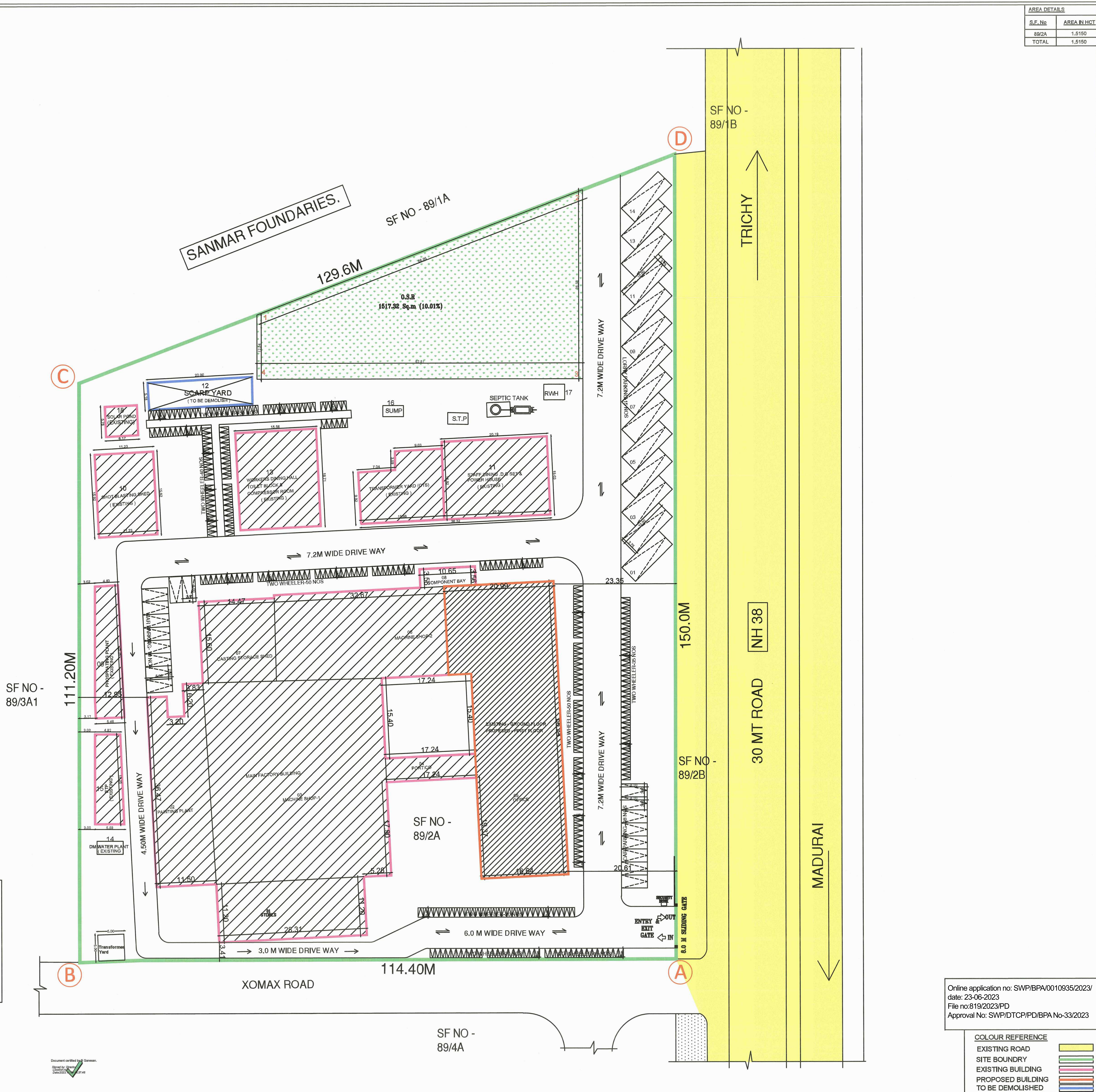
TERRACE FLOOR PLAN
MAIN FACTORY BUILDING
(PROPOSED)



FIRST FLOOR PLAN
MAIN FACTORY BUILDING
(PROPOSED)

XOMAX SANMAR PACIFIC VALVES

TYCO SANMAR



AREA DETAILS

S.F. No	AREA IN HCT
89/2A	1.5150
TOTAL	1.5150

SHEET - 01/02

SITE PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF ORANGE CATEGORY INDUSTRIAL BUILDING FOR M/S. XOMOX SANMAR LIMITED, IN SURVEY NO. 89/2A, VADUGAPATTI VILLAGE & PANCHAYAT, VIRALIMALAI, VIRALIMALAI TALUK, PUDUKOTTAI DISTRICT - 621316, TAMILNADU.

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AREA AS PER PLR / FMB	15150.00 SQMT
SUPERIMPOSED SITE AREA	15161.32 SQMT

FSI

DESCRIPTION	EXISTING	PROPOSED	NON FSI	TOTAL BUILTUP AREA
A. APPROVED EXISTING BUILDING AREA				
FACTORY BUILDING - GROUND FLOOR				
1 STORES	363	-	-	363
2 PAINTING ROOM	264.12	-	-	264.12
3 MACHINE SHOP-1	1593.24	-	-	1593.24
4 PORTICO	65.52	-	-	65.52
5 OFFICE	776.16	-	-	776.16
6 MACHINE SHOP-2	742.17	-	-	742.17
7 CASTING STORAGE SHED	208.78	-	-	208.78
8 LEAN TO BAY COMPONENT STORE	43.98	-	-	43.98
9 PHOSPANTING PLANT (BLOCK 02)	137.88	-	-	137.88
10 SHOT BLASTING SHED (BLOCK 03)	190.40	-	-	190.40
11 POWER D.G.SHED & (BLOCK 04)	469.83	-	-	469.83
12 SCRAP SHED (BLOCK 05)	129.50	-	-	129.50
13 WORKERS DINING HALL, TOILET BLOCK & COMPRESSOR ROOM (BLOCK 06)	294.38	-	-	294.38
14 DM WATER PLANT	-	-	12.45	12.45
15 ETP	-	-	50.25	50.25
16 SUMP	-	-	8.43	8.43
17 RAINWATER HARVEST COLLECTION TANK	-	-	10.11	10.11
18 SOLAR POND	-	-	141.68	141.68
SUB TOTAL	5278.96	-	222.92	5501.88
B. PROPOSED BUILDING AREA DETAILS				
FACTORY BUILDING (BLOCK 01)				
FIRST FLOOR OFFICE AREA	-	965.97	-	965.97
TOTAL AREA				
TOTAL FSI AREA	5278.96+965.97	= 6244.93 SQ.MT		
TOTAL FSI AREA	= 6244.93	= 0.41		
PLOT AREA	15161.32			
PLOT COVERAGE				
36%				
PARKING REQUIREMENTS				
DESCRIPTION	REQUIRED	PROVIDED		
LORRY PARKING	13 Nos	14 Nos		
CAR PARKING	18 Nos	18 Nos		
TWO WHEELER	125 Nos	125 Nos		
CYCLE PARKING	125 Nos	125 Nos		
OPEN SPACE RESERVATION				
OSR - REQUIRED	1516.13 SQMT (10.00 %)			
OSR - PROVIDED	1517.32 SQMT (10.01 %)			
EXISTING APPROVAL DETAILS				
PREVIOUS APPROVAL REF NO - 068/2013				
EXISTING FSI - 0.34				
L.P / D.D.T.C.P No 1514/2013				
B.P/DTCP. No. 375/2023				
APPLICANT		ENGINEER / ARCHITECT		
For XOMOX SANMAR LIMITED		H.E. SHIVAN SHASTRI, B.E., M.Eng. Sc. M.ASCE, AIA, A.M.I.E. Chartered Engineer AM093841-7 CMDA-SB/GR-1/19/06/151 DTCP-TVLR/RSE/Gr-1/2019/08/003		
OWNER / OCCUPYER		H.A. SIVAN, B.E., F.I.E., M.Am. Soc., P.E. Chartered Engineer & Registered Architect F3780 CMDA-RA/GR-1/19/06/270 DTCP-TVLR/RA/Gr-1/2019/08/004		

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date: 23-06-2023
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COLOUR REFERENCE

EXISTING ROAD	
SITE BOUNDARY	
EXISTING BUILDING	
PROPOSED BUILDING	
TO BE DEMOLISHED	

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.

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.

